

From: [Robert Pennington](#)
To: [Stacie Groll](#); [Cecily Condon](#); [Jennifer Klein](#)
Subject: FW: Thoughts about the northern road separating Ledbetter and JFW PLP23-0014
Date: Thursday, December 5, 2024 8:19:22 AM
Attachments: [image001.png](#)

Hi Stacie,
Please add this comment to the record.
Thank you,
Robert

From: Carolyn Wasem <Carolyn.Wasem@jfwmail.com>
Sent: Thursday, December 5, 2024 7:25 AM
To: Robert Pennington <Robert.Pennington@sonoma-county.org>
Cc: Peter Kiel <pkiel@cawaterlaw.com>
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EXTERNAL

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Thanks, C

Carolyn L. Wasem
SVP Government Relations & External Affairs
Jackson Family Wines
421 Aviation Blvd.
Santa Rosa, Ca 95403

O: 707-525-6204 c: 707-217-5920



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Subject: FW: PLP23-0014 Hanson Floodplain Restoration Project Comments - 12/5/2024 Planning Commission Hearing
Date: Thursday, December 5, 2024 8:20:58 AM

Another comment to add to the record.

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To: Robert Pennington <Robert.Pennington@sonoma-county.org>
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Peter

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Hello Peter,

Thank you for your letter, it will be added to the record and provided to the Commissioners.

Best,
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EXTERNAL

Hello Robert,

Thank you very much for your assistance regarding the Hanson project. Attached are Jackson Family Wines' recommendations regarding the draft Conditions of Approval. One of us for Jackson Family will attend the Planning Commission Hearing tomorrow and may provide oral comment as well. Please let me know if you have any questions.

Would you also please confirm receipt?

Peter

Peter J. Kiel
Law Office of Peter Kiel PC
PO Box 422
Petaluma, CA 94953-0422
pkiel@cawaterlaw.com
(707) 387-0060

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Thank you for this opportunity to comment. I'm here representing myself.

No doubt this project has merit.

But for me this is the wrong time.

It requires a General Plan Amendment. As we know, there is coming a time to look at the river, the pits, the neighbors – consider ideas for future uses and possible fixes to the past. A full General Plan Update is underway.

Bedrock to the current General Plan is an agreement struck between the ag interests on Max Michelson's Ag Advisory Committee – John Sheela, Steve Sommer and Forrest Tancer – did agree in 1987 to restrictions on their own LIA land because, agreeing to more restrictions (and limiting their own options) it meant their neighbors across the fence would also be more restricted in what they could do.

I can't speak to why 30 campgrounds made sense to the drafters – I can speculate for LEA it had to do with those lands being historically large.

In this case, the switch to LEA gets around the restrictions imposed by an LIA designation but fails to yield a critical component of the original bargain – large ag parcels.

I conclude this is all better, left to a larger discussion.

Bob Anderson Healdsburg, CA

From: Bowen, Michael@SCC <Michael.Bowen@scc.ca.gov>
Sent: Thursday, December 5, 2024 12:39 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Cc: Robert Pennington <Robert.Pennington@sonoma-county.org>; Michael Beck (beckehl@icloud.com) <beckehl@icloud.com>; Nancy Schaefer <nschaefer1@comcast.net>
Subject: File PLP23-0014 - Endangered Habitats Conservancy

EXTERNAL

Honorable Planning Commissioners:

On behalf of the Coastal Conservancy, I write in strong support of the aforementioned recommendation and urge your approval of staff's recommended actions. We applaud the leadership and energy staff has dedicated to this historic and unprecedented ecosystem restoration, climate resilience and public access improvement project.

The Coastal Conservancy has supported the development of this project since our first grant award in 2012. Since that time, a variety of partners have worked with County staff to advance what is likely one of the largest ecosystem restoration projects in Sonoma County. What makes this project so important and unique, however, is not its size, but its creative approach to reclaiming and restoring a terrace mine for ecological and social benefit.

While the ecological benefits of the proposed project are profound, they are equaled by

the climate resilience, groundwater recharge, flood alleviation and carbon sequestration benefits of the project. These, in turn, are matched by the public access features outlined by staff, features that promise to deliver new river access to the community, particularly nearby and traditionally underserved members of the community.

With the Commission's approval, it is our hope that this project will serve as a demonstration site to show that even the most degraded areas have the capacity to provide ecosystem services and public amenities to future generations.

Thank you for your consideration of this message.

Sincerely,
Michael Bowen

Michael Bowen
Acting Deputy Program Manager: Northcoast
State Coastal Conservancy
(510) 919-4765 (personal cell)
(510) 286-0720 (office Tue, Wed)

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From: [Cecily Condon](#)
To: [Stacie Groll](#)
Subject: FW: PLP23-0014: Hanson Restoration Project - Mariani Notice of Intent to Exercise Re-Purchase Rights
Date: Tuesday, December 3, 2024 4:25:57 PM
Attachments: [Notice of Intent.pdf](#)

From: Bob Haroche <bob@haroche.law>
Sent: Tuesday, December 3, 2024 4:24 PM
To: John Gillan <John.Gillan@martinmarietta.com>; Erika Guerra <Erika.Guerra@martinmarietta.com>
Cc: beckehl@icloud.com; Nschaef1@comcast.net; Robert Pennington <Robert.Pennington@sonoma-county.org>; Jennifer Klein <Jennifer.Klein@sonoma-county.org>; Sita Kuteira <Sita.Kuteira@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>
Subject: PLP23-0014: Hanson Restoration Project - Mariani Notice of Intent to Exercise Re-Purchase Rights

Mr. Gillian and Ms. Guerra,

Attached please find my clients' notice of their intention to exercise their repurchase rights of the former Mariani property (APN APN 066-300-049) once reclamation has been completed.

By copy of this email to Robert Pennington, I request that this notice be included in the administrative record before the Planning Commission for their December 5 hearing on PLP23-0014.

Regards,

Bob Haroche

Haroche Law
121 North Main Street, Ste 210
Sebastopol, CA 95472
ph: (707) 814-0028
fx: (707) 289-7996

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NOTICE OF INTENT TO EXERCISE
OPTION TO REPURCHASE

TO: Martin Marietta Materials, Inc.
c/o John A. Gillian, Esq.
Associate General Counsel
Martin Marietta Materials, Inc.
4123 Parklake Avenue
Raleigh, NC 27612

CC: Endangered Habitats Conservancy
c/o Michael Beck
P.O. Box 22438
San Diego, CA 92192-2438

Permit Sonoma
c/o Robert Pennington
2550 Ventura Ave
Santa Rosa, CA 95403

PLEASE TAKE NOTICE that in accordance with Section 15 of that certain Purchase Agreement (“Agreement”) dated December 27, 1985, Richard M. Mariani and Mark A. Mariani (collectively, “Mariani”), successors to Mariani Bros., a partnership, hereby tender notice of their intention to exercise their right to re-purchase for the sum of \$1.00 that certain land known as Sonoma County APN 066-300-049 aka “Parcel A” as described in the Agreement.

Pursuant to Section 15(b), Martin Marietta Materials, Inc., as the successor-in-interest to Kaiser Sand and Gravel Company, is required to provide Mariani notice of the availability of “Parcel A” for re-purchase within 30 days of its restoration and reclamation obligations set forth in the Agreement. Upon receipt of such notice, and pursuant to Section 15(c) Mariani shall exercise its option to re-purchase “Parcel A.”

Dated: December 3, 2024

Bob Haroche
Attorney for Richard M. Mariani and
Mark A. Mariani, successors to Mariani
Bros., a partnership

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