

CITY OF SANTA ROSA

JUN 23 2014

DEPT OF COMMUNITY DEVELOPMENT

June 23 2014
Emma Chance
5446 Monte Verde Dr
Santa Rosa, Ca

Susie Murry, Project Planner
City of Santa Rosa
100 Santa Rosa Ave, Room 3
Santa Rosa, Ca

I am a resident of 5446 Monte Verde Dr and
I am Against the Calistoga Cottage Subdivision.

I believe the project represents a spot zoning.
The project requires not only a rezoning but a
general Plan ammendment inconsistent with the
historic residential development of this area.

The concerns I have is the location of the access
driveway for the three (3) new residential homes
in close proximity of Monte Verde Dr. (within
100 feet) This would create a traffic
impact for cars driving in and out of
Monte Verde.

Reviewing the City Project description states no new
homes are proposed, but this is a subdivision
creating three new residential lots ????

This project represents a departure from the historic
development of the Calistoga Hood area, and would
have a negative impact on those living in the immediate
area.

I am against this Project. Emma Chance



1997

1998

1999

2000

2001

2002

2003

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

Murray, Susie

From: Meg Carr <megcarr@sbcglobal.net>
Sent: Monday, June 23, 2014 12:51 PM
To: Murray, Susie
Subject: Calistoga Cottage proposal - Oppose proposal

Good afternoon,

I am writing to submit my vote **against** the Calistoga Cottages project at 408 Calistoga Road, APN 153-430-032.

I am a concerned parent with kids that attend Sequoia Elementary. The intersection of Calistoga and Monte Verde is so busy at all hours of the day that intentionally adding traffic will greatly disrupt the area and creates a serious safety concern for students, commuters, pedestrians, and pets.

I am also a homeowner in the area and am concerned about changing the rules for a developer. There are many lots in the area that have been split, and a single-family home has been build on the split portion. I think this developer should be held to the same standards and requirements, rather than having the requirements change for their revenue stream. There are many other places in Santa Rosa, and specifically Rincon Valley, where multi-family living can be more readily incorporated; the developer can purse opportunities in those areas.

By only building a single-family home on this lot (rather than multi-family housing), this will maintain the integrity of the safety of the neighborhood.

Thank you for your consideration.



June 23, 2014

Dear Susie,

Attached is a map of the property owners on Calistoga Road, Monte Verde Drive and Yerba Buena who are opposed to this General Plan Amendment and the Intent to Adopt a Mitigated Negative Declaration for the Calistoga Cottages project.

The properties adjacent to 408 Calistoga Road are zoned Rural Residential. Most of the property owners in the neighborhood feel that a Rural Residential zoning is critical to retain the unique character of our neighborhood. The RR-40 zoning protects the rural lifestyle of our neighborhood and allows families to raise goats, chickens, ducks, miniature horses and other small animals. It also provides a green-belt along the northern border of Sequoia Elementary School and creates a natural habitat for wildlife. For these reasons, the majority of the homeowners in the neighborhood are opposed to the General Plan Amendment. And, as far as we know, there is only one property owner in favor - the developer.

The property at 408 Calistoga Road is part of a natural Valley Oak grove, one of the last in Rincon Valley. Scott Carothers from Bartlett Tree Experts came out last week to inspect the trees. Valley Oaks grow to 70 feet in height and have a canopy and root system that is 100 feet wide. No trenching, digging, paving, soil compacting, or construction should be allowed within 50 feet of these trees. Otherwise, the buttress roots will not grow wide enough to structurally support them. Before there is any proposed development at 408 Calistoga Road, there should be an Environment Impact Report to ensure the health of these trees. Otherwise, there is a potential danger to anyone building and living within the "fall zone" of these trees.

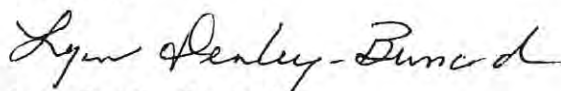
The conceptual design for 408 Calistoga Road is for the construction of 3 homes behind the existing residence. Currently, no other home along this section of Calistoga Road has a second residence built behind it.

The orientation of the lot requires each of the 3 new homes to share a driveway. There are no other homes in the area that share a driveway. All the other homes, including the small lots in the mobile home parks, have their own driveways. This use of a single driveway by three homes increases the safety risks of children walking to and from Sequoia Elementary by 300%.

The City of Santa Rosa protects the unique character of its local neighborhoods. The property at 408 Calistoga Road is part of the Monte Verde subdivision, created in 1951, and is limited to one-house per acre. Item five of the restrictions, conditions, covenants and agreements state: "No more than one residential unit shall be constructed on any one acre parcel of land". Members in the neighborhood have retained legal counsel in the past and courts consistently uphold CC&Rs and rule in favor of homeowners on these issues. So, this General Plan Amendment violates the CC&Rs for this parcel.

Please do not change the zoning for this parcel.

Sincerely,



Lynn Denley-Bussard
5232 Monte Verde Drive

R-1-6

R-1-7.5

PD





Calistoga

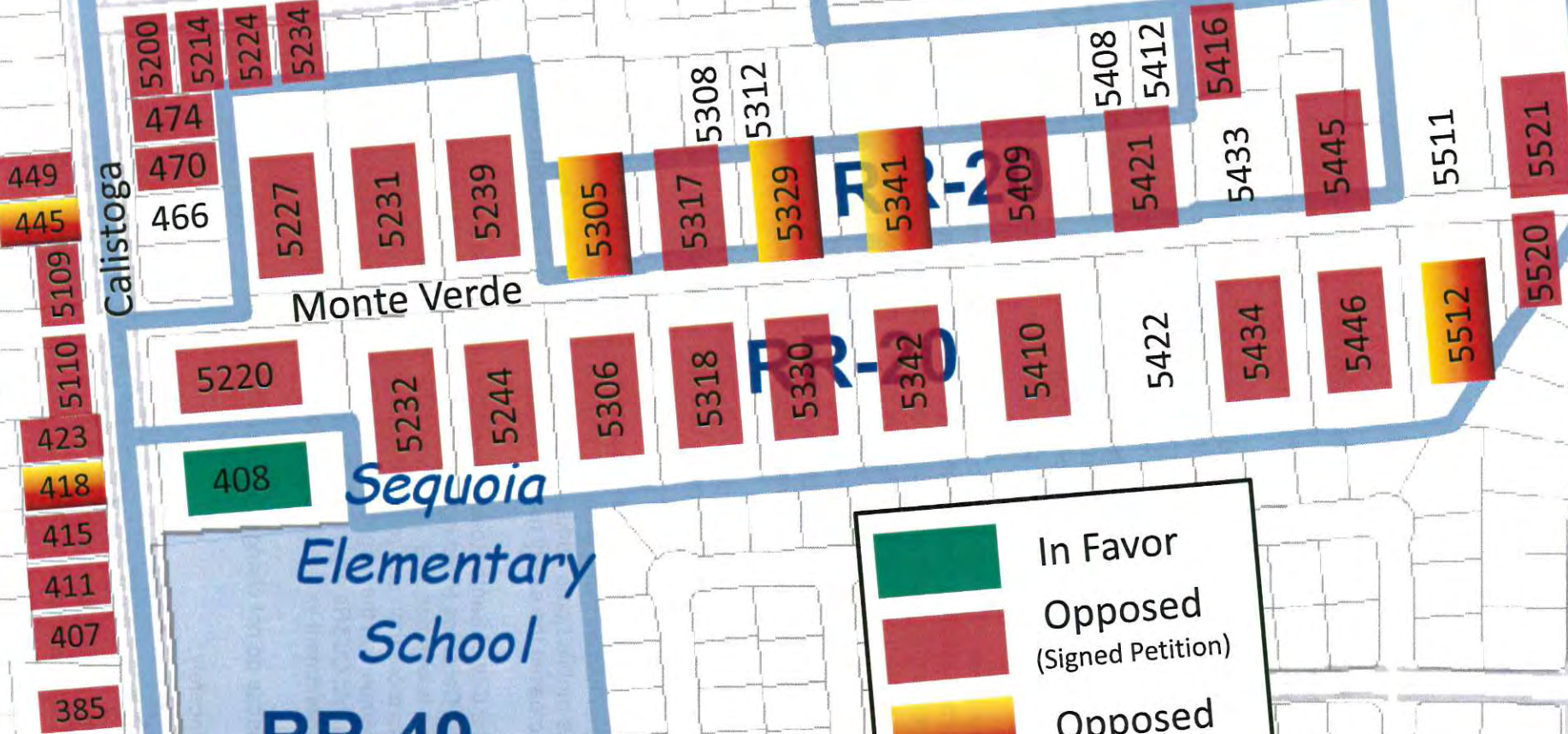
Monte Verde

Sequoia

Elementary School

RR-40

	In Favor
	Opposed (Signed Petition)
	Opposed
	Unknown



A Unique Neighborhood

Lynn Denley-Bussard
Planning Commission Meeting
June 26, 2014

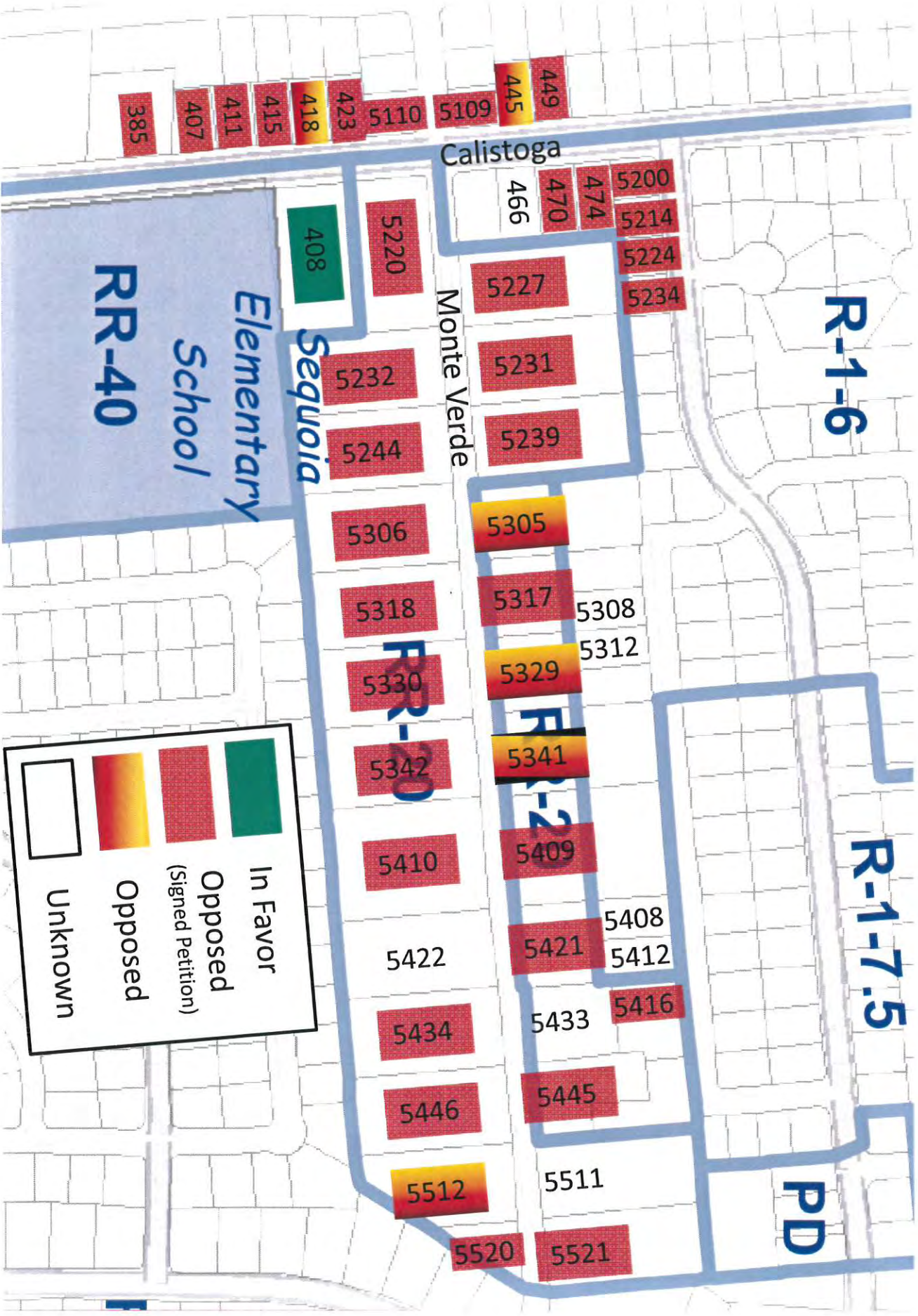
Neighborhood Created in 1951

- A 31.19-acre parcel was subdivided into 28 parcels
- All the properties in this subdivision are subject to the conditions, covenants and restrictions (CC&Rs), which applied to the original and all subsequent owners of the property
- “No more than one residential unit shall be constructed on any one acre parcel”
- “No parcel within the subdivision shall be re-subdivided into building plots having less than one-acre of area.”



Annexation History

- This neighborhood is surrounded by R-1-6, R-1-7.5 and PD zones on the north and RR-40 and R-1-6 on the south, so it is already a diverse neighborhood
- In 1987 the Community Development Department recommended Rural Residential zoning for this neighborhood and the Planning Commission approved it
- Protecting the rural nature of this neighborhood was so important to residents that annexation was delayed 13 years until these properties were designated Rural Residential in the General Plan
- After this designation, residents voted for annexation in 2000
- Residents in the area don't want the General Plan changed to accommodate a developer who doesn't live in the neighborhood and doesn't value its history or its lifestyle



RR-40

Elementary School

Sequoia

Monte Verde

Calistoga

R-1-6

R-1-7.5

PD

385

407

411

415

418

423

5110

5109

445

449

408

5220

466

470

474

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This is Encroachment into our Neighborhood



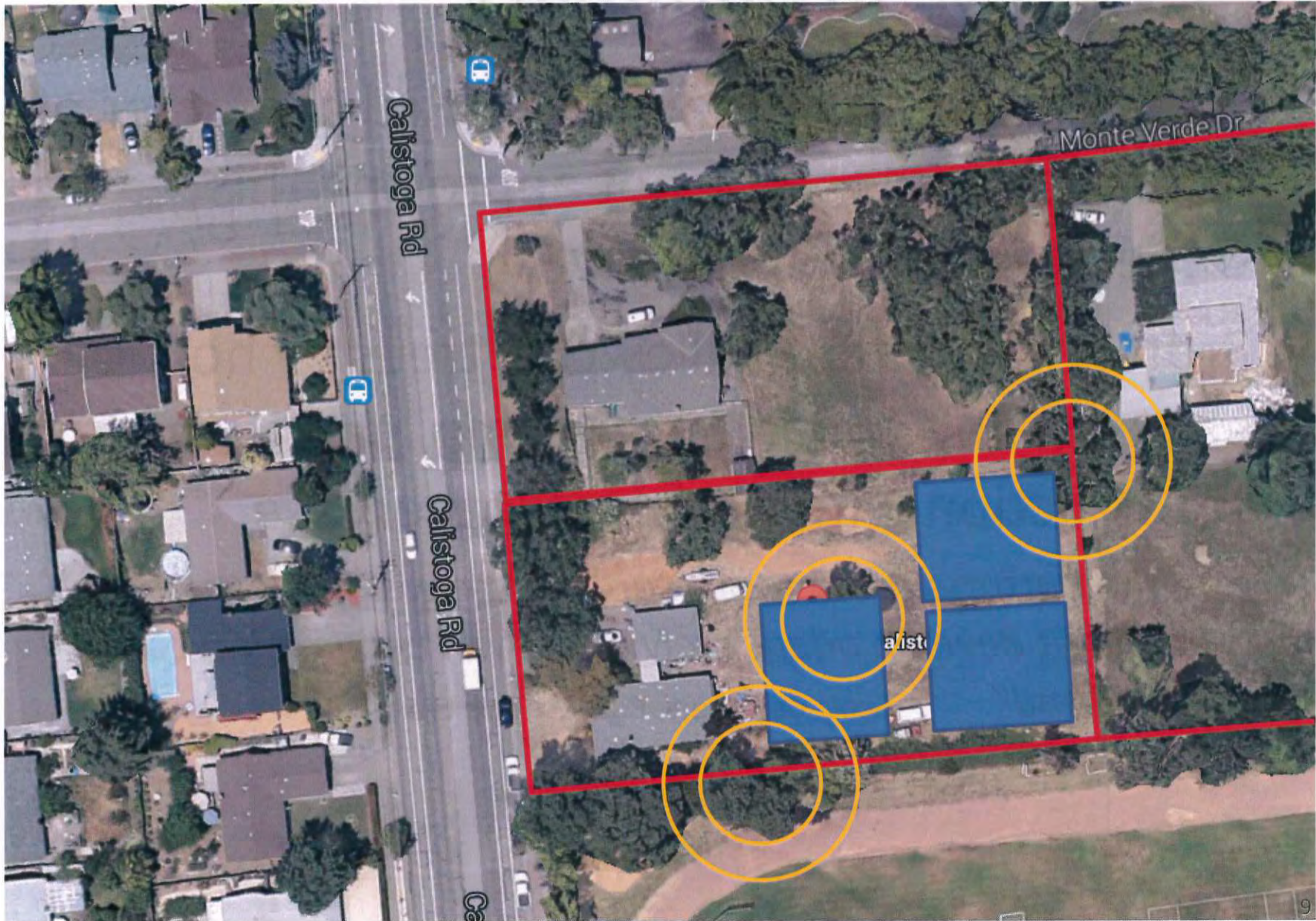
This Rare Grove of Valley Oaks Provides a Neighborhood Ambiance like the SRJC Campus





- This heritage Valley Oak just outside the northeast corner of 408 Calistoga Road is 60 years old and has a circumference of 7 ft
- It will grow to 70 ft tall and 100 ft wide, so this tree needs a “life zone” of 50 ft from the trunk in all directions

These Valley Oaks make Development Impractical



In Summary

- Please retain the Rural Residential character of our neighborhood by not approving this General Plan Amendment
- Protect these rare Valley Oak trees by not allowing any grading, trenching, paving or construction within 50 feet; otherwise,
“the buttress roots – that support the weight of the tree – will not develop adequately and it will become structurally unsound” – Scott Carothers, Bartlett Tree Experts

Protecting our Water Resources

Paul Bussard

Planning Commission Meeting

June 26, 2014

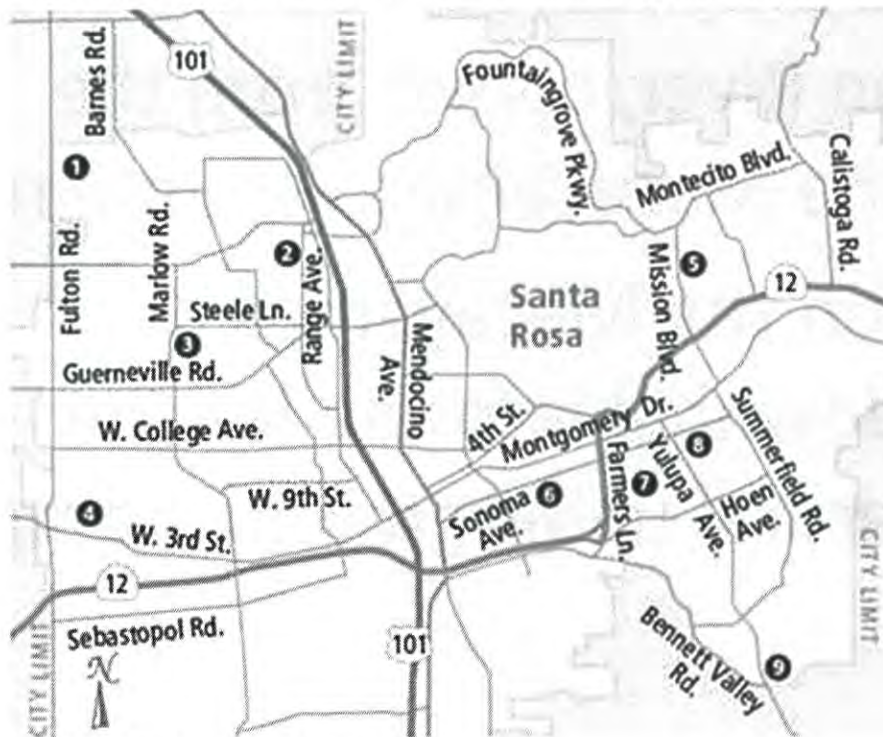
Water is a Scarce Resource

- The City of Santa Rosa relies on groundwater wells during the summer months.
- The City has drilled 9 test wells since 2006 to find other sources of water. Only two wells on the east side of Santa Rosa showed promise
- We need to protect our existing water resources especially given the present drought conditions

The Search for Water in Santa Rosa

Drilling for water

Santa Rosa has drilled nine test wells since 2006 hunting for potential sites for emergency backup wells to protect the city against interruption in its supply of drinking water from the Russian River. A few on the east side of the city have shown promise.



SOURCE: Santa Rosa Groundwater Master Plan

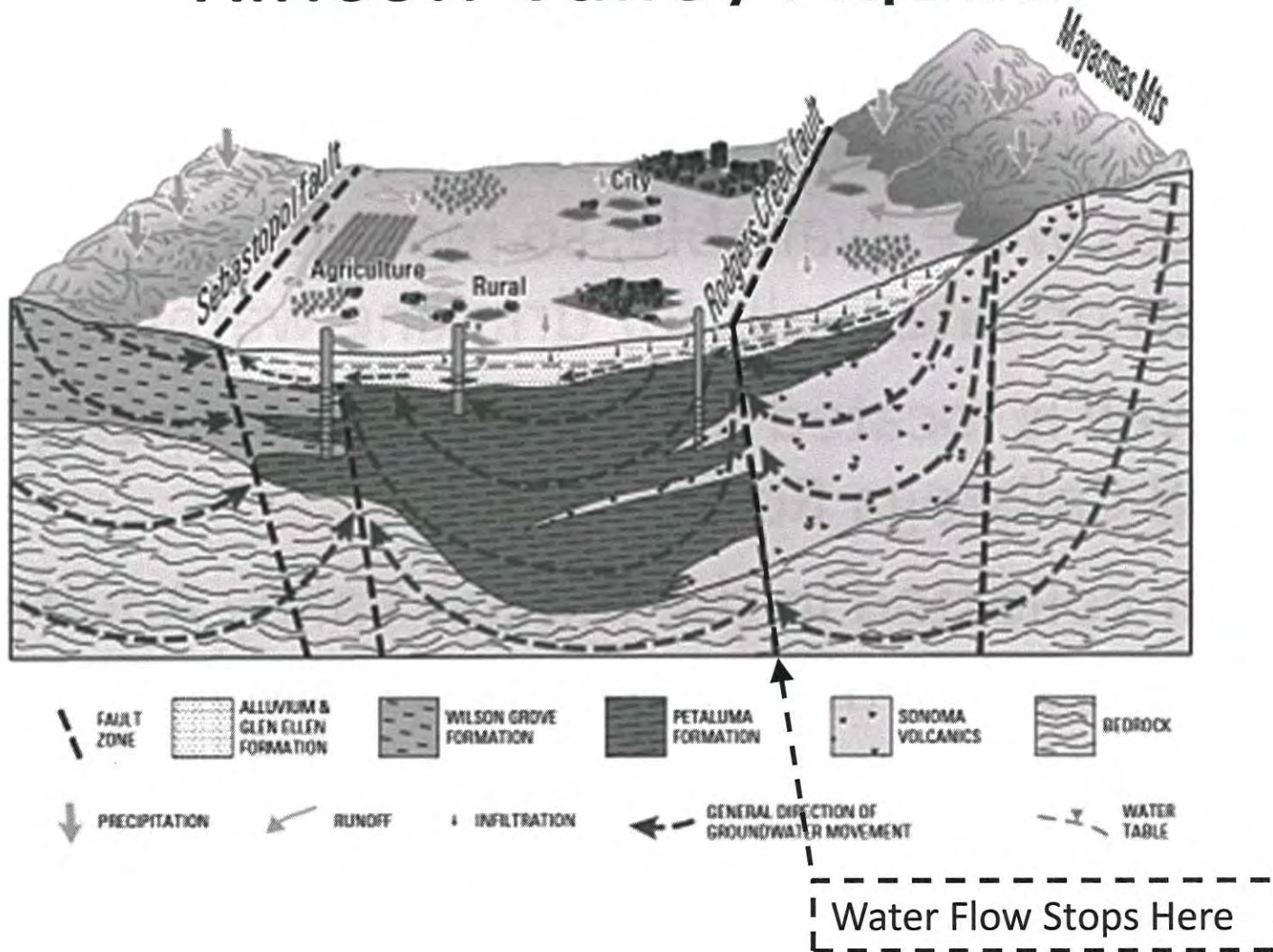
- 1 North Village, 360 ft., 60-80 gallons per minute
- 2 Bicentennial Park, depth and gpm N/A
- 3 Northwest Community Park, 394 ft., 300 gpm
- 4 A Place to Play, 694 ft., 475 gpm
- 5 Madrone Elementary School, 480 ft., 550-700 gpm
- 6 Doyle Park, 200 ft., 10 gpm
- 7 Martha Way, 870 ft., 1,000 gpm
- 8 Slater Middle School, 670 ft., 375 gpm
- 9 Galvin Park, 380 ft., 400-700 gpm

LOREN DOPPENBERG / For The Press Democrat

The Rincon Valley Aquifer

- The USGS Scientific Investigations 2014 concluded that the only real source of water, besides the Russian River, comes from the western slope of the Macayamas Mountains
- Every winter, rain on the Macayamas Mountains flows downhill into the Rincon Valley aquifer, a natural underground storage tank

Rincon Valley Aquifer

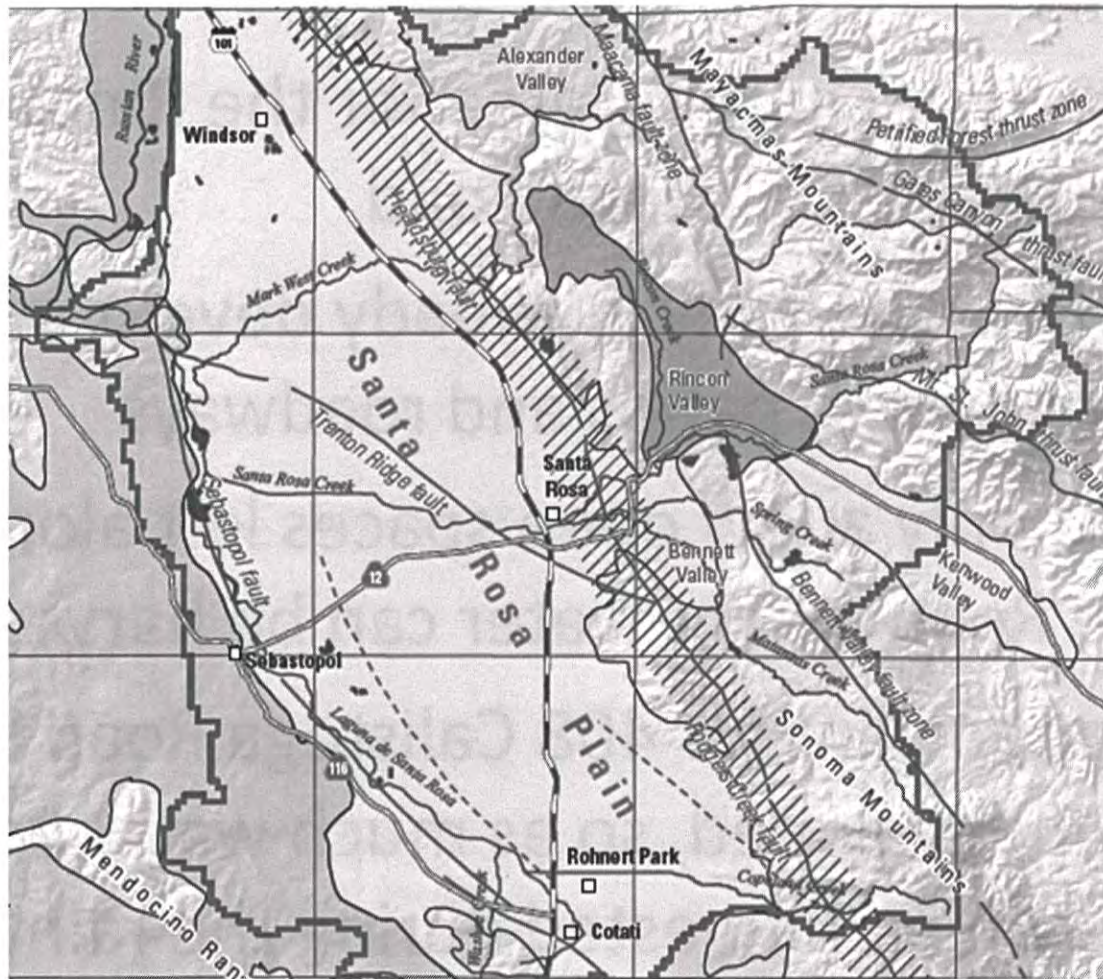


USGS Scientific Investigations Report 2014 – 5052, page 13

Water Flow Pattern

- Our neighborhood was built before City services were available, so most properties rely on private wells for drinking water
- Our well is located 57 ft from the property line of 408 Calistoga Road
- Water collected in the Rincon Valley Aquifer also flows downhill through creeks and underground pathways to the City wells, located at Farmer's Lane and Sonoma Avenue

Rincon Valley Aquifer

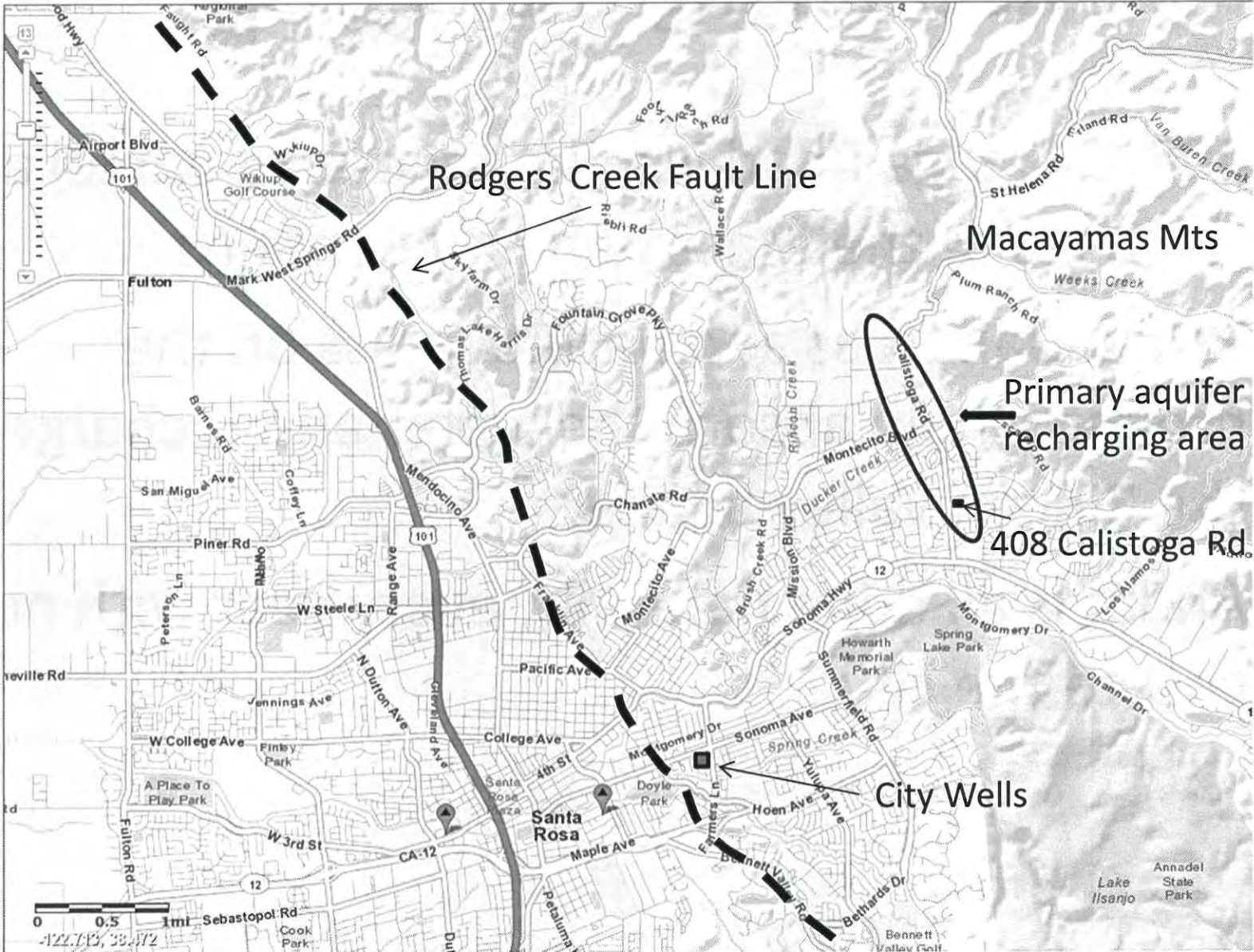


USGS Scientific Investigations Report 2014 – 5052, page 8

Water Recharging Area

- The primary recharging area for the Rincon Valley Aquifer is along Calistoga Road
- Most of Rincon Valley is already developed with paved driveways, patios and roadways
- There are only a few open spaces left along Calistoga Road where water can be harvested
- So, it is important for 408 Calistoga Road to remain undeveloped, so as much water as possible can be harvested during the rainy season

Rincon Valley Aquifer



Recharging the Aquifer

- 408 Calistoga Road is a flat, one-acre parcel at the base of the Macayamas Mountains
- Valley Oak trees and natural grass on the property help absorb the water and recharge the Rincon Valley aquifer
- And it is all done naturally, every year with no cost to the city

Water Recharging at Work



408 Calistoga Road

408 Calistoga Road

- Is currently zoned RR-40, which is one house per acre
- The feeder roots of the Valley Oaks break up the hard clay soil and keep it porous – like a sponge, so it can absorb the maximum amount of water
- The roots of every Valley Oak work like a recharging well. They direct rain water from the surface down into the soil

How Important is 1 Acre?

- An **acre-foot** is a unit of volume commonly used in reference to water resources.
- An acre-foot of water = 325,851 gallons
- The average rainfall in Rincon Valley is from 32" to 40" per year*, so one-acre of flat, open land in the primary recharging area gathers ~870,000 to 1,080,000 gallons of water every year

*California's Groundwater Bulletin 118, page 1

Groundwater Harvesting Areas



Sequoia Elementary and the adjoining neighborhood of one-acre parcels harvests ~30 million gallons of water every year for the Rincon Valley Aquifer

Protecting Our Water Resources

- Good quality water is in short supply
- The Rincon Valley Aquifer is a significant water resource that should be protected for the benefit of all city residents
- There are only a few water-recharging properties left along Calistoga Road
- So, an Environmental Impact Report is essential before there is any development at 408 Calistoga Road
- The Mitigated Negative Declaration EIR should not be approved
- Our opinion is this property should remain zoned RR-40 and the proposed site improvements should not be permitted

