

From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Eric Gage](#)
Subject: 135 and 155 West Verano Avenue, 175 East Verano Avenue, Sonoma (Public Comment)
Date: July 12, 2021 8:47:36 AM
Attachments: [image001.png](#)

From: Hannah Perot <hperot@gmail.com>
Sent: July 11, 2021 10:16 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: 135 and 155 West Verano Avenue, 175 East Verano Avenue, Sonoma

EXTERNAL

Hello -

I fully support the hotel and affordable housing proposed here. I would like to call attention to the intersection on Hwy 12 and Verano, which will be utilized by the people coming to both these locations. There have been 2 deaths over the last year near this intersection (cars hitting pedestrians) and 2 girls were hit at the intersection by a car.

The recently released CalTrans Pedestrian Story Map

(<https://storymaps.arcgis.com/stories/9a25b6f7dcf146328663b62660a0b6f9>) will show you that there is a high pedestrian crash density here:

Screen Shot 2021-07-11 at 10.10.44 PM.png



I would like to see the county work with CalTrans to find a solution to the safety of this intersection as more people will be coming - both daily residents of the affordable housing, and out-of-towners for the hotel. Again, we've had 2 deaths and 2 injuries at this intersection over the last year.

We need infrastructure change at this interaction to prevent future deaths that will occur if nothing is done. Some ideas are adding protected left turns off of Verano onto 12, or allowing a "pedestrian only" time for the lights. But if things stay the same, there will only be more deaths here, especially as we increase traffic from people unfamiliar with the challenges of this intersection.

Thank you.

Hannah Perot
256 Orchard Ave.
Sonoma, CA

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From: [Ryan Knock](#)
To: [Eric Gage](#)
Subject: 135, 155, 175 W Verano Housing Project
Date: July 14, 2021 12:15:11 PM

EXTERNAL

Hello Eric

I am a nearby resident who lives in Boyes Hot Springs.

I would like to write in my support of the housing element and parklet element of the project and to commend the high quality of the design. I think this sort of development is exactly what the area needs, and should be approved as designed.

Ryan Knock

17895 San Jacinto Drive

Sonoma, CA 95476

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1275 4th Street #179
Santa Rosa, CA 95404

(707) 900-4364
info@generationhousing.org

July 14, 2021

County of Sonoma
Planning Commission
575 Administration Drive
Santa Rosa, CA 95403

Re: Letter of Support for Verano Family Housing

Dear Chair and Members of the Planning Commission,

After a thorough analysis driven by our project endorsement criteria, Generation Housing in partnership with Sustainable Sonoma and the Sonoma Valley Housing Group **strongly endorse** Verano Family Housing proposed at Verano Ave, Sonoma, CA.

The Verano Family Housing development proposes a new 71-unit affordable multi-family housing development providing housing for low and very-low-income households. This kind of affordable housing is essential to offering opportunities for working-families and residents to remain within their community at a time when housing prices continue to displace and price-out long-time community members.

The project's siting is located near several amenities that are important for the health and well-being of local households. The project is located near Sonoma Valley Community Health Center, only blocks away and within walking distance. Maxwell Farms Regional Park is also within walking distance as are several full-service grocery stores along with El Verano Elementary School and after-school programs such as the Boys and Girls Club of Sonoma Valley. Centrally located affordable housing within walking distance to a myriad of amenities and services offers access and opportunities to fostering healthier families and more sustainable communities.

We understand that a hotel is being proposed along with the affordable housing development. As has been best practice from other local jurisdictions such as Healdsburg, we encourage the County to retain the contingency of first issuing building permits for the affordable housing prior to doing so for the hotel to reflect the priority that affordable housing represents to the broader community. Moreover, as financing and entitlement proceed, we encourage prioritizing housing for the households at the lowest area median incomes (AMI) who struggle and have the most to gain from such a project. We're encouraged that the Springs Investor Group LP will identify a strong non-profit affordable housing firm to develop the property with the entitlements requested before you.

Verano Family Housing is a worthy opportunity of significant importance to the County's crucial effort for affordability and social equity. We ask for your support by approving the requested use permit, Mitigated Negative Declaration, and the General Plan Amendment and the Rezoning to the Board of Supervisors.

Respectfully,

Jen Klose



Executive Director,
Generation Housing



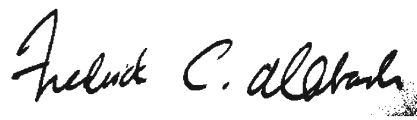
Cynthia Scarborough



Chair, Steering Committee
Sustainable Sonoma



Fred Allebach



Sonoma Valley Housing Group



Fred Allebach
Sonoma Valley Housing Group member
(our members represent thousands of local, social equity stakeholders)
2/17/20

Recommendation to the SVCAC on Verano Family Apts. project

2/26/20 SVCAC meeting
Agenda item #4
File Number: PLP19-0044
Applicant Name: Springs Investors Group, LP

Members of the SVCAC,
I am writing to strongly encourage you to support the Verano Family Apts. project as a perfect cure for our local Affordable Housing crisis.

Full cost accounting and social equity

To be actually sustainable as a society, we must adhere to the principle of [triple bottom line](#), full cost accounting, which means no funny math, we cannot simply write off social inequity, allow displacement of the poor and then claim all is fine, good, and sustainable here in Sonoma Valley.

Non-profit housing developers like MidPen deserve our support because they actively work to mitigate displacement of the working class, and to include a full, representative demographic in our local population. The working class here is being displaced at a high rate because median home prices and rents are so out of proportion to what the working class (everybody from dishwashers and cooks, to firemen, teachers, dental hygienists etc.) makes for annual income. We have a low pay, high cost problem. MidPen is addressing this problem.

Market rate housing is out of reach

Market rate housing is not serving the needs of our community because nobody who makes the world go around here, and serves all the needs here can afford to live here. Median home prices, are near out of reach for people who make even 160% of the area median income, or AMI. 160% AMI is the in the national 10% of annual income! Yet even this group has trouble paying for market rate housing. Think about this when you hear someone say, "we need all kinds of housing."

Non-profit built housing is the answer

A new project with 72 units of 100% Affordable Housing, in perpetuity, for people who make 30% -60% AMI is totally necessary. Why? This demographic is entirely left out of any market rate housing projects, because local housing inclusionary ordinances (1) only serve those making 100% - 120% AMI. 100% - 120% AMI is all that "pencils out" for market rate affordable inclusions. The 30% - 60% AMI cohort is this demographic that is hurting the most, and who is getting displaced: seniors, and those who serve our hospitality, construction, ag, home health care, house cleaning, and yardwork needs.

AMI explained

What is 30% - 60% AMI in 2019? Below are the [Federal limits](#), which may be in force for projects that rely on federal tax credit financing, which Midpen is. State and local income limits are substantially similar to these numbers.

Persons In Household	30% Area Median Income	Very Low Income 50% AMI HOME Low	60% Area Median Income	Low Income 80% AMI Home High
1	22,700	37,800	45,360	60,500
2	25,950	43,200	51,840	69,150
3	29,200	48,600	58,320	77,800
4	32,400	54,000	64,800	86,400
5	35,000	58,350	70,020	93,350
6	37,600	62,650	75,180	100,250
7	40,200	67,000	80,400	107,150
8	42,800	71,300	85,560	114,050

DACs, hidden in plain sight

Now I would like to introduce you to the State Dept. of Water Resources, 2016, Census data-based, [DAC mapping tool](#). DAC stands for disadvantaged community. To work the viewer, first accept the conditions and then zoom in on the map to Sonoma Valley. Click on the last three DAC layers one by one, and then click on the shaded layer areas to see the median incomes in the respective areas. You will see that the lower Sonoma Valley unincorporated area ("the Springs"), and Temelec, have median incomes that about fit exactly with 30%- 60% AMI. The layers show DAC-level AMI right here, in Sonoma Valley: \$50,000, \$45,000, \$41,000, \$40,000, \$38,000.

Frankly, none of these people can even afford median rents!

All this data is backed up and reinforced by the [Hidden in Plain Sight](#) study, Hidden's associated County Economic Development Board stats, and by the North Bay Jobs with Justice-sponsored [State of Working Sonoma 2018](#)

Skew of the median creates more poverty

What we have here in Sonoma Valley is a gentrification and inflation of housing prices brought on by even more wealthy South Bay people seeing Sonoma Valley as a good housing investment deal. Real estate prices get run up, and, **take home point**, the median income gets statistically skewed higher. The wealthier people in the population (plus displacement), the higher the median income point gets.

But now, are people who make 30%- 60% AMI making any more? **No, they are not.** The higher skew means people at the bottom suffer even more, because hardly any housing projects serve

the very lowest income categories. “The market” and landlords charge as high of prices as they can get. The lower Sonoma Valley urban area has become like an airport (monopoly extortion), with super inflated prices because the captive audience here can’t easily escape, and enough wealthy people can pay higher prices.

This situation produces more homelessness, our business as usual economic system is creating poverty, suffering, hardship, and then spitting out homeless people as the final product. A 30% - 60% AMI housing project is the last stop on the train before homelessness. Homelessness is a growing problem in the county. Want to help? Approve this project.

Conclusion

I have made a compelling, fact-based argument, with citations from reputable sources. From where I stand, I don’t see how the SVCAC cannot make a recommendation, with a unanimous vote, to approve the Verano Family Apts. Go ahead and debate the design issues, but hold out for *all* of the proposed 72 units, or however many units they propose. Don’t let “density” and parking become proxy issues and arguments to produce less of the Affordable Housing that is 100% necessary. Our working people, our servant class needs all of the Affordable units they can get.

PS, climate justice

There may be some naysayers arguing that since this housing project is linked to a hotel, that the tourism transportation greenhouse gas emissions render the whole project to be unsustainable. The argument here is basically that we need to change our whole economic system to be more sustainable. I agree 100%. Yet I am also a realist and pragmatic. The whole economic system will not be changed before this project starts, and the Affordable Housing will remain no matter what happens to the tourism industry. Our local economic cart is hitched to a hospitality, tourism horse, this is where there are jobs now. People are not throw-away items; they need housing now.

In an overall cost benefit analysis, since social equity always comes in last on everybody’s list, we as a community should choose to help and protect our most vulnerable by supporting MidPen and the Verano Family Apts. This qualifies as [climate justice](#), which means ensuring that the poor do not disproportionately pay for the high impact climate behavior of the wealthy.

Footnote

1: Inclusionary ordinances typically call for 15% - 20% of a project’s units to be deed-restricted Affordable. The capital A indicates deed-restricted. A small *a* indicates market rate affordable, or “affordable by design”, which typically means very small and with cheap materials.

Market rate developers can handle inclusionary ordinances at the 120% AMI level, and they pay for it by charging more for the market rate units. Anything below 100% AMI for inclusions gets out of the penciling out sweet spot zone, and can only be built by non-profit developers like MidPen, who get tax credit financing.

FYI, Trump plans to cut funding for tax credit financing. Why? Because of a belief that a hand up is a hand out, and that all these 30% - 60% AMI people are just not disciplined enough, not getting up early enough in the morning.

From: [Martin](#)
To: [Eric Gage](#)
Subject: Project Plot Pan drawing request from affected Verano Hotel and Housing Project Neighbor
Date: Sunday, July 04, 2021 5:53:06 PM

EXTERNAL

Mr. Gage,

We live at 138 Fairview Lane, directly across Agua Caliente Creek from the North end of the Project. The photos below show the current area of trees that we enjoy seeing across the creek. We are extremely concerned that this area of trees will turn into a multi story building. We had hoped to sell this property and move elsewhere with the proceeds so that we can get out of the fire zone. However, if your project produces a multi story building instead of what's there now, our property value will plunge and we will not be able to realize enough sale money to afford a new home.

As there are no current Renderings or Plot Plans posted anywhere that we can locate, would you please E-Mail the current Plot Plan showing Agua Caliente Creek, both Hotel and Housing, and all roadways and parking, so that we can assess what we are facing?

Also, while we see that an environmental impact study has been approved, we do not see the results of a traffic study on Highway 12, which we believe would show a horrendous increase in the already serious traffic congestion there.

Thank you very much for your time,

Martin and Eleanor Bida

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Chelsea Holup

Subject: FW: In Support of Verano Family Housing

Sonoma Valley Citizens Advisory Commission,

Thank you for your service to our community. As you know, Sonoma Valley suffers from a severe housing affordability crisis that affects every aspect of our community. The future of our community is at stake.

I work with Sustainable Sonoma, and fully support them in their efforts to bring the Sonoma Valley different sectors together to increase, improve, and preserve housing that is affordable for people who live or work in the Valley, within already developed areas, to create diverse, safe, complete neighborhoods.

The homes proposed in this project are sorely needed. Sonoma Valley needs to be able to house all our community members if we are able to sustain our incredible community of teachers, nurses, public safety officers, farmers and entrepreneurs.

Projects like the Verano Family Housing are vital to providing the diversity of housing that keeps our economy, ecology and civil society rich and robust in all senses of the words. This proposed development will create homes for our past, present and future neighbors to live, and the foundation for them to contribute to our beautiful community.

I fully support this project and hope that you and your council will too.

Thanks for your continued service to improving Sonoma,
Daniel

Daniel Weinzveg, M.A., Organization Development
Onwrd Podcast Host
dweinzveg.com
707-336-2767

[Click Here To Schedule A Time To Talk With Me!](#)

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Eric Gage](#)
Subject: FW: APN-127-071-005-012-013 (Public Comment) Verno Hotel
Date: July 12, 2021 8:46:33 AM

From: Andrew & Stephanie <the3divitas@comcast.net>
Sent: July 10, 2021 3:21 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: APN-127-071-005-012-013

EXTERNAL

To all Members of the Sonoma County Planning Commission,

I respect your willingness to serve on the commission and thank you for your service.

I am stating my opinion on hotel and housing projects that are being proposed for the Verano Avenue/Donald Street area of Sonoma. Please note, this area is not Boyes Hot Springs. The Donald Street area was erroneously added to the Springs Projects and should be not included in using any of those dedicated funds or developing these projects.

I currently live on Robinson Road, perpendicular to Donald Street. I grew up in Boyes Hot Springs and my family is now sixth generation in Sonoma Valley. These proposed developments will add nothing to our cities except money. Let's not put dollars before people, safety, wild life and land. We need less people, using less resources if our city of Sonoma and the surrounding neighborhoods are going to survive, let alone thrive.

Questions for the Commission to be addressed at the July 15th meeting:

1. How will the Planning Commission be redesigning the Verano-Hwy 12 intersection to handle hundreds of extra cars and pedestrians that will occur if this building plan is approved?
2. Where will the water come from and how will it be managed/monitored for the new people populating the hotel and housing?
3. How is the Planning Commission modifying wildfire evacuation routes to avoid creating a catastrophic jam around that intersection?
4. Do the fire and police experts in Sonoma Valley support this plan?
5. Does the Valley of the Moon Water District support this plan?

6. In a time of a global pandemic and California water shortage, is this really the best time to add new housing and hotels?

Best,

Stephanie Gitti Di Vita

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Eric Gage](#)
Subject: FW: Support for 120 Room Hotel / 72 Unit Affordable Housing Project Located at 135,155, 175 W. Verano Ave (Public Comment)
Date: July 14, 2021 2:50:13 PM

From: Jennifer Gray Thompson <Jennifer@rebuildnorthbay.org>
Sent: July 13, 2021 6:12 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: Support for 120 Room Hotel / 72 Unit Affordable Housing Project Located at 135,155, 175 W. Verano Ave

EXTERNAL

Sonoma County Planning Commission:

I am writing in support of the applicant for the project proposed for 135, 155, 175 W. Verano Ave for a 120-room hotel with a 72-unit affordable housing complex. I am unable to appear at public comment.

My support is based on many factors, not the least of which is our dire need for affordable housing in Sonoma Valley and everywhere. As you are aware, rents are incredibly high and home ownership increasingly evasive for a large number of our workforce and seniors. At the same time, the number of people who own homes that do not live here, vote here, or put their children in our schools is more prevalent than not in some areas of the valley. In the city of Sonoma, 52% of the homes are not occupied and solely used as non-primary residences. While we have always been a vacation destination, we have never before had such barriers to living and working here.

This dynamic is threatening our social and economic stability and leading to a future for the valley that will be ruled by those with the loudest complaints and the most money. We are gentrifying through zoning, which is the preference of those who consider themselves "Liberal" (as do I) but absolutely and consistently place obstacles in the path of housing at every opportunity. They scream "Water! Traffic! Fire!" and their concerns *can* and *should* be considered in the design but not used as weapons against responsible development. There are so many regulations and barriers that only the wealthiest amongst us can afford the carrying costs, studies, and repeated delays. I challenge you all to hold yourselves and the public accountable in this toxic dynamic.

Everyone needs a home and this project provides a financially feasible way to get 72 families a home that is dignified, near transit, across from a beautiful park, and near to services. I am aware of the previous iterations of plans for Affordable Housing on this lot and watched the process when I worked for the county. The previous iterations were not financially feasible. I was surprised at the hotel element at first, but as the design has unfolded, I have become a fan of the innovative idea. I would love the County of Sonoma to encourage innovation through incentives, beauty bonuses, shared car services, and more.

As a former county employee, I've read the emails and the objections to *all* affordable housing

near the authors of objections. Everyone loves it, but "not there" which is invariably near them. I am here to let you know that this project **will** impact me and my family. It will cause me to lose up to 10 minutes of my life in extra traffic daily. I may have to conserve more water, and we will need to ensure everyone can evacuate safely in the event of a wildfire. All of these things are true and I am in full support of this project. I can indeed give up some of mine to ensure others have more. I can make space for more people to live in this beautiful valley where many also work to provide the economic engine that we all benefit from massively.

I have lived here for 48 years and have seen the changes. Some are great. Some are not. The worst change is the ardent and often tone-deaf dedication to prevention of equity through access to affordable housing. It is nothing short of distressing to witness. In 1992, I was a single mom, a high school dropout, and a food server here. It was rough but I could afford a two-bedroom rental house on First St West. While I lived there, I began college, met my best friends, learned to be a good mom, and got my life together. I cannot imagine trying to accomplish these feats in 2021 Sonoma -- in fact, I am quite sure it would have driven me out of town.

Diversity must also be economic, and we cannot continue to gentrify through prohibitive zoning and then congratulate ourselves on our Liberalism. We must walk our values. All the way home.

Thank you for your consideration of my comments.

Respectfully,

Jennifer Gray Thompson

Jennifer Gray Thompson, MPA

Executive Director

[Rebuild North Bay Foundation](#)

595 5th St. West

Sonoma, CA 95476

C: 707.953.6034

O: 707.938.7217

jennifer@rebuildnorthbay.org

[Check out our YouTube Channel for C2C playlist + Podcast "How to Disaster: Recover. Rebuild. Reimagine."](#)

Executive Assistant and Business Operation Manager: Melissa Stone
melissa@rebuildnorthbay.org

Director of Grants & Government Programs: Molly Curley O'Brien
molly@rebuildnorthbay.org

Director of Community & Digital Programs: Pam Van Halsema
pam@rebuildnorthbay.org

Rebuild North Bay Foundation is a registered 501c3 founded during the massive wildfire disaster of the 2017 North Bay Region. We are dedicated to the long term recovery of all wildfire disaster affected communities. To find out more, please visit us at [Rebuild North Bay Foundation](#). To donate, please visit <https://rebuildnorthbay.org/donate/>

Recover. Rebuild. Reimagine.

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Eric Gage](#)
Subject: PLP-19-0044 (Public Comment) Verno Hotel
Date: July 12, 2021 8:47:05 AM

-----Original Message-----

From: Holly Hutter <hhmsn@yahoo.com>
Sent: July 11, 2021 2:57 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: File PLP-19-0044

EXTERNAL

Planning Commissioners :

I am deeply concerned you are ignoring the 2 crises of our community- fire and water- when you declared the hotel and housing project on Verano Ave (file PLP 19-0044) have mitigated the environmental concerns: It seems the Planning Commission is ignoring the County's Climate Resiliency Plan and disregarding the fact that the Springs Community is one of the most at-risk areas in the State for safe evacuation during an emergency ([kqed.org/science/data-pinpoints-14 California-communities-with-most-limited-emergency-escape-routes](https://kqed.org/science/data-pinpoints-14-california-communities-with-most-limited-emergency-escape-routes))
New development should not endanger the health and safety of the community.

Holly Hutter
Boyes Hot Springs
96476

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Thank you.

Hannah Perot
256 Orchard Ave.
Sonoma, CA

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17895 San Jacinto Drive

Sonoma, CA 95476

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Planning Commission
575 Administration Drive
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Respectfully,

Jen Klose



Executive Director,
Generation Housing



Cynthia Scarborough



Chair, Steering Committee
Sustainable Sonoma



Fred Allebach



Sonoma Valley Housing Group



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2. Where will the water come from and how will it be managed/monitored for the new people populating the hotel and housing?
3. How is the Planning Commission modifying wildfire evacuation routes to avoid creating a catastrophic jam around that intersection?
4. Do the fire and police experts in Sonoma Valley support this plan?
5. Does the Valley of the Moon Water District support this plan?

6. In a time of a global pandemic and California water shortage, is this really the best time to add new housing and hotels?

Best,

Stephanie Gitti Di Vita

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Eric Gage](#)
Subject: PLP-19-0044 (Public Comment) Verno Hotel
Date: July 12, 2021 8:47:05 AM

-----Original Message-----

From: Holly Hutter <hhmsn@yahoo.com>
Sent: July 11, 2021 2:57 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: File PLP-19-0044

EXTERNAL

Planning Commissioners :

I am deeply concerned you are ignoring the 2 crises of our community- fire and water- when you declared the hotel and housing project on Verano Ave (file PLP 19-0044) have mitigated the environmental concerns: It seems the Planning Commission is ignoring the County's Climate Resiliency Plan and disregarding the fact that the Springs Community is one of the most at-risk areas in the State for safe evacuation during an emergency ([kqed.org/science/data-pinpoints-14 California-communities-with-most-limited-emergency-escape-routes](https://kqed.org/science/data-pinpoints-14-california-communities-with-most-limited-emergency-escape-routes))
New development should not endanger the health and safety of the community.

Holly Hutter
Boyes Hot Springs
96476

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From: [Martin](#)
To: [Eric Gage](#)
Cc: [Elle Bida](#)
Subject: Re: Project Plot Pan drawing request from affected Verano Hotel and Housing Project Neighbor
Date: July 13, 2021 1:28:27 PM

EXTERNAL

Hi Eric,

Thank you for the plans link, it was very helpful.

We recently had a forest fire event here in Sonoma in the hills above the cemetery behind Depot Park. It was put out quickly with two planes and a helicopter flying low directly over our house. I bring this up because it points out that Highway 12 is a major fire escape route. We believe that it would be unconscionable to suddenly dump the amount of people proposed for this Project onto Highway 12 in the event of a forest fire in the hills adjacent to the Project's proposed location. If you scroll down to the Project location on the linked CalFire threat map, you'll see that while the Project is not directly in the extreme fire threat zone, it is very close to it. Please note that while Glen Ellen and Coffey Park were not directly in the threat zone, they were next to it, resulting in the devastation that should get everyone's attention relative to this Project.

The potential fire evacuation traffic chaos caused by this Project is every bit as concerning to us as the proposed Oakmont Elnoka additional housing proposal is to the Oakmont residents, for the same reason.

Thank you for your time,

Martin Bida
[CalFire threat map](#)

On Wed, Jul 7, 2021 at 8:25 AM Eric Gage <Eric.Gage@sonoma-county.org> wrote:

Good Morning Martin,

Thank you for your comments, I have added them to the project file.

I am in the process of uploading the Verano project files to a cloud folder linked below.

<https://share.sonoma-county.org/link/vfEXpa09KpQ/>

You will observe on page 7 of the housing plans that the creek buffer puts at least 60 feet between the nearest structure and your rear property line. No trees within the buffer will be removed. I hope this addresses your concern about private views.

The Planning Commission hearing will be held next week on Thursday at 1 p.m. and there will be an opportunity for public comment on the project. Hearing materials will be published at the link below prior to the meeting.

<https://sonomacounty.ca.gov/Planning-Commission/Calendar/Planning-Commission-Meeting-July-15-2021/>

Sincerely,

Eric Gage

Planner III

From: Martin <martinbida@gmail.com>

Sent: Sunday, July 04, 2021 5:53 PM

To: Eric Gage <Eric.Gage@sonoma-county.org>

Subject: Project Plot Pan drawing request from affected Verano Hotel and Housing Project Neighbor

EXTERNAL

Mr. Gage,

We live at 138 Fairview Lane, directly across Agua Caliente Creek from the North end of the Project. The photos below show the current area of trees that we enjoy seeing across the creek. We are extremely concerned that this area of trees will turn into a multi story building. We had hoped to sell this property and move elsewhere with the proceeds so that we can get out of the fire zone. However, if your project produces a multi story building instead of what's there now, our property value will plunge and we will not be able to realize enough sale money to afford a new home.

As there are no current Renderings or Plot Plans posted anywhere that we can locate, would you please E-Mail the current Plot Plan showing Agua Caliente Creek, both Hotel and Housing, and all roadways and parking, so that we can assess what we are facing?

Also, while we see that an environmental impact study has been approved, we do not see the results of a traffic study on Highway 12, which we believe would show a horrendous increase in the already serious traffic congestion there.

Thank you very much for your time,

Martin and Eleanor Bida

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