

Prezoning/Annexation Application for the
Sequoia Gardens Mobile Home Park, a 29.9
acre parcel developed with 191 Mobile Home
Units. File No. MJP13-001

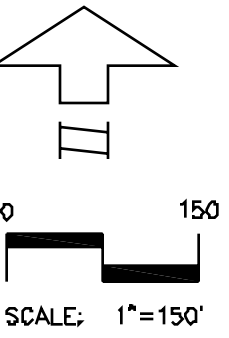
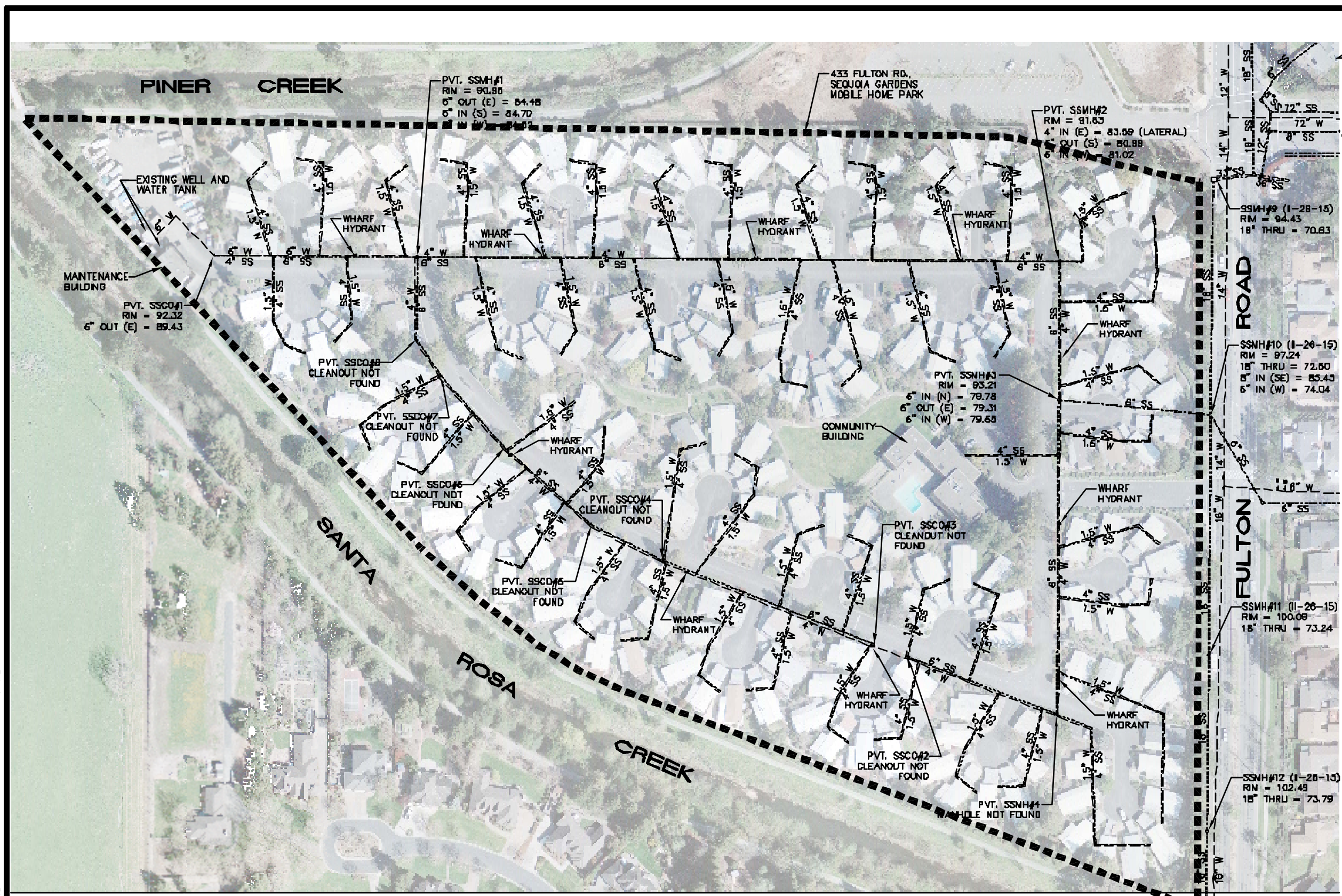


8/27/2013

Scale 1: 11,648



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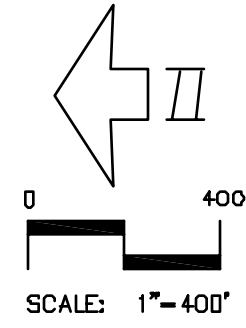
CIVIL DESIGN CONSULTANTS, INC.
 3000 Park Avenue, Suite 404
 Santa Rosa, CA 95405
 (707) 535-2222

EXISTING SITE PLAN & SITE ANALYSIS
 433 FULTON ROAD
 SANTA ROSA, CALIFORNIA A.P.N. 034-110-068

FEBRUARY 2013
 SHEET NO. 12-115
 SHEET NO. 1
 OF 1 SHEET

SITE DATA TABLE			
NO. OF UNITS	AVG. SIZE PER UNIT	NO. OF PARCELS	OTHER STRUCTURES
191	700 SF	1	COMMUNITY BLDG. MAINTENANCE BLDG.

S:\SDSK\PROJ\12-115\dwg\UTILITY CERTS\SEQUOIA NEIGHBORHOOD CONTEXT.dwg 2/4/2013 9:38:47 AM PST



JOB NO.
12-115

SHEET NO.
1

DATE
FEBRUARY 2013

NEIGHBORHOOD CONTEXT MAP
433 FULTON ROAD
SANTA ROSA, CALIFORNIA

APN. 034-110-088

CIVIL DESIGN CONSULTANTS, INC.
16000 Pinet Avenue, Suite 804
Chico, CA 95926
(916) 835-2525



S:\SDSK\PROJ\12-115\dwg\UTILITY\CERTS\SEQUOIA BLDG ELEV.dwg 2/4/2013 9:34:37 AM PST



1



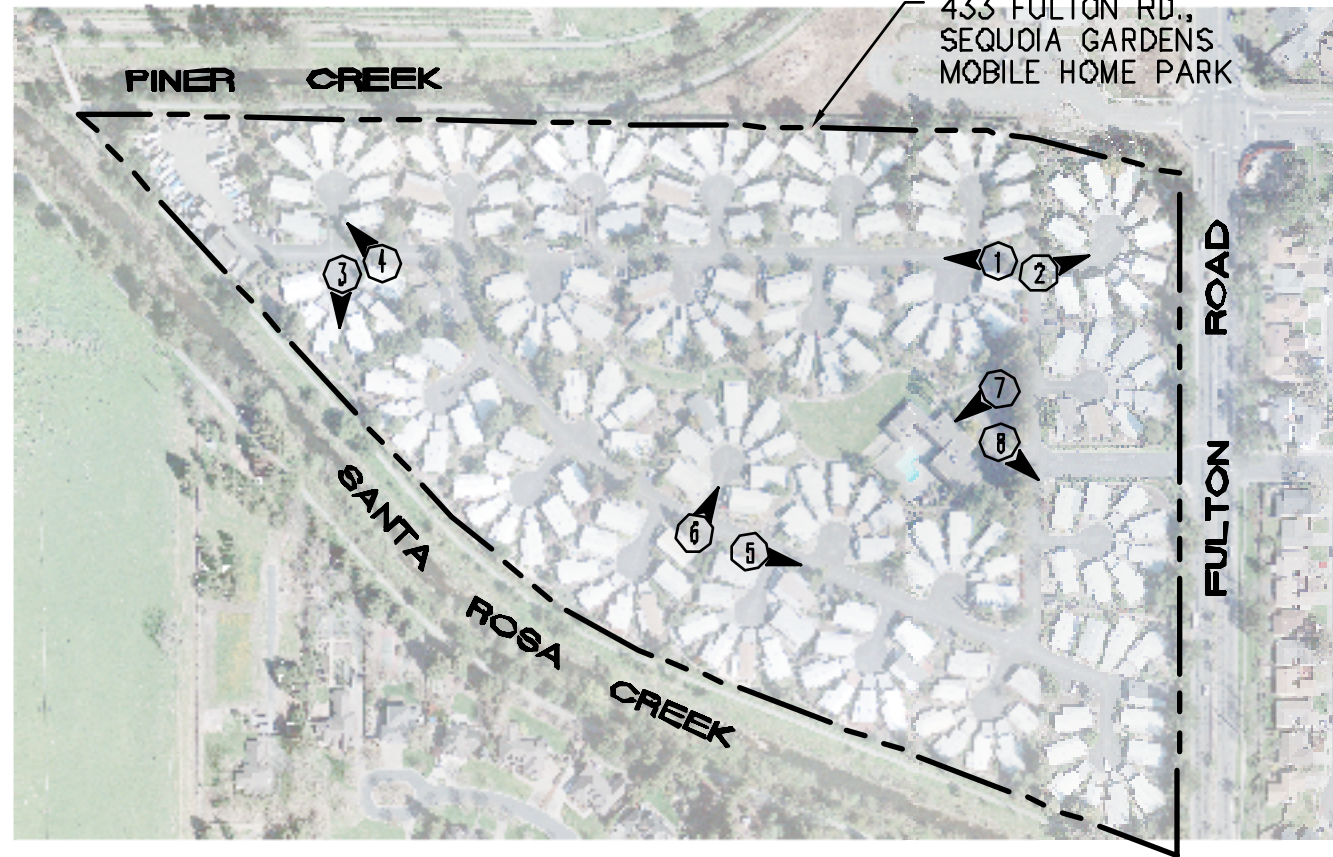
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3



4



6



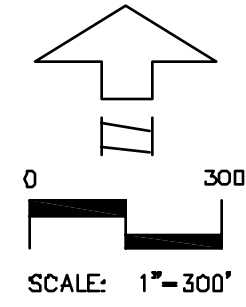
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8

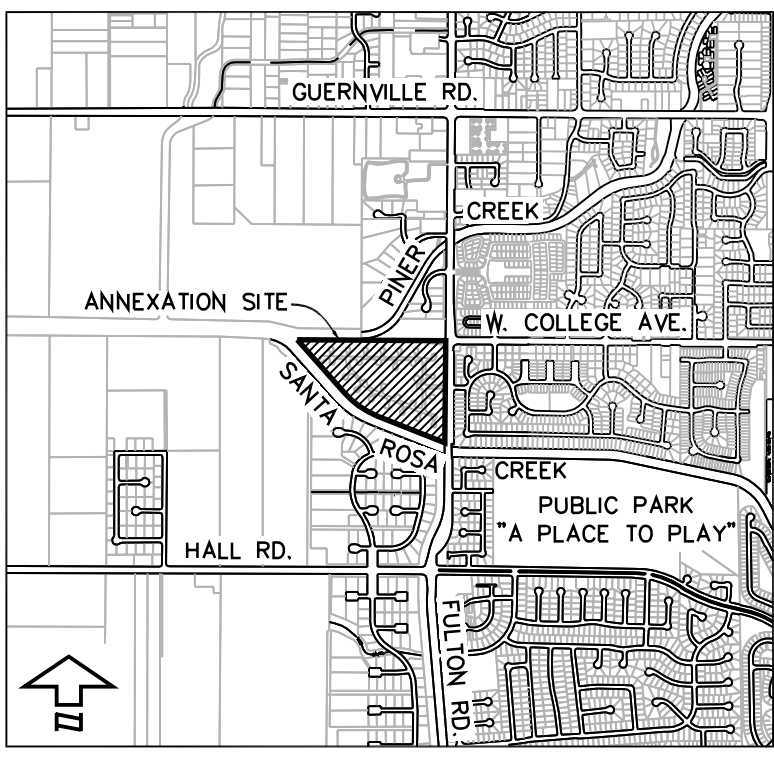
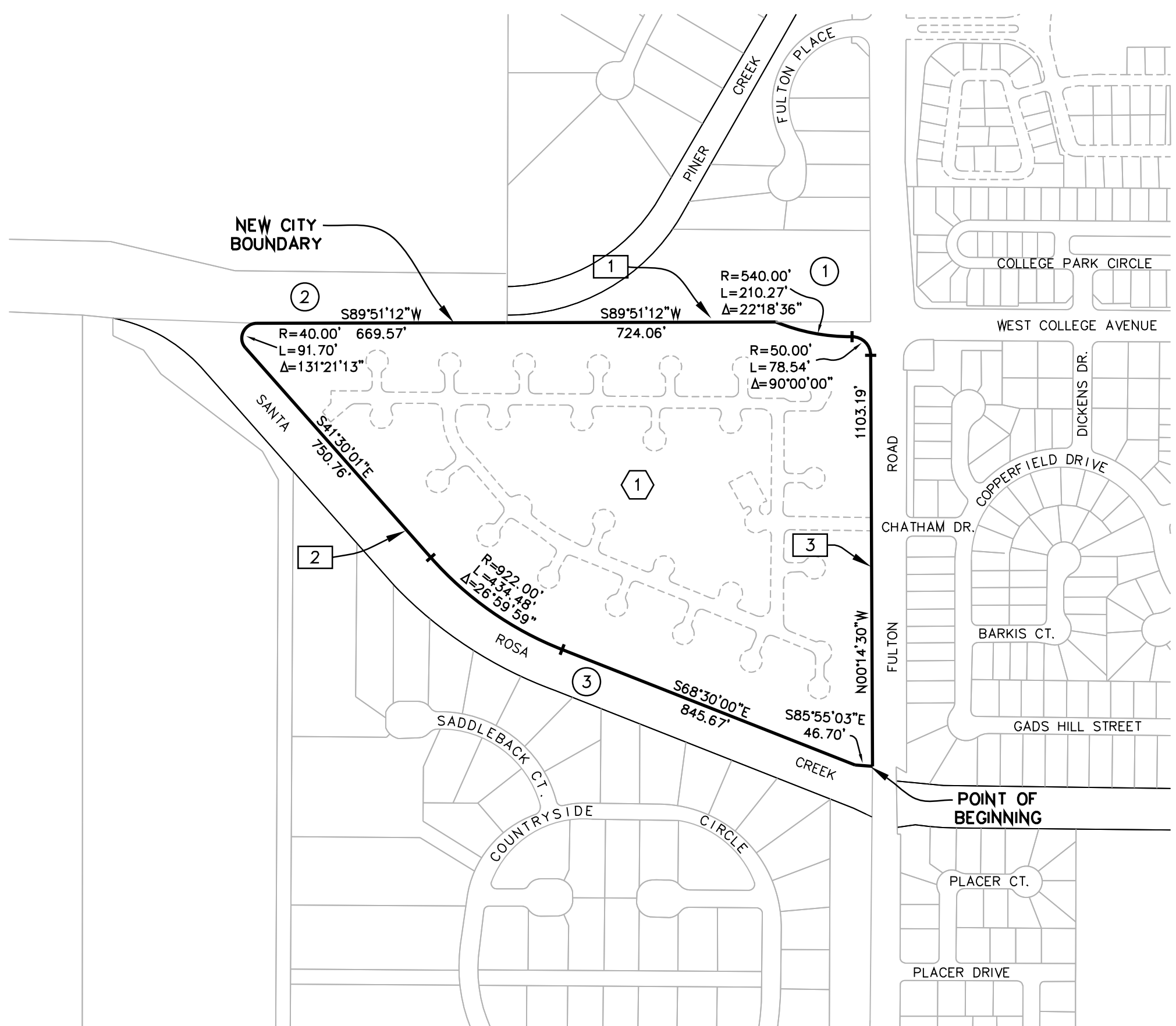


CIVIL DESIGN CONSULTANTS, INC.
2001 Range Avenue, Suite 204
Oakland, CA 94612
917-562-7222

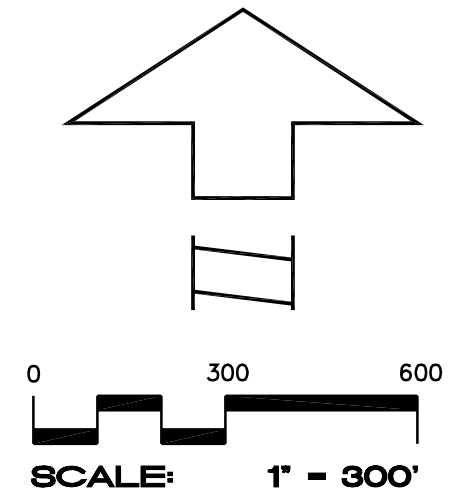
EXISTING BUILDING ELEVATIONS
433 FULTON ROAD
SANTA ROSA, CALIFORNIA

FEBRUARY 2013 A.P.N. 034-110-066

JOB NO.
12-118
SHEET NO.
1
OF 1 SHEET



LOCATION MAP
NO SCALE



CITY ENGINEER'S CERTIFICATE

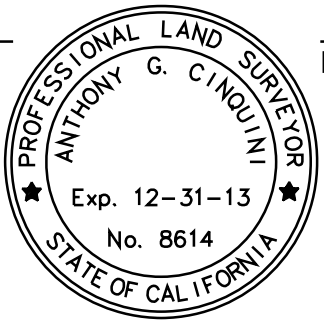
I, ANTHONY A. CABRERA, CITY ENGINEER OF THE CITY OF SANTA ROSA, HEREBY CERTIFY THAT THE MAP HEREON SHOWN CONFORMS TO THE REQUIREMENTS OF TITLE 4, DIVISION I, CHAPTER I, ARTICLE 3 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND TO THE DESCRIPTION OF THE REORGANIZATION AS ADOPTED BY SONOMA LAFCO IN RESOLUTION NO. _____ DATED _____.

BY: _____ DATE _____
ANTHONY A. CABRERA, CITY ENGINEER, RCE 41858

ENGINEER'S STATEMENT

THIS MAP HAS BEEN COMPILED UNDER MY DIRECTION.

ANTHONY G. CINQUINI, P.L.S. 8614 _____ DATE _____



L.A.F.C.O. CERTIFICATE

APPROVED BY THE SONOMA COUNTY LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. _____, DATED _____

SIGNED: _____ DATE: _____
EXECUTIVE OFFICER

RECORDER'S CERTIFICATE

RECORDED THIS _____ DAY OF _____, 20____,
AT THE REQUEST OF THE EXECUTIVE OFFICER OF THE SONOMA COUNTY LOCAL
AGENCY FORMATION COMMISSION IN BOOK _____ OF MAPS, PAGE _____
SONOMA COUNTY RECORDS.

COUNTY RECORDER DEPUTY RECORDER

FEE: _____ DOC NO. _____

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO AFFECT THE BOUNDARIES OF THIS ANNEXATION.

NORTHWEST SANTA ROSA REORGANIZATION NO. 13-001

(SEQUOIA PARK ASSOCIATES, LP)

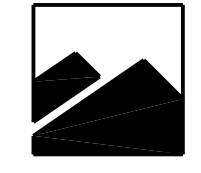
INVOLVING ANNEXATION TO THE CITY OF SANTA ROSA AND DETACHMENT FROM THE RINCON VALLEY FIRE PROTECTION DISTRICT AND COUNTY SERVICE AREA NO. 41 (CSA-41) - (MULTI-SERVICES)

LYING WITHIN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 8 WEST, MOUNT DIABLO BASE AND MERIDIAN

MAP OF THE NEW NORTHWESTERLY CITY BOUNDARY AS ESTABLISHED BY LAFCO RESOLUTION NO. _____

**CITY OF SANTA ROSA STATE OF CALIFORNIA
CONTAINING 29.9 ACRES, MORE OR LESS
FEBRUARY 2013**

CML DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820



CITY FILE NO. _____ - _____

PROPERTIES WITHIN REORGANIZATION

NO.	APN	ADDRESS	OWNER	DOC. NO.
①	034-110-066	433 FULTON ROAD	SEQUOIA PARK ASSOCIATES, LP	1982-000055

PROPERTIES ADJACENT TO REORGANIZATION

NO.	APN	ADDRESS	OWNER	DOC. NO.
①	034-460-032	1225 FULTON ROAD	THANKSGIVING LUTHERAN CHURCH	1998-097967
②	034-110-081	PINER CREEK	SONOMA COUNTY WATER AGENCY	1975-2232474
③	034-110-078	SANTA ROSA CREEK	SONOMA COUNTY WATER AGENCY	2055 O.R. 851

ADJACENT EXISTING ANNEXATIONS

① EXISTING CITY BOUNDARY
ESTABLISHED BY NWSR NO. 5-84
RESOLUTION NO. 1765B, RECORDED
IN BOOK 380 OF MAPS AT PAGE 35, S.C.R.

② EXISTING CITY BOUNDARY
ESTABLISHED BY SWSR NO. 1-78
RESOLUTION NO. 15169, RECORDED
IN BOOK 329 OF MAPS AT PAGE 2, S.C.R.

③ EXISTING CITY BOUNDARY
ESTABLISHED BY WEST SANTA ROSA ANNEXATION NO. 58
ORDINANCE NO. 1742, RECORDED
IN BOOK 216 OF MAPS AT PAGE 31, S.C.R.

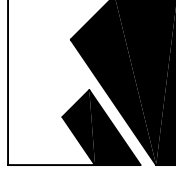
NWSR REORGANIZATION 13-001

PUBLIC SERVICES PLAN

FEBRUARY 2013

CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820





INTRODUCTION

ACCESS AND CIRCULATION

WATER SERVICE

SANITARY SEWER SERVICE

STORM DRAIN SYSTEM

SCHOOLS

PARKS AND RECREATION

POLICE AND FIRE

FINANCING

FIGURES

INTRODUCTION

This proposed Public Services Plan is for the Sequoia Gardens Mobile Home Park, a 28.6 +/- acre tract of land located at 433 Fulton Road, lying within the northwest quadrant of the City of Santa Rosa. This land is bounded on the north by Piner Creek and private lands, on the south and west by Santa Rosa Creek, and to the east by Fulton Road. Reorganization of this 28.6 +/- acre tract of land involves annexation to the City of Santa Rosa, and detachment from County Service Area 41 (multi-services) and from the Rincon Valley Fire Protection District.

Figure 1, at the end of this report, shows the Vicinity Map for the 28.6 +/- acre tract of land.

ACCESS AND CIRCULATION

There is one access point on the subject parcel located off of Fulton Rd near the center of the easternmost property line. A private drive circumnavigates the property to form a loop within the subject parcel. Branching off of the looped travel way are multiple cul-de-sacs serving the mobile home clusters.

Figure 2, at the end of this report, shows an existing Circulation Exhibit for the 28.6 +/- acre tract of land.

WATER SERVICE

Water System Improvement Plans for the 28.6 +/- acre tract of land shall be developed concurrently with the annexation application and its review period. Concurrent with the Annexation Resolution and detachment from County Service Area 41 and the Rincon Valley Fire Protection District, the water system improvements providing a dedicated water source and fire suppression service shall be implemented as a component of the project.

Proposition 84, the Safe Drinking Water and Water Quality Projects Program shall fund the water system upgrades. This program provides \$10 million to the California Department of Health Services (CDHS) under Section 75021(a) for grants and direct expenditures to fund emergency and urgent actions to ensure that safe drinking water supplies are available to all Californians. Eligible project criteria includes, but is not limited to, the following:

- Providing alternate water supplies including bottled water where necessary to protect public health.
- Improvements in existing water systems necessary to prevent contamination or provide other sources of safe drinking water including replacement wells.
- Establishing connections to an adjacent water system.
- Design, purchase, installation and initial operation costs for water treatment equipment and systems
- Grants and expenditures shall not exceed \$250,000 per project.
- Direct expenditures shall be exempt from contracting and procurement requirements to the extent necessary to take immediate action to protect public health and safety.

Fire Protection and Domestic Water Service will be provided by proposed connection points at the existing water main running parallel to the easternmost boundary of the subject parcel, within the Fulton Road Public Right-of-Way. Since the Sequoia Gardens property contains more than 100 units, the City of Santa Rosa requires the property to be served by a dual-feed water system. Therefore the Sequoia Gardens property will have two water services. One service will provide domestic, irrigation and fire service, and the other will provide the required second domestic and fire service connections. The fire service lines will provide a looped system running within the main travel way of the subject property. Fire hydrants shall be installed per the City of Santa Rosa Fire Department Requirements. Water mains will be extended as necessary and connected to the existing on-site water supply system to serve the 28.6 +/- acre site. The existing on-site water system piping shall be physically disconnected from the existing on-site well.

Figure 3, at the end of this report, shows the existing Water Service Layout.

SANITARY SEWER SERVICE

The property is served from an existing 18-inch sewer-main at the existing tie-in point located approximately 120' north of the Fulton Road / Chatham Drive intersection. There are no improvements proposed for the existing Sanitary Sewer Service.

Figure 4, at the end of this report, shows the existing Sanitary Sewer Layout.

STORM DRAIN SYSTEM

The 28.6 +/- acre site generally slopes to the northwest and southwest from Fulton Road. A portion of the northwest corner of the site flows to the south and east. Surface drainage is conveyed via the existing private streets where it is deposited into existing inlet structures and carried through an existing storm drain system which outfalls to the northwest at Piner Creek and to the Southwest at Santa Rosa Creek. There are no improvements proposed for the existing Storm Drain Service.

Figure 5, at the end of this report, shows the existing Storm Drain Layout.

SCHOOLS

The proposed annexation is located in the Piner-Olivet Union School District and the City of Santa Rosa School District. Schools serving the Sequoia Gardens Mobile Home Park are as follows:

- (K-6) Jack London Elementary School, 2707 Francisco Ave.
- (K-6) Olivet Elementary Charter School, 1825 Willowside Rd.
- (K-6) Schaefer Charter School, 1370 San Miguel Ave.
- (7-8) Piner-Olivet Charter School, 2707 Francisco Ave.
- (7-12) Northwest Prep Charter School, 2707 Francisco Ave.
- (9-12) Piner High School, 1700 Fulton Rd.

PARKS AND RECREATION

An existing Community Park (a Place to Play) is located approximately 700 feet to the southeast of the proposed reorganization site. This sports facility and park features six soccer fields, two baseball fields, restrooms, a concession stand and a lake for wildlife. Additional features will be added to a Place to Play as additional funding and partnership opportunities become available.

POLICE AND FIRE

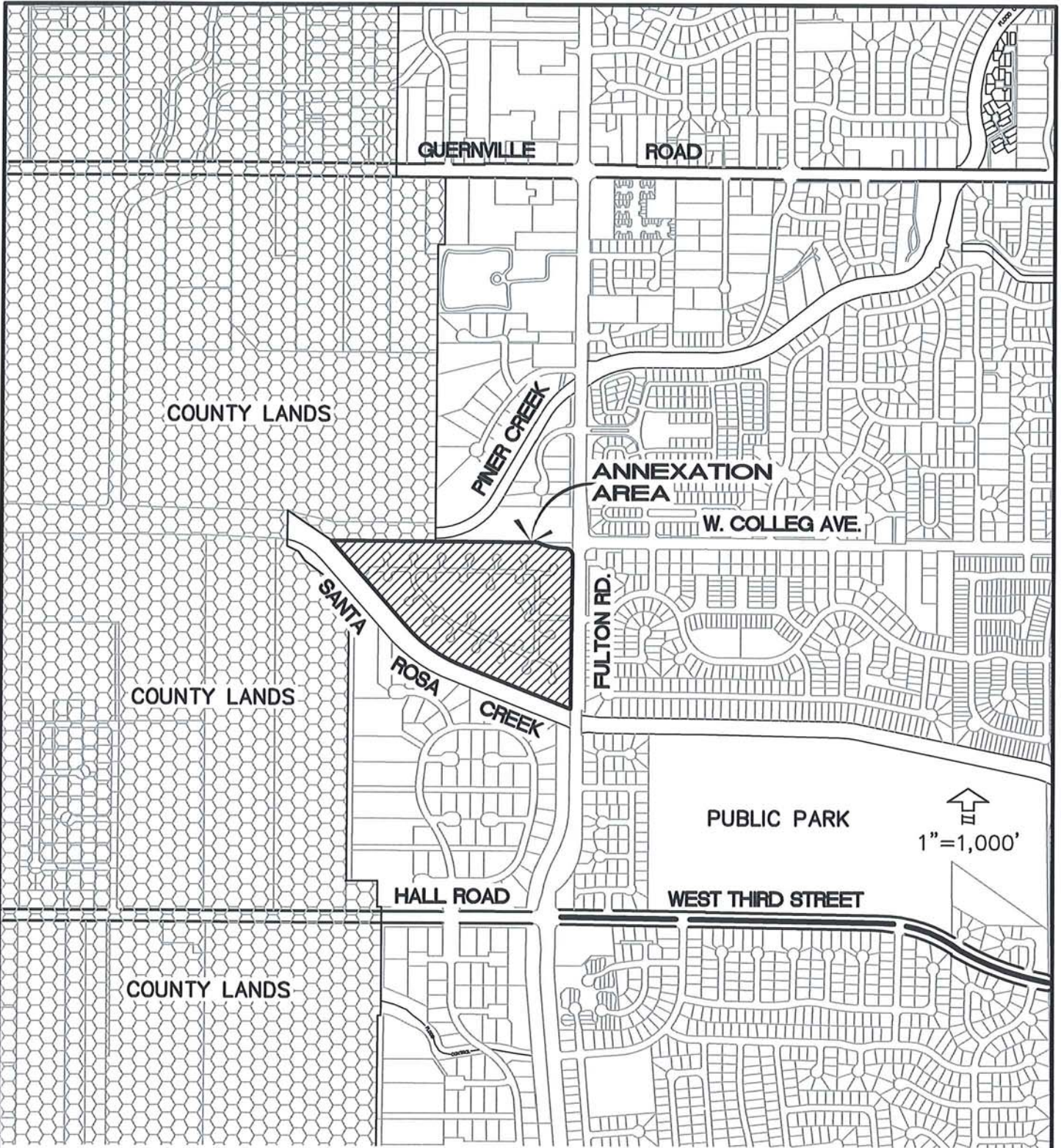
The developer is proposing to address the impacts of an increased need for public safety services resulting from the proposed project by implementing the necessary improvements to allow adequate public safety protection.

Being that the project is within the Urban Growth Boundary and is a logical extension of City jurisdiction, the provision of police services to this parcel was analyzed within the City of Santa Rosa 2035 General Plan. The annexation of 191 mobile home units is not anticipated to significantly increase the calls for police service in Northwest Santa Rosa in that this is a less than 1% increase in the number of residential units in the City.

To aid in the provision of fire protection services, the developer has proposed to improve the onsite fire suppression infrastructure. This includes the construction of a dedicated water service connection to serve the hydrants located onsite. In addition, the project developer proposes to replace these hydrants with the current City standard to further ensure adequate fire suppression services can be provided. This plan to improve fire suppression services was made in conjunction with the City of Santa Rosa Fire Department, and has the support of the Department.

FINANCING

All services are existing and available to serve the proposed annexation site. The only costs associated with this annexation would be on-site development costs for the proposed water system improvements. These costs will be determined at the time of development. Design and Construction of the proposed water system improvements will be financed through the State's Proposition 84 Funds.



**NWSR REORGANIZATION 1-13
PUBLIC SERVICES PLAN**

VICINITY MAP

FEBRUARY 2013

CIVIL DESIGN CONSULTANTS, INC.

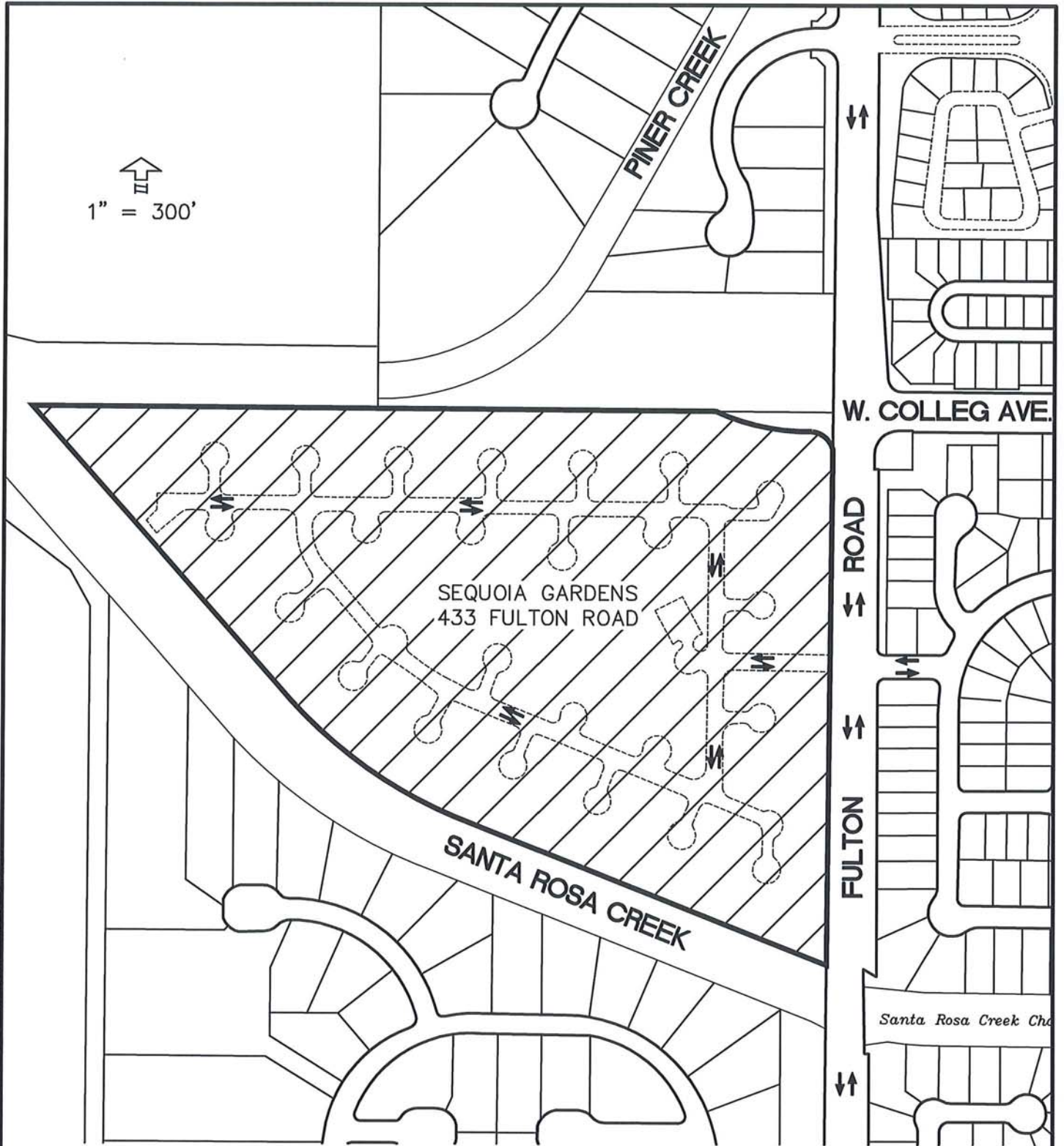
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820



FIGURE 1

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↑
1" = 300'



**NWSR REORGANIZATION 1-13
PUBLIC SERVICES PLAN**

EXISTING CIRCULATION EXHIBIT

FEBRUARY 2013

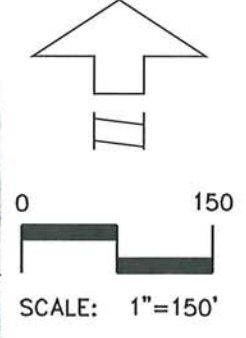
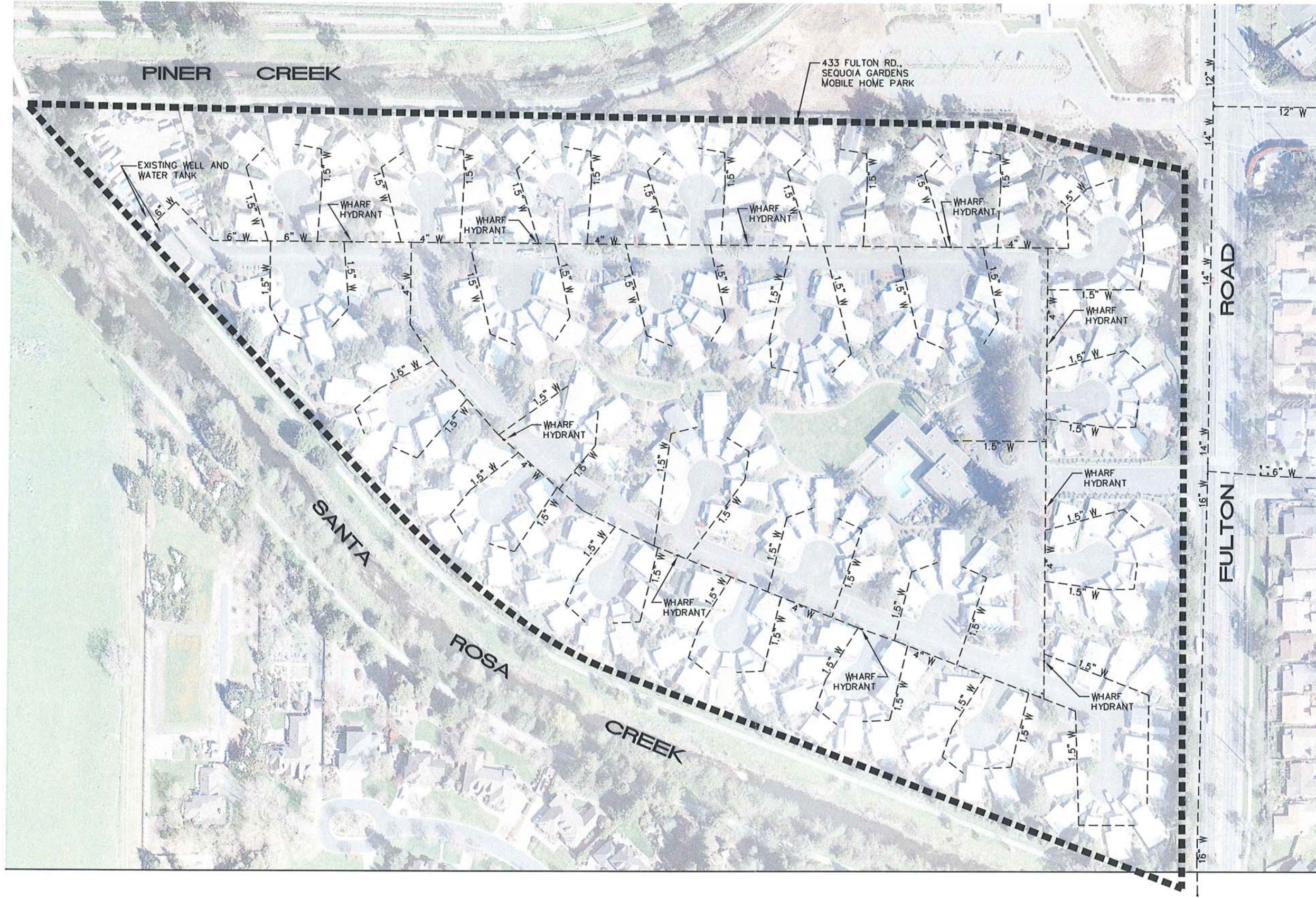
CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820



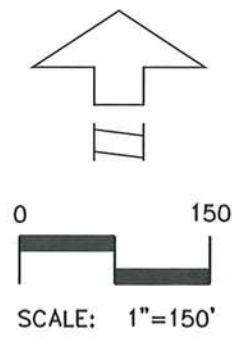
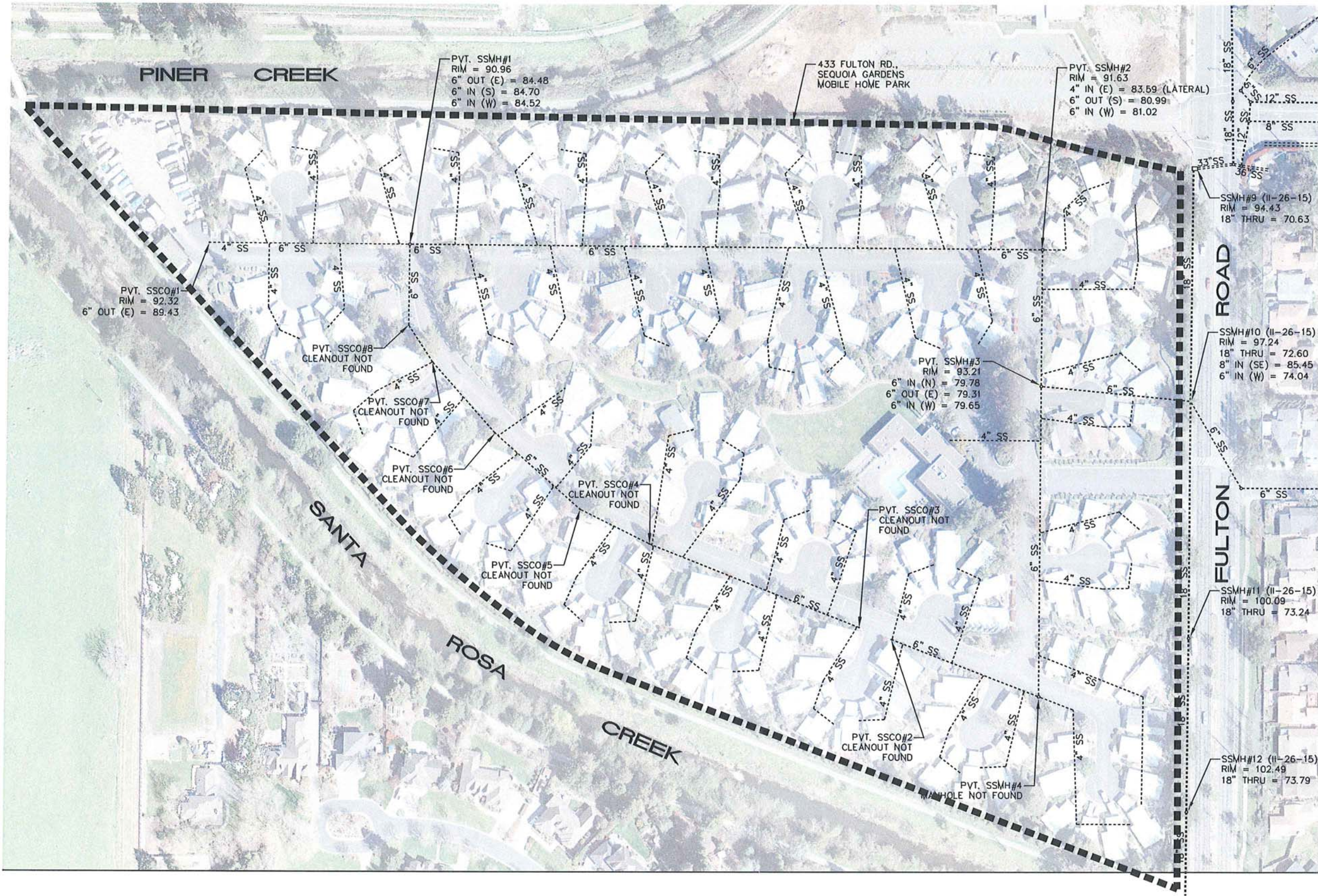
FIGURE 2

S:\SDSK\PROJ\12-115\dwg\ANNEXATION\PSP-WATER-SERVICE-MAP.dwg 1/31/2013 1:26:00 PM PST



CIVIL DESIGN CONSULTANTS, INC. 2200 Flange Avenue, Suite 204 Santa Rosa, CA 95403 (707) 642-4820	
PSP - EXISTING WATER SERVICE LAYOUT 433 FULTON ROAD SANTA ROSA, CALIFORNIA	
FEBRUARY 2013	A.P.N. 034-110-066
JOB NO. 12-115	DATE
FIGURE 3	

S:\SDSK\PROJ\12-115\dwg\ANNEXATION\PSP-SERVICE-SERVICE-MAP.dwg 1/31/2013 1:22:08 PM PST



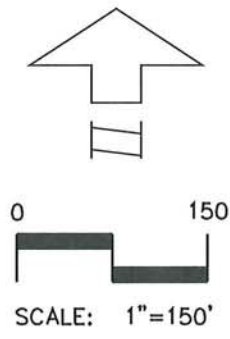
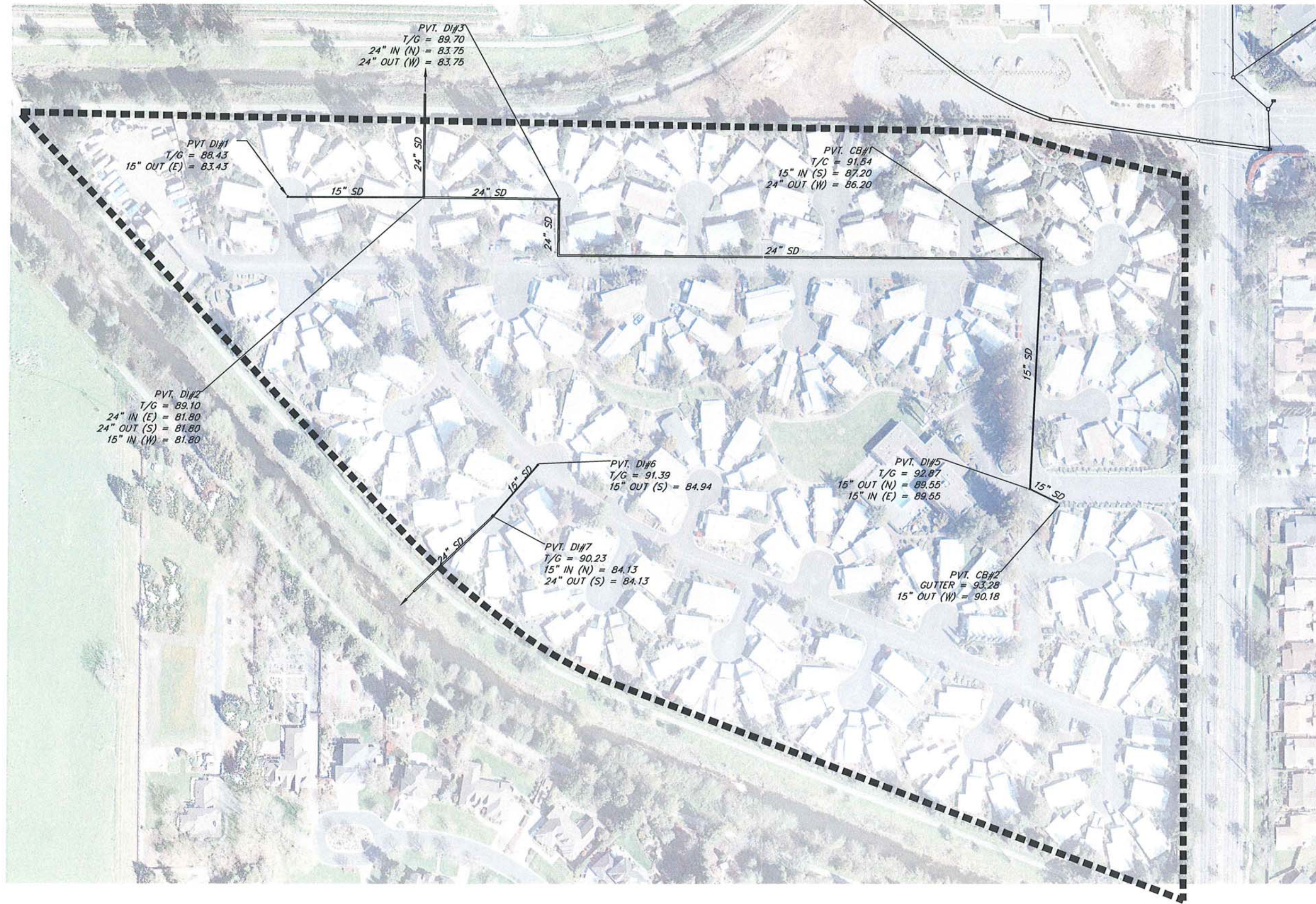
DATE _____
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 44811
 Exp. 02-31-15
 CIVIL
 DESIGN
 P. DALRY
 REG. #001


CIVIL DESIGN CONSULTANTS, INC.
 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4920

PSP - EXISTING SEWER SERVICE LAYOUT
 433 FULTON ROAD
 SANTA ROSA, CALIFORNIA A.P.N. 034-110-066
 FEBRUARY 2013

JOB NO.
12-115
 FIGURE
4

S:\SDSK\PROJ\12-115\dwg\ANNEXATION\PSP-SEWER-SERVICE-MAP.dwg 1/31/2013 1:22:08 PM PST




 DANIEL DALBY
 No. 44811
 Exp. 02-31-14
 CIVIL ENGINEER
 STATE OF CALIFORNIA



CML DESIGN CONSULTANTS, INC.
 2000 Flange Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4620

PSP - EXISTING STORMDRAIN SERVICE LAYOUT
 433 FULTON ROAD
 SANTA ROSA, CALIFORNIA A.P.N. 034-110-066
 FEBRUARY 2013

JOB NO.
 12-115

FIGURE
5

Sequoia Park Associates
1875 Olympic Blvd., Suite 103
Walnut Creek, CA 94596
(925) 930 2900
FAX (925) 930 2903

August 9, 2013

Noah Housh, Project Manager
City of Santa Rosa Community Development
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Dear Mr. Housh:

I understand that you have been meeting and working with the residents of Sequoia Gardens Mobile Home Park on the City's proposed Utility Certificate and Annexation of the Park into the City of Santa Rosa. In those meetings the residents have inquired if the ownership of the Park will be seeking a conversion of the Park. The ownership of Sequoia Gardens will not be seeking a conversion of the park for three reasons. It is true that the Ownership did seek the conversions of Sequoia Gardens before the County of Sonoma. The Residents opposed the conversion and Board of Supervisors rejected the application to convert. That rejection was reviewed by the courts and found to be lawful. Likewise, the same ownership sought conversion of the Country Mobile Home Park located in the City of Santa Rosa. The Santa Rosa City Council also rejected that application. That rejection was reviewed by the courts and found to be lawful.

Given the fact that both the County of Sonoma and the City of Santa Rosa have now both rejected applications for conversions of mobilehome parks and the courts have sustained those rejections, we believe that it would be impossible to obtain City approval for the conversion of Sequoia Gardens. Furthermore, in light of the housing turndown, the economic incentives to convert a park and sell the spaces to the residents no longer exist. Finally, we have decided that we no longer have any interest in converting Sequoia Gardens as any conversions would undoubtedly take many years for all of the spaces to be sold and we have no interest partnering the ownership of the Sequoia Gardens with others, even if it were to be some of the residents. I trust this fully answers you inquiry.

Sincerely,



Don Jurow, for Sequoia Park Associates

SONOMA LOCAL AGENCY FORMATION COMMISSION

575 ADMINISTRATION DRIVE, ROOM 104A, SANTA ROSA, CA 95403
(707) 565-2577 FAX (707) 565-3778
www.sonomalafco.org

August 22, 2013

Noah Housh
City of Santa Rosa Community Development
100 Santa Rosa Avenue, Room3
Santa Rosa Ca. 95404

Re: Referral: Sequoia Gardens Mobile Home Park Utility Certificate, Pre-Zoning and Annexation (MJP13-001)

Dear Noah:

Thank you for the opportunity to comment on the above referral for Utility Certificate and Pre-zoning/Annexation applications for the Sequoia Gardens Mobile Home Park located at 433 Fulton Road (APN 034-110-066). The affected territory is within the City of Santa Rosa's Sphere of Influence and Urban Growth Boundary and is substantially surrounded by the City.

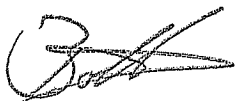
On August 6, 2013, I sent you a letter concerning the above referenced project. On August 21, 2013, you requested further comments on the pre-zoning and annexation portions of the application. In your request, you noted that our response was focused on the OSAA, which is correct. The omission was on our part due to the sequential nature of the application. The following, hopefully, will provide more clarification to our previous comments.

As for the pre-zoning, Sonoma LAFCO is prohibited, by law, from imposing conditions that would regulate property development. Therefore, it is our practice to not comment on pre-zoning decisions of the affected city. Our only requirement is that the property be pre-zoned prior to application for annexation.

As for the annexation, this is a unique annexation proposal in that it is an inhabited, single parcel, substantially surrounded fringe island. The Commission encourages the city to annex the fringe island. Further, the Commission encourages cities to use the island annexation provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (GC §56375.3), the island annexation procedures. Attached for your information and review is that section of the statute.

If you have questions, please contact me either by email (rich.bottarini@sonoma-county.org) or by telephone (707-565-3765).

Sincerely,

A handwritten signature in black ink, appearing to read 'Bottarini', written over a horizontal line.

Richard Bottarini
Executive Officer

c: Jane Riley

Attachments

SONOMA LOCAL AGENCY FORMATION COMMISSION

575 ADMINISTRATION DRIVE, ROOM 104A, SANTA ROSA, CA 95403
(707) 565-2577 FAX (707) 565-3778
www.sonomalafco.org

August 6, 2013

Noah Housh
City of Santa Rosa Community Development
100 Santa Rosa Avenue, Room3
Santa Rosa Ca. 95404

Re: Referral: Sequoia Gardens Mobile Home Park Utility Certificate, Pre-Zoning and Annexation (MJP13-001)

Dear Noah:

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In January 2009, the State of California Department of Public Health issued a Compliance Order finding that the Park's existing water system, a private well, was in violation of the California Health and Safety Code due to excessive arsenic levels.

It is our understanding that the well is still in violation, and the City of Santa Rosa Public Works Department has received Proposition 84 grant funds to cover costs to allow the 191 existing units within the Park to connect to the City utility system. That Department has initiated an application to the City's Community Development Department for pre-zoning by the City Council, an action required for Sonoma LAFCO to consider a reorganization involving annexation of the affected territory. It is our further understanding that , to address immediate safety concerns for residents of the Park and to expedite connection to City water while an annexation proposal is in process, the Public Works Department has also requested approval of a utility certificate to extend City utility services to the Park; the parcel owner has agreed to an annexation covenant. An Outside Service Area Authorization (OSAA) from Sonoma LAFCO is required prior to extension of services.

Based upon a history of previous attempts by the property owner to convert the property to condominiums and/or annex the property, LAFCO staff has concerns as to whether a reorganization can be perfected. The territory proposed for annexation is considered to be "inhabited," that is, more than 11 registered voters reside within its boundary. Should the City pre-zone the territory and should LAFCO approve a proposal for annexation to the City, pursuant to state law, the registered voters residing within the territory may

have the right of protest against annexation. Depending on the level of protest, the proposal for annexation could go forward, be terminated, or go forward subject to confirmation by registered voters residing within the affected territory. Thus, it is possible that, regardless of the desires of the owner and City, the residents could effectively terminate annexation proceedings. LAFCO staff believes there was, in the past, and may continue to be, considerable opposition to annexation, based, in large part, on residents' concerns about the potential for increased fees and rents. In such a situation, if an OSAA is approved subject to approval of annexation, what happens if the annexation proposal is terminated? Would the extension of water be removed from the territory?

Due to the unusual circumstances of this proposal arising from the potential for the termination of annexation, should an OSAA be approved and services extended, staff will refer any application regarding this property to the Commission for review and consideration. The Commission will make the determination to approve, approve with conditions, or deny the application.

If you have further questions, please contact me either by email (rich.bottarini@sonoma-county.org) or by telephone (707-565-3765).

Sincerely,

Richard Bottarini
Executive Officer

c: Jane Riley

SONOMA LOCAL AGENCY FORMATION COMMISSION

575 ADMINISTRATION DRIVE, ROOM 104A, SANTA ROSA, CA 95403
(707) 565-2577 FAX (707) 565-3778
www.sonomalafco.org

August 22, 2013

Noah Housh
City of Santa Rosa Community Development
100 Santa Rosa Avenue, Room3
Santa Rosa Ca. 95404

Re: Referral: Sequoia Gardens Mobile Home Park Utility Certificate, Pre-Zoning and Annexation (MJP13-001)

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On August 6, 2013, I sent you a letter concerning the above referenced project. On August 21, 2013, you requested further comments on the pre-zoning and annexation portions of the application. In your request, you noted that our response was focused on the OSAA, which is correct. The omission was on our part due to the sequential nature of the application. The following, hopefully, will provide more clarification to our previous comments.

As for the pre-zoning, Sonoma LAFCO is prohibited, by law, from imposing conditions that would regulate property development. Therefore, it is our practice to not comment on pre-zoning decisions of the affected city. Our only requirement is that the property be pre-zoned prior to application for annexation.

As for the annexation, this is a unique annexation proposal in that it is an inhabited, single parcel, substantially surrounded fringe island. The Commission encourages the city to annex the fringe island. Further, the Commission encourages cities to use the island annexation provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (GC §56375.3), the island annexation procedures. Attached for your information and review is that section of the statute.

If you have questions, please contact me either by email (rich.bottarini@sonoma-county.org) or by telephone (707-565-3765).

Sincerely,

A handwritten signature in black ink, appearing to read 'Bottarini', with a stylized flourish extending to the right.

Richard Bottarini
Executive Officer

c: Jane Riley

Attachments

Reorganization or consolidation of the Sewerage Agency of Southern Marin

56375.2. (a) In addition to those powers enumerated in Section 56375, the Marin Local Area Formation Commission may initiate and approve, after notice and hearing, a reorganization or consolidation of the Sewerage Agency of Southern Marin and its members districts, without protest hearings.

(b) If the commission initiates and approves the reorganization or consolidation pursuant to subdivision (a), the commission may impose terms and conditions on the reorganization or consolidation that would require the Sewerage Agency of Southern Marin and its member agencies to be responsible for the payment of the commission's costs incurred in association with the reorganization or consolidation.

(c) This section shall become effective on January 1, 2011.

Island annexations without protest proceedings

56375.3. (a) In addition to those powers enumerated in Section 56375, a commission shall do either of the following:

(1) Approve, after notice and hearing, the change of organization or reorganization of a city, and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely, if all of the following are true:

(A) The change of organization or reorganization is initiated on or after January 1, 2000, and before January 1, 2014.

(B) The change of organization or reorganization is proposed by resolution adopted by the affected city.

(C) The commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in subdivision (b).

(2) Approve, after notice and hearing, the change of organization or reorganization of a city, subject to subdivision (a) of Section 57080, if all of the following are true:

(A) The change of organization or reorganization is initiated on or after January 1, 2014.

(B) The change of organization or reorganization is proposed by resolution adopted by the affected city.

(C) The commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in subdivision (b).

Size restriction

(b) Subdivision (a) applies to territory that meets all of the following requirements:

(1) It does not exceed 150 acres in area, and that area constitutes the entire island.

(2) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.

"Surrounded"

(3) It is surrounded in either of the following ways:

(A) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county

boundary or the Pacific Ocean.

(B) Surrounded by the city to which annexation is proposed and adjacent cities.

(C) This subdivision shall not be construed to apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

Separate property tax agreement

(D) Notwithstanding any other provision of law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county.

Developed or developing

(4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:

(A) The availability of public utility services.

(B) The presence of public improvements.

(C) The presence of physical improvements upon the parcel or parcels within the area.

Non-prime

(5) It is not prime agricultural land, as defined by Section 56064.

(6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.

Exclusion

(c) Notwithstanding any other provision of this subdivision, this subdivision shall not apply to all or any part of that portion of the development project area referenced in subdivision (e) of Section 33492.41 of the Health and Safety Code that as of January 1, 2000, meets all of the following requirements:

(1) Is unincorporated territory.

(2) Contains at least 100 acres.

(3) Is surrounded or substantially surrounded by incorporated territory.

(4) Contains at least 100 acres zoned for commercial or industrial uses or is designated on the applicable county general plan for commercial or industrial uses.

NOTE: Stats. 2004, Ch. 805, created the following uncodified provisions pertaining to county island annexations:

Island annexations; special provisions for Simi Valley

SECTION 1: Notwithstanding any other provision of law, on or before December 31, 2014, the local agency formation commission in the County of Ventura shall not impose a condition that requires the City of Simi Valley to initiate proceedings on a proposal for a change of organization or reorganization pursuant to paragraph (3) of subdivision (a) of Section 56375 of the

Government Code or pursuant to Section 56375.3 of the Government Code unless the territory that would be affected is contiguous and physically related to the affected territory.

SECTION 2. The Legislature finds and declares that a special law is necessary and that a general law cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique circumstances of the City of Simi Valley. The facts constituting the special circumstances are:

There are seven areas of unincorporated territory that are surrounded or substantially surrounded by the City of Simi Valley. The city intends to explore the possibility of annexing those unincorporated territories. The Legislature wants to allow city officials, property owners, and residents to discuss those possible annexations without undue influence.

Limitation on island proceedings

56375.4. (a) The authority to initiate, conduct, and complete any proceeding pursuant to subdivision (a) of Section 56375.3 does not apply to any territory that, after January 1, 2000, became surrounded or substantially surrounded by the city to which annexation is proposed, except for islands that were created after January 1, 2000, as a result of boundary adjustments between two counties. The authority to initiate, conduct, and complete any proceeding pursuant to paragraph (1) of subdivision (a) of Section 56375.3 shall expire January 1, 2014. The period of time between January 1, 2000, and January 1, 2014, shall not include any period of time during which, in an action pending in any court, a local agency is enjoined from conducting proceedings pursuant to paragraph (1) of subdivision (a) of Section 56375.3. Upon final disposition of that case, the previously enjoined local agency may initiate, conduct, and complete proceedings pursuant to paragraph (1) of subdivision (a) of Section 56375.3 for the same period of time as was remaining under that 14-year limit at the time the injunction commenced. However, if the remaining time is less than six months, that authority shall continue for six months following final disposition of the action.

(b) Between January 1, 2000, and January 1, 2014, no new proposal involving the same or substantially the same territory as a proposal initiated pursuant to paragraph (1) of subdivision (a) of Section 56375.3 after January 1, 2000, shall be initiated for two years after the date of adoption by the commission of a resolution terminating proceedings.

Spheres; consistency

56375.5. Every determination made by a commission regarding the matters provided for by subdivisions (a), (m), and (n) of Section 56375 and by subdivision (a) of Section 56375.3 shall be consistent with the spheres of influence of the local agencies affected by those determinations.

RESOLUTION NO. 11650

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING THE AREA TO BE INCLUDED WITHIN NORTHWEST SANTA ROSA ANNEXATION 13-001 TO THE MOBILE HOME PARK (MH) ZONING DISTRICT; FILE NO. MJP13-001

WHEREAS, the Council of the City of Santa Rosa set the boundaries of and referred the proposed North West Santa Rosa Annexation 13-001 to the Department of Community Development and Planning Commission for environmental review, comment and recommendations as to the appropriate prezoning designations to be placed on the property included therein; and

WHEREAS, on September 12, 2013, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper prezoning designations which should be placed on the annexation area at which time all those wishing to be heard were allowed to speak on the proposed annexation boundary and prezoning designation; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and report herein, and the oral and other evidence received at the public hearing, from the public, the applicant, and City staff; and

WHEREAS, the Planning Commission determines that this project is exempt from the requirements of CEQA under provisions of Section 15319 (a) of the State Categorical Exemption Guidelines in that the annexation involves an area containing existing private structures developed to the density allowed by the existing County zoning designation (which is the most restrictive) and the proposed extension of utility services to the existing facilities is only intended to serve those uses.

NOW, THEREFORE, BE IT RESOLVED, that based on the evidence presented and the records and files herein, and pursuant to City Code Sections 20-64.060 (Prezoning) and 20-64-050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed zoning amendment is consistent with the goals and policies of the General Plan, and any applicable specific plan in that it proposes prezoning of an existing mobile home park developed with mobile home units to the Mobile Home Park (MH) zoning district;
- B. The proposed zoning amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that no new development is proposed and the existing units will be served by City utility services;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 19 Categorical Exemption.

- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code in that it is proposed to be rezoned to the Mobile Home Park (MH) zoning district.
- E. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses as no new development is proposed.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the evidence presented and the above findings, recommends to the City Council the approval and adoption of the rezoning of property described as Assessor's Parcel Numbers 034-110-066 to the Mobile Home Park (MH) District.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12th day of September, 2013, by the following vote:

- AYES: (5) Chair Cisco, Commissioners Duggan, Groninga, Karsten and Minton
- NOES: (0)
- ABSTAIN: (0)
- ABSENT: (2) Vice Chair Stanley and Commissioner Byrd

APPROVED: 
Chair

ATTEST: 
Executive Secretary

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 12, 2013**

4:00 PM PLANNING COMMISSION STUDY SESSION (CITY HALL CONFERENCE ROOM 7)

CALL TO ORDER AND ROLL CALL

Chair Cisco called the meeting to order at 4:00 p.m. in Conference Room 7.

Commissioners present: Chair Cisco, Duggan, Groninga, Karsten and Minton. Vice Chair Stanley and Commissioner Byrd absent.

STATEMENTS OF ABSTENTION BY MEMBERS OF THE PLANNING COMMISSION

PUBLIC APPEARANCES (COMMENTS LIMITED TO STUDY SESSION TOPICS)

STUDY SESSION – REVIEW OF ROSENBERG’S RULES OF ORDER

Clare Hartman, Supervising Planner, presented Rosenberg’s Rules of Order and responded to questions from the Commission.

ADJOURN STUDY SESSION AND RECONVENE TO COUNCIL CHAMBER

Chair Cisco adjourned the study session at 4:35 p.m. and convened the meeting in the Council Chamber.

4:15 PM (CITY COUNCIL CHAMBER)

1. CALL TO ORDER

Chair Cisco reconvened the meeting at 4:37 p.m.

2. ROLL CALL

Recording Secretary announced all Commissioners were present with the exception of Vice Chair Stanley and Commissioner Byrd who were absent.

3. APPROVAL OF MINUTES

The Commission approved the August 8, 2013, Regular Meeting Minutes as submitted.

4. PUBLIC APPEARANCES - NONE

5. PLANNING COMMISSIONER’S REPORT - NONE

6. DEPARTMENT REPORT

Clare Hartman, Supervising Planner, announced Sonoma State University’s 30th Annual Planning Commissioners Conference on Saturday, December 7, 2013 and requested that Commissioners contact the City to coordinate registration for the conference.

Ms. Hartman announced the next meeting would be held October 24, 2013, at 5:00 p.m.

Ms. Hartman stated that the City had received written request from the appellant's representative on item 11 Appeal of Denial of Zoning Clearance for Dib's Auto Sales File No. ZC13-0524 requesting continuance to the October meeting and that staff supported the continuance. Chair Cisco called for a motion for continuance. **MOVED** by Commissioner Duggan and seconded by Commissioner Groninga **CARRIED** 5-2 (Vice Chair Stanley and Commissioner Byrd absent) that item 11 be continued to October 24, 2013).

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Minton stated she would be abstaining from item 12 due to a financial conflict as her employer receives contract funds from the applicant - Sonoma County Water Agency.

8. CONSENT - NONE

9. PUBLIC HEARING – SEQUOIA GARDENS PREZONING – 433 FULTON ROAD MJP13-001

Proposal to prezone one parcel totaling 29.9 acres to the Mobile Home Park zoning district to allow annexation of the property from the County of Sonoma to the City of Santa Rosa to address contamination of the well serving the 191 on-site mobile home units.

Noah Housh, City Planner, provided the staff report and responded to questions from Commissioners.

PUBLIC HEARING

Chair Cisco opened the public hearing at 5:03 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 5:03 p.m.

MOVED by Commissioner Duggan and seconded by Commissioner Karsten **CARRIED** 5-2 (Vice Chair Stanley and Commissioner Byrd absent) to waive reading of the text and adopt:

RESOLUTION NO. 11650 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING THE AREA TO BE INCLUDED WITHIN NORTHWEST SANTA ROSA ANNEXATION 13-001 TO THE MOBILE HOME PARK (MH) ZONING DISTRICT; FILE NO. MJP13-001

10. PUBLIC HEARING – ARMORY DRIVE REZONING –1850, 1900, 1950, 1988, 1990, 2032, 0, 2074, 2090, 2100, & 2112 Armory Drive

Proposal to rezone 11 properties, totaling 7.44 acres, from the Planned Development 72 (PD 72) zoning district to the General Commercial, Public Institutional and Medium Density Residential Zoning Districts to gain consistency with their underlying General Plan designations and to ease re-occupancy of existing buildings. File No. REZ13-003.

Noah Housh, City Planner, provided the staff report and responded to questions from Commissioners.

PUBLIC HEARING

Chair Cisco opened the public hearing at 5:15 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 5:15 p.m.

MOVED by Commissioner Duggan and seconded by Commissioner Minton **CARRIED** 5-2 (Vice Chair Stanley and Commissioner Byrd absent) to waive reading of the text and adopt:

RESOLUTION NO. 11651 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF 11 PROPERTIES LOCATED AT 2112, 2100, 2090, 2074, 0, AND 2032 ARMORY DRIVE TO THE GENERAL COMMERCIAL ZONING DISTRICT, 1990, 1988 AND 1850 ARMORY DRIVE TO THE PUBLIC INSTITUTIONAL ZONING DISTRICT AND 1950 AND 1900 ARMORY DRIVE TO THE R-3-18 ZONING DISTRICT - FILE NUMBER REZ13-003

11. REPORT – APPEAL OF DENIAL OF ZONING CLEARANCE FOR DIB’S AUTO SALES – 704-722 SANTA ROSA AVENUE ZC13-0524

Appeal of Community Development Director’s denial of a Zoning Clearance for Dib’s Auto Sales.

This item was continued to October 24, 2013.

12. REPORT – INITIATION OF REZONING – 2150 WEST COLLEGE AVENUE

Request to initiate a rezoning for General Plan consistency for a 7.46 acre parcel designated Medium High Density Residential.

Commissioner Minton recused herself and left the chamber at 5:17 p.m.

Lisa Kranz, Supervising Planner gave the staff report and responded to questions from Commissioners.

MOVED by Commissioner Karsten and seconded by Commissioner Duggan **CARRIED** 4-2-1 (Vice Chair Stanley and Commissioner Byrd absent and Commissioner Minton abstaining) to initiate a rezoning of the General Plan consistency for the 7.46 acre site at 2150 West College Avenue.

13. ADJOURNMENT

Chair Cisco adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, October 24, 2013, at a time to be set by the Chair.

Approved on:

Clare Hartman
Executive Secretary

QUESTIONS FOR CITY OF SANTA ROSA REF: SEQUOIA GARDENS ANNEXATION

Mr. Noah Housh

In recent years one of our concerns was the water pressure from the fire hydrants. Chief Williams wrote a letter on our behalf. The park owner's lawyer Sue Loftin responded, stating the "standards" to which the park must adhere back in the 70s where legal. In 2011 PG&E stated that they would be doing a test to check for possible gas leaks. This did not happen. The reason that neither was followed up on, was Private Property! Our homes are private property! After street resurfacing, certain areas had to be dug up, possible busted water pipe or gas line. Our infrastructure is fragile and digging up streets could cause problems. Note, our electrical lines also run under ground. Will annexation give us more say on behalf of our wellbeing?

Is the sewer system also part of this plan? At present: I understand these lines run from within each cul-de-sac, with lines running from the back two homes, one on the left under homes and the other to the right out to the "main" street.

Where will the new incoming water lines be? At present: I understand the lines go around the perimeter down the walkway between the cul-de-sacs and branch off to each home. Incoming water on one side of our homes and outgoing on the other. Will we see plans?

How will our homes and gardens be effected?

What disruptions might we expect getting in and out of homes and park?

What about common grounds irrigation? Who pays? Has been in decline or out of order for years.

How many hydrants will there be? I've heard there will be two. We now have ten.

Can the well water be kept for possible emergency?

I understand the "grant" is for plans only? But the notice from the Homeowners Assoc. states funds available to install a water line. A subsequent notice from the park managers regarding Prop.84 also sounds encouraging, but a work in project. Who is correct? This project could be very costly. What is the expected cost? What portion would come under the owner? What if any, would each resident be finding themselves responsible for?

The project: One year, three years to start? Once started how long to finish? Who would do the job, the City or outside company? Does owner have choice in this? I assume old lines will be capped off. Who would take care of any issues and maintenance? (Note ref. to Private Property in paragraph one)

Is there the possibility of our getting a sidewalk outside the Park? Over the years we have had our share of severe accidents at our entrance. In 2011 we tried to get a sidewalk from the bridge to the church. We were told funds not there. If sewer lines to be worked on and with new incoming water lines, will trees and bushes on Fulton side of park be removed, allowing clear area for sidewalk in future?

What will our taxes be? This annexation will eventually bring us a City water line for better drinking and proper hydrants. An excellent Fire and Emergency Dept. we already have. I assume we will have City Police protection right away, if it takes time to install water line, instead of County Sheriff. What else comes under city taxes?

Thank you and your staff for giving us this opportunity to ask questions.

Pat & Al Schwarz

I am for Annexation and City Water
Pat Schwarz # 05

IMPORTANT !!

TO: ALL SEQUOIA GARDENS RESIDENTS

FROM: SEQUOIA GARDENS MOBILEHOME OWNER'S ASSOCIATION
AND
THE RED COMMITTEE

RE: MEETING AUGUST 12, 2013 REGARDING ANNEXIATION TO CITY OF
SANTA ROSA TO INSTALL CITY WATER LINE FOR DRINKING AND FIRE
PROTECTION

DATE: JULY 24, 2013.

The City of Santa Rosa has received notification that there are State funds available to install a water line for drinking and fire prevention for our park. They have undertaken a feasibility study and would like to have Noah Housh, City Planner with the Department of Community Development meet with residents to go over the details.

In order for us to connect to the City of Santa Rosa's water system our park must be annexed into the city. This will provide us with water that meets EPA standards and also provide fire hydrants with the proper pressure in case of a fire.

Both the SGMHOA and Red Committee are in support of this proposal but in order to secure funding both the City and the park residents must approve this ASAP.

We will have a meeting on August 12, 2013 at 6:30 PM at the main clubhouse.

Please plan to attend and encourage your neighbors to attend. If you have any questions you would like answered please fill out the bottom half and drop in the box provided at the main clubhouse no later than 5PM on Wednesday, July 31, 2013.

The City staff needs questions at least two weeks beforehand so that they may have the information ready at the meeting. Once they have completed their presentation and answered all the questions submitted, time permitting, they will take questions from the audience.

Questions to submit to the City for the August 12, 2013 meeting:

Would the infrastructure be replaced in whole and, if so, to what extent and how long would it affect vehicular access to our dwellings?

FROM: Judith Orr

SPACE # 6

IF WE FAIL TO VOTE FOR ANNEXATION, NOW, CAN WE BE ANNEXED IN TO THE CITY, LATER WITHOUT A VOTE.

WHAT CITY TAXES WILL WE BE PAYING, THAT WE DON'T PAY NOW.

WHAT ARE THE ADVANTAGES OF ANNEXATION, NOW. CAN THE CITY STILL OBTAIN GRANTS FOR WATER LINES TO BE INSTALLED, LATER?

JEAN #10 SEQUOIA CIRCLE

QUESTIONS[1].txt

WILL THIS MAKE ANY CHANGE TO CONVERSION?
" " " " " RENT CONTROL?

I WOULD LIKE TO GO IN TO CITY LIMITS
WE MUST HAVE FIRE PROTECTION AND CLEAN WATER
WHAT WILL THE PRICE OF WATER BE?
THANK YOU JOAN GORI

[Empty search bar]

5

- INBOX
- CONTACTS
- CALENDAR
- water

Compose

Delete

Inbox

Move water

from moretti@

Actions

1:25 PM

Drafts (1)

Sent

Spam (13)

Trash (13)

Jean..

Will we have our own water meters? If not, will the park owner pay for our water?
 Will our sewage rates change?
 Gloria Andreani space # 134

FOLDERS

Drafts

email

First National Bank Oma...

Gene

Junk_E-Mail

MSN_Mail

Photos

Sent_Messages

SGMOA 7.24.06

Trash_Can


MESSANGER

Me: Offline

Sign in to Messenger to see who's online.

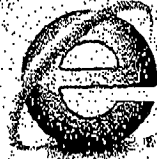
APPLICATIONS

5 Foods to never eat



Cut down a bit of stomach fat every day by never eating these 5 foods → never eat

unlesshyourthin.com



Upgrade to the faster, safer Internet Explorer 9.

Enhanced by Yahoo!

Upgrade Now

INBOX CONTACTS CALENDAR Questions for the me...

- Compose
- Inbox (1)
- Drafts (1)
- Sent
- Spam
- Trash
- FOLDERS
- Drafts
- email
- First National Bank Oma...
- Gene
- Junk_E-Mail
- MSN_Mail
- Photos
- Sent_Messages
- SGMOA 7.24.06
- Trash_Can
- MESSENGER
- Me: Offline
- Sign in to Messenger to see who's online.
- APPLICATIONS

Delete

Move Questions for the meeting

Spam

Actions Fri, 9:23 PM

Jean, Here are my questions....Bob

Can we get a water hookup with the city without annexation?

How will annexation effect our taxes? Our water bill?

Will the police and fire response time be as fast as it is now?

Why only two hydrants? Why not four?

Please spell out the difference between the water hookups for the hydrants and the water hookups for drinking water? Who is responsible for each one?

If the owner of the park is responsible for hooking up our drinking water, isn't this a very expensive proposition? Will we be expected to pay part of this hookup?

JUST WHEN YOU THOUGHT

SNICKERS

ICE CREAM

Sequoia Gardens Mobile Home Park
433 Fulton Road
Santa Rosa, CA 95401
(707) 542 6008

July 25, 2013

TO ALL RESIDENTS

~~The enclosed notice is identical to the previous notices that you have received since 2009 except that the date of the water sample and current arsenic sample average have changed. The California Department of Public Health requires the Park to send this notice to you every three months.~~

Like before, this is not an emergency and you do not need to use an alternative water supply, such as bottled water. You may recall from our previous letters to you that the arsenic standard had been 50 parts per billion for many many years and was lowered to 10 parts per billion. Our average sample as of June 2013 was 10.4 parts per billion.

1. We are continuing to work with the California Department of Public Health in order to connect the Park to the City of Santa Rosa water system at no cost to the residents. This program was approved by the voters with the passage of Proposition 84. The Park and residents are fortunate that the voters approved such a commitment. The alternative would be for the Park to install very expensive and sophisticated equipment and hire the necessary personal to monitor and remove the arsenic. That would substantially increase the Park's operating expenses and force the Park to seek a significant rent increase to cover those increased costs. Under the State's funding program that necessity is totally avoided.

STATE GRANT

X Presently, water is included in the rent. In order to clarify any confusion you might have if and when we hook up to city water, we want you to understand the following:

2. We may or may not charge separately for water and that decision has not even been considered; If we were to charge separately for water, State law mandates that your rent be reduced by the present cost of providing well water; There are significant costs in operating, pumping, maintaining, and monitoring the well system within the park, and these costs are on a par with city water costs; By monitoring your water usage, you could actually save money if the park were to convert to city water, reduce your rent, and charge you separately for city water.

COST OF WATER

Each month the Park will continue to provide each space with a \$20 credit toward the purchase of bottled water. We are doing this as a courtesy, even though, we have been advised that there is no need to use an alternative water supply such as bottled water

We will also continue to update you on the progress towards connecting to city water.

Thank you.

Carol & George Barnas
Park Managers

Bliss, Sandi

From: Housh, Noah
Sent: Monday, September 09, 2013 9:03 AM
To: Helen Campbell
Cc: Bliss, Sandi
Subject: RE: Public Hearing re: Sequoia Gardens, Sept 12, 2013

Helen,

Thank you for taking the time to comment on the project.

A copy of your comments will be provided to the Planning Commission and City Council members to review prior to voting on the project.

Noah Housh | City Planner

Community Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4322 | Fax (707) 543-3218 | nhoush@srcity.org



From: Helen Campbell [<mailto:campbellhelen29@yahoo.com>]
Sent: Saturday, September 07, 2013 4:19 PM
To: Housh, Noah
Subject: Public Hearing re: Sequoia Gardens, Sept 12, 2013

To whom it may concern:

I am a resident of Sequoia Gardens Mobile Home Park #173. I am totally in favor of annexation of our park to Santa Rosa City in order to alleviate the problems associated with our water supply and to provide the park with safe water. Arsenic is such a terrible contaminant:

"According to a 1999 study by the National Academy of Sciences, arsenic in drinking water causes bladder, lung and skin cancer, and may cause kidney and liver cancer. The study also found that arsenic harms the central and peripheral nervous systems, as well as heart and blood vessels, and causes serious skin problems. It also may cause birth defects and reproductive problems. Arsenic can also affect the peripheral nervous system and the blood count."

Also, even if a person does not actually drink the arsenic-laden water, simply bathing in it or doing laundry with it can cause problems:

"Arsenic can cause a characteristic pattern of skin changes that involve a darkening of the skin and the appearance of small wart-like outbreaks on the palm, soles, and torso."

I will be living here for the rest of my life. For my safety and that of the other residents of our park, I urge you to support the annexation of Sequoia Gardens to the city of Santa Rosa.

Sincerely,

Helen Campbell #173 Sequoia Circle, Santa Rosa, CA 95401 (707) 527-0344

Bliss, Sandi

From: Housh, Noah
Sent: Monday, September 09, 2013 10:30 AM
To: Bliss, Sandi
Subject: FW: Sequoia Gardens Comment

Hi Sandi,

Please forward this comment on the Sequoia Gardens project to the PC for their review. Thanks!

Noah Housh | City Planner

Community Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4322 | Fax (707) 543-3218 | nhoush@srcity.org



From: jean warnes [<mailto:jeanwarnes@sbcglobal.net>]
Sent: Monday, September 09, 2013 10:28 AM
To: Housh, Noah
Subject:

We are a community of 191 dwellings and roughly 300 residents. We have been an Island in the middle of the City of Santa Rosa since 1973.

We have been dealing with arsenic levels above the standard set by the Government. set in 2008.

our community is made up of Senior Citizens, many in their 70's and 80's, a few in their 90's.

Since 2008, we have been lugging our drinking water from grocery stores in our area. It is a heavy load for our old backs. Personally, I pay a neighbor to haul the packs of 24 bottles into my house for me. The gallon jugs, I haul myself.

Recently, there has been a new treatment on the well water we use for bathing, washing clothes etc. I have been breaking out in a rash, which requires medical treatment.

We are very ready to be annexed and receive water that we can once again trust to be healthful

Please, vote for us to become part of the wonderful City of Santa Rosa.

Jean Warnes
10 Sequoia Circle
Santa Rosa, Ca
Phone: 545-2296

Bliss, Sandi

From: Housh, Noah
Sent: Monday, September 09, 2013 5:30 PM
To: Bliss, Sandi
Subject: FW:

Hi Sandi,

Please forward the comment below regarding the Sequoia Gardens rezoning to the PC for their review.

Noah Housh | City Planner
Community Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404 Tel. (707) 543-4322 |
Fax (707) 543-3218 nhoush@srcity.org

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

From: Joan [<mailto:gori@sonic.net>]
Sent: Monday, September 09, 2013 5:26 PM
To: Housh, Noah
Subject:

I live in Sequoia Gardens with 300 residents. We are an island in the middle of Santa Rosa. There is no Doug we need clean water, fire coverage and police coverage. It will make us very happy to be annexed to Santa Rosa City limits.

Joan & Don Gori
127 Sequoia Cir.
Santa Rosa, Ca.
Phone: 545-6813

Bliss, Sandi

From: Housh, Noah
Sent: Thursday, September 12, 2013 1:50 PM
To: Joyce Robalino
Cc: Bliss, Sandi
Subject: RE: Sequoia Gardens annexation. File # MJP13-001

Joyce,

Thank you for taking the time to comment on the proposed project.

I will pass on a copy of your comment to the Planning Commission for their review prior to taking action on the proposal.

Noah Housh | City Planner

Community Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4322 | Fax (707) 543-3218 | nhoush@srcity.org



From: Joyce Robalino [<mailto:jjoycess@gmail.com>]
Sent: Thursday, September 12, 2013 1:34 PM
To: Housh, Noah
Subject: Sequoia Gardens annexation. File # MJP13-001

Hi Noah

Just wanted to let you again know that the majority of our residents are extremely supportive of the annexation of Sequoia Gardens to the City of Santa Rosa.

This will definitely help us in many ways, of course the top priority providing us with safe drinking water.

The other item of concern of all the residents that will be addressed is that we will also have a fire hydrant system that will actually have the proper pressure should a fire occur.

And lastly but not least we will have no further confusion for emergency calls to 911 as to whether response is by the county. I'm sure this will be a great relief to our residents.

Also thank you again for the meeting you helped provide and was held at our clubhouse last month. It was very informative and I think we had a good turnout.

Looking forward to seeing you at the meeting this afternoon.

Sincerely,
Joyce Robalino, President
Sequoia Gardens Mobilehome Owners Assoc,

Bliss, Sandi

From: Housh, Noah
Sent: Wednesday, September 04, 2013 3:11 PM
To: Julie Hemming
Cc: Bliss, Sandi
Subject: RE: Annexation of Sequoia Gardens

Julianne,

Thank you for taking the time to comment on the project. I will forward your input on to the Planning Commission for their review. Noah

Noah Housh | City Planner

Community Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4322 | Fax (707) 543-3218 | nhoush@srcity.org



From: Julie Hemming [<mailto:juliecontactme@yahoo.com>]
Sent: Wednesday, September 04, 2013 2:49 PM
To: Housh, Noah
Subject: Annexation of Sequoia Gardens

To: Mr Noah Housh

I Julianne Hemming living at 27 Sequoia Circle/Sequoia Gardens Santa Rosa would like to submit my vote in favor of proposal to prezone the parcel to allow annexation of this property from the County of Sonoma to the City of Santa Rosa File No. MJP13-001

I hope to attend the public hearing but if I am not able I would like to have this request on file

Sincerely,
Julianne Hemming
27 Sequoia Circle
Santa Rosa, CA 95401

phone: (707) 978-2290

Lee P Martinelli, Sr.
8895 Martinelli Road
Forestville, Ca 95436

September 4, 2013

Noah Housh
City Planner
Dept of Community Development
City of Santa Rosa
100 Santa Rosa Ave, Room 3
Santa Rosa, Ca 95404

Subject: File No. MJP13-001 Annexation of Sequoia Gardens Mobile Home Park
City of Santa Rosa. Right to Farm Ordinance PJR-015 be noted on all
property's, buyers, renters, and lessee's at 433 Fulton Road.

Dear Mr. Housh,

I own 67 acres of vineyard north of Sequoia Gardens Mobile Home Park located at 433 Fulton Road. I have been farming this property for 31 years. In the past I did not encounter any interference with my neighbors.

My concern is that new residents of Sequoia Gardens may not realize there is a Right to Farm Ordinance in Sonoma County. Those who live in Sequoia Gardens will be adjacent to our vineyards and our farming activity.

The proposal to pre-zone one parcel of 29.9 acres, and allow annexation of this property from County of Sonoma to the City of Santa Rosa needs to require Sequoia Gardens to include a notice for buyers, renters, lessee's stating they understand that Sonoma County has a "Right to Farm" Ordinance and this Right to Farm Ordinance must be added to the parcels title on the land at 433 Fulton Road. All individuals would need to sign that they understand Sonoma County's Right to Farm Ordinance.

The addition of the Farm Ordinance would notify all potential new occupants of Sequoia Gardens, before moving to the property, that intensive Agriculture activity is taking place on the adjacent property.

Sincerely,



Lee P. Martinelli, Sr.

9.4.13

Noah Housh, City Planner

I am in favor of annexation
of Sequoia Garden by the
City of Santa Rosa.

The water in this park
is brown + full of sediment
as well as arsenic.

I am concerned about
my health + my neighbors
health.

I will be out of town on
9-12-13. I hope all will go
in our favor.

Thank you.

Penny Nadeu

CITY OF SANTA ROSA
100 SANTA ROSA AVE., STE 5
SANTA ROSA, CA 95404

Sequoia Cir.
Santa Rosa

SEP 09 2013

DEPARTMENT OF
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Bliss, Sandi

From: Housh, Noah
Sent: Thursday, September 05, 2013 11:49 AM
To: Bliss, Sandi
Subject: FW: File no. MJP13-001 Annexation of Sequoia Gardens
Attachments: doc03817920130905113636.pdf

Hi Sandi,

Please forward this email and attachment to the Planning Commission. A neighboring resident has concerns over bringing this parcel into the City, and that new residents to the Park may not be aware of the allowances given to agricultural land by the SC Right-to-Farm Ordinance.

Noah Housh | City Planner
Community Development Department | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404 Tel. (707) 543-4322 | Fax (707) 543-3218 nhoush@srcity.org

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

From: Shawn Roades [<mailto:Shawn@martinelliwinery.com>]
Sent: Thursday, September 05, 2013 11:32 AM
To: Housh, Noah
Subject: File no. MJP13-001 Annexation of Sequoia Gardens

Hello Mr. Housh,
Please review attachment from Lee Martinelli regarding the annexation of Sequoia Gardens Mobile Home Park. Please let me know if you have any questions. Thank you.

Shawn Roades
Office Manager

Martinelli Ranches & Winery
707-525-1017 office
707-525-9463 fax
shawn@martinelliwinery.com

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

From: scanner@martinelliwinery.com [<mailto:scanner@martinelliwinery.com>]
Sent: Thursday, September 05, 2013 12:37 PM
To: Shawn Roades
Subject: Sent from your Kyocera Scanner

Lee P Martinelli, Sr.
8895 Martinelli Road
Forestville, Ca 95436

September 4, 2013

Noah Housh
City Planner
Dept of Community Development
City of Santa Rosa
100 Santa Rosa Ave, Room 3
Santa Rosa, Ca 95404

Subject: File No. MJP13-001 Annexation of Sequoia Gardens Mobile Home Park
City of Santa Rosa. Right to Farm Ordinance PJR-015 be noted on all
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Sincerely,



Lee P. Martinelli, Sr.