From:	Eduardo Hernandez
To:	"Carlos Leal"
Cc:	Supervisor Susan Gorin; Erica Tuohy Downey; Nicole Lamp; Peter Gilligan; Al & Sharon Fisher; Bruce J. Janigian; paul.lewis770@gmail.com; Kevin Zeigler; Ron Gaiz; Lee Ann Knuthson; Chuck Lamp; permitsonoma-reply
Subject:	RE: PLP20-0020 RE: Permit Sonoma File No. DRH20-0007 (PLP20-0020) Senior Housing Development 171 Siesta Way and 18503Hwy.12, APNs 056-511-029 & 059-511-046. Supervisorial District
Date:	Tuesday, December 29, 2020 9:45:10 AM

Hello Carlos,

I apologize for not responding to you any sooner. To answer your questions:

1) A draft Traffic Impact Study (TIS) was prepared and routed to the reviewing agencies: Caltrans, DTPW (Department of Transportation and Public Works), and BPAC (Bicycle and Pedestrian Advisory Committee). Caltrans responded on December 16 that they had no comments. DTPW's comments are not finalized and are not yet ready for public circulation. For your convenience and that of anyone who is interested, the "W-Trans Draft TIS 12-07-2020.pdf" is available to be viewed through the same link previously routed: https://share.sonoma-county.org/link/Y1Grx8XfQZ8/. Again, this document may still require some revisions if required by DTPW.

2) Key issues will be discussed in the Staff Report, which will include staff's recommended conditions of approval. When there is a hearing, these documents are always presented to the members of the decision making body via e-mail at least 7 days prior to the hearing, and often earlier, and are available for distribution to interested members of the public at the same time (legally speaking, it may be posted in the agenda online 3 days prior to the hearing).

3) See above. In addition, TIS are not part of the usual hearing materials uploaded to our website, however due to the high public interest I would make sure the TIS is uploaded to the DRC website prior to the next meeting. Property owners in the immediate vicinity and all those in the interested parties list will be notified via mail about the next DRC meeting, and the digital materials would be available on the website prior to the meeting (I have no authority to directly post items in our website, but I will try this occur at least a week prior to the hearing).

4) The County has multiple agencies designated to review impacts on traffic and fire preparedness, as the ones previously mentioned (Caltrans, DTPW, BPAC, Permit Sonoma's Fire Prevention Division, among others). It is normal for a traffic consultant to be retained by the applicant, and here only a focused study was required because the

County's discretion is limited with respect to the conditions and exactions that can be placed on this 100% affordable senior housing project.

Kind regards,

Eduardo Hernández
Sonoma County, Planner III
Direct line: 707.565.1735

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

From: Carlos Leal
Sent: Monday, December 21, 2020 6:17 PM
To: Eduardo Hernandez
Cc: Supervisor Susan Gorin ; Erica Tuohy Downey ; Nicole Lamp ; Peter Gilligan ; Al & Sharon Fisher ; Bruce J. Janigian ; paul.lewis770@gmail.com; Kevin Zeigler ; Ron Gaiz ; Lee Ann Knuthson ; Chuck Lamp
Subject: Re: PLP20-0020 RE: Permit Sonoma File No. DRH20-0007 (PLP20-0020) Senior Housing Development 171 Siesta Way and 18503Hwy.12, APNs 056-511-029 & 059-511-046. Supervisorial District

EXTERNAL

Hello Eduardo,

Thank you for your response to my previous email. I have additional questions to your referenced subject below concerning the traffic study. They are as follows:

1.) Now that W-Trans is under contract to do the study, what is the anticipated completion date of the study?

2.) How will the finished study /report and its conclusions be communicated and to what audience?

3.) Will we get a copy of it, and have the ability to comment on it to the County before it is adopted.

4.) Since the study is called out to be crafted, why isn't a gov't agency selecting an independent traffic engineer to do the study versus the developer hiring a firm with apparent bias toward the developer.

In reading through W-Trans memorandum dated 11-3-2020 Scope of Work it appears that they wish to

limit their scope to a focused traffic impact study instead of a full traffic impact study. I don't think you can negate the fact that access from a State Highway is relevant here. That EVA condition comes right off HWY 12 to enter this project.

In cases of EMS response through those easements in the adjoining Pet clinic facility parking area, traffic will undoubtedly back up onto the state highway, especially when responders have to stop and unlock gates to gain entry into the site.

I certainly think a full traffic study is the way to proceed here, for every ones interest the stakes are to high.

I, look forward to your response,.

Carlos Leal
Barcelona Dr. Homeowner

On Friday, December 4, 2020, 12:11:50 PM PST, Eduardo Hernandez <eduardo.hernandez@sonoma-county.org> wrote:

Good morning,

Thank you for reaching out with questions and comments in regards to the proposed age-restrictive affordable housing development near Sonoma.

To answer the questions:

1) There is no defined start or anticipated completion date for the Traffic Impact Study (TIS). All I have is the Memorandum from the hired consultant W-Trans dated November 3, 2020; which is included in the previously shared link for the application materials in the November agencies referral package. As of today, I have not received a TIS from the applicants or the consultant firm.

    a. Aforementioned link here: https://share.sonoma-county.org/link/ekfLotEbNhY/

2) Unsure of the specifics to this question, all in record is in the aforementioned W-Trans Memorandum

3) Once a TIS draft is proposed, it will be routed for the review of 3 agencies: the County's Department of Transportation and Public Works (DTPW), the State's Department of Transportation (Caltrans), and the County's Bicycle and Pedestrian Advisory Committee (SCBPAC). Revisions to the TIS draft may be requested by one or more of these agencies, and therefore there may be multiple versions of the TIS.

4) The final TIS would be available for public review, along with the rest of the materials when posted online for the next DRC hearing of this project.

a. DRC webpage with meeting schedules and agendas here: https://sonomacounty.ca.gov/Design-Review-Committee/

5) The current process requires the applicant to provide arguments and studies necessary to help build their case for project adequacy, including showing the project's compliance with applicable federal, state, and local codes. Then the County's trusted agencies (such as the 3 aforementioned) are to review the project materials, and provide feedback to help ensure the project is in compliance with the applicable laws and codes. Any change to the current process is beyond me; I would assume it would require changes adopted either by the Board, Permit Sonoma, and/or other agencies. Thank you for asking this question, I will bring it to my superiors' attention.

6) Permit Sonoma and the Department of Transportation and Public Works may require the installation of pedestrian improvements as a condition of approval for a project. We have not yet determined what street improvements will be required for the Siesta apartment project.

Thank you again for your active participation in this process. Please do not hesitate to let me know should you have any additional questions or comments, I will try my best to respond as soon as possible.

Kind regards and have a nice weekend,

Eduardo Hernández

Sonoma County, Planner III

Direct line: 707.565.1735

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

From: Lamp, Charles <Charles.Lamp@Sothebyshomes.com>
Sent: Thursday, December 3, 2020 5:04 PM
To: LeeAnn Knuthson <leeannlak@msn.com>
Cc: Carlos Leal <cjlealbiz@yahoo.com>; Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>; Supervisor Susan Gorin <susan@susan-gorin.com>; Erica Tuohy Downey <ericatuohy@hotmail.com>; Nicole Lamp <nsl1960@gmail.com>; Peter Gilligan <petermgilligan@icloud.com>; Al & Sharon Fisher <alfisher1@sbcglobal.net>; Bruce J. Janigian <brucejanigian@gmail.com>; paul.lewis770@gmail.com; Kevin Zeigler <kevinzeigler@hotmail.com>; Ron Gaiz <rongaiz@comcast.net>
Subject: Re: Permit Sonoma File No. DRH20-0007 (PLP20-0020) Senior Housing Development 171 Siesta Way and 18503Hwy.12, APNs 056-511-029 & 059-511-046. Supervisorial District

EXTERNAL

Will there be a new crosswalk on Siesta for residents crossing on foot, crutches, wheelchairs to the shopping center? Will there be sidewalks along the driveway into the project from Siesta Way?

I didn't see sidewalks in the driveway drawing?

Chuck Lamp

Madrid Way

On Dec 3, 2020, at 4:26 PM, LeeAnn Knuthson <leeannlak@msn.com> wrote:

Great questions Carlos. Thank you for including us in your correspondence.

As we are all concerned with the impacts the development in its current form will have on our busy streets, the answers to your questions will help us better understand this project as it continues to evolve.

Lee Ann

From: Carlos Leal <cjlealbiz@yahoo.com>
Sent: Thursday, December 3, 2020 1:35 PM
To: Eduardo Hernandez <eduardo.hernandez@sonoma-county.org>
Cc: Supervisor Susan Gorin <susan@susan-gorin.com>; Erica Tuohy Downey <ericatuohy@hotmail.com>; Nicole Lamp <nsl1960@gmail.com>; Chuck Lamp <charles.lamp@sothebyshomes.com>; Lee Ann Knuthson <leeannlak@msn.com>; Peter Gilligan <petermgilligan@icloud.com>; Al & Sharon Fisher <alfisher1@sbcglobal.net>; Bruce J. Janigian <brucejanigian@gmail.com>; paul.lewis770@gmail.com <paul.lewis770@gmail.com>; Kevin Zeigler <kevinzeigler@hotmail.com>; Ron Gaiz <rongaiz@comcast.net>
Subject: Re: Permit Sonoma File No. DRH20-0007 (PLP20-0020) Senior Housing Development 171 Siesta Way and 18503Hwy.12, APNs 056-511-029 & 059-511-046. Supervisorial District

Hello Eduardo,

Thank you for your response to my email. I have additional questions to your referenced subject below concerning the traffic study.

They are as follows:

1.) What is the start date and anticipated completion date for the study.

2.) What are the boundaries of the study. Did the developer write an RFP for this study and will it be included in the final study report.

3.) How will the study report and its conclusions be communicated and to what audience.

4.) Will we as stakeholders get a copy of the report, and have the ability to comment and insert comments for the record into the file.

5.) Since the study is called out to be crafted, why isn't a gov't. agency selecting an independent traffic engineer group to do the study versus the developer hiring a firm with an apparent bias toward its client. Please advise.

I, look forward to your response to these questions.

Carlos Leal

Barcelona Drive Homeowner

On Friday, November 20, 2020, 01:02:13 PM PST, Eduardo Hernandez <eduardo.hernandez@sonoma-county.org> wrote:

Hello Carlos,

Thank you for reaching out again and providing your feedback during this preliminary review of the project.

The applicant Milestone has hired W-Trans to craft a Traffic Impact Study (TIS), which will be reviewed by both our County Department of Transportation and Public Works (DTPW) and the State DOT (Caltrans). Comments such as yours, from other members of the public, and County Staff; have been routed to the hired traffic engineer for their consideration during the preparation of the TIS.

The Project design is still evolving, we appreciate the comments from the members of the public and agencies alike, as these are taken serious for the further development and review of the Project.

Kind regards,

Eduardo Hernández

Sonoma County, Planner III

Direct line: 707.565.1735

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

From: Carlos Leal <cjlealbiz@yahoo.com>

Sent: Thursday, November 19, 2020 1:49 PM
To: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Cc: Supervisor Susan Gorin <susan@susan-gorin.com>; Erica Tuohy Downey <ericatuohy@hotmail.com>; Nicole Lamp <nsl1960@gmail.com>; Chuck Lamp

<charles.lamp@sothebyshomes.com>; Lee Ann Knuthson <leeannlak@msn.com>; Peter Gilligan <petermgilligan@icloud.com>; Al & Sharon Fisher <alfisher1@sbcglobal.net>; Bruce J. Janigian <brucejanigian@gmail.com>; paul.lewis770@gmail.com; Kevin Zeigler <kevinzeigler@hotmail.com>; Ron Gaiz <rongaiz@comcast.net>
Subject: Permit Sonoma File No. DRH20-0007 (PLP20-0020) Senior Housing Development 171 Siesta Way and 18503Hwy.12, APNs 056-511-029 & 059-511-046. Supervisorial District

EXTERNAL

Hello Eduardo,

I am writing to you as an affected neighbor and nearby resident to this project. I have been following this project since it was originally noticed and attended the Sonoma Advisory Commission Hearing on this project regarding the Closure Permit issue.

I'm now aware that the pending Design Review Hearing scheduled for 11/18/20 has been scrubbed and tentatively rescheduled for 12/16/20. In absence of a meeting I am sharing my feedback and requests.

I have serious concerns and reservations with this project being built and to its magnitude of impacts on this community. My observations and concerns are listed below.

1. The site is only accessible by a 1-lane dead end road that presently handles 2way traffic between Siesta Way and the project parcels. That existing roadway/entrance is really no more than an alleyway. It's certainly not adequate to properly serve the through put needs of this project during construction period and worse yet the finished occupied project use, projected to max out at 184 residents, most with vehicles likely, and daily onsite service personnel and their vehicles.
2. There is no through road connection or 'right of way outlet' that serves to connect this project to the north boundary street 'East Thompson Ave. to mitigate the occurrence of traffic congestion on this roadway. Inevitably such congestion will manifest itself onto Siesta Way. Any emergency event or catastrophic disaster at this location will likely result in a serious consequences being endured by all of the community.
3. This all situated in an already heavily congested traffic and pedestrian corridor (Highway 12) with little or no sidewalk usage on the northside of the Siesta Way approach. That alone is an alarming condition as it pertains to all manner of safe access and egress of construction personal, future residents, visitors, service providers etc. and impacts of consequence.

    - Those impacts include overloading current severe traffic loads at peak times, both AM and PM during the week, on Hwy.12 corridor and the intersection with Siesta Way.
    - No alternate access routes for EMS vehicles or personnel and barriered left

turn lanes in both directions on Hwy.12 corridor/Siesta Way intersection, which already causes driver confusion to enter gas stations kitty-corner at the intersection.

- Insufficient usable road shoulder access on Highway 12 for emergencies. Shoulder access is already burdened by gas station driveway ramps on the east and west sides of the intersection and Siesta Way. This traffic overload is a dangerous continuous daily occurrence now.
- Additionally, there is an active County Transit Bus Stop that doubles as a School Bus during the school year, using the road shoulder on the northwest corner of the adjoining Fiesta Plaza shopping center to the southside of Siesta Way. When buses are stopped there now, it impacts traffic flow considerably. If, it's a school bus off loading students, it causes traffic to fully stop until all students have cleared the crosswalks, and the bus driver lifts stop sign on his vehicle. Again posing more risk to contend with at this juncture. Vehicles waiting to turn east onto Siesta Way are forced to stop and back-up traffic on the Hwy.12 corridor.

We've asked the Applicant, Milestone Housing Group LLC to provide a formal CAL-TRANS traffic impact study (TIS). Their response: "It's not required because they anticipate 24 trips a day per their spokesperson and therefor a traffic study isn't required until 25 trips a day are in play." Using the word 'anticipated' to argue against the need to a TIS is not supported by any factual data. It is only a suggestive pronouncement and meaningless. This project really requires a full environmental impact report and TIS to be done and included in the planning and preliminary project review stages.

There are other public infrastructure concerns that have not been addressed in any of the requirements noticed for this project, listed below:

1. No inclusion of a Resilient Infrastructure Plan requirement for this development. This is a pillar requirement of the County Planning Dept. Why is this not addressed/included as a provision in the planning requirements for this project currently.
2. There is a water infrastructure insufficiency in the Sonoma Valley. Presently there is a Grand Jury Investigation and report uncovering those insufficiencies. Especially significant is the loss of the Sonoma Developmental Center water filtration plant and supply for this community.
3. Valley of the Moon Water District ground water resources are thusly affected. This project mentions no plans to be able to withstand a water supply shortage for both potable and for fire prevention use. This quickly becomes a Life/Safety issue, if left unattended.
4. There is no mention of an approved State-County Fire Marshall Life/Safety plan study incorporated for this project. Why not?

    - What's the plan to move 200 occupants in an EMS event during a blackout. There's no stand-by power provisions to run elevators or cover other significant power needs such as fire pumps, if in use.

I would like to request that these concerns and questions be addressed and answered with resolutions and stated in the planning documents. Subsequently inserted into the record for this project, before a permit to build this project be considered for issuance.

I understand the need for Affordable Senior Housing, but it must be placed where the negative impacts don't cause greater injury and irreversible consequences to the community. We can't afford the aftermath. The new Senior inhabitants can't be the pawns either, as an outcome of lack of oversight in planning.

Regards,

Carlos Leal

Barcelona Dr. Homeowner

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