



December 10, 2019

Shari Meads, City Planner
City of Santa Rosa
Planning & Economic Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

RE: Plaza Temporal (Mitote Food Park) File# DR19-030 Public Hearing Request
Sonoma County Community Development Commission Responses

Dear Ms. Meads:

The following attachment details the CDC's responses to the concerns raised in the letter dated December 1, 2019 from Roseland Village, Inc. and Paulsen Land Company, LLC. After you have had a chance to review the response, please let us know if you need any additional information.

Thank you.

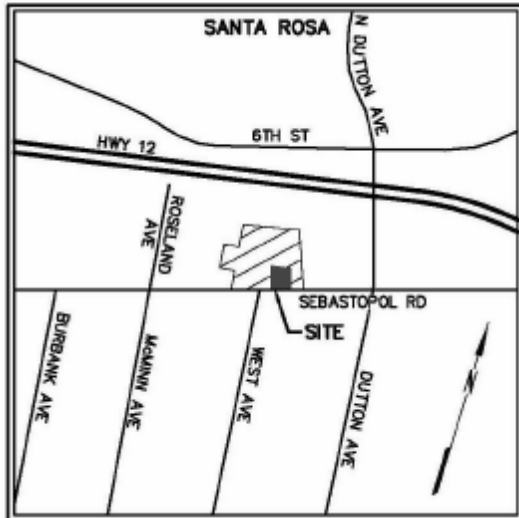
Best regards,

Kimberly J. Stephenson
Senior Project Manager

cc: Paul Osmundson

1. Where exactly on the 7-acre site will this 'Food Park' be located?

The site of the proposed food truck park is shown on the attached drawings.



2. The project is planned to have a 'BAR' and serve alcohol. What are the security measures provided?

The tenant will provide security for the premises as needed.

3. What insurance will be required of the food trucks and BAR vendors?

Food truck vendors and the tenant will be required to maintain insurance consistent with requirements of all tenants who occupy property owned by Sonoma County and the CDC.

4. What are the plans for garbage and debris generated by the food trucks and customers?

The tenant is required to have garbage and recycling receptacles placed throughout the Premises. Staff will sweep and clean the area within the boundaries of the food park. An enclosed and covered recycling and waste area will be constructed as part of the project as shown on the plans. The CDC will continue to be responsible for the parking lot.

5. Will there be a responsible person continuously on-site during hours of operation to monitor the independent food trucks?

There will be staff present at all times to monitor the food trucks during business hours. The food trucks will be located inside the fence and not accessible during non-operating hours.

6. How is the applicant going to prevent independent bicycle and home-based vendors from setting up around the Food Park during operating hours and at times when the Food Park is not in operation?

The CDC controls the rest of the property and will work together with the Tenant to ensure no unauthorized food vendors set up operations. The existing food vendor who uses the site will not be allowed to operate in the location they have previously been using (near the driveway leading to the Paulsen property).

7. Do plans show the layout of the food trucks, eating areas, proposed bar?

The project plans show all of the elements of the proposed project.

8. Do plans include a traffic study identifying parking, ingress and egress, public safety of customers?

The project plans do show ingress and egress for customers and food trucks. Signage will direct customers to West Avenue and Sebastopol Road as the main vehicle access point. New striping and signage will be included with the proposed project.

9. What are the days and hours of operation? If these trucks are operating during the evening hours, how is the applicant going to provide adequate lighting?

Hours of operation will be determined by the Tenant. Lighting on site will be provided by overhead lights.

10. How many food trucks are planned for the Food Court?

There will be one full time food truck and three rotating food trucks as part of the proposed project.

11. What does the applicant propose for the sanitation and public restrooms for the project?

Two ADA restrooms will be provided.

12. Why is this being called a "Mexican Food Park"?

Plaza Temporal "Mitote Food Park" and will feature many different types of cuisine.