From: Eduardo Hernandez
To: "Mark Hummel"
Subject: RE: 92 unit senior housing materials
Date: Monday, November 16, 2020 1:36:59 PM

Mark,

Thanks for your comments, as a new Planner in this jurisdiction, I appreciate very much your insight. I will follow your suggestion and share with my peers.

Kind regards,

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: Mark Hummel <hummelmark@hotmail.com>
Sent: Monday, November 16, 2020 1:08 PM
To: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Subject: Re: 92 unit senior housing materials

EXTERNAL

Re. Springs Area roads planning - Public comment

Eduardo,
Thank you for forwarding information on the 92 unit senior housing project. It is encouraging to see affordable senior housing proposed for what is an otherwise underutilized parcel, situated within walking distance of several basic services.

Allow me to offer the following comment relating to the project:
I expect what opposition to the project there may be will include concerns relative traffic impacts. And while the associated W-Trans study indicates that the nearest intersection currently at LOS C will not be further impacted by this development, the immediately related

issue of LOS on Highway 12 remains a challenge not only to this project's acceptance by the community, but to the economic development of the Springs (as promoted under the Springs Specific Plan) as well as public safety in the event of emergency evacuation of the surrounding neighborhood.

Per the 2017 Springs Specific Plan *Land Use and Circulation Alternatives Report*. pg. 36:

> "Under future conditions, Highway 12 is projected to operate at LOS E in the future without any additional development in the Specific Plan area... it is likely that future traffic operation would drop to LOS F during peak hours upon buildout of the Specific Plan..." "LOS F represents extremely congested conditions..." "...if smooth traffic operation during peak hours is encounter substantial delay and deemed a high priority by community members and makers, **a more regional approach to accommodating traffic may be required**." (My emphaisis in bold).

Over decades, as developments have been approved, the County has not designed and implemented a corresponding road network improvement strategy commensurate with residential and commercial development along Highway 12 in the Springs. Consequently, Highway 12 remains the primary means of access between many sections of residential housing, commercial businesses and other areas of the Springs and to the city of Sonoma. Whereas incremental development of redundant connecting roads and bicycle routes serving Springs residential neighborhood has the potential to alleviate traffic on Highway 12, opportunities to do so have been missed for lack of foresight. For example, simple connections between Vallejo Avenue, Siesta Way and Lomita Avenue, whether for vehicles or solely pedestrians and bicycles, would allow an alternative resident-oriented route to the congested and often hazardous route along Highway 12, not to mention a potential "back-door" EVA during emergencies.
I ask that you share these comments not just with the project record for the 92-unit project, but more broadly with your colleagues and supervisors in PRMD, TPW and CAO's office for consideration from a Springs, indeed from Sonoma-Valley-regional, perspective. I would expect Supervisor Gorin's office to take an interest in this topic as well.

Again, thank you for your attention.
Mark Hummel, AIA, LEED AP
Springs Resident

From: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Sent: Monday, November 16, 2020 11:15 AM
To: 'Mark Hummel' <hummelmark@hotmail.com>
Subject: RE: 92 unit senior housing materials

Good morning Mark,

Per your request, please find the application materials for this DRH20-0007(PLP20-0020) application in digital form through the following link to its pdf view/download: https://share.sonoma-county.org/link/ekfLotEbNhY/

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: Mark Hummel <hummelmark@hotmail.com>
Sent: Sunday, November 8, 2020 3:33 PM
To: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Subject: Re: 92 unit senior housing materials

EXTERNAL
P.s. APN 056-511-029 & 059-511-046

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From: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Sent: Sunday, November 8, 2020 3:32:00 PM
To: Mark Hummel <hummelmark@hotmail.com>
Subject: Automatic reply: 92 unit senior housing materials

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Gracias por su paciencia y comprensión mientras trabajamos para mantener nuestras comunidades seguras.

Eduardo Hernández
Planner III
County of Sonoma
Permit & Resource Management Department
Direct line: 707.565.1735
www.PermitSonoma.org

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