





February 28, 2020

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City Attorney
City of Santa Rosa
City Hall – 100 Santa Rosa Avenue
Santa Rosa, CA 95401

Re: Modification of Approved Tentative Map for Kerry Ranch I

NWSRNA representatives recently met with representatives of the City Planning Department (David Guhin, Gabriel Osburn, and Clare Hartman) concerning the intent of the developer – Dan Morgan to revise the Approved Tentative Map for Kerry Ranch I by eliminating the manmade wetlands-storm drainage retention area (Parcel A on Tentative Map) and transform this area into five residential lots. Thereby, the 2007 approved Kerry Ranch I Tentative Map containing 25 lots and a wetlands-storm drainage retention area would become a 30 lot subdivision with storm drainage handled by bio-swailes between the street and the sidewalk.

Our Neighborhood Association negotiated with the previous developer of this property to create the manmade wetlands – retention basin as an alternative to a concrete retention basin required at the time. This manmade wetlands – retention basin was then relocated to the site of a vast vernal pool area on the southwest portion of the property. Neighbors would have preferred preservation of the vernal pool but accepted the manmade wetlands-retention basin as a compromise. The manmade wetlands – retention basin was made a condition of the Approved Tentative Map. Our Association still has strong support for the 2007 Approved Tentative Map as it stands without modification.

Our position is that Mr. Morgan's proposed changes to the Approved Tentative Map represent a "substantial change" to the Approved Tentative Map, and therefore he should apply for a modification to the Approved Tentative Map which would then be considered by the City Planning Commission via the public hearing process to insure all property owners in the vicinity of the Tentative Map area have an opportunity to be heard.

Staff apparently no longer supports the manmade wetlands-storm drainage retention area, thinking that it does not meet the recent change in storm drainage design guidelines, and is processing the design plans for subdivision improvements in accordance with the proposal of the developer, claiming that the retention area is no longer needed under current guidelines. We disagree; the use of a retention basin to both filter the storm drainage runoff and allow the runoff to percolate into the ground is in exact accord with the recent change in storm drainage design guidelines. Moreover, the manmade wetlands-storm drainage retention area is a condition of approval of the Kerry Ranch I Tentative Map and should not be changed or modified without the City Planning Commission public hearing process!!

We have attached three exhibits from the 2007 approved Tentative Map plus one exhibit from the City's website showing the developer's proposal to develop 30 lots and install small bio-swales between the street and sidewalk for drainage. The City website includes a revised Development Advisory Committee Report dated October 2019, that we understand, is meant to replace the 2007 DAC Report. The October 2019 Report, to our knowledge, has not been approved by the Planning Commission via public hearing and therefore has no legal standing as conditions of approval of the Kerry Ranch I Tentative Map.

We would appreciate an opportunity to discuss the above with you so that we can initiate proper procedures for this modification rather than being forced to challenge the Subdivision Final Map when this matter comes before the City Council for approval.

Thank you,

Marsha Chevalier by #1119

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