

April 16, 2021, at 10:15 AM

Phone call with Ann Hopkin, 2281 W Hearn Ave

- The proposed use is too dense, I would support a smaller scale project in this location
- 2 to 3-bedroom homes are more welcomed
- 2- or 3-bedroom homes will be similar to other houses in this neighborhood
- Max people living in each lot should be 5 or 6 people similar to other residents
- I can support 5 to 6 people living on each lot
- Make it look like our houses in this area
- A granny unit that has one bedroom or it is studio is more appropriate
- Design one story houses that are matching existing houses and it would blend with our houses with no driveways or roads. I don't support two-story houses
- There is another supportive housing located at 2297 W. Hearn and it is less than half a mile from the proposed project. Can there be another supportive housing withing half of mile from another one?

From: [Brenda Fowler-hart](#)
To: [Toomians, Kristinae](#); [Sheikhali, Monet](#)
Subject: [EXTERNAL] Hearn House Veterans Village
Date: Monday, April 12, 2021 7:16:11 PM

Hello Monet and Kristinae, I just attended the zoom meeting regarding the Veterans Village on W. Hearn Ave. Like many of my neighbors, I am against this project for many of the same reasons that were mentioned during the meeting. I have lived here at my home since 1986 and our street was considered to be in the county, in 2017 the city wanted to our street be included into the city limits, we negotiated to have our street designated as 'Heritage'..... to keep it rural, as most of the residents who reside here moved on this street because of its natural country feeling. This project goes against everything we fought for and the city is not keeping their end of the bargain if this facility goes through. Also, I see in the FAQ it states that the tenants can have a guest for up to 7 days, so if each resident had a guest for a week, there could be up to 64 people, plus managers, plus medical personnel and security? That is unacceptable. My husband is a Purple Heart Vietnam Vet so we are in favor of helping our Veterans and believe they deserve any and all of the help that they can get but W. Hearn Ave. is not designed to house that many residents/guests and personnel. Thank you, Brenda Fowler-Hart, 2280 W. Hearn Ave.

From: [Christina Cramer](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Hearn Veterans Village - File # - PRAP21-004
Date: Tuesday, April 13, 2021 9:59:27 AM

Please accept my comments on this project filed by Community Housing Sonoma County.

Please require they amend their proposal to a smaller density project. My reasons are as follows:

- Disproportionate density of individuals that is not in the spirit of the neighborhood, and is inconsistent with the rural heritage zoning
- There is insufficient infrastructure to house so many individuals that need significant supportive services. By their own admission, CHSC has stated most residents will not have cars.
 - W. Hearn Avenue is a rural road with drainage culverts, no sidewalks, insufficient lighting, and is prone to rough textures and standing water encroaching the road in rainy months. It is not ADA accessible, and pedestrians need to use the actual road with no "safe outs" from traffic, other than moving into the dirt and culvert areas to avoid oncoming traffic.
 - W. Hearn Ave and this location is approximately a 20 minute walk to the nearest bus stop; the closest convenience stores or food services/restaurants are at least a 30 minute walk from the proposed site
 - W. Hearn Ave crumbles easily in the winter months; any significant increased traffic from residents and staff will contribute to the deterioration from increased traffic causing increased costs to the City of Santa Rosa to minimally maintain
- The W. Hearn residents are reliant upon the Park Meadow road extension to access the Northpoint Parkway and that community park and a nearby public trail. That thoroughfare is also a fire access road for the W. Hearn neighborhood.
 - Plan A -The plans should be modified to not encroach on this thoroughfare
 - Plan B - While they've verbally committed to providing an access path for the W. Hearn neighbors, this is not yet in the plans. An ADA accessible and mitigation path that is wide enough for cycling and strollers is absolutely mandatory if the current subdivision proposal is not amended.
- Please see the attached photographs that show the road directly in front of the project property and W. Hearn residents as they use the Park View road extension for recreation. These photos demonstrate the above points
- The proposed project plan's environmental impacts, particularly wildlife is inaccurate and flawed
- There are no 2-story houses on W. Hearn Ave; 2-story homes are out of character.
- In the last 5 years, CHSC has not communicated or done any outreach with the W. Hearn neighborhood; in the April 12 public meeting, W. Hearn residents

learned there was a private purchase of the property on which Park Meadow view extension sits and no notification to the neighbors; the W. Hearn neighbors were unaware of the proposal plan until a public posting on April 6th, six days before a public meeting.

- CHSC has not been forthcoming and transparent, and therefore, not trustworthy; any "promises" must be reflected in plans

In summary, CHSC should revise their proposal to a smaller density plan that better reflects the neighborhood and has a more thorough thought process on the lack of basic infrastructure and access to basic services for the deserving veterans.

Thank you

Christina and Brian Cramer
2226 W. Hearn Ave.





From: [CLARK H. LEWIS](#)
To: [Sheikhali, Monet](#); [Wesley, Shannon](#); [Licursi, Elizabeth](#); district5@sonoma-county.org; [Alvarez, Eddie](#)
Subject: [EXTERNAL] Questions about proposed Hearn Veterans Village project
Date: Monday, May 3, 2021 7:32:09 AM

Hello,

I have questions and comments about the Hearn Veterans Village project proposed for West Hearn Avenue and how, as proposed, it will fit into the character of the neighborhood here where I live.

First, about the definition of this housing. The applicant says that after subdividing this parcel the new building will be "permanent supportive shared housing development" and that they don't need a special permit to build this facility.

Given the services they propose for these residents, how are these units defined? If it is defined as Supportive Housing, what are the limits to occupancy per bedroom? If there are no special limits and, as we have been told by City staff, the general allowable occupancy here is 2 persons per bedroom plus 2 more in the house, wouldn't this lead to a 72 person cap on this new additional 'development'? If not, why not? How would the commission explain how 87 people on less than 3 acres (72 new occupancy plus the 15 already living there) in any way aligns with the character and average use of property in this neighborhood? (Notably, the standard here presently is closer to an average of 3 people per lot – we know this because we know our neighbors – so this new 'development' would be wildly out of sync with this neighborhood's density.) Part of the reason this area was zoned this way by the city was because of its different character from the plots around it. Can someone on the commission explain to us how allowing this extraordinary increase in density would keep our zoning meaningful and not allow it to turn into something other than what was promised to us?

Also, who decides who gets to live in this permanent supportive housing? Can they get permanent supportive housing if they have a criminal record? One assumes with the mention of a Security Guard, that they are anticipating needing to maintain order in some extraordinary way. How does the commission explain how this fits into the nature of the neighborhood as it now stands? If this is to be a change in character for the neighborhood, what prompted the need for that change?

What will be done to support these veterans drug and alcohol addiction? Mental health conditions (PTSD, Chronic Relapsing Brain Disorder? How do you intend to make them accountable when their brains chronically relapse? Will there be daily, structured, monitored activities and therapeutic interventions necessary for integrating Vets back into mainstream society and if so, where and how do you anticipate accommodating the continuous extra traffic on West Hearn's small, gutterless road? Along with many of my neighbors, I am happy to support the veterans that are there, but this extraordinary increase in density and volume of at-risk people within this small area is an unnecessary over-reach. A much smaller additional footprint and density is what is required in order to 'fit into' the character of the neighborhood as the applicant promises to do.

Finally and importantly: the fire access road between West Hearn Ave. and Park Meadow. Three questions: will it still remain a fire access road, even though CHSC now owns it and is proposing having it be a parking lot? This fire access road is critical for West Hearn Ave. What restrictions are in place to keep this road for fire

access and not make it a through street? The project website states this parking lot will only be accessible via Park Meadow. How are we to guarantee that West Hearn will be closed to through traffic?

Thanks for your time and answers.

Sincerely,

Clark Lewis

2070 W. Hearn Ave

From: [H.C. Kemper](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Hearn house.
Date: Thursday, April 29, 2021 11:32:35 AM

The property owner has not been a good neighbor in the past. In the past she has not made any effort as far as building or landscape. Maintenance. When the subdivision went in north of Hearn Calif code demanded a second exit to be used in the event of a fire that closed the main entrance. This code was put in place shortly after the Oakland fire. How many times in the past did the Cody sell "give" city property To a private party. My wife and I have lived on Hearn ave and we are against this project as it now stands. Henry and Dixie Kemper.

Sent from my iPhone

From: [Johanna Greenberg](#)
To: [Montoya, Michelle](#)
Cc: [Sheikhali, Monet](#); [Wesley, Shannon](#); [Licursi, Elizabeth](#); district5@sonoma-county.org
Subject: [EXTERNAL] Recorded SR City Neighborhood Meeting 4/12/2021
Date: Tuesday, April 13, 2021 6:20:39 PM

Hello Ms Montoya -

I read your email concerning the Zoom meeting on Monday 4/12/21.

Thanks for the info you gave us yesterday at the Zoom meeting; we were sad only a few of us were able to speak and respond.

The City of Santa Rosa sent out the official notice to our neighborhood, SR City also has been the entity communicating with us officially via email, including your email today, and this is SR City Council and administration business, with several City admin people attending the meeting.

It sounds like there could be legal issues if you did not keep a copy of this (original, unaltered) recording both for your records, and for the public record.

However, we need a copy of this meeting (it was recorded, because we saw that on the Zoom meeting yesterday) to distribute to the folks in this neighborhood who were not able to attend the meeting on Monday.

Please let us know, specifically, how to obtain a copy of the originally recorded meeting — ie, both the name and email of the person to contact. A link to the originally recorded meeting would also suffice. We have received absolutely zero communication from "the applicant" and have no idea who you are referring to.

Also, one more correction:

The entire street would be affected by this huge scope of this project due to the increased traffic, increased noise, and vastly increased population of the street due to patients, medical personnel, staff and visitors (incredibly, the population here on W Hearn Ave would be nearly DOUBLED by this project).

It is disingenuous and false, not to mention disparaging, to say that only the immediate 600ft around the applicant property would be affected.

Every citizen and homeowner on W Hearn Ave and Park Meadow Dr is affected, concerned, and involved, not to mention demanding of information about the project.

It would be respectful and realistic, cooperative and community-minded, to supply all the residents of this street with information and communication about the project—by mail and/or email. Withholding information and recordings will only be seen as subversive and dismissive.

Thank you

Johanna Greenberg
W Hearn Ave Neighborhood

On Tue, Apr 13, 2021 at 3:56 PM Montoya, Michelle <MMontoya@srcity.org> wrote:

Good Afternoon.

Thank you for attending last night's neighborhood meeting. Since neighborhood meetings are meant to serve as a way for persons within 600 ft of a project area to share concerns and ask more questions of the project applicant, and are not an agendaized public hearing, we do not record and post videos for them. Though we do understand the meeting may have been recorded, it was not by City staff, and cannot be made available through us. You would need to reach out to the applicant to see if they have the recording and, if they do, whether or not they are willing to share it. If you need any further information about the project, or have more questions/concerns, you can reach out directly to City Planner Monet Sheikhali, msheikhali@srcity.org.

Please let me know if you need anything further.

Best,

Michelle Montoya | Senior Administrative Assistant

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA
95404

Tel. (707) 543-4645 | mmontoya@srcity.org

From: [Johanna Greenberg](#)
To: [Sheikhali, Monet](#)
Cc: [Lennie Moore](#)
Subject: [EXTERNAL] Response needed ASAP: Hearn House Veterans Project
Date: Thursday, April 29, 2021 1:50:46 AM
Attachments: [veterans_village_sewage_flow_vs_3.25_people_at_httpsch-sc.orgwp-content/uploads/2021/03/hvv.5.Tentative-Map-Submittal.pdf.png](#)
[Screen_Shot_2021-04-29_at_12.22.10_AM.png](#)
[Screen_Shot_2021-04-29_at_12.15.20_AM.png](#)
[Riparian-Corridor_Santa-Rosa_Planning-Area_5.pdf](#)
Importance: High

Hello Ms Monet Sheikali-

Several of our members have written to you with comments and questions and we are concerned you have not responded.

I have further questions that I hope you can answer ASAP, as I am aware that the comment period for this application is very short.

I was one of the many people who were not able to ask questions on the video meeting, as there was not time.

Clearly, one meeting and a short comment period, is not enough for a project of this scope.

Here are my questions:

1) Everyone associated with this project is referring to this property as a "3 acre property", both in emails and on the website. This is NOT a 3 acre property; on the Sonoma County PRMD, this is a 2.36 acre property, which is NOT even a 2.5 acre property, which brings me to my question:

Two (2) acres will be divided into 1/2 acre lots (20,000 sq ft) each, but that only leaves LESS than 1/2 acre for the remaining TWO large already existing buildings, holding a total of 15 patients and extra staff (ie these could not even be ADU's)... This does not fit into the required amount of land. Can you please explain this? How is this legal?

2) What are the size limits of a single family home for Rural Residential Districts? What are the size limits for ADU's for Rural Residential Districts? What are the population limits for a single family home? How can anyone be sure this company will not double up on occupancy?

3) The sewage effluent report ([pdf enclosed below](#)) is for 3.25 people per house. clearly, there are far more people than that on this property—it will in fact be about DOUBLE that, including staff. How will this high density assisted living complex deal with all of the extra sewage, especially during heavy rain events?

During rainy season, it is easy to smell the sewage from the manhole that is already there, with only the two pre-existing houses.

With the added quadruple sewage outflow, how will the system handle this? what happens when the system is stressed beyond capacity?

4) I don't know if the City is aware, and Paula Cook and the rest of the project owners as well as the developers certainly ARE NOT aware, that this area and a few properties around it are in a Riparian Corridor. ([Both Details and Large maps of Sonoma County Planning Area 5 Map](#)

enclosed below from the SoCo website).

The seasonal stream on the West side of the fire road will be paved right up to its edge, according to the plans for this care facility—which I know is not allowed for Riparian Corridors. Be aware that there are fish and wildlife in this stream during normal rains in the rainy season. It almost appears as if this stream will be covered over by the path. Is this the case?

There is certainly a zone of unlawful construction associated with Riparian Corridors that this project is NOT taking into consideration on their building plans.

Can you please account for this and explain how the City Planning and Development will be respecting this Riparian area and respecting the wildlife and habitat concerns of the neighborhood?

Recall that the City of SR negotiated with W Hearn Ave residents to retain the rural, agricultural, and wildlife character and properties of this street, in good faith, in exchange for the City's wanting to annex W Hearn Ave.

The City is not honoring this promise by allowing this high density, two story monstrosity to be built, on a tiny street with rural properties, most of whom have livestock and single story, 2-3 bedroom homes, and who care greatly about the wildlife corridor and Riparian nature of this street and surrounding lands.

5) Will the emergency fire access road (Park Meadow) still be and function as an emergency fire access road? How does this fit in with a parking lot? How will the City and this organization guarantee that this road remains obstruction free, in case of fires?

Related: How can the City sell a road to a private entity without knowledge of the street residents? Is this legal?

6) Are the homeless veterans residents working folks? Will each person therefore have a car? how will 47 vehicles plus staff vehicles, fit into this property? How will this street handle all the extra traffic? the road is already falling apart with deep pot holes. Will the City and/or this organization repave the street regularly and how will this be enforced?

Also, the speeding is already rampant on this street as it is. Will the City or this organization put in Speed Bumps and a slower speed limit?

7) A vital concern shared by the residents of W Hearn and those of the surrounding areas:

There are Vernal Pools, a *rare* and vital part of the Sonoma County ecosystem, on this veterans property and on most properties on this street, including ours. These vernal pools are referred to on the Project website, in a misleading way, as "wetlands".

They are not simply "wetlands". Vernal pools are a seasonal, living, vital, specially adapted part of this region and are especially important as a "sink" in this area to prevent flooding in this community and surrounding ones. (We don't want a Sebastopol or Healdsburg style flood on this street!) There are large numbers and varieties of wildlife that depend on these pools as well.

The two vernal pool areas on the veterans property are going to essentially be enclosed in a cement border "setback". This is not saving vernal pools, this is destroying them. The trees that are proposed are not even going to be planted!! They will be in BOXES. Most of the surrounding areas will be paved.

There should instead be no cement around the pools, they should have far more open area around them than is proposed, real Valley Oaks (*Quercus lobata* -truly beautiful trees, that are the

essential mother tree for this ecosystem and this area of SoCo) planted IN the ground, along with associated native vernal pool shrubs and forbs (For example, Coyotebrush -Baccharis pilularis- that exist already along the borders of this western fence line already, are highly appropriate shrubs that encourage both wildlife and nitrogen-fixing support for this ecosystem and the Oaks).

Vernal Pools are a celebrated, valued, known ecological rarity in Sonoma County. There are very few left. The Laguna Foundation (<http://lagunafoundation.org>) was created and functions to save and restore these precious ecosystems. They cannot be bought off or recreated with a ‘mitigation fee’ elsewhere.

8) An Environmental Impact Report is essential for a project of this scope. This is not a few single family homes with a few people in each. This property will have over 50 people plus staff at any one time. This project is the largest population on this entire street, and in this several square mile area in fact, and is essentially a city-sized medical-type housing development —(there are only 95-100 residents on the entire street).

This will MOST CERTAINLY have an environmental impact, different from the annexation impact (which was slated for no increased development on this street).

The biologists who assessed the environment recently seem to have no idea of this area as they did not have a single accurate assessment of the wildlife and the nature of vernal pools. Their statements about vernal pools on the video meeting, and what defines them was entirely incorrect. They did not see, or apparently look for, nor ask for photos from residents or any other proof of, ANY of the wildlife and plant life here.

We need a professional, unbiased, EIR to be done before ANY project of this scope should even be considered.

9) How many trees are being cut down to build this project? Are the City Planners and Developers aware that this is a Protected Oak Region, according to Sonoma County’s PRMD? There are several pre-existing Oaks on this property. I don’t see them on the plans.

Thank you for your time,

Johanna Greenberg, VMD
Certificate in Permaculture and Rangeland Management
Next door to project, W Hearn Ave Resident

From: [Johanna Greenberg](#)
To: [Sheikhali, Monet](#)
Cc: [Lennie Moore](#)
Subject: [EXTERNAL] Re: Response needed ASAP: Hearn House Veterans Project
Date: Thursday, April 29, 2021 2:48:46 AM
Importance: High

Ms Sheikali-

I forgot to ask one further question:

10) What is the "Density Bonus" on the Veterans Housing Project Planning application, and how specifically is it being applied to this project?

Recall that this street is NOT slated for high density urban development, as are SR Downtown areas. It is a very LOW Density Rural Heritage zone, slated for zero development. If you need more explanation about the negotiated deal we made with SR City a few years ago, please speak with previous Planner Jessica Jones (who was excellent) and who is now working in the City of Windsor, I believe.

Thank you

Johanna Greenberg



Hearn Veteran Village Subdivision
JANUARY 2021
Sewage Generation Figures

City of Santa Rosa Design Criteria

Downstream Sewer Trunk Line	8"
Dwelling units:	8
People per dwelling (City of Santa Rosa Utilities Standards):	3.25
Gallons per capita per day (City of Santa Rosa Utilities Standards):	125
Peaking Factor (City of Santa Rosa Utilities Standards):	3.5
Infiltration of peak flow (City of Santa Rosa Utilities Standards):	7%

Average daily flow:	3,250 gpd
Hourly flow:	2.3 gpm
Peak hourly flow:	8.1 gpm
Infiltration (at peak period):	0.6 gpm
Critical design flow:	8.7 gpm
Downstream critical pipe size:	8 in
Downstream critical pipe slope:	0.005 ft/ft
Downstream critical pipe full flow capacity:	380 gpm

The 8 dwellings will add 8.7 gpm during peak periods to the existing 8in downstream sanitation facilities.

Prepared by:

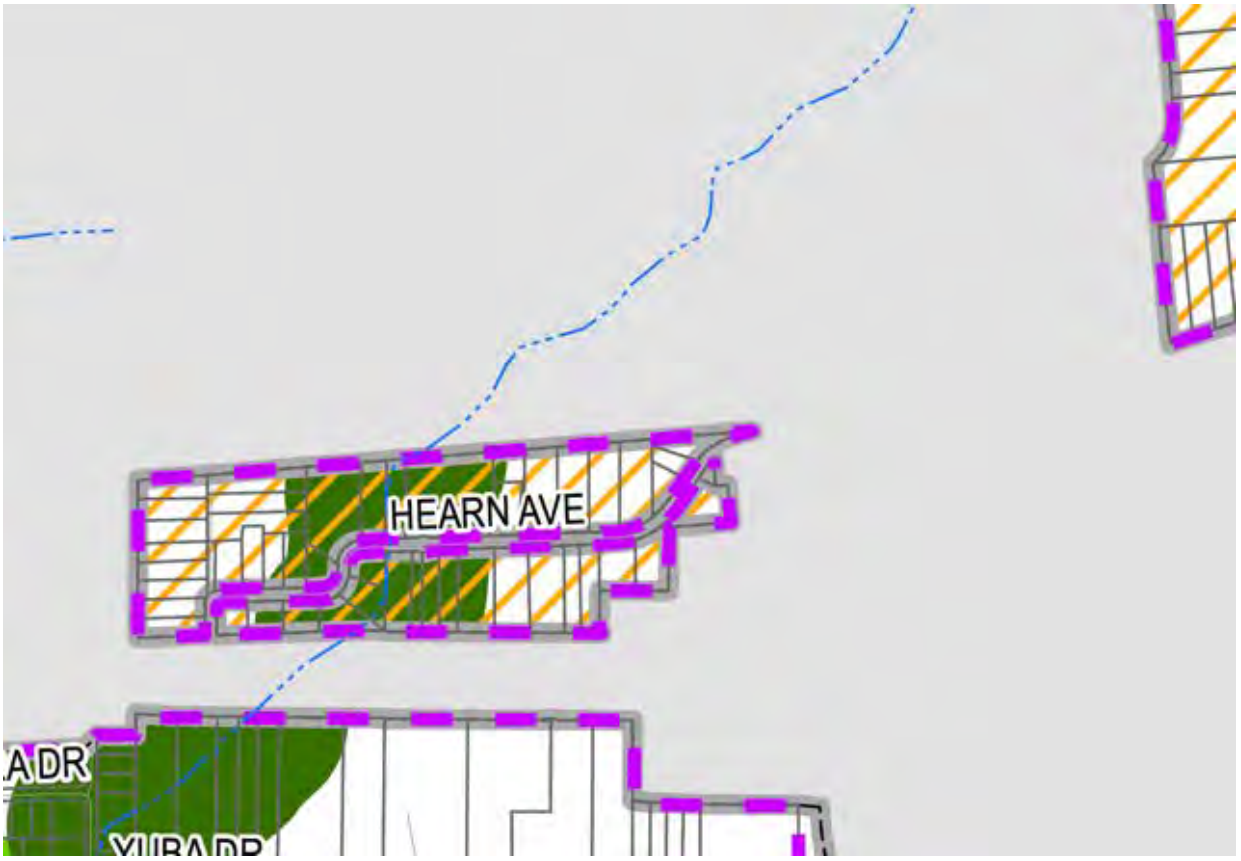
BKF Engineers

DRAFT

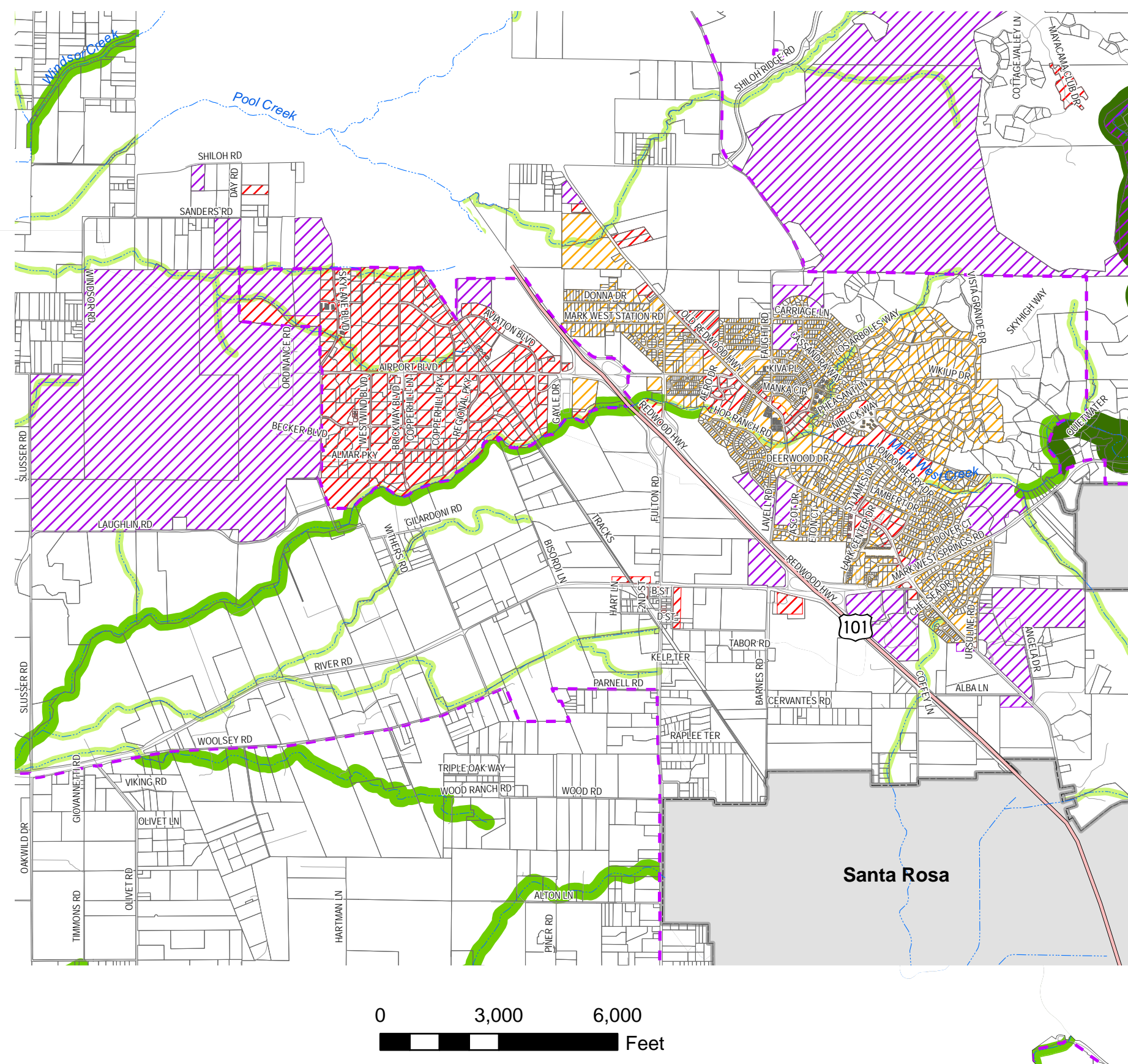
Andrew DeZurk
C-65129

DATED: January 7, 2021








Airport-Larkfield






Riparian Corridor Combining Zone

Riparian Corridor Widths



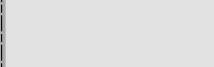



-  Riparian Corridor: 50-Foot Setback from Top of Bank *
-  Riparian Corridor: 100-Foot Setback from Top of Bank *
-  Riparian Corridor: 200-Foot Setback from Top of Bank *

Land Use Designation

-  Commercial or Industrial
-  High-density Residential
-  Public Quasi-Public

* Note: This map is for illustrative purposes only. The Riparian Corridor setback shown on this map is approximate. The actual setback is based on site specific conditions including the actual location of the stream or river bank, the extent of the riparian vegetation, and periphery of any adjacent wetlands.

Base Map Data

-  Assessor Parcels
-  Area and Specific Plan Boundary
-  City
-  Highways
-  Roads
-  USGS Streams

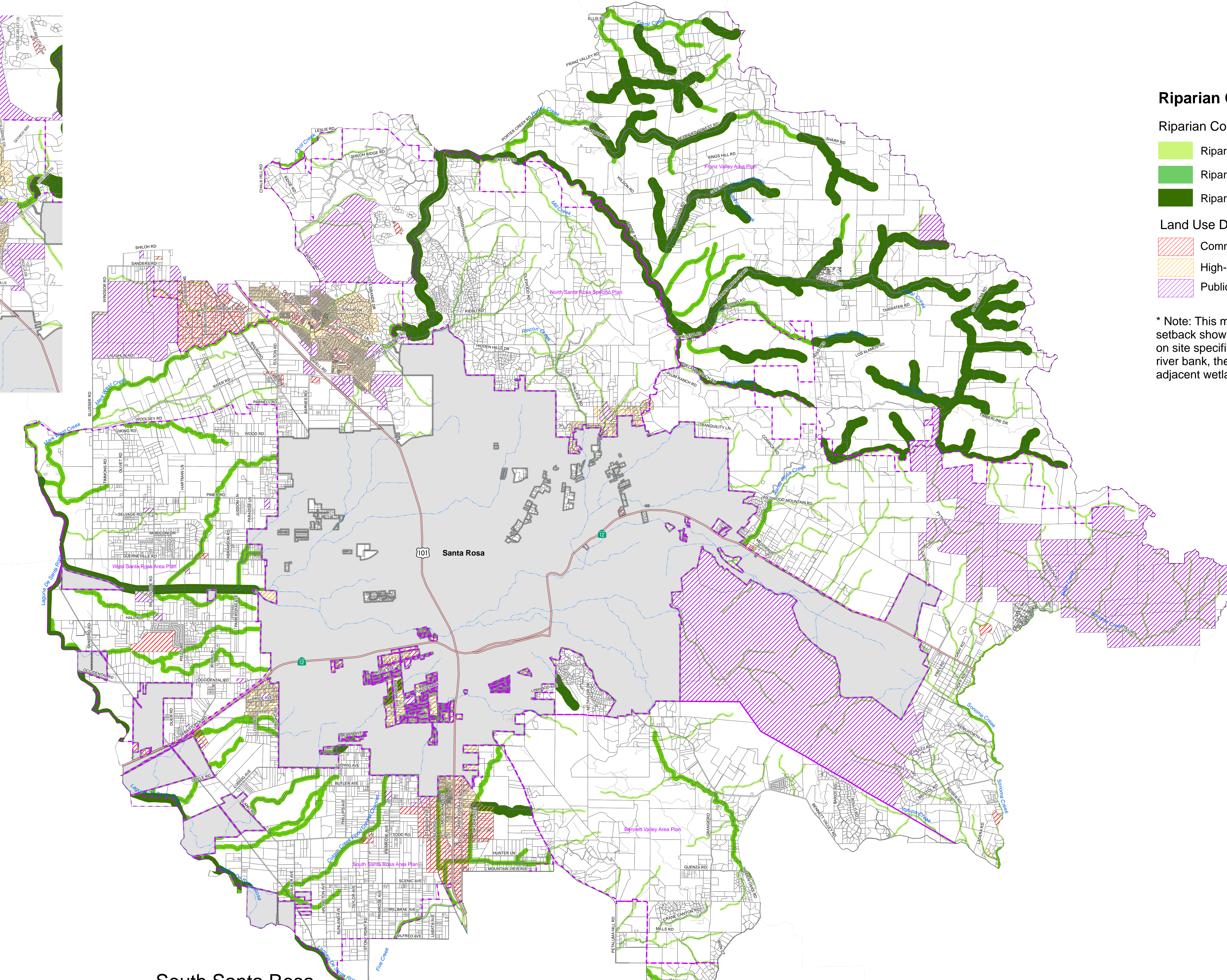
Planning Areas



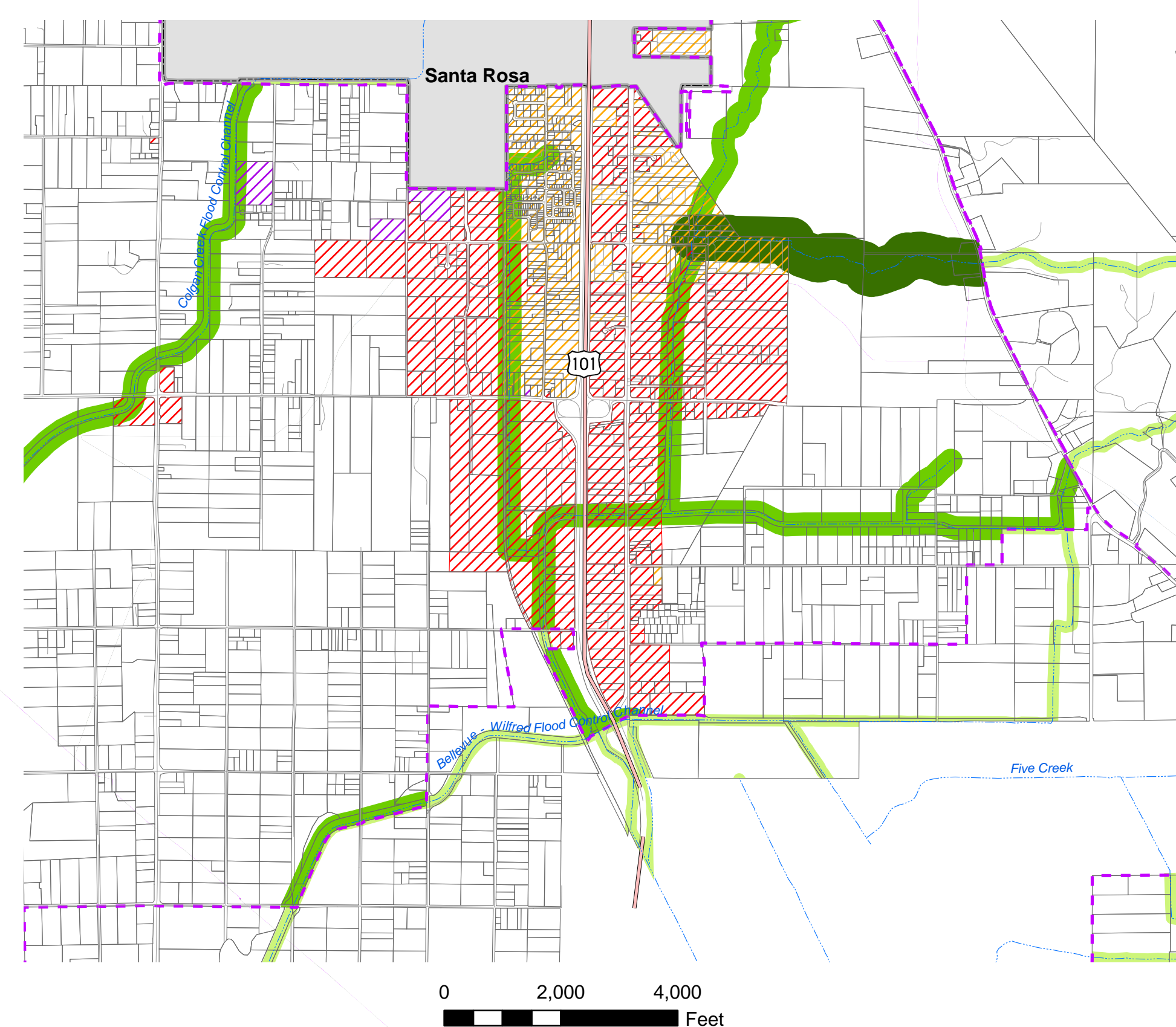
- Planning Area 1 Sonoma Coast / Gualata Basin
- Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
- Planning Area 5 Santa Rosa and Environs
- Planning Area 6 Sebastopol and Environs
- Planning Area 7 Rohnert Park - Cotati and Environs
- Planning Area 8 Petaluma and Environs
- Planning Area 9 Sonoma Valley

Note:
Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of July 1, 2012.

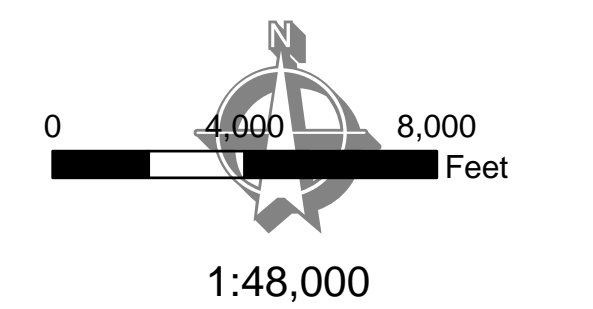
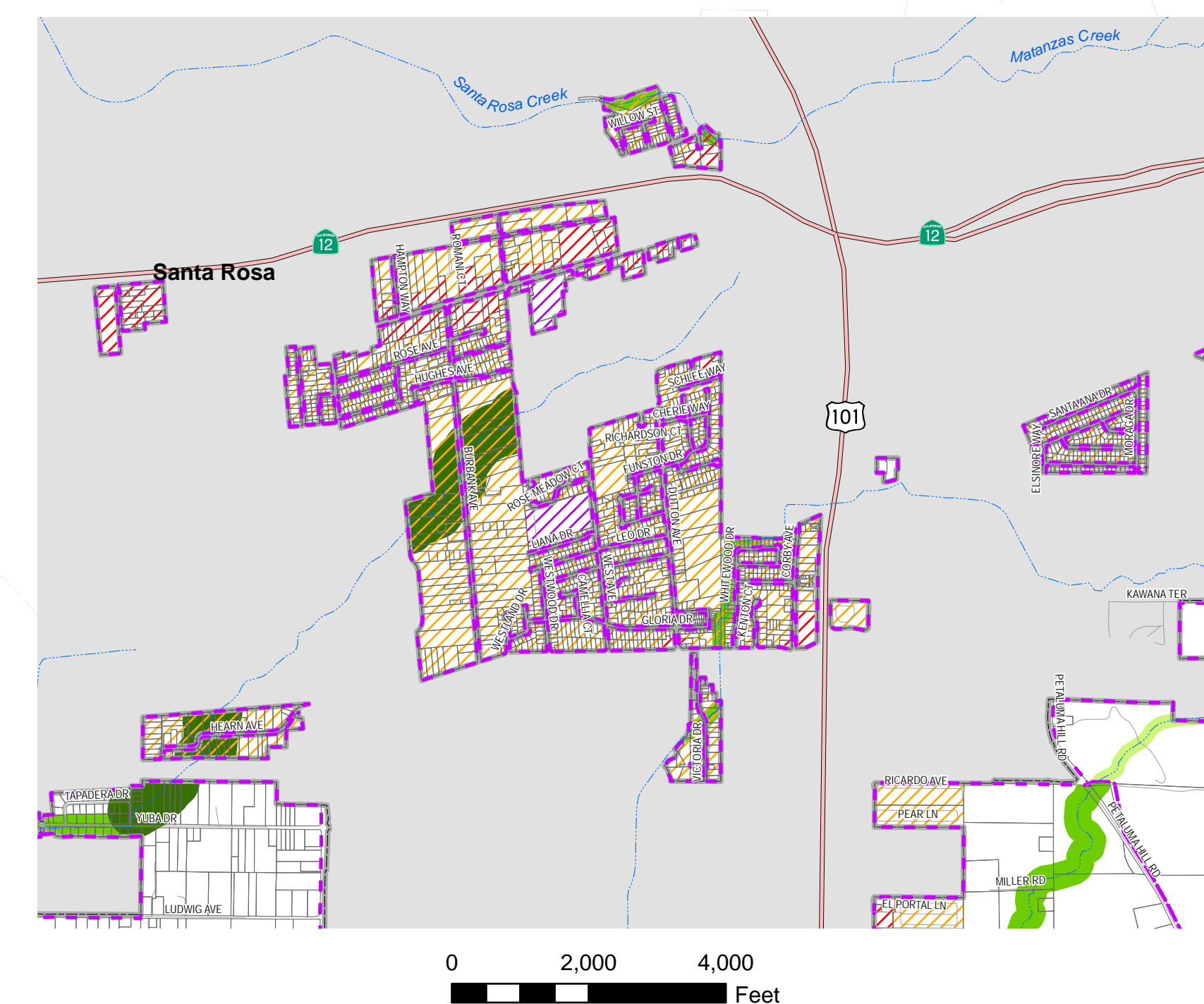
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South Santa Rosa



Roseland



Riparian Corridor Combining Zone Planning Area 5 Santa Rosa and Environs

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



From: [JAMES R MYERS](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] City of SR Neighborhood Meeting Comments for 4-12-21 Hearn Veteran's Village
Date: Monday, April 12, 2021 3:38:33 PM
Attachments: [Letter to city of SR 4-30-20.rtf](#)
[Letter to city of SR 4-12-21.rtf](#)

April 12, 2021

To Monet Sheikhali, Project Planner

Hello, my name is James Myers and I reside at 3004 Park Meadow Drive, which is the last house to the west end of Park Meadow which borders to the north at the northwest corner of the 2149 West Hearn Avenue property. I sent an email to Frank Kasimov on April 30th of 2020 giving my inputs at that time which I have attached to this email for convenience. My inputs today are very similar to those I gave last year, and they are summarized here to four basic issues in no particular order:

1. Through automobile traffic to Park Meadow drive in Northpoint Village
2. Drainage issues on 3004 Park Meadow property as a result of development work
3. Noise and disturbances in the neighborhood due to additional residents
4. Disturbance of local wildlife in surrounding wetlands preserve area

To elaborate in more detail on each issue:

1. As stated in my earlier email, the initial plans were not clear on whether the street at the West end of this development would be connected through to Park Meadow on the north end. From what I've recently read on this site <https://ch-sc.org/hearn-veterans-village/>, it does appear that the plan is to NOT have it connected to Park Meadow Drive to the north, but only to allow for emergency access as it is today. If this development moves forward, I would request that the bollards remain in place at the north end as they are today and a second set be added at the north boundary of the Hearn property (IE, in a line to the west from the south boundary of the 3004 Park Meadow Dr property). The residents on the Northpoint Village side of Park Meadow do NOT wish to have automobile through traffic from Hearn Avenue. I did note the proposal included at the link above to include a walking path at the west edge of the development and I fully support this portion of the plan, in fact, I would consider it a requirement.
2. Regarding the drainage issue, it is still not clear to me of what is meant on the drawings about "DRAINAGE EASEMENT – TO BE ABANDONDED". I know that there is a drainage easement in the rear of my property on 3004 Park Meadow that is connected to the 3000 Park Meadow property. I would expect that any drainage issues would be properly handled as part of this development on Hearn, but I want to be sure that drainage problems do not happen on my property at 3004 Park Meadow as a result of this development work.
3. Park Meadow Drive is a relatively quiet street particularly to the west of Coleman Glen. I would strongly object to the addition of noisy occupants next door that would disrupt the quiet neighborhood where we can observe the abundant wildlife residing in the local wetlands area. Just as I expect my neighbors on Park Meadow to be respectful and not create noise disturbances, I would also expect that from any new neighbors in the Hearn development and my concern would be that with the higher density of occupation the likeliness of increased noise is also greatly increased. I have heard comments that my neighbors to the east have already heard loud gatherings with profusely foul language. I have not had this issue at my property on the west end of the Hearn property, but I insist that this situation must not arise due to this potential development.

4. I would be extremely disappointed if our local wildlife was disturbed or driven away by this development. As I mentioned in my prior message, we observed a pair of kites nesting in pine trees to the west last spring raising four offspring and are hopeful that they will nest again this year. We also observe multiple hawks in the neighborhood as well as pheasants and wild turkeys. One of the neighbors on Hearn has a western screech owl that stays in the lean-to next to his shed. Recently, over multiple days, I photographed a great blue heron visiting the wetlands and this spring we have seen a pair of western blue birds that are nesting in a tree to the west of the Hearn property. Although I have not seen it in a few years, others have reported the sighting of a fox recently in the wetland area as well. All this wildlife is part of the appeal of this quiet cul-de-sac that I live on bordering the wetlands preserve area. It would be extremely disheartening if this wildlife were to be disturbed by a new development.

In conclusion, I will reiterate my statement from my prior message to Frank last year. I am fully supportive of providing assistance to US veterans that are in need but I would like to have the comfort and assurance that the development itself and its ongoing operation will not be disruptive to our great neighborhood.

Thanks for the opportunity to provide inputs.

NOTE – I'm also attaching the contents of this email as a separate document for your convenience.

James Myers
3004 Park Meadow Dr
Santa Rosa CA 95407
myrusty@sbcglobal.net
909-904-9991

JAMES MYERS <myrusty@sbcglobal.net>

To:fkasimov@srcity.org

Thu, Apr 30, 2020 at 7:13 PM

Hello Frank,

Thanks again for returning my call today and the conversation regarding the proposed development at 2149 West Hearn Avenue in Santa Rosa. As I indicated in the call, I am the homeowner at the address listed in the email signature below which is directly to the north of the northwest corner of the Hearn property. As we discussed today, I have a few questions and concerns that I would like to voice in reference to the project posted at this link <https://srcity.org/DocumentCenter/View/28017/Hearn-Veterans-Village---Project-Description-Exhibit>.

1) Is the street at the west end of the new property plan intended to be open to car traffic at the north end connecting to the existing Park Meadow Dr? The drawing shows the north/south street at the west side named as Park Meadow which implies it might be openly connected to the current Park Meadow Dr, but that part of the drawing is not shown, so it isn't clear that it would be open for traffic. It currently has bollards at the north end and south ends to prevent auto traffic through the lane. Speaking at least for myself as a resident on Park Meadow and I'm guessing others nearby me along the street would agree that we would like to keep that access closed to auto traffic to avoid an increase of traffic in our neighborhood.

2) Near the top of the drawing (north side) about 3/4 of the way to the right of the page, it has the following note "(E) DRAINAGE EASEMENT - TO BE ABANDONDED". (BTW, not my spelling error) I'm just not sure of the intent of this note or its possible impact. Therefore I am concerned that changes to drainage as noted may affect the drainage on my property since I do have an underground drain that is in my backyard that connects at least to the property to my east at 3000 Park Meadow. I want to be sure that the abandonment of drainage easement as noted would not have an adverse affect on my property's drainage.

3) With the addition of multiple occupant dwellings in the proximity of my home, I have a concern of increased noise and commotion in the neighborhood. I would expect the new occupants to be respectful of the quiet nature of our wetlands bordering neighborhood so as to not be disruptive of the current occupants of the homes as well as the abundant natural wildlife in the wetland area. As one current example, we are observing a nesting of kites in a nearby pine tree which currently has two young chicks being raised by a pair of kites that have been in the neighborhood for a few years, having nested in the pine in prior years.

I will conclude by saying that I believe it is a great thing to provide housing to support our brave and many times under served US veterans at a time of their need, so I am supportive of this project as long as it is implemented with proper care and consideration for the neighborhood.

Thanks, please feel free to contact me with any questions.

James Myers
myrusty@sbcglobal.net
3004 Park Meadow Dr
Santa Rosa CA 95407
909-904-9991

Monet,

Thanks for acknowledging the receipt of my comments. After the meeting, I have thought of some things to add, so I hope you can attach my additional comments/questions that I supply here with my original input.

I read through all the FAQ's on <https://ch-sc.org/hearn-veterans-village/> and the very last one mentions a second fence. Here is the text copied:

Q. Will we build a second fence on our property line against the Northpoint neighbors?

A. CHSC would prefer to build a new fence along the property line with trellis to achieve greater screening and privacy for the Hearn Veterans Village residents.

I would like to understand what is meant by this "new" fence? Is that an additional fence built on the 2149 W. Hearn Ave property? I do not want my existing brand new fence replaced that was built to the style of my preference and paid for 100% on my own without any assistance from the 2149 W. Hearn Ave property despite multiple requests from me for them to contribute as the old fence was literally being propped up with boards on their side to keep it from falling over before I replaced it. Please clarify this Q&A topic for me. Was this written based on the old fences that were in bad shape in the past?

Another topic that is on my mind after the meeting is in regards to the zoning requirements. I'm no expert in this area, but this now seems like a blatant attempt to circumvent the zoning allowances. I understand that a main dwelling and "granny" unit are allowed on each lot greater than 20,000 square feet, but when you treat four of these dwellings as if they are a common facility that would seem to be violating the intent of the zoning rules. If there is a common security agent, common management board that reviews rental applicants, common parking areas, and common caretakers and counselors for residents of all the four properties, then it is operating as one facility, not four separate homes on four individual lots. Operation in this manner must require appropriate permits for a facility if it is to be operated as a facility with common resources. It was stated in the meeting yesterday that the real request to the planning commission is to sub-divide the current lot into five lots (4 new plus existing buildings as 5th) of the size allowed to have 4 houses and 4 granny units, but really the request is to build a facility to house 32 veterans in a with resources and operation in "common"! I would call this a bait and switch tactic except they are openly stating that they are going do this, so the planning commission must review this request for what it really is, a request to build a 32 person facility!

Thanks again for the opportunity to provide comments.

James Myers

myrusty@sbcglobal.net

909-904-9991

From: [KIM PETERS](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Hearn House
Date: Thursday, April 29, 2021 7:42:37 AM

I am writing regarding the proposed Hearn House. I am very opposed to this facility in a designated Heritage Neighborhood. We all have between 1/2 and 1 acre and to DOUBLE the occupancy of this street with one project is not the right spot. We are supporting Veterans with the current facility (which the property is poorly taken care of). I have been here 40 years and to have this kind of project here would greatly impact the neighborhood in many negative ways. The road on West Hearn is a narrow road with no sidewalks and can not support this kind of increased traffic. To take away our fire route (with all the current fires and evacuations, this CAN happen) puts us in danger. In the zoom meeting it was addressed there would be security, FOR WHAT! meaning there is a high risk of bad behavior, what about our security?? We have families here! There is also no amenities within walking distance. This is not the right fit for such a big project. Southwest Santa Rosa has a disproportionate share of homeless facilities, we are the "dumping" ground for the city of Santa Rosa.

Thank you
Kim Peters
2075 West Hearn Ave

From: [Lennie Moore](#)
To: [Sheikhali, Monet](#)
Cc: [Johanna Greenberg](#)
Subject: [EXTERNAL] Hearn Veterans Village Project questions and analysis
Date: Tuesday, April 27, 2021 10:58:30 PM

Hi Monet,

I'm having difficulty finding answers to the following questions regarding the Hearn Veterans Village project. These questions are all related to what the applicant is trying to build, and the type of facility this will be is important in determining how my neighbors and I will proceed.

Any clarification you can provide will be helpful. Please specify any related codes and ordinances that would allow or restrict this application as we can look all that up on our end. Also, if any questions are best answered by another department, please let me know.

Thanks.

1. The applicant states that the new building after sub-dividing this parcel will be "permanent supportive shared housing development." It is our understanding that this housing is for homeless veterans. The applicant also states that they don't need a special permit to build this facility.

What type of facility would you call this? How are these units defined? Is it defined as Supportive Housing? A Community Care Facility? A series of Single Family Dwellings with ADUs?

Our problem is that we have not received a clear answer to this question. The applicant website is vague, as the language does not match the City code.

If it is defined as Supportive Housing, what are the limits to occupancy per bedroom? Maximum number of Bedrooms per parcel? Population caps per sub-division? House square footage caps? Height caps?

The definition for Supportive Housing within the City code says, "the housing is linked to on-site or off-site services."

Where does the applicant have to provide this information to the public?

If this is defined as a Community Care Facility, the proposal states that each parcel will have a total of 8 bedrooms (6 in each house, 2 in each ADU). The code states that this would require an MUP.

Why are the population density requirements not defined in the code if it is Supportive Housing?

2. The applicant has stated that they don't need any permits to build what they are proposing. Is this correct?

The code says an MUP is required for supportive housing in the notes, but it's not clear in the code under residential uses?

What are the Zoning Clearances that are required?

CA GOV 65651 states

"The local government may require a supportive housing development subject to this article to comply with written, objective development standards and policies."

What written, objective development standards and policies are you requiring of the applicant?

3. The only other information provided by the applicant on the project website along these lines of defining what this type of housing will be is the following paragraph:

"Veterans will be referred to Hearn Veterans Village through the Sonoma County Coordinated Entry System (CES). As a part of CHSC's obligations to the veterans and to lenders, all veterans will be offered a robust array of supportive services identified by the veteran and the veteran's case manager to assist the veteran to meet the goals set in the veteran's Individual Services Plan."

What, exactly, are CHSC's obligations by providing this type of housing? What are they allowed and not allowed to do?

4. Who decides who gets to live in this permanent supportive housing?

How are they vetted? Can they get permanent supportive housing if they have a criminal record? Drug and alcohol addiction? Mental health conditions (PTSD, Chronic Relapsing Brain Disorder, Chronic Homelessness, etc.)?

5. The Veteran's Administration has a Comprehensive Environment of Care standard when it comes to health services for Veterans. The applicant does not clarify their role in maintaining this higher standard of care, and a review had performed by a mental health professional of this applicant's proposals regarding this site (2016-present day) found the following:

"This particular Vet population, the highly vulnerable, the highest risk, suffer from a Chronic relapsing brain and need a higher level of support."

"The current plan fails to even remotely demonstrate how it is going to make them accountable when their brains chronically relapse."

"A Standard of Care is a standard of accountability of care, provided when compared not only to what is legally and ethically expected, but also compares to what other providers are providing in a similar culture, as an expected standard of care."

"Also, there are not enough services / structure on site for therapy and spending idle time, given the remote location features and the standard of care dictating that daily, structured, monitored activities and therapeutic interventions are necessary for integrating Vets back into mainstream society."

Is CHSC incorporating "best standard practices" to create true healing? If so, how?

Who is responsible for monitoring and managing the health and welfare of these Veterans living at this site?

What are the City's compliance issues with organizations such as CHSC that provide Veterans housing and the strict guidelines involved with this higher standard of care?

6. What are the conditions where a Veteran could be terminated from their ability to remain on the property?

7. Regarding the fire access road between West Hearn Ave. and Park Meadow, will it still remain a fire access road, even though CHSC now owns it and is proposing having it be a

parking lot?

This fire access road is critical as West Hearn Ave has only one-way in and out.

What restrictions are in place to keep this road for fire access and not make it a through street?

The project website states this parking lot will only be accessible via Park Meadow. How are we to guarantee that West Hearn will be closed to through traffic?

8. West Hearn Ave. is far away from services that these Veterans will need such as urgent care (2.2 miles), hospitals (4.6 miles), even the closest grocery store is 1.6 miles away.

For a care facility such as this, what is required as far as how close they need to be to access the services they need?

Sincerely,

--

Lennie Moore and Johanna Greenberg

www.lenniemoore.com

Studio (707) 260-2400

From: [Lennie Moore](#)
To: [_CityCouncilListPublic](#); district5@sonoma-county.org; [Sheikhali, Monet](#)
Subject: [EXTERNAL] Neighborhood Meeting regarding Hearn Veteran's Village tonight
Date: Monday, April 12, 2021 11:50:17 AM
Attachments: [Madrone Audubon West Hearn Avenue Veterans Village Proposal 05 12 2020.pdf](#)
[LennieMoore eMail Comment response 05-03-2020.pdf](#)
[Letter to County regarding Hearn House LM.pdf](#)

Dear Monet, Councilmembers and Supervisor Hopkins,

Just a reminder as to the background of our neighborhood's discourse regarding the Hearn House development of this project we will be discussing this evening, I'm attaching some of my communications with you and the County Board of Supervisors, along with that of the Madrone Audubon Society.

In a nutshell, we are against the scope of this project and the serious environmental impact it will have on our riparian corridor among other important issues. I plan on speaking more on this at the meeting and look forward to communicating with you then.

Regards,

--

Lennie Moore
www.lenniemoore.com
Studio (707) 260-2400

Dear Mr. Kasimov, Supervisor Hopkins, and members of the City Council,

My name is Leonard Moore. Johanna Greenberg and I live at 2215 West Hearn Ave., which is two properties West of Hearn House (2149 W. Hearn Ave). A couple of days ago a neighbor handed me a copy of a letter from the City of Santa Rosa Housing and Community Services department announcing only a two-week comment period for a Hearn House Veterans Village project affecting a wetlands area.

I'd like to start by saying that we've checked with many of our neighbors living in close proximity to the Hearn House property and many of us did not receive this notice at all (my property included) and to date we have only heard of a few neighbors who received this letter. I'm extremely upset at the discovery of this project and believe that appropriate notice and an opportunity to be heard was not given to persons like myself and many of my neighbors, whose property interests will be significantly affected. This has been absolutely inadequate for a project of this nature and an unfair advantage for the developer to push through this project without proper discussion and advocacy for all parties involved.

I, and many of my neighbors on West Hearn Ave., are completely against this proposed project from CHSC.

It violates multiple City ordinances, zoning code and mitigation requirements. It also creates an over-concentration that will severely impact this wetlands area environment and is not in line with our Rural Residential, Rural Heritage combined use protections. It is too big of a facility for this street and a disproportionate burden for this neighborhood.

We also are absolutely not against veterans living on W Hearn Ave.

To be clear, we all support our veterans and have supported the 15 veteran beds already existing on this site with relatively few issues. What we are against is a City/urban high density community care facility in a Rural Heritage zoned neighborhood on a tiny rural street, that overburdens this neighborhood and destroys valuable, rare ecosystems and wildlife habitat.

Adding one additional unit, according to many of our neighbors, would possibly be acceptable (depending upon the number of additional beds proposed and whether CHSC reaches out at all to the neighborhood with any proposals or discussion). Why not put only one extra house, according to zoning laws, and build a regenerative garden and wildlife restoration habitat for veterans and the community there instead?

Here are some points that I feel are important to consider regarding reasons for denying CHSC the ability to proceed with this project:

1. Some of you on the City Council may remember that during the Roseland Annexation process in 2015-2016, the island of West Hearn was extremely vocal about protecting our Riparian corridor, zoning and land use.

In my comments on record from a City Council meeting (Sept 8th, 2016 I believe), I and many of my neighbors (38 out of 48 properties having signed a petition presented to the Council) advocated for the approval of amendments to the City Zoning Code, General Plan and Annexation Specific Plan as recommended by our City Planners. These amendments were the result of good faith negotiations which had taken place over about a year and a half, between our neighborhood and City Planning. They have helped protect many of the most important aspects which have made West Hearn Ave continue to be an unique and special place.

These amendments included a Rural Heritage (-RH) Combining District (Santa Rosa City ordinance 20-28.090), Very Low Density RR-20 Residential Land Use and several other provisions which matched the zoning, environmental and agricultural land use that we previously had within the County of Sonoma, and allowed us to preserve our local character, protect the habitat of our Riparian corridor, and supported our quality of life which we absolutely needed to maintain in our unique neighborhood.

The density and environmental impact of this project goes completely against what our entire neighborhood fought to protect during these Roseland Annexation negotiations a few years ago. If approved, this project severely undermines these protections and would additionally demonstrate the City is acting in bad faith towards a previously settled matter.

2. Environmental impacts

An EIR must be provided and paid for by CHSC. Additionally, I would like to note the following:

a. Wetlands and wildlife disturbance - We only have less than 10% of vernal pool wetlands left in Sonoma County, one of the most unique ecosystems in the world. These wetlands are vitally important to prevent flooding, fire, and drought in the area.

b. Native animals and plants will be disrupted and habitat will be destroyed. Native Oaks, Tiger Salamander, Meadowfoam, clarkia species, actively nesting Western Kites, Hawks and Owls of all kinds, all exist in this area. This street is essentially a wildlife corridor and 'soft boundary' between the urban boundary, open space, and the extensive Fish and Wildlife properties surrounding it.

Sonoma County has these rare vernal pool ecosystems, which West Hearn Ave. is a critical part of. With less than 10% left of these ecosystems, we need to be building up and repairing these systems, instead of building on, paving, and further destroying them at the very moment when we most need the protections that these wetlands give us - meaning drought and fire mitigation, flood protection, and maintenance of groundwater aquifers. This size of project is inappropriate for this street and its community.

c. Trash - There are currently about 8-10 bins for trash/recycling/green waste put out every week from Hearn House. With the addition of 32 more beds added to the current 15 beds, this is a severe environmental and population impact on a wetlands habitat.

d. Traffic, parking, sewage, drainage, noise, activity by patients, guests and support staff, medical personnel - All are not supported by the current state of this tiny street and infrastructure.

The road on West Hearn Ave. would have to be completely rebuilt in order to handle the amount of traffic and activity needed to support this huge number of patients, staff, visitors and medical personnel. Part of our Rural Heritage combining designation is a restriction on the street standard to The City of Santa Rosa's Interim Street Standard (File No. STD.-200K). Any street improvement design shall take into consideration the rural character of the neighborhood and any heritage trees (as defined by City Code Chapter 17-24).

The fire access road (designated as an extension of Park Meadow Drive in the site plan) is for fire safety. It is also regularly used as a walking path for neighborhood residents. Converting this into an access road will increase traffic much more than the large amount of traffic described in the above paragraph, as residents living on Park Meadow Drive would then use West Hearn Ave as a thoroughfare to get to the traffic light at West Hearn and Stony Point, thus creating an increased environmental impact.

The proposed site plan does not show drainage and how this drainage will comply with the RR-20-RH zoning code. Furthermore, it is not clear that the proposed site plan addresses ORD-2020-003 requirements such as Creekside development, setbacks and Design Guidelines for Riparian Corridors and Storm Drainage.

The reason why we fought hard for the creation of our Rural Heritage zoning is that storm drains would channel water away from our Riparian Corridor. Any paving would increase the runoff causing more damage to the ecosystem. An important part of what is working with our -RH zoning, land use, and street standard is that our groundwater is being recharged directly. During heavy rain seasons our neighborhood doesn't flood. It does what it is supposed to do: water soaks into the ground and recharges the aquifers, and also prevents drought in the dry season.

3. Community Care and Health Facilities and Over-Concentration

This project does not comply with City zoning code 20-42-060. It will create an over-concentration of these facilities within our rural neighborhood and does not follow the code requirements regarding the mitigation of or avoiding any adverse effects of the facilities upon surrounding properties.

It equally does not comply with the spacing and concentration clause C1, as it would create a grouping of facilities in conflict with the locations of 10 adjacent properties on both West Hearn Avenue and Park Meadow Drive:

"No proposed community care/health care facility shall be located closer than 300 feet in all directions from any other community care facility, as measured from any point on the exterior walls of both structures. In no case shall a residential parcel be directly abutted by community care facilities on two or more sides."

Or the over-concentration clause C2 which would indicate that this project should be denied:

"The over-concentration of community care/health care facilities in an area shall constitute cause for the denial of a Minor Conditional Use Permit, where it is determined that over-concentration will not be mitigated by conditions that might be imposed upon the Minor Conditional Use Permit and other measures instituted by the applicant."

Some of our main concerns as a neighborhood have to do with density and equitable distribution of services across the City and County. Adding 32 additional units to the 15 current beds on a tiny rural street is a disproportionate burden to the surrounding properties. To date, there has been no fair share analysis relating to this over-concentration issue. Environmental impacts would be hugely disproportionate and detrimental to this wetlands area. The amount of parking to support such a large facility (visiting family members, friends, medical and emergency personnel parking notwithstanding) is an additional burden, and according to septic system professionals we've spoken with, the sewage system in this area is not equipped to handle such a giant population coming from this site. It is also inappropriate to approve a project of this scale in a vulnerable wetlands area such as we have in this case.

In this current proposal, CHSC is not following the Rural Heritage Zoning and Land Use designation with this project. 47 individuals plus visitors/service/medical personnel on one lot conflicts with the established nature of this neighborhood and the protections we had established during the Annexation process in good faith with the City.

In researching whether the State Department of Housing and Community Development (HCD) has in their Housing Element Law and Fair Share Analysis provisions, I'd add the following from TITLE 7 [ARTICLE 10.6. Housing Elements \[65580 - 65589.11\]](#):

In section d, 2nd clause: "Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080."

4. The half page proposal by CHSC is substandard for a Community Care/Health Facility

It offers no standard of care and no structure for what the daily life of the veterans living there will look like. There is nothing about using any type of "best practices" approach to helping them - not even an indication that a standard of accountability of care is provided, when compared not only to what other providers are providing in a similar culture, as an expected standard of care.

In our consultation with mental health professionals, this particular veteran population that has had issues with homelessness, mental health, and/or substance abuse is highly vulnerable and the highest risk. Many suffer from a chronic relapsing brain disorder and need a higher level of support. And yet to expect high risk veterans to not make a commitment to sobriety a mandatory condition for having the opportunity of being in their own home - even a 12-step program is very clear, as participants don't get

anything until they agree to sobriety. As long as they are working their program, they get support. In using the term "permanent supportive housing" in the one-page proposal, CHSC does not supply the linkage "to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (see. <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb745memo042414.pdf>) that would normally be associated with establishing criteria for how these permanent residents will be able to continue living in this facility and get the support they need to succeed.

To expect that veterans suffering from chronic relapsing brain disorder will act independently enough to take public transportation to access the most important mental health and life skill services is really unrealistic. And at their level of functioning (or rather the lack of it), standard of care would point more to a system similar to an intensive outpatient care facility.

There are no indications in the proposal that there are enough services/structures onsite for therapy, given the remote location features and the standard of care dictating that daily, structured, monitored activities and therapeutic interventions are necessary for integrating vets back into mainstream society. This location is too far from services (Hospitals, urgent care, even grocery stores), and there is no description at all in the half-page proposal stating what kind of medical facilities will be in place to handle these veterans and their special needs.

As I mentioned before, **we support our veterans**. This proposal doesn't outline any details at all about how these vulnerable individuals who have sacrificed for our nation will be supported. Even the website for CHSC describing the Hearn House project doesn't provide any details of the kind of care these veterans deserve. It just has one paragraph ending with, "This is a service-enriched community providing both housing and healing gardens to support veterans in establishing new, stable lives."

5. Other CHSC issues

A little background information would be helpful in appreciating our issues with CHSC and this project:

Paula Cook and the organization where she has been its Executive Director, Community Housing Sonoma County, had applied for a 3-phase Tiny Homes project with the County Board of Supervisors. The first two phases had been approved and funded by the County previous to this proposal. The 3rd phase involved appropriating funding and approval from what I understood at that time to be both the County and Santa Rosa City, and moving the current 14 units (at 665 Russell Ave) to the Hearn House property while building up to 32 tiny homes alongside the original 15 bed facility.

A Board of Supervisors meeting occurring on May 8th 2016 (video record: http://sonoma-county.granicus.com/MediaPlayer.php?view_id=2&clip_id=784&meta_id=242365) had on the agenda the presentation and discussion of the phase 2 and 3 components of this

tiny homes project. Many of us showed up to this Supervisors meeting to speak against the approval of this project. The majority of our Hearn Ave residents are against this.

At the time that the phase 2 funding was approved during this meeting, there were concerns by several of the Supervisors regarding costs in addition to a stipulation that Ms. Cook do her due diligence and reach out to the residents of Hearn Ave and surrounding properties.

Some of Ms. Cook's comments in her presentation to the Board of Supervisors were the following statements, "We have really moved forward in good faith to try and make this a meaningful place to live and a very innovative place." and "You're going to get a lot of media attention for this." Following comments by Supervisor Gorin about the expense per unit and the cost being quite a bit more expensive and a significant investment for 14 units (\$115K to move each unit and return original site to original state, moving 14 units and building 18 more), Ms. Cook responded, "I have a really good level of confidence in our ability to build out the site, move the units, make the county happy, make the city happy and try and leverage as I said earlier that media attention."

It is my position that Ms. Cook seems more interested in media coverage than in providing a complete and well defined proposal that truly serves the needs of this highly vulnerable population of homeless veterans, respecting the importance of the surrounding ecosystem, and cooperatively engaging with the surrounding properties who will be impacted the most by this project.

Other Board comments from this meeting, which demonstrate a lack of preparedness on the applicants part:

Supervisor Rabbitt stating that the pro forma had been changed 20 times over. He was totally supportive of veterans housing. He asked were the units premanufactured? He stated these tiny homes were more costly than stick-built, with the current cost at that time being \$350/sq.ft.

He additionally added words to the effect that this was about the loans and maximizing dollars to support more vets, that pilot projects don't always work out," that "3 years is problematic/dollars are problematic/not being able to leverage is problematic," "The idea wasn't fully baked," "We've gone down this path," "What are the options at this point in time?"

Margaret Van Vliet's response to Rabbitt – "We have more alternatives but haven't flushed out yet, people want another Palms Inn like unit," Benjamin Wickham (Program Director) remarked on Keritas project expanded phase 1 from 21 to 89 homes for chronically homeless. At another point during this meeting, Wickham and Van Vliet had concerns about the lack of an exit plan with revised project scope by CHSC, absence of a budget to develop the permanent site and address potential environmental issues on that Hearn House site.

Supervisor Gorin had concerns about efficacy, that it was "difficult to not support a good applicant," and expressed her disappointment.

Supervisor Lynda Hopkins shared concerns about costs, said she "feels backed into a corner," and "We have not spent staff time researching alternatives."

Chairman Efren Carillo shared the same concerns and frustrations, and directed Ms. Cook to reach out to the community. To this date, there has been zero communication from CHSC or Paula Cook. No reach-out. No discussion.

This current proposal is not "fully baked," either.

To say that CHSC's effort has been lacking is to put it mildly. My position is that CHSC has been negligent in their efforts to the community, misleading to the Board of Supervisors and the City, and has mismanaged this project by delivering substandard proposals to the City/County lacking proper detail, and has been wasteful in its use of allocated funds designed to support our homeless veterans within this County.

In conclusion, I'd like to point out that if this project is approved, the media attention the City will get will not be the kind of media attention that they want. If approved, then at that point my neighbors and I would need to ascertain whether any disregard for what we were able to achieve during the annexation process in protecting this neighborhood, wetland area, and Riparian Corridor by CHSC and/or the City would be actionable. During the annexation the City got much improved media attention because of the cooperative efforts of our neighborhood, the City Planning Department and the City Council, and we greatly acknowledge and appreciate the level of cooperation that we received at that time.

It is my hope that the City would deny this proposal by CHSC, as it is severely lacking in offering any standard of care, including a structure for what the daily life of the veterans living there would be like, and to date the applicant has not engaged at all with neighborhood residents, even after being directed to by the Board of Supervisors 4 years ago. This proposed project will do irreparable harm to the natural environment and gravely damages the protections established by the majority of our neighborhood during the annexation process. It will create an over-concentration of these facilities in this area and does not comply with the code.

Thank you for your time and consideration.

To: Sonoma County Board of Supervisors Susan Gorin, David Rabbitt, Shirlee Zane, James Gore, Efren Carrillo; Community Development Commission John Haig, Kirsten Larsen, Nick Stewart, Margaret Van Vliet and PRMD Director Tennis Wick

August 25, 2016

Dear Sonoma County Board of Supervisors, Community Development Commission and Director Wick:

I am a property owner at 2215 West Hearn Ave. in Santa Rosa. I am distressed to discover that you are attempting to push through approval of a 32-unit project involving Hearn House, a Behavioral Health Treatment Center located on West Hearn Ave. APN#134-011-012. It is unclear from the Press Democrat article dated August 12th whether these 32 units would be the total number of units or are in addition to the 15 beds being provided to Veterans in the existing facility. It is also unclear whether these beds would be populated by Homeless Veterans as they are now or by a mix of homeless adults.

I and the majority of my West Hearn Ave neighbors are adamantly against the development of this project and are very upset!

I urge you to seriously consider the following points:

This is a Rural Residential Street (RR B8 Zoned) with a limited density of 1-2 houses per acre, Valley Oak Habitat, and Riparian Corridor. We are not an urban location. There are many small family farms here and this type of project is not in character with the nature of this neighborhood.

Building 32+ units in a 2.5-acre lot is a violation of our density which we have worked very hard to preserve and it would be a disproportionate burden on our street which already houses a small private mental health home and the Hearn House (within 1000 ft. of each other), in addition to three HUD housing properties (Jay's Place, Panas Place and the Northpoint Apartments).

To date, I know of no fair share analysis or public assessment of the number of service facilities in a given neighborhood which has been provided by the County. We believe that we have more than our fair share of service housing with the 15 beds at the Hearn House, the 5-6 beds at the dead end and the 100+ HUD units mentioned above.

As of October of 2015 there were reported 217 Homeless Vets in the Sonoma County area. The 15 beds at Hearn House are the entirety of the North Bay Veterans Resource Center's Behavioral Health Treatment Program!

Why is our little street sheltering 6.9% (currently) of all of Sonoma County's Homeless Veterans? If you push this project through, then our burden jumps to 21.7%! Our approximately 50 acres compared to Sonoma County's 1.132 million acres?

We believe that we are already shouldering far more than our fair share of the burden for social housing. It is absolutely unfair to make our little street with only 48 households support over 50 homeless and mentally disabled plus staff, parking, traffic, and other associated issues like drug and alcohol abuse. This massive increase in population would also affect issues like property values, crime, and emergency services like police and fire.

Our neighbors who live adjacent to Hearn House have reported objectionable activity such as disturbing the peace, loud noises and inappropriate language late at night from this site. We believe these incidents would increase exponentially with the proposed expansion.

Increasing the population of this facility to 32+ units additionally would fall below the standard of care at this facility in our view. As West Hearn Ave is quite far away from Hospitals and other supporting facilities like the VA. Even getting to a grocery store is 1.5 to 2.5 miles away.

There are other more appropriate urban sites such as the old hospital on Chanate, The Armory, The Camp on Sebastopol Rd. and the old Water Agency on W. College or possibly even something on Corporate Parkway that could be put to use by a developer.

The County has not given advanced notice of the development of this project to the local community. We have received no letters, notifications, polls, or requests for feedback which is absolutely unfair and shows an apparent lack of concern for your constituents. We only first heard about this via an article in the Press Democrat which made it sound as if approval was imminent.

I additionally have concerns regarding Paula Cook. My understanding is that she is the proponent of this project, the owner of the property on West Hearn Ave, represents the 3rd District on the Sonoma County Planning Commission, is the Executive Director of Community Housing Sonoma County, and according to the Press Democrat is the local non-profit housing developer who won the bid for this project.

The impression that a reported 30 to 40-million-dollar project being pushed through aggressively by the Board, awarded to someone who works for the County in several official capacities (and owns the property), without advanced notice to the community, and forced onto a small neighborhood with an already disproportionate amount of facilities is highly suspect at the very least, and potentially actionable if the State Attorney General or other interested parties were so inclined to investigate these matters.


There has been some legal precedent with these issues of notification and fair share analysis. I direct you to *The Westchester Square/Zerega Improvement Organization v. Seth Diamond*, New York State Supreme Court, Bronx County, No. 260573/2009. Additionally, a report released by the city comptroller's office in May 2013 identified a systematic tendency at DHS to bypass established procurement procedures and to avoid community input when opening new shelters. The authors also found that city-run shelters for families and adults are not distributed evenly across the city. I'll include some reference web-links at the end of this letter.

While I and my neighbors are supportive of our Veterans and their service to our country, and recognizing that the County is making efforts to solve housing issues, this is about appropriate density and environmental issues for our neighborhood, in addition to a demand for fair distribution of facilities throughout Sonoma County.

I and my neighbors are absolutely against the development of this project. We will fight this vigorously.

Thank you all for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Leonard A. Moore". The signature is fluid and cursive, with the first name being the most prominent.

Leonard A. Moore
2215 West Hearn Ave.
Santa Rosa, CA 95407
Cell (323) 428-4832

Reference web-links:

<http://www.wszio.org/westchester-square-vs-department-of-homeless-services-court-case-victory.html>

https://comptroller.nyc.gov/wp-content/uploads/documents/20130509_NYC_ShelterSiteReport_v24_May.pdf



Madrone Audubon Society

INCORPORATED

Transmitted by email 05/12/2020

To: fkasimov@srcity.org

May 12, 2020

Frank Kasimov, Program Specialist
Housing and Community Services
City of Santa Rosa
90 Santa Rosa Ave.
Santa Rosa, CA 95404

Re: Inquiry and Comment - **Hearn Veterans Village**, 2149 West Hearn Avenue, Santa Rosa, Sonoma County, California 95407 (APNs 134-011-012 and 134-011-013)

Dear Mr. Kasimov:

Could you provide any available information on the adjacent and nearby CA Dept. of Fish and Wildlife properties and City Open Space Properties (mitigation properties?) to the above-referenced parcels? Please provide via email to me at susankirks@sbcglobal.net.

Members of the community reached out to Madrone Audubon with concerns about the request for a zoning amendment, higher density housing, and concomitant sensitive wetland, vernal pool, habitat and species on these parcels.

We understand an environmental review will be initiated. We request our organization be included in the communication distribution list for any and all information related to such review, the initial study, and findings related to this proposal. Please send communication for Madrone Audubon to me at susankirks@sbcglobal.net.

In communicating with community members, one of whom was actually viewing a White-tailed Kite active nest (less than 200 feet from the subject parcels) during an initial phone conversation, we discerned these parcels are habitat for the endangered California Tiger Salamander, along with over 56 avian species, 8 mammals, 8 amphibians and reptiles (including CTS), native oaks, grassland and flowers. The only open spaces remaining in this area, including the subject parcels, are sources of prey for raptors and mammals, providing natural control of gophers, voles and mice, integral for hunting and nutrition for the amazing array of species moving through and coexisting in this area.

*Madrone Audubon Society is qualified as an organization recognized under Section 501(c)(3) of the Internal Revenue Code.
Contributions are deductible by the donor under Section 170. Federal Tax I.D. 94-6172986*

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<http://madroneaudubon.org>

Frank Kasimov, City of Santa Rosa
May 12, 2020

2

Viewing an area map with the subject parcels, the open spaces we understand are mitigation areas, and the CA Dept. of Fish and Wildlife properties, these connected properties serve as a wildlife movement area in addition to being a primary source of prey for species supported in the habitat.

The subject parcels are also in close proximity to Roseland Creek and the Roseland Creek open space property with similar habitat types. We understand the subject parcels are in the Llano area of the Laguna de Santa Rosa Plain vernal pool ecosystem.

A zoning amendment to allow for increased density and a higher level of environmental impacts appears contraindicated and harmful. To provide a balanced environment for housing for veterans and the existing community, with known sensitive habitat and species, a proposal for additional housing of lower density within existing zoning and integrating this with a restoration and enhancement program for the amazing environmental attributes on-site, enjoying avian and wildlife species, could contribute to a balance of public health and well being with conservation of a special area, supporting respect for each other and the sights and sounds that bring healing to us from our natural world.

Thank you for the opportunity to submit our inquiry and our expression of concern, prior to embarking upon your environmental review. Again, please ensure we receive communication about this proposal and information related to the environmental review.

Sincerely,

Susan Kirks

Susan Kirks, President
Madrone Audubon Society, Sonoma County

susankirks@sbcglobal.net, 707-241-5548

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From: [Lennie Moore](#)
To: [Sheikhali, Monet](#); [Paula Cook](#); [Susan Barnes](#)
Cc: [Johanna Greenberg](#); [Alice Hampton](#); [CLARK H. LEWIS](#)
Subject: [EXTERNAL] Re: Responses to questions regarding Hearn Veterans Village
Date: Monday, May 10, 2021 1:33:52 PM

Cc'ing Paula Cook and Susan Barnes on this thread.

Thanks for your responses, Monet.

Much of the city codes you reference (state codes too, for that matter) regarding supportive housing and some of the zoning ordinances, are either ambiguous or not very clear and leave room for interpretation (and/or misuse). Not what I'd call bulletproof legal language, as there are discrepancies within the code, as well as a lack of definition with regard to things like limits on how many people one can pack into a property and leave no substantial impact on the environment.

In looking through your responses and in my first read-through of the MND, it seems clear that the City's position is to approve this project, without regard for a reasonable discussion about the density and impact of the scope of this project to the neighborhood and the environment. I and many of my neighbors will be challenging this assumption.

It seems that the annexation agreement our neighborhood negotiated with the City in 2016, and the spirit of what we agreed to in protecting this unique environment, is going to be ignored for the benefit of one developer. This is not acceptable.

The City needs to respect, honor, and serve their whole citizenry in a fair and equitable manner.

The City is failing miserably in this instance. We expect you to do better as we move forward in this process.

Paula and Susan - I'll send a separate thread requesting answers to the questions that Monet has referred to you. I'll expect a timely response (hopefully no more than a week), to give us the proper amount of time to review and give our neighborhood enough time to respond before the 30 days are up. Thanks.

Lennie Moore and Johanna Greenberg

On Fri, May 7, 2021 at 4:50 PM Sheikhali, Monet <msheikhali@srcity.org> wrote:

Good afternoon,

Thank you for your email with questions and comments about the proposed Hearn's Veteran Village Tentative Parcel Map subdivision at 2149 W. Hearn Avenue. In this email, I provide responses to a variety of questions received, including questions that you have posed. Our responses provide information about the project that is derived from application submittal documents and point to regulations under which the project will be reviewed. While our goal is to be complete in our responses, you may wish to engage in consultation with other land use professionals to develop a thorough understanding of how regulations are applied and land use analysis is conducted.

Some questions are best answered by the applicant. For these questions, I've indicated that the applicant should be contacted. You may reach the applicant via email at susan@barnescompany.com and pcook@ch-sc.org, and the applicant's website also has contact information (<https://ch-sc.org/>).

Thanks,

Monet

1. What type of facility would you call this? How are these units defined? Is it defined as Supportive Housing? A Community Care Facility? A series of Single Family Dwellings with ADUs?

The project proposes subdivision of property at 2149 W. Hearn Avenue through submittal of a Tentative Parcel Map application received by the City on February 23, 2021. The Gross Site Acreage proposed for subdivision (2.01 acres) results from a Lot Line Adjustment affecting Parcel 134-011-012 (2.49 acres) and Parcel 134-011-013 (0.62 acres). The Lot Line Adjustment is a ministerial permit that did not require public noticing. The project description also indicates that the newly subdivided parcels would be developed in the future with residential dwelling units to be used for permanent Supportive Housing. The Tentative Parcel Map application is a discretionary Planning entitlement that will require public noticing and review by the Planning Commission.

The Zoning Code regulates subdivision and development of parcels and land uses. For this Tentative Parcel Map application, Planning is reviewing the project's proposed subdivision for compliance with subdivision and density standards contained in Zoning Code Section 20-22.040. The project is also reviewed for compliance with Subdivision standards contained in City Code Title 19 – Subdivisions. Planning's review includes consideration of the proposed land use. The project site is zoned RR-20 (Rural Residential, minimum lot size 20,000 square feet). Pursuant to Zoning Code Section 20-22.030 (Table 2-2), Supportive Housing land uses are permitted uses in the RR-20 zoning district. Therefore, no discretionary review or approval of the land use is required. However, development of the parcels and use of the parcels is required to conform to all applicable City regulations, including Building and Fire Codes.

Future development of each new parcel may include a residential detached dwelling unit, accessory dwelling unit, and associated on- and off-site required improvements. Pursuant to Section 20-42.130, an ADU is allowed on any residentially zoned parcel with a proposed or existing dwelling unit. As noted above, a Supportive Housing land use that complies with the Zoning Code definition of "Supportive Housing" is a permitted use in Rural Residential zoning districts. If a proposed Supportive Housing project complies with each of the requirements of AB 2162, as specified in Government Code Section 65651, including objective design standards for ministerial residential

developments contained in Zoning Code Chapter 20-39, then proposed development would be exempt from design review.

- 2. If it is defined as Supportive Housing, what are the limits to occupancy per bedroom? Maximum number of Bedrooms per parcel? Population caps per subdivision? House square footage caps? Height caps?**

Zoning Code [Section 20-22.050 \(Table 2-4\)](#) provides general development standards for the RR-20 zoning district. These standards include minimum required setbacks, maximum lot coverage, and maximum building height. The Zoning Code does not regulate number of bedrooms or number of persons per residential unit.

- 3. The definition for Supportive Housing within the City code says, "the housing is linked to on-site or off-site services." Where does the applicant have to provide this information to the public?**

This information would be required when development is proposed. The current proposed project only includes a Tentative Parcel Map application for subdivision of a parcel (see also Question #1). You may wish to contact CHSC for information about services.

- 4. If this is defined as a Community Care Facility, the proposal states that each parcel will have a total of 8 bedrooms (6 in each house, 2 in each ADU). The code states that this would require an MUP.**

The current proposed project only includes a Tentative Parcel Map application for subdivision of a parcel for future development and use as permanent Supportive Housing (see also Question #1). A Supportive Housing land use that complies with the Zoning Code definition of "Supportive Housing" is a permitted use in Rural Residential zoning districts.

- 5. Why are the population density requirements not defined in the code if it is Supportive Housing?**

The City's General Plan and Zoning Code regulate land use density, which is the number of dwelling units per acre of land. It does not regulate the number of persons who may inhabitant a dwelling unit. (Note: The term "population density" typically refers to the number of people per unit of area.)

- 6. The applicant has stated that they don't need any permits to build what they are proposing. Is this correct?**

The only Planning entitlement/permit required for subdivision of the project site is Tentative Parcel Map approval. If a proposed Supportive Housing project complies with

each of the requirements of AB 2162, as specified in Government Code Section 65651, including objective design standards for ministerial residential developments contained in Zoning Code Chapter 20-39, then proposed development would be exempt from design review. Any future development would require issuance of building permits. Other permits required would be ministerial and would not require public noticing.

7. The code says an MUP is required for supportive housing in the notes, but it's not clear in the code under residential uses?

Section 20-22.030 (Table 2-2, Note 4) would require a Minor Use Permit for the construction of new multi-family supportive or transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. The project does not propose multi-family supportive housing under the Zoning Code's definition of Multifamily Dwelling ([Section 20-70.020](#)).

8. What are the Zoning Clearances that are required?

No Zoning Clearances are required. In accordance with Zoning Code Section 20-52.020(B)(d), "the provisions of this Section [Zoning Clearance] shall not apply to any residential land use within a residential zoning district."

9. CA GOV 65651 states "The local government may require a supportive housing development subject to this article to comply with written, objective development standards and policies." What written, objective development standards and policies are you requiring of the applicant?

Future development of each new parcel may include a residential detached dwelling unit, accessory dwelling unit, and associated on- and off-site required improvements. Supportive Housing land use that complies with the Zoning Code definition of "Supportive Housing" is a permitted use in Rural Residential zoning districts. If a proposed Supportive Housing project complies with each of the requirements of AB 2162, as specified in [Government Code Section 65651](#), including objective design standards for ministerial residential developments contained in Zoning Code [Chapter 20-39](#), then proposed development would be exempt from design review.

10. The only other information provided by the applicant on the project website along these lines of defining what this type of housing will be is the following paragraph: "Veterans will be referred to Hearn Veterans Village through the Sonoma County Coordinated Entry System (CES). As a part of CHSC's obligations to the veterans and to lenders, all veterans will be offered a robust array of supportive services identified by the veteran and the veteran's case manager to assist the veteran to meet the goals set in the veteran's Individual Services Plan." What, exactly, are CHSC's obligations by providing this type of

housing? What are they allowed and not allowed to do?

This is a question for CHSC.

- 11. Who decides who gets to live in this permanent supportive housing? How are they vetted? Can they get permanent supportive housing if they have a criminal record? Drug and alcohol addiction? Mental health conditions (PTSD, Chronic Relapsing Brain Disorder, Chronic Homelessness, etc.)?**

This is a question for CHSC.

- 12. The Veteran's Administration has a Comprehensive Environment of Care standard when it comes to health services for Veterans. The applicant does not clarify their role in maintaining this higher standard of care, and a review had performed by a mental health professional of this applicant's proposals regarding this site (2016-present day) found the following: "This particular Vet population, the highly vulnerable, the highest risk, suffer from a Chronic relapsing brain and need a higher level of support." "The current plan fails to even remotely demonstrate how it is going to make them accountable when their brains chronically relapse." "A Standard of Care is a standard of accountability of care, provided when compared not only to what is legally and ethically expected, but also compares to what other providers are providing in a similar culture, as an expected standard of care." "Also, there are not enough services / structure on site for therapy and spending idle time, given the remote location features and the standard of care dictating that daily, structured, monitored activities and therapeutic interventions are necessary for integrating Vets back into mainstream society." Is CHSC incorporating "best standard practices" to create true healing? If so, how? Who is responsible for monitoring and managing the health and welfare of these Veterans living at this site?**

This is a question for CHSC.

- 13. What are the conditions where a Veteran could be terminated from their ability to remain on the property?**

This is a question for CHSC.

- 14. What are the City's compliance issues with organizations such as CHSC that provide Veterans housing and the strict guidelines involved with this higher standard of care?**

This is a question for CHSC.

15. **Regarding the fire access road between West Hearn Ave. and Park Meadow, will it still remain a fire access road, even though CHSC now owns it and is proposing having it be a parking lot? This fire access road is critical as West Hearn Ave has only one-way in and out. What restrictions are in place to keep this road for fire access and not make it a through street? The project website states this parking lot will only be accessible via Park Meadow. How are we to guarantee that West Hearn will be closed to through traffic?**

The fire access (EVA) will remain at the same location and the access shall be developed to meet with the current Fire Department standards. The Tentative Parcel Map approval will be conditioned to comply with current Fire Department standards.

16. **West Hearn Ave. is far away from services that these Veterans will need such as urgent care (2.2 miles), hospitals (4.6 miles), even the closest grocery store is 1.6 miles away. For a care facility such as this, what is required as far as how close they need to be to access the services they need?**

This is a question for CHSC.

17. **What is the "Density Bonus" on the Veterans Housing Project Planning application, and how specifically is it being applied to this project?**

No request for Density Bonus eligibility has been submitted for this project. For discussion about land use density, please refer to Question #5.

18. **Everyone associated with this project is referring to this property as a "3 acre property", both in emails and on the website. This is NOT a 3 acre property; on the Sonoma County PRMD, this is a 2.36 acre property, which is NOT even a 2.5 acre property, which brings me to my question: Two (2) acres will be divided into 1/2 acre lots (20,000 sq ft) each, but that only leaves LESS than 1/2 acre for the remaining TWO large already existing buildings, holding a total of 15 patients and extra staff (ie these could not even be ADU's)... This does not fit into the required amount of land. Can you please explain this? How is this legal?**

Please refer to Question #1.

19. **What are the size limits of a single-family home for Rural Residential Districts? What are the size limits for ADU's for Rural Residential Districts? What are the population limits for a single-family home? How can anyone be sure this company will not double up on occupancy?**

This site is zoned RR-20. Refer to [Section 20-22.050](#) for residential district development standards that would regulate residential development. Refer to [Section 20-42.130](#) for

development standards that regulate accessory dwelling units.

20. **The sewage effluent report (pdf enclosed below) is for 3.25 people per house. clearly, there are far more people than that on this property—it will in fact be about DOUBLE that, including staff. How will this high density assisted living complex deal with all of the extra sewage, especially during heavy rain events? During rainy season, it is easy to smell the sewage from the manhole that is already there, with only the two pre-existing houses. With the added quadruple sewage outflow, how will the system handle this? what happens when the system is stressed beyond capacity?**

The existing 8” sewer main extending out of Park Meadow drive was originally designed to handle any upstream service connections on West Hearn. Due to the depth of the sewer system in that area, the ability to extend the main beyond the subject parcel likely does not exist. The applicant provided a capacity analysis, consistent with City Standards, showing that the additional connections will create additional flows that are well below the design capacity of the 8” main. The section of existing 8” sewer main in the existing emergency vehicle access road currently experiences a very minor amount of flow in relation to the pipe size. Odor issues are typically the results of solids not conveying properly through the pipe and settling out in certain areas. This typically occurs on dead end sections of main under very low flow conditions. The majority of sewer discharge is grey water and increasing the number of connections to this section of sewer main will increase the velocities in the pipe and create a form of self-cleaning. It’s anticipated that additional connections in this area will likely improve the functionality of the system.

The public sewer system is not designed to handle storm water runoff and steps are taken through the design and construction phases to eliminate the inflow and infiltration of storm water. Projects install separate storm drain systems to handle the conveyance of rainwater runoff. As a sewer system ages, the likelihood of inflow and infiltration begins to exist. As mentioned above, increased flows of water through the sewer main increase the movement of solids and a significant inflow of storm water runoff would likely address any odor issues. Sewage odor during heavy rain events can be product of adjacent private septic systems being impacted by a high water table.

21. **I don’t know if the City is aware, and Paula Cook and the rest of the project owners as t as the developers certainly ARE NOT aware, that this area and a few properties around it are in a Riparian Corridor. (Both Details and Large maps of Sonoma County Planning Area 5 Map enclosed below from the SoCo website). The seasonal stream on the West side of the fire road will be paved right up to its edge, according to the plans for this care facility—which I know is not allowed for Riparian Corridors. Be aware that there are fish and wildlife in this stream during normal rains in the rainy season. It almost appears as if this stream will be covered over by the path. Is this the case?**

Thank you for this comment. Please refer to Question #32.

- 22. There is certainly a zone of unlawful construction associated with Riparian Corridors that this project is NOT taking into consideration on their building plans. Can you please account for this and explain how the City Planning and Development will be respecting this Riparian area and respecting the wildlife and habitat concerns of the neighborhood?**

The City is evaluating the current development proposal to subdivide the project site into 4 lots. Future development of each new parcel may include a residential detached dwelling unit, accessory dwelling unit, and associated on- and off-site required improvements. On Friday, May 7, 2021, a draft Initial Study/Mitigated Negative Declaration will be published for public review and comment for 30 days. A Notice of Availability and Intent to Adopt will be mailed. The Initial Study/Mitigated Negative Declaration will be available via the internet at <https://srcity.org/425/Plans-Studies-EIRs>. The Initial Study/Mitigated Negative Declaration has been prepared with the assistance of a consultant. As Lead Agency, the City reviews and publishes all CEQA documents.

- 23. How can the City sell a road to a private entity without knowledge of the street residents? Is this legal?**

The parcel with APN 134-011-013 was not owned by the City. This parcel was owned by Northpoint Village LLC, which sold the parcel to CHSC. Please refer to CHSC for additional information parcel ownership.

- 24. Are the homeless veterans residents working folks? Will each person therefore have a car? how will 47 vehicles plus staff vehicles, fit into this property?**

These are questions for CHSC.

- 25. How will this street handle all the extra traffic? the road is already falling apart with deep pot holes.**

Traffic Division has reviewed the proposed project and determined that the proposed project will have negligible trip generation. Maintenance of City public rights-of-way is addressed by the City's Transportation and Public Works department. Please refer to <https://srcity.org/480/Transportation-and-Public-Works> for more information.

- 26. Will the City and/or this organization repave the street regularly and how will this be enforced? Also, the speeding is already rampant on this street as it is. Will the City or this organization put in Speed Bumps and a slower speed limit?**

Please refer to the response provided in Question #25.

- 27. An Environmental Impact Report is essential for a project of this scope. This is not a few single-family homes with a few people in each. This property will have over 50 people plus staff at any one time. This project is the largest population on this entire street, and in this several square mile area in fact, and is essentially a city-sized medical-type housing development —(there are only 95-100 residents on the entire street). This will MOST CERTAINLY have an environmental impact, different from the annexation impact (which was slated for no increased development on this street).**

The proposed project application is a discretionary entitlement and environmental review in accordance with the California Environmental Quality Act (CEQA) is required for discretionary projects. On Friday, May 7, 2021, a draft Initial Study/Mitigated Negative Declaration will be published for public review and comment for 30 days. A Notice of Availability and Intent to Adopt will be mailed. The Initial Study/Mitigated Negative Declaration will be available via the internet at <https://srcity.org/425/Plans-Studies-EIRs>. The Initial Study/Mitigated Negative Declaration has been prepared with the assistance of a consultant. As Lead Agency, the City reviews and publishes all CEQA documents.

- 28. Related, please let us know when the CEQA report is to be done and by whom? Required environmental review under CEQA commences when a project application is received.**

On Friday, May 7, 2021, a draft Initial Study/Mitigated Negative Declaration will be published for public review and comment for 30 days. A Notice of Availability and Intent to Adopt will be mailed. The Initial Study/Mitigated Negative Declaration will be available via the internet at <https://srcity.org/425/Plans-Studies-EIRs>. The Initial Study/Mitigated Negative Declaration has been prepared with the assistance of a consultant. As Lead Agency, the City reviews and publishes all CEQA documents.

- 29. How many trees are being cut down to build this project? Are the City Planners and Developers aware that this is a Protected Oak Region, according to Sonoma County's PRMD? There are several pre-existing Oaks on this property. I don't see them on the plans.**

Any proposed tree removal will be analyzed during required environmental review. See Questions #28 and #31 for more information about availability of the Initial Study/Mitigated Negative Declaration environmental review document.

- 30. Please let us know, clearly, what the time frame for City Planning meetings and decision deadlines are, as they are NOT noted ANYWHERE, on any**

communication with W Hearn Ave residents thus far, mail, email, or video.

All public hearings are noticed per the requirements of [Zoning Code Chapter 20-66](#). Notification includes posting an on-site sign, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, bulletin board postings at City Hall and on the [City website](#), and may include publishing notice in a newspaper of general circulation. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

31. When do you anticipate starting CEQA review of this project?

Required environmental review under CEQA commences when a project application is received. On Friday, May 7, 2021, a draft Initial Study/Mitigated Negative Declaration will be published for public review and comment for 30 days. A Notice of Availability and Intent to Adopt will be mailed. The Initial Study/Mitigated Negative Declaration will be available via the internet at <https://srcity.org/425/Plans-Studies-EIRs>.

32. They also call the seasonal creek on the entire west side of the Hearn House Project a "drainage ditch on the SW corner". This is inaccurate. It is actually a seasonal creek from the open space to the North of the property, probably originating from Roseland Creek to the North, and traveling down the length of the *entire West side* of the site, and continuing across the street to the South, and opens out onto the open space on the South side of the property South of this Hearn House site. This is a Riparian Corridor and this project is attempting to dismiss this fact. (Again, please see the figures below where this creek is in fact noted, and the Riparian Corridor designation, taken from Sonoma County's PRMD website.)

The referenced Riparian Corridor map pre-dates the City's Creek Master Plan, which discusses the channelization of Roseland Creek, the extent of which is shown in Southern Santa Rosa Map 1 at <https://srcity.org/DocumentCenter/View/13788/Southern-Santa-Rosa-1>. As shown on this map, Roseland Creek no longer runs through the site. The Sonoma County map provides clarification that it is intended for illustrative purposes only, stating that it is not suitable for site-specific decision making and further analysis is required to draw parcel-specific conclusions.

33. Where will the residents park? As proposed, the Hearn Veterans Village will have 32 residents, so potentially 32 vehicles. This won't include support staff or service providers.

The total number of required parking spaces is 16 but the project proposes to provide 28 parking spaces (4 covered; 24 uncovered) as well as 10 bicycle parking spaces.

Monet Sheikhali | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA
95404

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