From:	Carlos Leal
To:	Eduardo Hernandez
Cc:	Supervisor Susan Gorin; Erica Tuohy Downey; Nicole Lamp; Chuck Lamp; Lee Ann Knuthson; Peter Gilligan; Al & Sharon Fisher; Bruce J. Janigian; paul.lewis770@gmail.com; Kevin Zeigler; Ron Gaiz
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
Date:	Thursday, November 19, 2020 1:49:49 PM

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

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.
Warning: If you don't know this email sender or the email is unexpected,
do not click any web links, attachments, and never give out your user ID or password.