

## Doug Bush

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**From:** Ryan Peterson <rpeterson@middletownrancheria.com>  
**Sent:** Tuesday, April 28, 2020 1:57 PM  
**To:** Doug Bush  
**Subject:** Re: MND NOI Legal Notice PLP18-0013 (18201, 18271, 18275, 18279, and 18285 Highway 12; 30 and 320 Arroyo Road; and 12, 14, 15, and 16 Calle Del Monte)  
**Attachments:** MND Notice of Intent.pdf

### EXTERNAL

Hey Doug,

The Middletown Rancheria of Pomo Indians of California (the “Tribe”) or (“Middletown Rancheria”) is in receipt of your notification dated and attached to this email regarding the referenced project in the subject line of this email correspondence.

Middletown Rancheria is a Sovereign Tribal Nation comprised of several tribelets, including Pomo, Wintu, Wappo and Lake Miwok. The natural ancestral boundaries of our aboriginal lands are dictated by our Lake Miwok language. Our Tribal Historic Preservation Office has reviewed the project and concluded that it is not within the aboriginal territories of the Middletown Rancheria. Therefore, we respectfully decline any comment on this project.

Should you have any questions, please feel free to contact our office:

Middletown Rancheria  
Tribal Historic Preservation Department  
Office: (707) 987-1315  
Email: [THPO@middletownrancheria.com](mailto:THPO@middletownrancheria.com)

We thank you for providing us with this notice and the opportunity to provide comments to the referenced project(s). Nothing herein should be construed to be a waiver of or limitation of any of Middletown Rancheria’s rights in law, equity or otherwise. All rights, claims and remedies are specifically reserved.

Regards,

Ryan Peterson  
Admin & Projects Coordinator  
Middletown Rancheria  
Tribal Historic Preservation Department  
PO Box 1035 Middletown, CA 95461  
Phone: (707) 987-1315  
Fax: (707) 987-9091

On Tue, Apr 28, 2020 at 10:59 AM Chelsea Holup <[Chelsea.Holup@sonoma-county.org](mailto:Chelsea.Holup@sonoma-county.org)> wrote:

Please find the attached Notice of Intent to adopt a MND for project PLP18-0013.

Thank you,

Chelsea Holup

[Chelsea.holup@sonoma-county.org](mailto:Chelsea.holup@sonoma-county.org)

County of Sonoma

Administrative Assistant, Planning Division

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-6105 | Office: 707-565-1900

Fax: 707-565-1103



***OFFICE HOURS: PRMD's Public Lobby is open Monday through Friday***

***from 8:00 AM until 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.***

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May 28, 2020

Yoash Tilles  
Chair  
Sonoma County Project Review and Advisory Committee

RE: BOYES FOOD CENTER DEVELOPMENT

Dear Chair Tilles:

As a resident of the Springs, one block away from the proposed development, I am full support of the Boyes Food Center project.

We need housing! Especially in our neighborhood. In 2017 the Sonoma County Board Supervisors adopted housing as a strategic priority. This project will provide an additional twenty-five units for community members with a "less than a significant" impact on our neighborhood. In addition, a portion of the units will be affordable. It's a win win!

The current property is in dire need of improvements. The proposed project is aesthetically pleasing and offers much needed enhancements to the under-utilized property.

The Boyes Springs Food Center will be a great addition to our neighborhood and I urge the Sonoma County Project Review and Advisory Committee to approve this project.

Thank you for your consideration,

Casey Ryan  
Baines Avenue

**From:** [Kendra L. Tanacea](#)  
**To:** [Doug Bush](#)  
**Subject:** Boyes Food Center project  
**Date:** Monday, May 18, 2020 8:31:18 PM

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EXTERNAL

Dear Mr. Bush,

I wanted to submit a public comment. I think the Boyes project is well thought out and provides more housing along with retail shops. I hope the permit is approved so we don't lose a solid project, like the Sonoma Cheese Factory that could have become our very own Oxbow market instead of going up for sale after years of waiting for permit approval. Thank you for your time.

Sincerely,

Kendra Tanacea

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**From:** [Kate Molesworth](#)  
**To:** [Doug Bush](#)  
**Subject:** Boyes Food Center Project  
**Date:** Wednesday, May 06, 2020 3:30:27 PM

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**EXTERNAL**

Hello,

I am delighted to see that someone is interested in and has the financial ability to invest in our community here in Sonoma Valley.

I am in full support of the improvements being made in the project of the Boyes Food Center and surrounding area.

This new project will be an asset to our entire community~ providing improved housing and retail is a great thing!

Thanks so much!

Kate Molesworth

47 year resident of Sonoma Valley

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Be happy for this moment. This moment is your life. ~ Omar Khayyam

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Fred Allebach  
5/17/20  
Boyes Food Center public comment  
PLP18-0013

To: Doug Bush, Planner

### **CEQA paradox**

My comments have more to do with the project than CEQA, however, as anyone who's been through the CEQA/ project dance before knows, CEQA is based on the project, and if CEQA gets passed, then the project gets passed. Many planning entities try to pass CEQA and the project at the same meeting! If the project is substantially changed after CEQA, then you need a new CEQA, that rarely happens. The whole thing gets framed that CEQA and the project are not connected, but they are; everybody knows it. At this stage, you putatively can't comment on the project because that's not environmental, but then after CEQA gets passed, the project is basically home free. This amounts to planning sleight of hand, and this is why I need to make my project comment now.

### **Project comment**

Past applicant public meetings have put forth that the new Boyes food market will be like Sonoma's Best. Sonoma's Best is a very high-end luxury, boutique food venue.

This project is in the Springs Specific Plan Area. From the very first SSP public meeting, every single stakeholder, and there were many and a strong variety, said they wanted to preserve Springs cultural diversity and avoid the gentrification that would displace such cultural diversity, i.e. the Latino working class community.

The Springs area is also known as a food desert, because of location away from food stores with reasonable prices, and too many chances to buy unhealthy foods.

Now, with the effects of the 2008 sub-prime mortgage scandal, three bad fire seasons, public power shut offs, a virus pandemic, plus existing super-inflated rents, health care, and food costs, guess who is suffering the most? The little guys. The very people who are deemed "essential" workers, who all the SSP stakeholders said they wanted to preserve and protect.

Therefore, a super high end market is really the last thing needed in the SSP plan area. The area has already gentrified a lot since the first SSP meeting years and years ago. Permit Sonoma needs walk its talk and stick up for the little guys in the county who are constantly having to suffer over-priced food and rent, and be stuck at low wage service economy jobs.

Project suggestion: partner with Seth Dolinsky of the Springs Community Center, support the local food system, and put a food co-op in at least half of the Boyes Food Center market space. Then set aside a couple of the low-income units for co-op employees. Sell culturally appropriate, at-cost food for the Latino community. Everybody will want to buy fair-priced fresh

food; it's a win-win. With this done, and the already generous treatment of the existing tenants by KS Mattson, much goodwill will be bought. Somebody needs to do something like this, instead of one after another high-end projects that progressively marginalize the working class.

**From:** [Gabe Bassett](#)  
**To:** [Doug Bush](#)  
**Subject:** Boyes Food Center Redevelopment.  
**Date:** Friday, May 08, 2020 9:12:59 AM

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## EXTERNAL

Hello Doug,

I am writing to you to express my support for the redevelopment of the Boyes Food Center property. There is a housing shortage in the valley, this plan will provide more housing for people who live and work here. It also provides business opportunities that could stimulate economic growth and provide the neighborhood with more jobs. Sonoma Valley cannot become stuck in time and preserved in amber, progress must be made and forward momentum must be sustained. I was born and grew up in Boyes Hot Springs, what I want is for this community to continue to thrive and prosper, the way to do that is allow more housing and businesses to come in and help it thrive. Communities that do not evolve and adapt either become desolate shells of themselves, or exclusive playgrounds for the rich as all the working class people were driven out due to a lack of housing supply. I do not see either option as favorable for the residents of Boyes Hot Springs, so I want to grow and meet the challenges and demands our neighborhood faces. This redevelopment can be one part in a better future for the community.

Thanks,  
Gabriel Bassett  
256 Orchard Ave, Boyes Hot Springs, CA 95476

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**From:** [Caroline Barwick](#)  
**To:** [Doug Bush](#)  
**Subject:** Boyes Food Center  
**Date:** Friday, May 08, 2020 3:50:07 PM

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EXTERNAL

Hello, I would just like to submit my opinion that I think the proposed design of the Boyes Food Center looks fantastic. The look of it gives that corner a much needed facelift and I love that it's mixed use and provides additional housing.

I live just a few blocks away on Los Robles Drive and I'm happy to see these kinds of improvements in the area.

Regards

Caroline  
1200 Los Robles Dr  
Sonoma, CA 95476

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**From:** [Bill Potter](#)  
**To:** [Doug Bush](#)  
**Subject:** Boyes food center  
**Date:** Wednesday, May 06, 2020 8:30:47 PM

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**EXTERNAL**

Hi,

I live around the corner at 144 Vallejo and I just wanted to say that I'm excited about this project and I'm looking forward to its completion. Those houses on the property are the worst eyesore in the neighborhood.

I'm also looking forward to the container lot happening. Is that still in litigation?

Bill Potter

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**From:** [Ben Smith](#)  
**To:** [Doug Bush](#)  
**Subject:** Boyes Springs Food Center Mixed-Use Redevelopment  
**Date:** Thursday, May 14, 2020 10:50:41 AM

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**EXTERNAL**

I want to write to express my support for the Boyes Springs Food Center re-development. This is exactly the type of re-development needed in this area. As a 20—year resident of Sonoma with deep family ties to the area, I appreciate the long term consequences to this type of project and fully support this type of mixed use. The density is appropriate, project complies with affordable housing component and it provides for additional housing units so desperately needed. I look forward to the project proceeding, with the increased investment and resulting increase in the neighborhoods economic value, jobs, and aesthetic benefits most welcome.

Ben Smith  
400 Solano Avenue  
El Verano  
707-484-4271

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**From:** [John Dorr](#)  
**To:** [Doug Bush](#)  
**Subject:** Fwd: 18285 Highway 12, Sonoma Proposed Planning Application  
**Date:** Friday, June 12, 2020 2:08:30 PM

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**EXTERNAL**

Hi Doug,

I found the email I sent to Scott Orr 2 years ago regarding the proposed project on HWY 12, Time flies!

Best,

John

Begin forwarded message:

**From:** John Dorr <[john@domaarchitects.com](mailto:john@domaarchitects.com)>  
**Subject:** 18285 Highway 12, Sonoma Proposed Planning Application  
**Date:** April 9, 2018 at 5:33:06 PM PDT  
**To:** [scott.orr@sonoma-county.org](mailto:scott.orr@sonoma-county.org)  
**Cc:** [tsloat@lefevermattson.com](mailto:tsloat@lefevermattson.com)

Hi Scott,

My name is John Dorr and I reside and am the property owner at 327 Arroyo Road in Sonoma. For a little background; I have been living in Boyes Hot Springs for close to 20 years and I am a licensed architect with my own practice based out of San Rafael. I wanted to reach out to you and offer my support for the proposed above referenced project. I believe this project is a very well thought out design proposal, the scale, mixed use, and design aesthetic fit well with-in the fabric of the neighborhood. I believe that this type of design proposal is exactly what County Planners had in mind when they designated this area a re-development zone. I urge you to approve the requested changes to the Planning Code and approve their application.

Kind regards,

John Dorr AIA NCARB

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**From:** [Hannah Perot](#)  
**To:** [Doug Bush](#)  
**Subject:** In Favor of Boyes Food Center Plan  
**Date:** Thursday, May 07, 2020 10:05:15 PM

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**EXTERNAL**

Hi Doug -

I'm writing to express my support of the redevelopment of the Boyes Food Center location. We need housing and more types of retail, which the plan provides.

Thanks,  
Hannah Perot  
256 Orchard Ave, Sonoma, CA 95476

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## Doug Bush

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**From:** Chelsea Holup  
**Sent:** Wednesday, June 03, 2020 9:51 AM  
**To:** Doug Bush  
**Cc:** Yoash Tilles; Blake Hillegas; Laurel Putnam; Leonard Gabrielson; Shelley Janek; Becky VerMeer; Ross Markey; Keith Hanna  
**Subject:** FW: PLP18-0013 Public comment

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**From:** Doug Ghiselin  
**Sent:** June 02, 2020 1:11 PM  
**To:** Chelsea Holup  
**Cc:** Douglas R. Ghiselin  
**Subject:** PLP18-0013

### EXTERNAL

Chelsea:

I ask that the following comments pertaining to the subject project be provided to the Project Review and Advisory Committee members:

Dear Committee Members:

I am a resident of Sonoma Valley. I object to Project PLP 18-0013 as submitted. This project proposes a major sub-division which requires a General Plan amendment and a zoning change. I realize that the General Plan can, and will be, finely tuned by minor changes. The General Plan should not be revised via major piecemeal changes. Too much effort is put into the development of the General Plan. I ask that the applicant be told to revise his project such that it is consistent with current General Plan and current zoning, perhaps requiring a minor "tweaking" of current requirements. Thank you for your involvement in overseeing the development of our Valley.

Sincerely,

Douglas Ghiselin

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**From:** [Jennifer Gray Thompson](#)  
**To:** [Doug Bush](#)  
**Subject:** Pubic Comment on Fred Allabach's Public Comment  
**Date:** Monday, May 18, 2020 4:29:01 PM

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## **EXTERNAL**

My comments on Fred Allebach's public comment. He posted on social media. My responses are in bold. Please add to the file. Thank you.

Fred Allebach

5/17/20

Boyes Food Center public comment

PLP18-0013

To: Doug Bush, Planner

[Doug.Bush@sonoma-county-org](mailto:Doug.Bush@sonoma-county-org)

CEQA paradox

My comments have more to do with the project than CEQA, however, as anyone who's been through the CEQA/ project dance before knows, CEQA is based on the project, and if CEQA gets passed, then the project gets passed. Many planning entities try to pass CEQA and the project at the same meeting! If the project is substantially changed after CEQA, then you need a new CEQA, that rarely happens. The whole things gets framed that CEQA and the project are not connected, but they are; everybody knows it. At this stage, you putatively can't comment on the project because that's not environmental, but then after CEQA gets passed, the project is basically home free. This amounts to planning sleight of hand, and this is why I need to make my project comment now.

Project comment

Past applicant public meetings have put forth that the new Boyes food market will be like Sonoma's Best. Sonoma's Best is a very high-end luxury, boutique food venue. Answer: This project is not designed to be just like Sonoma's Best, which Fred would know had he actually attended the meetings where the project was proposed. The applicant is and was clear the price point has to be lower for retail and rents. I was at every single one of the meetings. Fred lives on the east side of town, has little to no presence out here, but loves to cite the Springs in his poverty essays. It deeply irritates me. Sonoma's Best isn't even that high end. Fred lives across the street from the other location. Further, we want people to invest money out here and not take the lazy, cheap way out. This design is beautiful. We deserve beautiful.

This project is in the Springs Specific Plan Area. From the very first SSP public meeting, every single stakeholder, and there were many and a strong variety, said they wanted to

preserve Springs cultural diversity and avoid the gentrification that would displace such cultural diversity, i.e. the Latino working class community. **Answer: Fred is a gentrifier without realizing it. He is a white male who lives on the east side and works some, but mostly not, when he feels like it. Which is totally fine! Bravo for him. He has lots of opinions about lots of things and does some good things for Sonoma but not for the Springs. He mostly uses us when putting forth assumptions about poor people and what's good for them. He is the person who zones out diversity, inadvertently, and overly proscribes what he would like on the poor side of the valley without actually listening to the people who do live here. We agree on the preservation of the cultural diversity and if he actually shopped in our markets, he would not make the claim below. It's inaccurate.**

The Springs area is also known as a food desert, because of location away from food stores with reasonable prices, and too many chances to buy unhealthy foods.

**The Springs is not "largely" a food desert. We have at least a dozen Mexican food restaurants with varying levels of healthy options. We have the Fruit Basket as well as many smaller Latino owned markets with great butchers and fresh vegetables. Only people who do not live here or don't deign to shop in our markets are unaware of the options. Instead, they assume a lack of Whole Foods & Sonoma Markets is really setting us back. It is not. While Lucky is within the city limits, it is the grocery store most of us use as it sits on the city limits, notably across the way from the Sonoma Valley Community Health Center. Further, it is largely staffed by locals whom we know, who live in the Springs, and has an abundance of affordable grocery items and fantastic array of fresh fruits and vegetables.**

**One clear assertion from Mr. Allebach is that our smaller markets are replete with junk food and unhealthy options, which one would only assume if they had never actually shopped here. There are some unhealthy items, but the vast majority of the items are whole foods one must cook. There are tons of fresh vegetables and most have a butcher counter as well. This is not a convenience store mecca. We have approximately 4 convenience stores that do not have fresh vegetables and primarily sell alcohol and junk food. One is at the city limit of Sonoma. Our Latino owned grocery markets primarily sell whole foods, meats, vegetables, etc. Mr. Allebach is flat out wrong.**

**A food desert is defined by the USDA as: "geographic areas where access to affordable, healthy food options (aka fresh fruits and veggies) is limited or nonexistent because grocery stores are too far away." The entire length of the Hwy 12 corridor that runs through the Springs is 3.6 miles long, from Maxwell Shopping Center (Lucky Market) to Agua Caliente Rd.. At the halfway point, we have the Fruit Basket, located 1.2 miles to Agua Caliente Road and 1.4 miles from Lucky Supermarket. For the past two years, we have had a wonderful Farmer's Market one day per week. It only runs for about 6 months of the year,**



**but I see the possibility of increasing this time period. Furthermore, the county and SCTA have generously provided free public transportation in the valley, so this helps tremendously with access.**

**Using the term "food desert" without actual experience living and shopping here is offensive and an affront to the amazing people who have invested here and provide fresh food for the community.**

Now, with the effects of the 2008 sub-prime mortgage scandal, three bad fire seasons, public power shut offs, a virus pandemic, plus existing super-inflated rents, health care, and food costs, guess who is suffering the most? The little guys. The very people who are deemed "essential" workers, who all the SSP stakeholders said they wanted to preserve and protect.

Us littles are taking action to help with the COVID-19 disparities. They are massive. Fred should reach out to anyone who volunteers out here to find out how to help. Or what we have done for 9 weeks for food security -- which is a lot -- in addition to rent replacement, same as during the fires. Fred does not show up often out here and he sat the fires out in Bodega Bay, which is great, but he is not an expert at all about the Springs or efforts to take care of our community. He does converse with 2-3 people who live here, but he is not well informed or involved.

Therefore, a super high end market is really the last thing needed in the SSP plan area. The area has already gentrified a lot since the first SSP meeting years and years ago. Permit Sonoma needs to walk its talk and stick up for the little guys in the county who are constantly having to suffer over-priced food and rent, and be stuck at low wage service economy jobs.

This is an inaccurate statement from word one. There is no super high end anything out here, save for Sonoma Mission Inn. The cliches abound here so it's hard to figure out which one to pick on first. Fred has never understood that food service, outside of fast food, is actually a great living -- in Sonoma many servers make \$50K-110K per year. He likes to cite a study done at Berkeley that lumped us in with other Bay Area counties, including fast food, in order to bring the average down dramatically. We agree that rents are too high and we have a whole host of problems here, but Fred speaks for Fred's suffering. We need solid investment here that considers the population first and Ken Mattson has committed to that process, including retaining the current tenants -- all Latinos.

Project suggestion: partner with Seth Dolinsky of the Springs Community Center, support the local food system, and put a food co-op in at least half of the Boyes Food Center market space. Then set aside a couple of the low-income units for co-op employees. Sell culturally appropriate, at-cost food for the Latino community. Everybody will want to buy fair-priced fresh food; it's a win-win. With this done, and the already generous treatment of the existing tenants by KS Mattson, much goodwill will be bought. Somebody needs to do something like this, instead of one after another high-end projects that progressively marginalize the working class.

I like Seth Dolinsky and he would do a great job, but this is telling PRMD to force a private property owner to give his rights and money away to a plan that has no investment from Fred or anyone so a white guy can sell "culturally appropriate at cost food" to the Latino community. And how is Seth supposed to make a living and pay for his low rent coop unit?

What about his family's health insurance? How are our current Latino owned markets meant to compete with "at cost food"? Who is to say Latinos will flock there to collect the generous white man food? Did he ask a Latino? One or ?

I mean, wow, everything is wrong with this idea -- and that is why Fred is a gentrifier. We are not going to progress with Magical Thinking. And as an actual Springs resident, I object to Fred Allebach's exploitation of the Springs to serve his own end.

*Yes, I am aware this is public record. Thank you for listening.*

Best,

Jennifer Gray Thompson

500 El Dorado Dr

Sonoma, CA 5476

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**From:** [Jennifer Gray Thompson](#)  
**To:** [Doug Bush](#)  
**Subject:** Public Comment: Boyes Food Center  
**Date:** Tuesday, May 05, 2020 1:37:38 PM

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## EXTERNAL

Please record my letter of support for this project. We have long needed smart, beautiful and forward thinking investment in the Springs area of Sonoma Valley. This project includes housing and small retail opportunities. The project went before the community 2-3 years ago and was received well. They developer has given proper notice to the community.

I am not worried about PRMD slipping things through, per Teri Shore's public comment, but I am worried about people who will object based upon personal feelings as opposed to the need to develop the Springs thoughtfully and with respect for our current community as well as the historical nature of the area. I am concerned we will get bogged down in traffic concerns and not move forward without accommodating a 1950s car centric approach to development.

Currently, we have dead zones in the Springs where little to no commercial activity takes place. We need beautiful development that does not out price the diverse community we love here.

As a community leader, Springs resident, and lifelong resident of Sonoma Valley, I wholeheartedly support this project and request it be allowed to proceed. My only complaint is it takes far too long for anything to be approved here. Years too long. Please do not delay this project for several more years. We need a giddy-up, not four more years of back and forth.

Best,  
Jennifer Gray Thompson  
500 El Dorado Dr, Sonoma, CA 95476

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**From:** [LINDA HUFF](#)  
**To:** [Doug Bush](#)  
**Subject:** Project  
**Date:** Wednesday, May 06, 2020 12:55:23 PM

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EXTERNAL

Dear Sir,

I live in the 100 block of Cale Del Monte. The only objection I have to the project on Highway 12 from Calle Del Monte to Arroya Road is parking. The people who live here do not have enough parking now. People park in front of post office boxes and block driveways. The businesses on Highway 12 have limited parking and I have had problems turning onto Calle Del Monte due to double parking and people pulling out of parking spaces.

I have not objected to changes in the past but parking problems have only gotten worse and adding another 25 housing units will only add to the problems.

Sincerely,

Linda Huff

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**From:** [Monica Badgley](#)  
**To:** [Doug Bush](#)  
**Subject:** Springs food center  
**Date:** Thursday, May 07, 2020 9:29:31 AM

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## EXTERNAL

Good morning.

One major concern would be the commercial parking. If this project proceeds, parking should be made limited to an hour or 2, otherwise all the tenants would take up the spots. Each apartment that's currently there probably has multiple cars per household. Where will they park? Also the fact that there is very limited parking in that entire area, if the spots were not time-limited, you would never find a parking spot to use once the new center is built. There would also have to be parking enforcement otherwise people would ignore that limit. Just my suggestions.

I'm sure that even though the current tenants are going to be offered first choice with the new "affordable" apartments, it will not be anywhere near what they currently pay, I assume. Plus, where will they live while they are being built after their current houses are a torn down? There's no available, truly affordable housing in Sonoma valley.

Thank you.  
~Monica

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**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4  
OFFICE OF TRANSIT AND COMMUNITY PLANNING  
P.O. BOX 23660, MS-10D  
OAKLAND, CA 94623-0660  
PHONE (510) 286-5528  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

May 28, 2020

SCH # 2020040363  
GTS # 04-SON-2020-00454  
GTS ID: 19352  
SON/12/PM 35.23

Doug Bush, Project Planner  
Sonoma County Permit and Resource  
Management Department  
2250 Ventura Avenue  
Santa Rosa, CA 95403

**Boyes Springs Food Center Mixed Use – Draft Mitigated Negative Declaration (MND)**

Dear Doug Bush:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Boyes Springs Food Center Mixed Use Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the April 2020 Draft MND and associated plans.

***Project Understanding***

This project would redevelop an existing mixed-use development in an urban service area by increasing the total number of housing units and increasing the amount of commercial space on the site. The project is located in the Boyes Springs area, approximately  $\frac{3}{4}$  of a mile north of the City of Sonoma. The proposed redevelopment of the project site would result in 37 total residential units, including eight for-sale townhomes divided between two detached buildings and 29 rental units distributed between two mixed-use buildings. Eight units, or 21.6% of the residential units would be offered at rents affordable to low-income tenants. The redevelopment would also include 7,000 square feet of commercial retail/restaurants. 87 parking spaces would be provided throughout the site, including stacked parking. The project is located adjacent to State Route (SR)-12.

### ***Bicycle and Pedestrian Considerations***

The plans show an uncontrolled, marked crosswalk at the SR-12/Sierra Drive intersection. A high-visibility crosswalk with advance yield markings and rectangular rapid flashing beacons (RRFB) should be considered at this location.

Currently, pedestrians are prohibited from crossing at the SR-12/Calle del Monte and SR-12/Arroyo Road intersections. With the addition of housing units, shop space, and a pedestrian promenade, consideration should be given to providing marked and enhanced crosswalks to accommodate potential added demand and improve the local pedestrian network.

An architectural schematic design shows shared lane markings, or “sharrows” in the bike lane instead of standard bike lane pavement markings. Please ensure that this is corrected.

### ***Hydraulics***

Any storm runoff to State right-of-way (ROW) must be metered to pre-construction levels.

### ***Lead Agency***

As the Lead Agency, Sonoma County is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### ***Encroachment Permit***

Please be advised that any permanent work or temporary traffic control that encroaches onto the ROW requires a Caltrans-issued encroachment permit. If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application, six (6) sets of plans clearly delineating the State ROW, six (6) copies of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

Doug Bush, Project Planner  
May 28, 2020  
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To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Andrew Chan at 510-622-5433 or [andrew.chan@dot.ca.gov](mailto:andrew.chan@dot.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Mark Leong  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse