From:	Kent Lawson
To:	Marcie Woychik
Cc:	Caren Larkin; Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Tuesday, July 11, 2023 8:18:34 AM
Attachments:	Re_ ADR22-0008; West County Transportation bus yard; 7_11 BOS Appeal....eml (12.2 MB).msg Untitled attachment 00032.htm Re_ California Public Records Act Request.eml (6.80 MB).msg Untitled attachment 00037.htm Barksdale Letter 101122.pdf Untitled attachment 00040.htm

---

Hi Marcie,

Would you please include the attached as exhibits in the record? Two of them are emails that have attachments. Would you please include both the attached emails along with the attachments to the emails? One of the attachments to the email is the July 5th letter that you could not find. I don't think you need to send the July 5 letter to the Board as long as the letter is included in the record and you send the July 10th letter to the Board. Would you please confirm when the July 10th letter is sent to them?

Thanks,

Kent

From:	Kent Lawson
To:	Marcie Woychik
Cc:	Caren Larkin; Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Tuesday, July 11, 2023 10:46:20 AM

Thank you, Marcie!

On Jul 11, 2023, at 9:04 AM, Marcie Woychik <Marcie.Woychik@sonoma-county.org> wrote:

Good morning,

Yes, the July 10th letter was distributed this morning.

Kind regards,

<image001.png>

From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, July 11, 2023 9:02 AM
To: Marcie Woychik <Marcie.Woychik@sonoma-county.org>
Cc: Caren Larkin <Caren.Larkin@sonoma-county.org>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Chad Barksdale <cbarksdale@schoolbusing.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Marcie,

Thank you of your help. Did you also distribute my July 10th letter to the Board of Supervisors? I sent it to you around 5:30 last night. It is important that the Board sees it before the hearing because I am suggesting that they reschedule the hearing. Attached is a second copy of my July 10th letter in case it helps you to see it.

Is there any way I can see what is in the record to make sure that nothing is missing?

I'm sorry for overwhelming you with so many items at the last minute, but they are in response to

new information.

Thanks again,

Kent Lawson and Kasia Nowak
524 Oasis Drive
Santa Rosa, CA 95407

July 10, 2023

Sonoma County Board of Supervisors
575 Administration Drive, Room 100 A
Santa Rosa, CA 95403
bos@sonoma-county.org

Re: July 11, 2023 Hearing Regarding Design Review of the Proposed West County Transportation Agency Project (DRH22-0008)

July 5, 2023 is the first time that the materials for the hearing on July 11, 2023 were made available. They raise seven issues, which we believe should be resolved prior to a public hearing. Consequently, we suggest that you use the time scheduled for the hearing to review this letter with County Counsel in a closed session.

I. Material Misstatements in Permit Sonoma's Summary Report Should Be Corrected.

The Permit Sonoma summary report has misstated what was approved by the Planning Commission when it heard this appeal. Permit Sonoma's draft resolution was not approved by the Planning Commission and neither preliminary nor final development plans were approved. The Planning Commission voted on specific conditions regarding lighting and fencing. The staff report and proposed resolution should be corrected in this regard prior to the public hearing. Please see Exhibit 1 to this letter, which is a transcript of the motion that the Planning Commission approved.

There was a similar problem with the staff report for the Planning Commission hearing misstating that Permit Sonoma's draft resolution was approved by the Design Review Committee. That draft resolution was also not approved by the Design Review Committee. When we raised this concern to the staff at Permit Sonoma previously nothing was done to correct the misstatement before the Planning Commission. Permit Sonoma staff are playing fast and loose with the truth in a way that is inappropriate.

II. The Appropriate Process for a De Novo Design Review Appeal Should Be Clarified.

The summary staff report and proposed resolution create a confusion about the design review process. Design review is a two-step process pursuant to chapter 26 article 82 of the Sonoma County Code of Ordinances ("the Code"). First a preliminary development plan must be approved pursuant to Code section 26-82-010 and then a final development plan must be approved pursuant to Code section 26-82-020. Code section 26-82-040 (a) reads: "No building

permit, zoning permit nor land use approval shall be issued in any zoning district where this article is applicable until the preliminary and final development plan(s) have been approved by the planning director or other applicable decision-making body." The Code has specific requirements for both the preliminary development plan and the final development plan. Because this appeal is de novo, the Board of Supervisors should go through the design review process step by step to meet the design review requirements listed in sections 26-82-010 and 26-82-020 of the County Code with the purpose of establishing "the minimums necessary to achieve a healthful community whose property values are protected from unplanned developments." Code of section 26-82-005. The public hearing should be postponed until an appropriate process has been clarified.

III. Outstanding Permits Should be Revoked Before the Public Hearing.

Because no permits can be issued prior to the approval of both preliminary and final development plans all currently issued permits for the WCTA project must be revoked. Revoking the permits is not a discretionary enforcement matter. The permits are null and void as a matter of law. Moreover, pursuant to condition 40 in the 1999 conditions a grading permit cannot be issued until all required easements have been recorded. Condition 40 requires an open space easement that was never recorded. Please see the email from First American Title regarding the WCTA's failure to record the open space easement. The recording of the open space easement and then applying to PRMD for approval to rescind the easement, were wetland mitigation conditions intended to preserve California tiger salamander habitat. It is inexplicable why Permit Sonoma has ignored multiple requests to revoke the permits. The Board of Supervisors should vote to revoke the erroneously issued permits. Permits should be reissued only after the requirements for issuing permits have been.

IV. The Proposed Draft Resolution Should Be Drafted to be Consistent with the Design Review Process.

The Permit Sonoma Summary Report recommends that you adopt a proposed resolution that changes language that was expressly written in the use permitted by the Board of Supervisors in 1999 from "a school bus storage yard" to "a bus storage yard with bus driver employee parking." The current hearing is an appeal of a design review hearing. The Board of Supervisors cannot change the permitted use as part of hearing a design review appeal. If the current Board of Supervisors wants to change the wording of the permitted use, it should go through the required procedural steps for issuing a new use permit. Employee parking was clearly not intended on the parcel at issue by the Board of Supervisors in 1999 when it granted a use permit for a "school bus storage yard" or it would have said so expressly. It also would have included detailed conditions regarding employee parking similar to the numerous detailed conditions that it imposed regarding bus storage. Having employees park on the street in an industrial area as they have done for the last twenty years is preferable from a land use perspective to having them park next to homes in a rural residential area. The approved plan from 2000 for Phase One of the WCTA project shows employee parking only on the eastern two parcels and only bus parking on the western parcel. That plan is a good indication of how the permitted use was understood at the time.

V. Important Missing Information Should be Included in the Hearing Materials

Permit Sonoma failed to include letters from three members of the public who are concerned about the flooding caused by the WCTA. We attempted to coordinate with you staff to confirm what was included by permit Sonoma in the materials with a phone call on July 5th and an email on July 6th, but did not hear back until today. These letters are important. You and the public you should be given the time to review them thoroughly before the public hearing.

VI. The Newly Revealed Fact that the WCTA Plans to Relocate its School Bus Storage Yard at 959 Sebastopol Road to the Proposed School Bus Storage Yard Requires New CEQA Review.

The Permit Sonoma summary report discloses for the first time that the WCTA has plans to relocate buses from its storage yard at 959 Sebastopol Road in Santa Rosa to the proposed school bus storage yard. It is surprising that this fact has been withheld until right before the Board of Supervisors hearing. The school bus storage yard at 959 Sebastopol Road is used to serve the Santa Rosa City Schools. Only a small fraction of the area served by Santa Rosa City Schools is in the south Santa Rosa area. Please see the map in Exhibit 2. Relocating busses to the south west Santa Rosa would in most cases put them farther from the schools and students that they serve. This relocation of the buses will have a significant effect on traffic and requires new CEQA review.

California Public Resource Code section 21166 reads as follows:

> Section 21166 - Subsequent or supplemental report required
>
> When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:
>
> **(a)** Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
>
> **(b)** Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
>
> **(c)** New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The rationale for relocating the bus storage yard at 959 Sebastopol Road is unclear. In the 1999 resolution, the Board of Supervisors expressed three main reasons for relocating the facility in South West Santa Rosa. First, the buses would be stored closer to the schools and students that they served. Second there was efficiency due to collocating WCTA compressed natural gas ("CNG") buses next to the CNG facilities owned by Sonoma County Transit ("SCT)". Third the Board of Supervisors wanted to have sufficient bus storage for the WCTA's bus fleet at the time and to allow the fleet to have "limited expansion of 20 to 30 percent to keep up with growing student populations in the future."

New CEQA analysis is required because these three reasons do not apply to the buses located at 959 Sebastopol Road. First, the buses from 959 Sebastapol Road are being relocated farther from the schools and students that they serve. Second, they are also not CNG buses that create efficiency by being located next to the SCT CNG facility. Third, the WCTA does not need additional storage space to accommodate a growing fleet. The student population riding buses is now declining in Sonoma County and the WCTA does not currently need additional school bus storage space.

Moreover, collocating WCTA CNG buses with the SCT buses will become irrelevant. The WCTA and SCT are both transitioning to electric buses and are phasing out CNG. In order to charge electric buses, electricity will need to be extended to the western parcel. Extending water and power to the western parcel was not considered as part of the 1999 CEQA analysis.

In its 1999 CEQA analysis, the Board of Supervisors analyzed the effect on traffic from moving the WCTA facility from Sebastopol to the South West Santa Rosa area. The board of supervisors relied upon the WCTA 's statement that one third of the students the WCTA served lived in the south west Santa Rosa area and that this area had the fastest growing student populations. It also relied on the WCTA's projection that in the future that "from one-third to approximately one-half "of the students served would live in the South West Santa Rosa Area. This projection is no longer accurate, especially due to the addition of the Santa Rosa City Schools which joined the WCTA in 2016. The addition of the Santa Rosa City Schools more than doubled the number of students transported by the WCTA.

An important condition in the 1999 resolution helps protect the rural residential character of the neighborhood to the north and west by routing buses to the south. The 1999 Board of Supervisors resolution states: "The project has been conditioned to route all bus and employee traffic from/to the site south and east away from residential neighborhoods to the north, following the West Robles/Standish/Todd/Hwy 101 route (excepting buses on local pickup/drop off routes, which already circulate in the area)."

Consequently, all the busses that would be relocated to the proposed bus storage yard that serve the Sant Rosa City Schools to the north will need to be routed over the Todd Road over pass and onto highway 101. Because of split shifts the buses will travel through the Todd Road interchange and up and down highway 101 four times a day. The proposed plan for the school bus storage yard proposes 71 new bus storage spaces. With split shifts each bus would make 4 trips a day or 284 trips total per day. If these 71 new spaces are used to serve the Santa Rosa City Schools, these 284 trips would be through the Todd Road interchange and along the

US 101 highway. Such an intensive use of the Todd Road interchange and Highway 101 was not considered in 1999 because Santa Rosa City Schools were not part of the WCTA until 2016.

The Todd Road interchange is very similar in design and location to the Hearn Avenue interchange, which is one interchange to the north. Both back up at peak traffic times. The City of Santa Rosa is planning an estimated $32.5 million dollar project to redo the Hearn Avenue interchange to improve local traffic circulation, safety and regional traffic operations (resulting in improved -first responder access and response time), pedestrian access, and bicycle access. The existing US 101/Hearn Avenue overcrossing was constructed in 1957, and the overcrossing and interchange have limited capacity for current and future traffic levels due to its outdated design and high travel demand. Please see the environmental document for the Hearn Avenue interchange. A similar CEQA analysis should be conducted with respect to the Todd Road interchange and its use by WCTA buses. Please see Hearn Avenue Interchange Fact Sheet 2022 and the United States Highway 101/Hearn Avenue Interchange Project Initial Study with Negative Declaration / Environmental Assessment.

Adding hundreds of trips each day to the two-lane Todd Road interchange may require a similarly expensive upgrade the Todd Road interchange to address the issues that are being addressed by updating the Hearn Avenue interchange. The Sonoma County Comprehensive Transportation Plan 2050 identifies both the Todd Road and Hearn Avenue interchange as in need of "updating." Please see page 30. It also identifies the Todd Road interchange as a safety issue because it is so congested and explains: "The 101 Freeway exit Todd Road heading south, where there is not actual stretch of lane for cars to merge makes it so that ongoing traffic heading south have to stop abruptly." See page A-13. Current and projected future traffic demands and the outdated design of the Todd Road interchange are important new information that the Board of Supervisors did not consider as part of its CEQA analysis in 1999. They should be considered as part of a new CEQA analysis.

The required bus route along Todd Road to Highway 101 passes the Ghilotti Construction Yard, which has conducted a traffic impact study. This study analyzed traffic on Todd Road going and coming from Highway 101. It concluded that:

> Through an iterative analysis it was determined that the maximum number of passenger vehicle trips that could be added to baseline p.m. peak hour volumes without causing operation to deteriorate to LOS F is six (6) trips inbound and nine (9) trips outbound.

Level of service ('LOS") is a system by which road engineers measure how well a road is performing based on the number of cars and the delay that vehicles experience on that roadway. Letters designate each level, from A to F. LOS F is the worst level of service and is defied by operations with extremely low speeds caused by intersection congestion, high delay, and adverse signal progression. Please see the Addendum to the Traffic Impact Study for the Ghilotti Construction Yard. 71 new bus storage spaces create the potential for 284 more trips daily due to split shifts. The Ghilotti traffic study of the same route the WCTA buses will take determined that just 15 more trips would cause the level of service to deteriorate to the worst possible level.

Traffic bottle necks on Highway 101 are also a major concern. In May of 2023, Caltrans finalized its US 101 North Comprehensive Multimodal Corridor Plan. The plan identifies several traffic northbound and southbound bottle necks on US 101 in Santa Rosa that would likely be worsened by relocating buses from 959 Sebastopol Road to the proposed bus storage yard. See pages 101 and 102, which are quoted in the Exhibit 3 below.

The Santa Rosa General Plan 2035 Final Environmental Impact Report states, "Population Growth consistent with General Plan 2035 projections would increase the amount of traffic on US 101 and other roadways." Please see Page 2-10. The Santa Rosa General Plan 2035 also states, "Despite proposed improvements, levels of service (LOS) on several of the city's regional/ arterial streets and highways are projected to degrade in the long term. LOS measures the relative ease or difficulty of traffic movement at designated points along a roadway." Please see Page 5-7.

All of the foregoing constitutes new information that was not considered in 1999 by the board of supervisors in there CEQA review. Consequently, new CEQA review is required.

VII. New Staff Should be Assigned to Write a New Independent Staff Report Prior to a Public Hearing.

We were shocked at how one sided the Permit Sonoma summary report is. The staff are doing everything they can to have the proposed project approved with minimal changes. We suspect that they are taking this approach because they initially allowed the project to proceed without design review. When they were pushed to comply with the design review requirement, they issued a correction notice but have been so lenient with the WCTA that the WCTA has largely completed building the bus storage yard. Planning Commissioner Eric Koenigshofer toured the site and stated that it was shocking how much the WCTA had built before the design review process was complete. Although design review is required, Permit Sonoma has not recommended a single change as part of the design review process. This approach is inappropriate, given the purpose of design review. The staff's past mistakes create a conflict of interest that is preventing the current staff from doing their jobs effectively. We would suggest that you request that new staff be assigned to write a new independent staff report prior to a public hearing.

We encourage you to reschedule the public hearing on July 11 so that there is time for all parties to analyze and address the seven concerns raised above.

Sincerely,

Kent D. Lawson and Kasia Nowak

Exhibit 1

Scott Orr
02:03:42
Yes, so what i'm hearing is. and blake confirm for me whether or not we'll have to change thecondition, but the overall direction is the fence height is okay at the height it isno slats on the west, north, or east removing the middle bar of the fence if it's determined that it's not required for load bearing purposes then in condition 43 at the end, changing it to up to 2 27 foot tall motion activated security lights directed South back shields not exceeding one candle, put illumination. and also that the applicant first provide a feasibility analysis of lowering the night lighting on the proposed poll if feasible, lowering it a feasible and not ruling out potential mid poll illumination

Eric Koenigshofer
02:04:51
let me, scott, did you say 2 or 5? because I think we're retiring as not at the corner of the 2

Scott Orr
02:05:00
2 5 27, got you? okay, thank you. those are the ones that I picked up on if I missed any. Please remind me just because we've been meandering a little bit. Okay? And then i'm seeing general nodding. Yeah. So i'm going to say that that that is clear enough direction to staff.

Greg Carr, District 1
02:05:39
Okay.
So i'll entertain a motion to to recommend what scott just summarized and that all the the recommendation also includes the CEQA determination.

Kevin Deas, District 4
02:06:01
give a second i'll second it.

Exhibit 2

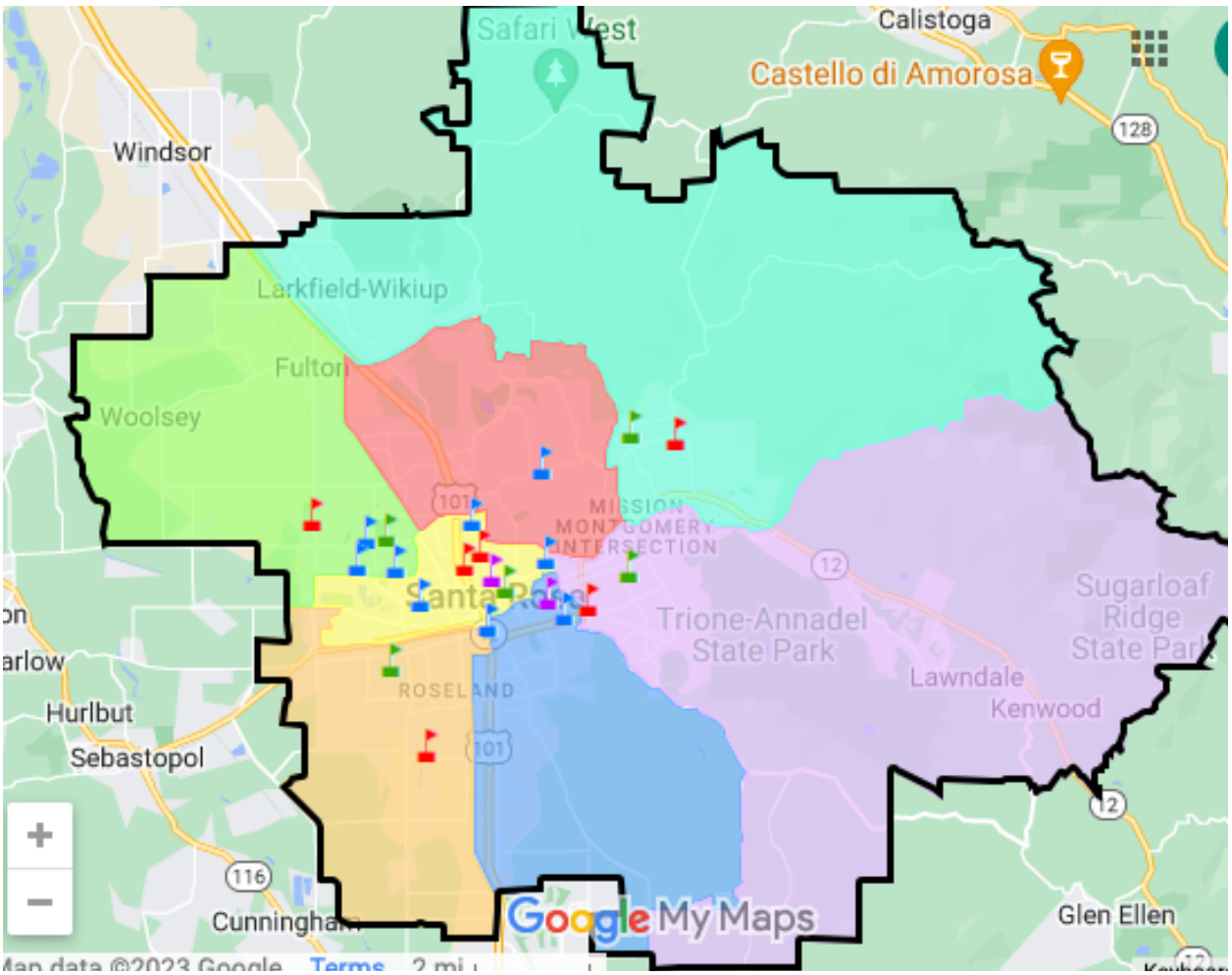

Calistoga
Castello di Amorosa
Windsor
Larkfield-Wikiup
Fulton
Woolsey
MISSION
MONTGOMERY
INTERSECTION
Santa Rosa
Trione-Annadel
State Park
Sugarloaf
Ridge
State Park
Lawndale
Kenwood
ROSELAND
Hurlbut
Sebastopol
Cunningham
Glen Ellen
Google My Maps
Map data ©2023 Google
Terms
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Exhibit 3

Excerpt from Caltrans US 101 North Comprehensive Multimodal Corridor Plan, pages 101 and 102 (May 1, 2023).

The following bottlenecks and queues are observed on Sonoma US 101 northbound:

A. Between the SR 12 on-ramp and the College Avenue off-ramp. During the AM peak period, queues from this bottleneck often extend through the upstream bottleneck location, described below (bottleneck B), to beyond the Golf Course Drive off-ramp. During the PM peak period, queues sporadically extend to the upstream bottleneck, described below (bottleneck B). Note that there are two consecutive on-ramps within this section (on-ramps from SR 12 and from Sixth Street), while the bottleneck typically occurs at the SR 12 on-ramp, it occasionally shifts to the Sixth Street on-ramp.

B. Between the Yolanda Avenue on-ramp and the Baker Avenue off-ramp. During the AM peak period, this bottleneck often becomes embedded in queues from the downstream bottleneck, discussed above, and sporadic congestion occurs from the bottleneck to Golf Course Drive. During the PM peak period, queues from this bottleneck extend past Todd Road.

On US 101 southbound, the following bottlenecks are observed:

C. Between the Hearn Avenue on-ramp and the Todd Road off-ramp. During the AM peak period, queues from this bottleneck sporadically extend as far north as Hearn Avenue. No bottleneck is identified at this location during the PM peak period.

D. Between the SR 12 on-ramp and the Baker Avenue off-ramp. During the AM peak period, queues from this bottleneck extend north, beyond the Downtown off-ramp. During the PM peak period, queues from this bottleneck extend through the upstream bottleneck, described below (bottleneck E), to beyond Hopper Avenue.

E. Between the College Avenue on-ramp and the downtown Santa Rosa off-ramp. No bottleneck is identified at this location during the AM peak period. During the PM peak period, this bottleneck becomes embedded in queues from the downstream bottleneck, discussed above.

F. Between the Guerneville Road off-ramp and the Guerneville Road on-ramp. During the AM peak period, queues from this bottleneck sporadically extend through the upstream bottleneck, described below, to beyond River Road.

G. Between the River Road on-ramp and the Hopper Avenue off-ramp. During the AM peak period, this bottleneck is sporadic and sometimes becomes embedded in queues from the downstream bottleneck, discussed above.

From:	Kent Lawson
To:	Marcie Woychik; BOS
Cc:	Caren Larkin; Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Monday, July 10, 2023 5:26:48 PM
Attachments:	July 10, 2023 Board of Supervisors Letter.pdf Untitled attachment 00067.htm

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Hi Marcie,

Would you please distribute the attached letter to the Board of Supervisors ASAP.

It requests rescheduling the hearing tomorrow due to information that was not available publicly until July 5th.

Thanks,

Kent

July 7, 2023

Ken Lawson
524 Oasis Dr.
Santa Rosa, CA. 95407

Re: Request Seeking Public Records from West County Transportation Agency

Sent Via Email: klawson@velatax.com

Dear Kent Lawson:

This responds to your request for records from our office made on June 27, 2023. Specifically, your request seeks 13 categories of documents, some relating to development on real property owned by West County Transportation Agency (WCTA).

I regret to inform you that our office cannot comply with many of these requests because they do not seek "identifiable records" as that term is used in the Public Records Act (Government Code § 7922.530, subd. (a)). An "identifiable record" is a record that a public agency can provide without having to interpret the request or to speculate what documents will or may fulfill the request. For example, if you had asked for a copy of Mitigation Sale Agreement or Botanical Survey, each of those would be "identifiable records."

Unfortunately, many of the document requests that you have submitted are much too vague for us to conduct a search. For example, your first request seeks "The past and /or future development of various parcels that are owned by the Agency. It is not clear what the term "past and/or future development" means, nor how this seeks "identifiable" documents. Similarly, but instead seeks *information* to be gleaned *from* a document or documents, using a broad description such as "any and all."

In addition, your request seeks these documents "no later than 10 days from today." WCTA is not required to provide documents in response to a public records request within 10 days, nor within any period of time specified by the requesting party. Though we will comply with your request as we are obligated by law, the only time limit under the Public Records Act is that the agency must "within 10 days from receipt of the request, determine whether the request, in whole or in part, seeks copies of disclosable public records in the possession of the agency and shall promptly notify the person making the request of the determination and the reasons therefor. If the agency determines that the request seeks disclosable public records, the agency shall also state the estimated date and time when the records will be made available." See Govt. Code § 7922.535, subd. (a).

As you can see, the law only requires that WCTA determine whether your request seeks disclosable records in its possession, and to provide you with notification of what records it anticipates producing and "the estimated date and time when the records will be made available." This is your initial response as required by that statute.

Here are our responses to your specific requests:

1. **The past and/or future development of APNs 134-072-025, 134-072-048, and 134-074-022 in Sonoma County**.

WCTA objects to this request on the ground that it fails to seek an identifiable record, as that term is used in the Public Records Act ("Act"). We request that you provide clarification about what records you are seeking with regard to "past and future development" of the named parcels.

2. **West County Transportation Agency Financial Statements & Reports for the Fiscal Year Ended June 30, 2022**

No objection. The records can be found at https://www.schoolbusing.org/financial-audits

3. **The past and/or projected future number and/or size of school buses operated by the West County Transportation Agency**

Please see the objection as to request no. 1. We also object on the ground that the record is not limited as to time, i.e., are records being sought since WCTA was first formed? We also have no records about "future number and/or size of school buses," as such records would not exist yet. If you wish to clarify what records your request seeks, and the time-frame of the records sought, we will review and respond once again.

4. **The past and/or projected future number of students who ride buses operated by the West County Transportation Agency**

Please see the objection as to request no. 3.

5. **Past and/or projected future bus routes for buses operated by the West County Transportation Agency**

Please see the objection as to request no. 3. No objection to providing current records of number bus routes operated by WCTA. The records will be provided on or before July 31, 2023.

6. **The past and/or projected future number of buses owned by the West County Transportation Agency stored at APNs 134-072-025, 134-072-048, and 134-074-022 in Sonoma County**

Please see the objection as to request no. 3. No objection to providing records of the current buses owned by WCTA. The records will be provided on or before July 31, 2023.

7. **The purchase or possible purchase of future buses by the West County Transportation Agency**

Please see the objection as to request no. 3.

8. **Studies or plans relating to planned or possible electric school bus purchases and/or deployment**

No objections, documentation will be provided on or before July 31, 2023.

9. Insurance requirements for security measures such as lighting or fencing

Please see the objection as to request no. 3.

10. Correction notices and/or stop work orders on APNs 134-072-025, 134-072-048, and 134-074-022

Please see the objection as to request no. 3 (as to the time frame).

11. Drainage and/or flooding on APNs 134-072-025, 134-072-048, and 134-074-022

Please see the objection as to request no. 3.

12. Plans, projections, and contracts relating to employee parking

Please see the objection as to request no. 3.

13. Wetlands mitigation and/or open space easements relating to the West County Transportation Agency

Please see the objection as to request no. 3.

Finally, as noted, many of your requests did not seek "identifiable records" as that term is used in the Public Records Act. This places the burden on WCTA to interpret those requests. Furthermore, any potential records relating to APNs 134-072-025, 134-072-048, and 134-074-022 as well as contracts are stored in multiple files and locations. This will require West County Transportation Agency staff to manually review files in attempt to find records meeting the broad categories you have requested. However, there is a great deal of documentation related to these parcels available to the public online by accessing prmd.sonomacounty.ca.gov and parcelsearch.permitsonoma.org.

WCTA will nevertheless attempt to comply, in good faith, with those requests even though they do not seek identifiable records, as it understands the terms used in your request. Because those requests did not seek "identifiable records," however, WCTA cannot guarantee that all documents falling within the broad categories you laid out will, in fact, be provided.

Unless stated in the above responses to your request categories or new identifiable records are requested, the remaining documentation, as it is understood in the terms of your request, could take 60-90 days to produce given the number of boxes and availability of staff.

Sincerely,

Chad Barksdale

Executive Director

From:	Kent Lawson
To:	Caren Larkin
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Marcie Woychik; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Tuesday, June 27, 2023 10:02:42 AM
Attachments:	Vladislav Shvyrkov Letter.pdf Terry Flowers Letter.pdf David Proctor Letter.pdf

---

Hello Caren,

Attached are three more attachments for the Board of Supervisors packet. This email is the third and last email with attachments that I am sending today.

Thank you for your help and have a great 4th of July!

Kent Lawson

On Tue, Jun 27, 2023 at 9:52 AM Kent Lawson <klawson@velatax.com> wrote:

> Hello Caren,
>
> Attached is one more attachment for the Board of Supervisors packets. This is the second of three emails that I will send this morning. I'm sorry for overwhelming your inbox.
>
> Please confirm.
>
> Thanks,
>
> Kent
>
> On Tue, Jun 27, 2023 at 9:32 AM Kent Lawson <klawson@velatax.com> wrote:
>
> > Hello Caren,
> >
> > I called and left a message for you yesterday morning. I would like to see what is being included in the packet for the Board of Supervisors and would be grateful if you would help.
> >
> > There has been quite a bit of information that has been submitted to PRMD, but I do not know what has been provided to you. Is there a way for you to send me a link to the packet?
> >
> > Since I have not heard back from you, I am going to start forwarding documents to you. I need to send them separately in a few emails due to file size restrictions. There are two files attached to this email.

Please feel free to call me if you have any questions or concerns.

Thanks,

Kent Lawson
415 317-0555

On Mon, Jun 12, 2023 at 5:00 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Caren,
>
> Please see the attached.
>
> Thanks,
>
> Kent
>
> **Kent D. Lawson, Esq.**
>
> **Vela International Tax Advisory**
>
> (415) 967-0201
> www.velatax.com
> klawson@velatax.com
>
> Required IRS Statement: This document and any attachments was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer
>
> This email and any attachments is confidential and may also be legally privileged. If you are not the intended recipient please immediately notify the sender and then delete it. You should not copy it or use it for any purpose nor disclose its contents to any other person.Kent Lawson
> klawson@velatax.com
>
> On Jun 7, 2023, at 5:10 PM, <mmachi@ebagroup.com> <mmachi@ebagroup.com> wrote:
>
> Thank you!
>
> Matthew Machi, P.E.
> EBA Engineering
> 825 Sonoma Avenue, Suite C
> Santa Rosa, CA 95404

(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 5:09 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi again,

Yes end of day works. Thank you!

Best Regards,

Caren Larkin
Agenda Analyst
County of Sonoma, Board of Supervisors

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 5:03 PM
To: Caren Larkin <Caren.Larkin@sonoma-county.org>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

EXTERNAL

Thank you very Much Caren. I really appreciate you jumping on this to help us meet the deadline. To be a stickler… I will assume that deadline for the powerpoints will be close of business, 5pm PDT Monday June 12th, 2023. Please feel free to correct me if my assumption is off.

Thanks,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 4:58 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matthew,

Marcie is out of the office today so I will respond as best I can. See comments in RED below. Please let me know if you have any further questions.

Best Regards,

<image001.png>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 4:39 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale'

<cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Blake and Marcie,

Thank you for your answers to my questions. It is very much appreciated. I am not sure if follow up questions are better directed to Blake or Marcie; but given the time constraint for PowerPoint submittals, I will direct them to both of you:

- Can we please confirm that the time limit will be set at 10 minutes for presentations, as this time limit will affect the power points that are due on June 11th. It is very likely that the time limit will be set at 10 mins. Timing is based on many factors that happen on the day of the meeting so we are not able to confirm if there will be more/less time but as general practice at previous meetings, the time limit has been set at 10 mins.
- The 30 day power point deadline, for our July 11th hearing, lands on June 11th, which is this Sunday. Given that it falls on a weekend, will that deadline be moved to either Friday the 9th, Monday the 12th, or remain on Sunday the 11th in the form of electronic submittal? We can accept the PowerPoint June 12.

Thank you again for your continued help with our project.

Very Respectfully,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Wednesday, June 7, 2023 3:44 PM

To: mmachi@ebagroup.com; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matt,

Many of your questions are addressed in the Board of Supervisors' Rules of Procedure, which are available on the Board's website here: https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/about-the-board/board-rules-of-procedures. See particularly Rules 21, 22, and
44.

- The amount of time allowed for applicant and appellant presentations is at the discretion of the Chair of the Board. (Rule 21.) Each party (inclusive of all presenters on behalf of each party, such as consultants and legal counsel) will be given the same total amount of time. Typically, the Chair gives the appellant and applicant ten minutes each, but again this is the Chair's decision. Closing comments may be allowed by the Chair, but may not be allocated additional time.

- Time allowed for public comment is at the Chair's discretion. (Rule 21.) Each member of the public who wishes to speak is given the same amount of time, generally one to three minutes.

- Each speaker shall speak only once, except if the Chair allows the parties to provide closing comments. (Rule 21.) This rule does not apply if Individuals are called upon by supervisors to respond to specific questions.

- Parties may submit Powerpoint presentations to Permit Sonoma and the Clerk of the Board for review at least 30 days in advance of the hearing.

- Other materials and communications should be submitted as soon as possible but no later than June 20th to be certain they can be included in the packet for distribution. Communications submitted after this date may

not be included in the packet but will otherwise be forwarded to the Board for consideration.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Tuesday, June 6, 2023 3:21 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard.

Blake,

As we approach the 1 month mark ahead of the BOS hearing, I am hoping that we can define the guidelines for public comment. Will you please help me to clarify:

- How long the applicant and appellant will each have for presentation.
- How long members of the public will have for comment.
- Will individuals who have participated in the applicant and appellant presentations be allowed to speak a second time at public comment?
    - I assume that the primary applicant and appellant would be excluded from additional comment.
    - I assume that individuals called upon by supervisors to address specific questions would not be excluded from additional comment.

    - I am unclear on secondary speakers, intentionally included with each presentation.
- What is the final deadline for submittal of materials to the public record?
- What is the deadline to provide presentation materials for use during applicant and appellant presentations?

Please let me know if there are any other rules or tips that you feel we should be aware of.

Thanks for all of your help!

-Matt

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Monday, May 22, 2023 10:01 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Kent Lawson <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: ADR22-0008; West County Transportation bus yard.

The July 11 Board date to hear the appeal has been confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Blake Hillegas
Sent: Wednesday, May 17, 2023 8:35 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: GRD20-0207 for West County bus transit.

Good morning Chad,

We have asked for the appeal to be heard July 11th. We are waiting for confirmation on this from the Clerk of the Board and Counsel. I'll let you know as soon as this is confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Monday, May 15, 2023 3:04 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>
Subject: Re: GRD20-0207 for West County bus transit.

EXTERNAL

Blake & Sonoma County Staff,

Can we all get an update on when this issue will be placed on the agenda and heard by the Board of Supervisors? The PC Meetings and appeal was many months ago and we would all like to see this issue receive some attention and responses to our scheduling questions. Please let me know if there is something hindering the progression of the appeals review by the Board of Supervisors that may help provide context to the delay. Any information will be helpful....

Thank you for your time....

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Fri, May 5, 2023 at 3:13 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hello Chad. There was nothing improper about the communication between Blake Hillegas and Kent Lawson. Permit Sonoma management and I were copied both on Kent Lawson's original email and on Blake's response, and in any event, you were made aware of that communication when I copied you on my email to Mr. Lawson. Going forward, until the DRH22-0008 appeal is decided by the Board of Supervisors, Permit Sonoma staff working on the DRH22-0008 appeal will communicate with the parties in writing whenever reasonably practicable.
>
> As you are probably aware, under the California Public Records Act the public has the right to review, upon request, public records that are in the County's possession and not exempt from disclosure under applicable law. If you would like to review specific public records related to the DRH22-0008 appeal or any other County business, including non-exempt communications to and from County staff regarding DRH22-0008, please submit a request to PermitSonoma-PRA@sonoma-county.org. Permit

Sonoma provides a Request for Public Records form for convenience, but using the form is not required.

Please note that Kent Lawson, Rene Alejandro Ortega, and County staff are copied on this email.

Thank you.

From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Wednesday, May 3, 2023 2:09 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Subject: Re: GRD20-0207 for West County bus transit.

Christa,

What is the County's responsibility to inform us about communications similar to this arrangement Blake and Kent was attempting to coordinate?

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Wed, May 3, 2023 at 12:18 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hi Kent. I'm writing to contradict Blake's agreement to your request to meet with you and your attorney. Your appeal of the DRH22-0008 design review approval is pending before the Board of Supervisors. At this point in this process it is not appropriate for staff to meet privately with any one party regarding the issues raised in the appeal. You and your counsel may, of course, submit comments at any time. If your counsel has specific legal matters to discuss, please have him reach out to me directly.
>
> Please note that I copied Chad Barksdale, the primary for West County Transportation Agency, on this email.
>
> Thank you.

Christa Shaw
Deputy County Counsel
County of Sonoma
575 Administration Drive, Suite 105A
Santa Rosa, CA 95403
Direct: (707) 565-3950
Main: (707) 565-2421
Pronouns: she/her/hers

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Tuesday, May 2, 2023 5:12 PM
To: Kent Lawson <klawson@velatax.com>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: RE: GRD20-0207 for West County bus transit.

Hi Ken,

It will be difficult to coordinate a meeting with everyone you have identified, but I am happy to speak with you and Mr. Ortega.

I will be out of the office until May 11. Feel free to reach out again and I will make time to discuss.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, May 2, 2023 3:15 PM

To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hi Blake,

How are you? I wanted to follow up on my idea below of doing a call that includes Scott and Reg along with you, Cecily, and Christa.

I would also like to include René Alejandro Ortega and have copied him in above. Kasia and I have hired René to help us. He is a partner in the Shute, Mihaly & Weinberger law firm in San Francisco. He also spent time in the San Jose City Attorney's office and on the Redwood City Planning Commission. It would really help René to understand your thinking about the appeal, especially the CEQA arguments.

Kasia and I will be out of the country until the week of the 22nd. Do you think we could organize a call with everyone that week?

Thanks,

Kent

On Fri, Feb 24, 2023 at 2:58 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Blake,
>
> How are you? I tried to call. Are there any updates?
>
> Can we please do a call with your team to discuss? It would be great if Scott and Reg could join us
>
> We are having more flooding today.
>
> Thanks,
>
> Kent
>
> On Feb 9, 2023, at 9:04 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:
>
> Hi Kent,

I will need to coordinate a date with management and the Board of Supervisors. I'll let you know as soon as we have a tentative date to confirm your availability.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image001.png><image002.png><image003.png><image004.png>
<image005.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Wednesday, February 8, 2023 9:57 AM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hello Blake,

Thank you for your email. We called Rebecca and paid by credit card on Monday. Attached is a receipt.

Do you have any dates in mind for the Board of Supervisors hearing?

Thanks,

Kent

--
Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market

Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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--
Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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--
Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
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Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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--
Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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From:	Kent Lawson
To:	Blake Hillegas
Cc:	mmachi@ebagroup.com; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; Melody Richitelli; Liz Goebel; Sita Kuteira; Marcie Woychik; Caren Larkin
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Monday, July 3, 2023 1:42:57 PM

Hi Blake,

Can you please at least send the staff report and the final Planning commission resolution by email today?

Thanks,

Kent

Kent D. Lawson, Esq.

Vela International Tax Advisory

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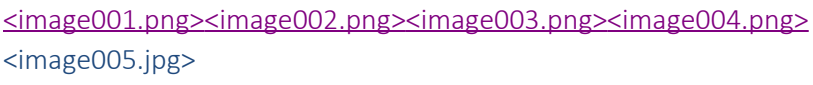
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klawson@velatax.com

On Jul 3, 2023, at 12:50 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:

Hi Kent,

The agenda and staff report with attachments should be published this Wednesday July 5th.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103


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Sent: Monday, July 3, 2023 12:26 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: mmachi@ebagroup.com; Chad Barksdale <cbarksdale@schoolbusing.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Blake,

Would you please email us a copy of your staff report by and any other materials that you are submitting to the Board of Supervisors ASAP?

The hearing is about a week away and we have received nothing.

It is making it difficult for us to prepare in order to have a meaningful hearing.

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Kent

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<image001.png><image002.png><image003.png><image004.png>
<image005.jpg>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Tuesday, June 6, 2023 3:21 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard.

Blake,

As we approach the 1 month mark ahead of the BOS hearing, I am hoping that we can define the guidelines for public comment. Will you please help me to clarify:

- How long the applicant and appellant will each have for presentation.
- How long members of the public will have for comment.
- Will individuals who have participated in the applicant and appellant presentations be allowed to speak a second time at public comment?
    - I assume that the primary applicant and appellant would be excluded from additional comment.
    - I assume that individuals called upon by supervisors to address specific questions would not be excluded from additional comment.
    - I am unclear on secondary speakers, intentionally included with each presentation.
- What is the final deadline for submittal of materials to the public record?
- What is the deadline to provide presentation materials for use during applicant and appellant presentations?

Please let me know if there are any other rules or tips that you feel we should be aware of.

Thanks for all of your help!

-Matt

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)

www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Monday, May 22, 2023 10:01 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Kent Lawson <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: ADR22-0008; West County Transportation bus yard.

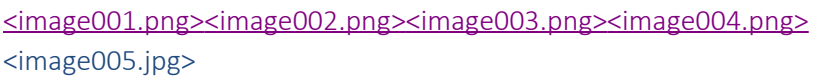
The July 11 Board date to hear the appeal has been confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
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<image005.jpg>

From: Blake Hillegas
Sent: Wednesday, May 17, 2023 8:35 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: GRD20-0207 for West County bus transit.

Good morning Chad,

We have asked for the appeal to be heard July 11th. We are waiting for confirmation on this from the Clerk of the Board and Counsel. I'll let you know as soon as this is confirmed.

Blake Hillegas
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County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103


From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Monday, May 15, 2023 3:04 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>
Subject: Re: GRD20-0207 for West County bus transit.

Blake & Sonoma County Staff,

Can we all get an update on when this issue will be placed on the agenda and heard by the Board of Supervisors? The PC Meetings and appeal was many months ago and we would all like to see this issue receive some attention and responses to our scheduling questions. Please let me know if there is something hindering the progression of the appeals review by the Board of Supervisors that may help provide context to the delay. Any information will be helpful….

Thank you for your time….

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Fri, May 5, 2023 at 3:13 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hello Chad. There was nothing improper about the communication between Blake Hillegas and Kent Lawson. Permit Sonoma management and I were copied both on Kent Lawson's original email and on Blake's response, and in any event, you were made aware of that communication when I copied you on my email to Mr. Lawson. Going forward, until the DRH22-0008 appeal is decided by the Board of Supervisors, Permit Sonoma staff working on the DRH22-0008 appeal will communicate with the parties in writing whenever reasonably practicable.
>
> As you are probably aware, under the California Public Records Act the public has the right to review, upon request, public records that are in the County's possession and not exempt from disclosure under applicable law. If you would like to review specific public records related to the DRH22-0008 appeal or any other County business, including non-exempt communications to and from County staff regarding DRH22-0008, please submit a request to PermitSonoma-PRA@sonoma-county.org. Permit Sonoma provides a Request for Public Records form for convenience, but using the form is not required.
>
> Please note that Kent Lawson, Rene Alejandro Ortega, and County staff are copied on this email.
>
> Thank you.
>
> ---
>
> **From:** Chad Barksdale <cbarksdale@schoolbusing.org>
> **Sent:** Wednesday, May 3, 2023 2:09 PM
> **To:** Christa Shaw <Christa.Shaw@sonoma-county.org>
> **Subject:** Re: GRD20-0207 for West County bus transit.
>
> Christa,
>
> What is the County's responsibility to inform us about communications similar to this arrangement Blake and Kent was attempting to coordinate?

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Wed, May 3, 2023 at 12:18 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hi Kent. I'm writing to contradict Blake's agreement to your request to meet with you and your attorney. Your appeal of the DRH22-0008 design review approval is pending before the Board of Supervisors. At this point in this process it is not appropriate for staff to meet privately with any one party regarding the issues raised in the appeal. You and your counsel may, of course, submit comments at any time. If your counsel has specific legal matters to discuss, please have him reach out to me directly.
>
> Please note that I copied Chad Barksdale, the primary for West County Transportation Agency, on this email.
>
> Thank you.
>
> Christa Shaw
> Deputy County Counsel
> County of Sonoma
> 575 Administration Drive, Suite 105A
> Santa Rosa, CA 95403
> Direct: (707) 565-3950
> Main: (707) 565-2421
> *Pronouns: she/her/hers*
>
> ---
>
> **From:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Sent:** Tuesday, May 2, 2023 5:12 PM
> **To:** Kent Lawson <klawson@velatax.com>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
> **Subject:** RE: GRD20-0207 for West County bus transit.
>
> Hi Ken,
>
> It will be difficult to coordinate a meeting with everyone you have identified, but I am happy to speak with you and Mr. Ortega.

I will be out of the office until May 11. Feel free to reach out again and I will make time to discuss.

Blake Hillegas
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www.PermitSonoma.org
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Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
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<image005.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, May 2, 2023 3:15 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hi Blake,

How are you? I wanted to follow up on my idea below of doing a call that includes Scott and Reg along with you, Cecily, and Christa.

I would also like to include René Alejandro Ortega and have copied him in above. Kasia and I have hired René to help us. He is a partner in the Shute, Mihaly & Weinberger law firm in San Francisco. He also spent time in the San Jose City Attorney's office and on the Redwood City Planning Commission. It would really help René to understand your thinking about the appeal, especially the CEQA arguments.

Kasia and I will be out of the country until the week of the 22nd. Do you think we could organize a call with everyone that week?

Thanks,

Kent

On Fri, Feb 24, 2023 at 2:58 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Blake,
>
> How are you? I tried to call. Are there any updates?
>
> Can we please do a call with your team to discuss? It would be great if Scott and Reg could join us
>
> We are having more flooding today.
>
> Thanks,
>
> Kent
>
> On Feb 9, 2023, at 9:04 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:
>
> Hi Kent,
>
> I will need to coordinate a date with management and the Board of Supervisors. I'll let you know as soon as we have a tentative date to confirm your availability.
>
> **Blake Hillegas**
> Supervising Planner
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> <image001.png><image002.png><image003.png><image004.png>
> <image005.jpg>
>
> ---
>
> **From:** Kent Lawson <klawson@velatax.com>
> **Sent:** Wednesday, February 8, 2023 9:57 AM
> **To:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>

Subject: Re: GRD20-0207 for West County bus transit.

Hello Blake,

Thank you for your email. We called Rebecca and paid by credit card on Monday. Attached is a receipt.

Do you have any dates in mind for the Board of Supervisors hearing?

Thanks,

Kent

--

Kent D. Lawson, Esq.

Principal

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Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Monday, July 3, 2023 1:42:57 PM

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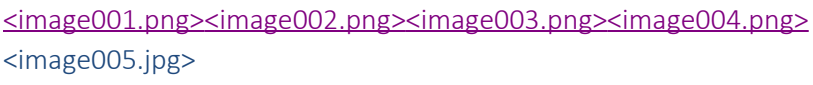
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Subject: Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

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From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Tuesday, June 6, 2023 3:21 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard.

Blake,

As we approach the 1 month mark ahead of the BOS hearing, I am hoping that we can define the guidelines for public comment. Will you please help me to clarify:

- How long the applicant and appellant will each have for presentation.
- How long members of the public will have for comment.
- Will individuals who have participated in the applicant and appellant presentations be allowed to speak a second time at public comment?
    - I assume that the primary applicant and appellant would be excluded from additional comment.
    - I assume that individuals called upon by supervisors to address specific questions would not be excluded from additional comment.
    - I am unclear on secondary speakers, intentionally included with each presentation.
- What is the final deadline for submittal of materials to the public record?
- What is the deadline to provide presentation materials for use during applicant and appellant presentations?

Please let me know if there are any other rules or tips that you feel we should be aware of.

Thanks for all of your help!

-Matt

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)

www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Monday, May 22, 2023 10:01 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Kent Lawson <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: ADR22-0008; West County Transportation bus yard.

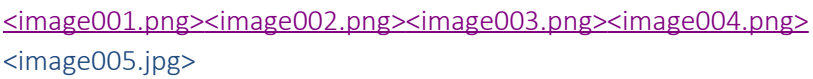
The July 11 Board date to hear the appeal has been confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image001.png><image002.png><image003.png><image004.png>
<image005.jpg>

From: Blake Hillegas
Sent: Wednesday, May 17, 2023 8:35 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: GRD20-0207 for West County bus transit.

Good morning Chad,

We have asked for the appeal to be heard July 11th. We are waiting for confirmation on this from the Clerk of the Board and Counsel. I'll let you know as soon as this is confirmed.

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From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Monday, May 15, 2023 3:04 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>
Subject: Re: GRD20-0207 for West County bus transit.

Blake & Sonoma County Staff,

Can we all get an update on when this issue will be placed on the agenda and heard by the Board of Supervisors? The PC Meetings and appeal was many months ago and we would all like to see this issue receive some attention and responses to our scheduling questions. Please let me know if there is something hindering the progression of the appeals review by the Board of Supervisors that may help provide context to the delay. Any information will be helpful….

Thank you for your time….

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Fri, May 5, 2023 at 3:13 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hello Chad. There was nothing improper about the communication between Blake Hillegas and Kent Lawson. Permit Sonoma management and I were copied both on Kent Lawson's original email and on Blake's response, and in any event, you were made aware of that communication when I copied you on my email to Mr. Lawson. Going forward, until the DRH22-0008 appeal is decided by the Board of Supervisors, Permit Sonoma staff working on the DRH22-0008 appeal will communicate with the parties in writing whenever reasonably practicable.
>
> As you are probably aware, under the California Public Records Act the public has the right to review, upon request, public records that are in the County's possession and not exempt from disclosure under applicable law. If you would like to review specific public records related to the DRH22-0008 appeal or any other County business, including non-exempt communications to and from County staff regarding DRH22-0008, please submit a request to PermitSonoma-PRA@sonoma-county.org. Permit Sonoma provides a Request for Public Records form for convenience, but using the form is not required.
>
> Please note that Kent Lawson, Rene Alejandro Ortega, and County staff are copied on this email.
>
> Thank you.
>
> ---
>
> **From:** Chad Barksdale <cbarksdale@schoolbusing.org>
> **Sent:** Wednesday, May 3, 2023 2:09 PM
> **To:** Christa Shaw <Christa.Shaw@sonoma-county.org>
> **Subject:** Re: GRD20-0207 for West County bus transit.
>
> Christa,
>
> What is the County's responsibility to inform us about communications similar to this arrangement Blake and Kent was attempting to coordinate?

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Wed, May 3, 2023 at 12:18 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hi Kent. I'm writing to contradict Blake's agreement to your request to meet with you and your attorney. Your appeal of the DRH22-0008 design review approval is pending before the Board of Supervisors. At this point in this process it is not appropriate for staff to meet privately with any one party regarding the issues raised in the appeal. You and your counsel may, of course, submit comments at any time. If your counsel has specific legal matters to discuss, please have him reach out to me directly.
>
> Please note that I copied Chad Barksdale, the primary for West County Transportation Agency, on this email.
>
> Thank you.
>
> Christa Shaw
> Deputy County Counsel
> County of Sonoma
> 575 Administration Drive, Suite 105A
> Santa Rosa, CA 95403
> Direct: (707) 565-3950
> Main: (707) 565-2421
> *Pronouns: she/her/hers*
>
> ---
>
> **From:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Sent:** Tuesday, May 2, 2023 5:12 PM
> **To:** Kent Lawson <klawson@velatax.com>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
> **Subject:** RE: GRD20-0207 for West County bus transit.
>
> Hi Ken,
>
> It will be difficult to coordinate a meeting with everyone you have identified, but I am happy to speak with you and Mr. Ortega.

I will be out of the office until May 11. Feel free to reach out again and I will make time to discuss.

Blake Hillegas
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County of Sonoma
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Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image001.png><image002.png><image003.png><image004.png>
<image005.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, May 2, 2023 3:15 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hi Blake,

How are you? I wanted to follow up on my idea below of doing a call that includes Scott and Reg along with you, Cecily, and Christa.

I would also like to include René Alejandro Ortega and have copied him in above. Kasia and I have hired René to help us. He is a partner in the Shute, Mihaly & Weinberger law firm in San Francisco. He also spent time in the San Jose City Attorney's office and on the Redwood City Planning Commission. It would really help René to understand your thinking about the appeal, especially the CEQA arguments.

Kasia and I will be out of the country until the week of the 22nd. Do you think we could organize a call with everyone that week?

Thanks,

Kent

On Fri, Feb 24, 2023 at 2:58 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Blake,
>
> How are you? I tried to call. Are there any updates?
>
> Can we please do a call with your team to discuss? It would be great if Scott and Reg could join us
>
> We are having more flooding today.
>
> Thanks,
>
> Kent
>
> On Feb 9, 2023, at 9:04 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:
>
> Hi Kent,
>
> I will need to coordinate a date with management and the Board of Supervisors. I'll let you know as soon as we have a tentative date to confirm your availability.
>
> **Blake Hillegas**
> Supervising Planner
> www.PermitSonoma.org
> County of Sonoma
> Planning Division | Project Review
> 2550 Ventura Avenue, Santa Rosa, CA 95403
> Direct: 707-565-1392 | Office: 707-565-1900
> Fax: 707-565-1103
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> <image005.jpg>
>
> ---
>
> **From:** Kent Lawson <klawson@velatax.com>
> **Sent:** Wednesday, February 8, 2023 9:57 AM
> **To:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>

Subject: Re: GRD20-0207 for West County bus transit.

Hello Blake,

Thank you for your email. We called Rebecca and paid by credit card on Monday. Attached is a receipt.

Do you have any dates in mind for the Board of Supervisors hearing?

Thanks,

Kent

--

Kent D. Lawson, Esq.

Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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From:	Kent Lawson
To:	Caren Larkin
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Marcie Woychik; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Wednesday, July 5, 2023 12:05:38 PM
Attachments:	Board of Supervisors Letter 7-5-23.pdf Untitled attachment 00235.htm

---

Hello Caren,

Would you please pass the attached letter on to the Board of Supervisors and include it in the packet if there is time?

Please confirm receipt of my previous emails.

Thanks,

Kent

From:	Kent Lawson
To:	Blake Hillegas
Cc:	mmachi@ebagroup.com; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; Melody Richitelli; Liz Goebel; Sita Kuteira; Marcie Woychik; Caren Larkin
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Wednesday, July 5, 2023 4:16:18 PM

Hi Blake,

Can you please send a link to the portal where documents are being published?

I could find the agenda online, but nothing else.

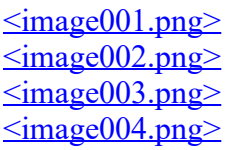
I tried the link below to sign up for notification, but it did not seem to work.

Thanks,

Kent

> On Jul 3, 2023, at 4:33 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:
>
> Hi Kent,
>
> The staff report will be sent when it is published and you can sign up at the link below for notification.
>
> https://public.govdelivery.com/accounts/CASONOMA/subscriber/new?preferences=true
>
> The Planning Commission Resolution and Conditions are attached as they were previously published.

Blake Hillegas
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2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103



From: Kent Lawson <klawson@velatax.com>
Sent: Monday, July 3, 2023 1:43 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: mmachi@ebagroup.com; Chad Barksdale <cbarksdale@schoolbusing.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Blake,

Can you please at least send the staff report and the final Planning commission resolution by email today?

Thanks,

Kent

Kent D. Lawson, Esq.

www.velatax.com
klawson@velatax.com

Required IRS Statement: This document and any attachments was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer

This email and any attachments is confidential and may also be legally privileged. If you are not the intended recipient please immediately notify the sender and then delete it. You should not copy it or use it for any purpose nor disclose its contents to any other person.Kent Lawson
klawson@velatax.com

On Jul 3, 2023, at 12:50 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:

Hi Kent,

The agenda and staff report with attachments should be published this Wednesday July 5th.

Blake Hillegas
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<image005.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Monday, July 3, 2023 12:26 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: mmachi@ebagroup.com; Chad Barksdale <cbarksdale@schoolbusing.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-

county.org>
Subject: Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Blake,

Would you please email us a copy of your staff report by and any other materials that you are submitting to the Board of Supervisors ASAP?

The hearing is about a week away and we have received nothing.

It is making it difficult for us to prepare in order to have a meaningful hearing.

Thanks,

Kent

On Jun 7, 2023, at 3:43 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:

Hi Matt,

Many of your questions are addressed in the Board of Supervisors' Rules of Procedure, which are available on the Board's website here: https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/about-the-board/board-rules-of-procedures. See particularly Rules 21, 22, and 44.

- The amount of time allowed for applicant and appellant presentations is at the discretion of the Chair of the Board. (Rule 21.) Each party (inclusive of all presenters on behalf of each party, such as consultants and legal counsel) will be given the same total amount of time. Typically, the Chair gives the appellant and applicant ten minutes each, but again this is the Chair's decision. Closing comments may be allowed by the Chair, but may not be allocated additional time.

- Time allowed for public comment is at the Chair's discretion. (Rule 21.) Each member of the public who wishes to speak is given the same amount of time, generally one to three minutes.

- Each speaker shall speak only once, except if the Chair allows the parties to provide closing comments. (Rule 21.) This rule does not apply if Individuals are called upon by supervisors to respond to specific questions.

- Parties may submit Powerpoint presentations to Permit Sonoma and the Clerk of the Board for review at least 30 days in advance of the hearing.

- Other materials and communications should be submitted as soon as possible but no later than June 20th to be certain they can be included in the packet for distribution. Communications submitted after this date may not be included in the packet but will otherwise be forwarded to the Board for consideration.

Blake Hillegas
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Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103



From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Tuesday, June 6, 2023 3:21 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard.

EXTERNAL

Blake,

As we approach the 1 month mark ahead of the BOS hearing, I am hoping that we can define the guidelines for public comment. Will you please help me to clarify:

- How long the applicant and appellant will each have for presentation.
- How long members of the public will have for comment.
- Will individuals who have participated in the applicant and appellant presentations be allowed to speak a second time at public comment?
    - I assume that the primary applicant and appellant would be excluded from additional comment.
    - I assume that individuals called upon by supervisors to address specific questions would not be excluded from additional comment.
    - I am unclear on secondary speakers, intentionally included with each presentation.
- What is the final deadline for submittal of materials to the public record?
- What is the deadline to provide presentation materials for use during applicant and appellant presentations?

Please let me know if there are any other rules or tips that you feel we should be aware of.

Thanks for all of your help!

-Matt

Matthew Machi, P.E.

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Subject: ADR22-0008; West County Transportation bus yard.

The July 11 Board date to hear the appeal has been confirmed.

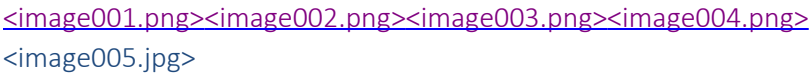
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Subject: RE: GRD20-0207 for West County bus transit.

Good morning Chad,

We have asked for the appeal to be heard July 11th. We are waiting for confirmation on this from the Clerk of the Board and Counsel. I'll let you know as soon as this is confirmed.

Blake Hillegas
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Sent: Monday, May 15, 2023 3:04 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>
Subject: Re: GRD20-0207 for West County bus transit.

Blake & Sonoma County Staff,

Can we all get an update on when this issue will be placed on the agenda and heard by the Board of Supervisors? The PC Meetings and appeal was many months ago and we would all like to see this issue receive some attention and responses to our scheduling questions. Please let me know if there is something hindering the progression of the appeals review by the Board of Supervisors that may help provide context to the delay. Any information will be helpful….

Thank you for your time….

Regards,

Chad Barksdale
Executive Director

West County Transportation Agency
707-206-9988 x230

On Fri, May 5, 2023 at 3:13 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hello Chad. There was nothing improper about the communication between Blake Hillegas and Kent Lawson. Permit Sonoma management and I were copied both on Kent Lawson's original email and on Blake's response, and in any event, you were made aware of that communication when I copied you on my email to Mr. Lawson. Going forward, until the DRH22-0008 appeal is decided by the Board of Supervisors, Permit Sonoma staff working on the DRH22-0008 appeal will communicate with the parties in writing whenever reasonably practicable.
>
> As you are probably aware, under the California Public Records Act the public has the right to review, upon request, public records that are in the County's possession and not exempt from disclosure under applicable law. If you would like to review specific public records related to the DRH22-0008 appeal or any other County business, including non-exempt communications to and from County staff regarding DRH22-0008, please submit a request to PermitSonoma-PRA@sonoma-county.org. Permit Sonoma provides a Request for Public Records form for convenience, but using the form is not required.
>
> Please note that Kent Lawson, Rene Alejandro Ortega, and County staff are copied on this email.
>
> Thank you.
>
> ---
>
> **From:** Chad Barksdale <cbarksdale@schoolbusing.org>
> **Sent:** Wednesday, May 3, 2023 2:09 PM
> **To:** Christa Shaw <Christa.Shaw@sonoma-county.org>
> **Subject:** Re: GRD20-0207 for West County bus transit.
>
> Christa,
>
> What is the County's responsibility to inform us about communications similar to this arrangement Blake and Kent was attempting to coordinate?

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Wed, May 3, 2023 at 12:18 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hi Kent. I'm writing to contradict Blake's agreement to your request to meet with you and your attorney. Your appeal of the DRH22-0008 design review approval is pending before the Board of Supervisors. At this point in this process it is not appropriate for staff to meet privately with any one party regarding the issues raised in the appeal. You and your counsel may, of course, submit comments at any time. If your counsel has specific legal matters to discuss, please have him reach out to me directly.
>
> Please note that I copied Chad Barksdale, the primary for West County Transportation Agency, on this email.
>
> Thank you.
>
> Christa Shaw
> Deputy County Counsel
> County of Sonoma
> 575 Administration Drive, Suite 105A
> Santa Rosa, CA 95403
> Direct: (707) 565-3950
> Main: (707) 565-2421
> *Pronouns: she/her/hers*
>
> ---
>
> **From:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Sent:** Tuesday, May 2, 2023 5:12 PM
> **To:** Kent Lawson <klawson@velatax.com>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
> **Subject:** RE: GRD20-0207 for West County bus transit.
>
> Hi Ken,

It will be difficult to coordinate a meeting with everyone you have identified, but I am happy to speak with you and Mr. Ortega.

I will be out of the office until May 11. Feel free to reach out again and I will make time to discuss.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image001.png><image002.png><image003.png><image004.png>
<image005.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, May 2, 2023 3:15 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hi Blake,

How are you? I wanted to follow up on my idea below of doing a call that includes Scott and Reg along with you, Cecily, and Christa.

I would also like to include René Alejandro Ortega and have copied him in above. Kasia and I have hired René to help us. He is a partner in the Shute, Mihaly & Weinberger law firm in San Francisco. He also spent time in the San Jose City Attorney's office and on the Redwood City Planning Commission. It would really help René to understand your thinking about the appeal, especially the CEQA

arguments.

Kasia and I will be out of the country until the week of the 22nd. Do you think we could organize a call with everyone that week?

Thanks,

Kent

On Fri, Feb 24, 2023 at 2:58 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Blake,
>
> How are you? I tried to call. Are there any updates?
>
> Can we please do a call with your team to discuss? It would be great if Scott and Reg could join us
>
> We are having more flooding today.
>
> Thanks,
>
> Kent
>
> On Feb 9, 2023, at 9:04 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:
>
> Hi Kent,
>
> I will need to coordinate a date with management and the Board of Supervisors. I'll let you know as soon as we have a tentative date to confirm your availability.
>
> **Blake Hillegas**
> Supervising Planner
> www.PermitSonoma.org
> County of Sonoma
> Planning Division | Project Review
> 2550 Ventura Avenue, Santa Rosa, CA 95403
> Direct: 707-565-1392 | Office: 707-565-1900
> Fax: 707-565-1103
> <image001.png><image002.png><image003.png><image004.png>
> <image005.jpg>
>
> ---
>
> **From:** Kent Lawson <klawson@velatax.com>

Sent: Wednesday, February 8, 2023 9:57 AM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hello Blake,

Thank you for your email. We called Rebecca and paid by credit card on Monday. Attached is a receipt.

Do you have any dates in mind for the Board of Supervisors hearing?

Thanks,

Kent

--
Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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<Att 20 DRH22-0008 Final PC Resolution 20230126.CLSv2 .pdf>
<Att 1 DRH22-0008 PC Final Conditions 20230126.pdf>

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.

From:	Kent Lawson
To:	Caren Larkin; Marcie Woychik
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Sunday, July 9, 2023 2:46:01 PM

Adding bos@sonoma-county.org . . .

Hi Caren, Marice,

I'm not sure which of you I should be emailing. I have tired to call Caren and email exhibits to her. I have not heard back. The exhibits were not included in the materials posted a the Sonoma County website link that Marcie emailed on July 5th.

Is there a way to confirm what additional exhibits have been added to the record?

The Permit Sonoma's Summary Report released on July 5th raised a new issue. As a result, I will be forwarding several new exhibits to you to include in the record. I'm sorry for doing so so close to the hearing date and am grateful for your help. Please feel free to call if you have questions.

Thanks,

Kent Lawson

On Jul 5, 2023, at 12:04 PM, Kent Lawson <klawson@velatax.com> wrote:

Hello Caren,

Would you please pass the attached letter on to the Board of Supervisors and include it in the packet if there is time?

Please confirm receipt of my previous emails.

Thanks,

Kent

<Board of Supervisors Letter 7-5-23.pdf>

Kent D. Lawson, Esq.

www.velatax.com
klawson@velatax.com

Required IRS Statement: This document and any attachments was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer

This email and any attachments is confidential and may also be legally privileged. If you are not the intended recipient please immediately notify the sender and then delete it. You should not copy it or use it for any purpose nor disclose its contents to any other person.Kent Lawson
klawson@velatax.com

On Jun 27, 2023, at 9:58 AM, Kent Lawson <klawson@velatax.com> wrote:

Hello Caren,

Attached are three more attachments for the Board of Supervisors packet. This email is the third and last email with attachments that I am sending today.

Thank you for your help and have a great 4th of July!

Kent Lawson

On Tue, Jun 27, 2023 at 9:52 AM Kent Lawson <klawson@velatax.com> wrote:

> Hello Caren,
>
> Attached is one more attachment for the Board of Supervisors packets. This is the second of three emails that I will send this morning. I'm sorry for overwhelming your inbox.
>
> Please confirm.
>
> Thanks,
>
> Kent
>
> On Tue, Jun 27, 2023 at 9:32 AM Kent Lawson <klawson@velatax.com> wrote:
>
> > Hello Caren,
> >
> > I called and left a message for you yesterday morning. I would like to see what is being included in the packet for the Board of Supervisors and would be grateful if you would help.
> >
> > There has been quite a bit of information that has been submitted to PRMD, but I do not know what has been provided to you. Is there a way for you to send me a link to the packet?
> >
> > Since I have not heard back from you, I am going to start forwarding documents to you. I need to send them separately in a few emails due to file size restrictions. There are two

files attached to this email.

Please feel free to call me if you have any questions or concerns.

Thanks,

Kent Lawson
415 317-0555

On Mon, Jun 12, 2023 at 5:00 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Caren,
>
> Please see the attached.
>
> Thanks,
>
> Kent
>
> **Kent D. Lawson, Esq.**
>
> www.velatax.com
> klawson@velatax.com
>
> Required IRS Statement: This document and any attachments was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer
>
> Kent Lawson
> klawson@velatax.com
>
> On Jun 7, 2023, at 5:10 PM, <mmachi@ebagroup.com> <mmachi@ebagroup.com> wrote:
>
> Thank you!
>
> Matthew Machi, P.E.
> EBA Engineering

825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 5:09 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi again,

Yes end of day works. Thank you!

Best Regards,

Caren Larkin
Agenda Analyst
County of Sonoma, Board of Supervisors

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 5:03 PM
To: Caren Larkin <Caren.Larkin@sonoma-county.org>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>

Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Thank you very Much Caren. I really appreciate you jumping on this to help us meet the deadline. To be a stickler… I will assume that deadline for the powerpoints will be close of business, 5pm PDT Monday June 12th, 2023. Please feel free to correct me if my assumption is off.

Thanks,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 4:58 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matthew,

Marcie is out of the office today so I will respond as best I can. See comments in RED below. Please let me know if you have any further questions.

Best Regards,

<image001.png>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>

Sent: Wednesday, June 7, 2023 4:39 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Blake and Marcie,

Thank you for your answers to my questions. It is very much appreciated. I am not sure if follow up questions are better directed to Blake or Marcie; but given the time constraint for PowerPoint submittals, I will direct them to both of you:

- Can we please confirm that the time limit will be set at 10 minutes for presentations, as this time limit will affect the power points that are due on June 11th. It is very likely that the time limit will be set at 10 mins. Timing is based on many factors that happen on the day of the meeting so we are not able to confirm if there will be more/less time but as general practice at previous meetings, the time limit has been set at 10 mins.
- The 30 day power point deadline, for our July 11th hearing, lands on June 11th, which is this Sunday. Given that it falls on a weekend, will that deadline be moved to either Friday the 9th, Monday the 12th, or remain on Sunday the 11th in the form of electronic submittal? We can accept the PowerPoint June 12.

Thank you again for your continued help with our project.

Very Respectfully,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Wednesday, June 7, 2023 3:44 PM
To: mmachi@ebagroup.com; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matt,

Many of your questions are addressed in the Board of Supervisors' Rules of Procedure, which are available on the Board's website here: https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/about-the-board/board-rules-of-procedures. See particularly Rules 21, 22, and
44.

- The amount of time allowed for applicant and appellant presentations is at the discretion of the Chair of the Board. (Rule 21.) Each party (inclusive of all presenters on behalf of each party, such as consultants and legal counsel) will be given the same total amount of time. Typically, the Chair gives the appellant and applicant ten minutes each, but again this is the Chair's decision. Closing comments may be allowed by the Chair, but may not be allocated additional time.

- Time allowed for public comment is at the Chair's discretion. (Rule 21.) Each member of the public who wishes to speak is given the same amount of time, generally one to three minutes.

- Each speaker shall speak only once, except if the Chair allows the parties to provide closing comments. (Rule 21.) This rule does not apply if Individuals are called upon by supervisors to respond to specific questions.

- Parties may submit Powerpoint presentations to Permit Sonoma and the Clerk of the Board for review at least 30 days in advance of the hearing.

- Other materials and communications should be submitted as soon as possible but no later than June 20th to be certain they can be included in

the packet for distribution. Communications submitted after this date may not be included in the packet but will otherwise be forwarded to the Board for consideration.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Tuesday, June 6, 2023 3:21 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard.

Blake,

As we approach the 1 month mark ahead of the BOS hearing, I am hoping that we can define the guidelines for public comment. Will you please help me to clarify:

- How long the applicant and appellant will each have for presentation.
- How long members of the public will have for comment.
- Will individuals who have participated in the applicant and appellant presentations be allowed to speak a second time at public comment?
    - I assume that the primary applicant and appellant would be excluded from additional comment.

I assume that individuals called upon by supervisors to address specific questions would not be excluded from additional comment.
    - I am unclear on secondary speakers, intentionally included with each presentation.
- What is the final deadline for submittal of materials to the public record?
- What is the deadline to provide presentation materials for use during applicant and appellant presentations?

Please let me know if there are any other rules or tips that you feel we should be aware of.

Thanks for all of your help!

-Matt

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Monday, May 22, 2023 10:01 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Kent Lawson <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: ADR22-0008; West County Transportation bus yard.

The July 11 Board date to hear the appeal has been confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>

<image006.jpg>

From: Blake Hillegas
Sent: Wednesday, May 17, 2023 8:35 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: GRD20-0207 for West County bus transit.

Good morning Chad,

We have asked for the appeal to be heard July 11th. We are waiting for confirmation on this from the Clerk of the Board and Counsel. I'll let you know as soon as this is confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
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<image006.jpg>

From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Monday, May 15, 2023 3:04 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>
Subject: Re: GRD20-0207 for West County bus transit.

Blake & Sonoma County Staff,

Can we all get an update on when this issue will be placed on the agenda and heard by the Board of Supervisors? The PC Meetings and appeal was many months ago and we would all like to see this issue receive some attention and responses to our scheduling questions. Please let me know if there is something hindering the progression of the appeals review by the Board of Supervisors that may help provide context to the delay. Any information will be helpful….

Thank you for your time….

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Fri, May 5, 2023 at 3:13 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hello Chad. There was nothing improper about the communication between Blake Hillegas and Kent Lawson. Permit Sonoma management and I were copied both on Kent Lawson's original email and on Blake's response, and in any event, you were made aware of that communication when I copied you on my email to Mr. Lawson. Going forward, until the DRH22-0008 appeal is decided by the Board of Supervisors, Permit Sonoma staff working on the DRH22-0008 appeal will communicate with the parties in writing whenever reasonably practicable.
>
> As you are probably aware, under the California Public Records Act the public has the right to review, upon request, public records that are in the County's possession and not exempt from disclosure under applicable law. If you would like to review specific public records related to the DRH22-0008 appeal or any other County business, including non-exempt communications to and from County staff regarding DRH22-

0008, please submit a request to PermitSonoma-PRA@sonoma-county.org. Permit Sonoma provides a Request for Public Records form for convenience, but using the form is not required.

Please note that Kent Lawson, Rene Alejandro Ortega, and County staff are copied on this email.

Thank you.

From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Wednesday, May 3, 2023 2:09 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Subject: Re: GRD20-0207 for West County bus transit.

Christa,

What is the County's responsibility to inform us about communications similar to this arrangement Blake and Kent was attempting to coordinate?

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Wed, May 3, 2023 at 12:18 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hi Kent. I'm writing to contradict Blake's agreement to your request to meet with you and your attorney. Your appeal of the DRH22-0008 design review approval is pending before the Board of Supervisors. At this point in this process it is not appropriate for staff to meet privately with any one party regarding the issues raised in the appeal. You and your counsel may, of course, submit comments at any time. If your counsel has specific legal matters to discuss, please have him reach out to me directly.
>
> Please note that I copied Chad Barksdale, the primary for West County Transportation Agency, on this email.
>
> Thank you.

Christa Shaw
Deputy County Counsel
County of Sonoma
575 Administration Drive, Suite 105A
Santa Rosa, CA 95403
Direct: (707) 565-3950
Main: (707) 565-2421
Pronouns: she/her/hers

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Tuesday, May 2, 2023 5:12 PM
To: Kent Lawson <klawson@velatax.com>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: RE: GRD20-0207 for West County bus transit.

Hi Ken,

It will be difficult to coordinate a meeting with everyone you have identified, but I am happy to speak with you and Mr. Ortega.

I will be out of the office until May 11. Feel free to reach out again and I will make time to discuss.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Kent Lawson <klawson@velatax.com>

Sent: Tuesday, May 2, 2023 3:15 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hi Blake,

How are you? I wanted to follow up on my idea below of doing a call that includes Scott and Reg along with you, Cecily, and Christa.

I would also like to include René Alejandro Ortega and have copied him in above. Kasia and I have hired René to help us. He is a partner in the Shute, Mihaly & Weinberger law firm in San Francisco. He also spent time in the San Jose City Attorney's office and on the Redwood City Planning Commission. It would really help René to understand your thinking about the appeal, especially the CEQA arguments.

Kasia and I will be out of the country until the week of the 22nd. Do you think we could organize a call with everyone that week?

Thanks,

Kent

On Fri, Feb 24, 2023 at 2:58 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Blake,
>
> How are you? I tried to call. Are there any updates?
>
> Can we please do a call with your team to discuss? It would be great if Scott and Reg could join us
>
> We are having more flooding today.
>
> Thanks,
>
> Kent
>
> On Feb 9, 2023, at 9:04 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:
>
> Hi Kent,

I will need to coordinate a date with management and the Board of Supervisors. I'll let you know as soon as we have a tentative date to confirm your availability.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
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<image005.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Wednesday, February 8, 2023 9:57 AM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hello Blake,

Thank you for your email. We called Rebecca and paid by credit card on Monday. Attached is a receipt.

Do you have any dates in mind for the Board of Supervisors hearing?

Thanks,

Kent

--
Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market

Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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--
Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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--
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36th Floor
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--
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klawson@velatax.com

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<Vladislav Shvyrkov Letter.pdf><Terry Flowers Letter.pdf><David Proctor Letter.pdf>

From:	Kent Lawson
To:	Caren Larkin; Marcie Woychik
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Sunday, July 9, 2023 3:46:51 PM
Attachments:	Email from First American Title.pdf Untitled attachment 00133.htm

---

Hi Caren,

Please include the attached in the record for the hearing. I am going to send multiple emails due to concerns regarding size constraints.

Thanks,

Kent

From:	Kent Lawson
To:	Caren Larkin; Marcie Woychik
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Sunday, July 9, 2023 3:57:37 PM
Attachments:	Phase 1 Approved Plans .pdf Untitled attachment 00246.htm

---

Hi Caren, Marcie,

Please include the attached in the record for the hearing.

Thanks,

Kent

From:	Kent Lawson
To:	Caren Larkin; Marcie Woychik
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Sunday, July 9, 2023 4:22:36 PM
Attachments:	Hearn Avenue Interchange Fact Sheet 2022 final.pdf Untitled attachment 00276.htm SON 101-Hearn Final IS-EA.pdf Untitled attachment 00279.htm

---

Hi Caren, Marcie,

Attached are two more exhibits to include in the record for the hearing.

From:	Kent Lawson
To:	Caren Larkin; Marcie Woychik
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Sunday, July 9, 2023 4:38:27 PM
Attachments:	US 101 North Multimodal Corridor Plan.pdf Untitled attachment 00289.htm

---

Hi Caren, Marcie,

Another exhibit is attached. I'm sorry for all the emails. I am sending files separately because some of them are large. This one is 254 pages.

Thanks,

Kent

From:	Kent Lawson
To:	Caren Larkin; Marcie Woychik
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Sunday, July 9, 2023 5:20:40 PM
Attachments:	Addendum to the Traffic Impact Study for the Ghilotti Construction Yard 7-11-19.pdf Untitled attachment 00181.htm

---

Caren, Marcie,

Attached is one more exhibit for the record.

From:	Kent Lawson
To:	Caren Larkin; Marcie Woychik
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Sunday, July 9, 2023 7:40:01 PM
Attachments:	General Plan Environmental Impact Report Santa Rosa 2035 (PDF).pdf Untitled attachment 00300.htm

---

Hi Caren, Marcie,

I am having trouble emailing you the Santa Rosa General Plan 2035 because it is 422 pages long. Would you please download it from the following link and place it in the record?

https://www.srcity.org/392/General-Plan

Would you also please add the related EIR to the record? It is attached.

Thanks,

Kent

From:	Kent Lawson
To:	Marcie Woychik
Cc:	Caren Larkin; Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Monday, July 10, 2023 11:00:07 AM
Attachments:	Sonoma County Comprehensive Transportation Plan 2050.pdf Untitled attachment 00311.htm Exhibit List Through 6_10.pdf Untitled attachment 00314.htm

---

Thank you, Marcie!

Would you also please include the attached "Sonoma County Comprehensive Transportation Plan 2050"? It should be the last exhibit from me.

In addition to the exhibits sent yesterday, there is also information that I sent to Caren on 6/27. Has it been included?

I also sent a letter to the Board of Supervisors on 7/5. Do you know if the letter was distributed to the Board?

I have overwhelmed you with so many items that I would like to help double check to make sure that everything is in the file. Is there a way that I can see the "file available upon request"? I also made the attached list to help us keep track.

Thanks,

Kent

From:	Kent Lawson
To:	Marcie Woychik
Cc:	Caren Larkin; Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Monday, July 10, 2023 12:51:59 PM

Hello Marcie,

If the 7/5 letter was never distributed, I'll do an updated version with today's date instead. There have been some important developments since that I would like to include.

Thanks,

Kent

Kent D. Lawson, Esq.

Vela International Tax Advisory

(415) 967-0201
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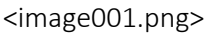
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klawson@velatax.com

On Jul 10, 2023, at 11:08 AM, Marcie Woychik <Marcie.Woychik@sonoma-county.org> wrote:

Good morning,

Can you please resend the 7/5 communication? I can ensure it gets distributed. I don't see it was received in our mail or email.

Kind regards,



From: Kent Lawson <klawson@velatax.com>
Sent: Monday, July 10, 2023 10:57 AM
To: Marcie Woychik <Marcie.Woychik@sonoma-county.org>
Cc: Caren Larkin <Caren.Larkin@sonoma-county.org>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Chad Barksdale <cbarksdale@schoolbusing.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Thank you, Marcie!

Would you also please include the attached "Sonoma County Comprehensive Transportation Plan 2050"? It should be the last exhibit from me.

In addition to the exhibits sent yesterday, there is also information that I sent to Caren on 6/27. Has it been included?

I also sent a letter to the Board of Supervisors on 7/5. Do you know if the letter was distributed to the Board?

I have overwhelmed you with so many items that I would like to help double check to make sure that everything is in the file. Is there a way that I can see the "file available upon request"? I also made the attached list to help us keep track.

Thanks,

Kent

From: Christa Shaw
To: Scott Orr; Blake Hillegas; Cecily Condon
Subject: FW: Formal Record of my Public Comments re: depot-adjacent drainage
Date: Thursday, January 26, 2023 3:24:49 PM

From: James Visintainer <jamesvisintainer@outlook.com>
Sent: Thursday, January 26, 2023 3:13 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>
Subject: Formal Record of my Public Comments re: depot-adjacent drainage

Hello. I attended the 1/26 meeting and made a 90-second comment regarding flooding on the property of my father-in-law.

Afterwards, two council members misstated my comment regarding the fact that my father-in-law was unable to drive out of his home. They asserted that I was just speculating. But that did happen, as I clearly stated. Fortunately, another council member who was paying attention did correct the record. But he then proceeded to show that he did not understand the point either. He said that there has always been flooding, and the roads are often flooded. But my statement was not about the roads, which were drivable. My statement was that my father-in-law's property became a muddy swamp in its interior, making it impossible for normal vehicles to travel. I wish to put this on the record accurately.

I cannot fathom how some commissioners asserted that the "drainage worked" when we literally saw a picture showing that the storm drain is above the level of the water in the ditch. If that storm drain were simply lowered, then the flooding would not happen.

I don't care whether the bus depot project moves forward or not. I don't care whether the depot developer is required to improve the drainage, or whether the city does it. I only care that the drainage works correctly, and eliminates the risk of massive flooding which prevents travel to/from my father-in-law's home.

If the city does not remedy this, and if the worst comes to pass and something negative happens to my father-in-law because travel to/from his home is impossible, then it is now on the record that I notified the commission clearly about this possibility.

Finally, it was insulting and gratuitous how the meeting leader brushed me off by saying "raising your hand infinitely." I was toggling the hand button because the commission members were repeatedly misstating my testimony. He could have said that he would not listen to me again in a way that was simple and polite. Instead, he chose a snippy and authoritarian tone.

Now that I am on the record, I will sign off.

Regards,
James Visintainer

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FROM: Vladislav V. Shvyrkov
536 Oasis Drive
Santa Rosa, CA 95407

TO: Sonoma County Board of Supervisors

April 12, 2023

RE: Appeal of DRH22-0008 Regarding WCTA Project on APN 134-074-022

Dear Board of Supervisors:

I am 91 years old and have lived at the home that I built at 536 Oasis Drive since 1988. I am writing to raise serious concerns about the drainage problems caused by the WCTA project that is to the east of my property. The flooding this year on my property has been much worse than it has ever been in the past because the WCTA has built a berm and raised the grade of its property. As a result, the WCTA has diverted historical water flows that previously flowed into wetlands on the WCTA property. The flooding has been so severe that it prevented me from being able to leave my property to attend a doctor's appointment and I fear that it could prevent me from getting medical care in an emergency.

Historically, water in the neighborhood flowed from the large pastures to the north side of Oasis Drive through two culverts into a drainage ditch. That drainage ditch runs along the eastern property line of my next-door neighbor's property at 524 Oasis Drive and then along the eastern property line of my property. This drainage ditch which runs along the WCTA's western property line would sometimes overflow when it rained. Most of the historical overflow would flow into the wetlands on the WCTA property.

When I bought my property, this drainage ditch connected to a drainage ditch to the south that took water toward Colgan Creek. Years after I bought my property, the drainage ditch to the south was replaced by an underground drainage pipe. The underground drainage pipe made drainage worse because the inlets were too high to drain the drainage ditch on the eastern side of my property. As a result, the overflow of surface water into the wetlands on the WCTA property was increased.

In May of 2022, the WCTA began building a berm and raising the grade on its property, which has changed the historical surface water flows in the neighborhood and has greatly worsened drainage on my property and on my next-door neighbor's property. The WCTA has built a new drainage ditch on its side of our shared property line and connected it to a storm drain. The WCTA has also begun installing a fence that runs between its new drainage ditch and the historical drainage ditch. The fence posts are already catching debris and impeding the flow of water to the storm drain. It will only get worse if the fence is completed.

Please take the time to look at the photos included with this letter taken by my next-door neighbor. In the photos, you can see that the new drainage ditch and storm drain are not adequate to prevent water from backing up against the berm and causing flooding. I would be very grateful if you could help find a solution to these problems.

Because of my age, my son-in-law spoke on my behalf at the Planning Commission hearing and has already said much of what is being said above. My son-in-law and my next-door neighbor have also helped me write this letter. I have carefully reviewed all of it its contents to make sure that they are true and correct.

Sincerely,

By: Vladislav Shvyrkov

Vladislav V. Shvyrkov

Terry Flowers
5596 Volkerts Road
Sebastopol, CA 95427

April 13, 2023

Sonoma County Board of Supervisors

RE: Appeal of DRH22-0008 Regarding WCTA Project on APN 134-074-022

Dear Board of Supervisors:

I was born and raised in Sonoma County. I have been the gardener at 524 Oasis Drive since early 2022 and am familiar with the drainage situation there. I was originally employed by David Proctor who was getting the property ready for sale. I am now employed by Kent Lawson, who bought the property. Kent typed up this letter based on my conversations with him. I have read the letter carefully to make sure that it is accurate.

I started working at 524 Oasis Drive several months before the WCTA project started. When I started working on the property, there was a single drainage ditch that ran along the western side of the WCTA property line. It has been part of my job to cut weeds along the drainage ditch. I also walked along the drainage ditch because I stored a pile of yard waste next to the drainage ditch in the corner of the property. Near this area, the WCTA raised the grade of their property and bulldozed out several redwood trees.

The drainage ditch has overflowed several times throughout this spring and winter of 2022-2023 and caused flooding on the property where I work and where the neighbor's property is located. After it rained, I could see water backing up against the side of the WCTA berm and overflowing the drainage ditch. As a result, I have had to put a new yard waste pile elsewhere and have not been able to get my truck in to haul the old yard pile waste away.

It has been about a month since it has rained very much and the drainage ditch is still flooded with water because the ditch is blocked up with dirt from the WCTA project. The blockage is near the old yard waste pile that I mentioned above. Before the WCTA project, the drainage ditch sometimes drained slowly but it would eventually carry the water toward the southeast corner of 526 Oasis Drive. The ditch is not draining the way it did before the WCTA project. Please see the attached photos that were taken today, which show the problem. If you would like more information from me, please feel free to contact me at (415) 760-1682.

Sincerely, Terry Flowers

Terry Flowers

April 16, 2023

Reg Cullen
Senior Engineer (Supervising)
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Mr. Cullen,

I am the former owner of the property located at 524 Oasis Dr. Mr. Kent Lawson has contacted me regarding my knowledge of the development of the property immediately to the southeast of my home. I have told him I would write this letter. Aside from having sold the property to Mr. Lawson I have no further involvement with him.

I acquired 3297 Juniper Ave. (the former address to the site now known as 524 Oasis) in September 1985. I lived there for 36 years. (I do apologize in advance for using the possessive but after 36 years I still feel connected even though I no longer have an interest.)

At the time Oasis Dr did not connect to my driveway. The drainage for the area bounded by Bellevue Ave (to the North) Juniper Ave (Northeast) ending at my driveway (now Oasis) and Primrose Ave (West) flowed from north to south. This north south flow was interrupted by my driveway and Oasis Drive. There were only two drainage swales to drain the entire area. One v swale was located on my eastern border and ran due south. A similar swale existed a couple hundred yards to the west and it too flowed south. My swale ran due south straight until it intersected at a 90degree angle with another swale running east west. This swale flowed westerly in as straight line from West Robles Ave. until it connected to a flood control ditch and Colgan Creek. The water flows were very obvious and my drainage swale carried a tremendous amount of water. With this drainage, no part of my property would flood and the swales worked fine.

At some point the parcel to the west of me (total parcel size 10 acres) was subdivided into 3 parcels and another home was built. The largest parcel on the south side remained vacant. All parcels remained zoned Rural Residential. As a part of the subdivision approval the owner was required to pave the gravel road and install two culverts across Oasis to drain water from the north into the swale to be carried south.

Several years later, someone decided to underground the east west swale. Unfortunately, the drain inlet (DI) was positioned to the west of where my swale was located and the DI's inlet was several inches above the grade of the surrounding area. This caused some flooding to my neighbor to the south where the DI was located. It also caused the most flooding on the parcel to the south east of me, currently the West Coast Transportation District parcel. These area to the east of the swale was lower than the ground level on the west side. Only with very heavy rains, the south east corner of my property would flood however it was of fairly short duration. The slopes in the ground and swale are slight which at times it meant that water would sit the swale, but when it rained, the water flow was very substantial.

Later still, the West Coast Transportation District applied for a change in zoning from Rural Residential to a Special use for the WCTD parking. I attended and spoke out against the change for zoning based upon several concerns:

Flooding- concerns that the normal north south flow would be interrupted further forcing flooding on my parcel. I had already seen the effect of undergrounding the east west swale and could see that placing the parking lot there would force more water on to the properties to the west.

Traffic- many busses going in and out of the neighborhood impacting Bellevue,
Standish, and Todd Roads with back ups that occurred at peak times already.

Noise- This was a residential neighborhood and a bunch of diesel buses starting up and operating next door would be very noisy. The backup warning sounds would carry across the neighborhood.

Air pollution- Obviously anyone who has been next to a diesel bus can smell the stink. Particulate matter going on to adjacent properties is also hazardous to health.

Light Reflection- Overhead security lighting would be reflected off the white roofs of the buses into the neighborhood.

Water Pollution- Oil leaks from busses going into the ground or ground water runoff polluting the neighborhoods wells.

Trash-I visited the existing parking next to Analy High School and photographed a trash strewn parking lot. I provided copies of the photos at the hearing.

During this time, I also spoke with Keller MacDonald who sat on (and may have chaired) the WCTD and discussed my concerns. He told me my concerns would no doubt be addressed in conditions of approval. I have known Keller from days in Boy Scouts and trust him. He told me that it was well known regarding the north south water flow and that would all be factored into the final design.

Unfortunately, after the zoning change was approved, I went and met with a planner and obtained a copy of the conditions of approval. We reviewed them together. He stated that many of my concerns were being addressed by the setbacks on the north and west sides of the project. It addressed the salamander concern. He assured me that the setbacks were parts of a wetlands area that was designed to flood and then drain away to the underground swale from the southwest corner of the project. He stated that the setbacks, the berm wall, double rows of landscape would help address the air and noise of the project. He stated that busses would be parked in such a way as to not require backing and the test of the warning sounds would be performed on West Robles. A result of this was that I was relatively pleased that it seemed they were trying to be good neighbors.

Over the next fifteen to twenty years, I would stop in occasionally and talk to Mike the site manager and ask if anything was going on. Essentially nothing now but coming soon was the reply. In one of these conversations, I spoke with Mike regarding my desire to plant some redwood trees on the WCTD side of the swale so as to get a start the screening landscaping. He approved it with a comment that that was in the wetlands setback and would not impact the project. When the WCTD piled a bunch of dirt on the site in an east west direction I spoke with Mike about more water being directed west rather than south and he told me it was only temporary and that wetlands plan and setbacks would still be put in place when the project was completed. The large pile of dirt continued over the years to flatten out in the westerly direction continuing the diversion to run off to the west. After Mike left, I spoke with Chad one or two times with nothing of substance communicated. At no time was I informed that the project conditions of approval were being modified that I had relied on. In fact, I would think I should have seen a written notice or a hearing for these changes.

My wife and I decided to move to the home I had grown up in after my mother passed away and we completed a year and a half remodel. We sold the Oasis house in April 2022 totally unaware of the changes to the conditions of approval and that the project was ready to go.

Mr. Lawson has forwarded to me the letter from you Mr. Cullen with 4 points summarizing your research and conclusions regarding the drainage in the area. I object to your observations on all 4 points.

1. While you may have looked at the USGS map, it clearly did not show the impacts of drainage ditches, roads and drainage swales. All rain falling to the west of Juniper Ave sheeted to the south. In fact, the drainage ditch alongside the west side of Juniper at the corner and went directly west until it came to my v swale to proceed in a straight line south. This drainage was covering an area of 20 acres.
2. Your GIS mapping observations may be correct now but only because of deviations to the water flows as a result of WCTD and the water agency. When the southern swale was undergrounded and the DI was placed to the west of my swale, it forced the water to move west. While you observed that I had a swale that turned west on my property, that is false. It continued straight south. You state my neighbor to the south has a separate swale, that too is false. The swale on my eastern property line continued straight as a swale on my neighbor's eastern property line. At no time was the single swale going southwest across my property or my neighbor's property except as forced by the misplaced DI. I maintained the swale on my property line and had hired a contractor with a backhoe to clean the swale. I also requested permission from Mike at WCTD to allow access so that I could have that contractor access their property to maintain the swale on their western property line to improve the drainage. My request was denied and I was told by Mike it would require a biological and environment report regarding the impacts. The continuation of my swale to the south continued to fill and water continued to move more southwest because of the misplaced DI and the erosion of the dirt pile moving west into the swale.
3. As discussed previously, the flow of water followed the line of the south swale to the line on the southern side of the WCTD. The water flowed to the swale and to the south prior to the changes
4. I have visited the site and I viewed the placement of the new DI in the southwest corner. It will certainly assist in draining the WCTD site as it is placed at the terminus of the bioswale on the southern property line. It will do very little to drain the surrounding area all the way to Bellevue Ave and to the 20 acres to the north. Water flowing into my swale from the north will run along the eastern property. Whether through natural processes of erosion, natural tree fall, the swale after it leaves my south east corner has become significantly blocked along the west side of the WCTD site. This is a charitable view. It appears that soil has been pushed into the southward berm and it appears that many branches are now piled on top of a higher level of soil. With the berm being located right up to the property line without any setback, or wetlands area, the water will shed off the berm and flow on to my property and to my neighbor's property to the south. The height of the DI is above the ground level to the west. Clearly the placement of the DI will increase the flooding to these properties. I also observed that further north from the DI, the grade of soil on the east side of the swale has been raised substantially. The trees that Mike had allowed me to plant had been bull dozed and the ground raised. This too, with the berm shedding water to the west, and the land on the east side raised, results in further flooding to the west. It is clear from my visit yesterday, that so many of my concerns that appeared to have

been adequately addressed in the Conditions of Approval have been cast aside. So many of these issues were dependent on the setback and the wetlands area have been blatantly ignored.

As I have stated in this letter, I believe the actions of the WCTD and the water agency (placement of the DI on the undergrounded drainage), have and will continue to increase the flooding on the properties. I have a difficult time understanding how the Sonoma County Water Agency and the Army Corp of Engineers have approved these changes. I am available to comment at any level of review pertaining to the status of this process.

Please feel free to contact me directly for any clarification I may provide.

Regards,

David Proctor
2222 Juliet Dr
Santa Rosa CA 95409
707-494-3717

From:	Kent Lawson
To:	Caren Larkin
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Marcie Woychik; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Tuesday, June 27, 2023 9:35:10 AM
Attachments:	Board of Supervisors Appeals Letter 2_5_23.pdf Attachment 1 screen shots of bus parking on existing facility from Google Earth.pdf

Hello Caren,

I called and left a message for you yesterday morning. I would like to see what is being included in the packet for the Board of Supervisors and would be grateful if you would help.

There has been quite a bit of information that has been submitted to PRMD, but I do not know what has been provided to you. Is there a way for you to send me a link to the packet?

Since I have not heard back from you, I am going to start forwarding documents to you. I need to send them separately in a few emails due to file size restrictions. There are two files attached to this email.

Please feel free to call me if you have any questions or concerns.

Thanks,

Kent Lawson
415 317-0555

On Mon, Jun 12, 2023 at 5:00 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Caren,
>
> Please see the attached.
>
> Thanks,
>
> Kent
>
> **Kent D. Lawson, Esq.**
>
> www.velatax.com
> klawson@velatax.com

Required IRS Statement: This document and any attachments was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer

This email and any attachments is confidential and may also be legally privileged. If you are not the intended recipient please immediately notify the sender and then delete it. You should not copy it or use it for any purpose nor disclose its contents to any other person.Kent Lawson
klawson@velatax.com

On Jun 7, 2023, at 5:10 PM, <mmachi@ebagroup.com> <mmachi@ebagroup.com> wrote:

Thank you!

Matthew Machi, P.E.
EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 5:09 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi again,

Yes end of day works. Thank you!

Best Regards,

Caren Larkin

Agenda Analyst
County of Sonoma, Board of Supervisors

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 5:03 PM
To: Caren Larkin <Caren.Larkin@sonoma-county.org>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Thank you very Much Caren. I really appreciate you jumping on this to help us meet the deadline. To be a stickler… I will assume that deadline for the powerpoints will be close of business, 5pm PDT Monday June 12th, 2023. Please feel free to correct me if my assumption is off.

Thanks,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 4:58 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie

Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matthew,

Marcie is out of the office today so I will respond as best I can. See comments in RED below. Please let me know if you have any further questions.

Best Regards,

<image001.png>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 4:39 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

EXTERNAL
Hi Blake and Marcie,

Thank you for your answers to my questions. It is very much appreciated. I am not sure if follow up questions are better directed to Blake or Marcie; but given the time constraint for PowerPoint submittals, I will direct them to both of you:

- Can we please confirm that the time limit will be set at 10 minutes for presentations, as this time limit will affect the power points that are due on June 11th. It is very likely that the time limit will be set at 10 mins. Timing is based on many factors that happen on the day of the meeting so we are not able to confirm if there will be more/less time but as general practice at previous meetings, the time limit has been set at 10 mins.
- The 30 day power point deadline, for our July 11th hearing, lands on June 11th, which is this Sunday. Given that it falls on a weekend, will that deadline be moved to either Friday the 9th, Monday the 12th, or remain on Sunday the 11th in the form of electronic submittal? We can accept the PowerPoint June 12.

Thank you again for your continued help with our project.

Very Respectfully,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Wednesday, June 7, 2023 3:44 PM
To: mmachi@ebagroup.com; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matt,

Many of your questions are addressed in the Board of Supervisors' Rules of Procedure, which are available on the Board's website here: https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/about-the-board/board-rules-of-procedures. See particularly Rules 21, 22, and
44.

- The amount of time allowed for applicant and appellant presentations is at the discretion of the Chair of the Board. (Rule 21.) Each party (inclusive of all presenters on behalf of each party, such as consultants and legal counsel) will be given the same total amount of time. Typically, the Chair gives the appellant and applicant ten minutes each, but again this is the Chair's decision. Closing comments may be allowed by the Chair, but may not be allocated additional time.

- Time allowed for public comment is at the Chair's discretion. (Rule 21.) Each member of the public who wishes to speak is given the same amount of time, generally one to three minutes.
- Each speaker shall speak only once, except if the Chair allows the parties to provide closing comments. (Rule 21.) This rule does not apply if Individuals are called upon by supervisors to respond to specific questions.
- Parties may submit Powerpoint presentations to Permit Sonoma and the Clerk of the Board for review at least 30 days in advance of the hearing.
- Other materials and communications should be submitted as soon as possible but no later than June 20th to be certain they can be included in the packet for distribution. Communications submitted after this date may not be included in the packet but will otherwise be forwarded to the Board for consideration.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Tuesday, June 6, 2023 3:21 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard.

EXTERNAL

Blake,

As we approach the 1 month mark ahead of the BOS hearing, I am hoping that we can define the guidelines for public comment. Will you please help me to clarify:

- How long the applicant and appellant will each have for presentation.
- How long members of the public will have for comment.
- Will individuals who have participated in the applicant and appellant presentations be allowed to speak a second time at public comment?
    - I assume that the primary applicant and appellant would be excluded from additional comment.
    - I assume that individuals called upon by supervisors to address specific questions would not be excluded from additional comment.
    - I am unclear on secondary speakers, intentionally included with each presentation.
- What is the final deadline for submittal of materials to the public record?
- What is the deadline to provide presentation materials for use during applicant and appellant presentations?

Please let me know if there are any other rules or tips that you feel we should be aware of.

Thanks for all of your help!

-Matt

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Monday, May 22, 2023 10:01 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Kent Lawson <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: ADR22-0008; West County Transportation bus yard.

The July 11 Board date to hear the appeal has been confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Blake Hillegas
Sent: Wednesday, May 17, 2023 8:35 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: GRD20-0207 for West County bus transit.

Good morning Chad,

We have asked for the appeal to be heard July 11th. We are waiting for confirmation on this from the Clerk of the Board and Counsel. I'll let you know as soon as this is confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Monday, May 15, 2023 3:04 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>
Subject: Re: GRD20-0207 for West County bus transit.

Blake & Sonoma County Staff,

Can we all get an update on when this issue will be placed on the agenda and heard by the Board of Supervisors? The PC Meetings and appeal was many months ago and we would all like to see this issue receive some attention and responses to our scheduling questions. Please let me know if there is something hindering the progression of the appeals review by the Board of Supervisors that may help provide context to the delay. Any information will be helpful....

Thank you for your time....

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Fri, May 5, 2023 at 3:13 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hello Chad. There was nothing improper about the communication between Blake Hillegas and Kent Lawson. Permit Sonoma management and I were copied both on Kent Lawson's original email and on Blake's response, and in any event, you were made aware of that communication when I copied you on my email to Mr. Lawson. Going forward, until the DRH22-0008 appeal is decided by the Board of Supervisors, Permit Sonoma staff

working on the DRH22-0008 appeal will communicate with the parties in writing whenever reasonably practicable.

As you are probably aware, under the California Public Records Act the public has the right to review, upon request, public records that are in the County's possession and not exempt from disclosure under applicable law. If you would like to review specific public records related to the DRH22-0008 appeal or any other County business, including non-exempt communications to and from County staff regarding DRH22-0008, please submit a request to PermitSonoma-PRA@sonoma-county.org. Permit Sonoma provides a Request for Public Records form for convenience, but using the form is not required.

Please note that Kent Lawson, Rene Alejandro Ortega, and County staff are copied on this email.

Thank you.

From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Wednesday, May 3, 2023 2:09 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Subject: Re: GRD20-0207 for West County bus transit.

Christa,

What is the County's responsibility to inform us about communications similar to this arrangement Blake and Kent was attempting to coordinate?

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Wed, May 3, 2023 at 12:18 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hi Kent. I'm writing to contradict Blake's agreement to your request to meet with you and your attorney. Your appeal of the DRH22-0008 design review approval is pending before the Board of Supervisors. At this point in this process it is not appropriate for staff to meet privately with any one party regarding the issues raised in the appeal. You and your counsel may, of course, submit comments at any time. If your counsel has specific legal matters to discuss, please have him reach out to me directly.

Please note that I copied Chad Barksdale, the primary for West County Transportation Agency, on this email.

Thank you.

Christa Shaw
Deputy County Counsel
County of Sonoma
575 Administration Drive, Suite 105A
Santa Rosa, CA 95403
Direct: (707) 565-3950
Main: (707) 565-2421
Pronouns: she/her/hers

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Tuesday, May 2, 2023 5:12 PM
To: Kent Lawson <klawson@velatax.com>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: RE: GRD20-0207 for West County bus transit.

Hi Ken,

It will be difficult to coordinate a meeting with everyone you have identified, but I am happy to speak with you and Mr. Ortega.

I will be out of the office until May 11. Feel free to reach out again and I will make time to discuss.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, May 2, 2023 3:15 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: Re: GRD20-0207 for West County bus transit.

EXTERNAL

Hi Blake,

How are you? I wanted to follow up on my idea below of doing a call that includes Scott and Reg along with you, Cecily, and Christa.

I would also like to include René Alejandro Ortega and have copied him in above. Kasia and I have hired René to help us. He is a partner in the Shute, Mihaly & Weinberger law firm in San Francisco. He also spent time in the San Jose City Attorney's office and on the Redwood City Planning Commission. It would really help René to understand your thinking about the appeal, especially the CEQA arguments.

Kasia and I will be out of the country until the week of the 22nd. Do you think we could organize a call with everyone that week?

Thanks,

Kent

On Fri, Feb 24, 2023 at 2:58 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Blake,
>
> How are you? I tried to call. Are there any updates?
>
> Can we please do a call with your team to discuss? It would be great if Scott and Reg could join us
>
> We are having more flooding today.
>
> Thanks,
>
> Kent

On Feb 9, 2023, at 9:04 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:

Hi Kent,

I will need to coordinate a date with management and the Board of Supervisors. I'll let you know as soon as we have a tentative date to confirm your availability.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image001.png><image002.png><image003.png><image004.png>
<image005.jpg>

From: Kent Lawson <klawson@velatax.com>
Sent: Wednesday, February 8, 2023 9:57 AM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hello Blake,

Thank you for your email. We called Rebecca and paid by credit card on Monday. Attached is a receipt.

Do you have any dates in mind for the Board of Supervisors hearing?

Thanks,

Kent

--
Kent D. Lawson, Esq.

Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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Warning: If you don't know this email sender or the email is unexpected,
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--

Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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From:	Kent Lawson
To:	Caren Larkin
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Marcie Woychik; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Tuesday, June 27, 2023 9:53:19 AM
Attachments:	Attachment 2 photos of flooding from drainage ditch along the western property line.pdf

Hello Caren,

Attached is one more attachment for the Board of Supervisors packets. This is the second of three emails that I will send this morning. I'm sorry for overwhelming your inbox.

Please confirm.

Thanks,

Kent

On Tue, Jun 27, 2023 at 9:32 AM Kent Lawson <klawson@velatax.com> wrote:

> Hello Caren,
>
> I called and left a message for you yesterday morning. I would like to see what is being included in the packet for the Board of Supervisors and would be grateful if you would help.
>
> There has been quite a bit of information that has been submitted to PRMD, but I do not know what has been provided to you. Is there a way for you to send me a link to the packet?
>
> Since I have not heard back from you, I am going to start forwarding documents to you. I need to send them separately in a few emails due to file size restrictions. There are two files attached to this email.
>
> Please feel free to call me if you have any questions or concerns.
>
> Thanks,
>
> Kent Lawson
> 415 317-0555
>
> On Mon, Jun 12, 2023 at 5:00 PM Kent Lawson <klawson@velatax.com> wrote:
>
> > Hi Caren,

Please see the attached.

Thanks,

Kent

Kent D. Lawson, Esq.

Vela International Tax Advisory

(415) 967-0201
www.velatax.com
klawson@velatax.com

Required IRS Statement: This document and any attachments was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer

This email and any attachments is confidential and may also be legally privileged. If you are not the intended recipient please immediately notify the sender and then delete it. You should not copy it or use it for any purpose nor disclose its contents to any other person.Kent Lawson
klawson@velatax.com

On Jun 7, 2023, at 5:10 PM, <mmachi@ebagroup.com> <mmachi@ebagroup.com> wrote:

Thank you!

Matthew Machi, P.E.
EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 5:09 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro'

<david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi again,

Yes end of day works. Thank you!

Best Regards,

Caren Larkin
Agenda Analyst
County of Sonoma, Board of Supervisors

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 5:03 PM
To: Caren Larkin <Caren.Larkin@sonoma-county.org>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Thank you very Much Caren. I really appreciate you jumping on this to help us meet the deadline. To be a stickler… I will assume that deadline for the powerpoints will be close of business, 5pm PDT Monday June 12th, 2023. Please feel free to correct me if my assumption is off.

Thanks,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)

(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 4:58 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matthew,

Marcie is out of the office today so I will respond as best I can. See comments in RED below. Please let me know if you have any further questions.

Best Regards,

<image001.png>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 4:39 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Blake and Marcie,

Thank you for your answers to my questions. It is very much appreciated. I am not sure if follow up questions are better directed to Blake or Marcie; but given the time constraint for

PowerPoint submittals, I will direct them to both of you:

- Can we please confirm that the time limit will be set at 10 minutes for presentations, as this time limit will affect the power points that are due on June 11th. It is very likely that the time limit will be set at 10 mins. Timing is based on many factors that happen on the day of the meeting so we are not able to confirm if there will be more/less time but as general practice at previous meetings, the time limit has been set at 10 mins.
- The 30 day power point deadline, for our July 11th hearing, lands on June 11th, which is this Sunday. Given that it falls on a weekend, will that deadline be moved to either Friday the 9th, Monday the 12th, or remain on Sunday the 11th in the form of electronic submittal? We can accept the PowerPoint June 12.

Thank you again for your continued help with our project.

Very Respectfully,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Wednesday, June 7, 2023 3:44 PM
To: mmachi@ebagroup.com; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matt,

Many of your questions are addressed in the Board of Supervisors' Rules of Procedure, which are available on the Board's website here:

https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/about-the-board/board-rules-of-procedures. See particularly Rules 21, 22, and
44.

- The amount of time allowed for applicant and appellant presentations is at the discretion of the Chair of the Board. (Rule 21.) Each party (inclusive of all presenters on behalf of each party, such as consultants and legal counsel) will be given the same total amount of time. Typically, the Chair gives the appellant and applicant ten minutes each, but again this is the Chair's decision. Closing comments may be allowed by the Chair, but may not be allocated additional time.

- Time allowed for public comment is at the Chair's discretion. (Rule 21.) Each member of the public who wishes to speak is given the same amount of time, generally one to three minutes.

- Each speaker shall speak only once, except if the Chair allows the parties to provide closing comments. (Rule 21.) This rule does not apply if Individuals are called upon by supervisors to respond to specific questions.

- Parties may submit Powerpoint presentations to Permit Sonoma and the Clerk of the Board for review at least 30 days in advance of the hearing.

- Other materials and communications should be submitted as soon as possible but no later than June 20th to be certain they can be included in the packet for distribution. Communications submitted after this date may not be included in the packet but will otherwise be forwarded to the Board for consideration.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Tuesday, June 6, 2023 3:21 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard.

Blake,

As we approach the 1 month mark ahead of the BOS hearing, I am hoping that we can define the guidelines for public comment. Will you please help me to clarify:

- How long the applicant and appellant will each have for presentation.
- How long members of the public will have for comment.
- Will individuals who have participated in the applicant and appellant presentations be allowed to speak a second time at public comment?
    - I assume that the primary applicant and appellant would be excluded from additional comment.
    - I assume that individuals called upon by supervisors to address specific questions would not be excluded from additional comment.
    - I am unclear on secondary speakers, intentionally included with each presentation.
- What is the final deadline for submittal of materials to the public record?
- What is the deadline to provide presentation materials for use during applicant and appellant presentations?

Please let me know if there are any other rules or tips that you feel we should be aware of.

Thanks for all of your help!

-Matt

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)

(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Monday, May 22, 2023 10:01 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Kent Lawson <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: ADR22-0008; West County Transportation bus yard.

The July 11 Board date to hear the appeal has been confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Blake Hillegas
Sent: Wednesday, May 17, 2023 8:35 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: GRD20-0207 for West County bus transit.

Good morning Chad,

We have asked for the appeal to be heard July 11th. We are waiting for confirmation on this from the Clerk of the Board and Counsel. I'll let you know as

soon as this is confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Monday, May 15, 2023 3:04 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>
Subject: Re: GRD20-0207 for West County bus transit.

Blake & Sonoma County Staff,

Can we all get an update on when this issue will be placed on the agenda and heard by the Board of Supervisors? The PC Meetings and appeal was many months ago and we would all like to see this issue receive some attention and responses to our scheduling questions. Please let me know if there is something hindering the progression of the appeals review by the Board of Supervisors that may help provide context to the delay. Any information will be helpful….

Thank you for your time….

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Fri, May 5, 2023 at 3:13 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hello Chad. There was nothing improper about the communication between Blake Hillegas and Kent Lawson. Permit Sonoma management and I were copied both on Kent Lawson's original email and on Blake's response, and in any event, you were made aware of that communication when I copied you on my email to Mr. Lawson. Going forward, until the DRH22-0008 appeal is decided by the Board of Supervisors, Permit Sonoma staff working on the DRH22-0008 appeal will communicate with the parties in writing whenever reasonably practicable.
>
> As you are probably aware, under the California Public Records Act the public has the right to review, upon request, public records that are in the County's possession and not exempt from disclosure under applicable law. If you would like to review specific public records related to the DRH22-0008 appeal or any other County business, including non-exempt communications to and from County staff regarding DRH22-0008, please submit a request to PermitSonoma-PRA@sonoma-county.org. Permit Sonoma provides a Request for Public Records form for convenience, but using the form is not required.
>
> Please note that Kent Lawson, Rene Alejandro Ortega, and County staff are copied on this email.
>
> Thank you.
>
> **From:** Chad Barksdale <cbarksdale@schoolbusing.org>
> **Sent:** Wednesday, May 3, 2023 2:09 PM
> **To:** Christa Shaw <Christa.Shaw@sonoma-county.org>
> **Subject:** Re: GRD20-0207 for West County bus transit.
>
> Christa,
>
> What is the County's responsibility to inform us about communications similar to this arrangement Blake and Kent was attempting to coordinate?

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Wed, May 3, 2023 at 12:18 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hi Kent. I'm writing to contradict Blake's agreement to your request to meet with you and your attorney. Your appeal of the DRH22-0008 design review approval is pending before the Board of Supervisors. At this point in this process it is not appropriate for staff to meet privately with any one party regarding the issues raised in the appeal. You and your counsel may, of course, submit comments at any time. If your counsel has specific legal matters to discuss, please have him reach out to me directly.
>
> Please note that I copied Chad Barksdale, the primary for West County Transportation Agency, on this email.
>
> Thank you.
>
> Christa Shaw
> Deputy County Counsel
> County of Sonoma
> 575 Administration Drive, Suite 105A
> Santa Rosa, CA 95403
> Direct: (707) 565-3950
> Main: (707) 565-2421
> *Pronouns: she/her/hers*
>
> ---
>
> **From:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Sent:** Tuesday, May 2, 2023 5:12 PM
> **To:** Kent Lawson <klawson@velatax.com>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
> **Subject:** RE: GRD20-0207 for West County bus transit.
>
> Hi Ken,
>
> It will be difficult to coordinate a meeting with everyone you have identified,

but I am happy to speak with you and Mr. Ortega.

I will be out of the office until May 11. Feel free to reach out again and I will make time to discuss.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103



From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, May 2, 2023 3:15 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hi Blake,

How are you? I wanted to follow up on my idea below of doing a call that includes Scott and Reg along with you, Cecily, and Christa.

I would also like to include René Alejandro Ortega and have copied him in above. Kasia and I have hired René to help us. He is a partner in the Shute, Mihaly & Weinberger law firm in San Francisco. He also spent time in the San Jose City Attorney's office and on the Redwood City Planning Commission. It would really help René to understand your thinking about the appeal, especially the CEQA arguments.

Kasia and I will be out of the country until the week of the 22nd. Do you think we could organize a call with everyone that week?

Thanks,

Kent

On Fri, Feb 24, 2023 at 2:58 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Blake,
>
> How are you? I tried to call. Are there any updates?
>
> Can we please do a call with your team to discuss? It would be great if Scott and Reg could join us
>
> We are having more flooding today.
>
> Thanks,
>
> Kent
>
> On Feb 9, 2023, at 9:04 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:
>
> Hi Kent,
>
> I will need to coordinate a date with management and the Board of Supervisors. I'll let you know as soon as we have a tentative date to confirm your availability.
>
> **Blake Hillegas**
> Supervising Planner
> www.PermitSonoma.org
> County of Sonoma
> Planning Division | Project Review
> 2550 Ventura Avenue, Santa Rosa, CA 95403
> Direct: 707-565-1392 | Office: 707-565-1900
> Fax: 707-565-1103
> <image001.png><image002.png><image003.png><image004.png>
> <image005.jpg>
>
> ---
>
> **From:** Kent Lawson <klawson@velatax.com>
> **Sent:** Wednesday, February 8, 2023 9:57 AM
> **To:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>

Subject: Re: GRD20-0207 for West County bus transit.

Hello Blake,

Thank you for your email. We called Rebecca and paid by credit card on Monday. Attached is a receipt.

Do you have any dates in mind for the Board of Supervisors hearing?

Thanks,

Kent

--

Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

Required IRS Statement: This document (and any attachments) was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer.

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--

Kent D. Lawson, Esq.
Principal

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36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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--

Kent D. Lawson, Esq.
Principal

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klawson@velatax.com

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From:	Kent Lawson
To:	Caren Larkin
Cc:	Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Marcie Woychik; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Tuesday, June 27, 2023 9:53:19 AM
Attachments:	Attachment 2 photos of flooding from drainage ditch along the western property line.pdf

Hello Caren,

Attached is one more attachment for the Board of Supervisors packets. This is the second of three emails that I will send this morning. I'm sorry for overwhelming your inbox.

Please confirm.

Thanks,

Kent

On Tue, Jun 27, 2023 at 9:32 AM Kent Lawson <klawson@velatax.com> wrote:

> Hello Caren,
>
> I called and left a message for you yesterday morning. I would like to see what is being included in the packet for the Board of Supervisors and would be grateful if you would help.
>
> There has been quite a bit of information that has been submitted to PRMD, but I do not know what has been provided to you. Is there a way for you to send me a link to the packet?
>
> Since I have not heard back from you, I am going to start forwarding documents to you. I need to send them separately in a few emails due to file size restrictions. There are two files attached to this email.
>
> Please feel free to call me if you have any questions or concerns.
>
> Thanks,
>
> Kent Lawson
> 415 317-0555
>
> On Mon, Jun 12, 2023 at 5:00 PM Kent Lawson <klawson@velatax.com> wrote:
>
> > Hi Caren,

Please see the attached.

Thanks,

Kent

Kent D. Lawson, Esq.

Vela International Tax Advisory

(415) 967-0201
www.velatax.com
klawson@velatax.com

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This email and any attachments is confidential and may also be legally privileged. If you are not the intended recipient please immediately notify the sender and then delete it. You should not copy it or use it for any purpose nor disclose its contents to any other person.Kent Lawson
klawson@velatax.com

On Jun 7, 2023, at 5:10 PM, <mmachi@ebagroup.com> <mmachi@ebagroup.com> wrote:

Thank you!

Matthew Machi, P.E.
EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 5:09 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro'

<david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi again,

Yes end of day works. Thank you!

Best Regards,

Caren Larkin
Agenda Analyst
County of Sonoma, Board of Supervisors

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 5:03 PM
To: Caren Larkin <Caren.Larkin@sonoma-county.org>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Thank you very Much Caren. I really appreciate you jumping on this to help us meet the deadline. To be a stickler… I will assume that deadline for the powerpoints will be close of business, 5pm PDT Monday June 12th, 2023. Please feel free to correct me if my assumption is off.

Thanks,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)

(707) 544-0866 (fax)
www.ebagroup.com

From: Caren Larkin <Caren.Larkin@sonoma-county.org>
Sent: Wednesday, June 7, 2023 4:58 PM
To: mmachi@ebagroup.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matthew,

Marcie is out of the office today so I will respond as best I can. See comments in RED below. Please let me know if you have any further questions.

Best Regards,

<image001.png>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Wednesday, June 7, 2023 4:39 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Blake and Marcie,

Thank you for your answers to my questions. It is very much appreciated. I am not sure if follow up questions are better directed to Blake or Marcie; but given the time constraint for

PowerPoint submittals, I will direct them to both of you:

- Can we please confirm that the time limit will be set at 10 minutes for presentations, as this time limit will affect the power points that are due on June 11th. It is very likely that the time limit will be set at 10 mins. Timing is based on many factors that happen on the day of the meeting so we are not able to confirm if there will be more/less time but as general practice at previous meetings, the time limit has been set at 10 mins.
- The 30 day power point deadline, for our July 11th hearing, lands on June 11th, which is this Sunday. Given that it falls on a weekend, will that deadline be moved to either Friday the 9th, Monday the 12th, or remain on Sunday the 11th in the form of electronic submittal? We can accept the PowerPoint June 12.

Thank you again for your continued help with our project.

Very Respectfully,

Matthew Machi, P.E.

EBA Engineering
825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)
(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Wednesday, June 7, 2023 3:44 PM
To: mmachi@ebagroup.com; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Marcie Woychik <Marcie.Woychik@sonoma-county.org>; Caren Larkin <Caren.Larkin@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Hi Matt,

Many of your questions are addressed in the Board of Supervisors' Rules of Procedure, which are available on the Board's website here:

https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/about-the-board/board-rules-of-procedures. See particularly Rules 21, 22, and
44.

- The amount of time allowed for applicant and appellant presentations is at the discretion of the Chair of the Board. (Rule 21.) Each party (inclusive of all presenters on behalf of each party, such as consultants and legal counsel) will be given the same total amount of time. Typically, the Chair gives the appellant and applicant ten minutes each, but again this is the Chair's decision. Closing comments may be allowed by the Chair, but may not be allocated additional time.

- Time allowed for public comment is at the Chair's discretion. (Rule 21.) Each member of the public who wishes to speak is given the same amount of time, generally one to three minutes.

- Each speaker shall speak only once, except if the Chair allows the parties to provide closing comments. (Rule 21.) This rule does not apply if Individuals are called upon by supervisors to respond to specific questions.

- Parties may submit Powerpoint presentations to Permit Sonoma and the Clerk of the Board for review at least 30 days in advance of the hearing.

- Other materials and communications should be submitted as soon as possible but no later than June 20th to be certain they can be included in the packet for distribution. Communications submitted after this date may not be included in the packet but will otherwise be forwarded to the Board for consideration.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: mmachi@ebagroup.com <mmachi@ebagroup.com>
Sent: Tuesday, June 6, 2023 3:21 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; 'Chad Barksdale' <cbarksdale@schoolbusing.org>; 'Kent Lawson' <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; 'René Alejandro Ortega' <ROrtega@smwlaw.com>; 'Jeff Gilchrist' <JeffG@rgmkramer.com>; 'Todd Fletcher' <ToddF@rgmkramer.com>; 'David Zaro' <david@coargroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: ADR22-0008; West County Transportation bus yard.

Blake,

As we approach the 1 month mark ahead of the BOS hearing, I am hoping that we can define the guidelines for public comment. Will you please help me to clarify:

- How long the applicant and appellant will each have for presentation.
- How long members of the public will have for comment.
- Will individuals who have participated in the applicant and appellant presentations be allowed to speak a second time at public comment?
    - I assume that the primary applicant and appellant would be excluded from additional comment.
    - I assume that individuals called upon by supervisors to address specific questions would not be excluded from additional comment.
    - I am unclear on secondary speakers, intentionally included with each presentation.
- What is the final deadline for submittal of materials to the public record?
- What is the deadline to provide presentation materials for use during applicant and appellant presentations?

Please let me know if there are any other rules or tips that you feel we should be aware of.

Thanks for all of your help!

-Matt

Matthew Machi, P.E.

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825 Sonoma Avenue, Suite C
Santa Rosa, CA 95404
(707) 544-0784 (voice)

(707) 544-0866 (fax)
www.ebagroup.com

From: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Sent: Monday, May 22, 2023 10:01 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Kent Lawson <klawson@velatax.com>
Cc: Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: ADR22-0008; West County Transportation bus yard.

The July 11 Board date to hear the appeal has been confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Blake Hillegas
Sent: Wednesday, May 17, 2023 8:35 AM
To: Chad Barksdale <cbarksdale@schoolbusing.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>
Subject: RE: GRD20-0207 for West County bus transit.

Good morning Chad,

We have asked for the appeal to be heard July 11th. We are waiting for confirmation on this from the Clerk of the Board and Counsel. I'll let you know as

soon as this is confirmed.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103
<image002.png><image003.png><image004.png><image005.png>
<image006.jpg>

From: Chad Barksdale <cbarksdale@schoolbusing.org>
Sent: Monday, May 15, 2023 3:04 PM
To: Christa Shaw <Christa.Shaw@sonoma-county.org>
Cc: Kent Lawson <klawson@velatax.com>; René Alejandro Ortega <ROrtega@smwlaw.com>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Todd Fletcher <ToddF@rgmkramer.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; David Zaro <david@coargroup.com>; Matt Machi <mmachi@ebagroup.com>
Subject: Re: GRD20-0207 for West County bus transit.

Blake & Sonoma County Staff,

Can we all get an update on when this issue will be placed on the agenda and heard by the Board of Supervisors? The PC Meetings and appeal was many months ago and we would all like to see this issue receive some attention and responses to our scheduling questions. Please let me know if there is something hindering the progression of the appeals review by the Board of Supervisors that may help provide context to the delay. Any information will be helpful….

Thank you for your time….

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Fri, May 5, 2023 at 3:13 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hello Chad. There was nothing improper about the communication between Blake Hillegas and Kent Lawson. Permit Sonoma management and I were copied both on Kent Lawson's original email and on Blake's response, and in any event, you were made aware of that communication when I copied you on my email to Mr. Lawson. Going forward, until the DRH22-0008 appeal is decided by the Board of Supervisors, Permit Sonoma staff working on the DRH22-0008 appeal will communicate with the parties in writing whenever reasonably practicable.
>
> As you are probably aware, under the California Public Records Act the public has the right to review, upon request, public records that are in the County's possession and not exempt from disclosure under applicable law. If you would like to review specific public records related to the DRH22-0008 appeal or any other County business, including non-exempt communications to and from County staff regarding DRH22-0008, please submit a request to PermitSonoma-PRA@sonoma-county.org. Permit Sonoma provides a Request for Public Records form for convenience, but using the form is not required.
>
> Please note that Kent Lawson, Rene Alejandro Ortega, and County staff are copied on this email.
>
> Thank you.
>
> **From:** Chad Barksdale <cbarksdale@schoolbusing.org>
> **Sent:** Wednesday, May 3, 2023 2:09 PM
> **To:** Christa Shaw <Christa.Shaw@sonoma-county.org>
> **Subject:** Re: GRD20-0207 for West County bus transit.
>
> Christa,
>
> What is the County's responsibility to inform us about communications similar to this arrangement Blake and Kent was attempting to coordinate?

Regards,

Chad Barksdale
Executive Director
West County Transportation Agency
707-206-9988 x230

On Wed, May 3, 2023 at 12:18 PM Christa Shaw <Christa.Shaw@sonoma-county.org> wrote:

> Hi Kent. I'm writing to contradict Blake's agreement to your request to meet with you and your attorney. Your appeal of the DRH22-0008 design review approval is pending before the Board of Supervisors. At this point in this process it is not appropriate for staff to meet privately with any one party regarding the issues raised in the appeal. You and your counsel may, of course, submit comments at any time. If your counsel has specific legal matters to discuss, please have him reach out to me directly.
>
> Please note that I copied Chad Barksdale, the primary for West County Transportation Agency, on this email.
>
> Thank you.
>
> Christa Shaw
> Deputy County Counsel
> County of Sonoma
> 575 Administration Drive, Suite 105A
> Santa Rosa, CA 95403
> Direct: (707) 565-3950
> Main: (707) 565-2421
> *Pronouns: she/her/hers*
>
> ---
>
> **From:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Sent:** Tuesday, May 2, 2023 5:12 PM
> **To:** Kent Lawson <klawson@velatax.com>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
> **Subject:** RE: GRD20-0207 for West County bus transit.
>
> Hi Ken,
>
> It will be difficult to coordinate a meeting with everyone you have identified,

but I am happy to speak with you and Mr. Ortega.

I will be out of the office until May 11. Feel free to reach out again and I will make time to discuss.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103



From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, May 2, 2023 3:15 PM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>; René Alejandro Ortega <ROrtega@smwlaw.com>
Subject: Re: GRD20-0207 for West County bus transit.

Hi Blake,

How are you? I wanted to follow up on my idea below of doing a call that includes Scott and Reg along with you, Cecily, and Christa.

I would also like to include René Alejandro Ortega and have copied him in above. Kasia and I have hired René to help us. He is a partner in the Shute, Mihaly & Weinberger law firm in San Francisco. He also spent time in the San Jose City Attorney's office and on the Redwood City Planning Commission. It would really help René to understand your thinking about the appeal, especially the CEQA arguments.

Kasia and I will be out of the country until the week of the 22nd. Do you think we could organize a call with everyone that week?

Thanks,

Kent

On Fri, Feb 24, 2023 at 2:58 PM Kent Lawson <klawson@velatax.com> wrote:

> Hi Blake,
>
> How are you? I tried to call. Are there any updates?
>
> Can we please do a call with your team to discuss? It would be great if Scott and Reg could join us
>
> We are having more flooding today.
>
> Thanks,
>
> Kent
>
> On Feb 9, 2023, at 9:04 PM, Blake Hillegas <Blake.Hillegas@sonoma-county.org> wrote:
>
> Hi Kent,
>
> I will need to coordinate a date with management and the Board of Supervisors. I'll let you know as soon as we have a tentative date to confirm your availability.
>
> **Blake Hillegas**
> Supervising Planner
> www.PermitSonoma.org
> County of Sonoma
> Planning Division | Project Review
> 2550 Ventura Avenue, Santa Rosa, CA 95403
> Direct: 707-565-1392 | Office: 707-565-1900
> Fax: 707-565-1103
> <image001.png><image002.png><image003.png><image004.png>
> <image005.jpg>
>
> ---
>
> **From:** Kent Lawson <klawson@velatax.com>
> **Sent:** Wednesday, February 8, 2023 9:57 AM
> **To:** Blake Hillegas <Blake.Hillegas@sonoma-county.org>
> **Cc:** Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; Reg Cullen <Reg.Cullen@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Kasia <kasiaucb@gmail.com>

Subject: Re: GRD20-0207 for West County bus transit.

Hello Blake,

Thank you for your email. We called Rebecca and paid by credit card on Monday. Attached is a receipt.

Do you have any dates in mind for the Board of Supervisors hearing?

Thanks,

Kent

--

Kent D. Lawson, Esq.
Principal

Vela International Tax Advisory
One Market
Spear Street Tower
36th Floor
San Francisco, CA 94105
(415) 967-0201
www.velatax.com
klawson@velatax.com

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--

Kent D. Lawson, Esq.
Principal

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From: Todd Fletcher
To: Blake Hillegas
Cc: Jeff Gilchrist
Subject: WCTA Parkinglot Project
Date: Wednesday, July 5, 2023 12:20:54 PM

This recent letter from Kent is unbelievable. He is not prepared and really has no logical reason to be putting the district through this. I hope they don't change the meeting this is just another way of costing the Tax paying citizen and school Districts of Sonoma county more MONEY !!!

Todd Fletcher
Field Engineer
Office 707-575-9550
Cell 707-980-8050

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Kent Lawson & Kasia Nowak
524 Oasis Drive
Santa Rosa, CA 95407

July 5, 2023

Sonoma County Board of Supervisors

RE: Appeal of DRH22-0008 Regarding WCTA Project on APN 134-074-022

Dear Board of Supervisors:

We are writing regarding the Jull 11, 2023 hearing regarding the matter referenced above. We suggest that you reschedule the public hearing and instead use the scheduled time for a closed hearing with the County Counsel. A public hearing is premature. We have not received formal written notice of the hearing and assume that our neighbors who would be interested have also not received notice. The hearing date is less than a week away.

Moreover, additional information is required for you and County Counsel to properly assess the CEQA issues. The WCTA is trying to rely on a CEQA determination going back to 1999. By the WCTA's own admission much has changed since the 1999. Over two decades have passed. Please see the attached letter from the Director of the WCTA dated October 11, 2022 regarding these changes.

California Public Resource Code section 2116 reads as follows:

> Section 21166 - Subsequent or supplemental report required
>
> When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:
> **(a)** Substantial changes are proposed in the project which will require major revisions of the environmental impact report. **(b)** Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report. **(c)** New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

Unfortunately, the WCTA is the only one in possession of the information necessary for a new CEQA review. To our knowledge PRMD staff has failed to request the necessary information from the WCTA, which should be the role of PRMD.

We have also attempted to obtain the information ourselves from the WCTA through the attached Public Records Act Request. The WCTA has not responded. We suggest that you ask the PRMD

to request the information requested in the attached Public Records Act Request and that adequate time be allowed for all sides to review it before the public hearing.

Sincerely,



Kent Lawson and Kasia Nowak

To Whom it May Concern:

I am hereby making a California Public Records Act Request to the West County Transportation Agency for the Documents described below. Please provide me with an electronic copy of the documents as soon as possible, but no later than 10 days from today. A hard copy is not necessary.

I request any and all documents, unless otherwise denoted, from 1995 to the present relating in any way to:

1. The past and / or future development of APNs 134-072-025, 134-072-048, and 134-074-022 in Sonoma County

2. West County Transportation Agency Financial Statements & Reports for the Fiscal Year Ended June 30, 2022

3. The past and / or projected future number and / or size of school buses operated by the West County Transportation Agency

4. The past and / or projected future number of students who ride buses operated by the West County Transportation Agency

5. Past and / or projected future bus routes for buses operated by the West County Transportation Agency

6. The past and / or projected future number of buses owned by the West County Transportation Agency stored at APNs 134-072-025, 134-072-048, and 134-074-022 in Sonoma County

7. The purchase or possible purchase of future buses by the West County Transportation Agency

8. Studies or plans relating to planned or possible electric school bus purchases and / or deployment

9. Insurance requirements for security measures such as lighting or fencing

10. Correction notices and / or stop work orders on APNs 134-072-025, 134-072-048, and 134-074-022

11. Drainage and / or flooding on APNs 134-072-025, 134-072-048, and 134-074-022

12. Plans, projections, and contracts relating to employee parking

13. Wetlands mitigation and /or open space easements relating to the West County Transportation Agency

By Documents I mean any writing as defined by Californian Evidence Code section 250 which means handwriting, typewriting, printing, photostating, photographing, photocopying, transmitting by electronic mail or facsimile, and every other means of recording upon any tangible thing, any form of communication or representation, including letters, words, pictures, sounds, or symbols, or combinations thereof, and any record thereby created, regardless of the manner in which the record has been stored.

Please email me if you have questions.

Thank You,

Kent Lawson

EXHIBIT A

October 11, 2022

Sent Via e-mail

Re: West County Transportation Agency – DRH22-0008

Dear Planning Commission Members,

I am the Executive Director of West County Transportation Agency, (WCTA). WCTA, is a joint exercise of powers agency created on June 27, 1988 pursuant to Article 4, Chapter 5, Division 7, Title 1 of the California Government Code and a Joint Powers Agreement (JPA) by and among 17 local school districts within the County of Sonoma. These 17 public school districts have positioned responsibility within my position as the Executive Director to advocate, operate, and direct transportation services for thousands of students attending public school, which include students with disabilities, at risk, and disadvantaged.

As a public agency and steward of tax payers' dollars it is within my responsibility to avoid waste and misuse. This is why we started our conversations with the Planning Division about the preliminary design and process required for this project in 2018. We did not approach this project with malice, disregard, or avoidance of the requirements within the Condition of Approval. In fact, we were upfront with our intentions and approached this project openly and with a very thorough process. For example, documents for obtaining permits to construct the parking lot were submitted in July 2020. After 21 months and as many as 9 rounds of comments and updates required from multiple divisions within the County and City of Santa Rosa Permit Departments, we finally received necessary documents to begin grading, only to be revoked 1 month later. While some work has continued with underground utilities to mitigate a possible negative impact to surrounding properties in the event of rain, it does not come without additional cost due to inefficiencies of equipment and personnel on the jobsite, as well as lost days of work.

While I cannot provide a rational reason as to why it has taken over 20 years to develop this parcel, other than availability of necessary funding, it has always been the Agency's intention to construct a parking lot. Since the 1999 Conditions of Approval there has been many changes to laws, codes, technology, environmental conditions related to drought and fires, and many others within the scope of service for WCTA. One of the most impactful and legal responsibility is to our students with disabilities. Since February 1999, the scope of transportation services provided

West County Transportation Agency, 367 West Robles Ave., Santa Rosa, CA 95407
(707) 206-9988 Fax: (707) 206-9901
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to public school students by WCTA has changed drastically and has great potential to change in the future.

Beginning in the 2003-2004 School Year the Sonoma County Special Education Local Plan Area (SELPA) discontinued providing transportation services to all special needs students who have educational related services within their Individualize Education Plan (IEP). Students with transportation listed as a related service within their IEP are required to receive free and appropriate services under Federal and State law. As a result of SELPA discontinuing transportation services, each school district was legally required to assume/provide these services.

As you can imagine, hiring drivers, procuring school buses, providing maintenance, and finding a physical location to operate from was and still is difficult. Fortunately, for many of the school districts, they were and remain members of the JPA and placed the burden of this task onto WCTA to accomplish. This unforeseen change in service resulted in a significant increase in the number of bus routes from the original 1999 growth plan when the PLP 98-0050 Condition of Approval was created. It is important to note that the typical special needs school bus route is very different than the large 80 passenger general education bus route. The average ridership on a special needs bus is approximately 8 students per bus from the curbside of their residence to the school. It takes approximately 10 times the number of buses to transport special needs students compared to the general education school bus. The decision for SELPA's discontinued services increased the number of school bus routes WCTA provided by 67%, increasing the buses required to provide this service and spare fleet to support proper vehicle maintenance and repairs.

While this change in service and initial increase in bus routes was challenging and required more employees, equipment, and space, it started a chain reaction and panic within the Sonoma County school districts. Between the years of 2003 – 2006 WCTA added 5 new school district members to the JPA. In 2007, Cotati Rohnert Park Unified School District became a member and doubled the size of the WCTA provided services. In 2016 WCTA doubled in size once more when Santa Rosa City Schools, the largest school district in Sonoma County, became a member. Since 2001 WCTA has increased the number of students transported from 4,000 to approximately 8,000 students daily and from 80 buses to 203 buses.

I have provided the above increase in scope of service for WCTA not as a reasoning/justification to undermine the initial intent of the 1999 Conditions of Approval, but as information for the Planning Commission to consider when reviewing the proposed plans. As you will see in the Staff Report, proposed plans, and past preliminary plans, the overall development of the site remains substantially the same. The preliminary plans provided a suggestion of potential use of

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the westerly parking lot based on conditions/scope of service of the Agency from 20+ years ago. However, when looking at the footprint of the westerly site it is important to keep in mind the above scope of service as it relates to the sites total usage. The preliminary plans suggested large, 78-80 passenger vehicles that measure 40' long. The current proposed plans provide space for vehicles that are much smaller in size and are more than 2 to 1 in length from the initial conceptual plans provided many years ago. Nevertheless, WCTA has made adjustments to the site plan to accommodate no more than 80 vehicles on the westerly parking lot at any given time as interpreted within the 1999 Conditions of Approval.

I will be available during the December 1, 2022 Planning Commission Meeting as well as the Construction Management Team, and Architectural professionals relative to the project for any questions and comments. Within the following attachment I have taken the time to address some of the Staff Comments/Recommendation, Draft Resolution of the Design Review Committee Meeting, and neighbor concerns.

Sincerely,

Chad Barksdale
Executive Director,
West County Transportation Agency

West County Transportation Agency, 367 West Robles Ave., Santa Rosa, CA 95407
(707) 206-9988 Fax: (707) 206-9901
www.schoolbusing.org

Site Parking
524 Oasis Drive – Concerns 1, 2, & 3

While it is being suggested that WCTA has been disingenuous or egregiously violating the condition set, our intentions where never hidden or not presented to the appropriate Sonoma County Permit staff for their input and evaluations. As mention earlier within this public comment document, communication relative to our plans and intentions began in 2018 and received 20 months of evaluation between July 2020 and March 2022. A full set of plans and pending permits were available for public review prior to the April 2022 purchase of 524 Oasis Drive by the current residents. Furthermore, communication with the prior owner of 524 Oasis Drive was ongoing for the past several years which included our intentions and I personally notified this owner of submitted plans in July 2020.

Nevertheless, to provide context to our original submittal of 188 spaces on the westerly parking lot we used language within the resolution and conditions of approval as guidance. For example, within 4.1, h) of the resolutions language it states, 80 vehicles on APN 134-074-022, entire project to 110 buses, and allow for a limited expansion of 20 to 30 percent to keep up with growing student population in the future. Furthermore, on page 4, Planning, item 32 of the Condition of Approval adds more clarifying language that includes, "APN 134-074-022 shall be restricted to a maximum of 80 vehicles on it at any one time" and total of all three parcels to a "maximum of 110 buses on it at any given one time". There are key words/phases taken from this language that applied to our original submittal.

Firstly, "80 vehicles at any one time" does not restrict the use of the westerly property to buses only. Secondly, "110 buses" on all three properties at any one time" appears to set a differentiation that "vehicles" and "buses" are not the same definition within context of the restricting language. Otherwise, why does the Board of Supervisors' specifically call out vehicles and separately call out buses in the same sentence in two separate locations within the 1999 documentation.

Secondly, on page 2, item 14 of the Conditions of Approval outlines requirements for a smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property. If the intention was only to have buses onsite the Board of Supervisors would not have specifically identified safe movement of passenger vehicle entering and exiting stated with the conditions of approval.

Thirdly, "at ***any*** given one time" has a much different interpretation than the quoted language provided by the resident at 524 Oasis Drive of "at one time". Based on our interpretation it is

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clear that the Board of Supervisors understood that vehicles/buses would flow on and off of all properties identified within the 1999 resolution and conditions of approval.

Lastly, the phrase "and allow for a limited expansion of 20 to 30 percent to keep up with growing student population in the future". This language was used in our original site plan submitted as if the Board of Supervisors were allowing for 20 to 30 percent expansion from the time these conditions were set being that it called out future student population growth. However, it was brought to our attention by the Planning Division that they later interpreted this language differently and 20-30 percent expansion in student population was already accounted for in the development of the 1999 resolution and conditions of approval. Therefore, WCTA has already changed and resubmitted documentation to reduce parking on the westerly parcel to conform to the 1999 documentation and interpretation.

WCTA has operated for 20 years without an employee parking lot. Employees have used West Robles Avenue as the primary parking space for all employees who currently operate out of the eastern property. However, when reviewing the 1999 resolution and conditions of approval you will see that the intent was always for a consolidated facility. With a consolidated facility it will naturally bring an increased number of employees, requiring more parking space than is currently available on the existing easterly property and West Robles Avenue.

At present time, our employees are in competition for parking space on West Robles with employees from Sonoma County Transit. Over the past few years, due to the orders by the Sonoma County Board of Supervisor on homeless, our employees have had to compete for parking along West Robles with serveral homeless campers. Not only do the campers take up space available for parking, there is a significant physical and health safety concerns for our employees walking by these campers. We will continue to utilized West Robles Avenue for parking when there is availability. As for parking on Juniper Avenue, this is prohibited by the 1999 conditions of approval on page 4, item 35.

See the next page for an overall site parking expectation and design relative to vehicle movement on and off the property.

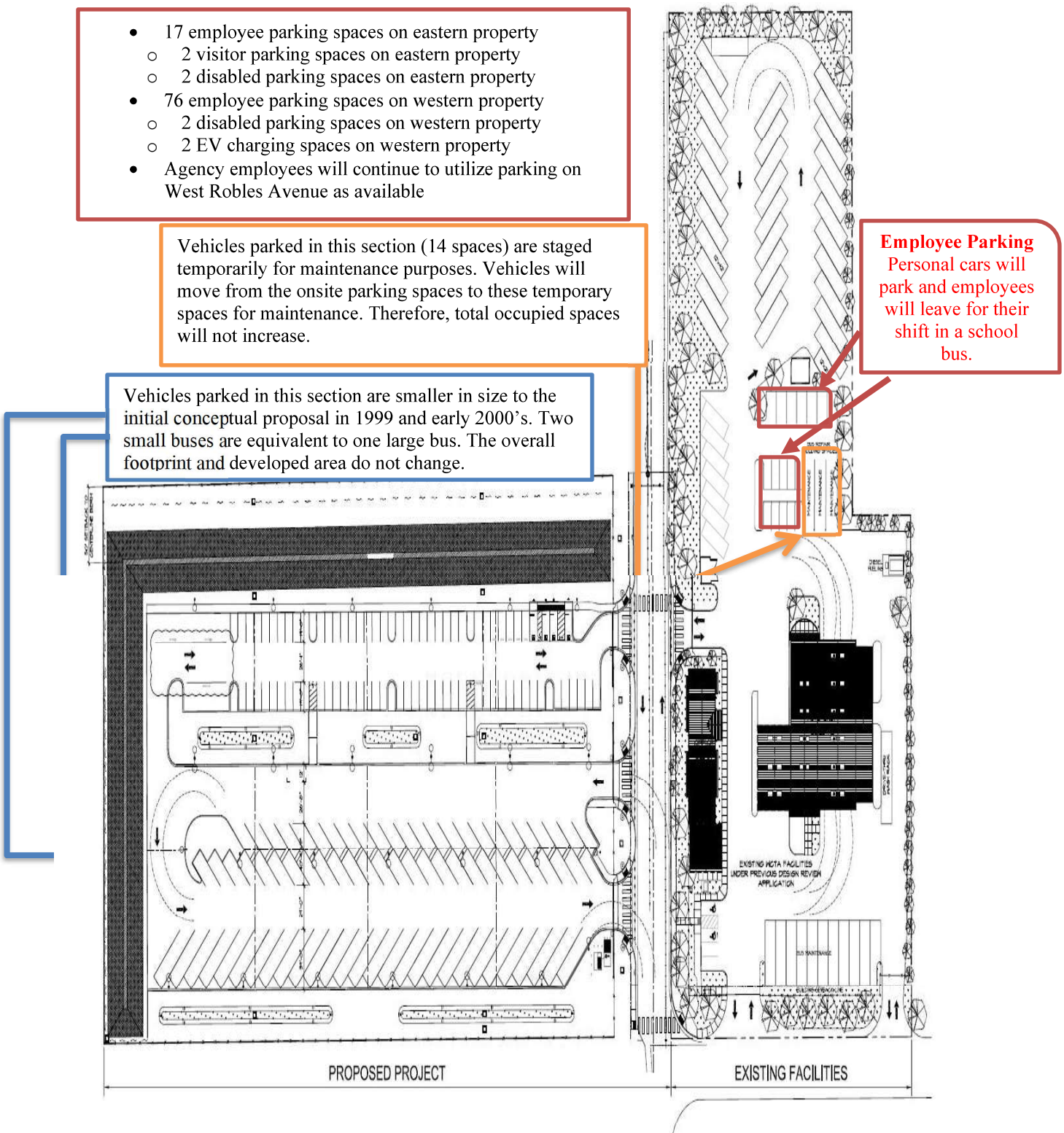
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- 17 employee parking spaces on eastern property
  - 2 visitor parking spaces on eastern property
  - 2 disabled parking spaces on eastern property
- 76 employee parking spaces on western property
  - 2 disabled parking spaces on western property
  - 2 EV charging spaces on western property
- Agency employees will continue to utilize parking on West Robles Avenue as available

Vehicles parked in this section (14 spaces) are staged temporarily for maintenance purposes. Vehicles will move from the onsite parking spaces to these temporary spaces for maintenance. Therefore, total occupied spaces will not increase.

Vehicles parked in this section are smaller in size to the initial conceptual proposal in 1999 and early 2000's. Two small buses are equivalent to one large bus. The overall footprint and developed area do not change.

Employee Parking
Personal cars will park and employees will leave for their shift in a school bus.



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Lighting,
524 Oasis Drive – Concern 4

It should be noted that the lighting conditions provided in 1999 are severely outdated and not within the current technological standards of today's codes and expectations. Nevertheless, as stated more than once within condition 46, the lighting plan will be submitted and approved by the Permit Department. The initial and current lighting plan has been submitted and approved based on the lighting cut sheets, photometric plan, and current expectations to provide employees with a safe environment to perform the necessary function of their job and security of the site.

The residents of 524 Oasis Drive state that lighting of the parking areas is restricted and call out condition #46. It is important to remember the delineation between external and internal lighting. Condition #46 is speaking to the exterior security lighting of the property. This condition does not prohibit lighting within the property, only that the lighting shines on the internal areas and not wash out onto adjacent properties. It is our interpretation and based on prior lighting plan approvals by the Planning Division. that security lighting identified within condition 46 should not shine "wash out" on property external from the proposed project.

In addition, it would be remise of me not to suggest lighting that would also provide security of the Agency's property and staff. The vehicles parked on this facility and equipment installed within them is worth several millions of dollars and provide transportation for our local public-school students. We have a responsibility to establish a deterrent to protect this equipment and staff from potential vandals looking for fuels, electronics, catalytic converters, wanderers looking for a place to sleep, or someone looking to harm staff or students.

Furthermore, the Board of Supervisors resolution places night security lighting requirements within sections 3.4, C,c and H,c. The properties surrounding areas have been consumed with homeless campers that has come with vandalism and theft, employee safety concerns, risk of dangerous paraphernalia, and more. These concerns can be substantiated with photos as well as communications with the Sonoma County Sheriff and Sonoma County Board of Supervisors offices.

In a good faith effort we have worked extensively with our electrical engineers to design a system that meets proper site security, employee safety, and limits any impacts to surrounding properties. Within our submittals you will see how we have made lighting concessions to help these concerns although our original design was approved by the Planning Division and within the overall scope of the sites intended uses. Under performing lighting increases safety risks to staff and equipment as well as difficulty obtaining proper insurance coverages for the site.

West County Transportation Agency, 367 West Robles Ave., Santa Rosa, CA 95407
(707) 206-9988 Fax: (707) 206-9901
www.schoolbusing.org

Berm, Setbacks, and Landscaping
524 Oasis Drive – Concern 5

The berms and setbacks have been properly designed and redesigned to meet the requirements in the 1999 resolution and conditions of approval. Both the resolution and conditions of approval require the centerline of berm be setback at least 50' from adjacent property lines to the north. The proposed plans meet this requirement and does not change the overall footprint of the property's conceptual intension in 1999 or early 2000's.

Landscaping has been a topic of discussion many times over the past several months. Advice and requirements from a proper licensed geotechnical engineer have been ongoing from the start of the project and are a requirement within the conditions of approval and County standards. The berm has been designed to allow for proper planting relative to the slope and confirmed by a licensed Geotech. Furthermore, our Agency has utilized a licensed Landscape Architect to create the current landscaping plan. Our Landscape Architect has taken special care to ensure that all areas are addressed relative to current drought conditions and the recommendations of the Design Review Committee and is addressed within our submitted landscaping plan for review.

Within the plan you will see that all trees on the berm are evergreen tree species with different maturity height expectations and have been strategically placed on either side of the berm to create a staggering tree canopy. The tree canopy being planted along with the existing trees on the adjacent properties to the north and west of the berm provides a very dense screening. The berm is scheduled to receive a dense hydroseeding to shore up any potential erosion due to slope or heavy rains.

On several occasions we have asked for assistance from the Planning Division in determining acceptable or interpreting the phase "densely landscaped". Unfortunately, we have not been able to receive an answer and based on our berm and landscape plan submittals by licensed professionals, we believe the berm is adequately landscaped with evergreen trees.

Drainage / Erosion Plans
524 Oasis Drive – Concern 6

Drainage and erosion plans have been submitted to accommodate onsite watershed and accommodate for offsite watershed with the connection to underground storm drains as well as bioretention areas to collect water and return it to the current underground water tables. The north side of the berm has a bioretention area running the entire length of the berm, (over 500 feet) to collect stormwater flow from the northern properties. Furthermore, all of the bioretention areas have an overflow connection to the storm water system in the event it is needed. The

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bioretention area located on the north side of the berm will likely improve the current watershed conditions. Based on the 1999 Board of Supervisors resolution it appears that drainage of the properties to the north have been an issue as it states in 3.4, G, c that these drainage improvements are expected to help improve drainage problems north from the project. The drainage ditch the residents at 524 Oasis Drive are referring to never had an outlet and was created many years ago by the previous owners. Due to our improvements, there will be an improved flow of stormwater.

Fence
524 Oasis Drive – Concern 7

The 1999 conditions of approval clearly require perimeter fencing with slats at least 6 feet tall. Our current proposal provides an 8 foot fence with slats. These conditions are stated within the resolution in sections 3.4 C,a and 3.4 H, b.

EV Charging
524 Oasis Drive – Concern 8

When the 1999 resolution and conditions of approval were created EV Charging was not an option. California has had a huge push to electrify automobiles and has implemented requirements to provide EV Charging stations. Nevertheless, these charging stations are currently proposed on the north side of the parking lot where the employee vehicles will park. These spaces, if used, will only be used during the identified hours of operation within the resolution and conditions of approval.

Wetland Mitigation
524 Oasis Drive – Concern 9

All necessary wetland mitigation has been purchased and approved by the necessary agencies. Documentation is available and has been available on the Permit Sonoma website at https://prmd.sonomacounty.ca.gov/CitizenAccess/Default.aspx?CurrentURL=https%3A%2F%2Fprmd.sonomacounty.ca.gov%2FCitizenAccess%2FCap%2FCapHome.aspx?module=Building&TabName=Home using GRD20-0207 as the permit number.

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(707) 206-9988 Fax: (707) 206-9901
www.schoolbusing.org
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From:	Kent Lawson
To:	Marcie Woychik
Cc:	Caren Larkin; Blake Hillegas; Chad Barksdale; Scott Orr; Jennifer Klein; Cecily Condon; Christa Shaw; René Alejandro Ortega; Jeff Gilchrist; Todd Fletcher; David Zaro; mmachi@ebagroup.com; Melody Richitelli; Liz Goebel; Sita Kuteira; Noelle Francis; Michelle Norman
Subject:	Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing
Date:	Monday, July 10, 2023 12:51:59 PM

Hello Marcie,

If the 7/5 letter was never distributed, I'll do an updated version with today's date instead. There have been some important developments since that I would like to include.

Thanks,

Kent

Kent D. Lawson, Esq.

Vela International Tax Advisory

(415) 967-0201
www.velatax.com
klawson@velatax.com

Required IRS Statement: This document and any attachments was not intended or written to be used, and it cannot be used by the recipient, for the purpose of avoiding penalties that may be imposed on any taxpayer

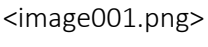
This email and any attachments is confidential and may also be legally privileged. If you are not the intended recipient please immediately notify the sender and then delete it. You should not copy it or use it for any purpose nor disclose its contents to any other person.Kent Lawson
klawson@velatax.com

On Jul 10, 2023, at 11:08 AM, Marcie Woychik <Marcie.Woychik@sonoma-county.org> wrote:

Good morning,

Can you please resend the 7/5 communication? I can ensure it gets distributed. I don't see it was received in our mail or email.

Kind regards,



From: Kent Lawson <klawson@velatax.com>
Sent: Monday, July 10, 2023 10:57 AM
To: Marcie Woychik <Marcie.Woychik@sonoma-county.org>
Cc: Caren Larkin <Caren.Larkin@sonoma-county.org>; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Chad Barksdale <cbarksdale@schoolbusing.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Christa Shaw <Christa.Shaw@sonoma-county.org>; René Alejandro Ortega <ROrtega@smwlaw.com>; Jeff Gilchrist <JeffG@rgmkramer.com>; Todd Fletcher <ToddF@rgmkramer.com>; David Zaro <david@coargroup.com>; mmachi@ebagroup.com; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Liz Goebel <Liz.Goebel@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Noelle Francis <Noelle.Francis@sonoma-county.org>; Michelle Norman <Michelle.Norman@sonoma-county.org>
Subject: Re: ADR22-0008; West County Transportation bus yard; 7/11 BOS Appeal hearing

Thank you, Marcie!

Would you also please include the attached "Sonoma County Comprehensive Transportation Plan 2050"? It should be the last exhibit from me.

In addition to the exhibits sent yesterday, there is also information that I sent to Caren on 6/27. Has it been included?

I also sent a letter to the Board of Supervisors on 7/5. Do you know if the letter was distributed to the Board?

I have overwhelmed you with so many items that I would like to help double check to make sure that everything is in the file. Is there a way that I can see the "file available upon request"? I also made the attached list to help us keep track.

Thanks,

Kent

From: **Team Rebecca** teamrebecca@firstam.com
Subject: RE: Title Search
Date: December 13, 2022 at 1:55 PM
To: Kent Lawson klawson@velatax.com, Team Rebecca teamrebecca@firstam.com

TR

Hi Kent,

Nice to hear from you.

Attached please find the only easements we were able to locate for 3300 Juniper Avenue, (APN 134-074-022), along with the CC&Rs (Covenants, Conditions & Restrictions).

I hope this helps!

Thank you,
Rebecca

Please note our holiday schedule:

- Friday, December 23rd – close at 12pm
- Monday, December 26th – holiday
- Friday, December 30th – close at 12pm
- Monday, January 2nd- holiday







First American Title™
Rebecca Marino | Escrow Officer
627 College Ave
Santa Rosa, California 95404
Office:707.544.1560 Direct:707.577.1113
teamrebecca@firstam.com

From: Kent Lawson <klawson@velatax.com>
Sent: Tuesday, December 13, 2022 12:52 PM
To: Team Rebecca <teamrebecca@firstam.com>
Subject: Title Search

Hello Rebecca,

How are you? Eva Pavlicek at Engle & Volkers introduced us back in April. I am sorry that I have taken so long to circle back to you.

I would be grateful if you could help us with a title search. The house that Eva sold us is next to the West Country Transportation Agency Property at 3300 Juniper Avenue in Santa Rosa (APN 134-074-022). We would like to see what conservation easements are recorded on the WCTA property. I believe that one should have been recorded back around 1999. Is this search something that you can help with?

Thanks,

Kent

Kent D. Lawson, Esq.

www.velatax.com
klawson@velatax.com

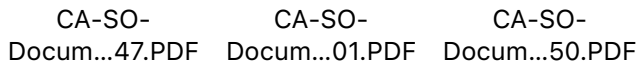
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Kent Lawson
klawson@velatax.com

****
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****
FAFLD



PAT PROVOST
CENTURY 21 - CLASSIC
1157 COLLEGE
SANTA ROSA, CA
95404

CONSIDERATION LESS THAN $100.00

EASEMENT AGREEMENT

Preamble

This Agreement made this 2ND day of JUNE, 1989 by and between PAT PROVOST, hereinafter referred to as "Grantor" and FLORENCE GRESTY, hereinafter referred to as "Grantee".

Recitals

WHEREAS, Grantor is the owner of certain real property commonly known as 3300 JUNIPER AVENUE, SANTA ROSA, in an unincorporated area of SONOMA County, State of California hereinafter referred to as the "Servient Tenement" and described as follows: (include A.P.#)

Appendix A



(2) The easement granted herein is an easement in gross.

Description of Easement

(3) The easement granted herein is a right to come onto the property of Grantor and to bring associates and employees of the Sonoma County Public Health Department and/or the North Coast Regional Water Quality Control Board onto the property.

Location

(4) The easement granted herein is located as follows:

The entire Servient Tenement

Use by Grantee

(5) The easement granted herein includes the following use of the Servient Tenement; to come onto the property alone or accompanied as hereinabove set forth for the purpose of observing, testing, sampling, placing and removing of test devices and evaluating and monitoring Grantor's experimental individual sewage disposal system. Said activity shall be permitted on Servient Tenement only during normal business hours.

Exclusiveness of Easement

(6) The easement granted herein is not exclusive.

Entire Agreement

(7) This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

Binding Effect

(9) This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

Operational Permit:

(10) This instrument shall include the issuance of an operational permit for a non-standard sewage disposal system to be issued to the grantor at the time of installation of said sewage system and subsequent use.

This operational permit shall be renewed on an annual basis by the current owners of the property, who shall be bound by all requirements and restrictions as set forth in Chapter 24 Sonoma County Code.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

6/2/89 Dennis Lesure witnessed signature of Pat Provost.

GRANTOR

(signature)

PAT PROVOST
CENTURY 21 - CLASSIC
1057 COLLEGE AVE.
SANTA ROSA, CA 95404

GRANTEE

8905 1147

STATE OF CALIFORNIA)
COUNTY OF SONOMA)

On June 2, 1989, before me, the undersigned, a Notary Public for the state, personally appeared Demerus Lescure, personally known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who, being by me duly sworn, deposes and says that she was present and saw Patricia A. Provost, the same person described in and whose name is subscribed to the within and annexed instrument as a party thereto, execute the same, and that said affiant subscribed her name to the within instrument as a witness.

OFFICIAL SEAL
H. A. SAGER
Notary Public-California
SONOMA COUNTY
My Comm. Exp. May 6, 1991

H A SAGER

My Commission Expires:
5/6/91

89124801

2

RECORDING REQUESTED BY:
Dave & Pat Provost

WHEN RECORDED RETURN TO:

Dave & Pat Provost
c/o Century 21
1057 College Avenue
Santa Rosa, Ca 95405

RECORDED AT REQUEST OF No BA
AT ___ MIN. PAST 3 P.M.
BERNICE A. PETERSON
SONOMA COUNTY RECORDER
Date 12-28-89

7.00

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions is made this 28 day of December, 1989, by WILLIAM D. PROVOST AND PATRICIA A. PROVOST, AND FLORENCE GRESTY hereinafter referred to as "Declarants".

WHEREAS, Declarants are the owners of that certain real property described as Parcels 1, 2, 3 on Parcel Map No. 87-886, filed in Book 448 of Maps, at Pages 44-46, Sonoma County Records; and

WHEREAS, Declarants are subdividing the above described property, restricting it in accordance with a common plan designed to preserve the value and qualities of said land as land suitable for residential purposes, for the benefit of its future owners.

NOW, THEREFORE, Declarants declare that said real property shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants and restrictions hereinafter set forth expressly and exclusively for the use and benefit of said property and of each and every person or entity who now owns or in the future shall own any portion of said real property.

1. A sewage disposal system and expansion area designed by a Registered Civil Engineer or Registered Sanitarian may be required on Parcels 1, 2, 3. The Parcels will require a mound type disposal system. The systems must be operated under terms of a valid operational permit renewable annually. Specifications for the mount systems and requirements for the operational permits are available from the Sonoma County Health Department. A permanent easement must be granted allowing access of County personnel for monitoring of the system: this easement may only be removed with the consent of the Health Department in the event of a change in circumstances or requirements. The construction of mound systems may require substantial expenditures of money. No building shall be commenced upon said real property or portion thereof until all requirements of the Sonoma County Health Department in effect at the time of construction have been complied with.

89124801

IN WITNESS WHEREOF, Declarants have executed this Declaration of Restrictions the day and year first above written.

WILLIAM D. PROVOST

PATRICIA A. PROVOST

FLORENCE GRESTY

STATE OF CALIFORNIA)
COUNTY OF SONOMA)

On this 11TH day of DECEMBER, 1989, before me, a Notary Public in and for the County of Sonoma, State of California, personally appeared WILLIAM D. PROVOST AND PATRICIA A. PROVOST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year of this certificate first above written.

OFFICIAL SEAL
DAVID R. MILITELLO
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires July 27, 1990

NOTARY IN AND FOR SAID
COUNTY AND STATE

GENERAL ACKNOWLEDGMENT NO. 201

State of CALIFORNIA
County of SONOMA } SS.

On this the 11TH day of DECEMBER 1989, before me,

DAVID R. MILITELLO,

the undersigned Notary Public, personally appeared

FLORENCE GRESTY,

[X] personally known to me
[ ] proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) IS subscribed to the within instrument, and acknowledged that SHE executed it.
WITNESS my hand and official seal.

OFFICIAL SEAL
DAVID R. MILITELLO
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires July 27, 1990

Notary's Signature

7710 122

NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

RECORDING REQUESTED BY:
THE COUNTY SURVEYOR

WHEN RECORDED RETURN TO:
THE COUNTY SURVEYOR
2550 VENTURA AVE
SANTA ROSA, CA 95403

2021103250
Official Records Of Sonoma County
Deva Marie Proto
09/14/2021 11:35 AM
SONOMA COUNTY PERMIT AND RES
ESMT 9 Pgs
Fee: $0.00
PAID

No Transfer Tax Due Pursuant To R&T Section 11922

Record free per Gov Code Sec 27383. Required by PRMD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF ROAD, PUBLIC UTILITY, AND SIDEWALK EASEMENT

West County Transportation Agency, Grants to the County of Sonoma, a Political Subdivision of the State of California, a Road Easement, a Public Utility Easement, and a Sidewalk easement to construct, reconstruct, install, inspect, maintain, replace, remove and use facilities of the type hereinafter specified, including but not necessarily be limited to the following:

Construction and installation of transmission and distribution facilities such as electrical, gas, water, telephone, cable television, sewer, street lighting, drainage, roadway, and landscaping.

Said easement shall also include the right to excavate or fill the easement for the full width and to a reasonable depth thereof.

The easement is a portion of the said Lands of West County Transportation Agency, a public agency, per Document Numbers 1999 052571 & 1999 074054, Sonoma County Records and is situated in the unincorporated area of the County of Sonoma, and being more particularly described as follows:

SEE EXHIBIT A, B, C, D, E, & F ATTACHED

For: West County Transportation Agency

By: Chad Barksdale
CHAD BARKSDALE

APN: 134-072-022, 134-072-025, 134-072-048 ★ SEE ATTACHED ★
FILE NUMBER: PLP98-0050
PROJECT NAME: JUNIPER AVENUE ROADWAY IMPROVEMENTS
ROAD NAME & NUMBER: JUNIPER AVE 68084
INTEREST: ROAD, PUBLIC UTILITY, AND SIDEWALK EASEMENT
POST MILE: 9.87 – 10.00

SUR20-0092

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SONOMA

On 08/03/2021 (Date) before me, SEAN BURNS (notary public) (Here Insert Name and Title of the Officer),

personally appeared Chad Barksdale (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SEAN BURNS
COMM. #2323930
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires March 22, 2024

JER-1 JER-1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant of Road, Pub Util & Sz.
Document Date: _____ Number of Pages: 01
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Chad Barksdale	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Ex. Dirc.	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2018 National Notary Association

EXHIBIT "A"
Right of Way Dedication
134-074-022

Being a Right of Way Dedication for a Portion of Juniper Avenue over and across the Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1999-R052571, Official Records of Sonoma County, described as follows:

Commencing at a point in the Northerly Line of West Robles Avenue, being the southeast corner of said Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1999-R052571, Official Records of Sonoma County, being the southeast corner of Parcel #3 as shown on Parcel Map 87-886, filed in Book 448 of Maps, Pages 44-46, Sonoma County Records; said point being the **Point of Beginning** for the following description,

Thence continuing along the northerly line of said West Robles Avenue, North 89° 32' 16" West, 26.00 feet; Thence leaving said north line North 0° 36' 27" East, 49.57'; North 26° 12' 15" West, 5.52'; Thence along a curve to the left with a radius of 18.50', 11.28' through a central angle of 34°55'38"; Thence, North 30° 50' 55" West, 9.13'; Thence, North 10° 31' 35" East, 1.50'; Thence, North 0° 36' 27" East, 28.88'; Thence, North 8° 50' 19" West, 7.41'; Thence, North 54° 46' 31" East, 16.44';Thence, North 28° 23' 22" East, 5.65'; Thence, North 0° 36' 27" East, 12.24'; Thence, North 26° 39' 25" West, 5.58'; Thence along a curve to the left with a radius of 18.50', 16.15' through a central angle of 50°00'40"; Thence, North 14° 52' 51" East, 7.44'; Thence, North 0° 31' 15" East, 23.47'; Thence, North 13° 35' 07" East, 1.44'; Thence, North 24° 38' 17" East, 8.41'; Thence, North 45° 17' 30" East, 10.44'; Thence, North 28° 54' 00" East, 5.72'; Thence, North 0° 36' 27" East, 30.81'; Thence, North 26° 08' 35" West, 5.51'; Thence along a curve to the left with a radius of 18.50', 11.28' through a central angle of 34°55'38"; Thence, North 26° 19 15" West, 8.68'; Thence, North 13° 11' 12" East, 1.45'; Thence, North 0° 44' 03" East, 22.12'; Thence, North 10° 32' 22" West, 8.46'; Thence, North 52° 50' 37" East, 16.58'; Thence North 26° 13' 37" East, 5.36'; Thence, North 0° 36' 27" East, 56.16'; Thence, North 37° 07' 07" West, 5.84'; Thence, North 46° 47' 29" East, 4.95'; Thence, North 0° 36' 27" East, 4.21'; Thence, South 89° 57' 50" East, 26.00'; Thence, South 0° 36' 27" West, 368.37' to the **Point of Beginning**.

Containing 11,723 square feet, more or less, of Right of Way Area.

The Basis of Bearings for this survey is the California Coordinate System, Zone II, NAD 83, epoch 2011.00, convergence-0°27'29.6" and a combined factor of 0.99998667, as determined locally as a line between continuous global positioning systems (CGPS) station P196 and station CASR; being N0° 54' 40"E as derived from geodetic values published by the California Spatial Reference Center. Distances shown are ground distances.

Dale Solheim, R.C.E. 30888
My License Expires March 31, 2022



7-28-2021
Date

EXHIBIT "B"

PM 87-886
448M45
PARCEL 2

LANDS OF JOS R FECTEAU
& RACHELLE J WILLIAMSON
DOC NO. 2016-002973
APN 134-074-021

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE II, NAD 83, EPOCH 2011.00, CONVERGENCE–0°27'29.6" AND A COMBINED FACTOR OF 0.99998667, AS DETERMINED LOCALLY AS A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P196 AND STATION CASR; BEING N0° 54' 40"E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.DISTANCES SHOWN ARE GROUND DISTANCES.

LANDS OF WEST COUNTY
TRANSPORTATION AGENCY
DOC NO. 1999-R052571
APN 134-074-022

PM 87-886
448M45
PARCEL 3

LANDS OF A CRAIN, LLC
DOC NO. 2017-R0632781
APN 134-101-002

JUNIPER AVENUE

S89° 57' 50"E 26.00'

N0° 36' 27"E 4.21'
N46° 47' 29"E 4.95'
N37° 07' 07"W 5.84'
N0° 36' 27"E 56.16'
N26° 13' 37"E 5.36'
N52° 50' 37"E 16.58'
N10° 32' 22"W 8.46'
N0° 44' 03"E 22.12'
N13° 11' 12"E 1.45'
N26° 19' 15"W 8.68'
L=11.28, R=18.50
Δ=34° 55' 38"
N26° 08' 35"W 5.51'
N0° 36' 27"E 30.81'
N28° 54' 00"E 5.72'
N45° 17' 30"E 10.44'
N24° 38' 17"E 8.41'
N13° 35' 07"W 1.44'
N0° 31' 15"E 23.47'
N14° 52' 51"E 7.44'
L=16.15, R=18.50
Δ=50° 00' 40"
N26° 39' 25"W 5.58'
N0° 36' 27"E 12.24'
N28° 23' 22"E 5.65'
N54° 46' 31"E 16.44'
N8° 50' 19"W 7.41'
N0° 36' 27"E 28.88'
N10° 31' 35"E 1.50'
N30° 50' 55"W 9.13'
L=11.28, R=18.50
Δ=34° 55' 38"
N26° 12' 15"W 5.52'
N0° 36' 27"E 49.57'

(N0° 36' 27"E 368.18' – INVERSE)
S0° 36' 27"W 368.37'
67.91'

PROPOSED PUBLIC RIGHT OF WAY DEDICATION
11,723± S.F.
0.220 Acres

LANDS OF WEST COUNTY TRANSPORTATION AGENCY
DOC NO. 1998-R074054
APN 134-072-048

PM 3443
183M31
PARCEL NO. 2

(E) 30' ROAD EASEMENT
448M45
6M19

POB/POC

N89° 32' 16"W 26.00'

WEST ROBLES AVENUE

BANE AVENUE

60 0 60
SCALE : 1" = 60'

REGISTERED PROFESSIONAL ENGINEER
DALE S. SCHEIM
No. 30888
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA
7/28/2021
RS 185M35

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544–0784

RIGHT OF WAY DEDICATION

APN 134-074-022

OF A PORTION OF THE LANDS OF WEST COUNTY TRANSPORTATION AGENCY
AS DESCRIBED IN DOCUMENT 1999–R052571
OFFICIAL RECORDS OF SONOMA COUNTY

JULY 2021

20–2850

EXHIBIT "C"
Right of Way Dedication
134-072-048

Being a Right of Way Dedication for a Portion of Juniper Avenue over and across the Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1998-R074054, Official Records of Sonoma County, described as follows:

Commencing at a point in the Northerly Line of West Robles Avenue, being the southeast corner of said Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1999-R052571, Official Records of Sonoma County, being the southeast corner of Parcel #3 as shown on Parcel Map 87-886, filed in Book 448 of Maps, Pages 44-46, Sonoma County Records; said point being the **Point of Beginning** for the following description,

Thence leaving said Northerly line North 0º 36' 27" East, 459.69'; Thence South 89º 30' 03" East, 26.00'; Thence South 0° 36' 27" West, 159.74'; Thence South 22° 28' 45" East, 5.05'; Thence, along a curve to the left with a radius of 18.50', a distance of 11.68' through a central angle of 36°09'47"; Thence South 0° 36' 27" West, 42.20'; Thence, along a non tangent curve to the left with a radius of 18.50', a distance of 10.38' through a central angle of 32°09'21" and a chord bearing and distance of S43°46' 45" W 10.25'; Thence South 27° 42' 04" West, 5.56'; Thence South 0° 36' 27" West, 197.92'; Thence, South 45° 20' 29" East, 40.20'; Thence, South 88° 14' 30" East, 6.19'; Thence, South 0° 28' 37" West, 6.01' to said Northerly Line; Thence, North 89° 31' 23" West, 36.09'; Thence North 89º 23' 33" West, 25.00 feet to the **Point of Beginning**.

Containing 13,068 square feet, more or less, of Right of Way Area.

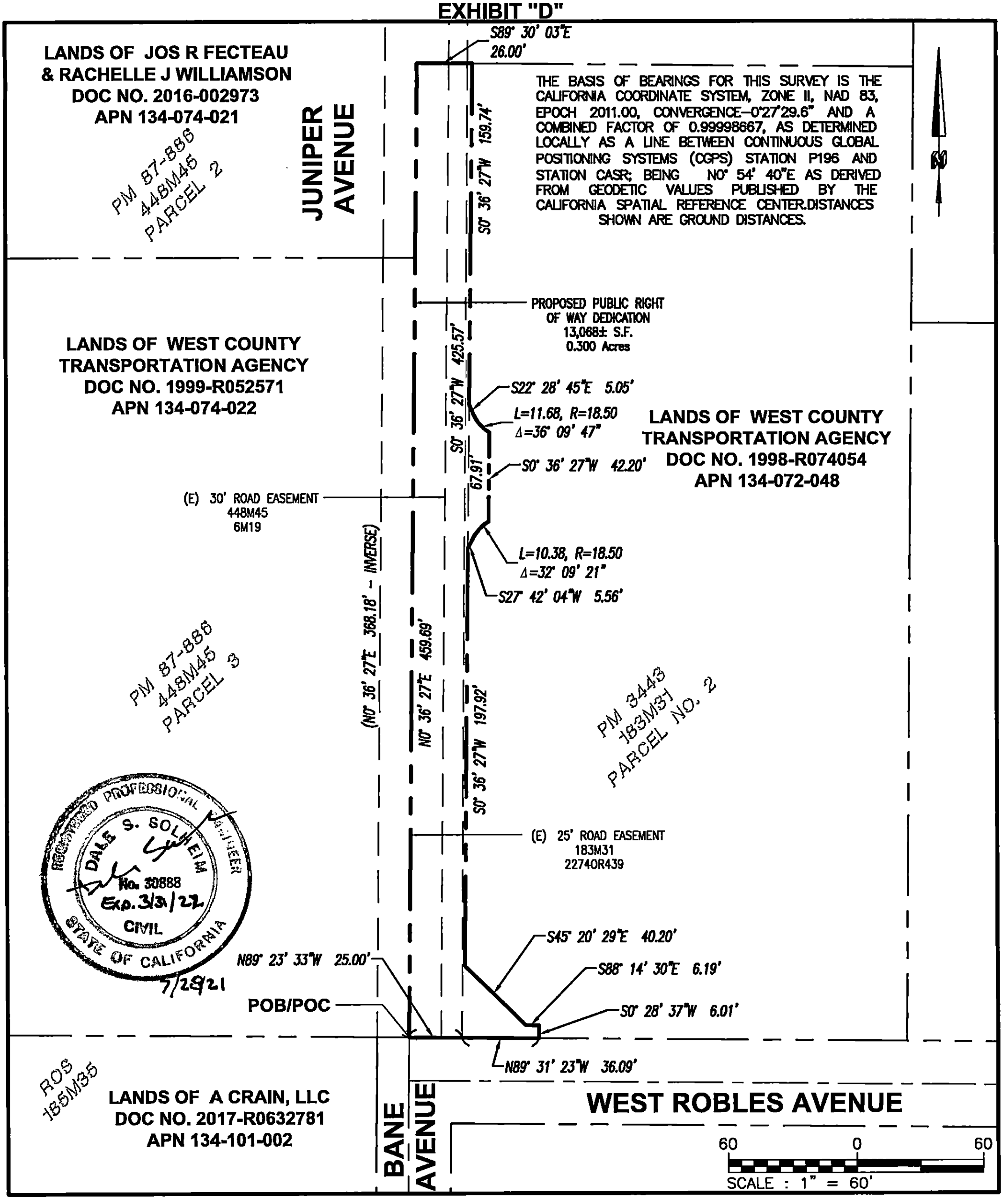
The Basis of Bearings for this survey is the California Coordinate System, Zone II, NAD 83, epoch 2011.00, convergence-0°27'29.6" and a combined factor of 0.99998667, as determined locally as a line between continuous global positioning systems (CGPS) station P196 and station CASR; being N0° 54' 40"E as derived from geodetic values published by the California Spatial Reference Center. Distances shown are ground distances.

Dale Solheim, R.C.E. 30888
My License Expires March 31, 2022

REGISTERED PROFESSIONAL ENGINEER
DALE S. SOLHEIM
No. 30888
CIVIL
STATE OF CALIFORNIA

7-28-2021
Date

EXHIBIT "D"



REGISTERED PROFESSIONAL ENGINEER
DALE S. SOLHEIM
No. 30888
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA
7/28/21

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

RIGHT OF WAY DEDICATION

APN 134-072-048

OF A PORTION OF THE LANDS OF WEST COUNTY TRANSPORTATION AGENCY
AS DESCRIBED IN DOCUMENT 1998-R074054
OFFICIAL RECORDS OF SONOMA COUNTY

JULY 2021

20-2850

EXHIBIT "E"
Right of Way Dedication
134-072-025

Being a Right of Way Dedication for a Portion of Juniper Avenue over and across the Lands of West County Transportation Agency, as described by Grant Deed recorded under Document No. 1998-R074054, Official Records of Sonoma County, described as follows:

Commencing at a point being the southeast corner of lands of Fecteau and Williamson, as described by Grant Deed recorded under Document No. 2016-002973, Official Records of Sonoma County, being the southeast corner of Parcel #2 as shown on Parcel Map 87-886, filed in Book 448 of Maps, Pages 44-46, Sonoma County Records; said point being the **Point of Commencement** for the following description,

Thence, North 0º 36' 27" East, 91.32 to **The Point of Beginning**; Thence continuing northerly along the easterly line of said parcel 2, North 0º 36' 27" East, 208.71'; Thence, South 89° 30' 03" East, 26.00 feet; Thence South 0º 36' 27" East, 208.71' feet; Thence, North 89° 30' 03" East, 26.00 feet to the **Point of Beginning**.

Containing 5,426 square feet, more or less, of Right of Way Area.

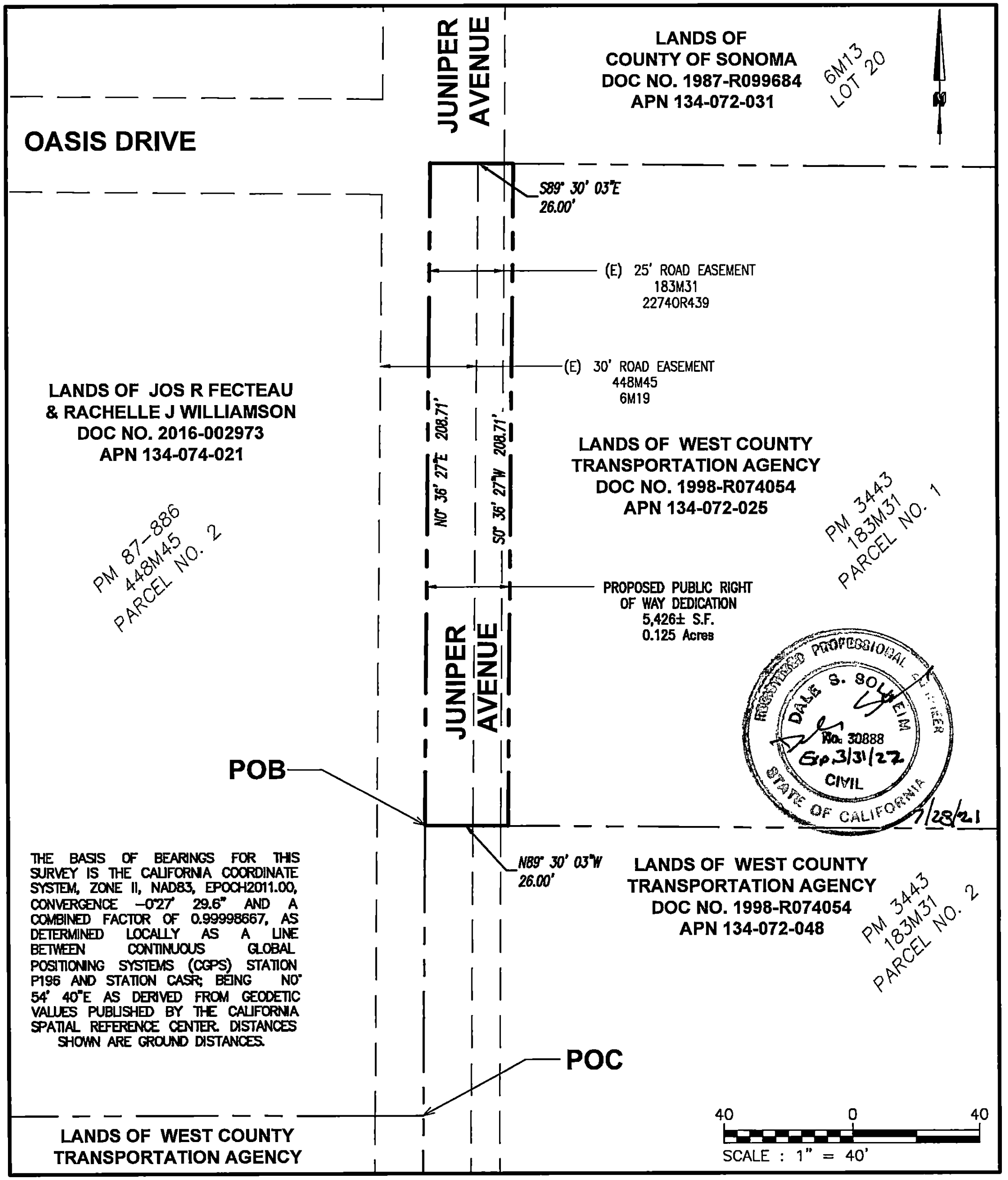
The Basis of Bearings for this survey is the California Coordinate System, Zone II, NAD 83, epoch 2011.00, convergence-0°27'29.6" and a combined factor of 0.99998667, as determined locally as a line between continuous global positioning systems (CGPS) station P196 and station CASR; being N0° 54' 40"E as derived from geodetic values published by the California Spatial Reference Center. Distances shown are ground distances.

Dale Solheim, R.C.E. 30888
My License Expires March 31, 2022

REGISTERED PROFESSIONAL ENGINEER
DALE S. SOLHEIM
No. 30888
CIVIL
STATE OF CALIFORNIA

7-28-2021
Date

EXHIBIT "F"



EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

RIGHT OF WAY DEDICATION

APN 134-072-025

OF A PORTION OF THE LANDS OF WEST COUNTY TRANSPORTATION AGENCY
AS DESCRIBED IN DOCUMENT 1998-R074054
OFFICIAL RECORDS OF SONOMA COUNTY

JULY 2021

20-2850

CERTIFICATE OF ACCEPTANCE
(Government Code 27281)

This is to certify that the easement interests in real property offered by the Grant of Road, Public Utility, and Sidewalk Easement Dedication dated August 3, 2021 from West County Transportation Authority; under Document Numbers 1999 052571 & 1998 074054, respectively Official Records of Sonoma County, to the COUNTY OF SONOMA, a political subdivision of the STATE OF CALIFORNIA, is hereby accepted on September 13, 2021, on behalf of the COUNTY OF SONOMA, pursuant to the authority conferred by Resolution No. 85-1640 of the Board of Supervisors as adopted on July 30, 1985, and the grantee consents to recordation thereof by its duly authorized officer.

Leonard H. Gabrielson, PLS 7886 SEPTEMBER 13, 2021
COUNTY SURVEYOR, COUNTY OF SONOMA

PROFESSIONAL LAND SURVEYOR
LEONARD H. GABRIELSON
No. L7886
EXP 3-31-23
STATE OF CALIFORNIA

SURVEYOR
SONOMA COUNTY

APN: 134-072-022, 134-072-025, 134-072-048
FILE NUMBER: PLP98-0050
PROJECT NAME: JUNIPER AVENUE ROADWAY IMPROVEMENTS
ROAD NAME & NUMBER: JUNIPER AVE 68084
INTEREST: ROAD, PUBLIC UTILITY, AND SIDEWALK EASEMENT
POST MILE: 9.87 – 10.00

SR 20-0092