

From: Ryan Schwab
To: [Rogers, Chris](#); [Alvarez, Eddie](#); [Sawyer, John](#); [Tibbetts, Jack](#); [Fleming, Victoria](#); [Schwedhelm, Tom](#); [CMOffice](#)
Cc: [McKay, Conor](#)
Subject: [EXTERNAL] A Letter to City Council - Stony Point Flats Appeal
Date: Tuesday, November 9, 2021 5:00:49 PM
Attachments: [2268 Stony Point Flooding.pdf](#)
[2268 Stony Point Flooding 2.pdf](#)
[2222 & 2268 Stony Point Flooding.pdf](#)
[Roseland Creek at Capacity.pdf](#)
[Roseland Creek Flooding.pdf](#)
[Roseland Creek at Capacity.pdf](#)

Dear Santa Rosa City Council,

My name is Ryan Schwab, and you have received several emails from me over the last six months related to the Stony Point Flats project (2268 Stony Point Road). The 9/2/2021 Design Review Board decision to approve this project has been appealed by concerned citizens. The ultimate decision now rests in City Council's hands for a meeting scheduled for 11/16/2021.

You will receive recommendations from city staff and the developers to re-approve the project as is, but I, along with hundreds of other concerned citizens ask that you truly reflect on your decision based on what is outlined below.

We are requesting that you require some commonsense measures as a condition of approval for this project. This project originally had a lot of potential, but developer greed and the current development plans (or lack thereof) are deeply concerning. Many of you are housing advocates. **We understand the need for housing, but there must be measures in place before flawed projects are fast-tracked for approval no matter how ill-advised the project may be.**

Throughout this process, I had made several public records requests where I received roughly 700 internal emails and other documents related to this project. **It was made abundantly clear that this project was fraught with disinformation, cover-ups, and a lack of transparency to limit the community's voice and ensure this project progressed with as little cost and as little burden to the developer as possible.** It was clear from the beginning that the developer's motive was to turn as quick of a profit as possible without any concern for the legitimate safety issues at hand or the numerous concerns that were raised by not only the public, but internally by many employees of the city of Santa Rosa.

The following indicates the most critical issues that remain overlooked due to the fast-tracking of this project:

Seasonal Wetlands, Proximity to Roseland Creek, and Fencing:

Approximately 80% of the parcel to be developed is currently designated by FEMA as a "Special Flood Hazard Area," which is the riskiest area to develop in. The developers are in process of applying for a revision to the FEMA flood maps; however, approval has not yet been obtained from FEMA, and it is not known if the maps will be revised. **The most recent rains have indicated that the property is still very much prone to flooding (pictures attached).**

In addition to flooding of the property, the developers have refused to implement any sort of fencing simply due to costs. Many of us citizens and city staff have indicated that, at a minimum, a 4+ foot wall should be erected around the property to limit future inhabitants' direct access to the creek, nearby large and growing homeless encampments from encroaching on the property, and to limit light and noise pollution for properties to the north.

The Waterways Advisory Committee (WAC) was alarmed with the likelihood that families and children would face imminent safety issues with having immediate and direct access to the Roseland Creek without any barrier. The most recent rains show how unsafe the creek levels became and how they could easily sweep children and even adults off their feet and carried downstream (pictures

attached). The WAC's concerns were then silenced by Planning Supervisor, Amy Lyle, after she wrote in an email dated 7/8/2021, the ***“WAC really won't slow anything down because they have a very limited role and we will make that very clear to them.”*** Clearly the city (and Amy Lyle) sadly dismiss the concerns of committees tasked with keeping us and our waterways safe. ***If a future injury or drowning occurs on this stretch of the Roseland Creek, the city of Santa Rosa, Amy Lyle, and the developers will be held accountable for negligence.*** In addition to safety concerns noted above, Project Planner Conor McKay in an email dated 8/10/2021 wrote, ***“I have a concern that the activities in the parking lot could result in lighting and noise to nearby properties to the project's north. Has the applicant considered a landscaped sound wall (4' +) that would immediately and completely block the light from the headlights and greatly reduce the sound of car activity? I am concerned about the usage of landscaping as a means to block headlights from the parking lot due to the current state of the drought in the community.”*** Even during the Design Review Board (DRB) meeting on 9/2/2021, several members of the DRB questioned the lack of fencing, but the conversation was quickly steered in a new direction by agitated city staff, and the fencing issue was never addressed again.

Despite all these concerns, the developers were able to move forward with no fencing so their profit margin would not be affected. **In order to rectify these known issues, we ask that City Council requires FEMA flood map revisions to be finalized to confirm the property is no longer in a Special Flood Hazard Area and to ensure a proper 4+ foot sound wall is constructed around the perimeter of the property to limit the documented safety, lighting, and noise concerns.**

Traffic:

There are ample documented issues with the ingress and egress of the property. There have been three fires over the past 10 years along the Roseland Creek trail directly surrounding the parcel set to be developed. If one of these fires occurs again, the future residents would be in grave danger. Future residents can only make a right turn (north) out of the property with a median blocking any possible southbound travel. **Residents wanting to go southbound will be forced to make the right turn out of the property, travel a quarter mile, then make a potentially unsafe U-turn at the Giffen Ave/Stony Point intersection.** The Giffen/Stony Point intersection is kitty-corner to Robert L. Stevens Elementary School and was never meant to have this type of frequent U-turn activity at this hectic intersection frequented by children and their parents. A recent picture of a frightening car crash occurring at this intersection is attached as reference.

The amount of vehicles that would be required to drive towards a potential disaster, or even during standard morning and evening rush hour, then make U-turns to go southbound is not realistically feasible. Many neighbors are still distraught from how jam-packed the roads were in the early morning hours when evacuation was demanded during the most recent fires. It took some households over three hours to leave town due to the tremendous amount of traffic and backup of people attempting to flee for their lives. **It is exceptionally uncommon for there to be only one exit and one way to turn out of a dense community.** This could force residents to attempt to escape a disaster with only one option and this one option could put them directly into the oncoming path of a fire or another hazard.

Additional noted concerns are that future residents traveling southbound on Stony Point to return to their residences will not be able to make a left turn into the property, as there is a concrete median with no plans or space to turn it into a left hand turn lane. **An assistant fire marshal previously advised that there should be a break in the median to allow for increased access to the property.** This fire marshal unfortunately left their job with the city and instead of abiding by his valuable advice, this signaled the city and the developers to no longer require this break in the median. In other words they saw it as a way of getting off easy despite future lives being at stake.

To enter the property southbound, residents would need to pass the property, then either make an illegal U-turn at Hearn or continue driving until they are able to turn around. This is not only extremely inconvenient for the future residents, but downright dangerous for them and the surrounding neighborhoods. **Many serious car accidents already occur on this treacherous stretch of Stony Point.**

The band aid back up plan to increase access was to install a turn pocket south of the property at

Pearblossom to allow residents and emergency personnel travelling from the north to access the property via a U-turn. **This turn pocket was nearly a condition of approval by Deputy Director of Traffic Engineering, Rob Sprinkle until he faced too much pressure from the developer and City Council, forcing him to begrudgingly give up on keeping the community safe.** Below are notable quotes from Rob Sprinkle which have been ignored by city staff and the developers.

3/29/2021 – “The only suggestion I can give to increase the access is to install a southbound left turn pocket at Pear Blossom so that vehicles can make U-turns there to access the property. U-turns are not permitted at the signal at Hearn.”

5/26/2021 – “I am not comfortable with this project using Burbank as a means to travel southbound in order to go northbound on Stony Point Rd for access to the site. I believe this project should add a southbound left turn pocket for u-turns on Stony Point Rd at Pear Blossom to allow residential access as well as fire access. You may want to check in with Fire, but the traffic study indicated that fire would have to go the wrong way against traffic to access the site in an emergency. Check with Ian, I doubt that is acceptable.”

7/19/2021 – “We discussed the need for the u-turn at Pear Blossom, so a percentage of traffic will come southbound on Stony Point and u-turn there to access the site.”

8/6/2021 - Then stated within a redlined version of an 8/6/2021 Traffic Memorandum, “A U-turn for inbound vehicles at the Stony Point Road/Pearblossom Drive intersection has been discussed and is considered a City condition of approval for the proposed project. The U-turn would provide a route for inbound vehicles travelling southbound along Stony Point Road or turning from Northpoint Parkway.”

8/18/2021 – After receiving pushback for this condition and for affecting the developer’s profit margin, Rob Sprinkle was forced to rescind the condition of approval and writes, “I told Andrew yesterday to drop the condition per our conversation Monday.”

What I uncovered was truly alarming, and I hope you all reflect how the city is putting developer profit over public safety. **The city will be held accountable for any injury or death occurring from vehicles attempting to enter or exit this property. We strongly encourage that City Council ensures that the Pearblossom turn pocket becomes a condition of approval for this project.**

Thank you for reading, and I look forward to City Council’s response and corrective action to ensure this project is developed to standards that would be expected from any other developer. **We request that City Council ensures commonsense conditions of approval are requirements of this project.** In summary, we request that the flood map revisions are finalized to confirm the property is no longer in a Special Flood Hazard Area. We request that a proper 4+ foot sound wall is constructed around the perimeter of the property to limit the documented safety, lighting, and noise concerns. And finally, we request that the Pearblossom turn pocket is a condition of approval to ensure increased access to the property and decrease the likelihood of forced, unsafe diving situations. These conditions of approval will help ensure a safe and happy community for new and existing residents.













To:

- Thomas L. LaFleur <tomlf@earthlink.net>

Hello Thomas,

Thank you for your comments. I apologize for the trigger on your security system. I have attached the Project Plans to this email. If you are interested in reviewing any additional material, please let me know.

Yes, if the City Council takes Staff recommendation to deny the appeal and uphold the decision of the Design Review Board, no further Planning entitlement is required.

Best wishes,

Conor McKay | City Planner
Planning and Economic Development
100 Santa Rosa Avenue, Room 3
(707) 543-4351
ctmckay@srcity.org

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

From: Thomas L. LaFleur <tomlf@earthlink.net>
Sent: Tuesday, November 2, 2021 10:04 AM
To: McKay, Conor <CTMcKay@srcity.org>
Subject: [EXTERNAL] Stony Point Flats appeal

Good morning Mr. McKay,

I am a property owner at [REDACTED] and I support the development of Stony Point Flats Apartments as approved by the design review committee.

I am unable to access the meeting material as my AVAST security sees a fishing threat in the link to the meeting/agenda information.

Please let me know if the project will be fully approved should the appeal be denied at the November 16 council meeting, or are there other city approvals need from the city to complete the entitlement.

Thanks you,

Thomas LaFleur
tomlf@earthlink.net

From: [Montoya, Michelle](#)
To: [DRB - Design Review Board](#)
Cc: [McKay, Conor](#); "[Andrew Trippel](#)"
Subject: Late Correspondence - Item 9.2 - Stony Point Flats
Date: Wednesday, September 1, 2021 5:41:00 PM
Attachments: [Late Correspondence as of 9.1.2021.pdf](#)

-INFORMATION ONLY PLEASE DO NOT REPLY TO ALL –

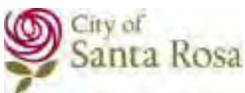
Dear Chair Weigl and Members of the Design Review Board,

Please see attached late correspondence for item 9.2, Stony Point Flats, found on this Thursday's agenda. The correspondence will also be added to the agenda as an item attachment.

Thank you,

Michelle Montoya | Administrative Secretary

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4645 | mmontoya@srcity.org (Currently Working Remotely)



From: [Montoya, Michelle](#)
To: [DRB - Design Review Board](#)
Cc: [McKay, Conor](#); "[Andrew Trippel](#)"
Subject: Late Correspondence - Item 9.2 - Stony Point Flats
Date: Tuesday, August 31, 2021 5:15:00 PM
Attachments: [Late Correspondence as of 8.31.2021.pdf](#)

-INFORMATION ONLY PLEASE DO NOT REPLY TO ALL –

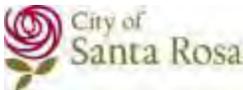
Dear Chair Weigl and Members of the Design Review Board,

Please see attached late correspondence for item 9.2, Stony Point Flats, found on this Thursday's agenda. The correspondence will also be added to the agenda as an item attachment.

Thank you,

Michelle Montoya | Administrative Secretary

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4645 | mmontoya@srcity.org (Currently Working Remotely)



August 26, 2021 Waterways Advisory Committee Meeting Public Comment Regarding Item 6.1 - STONY POINT FLATS APARTMENTS - 2268 Stony Point Road - DR21-023

August 25, 2021

To the member of the Waterway Advisory Committee,

We request the Waterways Advisory Committee require and reserve any comments on the effects of this proposed development until a full and appropriate EIR is completed as required by CEQA. The proposed development at 2268 Stony Point Road is directly in the "areas where sensitive species might be present" pursuant to figure 7-2 of the Santa Rosa General plan, which according to the email we received from Conor McKay, dated June 22, 2021, is under your purview. According to Mr McKay's presentation, the site specific EIR has not been completed, nor has the city's addendum to the existing 2016 Roseland Specific Plan's EIR which the applicant intends to use in lieu of their own, in violation of the CEQA regulations.

The current plans for this proposed development also indicate that the entire project will be inundated with hardscape, including tons of compacted infill dirt to raise the project out of the flood plain, and will potentially divert rainwater away from the creek and the current seasonal wetland that inhabit this parcel, which is a direct violation of OSC D 9, that require "natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway." The project plans to divert drainage directly into the creek and thus polluting the waterway. This plan is also in direct conflict with the Committee's mandate under OS-2-2 which is the committee's duty to "Ensure floodplain protection by retaining existing open areas... needed to retain stormwater, recharge aquifers, and prevent flooding." Here we have an existing floodplain and seasonal wetland that is proposed to be destroyed and covered with hardscape. Furthermore this hardscape plan would eliminate portion of the land surrounding the creek thus preventing recharge of the ground water and Roseland Creek. Furthermore, raising the elevation of the landscape with infill sediment is also likely to cause debris from the construction to interfere and impact the creek, thus requiring further environmental studies from the city as well as the Army Corp of Engineers as this is under their jurisdiction.

Since this proposed project lies within the 100 year flood plain and established riparian wetland habitat, it is also in violation of OSC-E, which requires development to "ensure local creeks and riparian corridors are preserved, enhanced, and restored as habitat for fish, birds, mammals, and other wildlife." Paving over instead of preserving sensitive riparian corridors and seasonal wetlands on this property limits the restoration efforts of "habitat for fish, birds, mammals, and other wildlife" in the area, which is in direct violation to the General Plan goal. This destroys instead of preserve as required in Section 4.4 of the Design Guideline II A 7 that "where riparian growth extends outside the Creek Setback Line, preserve and protect this important part of the creek corridor." It also ignores key parts of the Creek Master Plan, including HA-1-2 to "recognize the 100-year floodplain, and allow for stream corridor restoration" and WQ-2-1 "to reduce drainage system discharge of non-point source pollutants." Instead the project's plan is

to divert runoff from the parking lot into the creek and to build the building up out of the floodplain with tons of compacted hardscape, permanently destroying the ecological and water recharge systems on the site. These actions jeopardize the health of Roseland creek, and potentially cause catastrophic flood issues to neighboring open spaces. In the last meeting the applicant insisted that the LIDS system would allow for sufficient rain water retention to prevent this flooding from occurring, by providing 1 inch of retention per 24 hour. While the site itself may not flood, the surrounding area are likely to do so, including the creek. You cannot infill 2 acres of land, most of which is in a floodplain, (according to applicant's own documents) and not have it negatively impact the neighboring properties. Additionally, the 100 year floodplain study that applicants have provided conveniently leaves out several of the wettest years we have had to date in this area (2016 & 2017), with a large portion of the study conducted during a drought. This is not an accurate representation of the water that will affect this and the surrounding properties.

The applicant's proposed development site at 2268 Stony Point Road is close in proximity (0.4 miles) to Hearn avenue. It is noted on the October 28, 2002 Summary design for the Conceptual Design for Colgan Creek Stream Restoration project, on page 6 of 17, the note that "[r]esidences in the vicinity of Hearn have shallow wells..." and that "[i]t is important to consider that flood conveyance can decrease groundwater recharge." The current design has similar effect to the area including the potential to convey flood water down stream given the current hardscape design. The plan also lacks "filtering recharge techniques," as required under Design Guidelines Section 4.4 part II.B.2, threatening water health and safety. The amendments to applicant's submissions still fail to address this concern from the last meeting. Additional hardscape, even with a 1 inch per 24 hour water retention is still insufficient to properly ensure recharge of the groundwater supply to those of us on well water along the Roseland Creek. By diverting water away from the property into the creek, which channel the water away from the area will indeed negatively impact those of us with shallow wells who rely on the recharge from the neighboring properties, all of which have open spaces.

Furthermore, Mr. McKay's presentation indicates the setback for 30 feet because 2268 Stony Point Road is surrounded by properties developed using zoning guidelines established prior to 2004; however, this fails to adequately consider that all but one of the structures that directly surround this property have no encroachment within the 50 foot setback as shown in the photo in my June 24th letter. To grant a 30 foot setback to applicants because there is a single parcel that has structures using a 30 foot setback violates one of the fundamental purpose of the Waterways Advisory Committee's duties to preserve Rosland Creek, the species that inhabit it, and the protection of the flood plains as is mandated as the objectives of the Waterways Advisory Committee by its own Master Plan. As such the Waterways Advisory Committee should require a 50 foot setback as established by the Roseland Creek Restoration Plan.

To compound the issues already discussed, Mr. Triple misrepresented to the committee at the last meeting that no setback was required because this creek was redesignated a channel way. However, as shown in the new materials for this meeting, this was not the case as set backs are required. Proliferating this misrepresentation is the violation of the city for failure to comply

completely with a neighbor's (Ryan Schwab) public records request from June, where the city has just produced, on the eve of this meeting, instead of within 30 days as is customary with requests made pursuant to the California Public Records Act. The City produced hundreds of emails and documents which is impossible for those of us who work full time jobs and submit comments via phone or written letter from reviewing them timely to provide substantive comment which are due before the close of business today as required by the City. Clearly the City is acting in bad faith, considering some of the e-mail dates back as far as May of this year, and should not have taken over two months to produce. The two month delay is unacceptable and shows the city is clearly and willfully violating the California Public Records Act. Finally, the argument by the city that this hearing does not make any final decisions regarding the project is not cause to continue it further without said information from the city, a site specific EIR, and without input from the Army Corp of Engineers is specious at best.

Due to the fact that the city has only just provided us with over one hundred email and other documents, it is impossible for me to review all of these documents prior to this afternoon's deadline to submit this letter. As such there may be other environmental impacts that the city and applicant will not bring to your committee's attention and this committee's decision should be postponed until your next meeting in order to provide adequate time for the public to review documents that were untimely produced so that the Committee can make any recommendations from a fully informed public.

Additionally, as we requested before, this hearing should be postponed and recommendations reserved as the city has not complied with California Public Records Act, completed its "addendum" to the Roseland/Sebastopol EIR (as stated in Mr. McKay's presentation) and until the applicant has completed the proper studies necessary for this committee to properly assess the environmental impact to Roseland creek in accordance with the Army Corp of Engineer guideline, as in your mandate. Given the misrepresentation provided by the city at the last hearing we request that this hearing again be postponed until all environmental impacts by the city AND Army Corp of Engineers are completed to ensure the preservation of the riparian corridor surrounding this proposed development.

Sincerely,

Nick & Erin Rineberg

A black rectangular redaction box covering the names and contact information of the signatories, Nick and Erin Rineberg.

[EXTERNAL] Waterways Advisory Committee Meeting - STONY POINT FLATS APARTMENTS - 2268 Stony Point Road

Ryan Schwab <rschwab123@yahoo.com>

Wed 8/25/2021 4:38 PM

To: Montoya, Michelle <MMontoya@srcity.org>; steverabino@aol.com <steverabino@aol.com>; aedeicke@gmail.com <aedeicke@gmail.com>; Carter, Charles <CCarter@srcity.org>; Parker Sharron, Adam <ASharron@srcity.org>; kevinsea@yahoo.com <kevinsea@yahoo.com>; gleyshull@gmail.com <gleyshull@gmail.com>; cqquandt@comcast.net <cquandt@comcast.net>
Cc: McKay, Conor <CTMcKay@srcity.org>; Trippel, Andrew <atrippel@srcity.org>; Lyle, Amy <ALyle@srcity.org>; Loren Brueggemann <lorenb@phoenixdevco.com>; Michelle Olson <michelleb@phoenixdevco.com>; Phil Wood <phil@integrityhousing.org>

Dear Waterways Advisory Committee,

My name is Ryan Schwab, and I am contacting you today regarding the proposed Stony Points Flats Project (2268 Stony Point Road). I wanted to continue to discuss the multiple environmental and waterway concerns that I have. I truly hope you take this message to heart and help us concerned citizens take action before it is too late. I certainly appreciated the time you took on the first WAC call to thoughtfully question the impact that this development will have.

As you already know, the proposed project abuts the Roseland Creek which is fragile and cannot afford any additional damage. Many of us in the community walk the Roseland Creek trail frequently and know how special this stretch of creek truly is. Part of the parcel set to be developed is designated as a seasonal wetland by the Army Corps of Engineers and backs up to the Roseland Creek. Approximately 80% of the parcel is designated by FEMA as a "Special Flood Hazard Area" which is the riskiest area to develop in. The project requires importing a tremendous amount of backfill soil on top of the seasonal wetlands which will permanently eradicate the habitat of wildlife that call this area home.

On the first Waterways Advisory Committee call related to this project on June 24, 2021, it was noted that this is one of the first and few developments along a creek in some time, and what the city ultimately decides to require for this project will set a precedent for future similar developments. It is for this reason that it is imperative that we get this one right. A petition was delivered to the city on June 24, 2021 with over 180 signatures from concerned citizens. The first bullet point and one of the fundamental topics of the petition was that a comprehensive site specific EIR should be conducted prior to this project being approved.

The city already knows that this stretch of creek is in peril and is unfortunately choosing to look the other way when it is convenient. To preserve and restore this precious area, the city previously commissioned a Roseland Creek Restoration Plan which can be found at this link:

<https://srcity.org/DocumentCenter/View/13806/Appendix-I---Roseland-Creek-Restoration-Concept-Plan->

On page 12 of 15, you will notice a map primarily focusing on the parcel set to be developed. The restoration plan recommends a 50 foot setback (the thin purple dashed line). Currently the city is only requiring a 30 foot setback since this section of creek is considered a modified waterway. This decision does not take into account that this is a unique stretch of Roseland Creek, hence why a restoration plan was completed to assist in minimizing additional harm and impact. I question that why when it comes time to develop this parcel is the restoration plan's guidance ignored out of convenience to the developer? It is important that the guidance set forth in the plan is abided by which is why the plan was commissioned in the first place.

Furthermore, with much of the parcel being converted to hardscape, rainwater that would otherwise penetrate the soil and help recharge the city's precarious ground water supply will now be carried downstream by the creek. It is important that the city understands the detriments that will occur to the strained water supply if new developments continuously get approved in the area. The recently announced "20% Voluntary Community-Wide Reduction in Water Use" has since become mandatory since the last WAC meeting as the drought continues to wreak havoc in the area. The city should carefully consider the double-detriment that is being caused when semi-rural land is covered by hardscape preventing groundwater recharge while at the same time increasing the city's population by the thousands on this very same land. The community is making a conscious effort to conserve water as much as possible, but are at the same time being discouraged by the city's actions when they continuously approve project after project.

Thank you for reading my letter, and I look forward to joining and discussing further on the call.

Regards,

Ryan Schwab

Petition to Halt the Proposed *Stony Point Flats* Project

The undersigned residents demand that each of the following issues regarding the proposed 3 story, 50 apartment unit project located at 2268 *Stony Point Road*, otherwise noted as "*Stony Point Flats*" be comprehensively addressed by the City of Santa Rosa Planning Department, Planning Commission, Phoenix Development Company, Integrity Housing and all other agencies associated this project. As residents of Roseland, we oppose the development and construction of *Stony Point Flats* for the following reasons:

1. By importing hundreds of tons of backfill soil on top of designated seasonal wetlands, this development would permanently eradicate the habitat of a plethora of wildlife; inclusive of riparian, raptor, plant life and the known endangered tiger salamander species. No amount of mitigating "credits" can compensate for intentional smothering of these fragile amphibians, plants and animals. The developer should be required to commission a comprehensive, site specific Environmental Impact Report (EIR) for public viewing.
2. *Stony Point Flats* proposes construction upon FEMA's designated 100 year flood plain. With almost 100% hardscape on slab construction, this development would displace the natural absorption of rainfall, potentially diverting it to flood nearby residences and neighborhoods.
3. According to the developer's The Universal Planning Application, "Stormwater flows will be directed to the southwest through a new on site stormwater drainage system to the existing public storm drain system..., which discharges into the Roseland Creek." This has potential for irreparable damage to Roseland Creek.
4. *Stony Point Flat* lacks the integration of a green belt, but relies solely upon abutting Roseland Creek. This lack of a designated public park or greenbelt places additional pressure upon Roseland Creek's fragile ecosystem by allowing additional water diversion and potential pollutants from both the initial construction and ongoing pollutants such as, discarded trash, off gasses, oil runoff from their parking lot and toxins from the site.
5. This project poses considerable traffic concerns. Egress and ingress is inadequate to accommodate over 100 residents' vehicular entry and exit. Located on the eastern side of *Stony Point Road*, the entry/exit point does not have either a turn lane, stop light nor south bound exit, thus posing traffic hazards, congestion and potential (lengthy) back ups for northerly flowing traffic up *Stony Point*. Residents wanting to drive south out of the apartment complex must either make an illegal U-turn at the Northpoint Parkway intersection (traffic hazard), drive north to turn into the *Stony Ranch* subdivision to travel through the neighborhood onto *Giffen* in order to make a turn left at the light. *Trombetta Street* is neighborhood street never intended as a thoroughfare for hundreds of cars traveling through daily. U-Turns are not permitted at the intersection of *Giffen* and *Stony Point*, so the potential of drivers making three point turns in the *Giffen* neighborhood poses significant risks. A comprehensive, impartial traffic study has not been commissioned specific to this project. It is imperative that these issues be properly addressed and resolved, so as to not jeopardize public safety.
6. *Stony Point Flats* has allotted only 88 parking spaces, (4 of which are designated as handicapped), for a subdivision that includes 14 three bedroom, 24 two bedroom and 12 one bedroom apartments. With Sonoma County's average of 2.4 cars per residence, this entails a minimum of 100 cars (not including visitors' cars) that require parking spaces within the complex. Where will the overflow of vehicles park? Street parking is not allowed on either *Stony Point Rd* nor *North Point Parkway*. The only alternative would be that residents and guests park on the abutting neighbor's personal driveway or travel north into the *Stony Ranch* or *Giffen* subdivisions, where street parking is already severely impacted. Tenants who reside in the 2nd dwelling units within these subdivisions regularly complain that street parking is at a premium. After 5:00PM, tenants are often forced to park two or more blocks from their respective address. Overflow from *Stony Point Flats* will compound this problem, placing additional burden on residents within these existing neighborhoods.

7. The developer disregards the composition of surrounding neighborhoods by proposing a 3 story structure that towers 39 feet or more. Surrounding residences are one or two story structures at a maximum height of 22 feet. As per Santa Rosa City's code 20-42.140-6, maximum allowable height is 35 feet. Phoenix/Integrity indicate that they will use a, "concession" that overrides city code. Santa Rosa City Code 20-42.140 - A stipulates "...creation of subdivisions with smaller lots and dwellings and to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood." Their building will exceed the maximum allowed by 5 or more, creating a monolith that not only scars the surrounding rural landscape, but towers over adjoining neighborhood homes.
8. Roseland's rural appeal is quickly disintegrating as a result of the disproportionate amount of prime development area (PDA) being approved by the city. Compared to other sectors within Santa Rosa, Roseland is absorbing the majority of all permitted subdivisions, inclusive of Affordable Housing.
9. While the city is quick to designate Roseland a PDA, there has been very little effort to add parks and greenspaces to match this development and increase in population. Currently the South Western quadrant of Santa Rosa, which includes Roseland, has 13 parks on 71 acres compared with the other 3 quadrants with 25-40 parks and a preserved 256 to 428 acres each. The lack of public parks, designated walking trails and open space compared to the eastern and northern portions of Santa Rosa is discernibly lacking, despite Roseland being a recognized prime receiver of Measure M park expansion resources. Open space and parks should come first before any more city approved development to be in line with city requirements for residential parks and open spaces.

In conclusion, we, residents of Roseland, demand that additional, more comprehensive studies attendant to the ecology, traffic and sensitivity to surrounding neighborhoods be commissioned and considered in earnest. We feel that this project, while well intentioned, is poorly suited for this site. Due to its inordinate height, lack of sensitivity to the wetlands and flood zone, accompanied by disregard for the surrounding neighborhoods and ensuing traffic problems, collectively we believe that alternative urban sites are appropriate. Especially with the onset of a county/statewide drought, additional development on land that cultivates breeding, nesting and sustenance for animals and plants is poorly timed. We implore our city governance to reject this proposal and ask that the Phoenix Company and Integrity Housing withdraw their proposal for this project.

1. Printed Name Ernestino Martinez Heras

Signature 

Address 

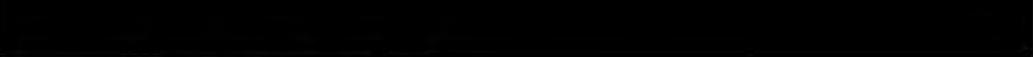
2. Printed Name Juan Martin

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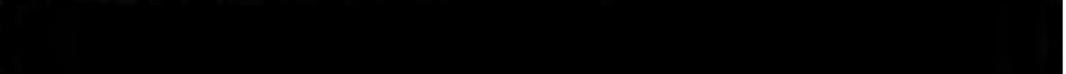
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3. Printed Name Brenda Olivares

Signature 

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4. Printed Name Hazel Ancheta

Signature 

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5. Printed Name Heather Hall

Signature 

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6. Printed Name EARL GARCIA

Signature 

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7. Printed Name Guen Feliciano

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8. Printed Name Abby Feliciano

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9. Printed Name DO BATAUER

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10. Printed Name Jean Theodore

Signature 

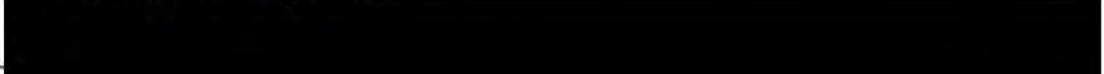
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11. Printed Name Marie Theodore

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12. Printed Name Matt Barrett

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13. Printed Name Angela Curny
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14. Printed Name Maria Trana
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15. Printed Name Dolores Pelaso
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16. Printed Name Denise Rice
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17. Printed Name Pat Stark
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18. Printed Name Jerry Stark
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19. Printed Name Marisol Oseguera
Signature _____
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20. Printed Name Daniel Reyes
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21. Printed Name Sindy Mikkelsen
Signature _____
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22. Printed Name Jeffrey Catrambone

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23. Printed Name ^{Gianni} ~~Jeffrey~~ Catrambone

Signature

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24. Printed Name Barbara Orsini

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25. Printed Name MARUTI SOLAS

Signature

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26. Printed Name MICHELE PEDRO

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27. Printed Name Sandra Esparza

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28. Printed Name Julieta Esparza

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29. Printed Name ANORIA GUZMAN

Signature

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30. Printed Name Gardmeio Mendes
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31. Printed Name Cecilia Silva
Signature _____
Address _____

32. Printed Name Robert Montano
Signature _____
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33. Printed Name Tabitha Montano
Signature _____
Address _____

34. Printed Name CHAIRE CARUSO
Signature _____
Address _____

35. Printed Name DEBRA MURIELI
Signature _____
Address _____

36. Printed Name Alex MARSA
Signature _____
Address _____

37. Printed Name MA' VCI
Signature _____
Address _____

Petition to Halt the Proposed *Stony Point Flats* Project

The undersigned residents demand that each of the following issues regarding the proposed 3 story, 50 apartment unit project located at 2268 Stony Point Road, otherwise noted as "*Stony Point Flats*" be comprehensively addressed by the City of Santa Rosa Planning Department, Planning Commission, Phoenix Development Company, Integrity Housing and all other agencies associated this project. As residents of Roseland, we oppose the development and construction of *Stony Point Flats* for the following reasons:

1. By importing hundreds of tons of backfill soil on top of designated seasonal wetlands, this development would permanently eradicate the habitat of a plethora of wildlife; inclusive of riparian, raptor, plant life and the known endangered tiger salamander species. No amount of mitigating "credits" can compensate for intentional smothering of these fragile amphibians, plants and animals. The developer should be required to commission a comprehensive, site specific Environmental Impact Report (EIR) for public viewing.
2. *Stony Point Flats* proposes construction upon FEMA's designated 100 year flood plain. With almost 100% hardscape on slab construction, this development would displace the natural absorption of rainfall, potentially diverting it to flood nearby residences and neighborhoods.
3. According to the developer's The Universal Planning Application, "Stormwater flows will be directed to the southwest through a new on site stormwater drainage system to the existing public storm drain system..., which discharges into the Roseland Creek." This has potential for irreparable damage to Roseland Creek.
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5. This project poses considerable traffic concerns. Egress and ingress is inadequate to accommodate over 100 residents' vehicular entry and exit. Located on the eastern side of Stony Point Road, the entry/exit point does not have either a turn lane, stop light nor south bound exit, thus posing traffic hazards, congestion and potential (lengthy) back ups for northerly flowing traffic up Stony Point. Residents wanting to drive south out of the apartment complex must either make an illegal U-turn at the Northpoint Parkway intersection (traffic hazard), drive north to turn into the Stony Ranch subdivision to travel through the neighborhood onto Giffen in order to make a turn left at the light. Trombetta Street is neighborhood street never intended as a thoroughfare for hundreds of cars traveling through daily. U-Turns are not permitted at the intersection of Giffen and Stony Point, so the potential of drivers making three point turns in the Giffen neighborhood poses significant risks. A comprehensive, impartial traffic study has not been commissioned specific to this project. It is imperative that these issues be properly addressed and resolved, so as to not jeopardize public safety.
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1. Printed Name Ernestino Martinez Heras
Signature _____
Address _____

2. Printed Name Juan Martin
Signature _____
Address _____

3. Printed Name Brenda Olivares
Signature _____
Address _____

4. Printed Name Hazel Ancheta
Signature _____
Address _____

5. Printed Name Armando Barrios H
Signature _____
Address _____

6. Printed Name Joseline Barrios
Signature _____
Address _____

7. Printed Name Judith Barrios
Signature _____
Address _____

8. Printed Name Edgar Barrios
Signature _____
Address _____

9. Printed Name Mariella Oliveros Manchaca
Signature _____
Address _____

10. Printed Name David Carreno Gopar.
Signature _____
Address _____

11. Printed Name Lynette Fenton
Signature _____
Address _____

12. Printed Name Sukhinder Kang.
Signature _____
Address _____

13. Printed Name KUDEEP

Signature 

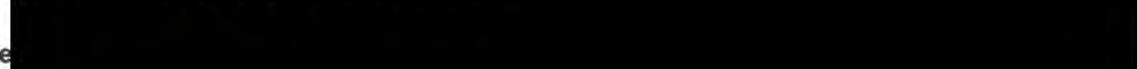
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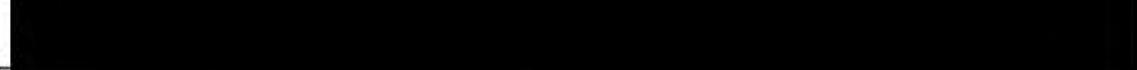
14. Printed Name Jasmine Rattanpal

Signature 

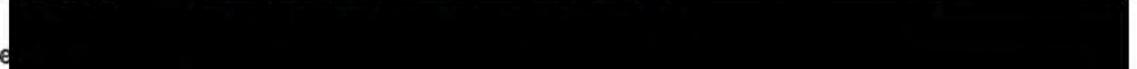
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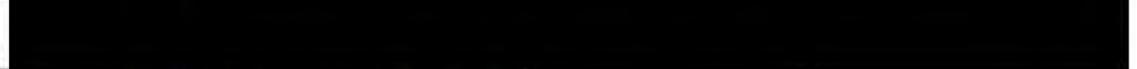
15. Printed Name Lizette Bortis

Signature 

Address 

16. Printed Name Alexandria Drew

Signature 

Address 

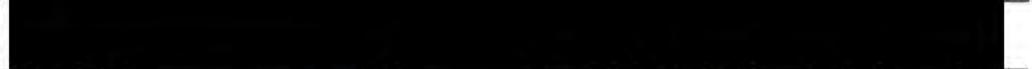
17. Printed Name JUANI TAMAYO

Signature 

Address 

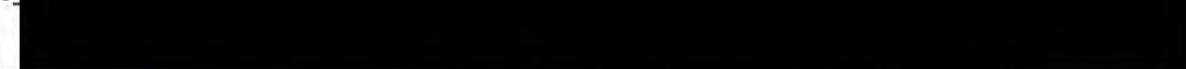
18. Printed Name MARIA TAMAYO

Signature 

Address 

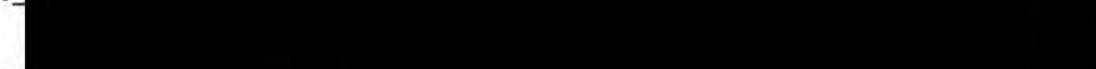
19. Printed Name Sal Baldenegro 1445 Trambetta Ave. SR. 95407

Signature 

Address 

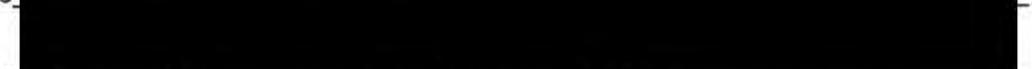
20. Printed Name Satnam Singh

Signature 

Address 

21. Printed Name Saninder Kaur

Signature 

Address 

22. Printed Name Marion McIntyre
Signature _____
Address _____

23. Printed Name LORNA Mc BADE
Signature _____
Address _____

24. Printed Name Natasha Lockwood
Signature _____
Address _____

25. Printed Name Michele silveira
Signature _____
Address _____

26. Printed Name Jeff Elliott
Signature _____
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27. Printed Name Laura Elliott
Signature _____
Address _____

28. Printed Name Shawn Reilly
Signature _____
Address _____

29. Printed Name KANE PATHOUNOURACK
Signature _____
Address _____

30. Printed Name Phong he
Signature [REDACTED]
Address [REDACTED]

31. Printed Name HUNG LE
Signature [REDACTED]
Address [REDACTED]

32. Printed Name THUY LE
Signature [REDACTED]
Address [REDACTED]

33. Printed Name JORNA BRONLIN
Signature [REDACTED]
Address [REDACTED]

34. Printed Name Jade Steele
Signature [REDACTED]
Address [REDACTED]

35. Printed Name Karen Justice Steele
Signature [REDACTED]
Address [REDACTED]

36. Printed Name ELIZABETH VAZQUEZ
Signature [REDACTED]
Address [REDACTED]

37. Printed Name RICHARD K. MILLER
Signature [REDACTED]
Address [REDACTED]

Petition to Halt the Proposed Stony Point Flats Project

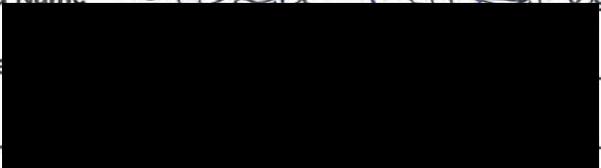
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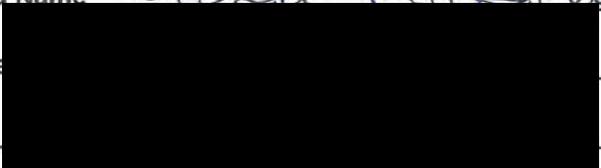
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1. Printed Name Lissa Millstrough

Signature 

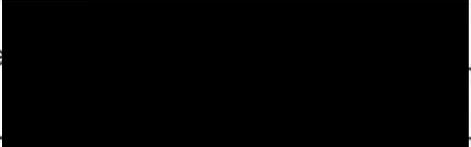
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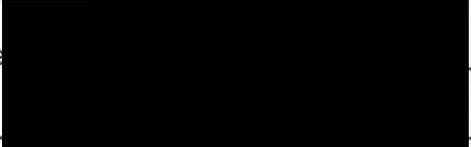
2. Printed Name Daniel Millspaugh

Signature 

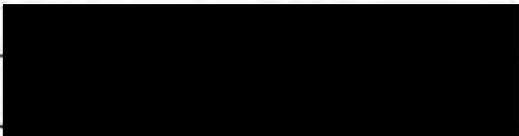
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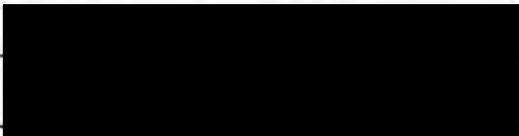
3. Printed Name Francisco Jasso

Signature 

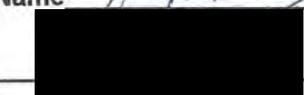
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4. Printed Name Dora Jasso

Signature 

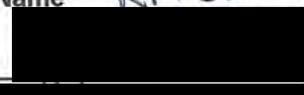
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5. Printed Name ARSENIO SANTOS

Signature 

Address 

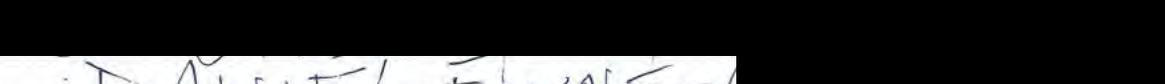
6. Printed Name Krissia Santos

Signature 

Address 

7. Printed Name  Sam

Signature 

Address 

8. Printed Name DANIEL FINNEGAN

Signature 

Address 

9. Printed Name Mike Gaudio

Signature 

Address 

10. Printed Name Kim Le

Signature 

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11. Printed Name KONG Khamda

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12. Printed Name Sri Ongri

Signature 

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13. Printed Name Sangthong Khamda

Signature 

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14. Printed Name Mark Guerrero

Signature 

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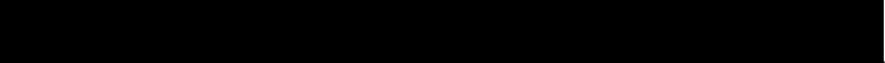
15. Printed Name Jesus Bana

Signature 

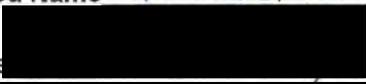
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16. Printed Name Yim A Bouda

Signature 

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17. Printed Name Michaela Begley

Signature 

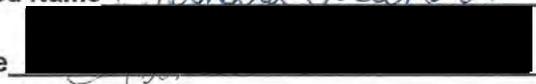
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18. Printed Name Teresa Barrett

Signature 

Address 

19. Printed Name Landra Valencia

Signature 

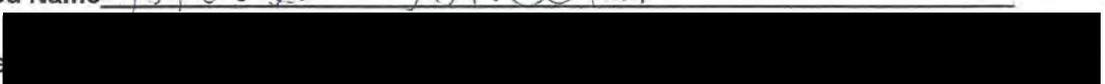
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20. Printed Name Gamal Mansour

Signature 

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21. Printed Name Nicol Wheeler

Signature 

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22. Printed Name Cheryl Cornett

Signature _____

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23. Printed Name Josh Begley

Signature _____

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24. Printed Name MICHAEL R. BEGLEY

Signature _____

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25. Printed Name Mike Mitchell

Signature _____

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26. Printed Name Taniel Ramirez

Signature _____

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27. Printed Name ~~Tabitha~~ Mariana Michele Woodruff

Signature _____

Address _____

28. Printed Name ERIC

Signature _____

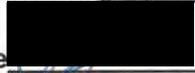
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29. Printed Name Samantha Villa

Signature _____

Address _____

30. Printed Name Joshua Strand

Signature 

Address 

31. Printed Name Eva F Leon

Signature 

Address 

32. Printed Name Eric Perez Leon

Signature 

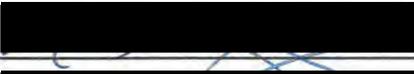
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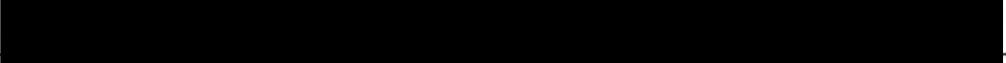
33. Printed Name PATRICIA HARTNETT

Signature 

Address 

34. Printed Name ALVIN NGUYEN

Signature 

Address 

35. Printed Name Pamela Domino ~~1111~~

Signature 

Address 

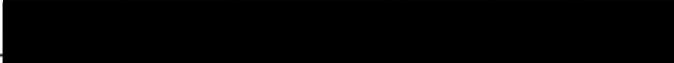
36. Printed Name ERBON JEN

Signature 

Address 

37. Printed Name Kayla LeClair

Signature 

Address 

Petition to Halt the Proposed *Stony Point Flats* Project

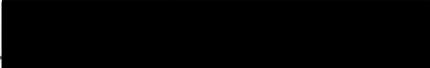
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5. This project poses considerable traffic concerns. Egress and ingress is inadequate to accommodate over 100 residents' vehicular entry and exit. Located on the eastern side of *Stony Point Road*, the entry/exit point does not have either a turn lane, stop light nor south bound exit, thus posing traffic hazards, congestion and potential (lengthy) back ups for northerly flowing traffic up *Stony Point*. Residents wanting to drive south out of the apartment complex must either make an illegal U-turn at the Northpoint Parkway intersection (traffic hazard), drive north to turn into the *Stony Ranch* subdivision to travel through the neighborhood onto *Giffen* in order to make a turn left at the light. *Trombetta Street* is neighborhood street never intended as a thoroughfare for hundreds of cars traveling through daily. U-Turns are not permitted at the intersection of *Giffen* and *Stony Point*, so the potential of drivers making three point turns in the *Giffen* neighborhood poses significant risks. A comprehensive, impartial traffic study has not been commissioned specific to this project. It is imperative that these issues be properly addressed and resolved, so as to not jeopardize public safety.
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1. Printed Name Joyce Garcia

Signature 

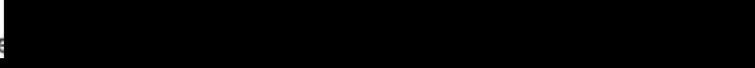
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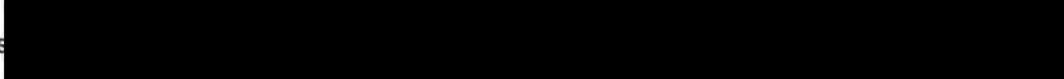
2. Printed Name Helma S. Housley

Signature 

Address 

3. Printed Name Donna J. McGulney

Signature 

Address 

4. Printed Name JESSE MANRIQUEZ

Signature 

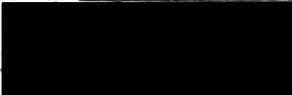
Address 

5. Printed Name Grace McKenna

Signature 

Address 

6. Printed Name Cristina Luna Camaniza

Signature 

Address 

7. Printed Name Celina Luna

Signature 

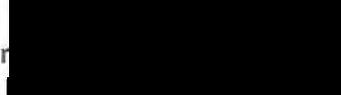
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8. Printed Name Ruben Luna

Signature 

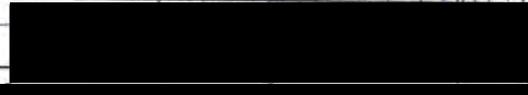
Address 

9. Printed Name Karina Delarosa

Signature 

Address 

10. Printed Name Michelle Thach

Signature 

Address 

11. Printed Name SIFUANO HUNTERZ

Signature 

Address 

12. Printed Name Jamie McKenna

Signature 

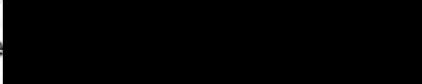
Address 

13. Printed Name Jessica Crosier

Signature 

Address 

14. Printed Name Josie Vigil

Signature 

Address 

15. Printed Name URTHAN VIGIL

Signature 

Address 

16. Printed Name LORE GOODENIGHT

Signature 

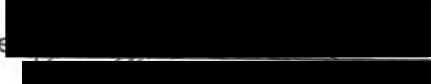
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17. Printed Name STEPHEN WILSON

Signature 

Address 

18. Printed Name Christopher M. Cleary

Signature 

Address 

19. Printed Name 

Signature 

Address 

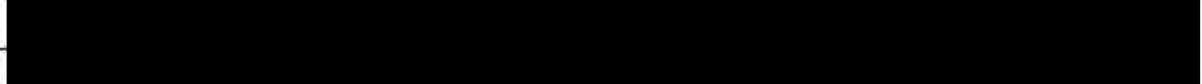
20. Printed Name Marlene Newton

Signature 

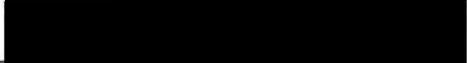
Address _____

21. Printed Name Maureen Todd

Signature 

Address 

22. Printed Name Hingsley Todd
Signature 
Address 

23. Printed Name SAMUEL EWELLS
Signature 
Address 

24. Printed Name Herbert (Dickerson) JR
Signature 
Address 

25. Printed Name Andrea Cortes
Signature 
Address 

26. Printed Name Efrain Cortes
Signature 
Address 

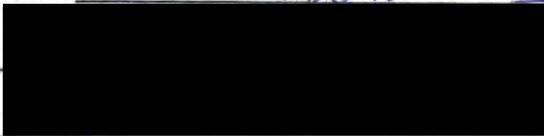
27. Printed Name Mark Newton
Signature 
Address 

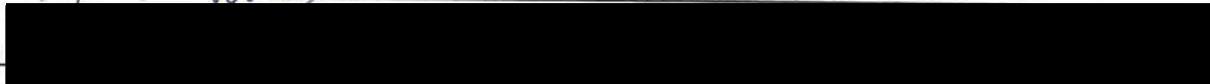
28. Printed Name Ricky G Vannetti
Signature 
Address 

29. Printed Name Cole Brack
Signature 
Address 

30. Printed Name Anthony Arab
Signature 
Address 

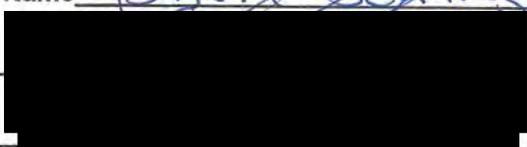
31. Printed Name ROBERT HOUSTON
Signature 
Address 

32. Printed Name Charles White III
Signature 
Address 

33. Printed Name Brena Umlauf
Signature 
Address 

34. Printed Name Tyler Baseheart
Signature 
Address 

35. Printed Name PHILIP HILL
Signature 
Address 

36. Printed Name DAVID JENNINGS
Signature 
Address 

37. Printed Name Jai Nunn 2027 Silver Lane
Signature 
Address 

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1. By importing hundreds of tons of backfill soil on top of designated seasonal wetlands, this development would permanently eradicate the habitat of a plethora of wildlife; inclusive of riparian, raptor, plant life and the known endangered tiger salamander species. No amount of mitigating "credits" can compensate for intentional smothering of these fragile reptiles, plants and animals. The developer should be required to commission a comprehensive, site specific Environmental Impact Report (EIR) for public viewing.
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1. Printed Name Maygol Yavari-Behrouz

Signature 

Address 

2. Printed Name Jen LaPorta

Signature 

Address 

3. Printed Name Leo Mendoza

Signature 

Address 

4. Printed Name SARA F. STEWART

Signature 

Address 

5. Printed Name Stephen C. Burns

Signature 

Address 

6. Printed Name HA T NGUYEN

Signature 

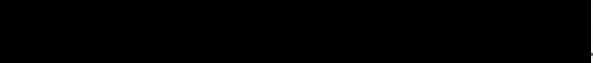
Address 

7. Printed Name Mai Mendoza

Signature 

Address 

8. Printed Name YVONNE BALDENBERG

Signature 

Address 

9. Printed Name Jocelyn Wilson

Signature 

Address 

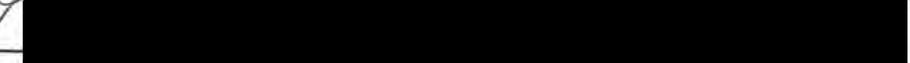
10. Printed Name Fitzgerald D. Day

Signature 

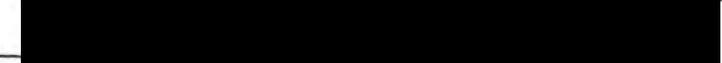
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11. Printed Name Jan C. Brower Bischak

Signature 

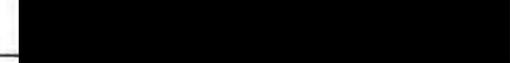
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12. Printed Name Tonia Rae Faber

Signature 

Address 

13. Printed Name Ryan Schwab

Signature 

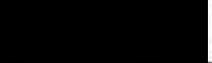
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14. Printed Name Alaina Probst

Signature 

Address 

15. Printed Name Robert Ambriz

Signature 

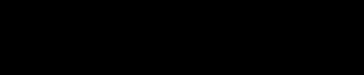
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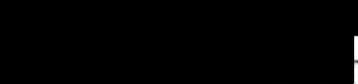
16. Printed Name Amy Ambriz

Signature 

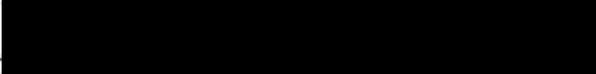
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17. Printed Name Elizabeth Maciel

Signature 

Address 

18. Printed Name Harald Nordvold

Signature 

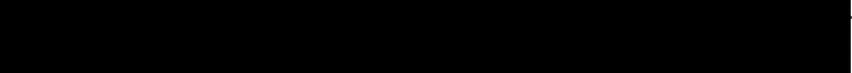
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19. Printed Name Michelle Franco

Signature 

Address 

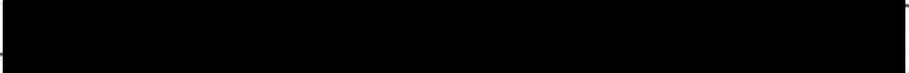
20. Printed Name Stephanie Lennox

Signature 

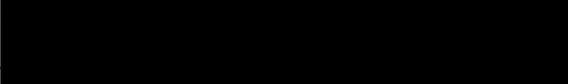
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21. Printed Name  CASSIE THOMSON

Signature 

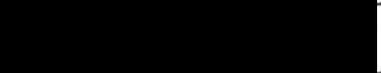
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22. Printed Name Danielle Sewell

Signature 

Address 

23. Printed Name Scott Crossen

Signature 

Address 

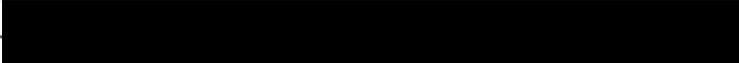
24. Printed Name Lyan Wiegman

Signature 

Address 

25. Printed Name Harjot Singh

Signature 

Address 

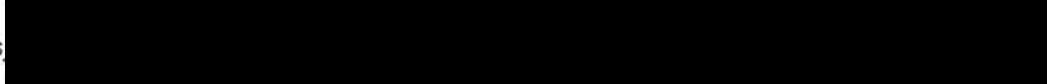
26. Printed Name Bata Singh

Signature 

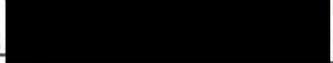
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27. Printed Name Vinny Giolo

Signature 

Address 

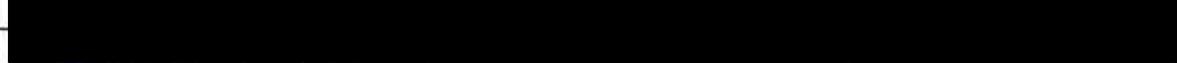
28. Printed Name Christina Demarchi

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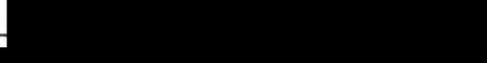
Address 

29. Printed Name Johnny Sengmanly

Signature 

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30. Printed Name ~~Helen Bonatelli~~ Marlene Hernandez

Signature 

Address 

31. Printed Name Robert Naylor

Signature 

Address 

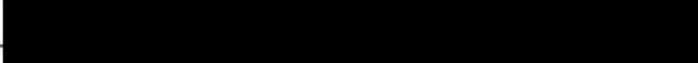
32. Printed Name David Lewis

Signature 

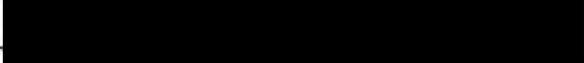
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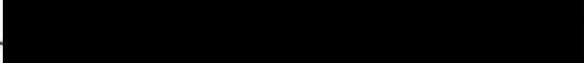
33. Printed Name Heidi Lewis

Signature 

Address 

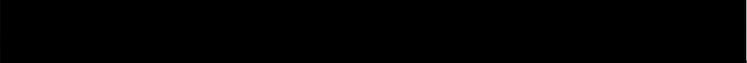
34. Printed Name Roberto Hernandez

Signature 

Address 

35. Printed Name Thi Tao

Signature 

Address 

Petition to Halt the Proposed *Stony Point Flats* Project

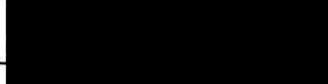
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9. While the city is quick to designate Roseland a PDA, there has been very little effort to add parks and greenspaces to match this development and increase in population. Currently the South Western quadrant of Santa Rosa, which includes Roseland, has 13 parks on 71 acres compared with the other 3 quadrants with 25-40 parks and a preserved 256 to 428 acres each. The lack of public parks, designated walking trails and open space compared to the eastern and northern portions of Santa Rosa is discernibly lacking, despite Roseland being a recognized prime receiver of Measure M park expansion resources. Open space and parks should come first before any more city approved development to be in line with city requirements for residential parks and open spaces.

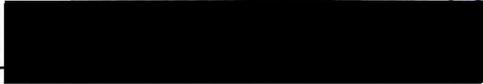
In conclusion, we, residents of Roseland, demand that additional, more comprehensive studies attendant to the ecology, traffic and sensitivity to surrounding neighborhoods be commissioned and considered in earnest. We feel that this project, while well intentioned, is poorly suited for this site. Due to its inordinate height, lack of sensitivity to the wetlands and flood zone, accompanied by disregard for the surrounding neighborhoods and ensuing traffic problems, collectively we believe that alternative urban sites are appropriate. Especially with the onset of a county/statewide drought, additional development on land that cultivates breeding, nesting and sustenance for animals and plants is poorly timed. We implore our city governance to reject this proposal and ask that the Phoenix Company and Integrity Housing withdraw their proposal for this project.

1. Printed Name Erin Rineberg

Signature 

Address 

2. Printed Name Nickolas M. Rineberg

Signature 

Address 

3. Printed Name _____

Signature _____

Address _____

4. Printed Name _____

Signature _____

Address _____



Stony Point Flats
Design Review



Stony Point Flats

Development Team



Stony Point Flats

- 50 new homes serving households earning 30% - 60% Area Median Income
 - 12 one bedroom
 - 24 two bedroom
 - 14 three bedroom
- 97 surface parking spaces/1.94 spaces/unit



2268 Stony Point Road

Site Characteristics



The project site consists of a 2.9-acre parcel, of which 2-acres will be used in the development. The remaining 0.9-acres will remain undisturbed.

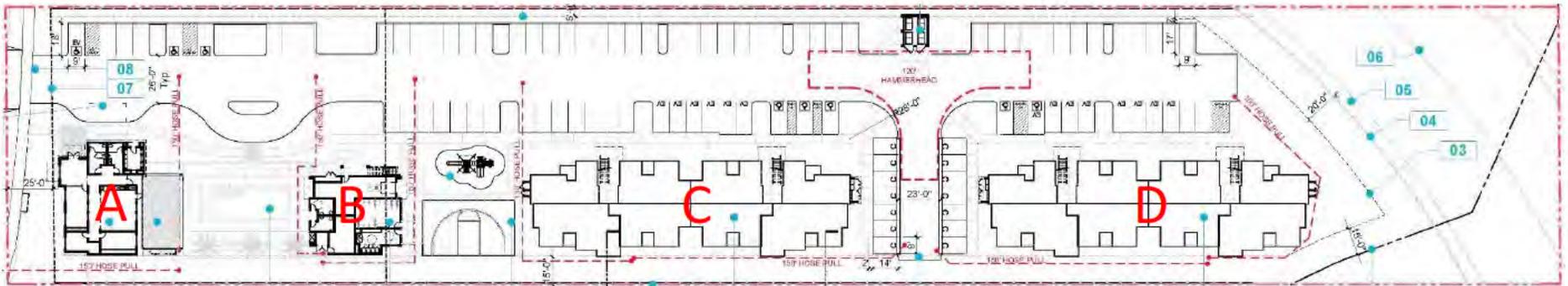
Density Bonus

- The project has filed a Density Bonus application.
 - The split GPLUs allow for a density of 49.74 units.
 - Zoning code requires rounding down to 49 allowable units.
 - Density Bonus ordinance requires rounding up, which achieves the proposed density of 50 units.
- No additional density units or other variance requests have been made to date in connection with the Density Bonus Ordinance.

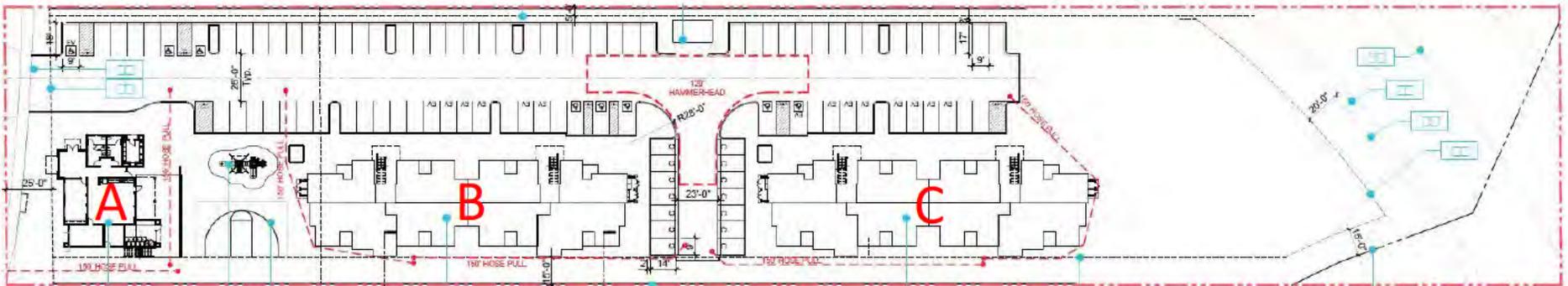


Project Revisions

Prior Site Plan



Revised Site Plan



Project Revisions

Revised Exterior Elevation

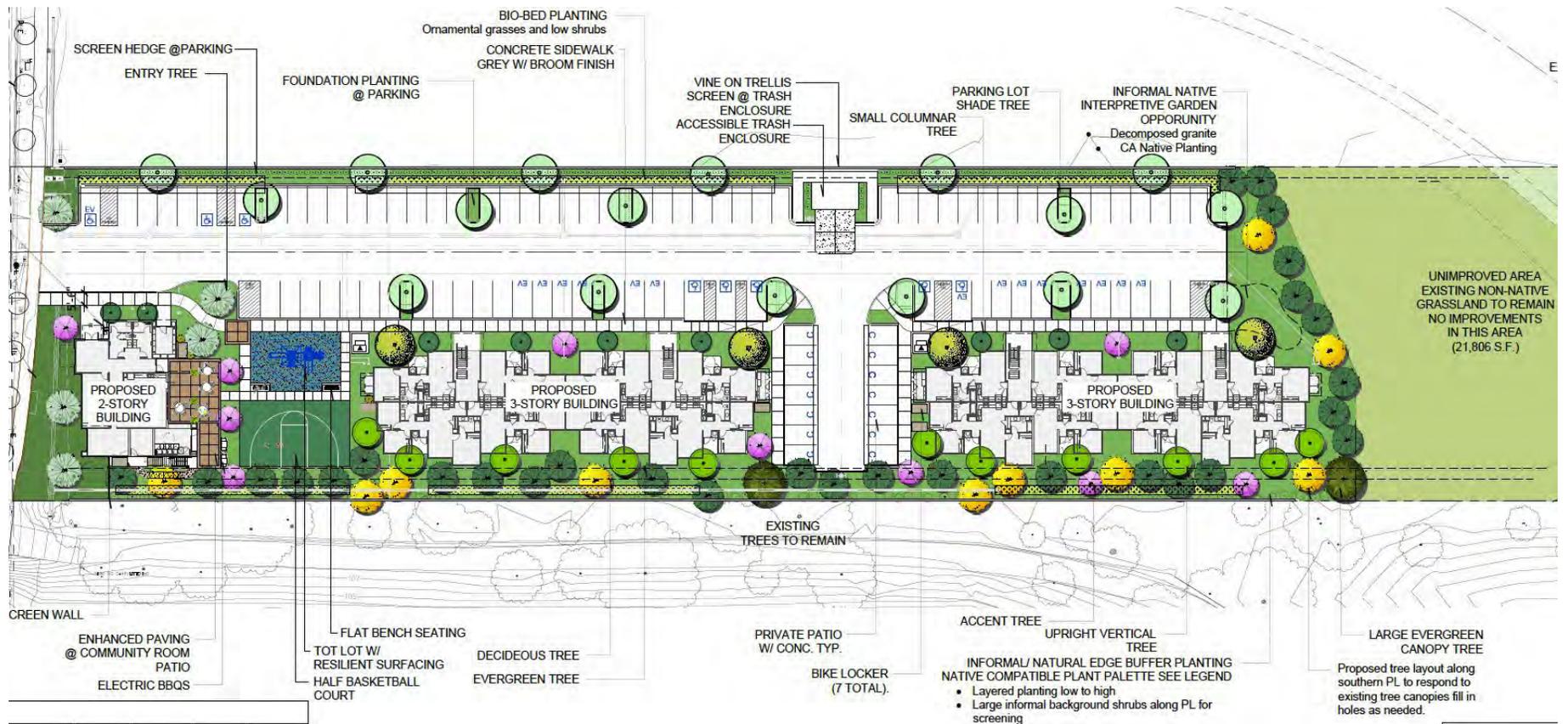


Prior Exterior Elevation

Project Revisions

- The swimming pool has been removed from the project.
- Building B has been eliminated, moving the two residential units from this building to a newly added 2nd floor on Building A.
- The two 3-story residential buildings were moved west toward Stony Point Road, pulling the project away from the neighboring properties to the east.
- The revised site plan now leaves 1.56 acres (nearly 60% of the parcel) as pervious surface.
- Perimeter fencing has been eliminated.
- A landscape buffer has been added to the northern property line to screen light emissions projected from parked cars.
- The landscape palette has been updated consisting of native and riparian plants selections.
- Exterior paint colors have been lightened up with grey hues to create better contrast in the buildings.

Landscape Design



Floodplain Update

- It has been discovered that recent improvements to Stony Point Road included the addition of a new culvert at the point where the road crosses over Roseland Creek.
- With the new capacity of this undercrossing a 100-year flood event would now likely be completely contained in the creek.
 - Analysis is still in progress
- Should this finding be confirmed, the only change to the project will be the site plane elevation.
 - No changes will come to the site plan layout or building design.



Thank you for your time
and consideration today.



RE: [EXTERNAL] Re: Staff Response to Comments - Stony Point Flats - PRJ21-012

Trippel, Andrew <atrippel@srcity.org>

Wed 9/1/2021 1:59 PM

To: Ryan Schwab <rschwab123@yahoo.com>

Cc: Sprinkle, Rob <RSprinkle@srcity.org>; McKay, Conor <CTMcKay@srcity.org>

Good afternoon,

Thank you for your emails received on August 31, 2021, at 5:45 PM and September 1, 2021, at 10:44 AM. Below are responses to your questions from August 31st. In today's email, you request postponement – or removal, as you've described it – of the proposed Stony Point Flat's Minor Design Review from the Design Review Board's September 2, 2021 agenda. After a project is agenda'd, Planning Division can only request or recommend con nuance of a scheduled mee ng item to the review authority. It is the purview of the review authority to decide to review as scheduled or con nue an agenda'd mee ng item. When making such a request or recommenda on, Planning considers if new informa on has been presented that would require further analysis and may result in changes to project informa on presented for review. In this case, no new informa on has been provided that Planning Division feels warrants a request or recommenda on for con nuance. Planning plans to proceed with the mee ng item as scheduled.

Members of the community may request a con nuance of a project's scheduled review during the public comment period of the public hearing and the review authority would have the purview to consider such a request.

From August 31 email

Ques on 1: Is it a common prac ce for the city to make excep ons to required studies (ie Sewer Capacity Study)? With the developers insis ng on their requirement for 50 units to obtain the necessary tax credits, they should be subjected to the requirements set forth for projects that exceed the general plan limits. It appears they are receiving preferred treatment when the city makes excep ons and doesn't hold all projects/developers to the same standards. This project is not ready for the DRB on Thursday when the necessary studies have not been performed.

Response: Technical reports or studies are used to analyze a project's compliance with applicable regulations or policies. In addition to Planning Division, other public agency staff are charged with implementing applicable regulations or policies and may request technical reports and studies. Planning staff rely on public agency staff to determine and advise as to what technical reports or studies are required. In this case, Santa Rosa Water – which administers water distribution, wastewater collection and urban water reuse in Santa Rosa – reviewed the project proposal and determined that the project is s ll in line with the General Plan Land Use densities. Santa Rosa Water has additionally reviewed your question received on August 31st and confirms that no additional study of sewer capacity is required.

Ques on 2: Is it common prac ce for city staff such as yourself to meet with council members and influence their decisions if their cons tuents concerns are valid or not? We were prepared to meet with Mr. Alvarez with a next-day mee ng me solidified when it was conveniently cancelled aer speaking with you. We are disheartened by this and the op cs have raised ethical concerns among our group.

Response: City staff are always available to respond to requests for information from elected and appointed officials. Planning staff provided project and Planning review information to Council Member Alvarez in response to his request. No recommendation was made concerning meetings with any person or persons.

Best Regards,

Andrew

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Ryan Schwab <rschwab123@yahoo.com>
Sent: Wednesday, September 1, 2021 10:44 AM
To: McKay, Conor <CTMcKay@srcity.org>
Cc: Sprinkle, Rob <RSprinkle@srcity.org>; Trippel, Andrew <atrippel@srcity.org>
Subject: Re: [EXTERNAL] Re: Staff Response to Comments - Stony Point Flats - PRJ21-012

Hello again Mr Trippel,

With the items documented in my email yesterday afternoon, I wanted to give you and your team adequate time to remove the Stony Point Flats Apartment project from tomorrow's Design Review Board meeting. It would not be prudent for the DRB to take final action on this project with what is noted below.

Thank you,
Ryan

On Tuesday, August 31, 2021, 05:45:02 PM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Andrew, Conor,

I had several questions based on documents I received through public requests and have attached for review:

1) Is it a common practice for the city to make exceptions to required studies (ie Sewer Capacity Study)? With the developers insisting on their requirement for 50 units to obtain the necessary tax credits, they should be subjected to the requirements set forth for projects that exceed the general plan limits. It appears they are receiving preferred treatment when the city makes exceptions and doesn't hold all projects/developers to the same standards. This project is not ready for the DRB on Thursday when the necessary studies have not been performed.

2) Is it common practice for city staff such as yourself to meet with council members and influence their decisions if their constituents concerns are valid or not? We were prepared to meet with Mr. Alvarez with a next-day meeting time solidified when it was conveniently cancelled after speaking with you. We are disheartened by this and the optics have raised ethical concerns among our

9/1/2021

Mail - McKay, Conor - Outlook

group

I would appreciate you timely addressing these concerns

Regards,

Ryan



[EXTERNAL] Comment pertaining to Stony point Flats

Lorna Edits <lornaedits18@gmail.com>

Tue 8/31/2021 8:29 PM

To: Rogers, Chris <CRogers@srcity.org>; McKay, Conor <CTMcKay@srcity.org>; Trippel, Andrew <atrippel@srcity.org>; Gustavson, Andy <AGustavson@srcity.org>; Weigl, Drew <dweigl@srcity.org>; Hedgpeth, Warren <whedgpeth@srcity.org>; McHugh, John <JMcHugh@srcity.org>; Wix, Henry <HWix@srcity.org>; Parker Sharron, Adam <ASharron@srcity.org>; Burch, Michael <MBurch@srcity.org>; Schwedhelm, Tom <tschwedhelm@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; Tibbetts, Jack <htibbetts@srcity.org>; Sawyer, John <jsawyer@srcity.org>

Please include the following comment in your public records

31 August 2021

To:

Members of the Design Review Board, City Council, Phoenix Development and Integrity Housing
Regarding Stony Point Flats

To whom this concerns,

As a resident of Stony Ranch and a Santa Rosa taxpayer for over 17 years, I am expressing my outrage about the fact that despite multiple neighbors' request for a privacy fence on the northern and eastern perimeters of the project, throughout your supposed regard for, "sensitivity to the surrounding neighborhood," our voice has been subjugated and requests disregarded by board members with comments like, "A fence will only serve to separate the communities more." I ask each of you as homeowners and residents to consider whether a common fence in your back yard prohibits you from enjoying neighborly relations or a sense of community.

Not constructing a tall privacy fence on the north side will cause discontentment and aggravation from those of us whose master bedrooms face the parking lot where the noise and headlights will be a constant disruption of peace and quiet. You have offered multiple concessions to the applicants, but thus far have not shown the same regard to surrounding residents. A chain-link fence is an unsightly, ineffective, and inexpensive way to demarcate the boundary. Low shrubs will not mitigate noise nor screen headlights. I ask the Design Review Board and Council to predicate approval of this project upon the condition that a more effective and aesthetically pleasing solution be constructed to obscure glare from parking lot lamps, car headlights, and mitigate vehicular and construction noise (while also being mindful of the fact that especially in Southwest, we experience a lot of graffiti). My request is simple and reasonable. One that I hope you will consider from a (different) lens other than "check the box."

Genuinely concerned,

Lorna Mc Bade



[EXTERNAL] Stony point flats

Alaina Probst <alaina415@gmail.com>

Mon 5/3/2021 8:43 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hello,

As an environmental educator who has worked countless hours with volunteers on restoration projects in Sonoma county, I would like to voice my concern regarding the proposed apartments at 2268 stony point rd.

This is a seasonal wetlands and would gravely impact already struggling species including, but not limited to, frogs, great blue herons and other water fowl. Not to mention the grasslands that support the food for these larger species. I recognize that maybe to a developer this is an open parcel that lacks community "involvement" or "purpose", but our growing community needs open spaces, however small, to keep our various ecosystems and wellbeing alive.

If we continue to develop every plot of open space Santa Rosa will become unrecognizable. People are not the only inhabitants of this city and we should be able to share the space for future generations to learn about and observe wildlife!

Thank you for your time and consideration,

Alaina Probst

Sent from my iPhone

[EXTERNAL] Fwd: Stony point flats

Alaina Probst <alaina415@gmail.com>

Tue 5/4/2021 1:59 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hello,

As directed by Michelle Olson I am redirecting my concern and question regarding water sourcing directly to you.

Please see email below.

Thank you,

Alaina Probst

Sent from my iPhone

Begin forwarded message:

From: michelle olson <michelleb@phoenixdevco.com>

Date: May 4, 2021 at 8:43:45 AM PDT

To: Alaina Probst <alaina415@gmail.com>

Subject: Re: Stony point flats

Alaina,

Please direct questions like these to the City of Santa Rosa, our planner is Conor McKay, his contact info is ctmckay@srcity.org.

Thank you,
Michelle J. Olson-Brueggemann
Vice President

PLEASE NOTE MY CHANGE OF MAILING ADDRESS BELOW IN BOLD



30 Meyers Ct.
Novato, CA 94947
michelleb@phoenixdevco.com
612-743-3252 cell/text

707-528-3631 office

707-806-2564 fax

www.phoenixdevco.com

On Tue, May 4, 2021 at 8:17 AM Alaina Probst <alaina415@gmail.com> wrote:

Thank you!

I'm also concerned where you plan to get all this needed water for new development and supply to residents in an ever increasing drought with fires starting sooner than ever?

Best,

Alaina Probst

Sent from my iPhone

On May 4, 2021, at 7:10 AM, michelle olson <michelleb@phoenixdevco.com> wrote:

Alaina,

I have forwarded your comments and concerns to the city planner Conor McKay to be add to the record of last evenings meeting.

Thank you for your input,

On Mon, May 3, 2021 at 8:46 PM Alaina Probst <alaina415@gmail.com> wrote:

Hello,

As an environmental educator who has worked countless hours with volunteers on restoration projects in Sonoma county, I would like to voice my concern regarding the proposed apartments at 2268 stony point rd.

This is a seasonal wetlands and would gravely impact already struggling species including, but not limited to, frogs, great blue herons and other water fowl. Not to mention the grasslands that support the food for these larger species. I recognize that maybe to a developer this is an open parcel that lacks community "involvement" or "purpose", but our growing community needs open spaces, however small, to keep our various ecosystems and wellbeing alive.

If we continue to develop every plot of open space Santa Rosa will become unrecognizable. People are not the only inhabitants of this city and we should be able to share the space for future generations to learn about and observe wildlife!

Thank you for your time and consideration,

Alaina Probst

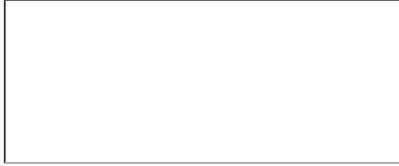
Sent from my iPhone

--

Michelle J. Olson-Brueggemann

Vice President

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michelleb@phoenixdevco.com

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Re: [EXTERNAL] stony pt flats

McKay, Conor <CTMcKay@srcity.org>

Fri 5/7/2021 12:45 PM

To: David Bannister Home <davidban@sonic.net>

Hello David,

Thank you for reaching out. The applicant is currently developing an Initial Study / Mitigated Negative Declaration. When this is completed, it will be circulated publicly pursuant to the California Environmental Quality Act.

I believe they will be incorporating some biological resources mitigation measures from the Roseland Area / Sebastopol Road Specific Plan EIR, which can be found here: <https://srcity.org/2437/Roseland-Area-Projects-Environmental-Imp>

Thank you,

Conor McKay (he/his) | **City Planner**

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

CTmckay@srcity.org

email signature cropped

I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

From: davidban@sonic.net <davidban@sonic.net>**Sent:** Sunday, May 2, 2021 2:23 PM**To:** McKay, Conor <CTMcKay@srcity.org>**Subject:** [EXTERNAL] stony pt flats

Hey Connor

Is there an EIR for this project? How can I access it? I am interested in whether there are wetlands on the property and if so how the loss of them is being mitigated.

David Bannister



[EXTERNAL] 2268 Stony Point Road, Santa Rosa, CA 95407

Dennis Hagemann <dennish@sonic.net>

Fri 5/21/2021 2:58 PM

To: McKay, Conor <CTMcKay@srcity.org>

No more building until the we have water. You are not being responsible to the residents who will be suffering with the drought.

Dennis

[EXTERNAL] 2268 Stony Point Road

Jennifer LaPorta <jenniferlaporta1@gmail.com>

Mon 5/17/2021 8:54 AM

Please do not develop this parcel. Southwest Santa Rosa is under a huge development process currently. We cannot handle more traffic, noise, pollution (air, litter, etc). The local creeks cannot handle any more trash! I'm a creek steward and the trash is getting worse. I clean up 1.5 mile of the Colgan Creek each year all by myself, just because I care, from Stony Pt Rd across Bellevue Av to a little E of Dutton Meadows. I've noted far fewer hawks, kites and egrets in this area since the new housing went in just N of Bellevue, between Dutton Meadows and Burgess Dr.

Sincerely,

Jennifer LaPorta

Santa Rosa 95407

BS Environmental Health

[EXTERNAL] Fwd: Stony Point Flats Environmental Impact

michelle olson <michelleb@phoenixdevco.com>

Sun 5/2/2021 8:00 AM

To: McKay, Conor <CTMcKay@srcity.org>; Trippel, Andrew <atrippel@srcity.org>

FYI from a neighbor at Stony Point, see below.

----- Forwarded message -----

From: **Maygol Yavari** <maygol.yavaribe@gmail.com>

Date: Sat, May 1, 2021 at 8:35 PM

Subject: Stony Point Flats Environmental Impact

To: <lorenb@phoenixdevco.com>, <michelleb@phoenixdevco.com>

Dear Mr. Brueggemann, and Ms. Olson,

I wanted to introduce myself as I live on [REDACTED] with my house overlooking the proposed development of Stony Point Flats. I am contacting you today as I spend countless hours looking out over "The Sheep Farm" from our kitchen and bedroom windows. It's not only the sheep that we see, but it's the hawks, the egrets, the mockingbirds, the swallows, the frogs, the salamanders, the foxes, and the turkeys. As the former owners of Oaks of Olivets, I can see you are passionate about animals and their wellbeing. On Ms. Olson's LinkedIn, you mention that you were a docent for the Laguna de Santa Rosa where you helped children learn about "our wonderful local wetland area." I know you understand the importance of protecting our beautiful and natural habitat!

As you are aware, the proposed development of Stony Point Flats is located within a seasonal wetland. When Santa Rosa set records for rainfall in February 2019 (when the Barlow flooded in Sebastopol), the parcel you plan to develop was several feet deep in water for months. There was the loudest "frog symphony" we have ever heard, with some of the frogs and salamanders even visiting us in our backyard. Even when we receive standard rainfall for the year, the parcel and the Roseland Creek is bustling with life. Whether the development is mitigated with environmental impact credits or not, there will be irreversible damage to this fragile environment. We invite you to spend some time on the property to examine for yourself. I know many of the neighbors feel the same way and are disheartened with the potential tragic loss to the environment and to the community. In addition, an overwhelming majority of the proposed development is hardscape with little or no reprieve for these animals that will have nowhere else to go.

I appreciate your review of my letter and your consideration to move the project elsewhere. All of us tend to get wrapped up in the day to day life and forget the impact and responsibility that we have to our community and to our environment. Please also consider sharing this letter with the owner of the property, Steve Olson. Thanks again for your time, and I look forward to your response.

Best wishes,

Maygol Yavari



Virus-free. www.avg.com

--

Michelle J. Olson-Brueggemann

Vice President

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30 Meyers Ct.

Novato, CA 94947

michelleb@phoenixdevco.com

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707-806-2564 fax

www.phoenixdevco.com

[EXTERNAL] Fwd: Stony Point Flats

michelle olson <michelleb@phoenixdevco.com>

Tue 5/4/2021 7:11 AM

To: McKay, Conor <CTMcKay@srcity.org>

FYI, for the record.

----- Forwarded message -----

From: **Ryan Schwab** <rschwab123@yahoo.com>

Date: Mon, May 3, 2021 at 9:37 PM

Subject: Stony Point Flats

To: lorenb@phoenixdevco.com <lorenb@phoenixdevco.com>, michelleb@phoenixdevco.com <michelleb@phoenixdevco.com>

Hello Loren and Michelle,

I wanted to let you know after the zoom call today that numerous people have reached out to me to see how they can get involved to stop this flawed development. We understand that housing is important but not when it severely impacts our animals and our natural environment. I know you understand why we are upset. My apologies if my comments earlier caused offense, but it is important that we all do our due diligence. Before you and Integrity Housing invest additional resources in this project, I wanted to let you know that it will be a challenging effort.

Regards,
Ryan

--

Michelle J. Olson-Brueggemann
Vice President

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[EXTERNAL] Fwd: Stony Point Flats - Community Disapproval

michelle olson <michelleb@phoenixdevco.com>

Sun 5/16/2021 8:51 PM

To: McKay, Conor <CTMcKay@srcity.org>; Trippel, Andrew <atrippel@srcity.org>

FYI,

See below.

Thank you,

----- Forwarded message -----

From: **Ryan Schwab** <rschwab123@yahoo.com>

Date: Sun, May 16, 2021 at 6:21 PM

Subject: Stony Point Flats - Community Disapproval

To: Loren Brueggemann <lorenb@phoenixdevco.com>, Michelle Olson <michelleb@phoenixdevco.com>, anjela@integrityhousing.org <anjela@integrityhousing.org>, phil@integrityhousing.org <phil@integrityhousing.org>

Hello Phoenix Development, Integrity Housing, and fellow alarmed citizens (blind CCed),

My name is Ryan Schwab and some of you already know me as a concerned citizen for the development proposed at [2268 Stony Point Road](#), also known as Stony Point Flats. At the first community meeting on Monday, May 3, 2021, there was a large attendance of individuals with many voicing thoughtful and legitimate concerns with the project. Not one community member in attendance spoke positively of the development, which is a good indicator that thorough due diligence was not performed prior to selecting the site.

We have recently been joined by additional members of the community with backgrounds in land use law, architecture, engineering, environmental science, agricultural, media, and auditing. This is on top of the countless others who are active citizens looking to take action and attend every possible public meeting and examine all material related to this project. We have met many neighbors and bonded with them over our mutual dissatisfaction for this project and the hypocrisy of the development team that was uncovered during our research.

An example of this hypocrisy of the husband and wife development team is that Michelle Olson's LinkedIn volunteer experience indicates that she was a docent for the Laguna de Santa Rosa working with children and "helping them learn about our wonderful, local wetland area", but pursues developing on a parcel that backs up against the Roseland Creek Open Space Preserve and also contains documented seasonal wetlands. This is with full knowledge that the excavation of the site and fill that will be required to raise the parcel out of the FEMA designated Special Flood Hazard Zone will destroy then bury all precious life there. From documents we have obtained from our public records request, "Excavation will redistribute approximately 7,800 cubic yards of soil. Of the excavated soil, 7,000 cubic yards will be used as fill; and a net 800 cubic yards of soil will be hauled off for disposal. Approximately 3,900 cubic yards of new soil are anticipated to be imported to the site."

Additionally as part of our communal due diligence, the business address for Phoenix Development displayed on their website was also their residence of 16 years that was just recently sold. The public listing from December 2020 boasts about the following:

- A gated entry with a long private driveway and graced with majestic Oaks.
- A slice of country living on over 6 acres with vineyard views, privacy, room for animals, and an orchard.
- Additional details highlight that is in a "prime location" and that "every window provides postcard perfect views."

We all now know how much the developers valued THEIR trees, THEIR privacy, THEIR farmland, THEIR open space, and THEIR views. Why is it that their former residence is considered a "prime location" to preserve all of

these important aspects but our Roseland neighborhood is not?

The tree inventory plan for the Stony Point Flats project indicates that 12 trees will be removed from the property including 4 oak trees (2 different species), 3 pine trees, and 2 coast redwoods. Not only are these trees beautiful, but these trees are frequented by a multitude of species including our many notable birds of prey.

Our Roseland community's windows also boast "postcard perfect views," but the Stony Point Flats project plans indicate that the building will be 3 stories and an incredible 39 feet tall, completely blocking out our skyline. The building type and height is certainly not customary for the area and will alter the semi-rural skyscape indefinitely. We have reviewed the other ongoing Integrity/Phoenix collaboration, Dutton Flats, which we all have concluded is a much more sensible location for similar dense multi-story housing developments where the urban-like setting is not disruptive to the local habitat and the semi-rural aesthetic.

The communal voices of the surrounding neighborhood are already brimming with activism to halt this development. I am not going to reveal every detail for all the reasons we strongly oppose this development, as that will be documented on a substantial petition that is being prepared. We as a united unit implore you to reconsider this project so both sides can refocus their efforts before enormous amounts of energy and money are expended. Revaluating will also assist with mitigating any reputational risk that is currently under public scrutiny.

Sincerely,

Ryan Schwab

Trombetta United & Residents First Roseland

--

Michelle J. Olson-Brueggemann

Vice President

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FW: [EXTERNAL] 2268 Stony Point - Stony Points Flats - Flood Plain Issues

Enright, Michael <MEnright@srcity.org>

Mon 5/24/2021 4:52 PM

To: McKay, Conor <CTMcKay@srcity.org>

Conor – Who is Ryan Schwab and why is he sending me an email about comments I did not provide to him?

From: Ryan Schwab <rschwab123@yahoo.com>

Sent: Monday, May 24, 2021 4:48 PM

To: Enright, Michael <MEnright@srcity.org>

Subject: [EXTERNAL] 2268 Stony Point - Stony Points Flats - Flood Plain Issues

Hello Mike,

I wanted to discuss with you some of the issues related to the Stony Point Flats project, as you know being built on a flood plain ripe with many species of life. Our community knows that this is not the proper location for this proposed dense apartment complex. Thank you for reviewing our communities concerns:

1. By importing hundreds of tons of backfill soil on top of designated seasonal wetlands, this development would permanently eradicate the habitat of a plethora of wildlife; inclusive of riparian, raptor, plant life and the known endangered tiger salamander species. No amount of mitigating “credits” can compensate for intentional smothering of these fragile amphibians, plants and animals.
2. Stony Point Flats proposes construction upon FEMA’s designated 100 year flood plain. With almost 100% hardscape on slab construction, this development would displace the natural absorption of rainfall, potentially diverting it to flood nearby residences and neighborhoods. The neighbor next-door to the property at 2222 Stony Point Road still deals with flooding to her property, and this project will be especially catastrophic for her property.
3. According to the developer’s The Universal Planning Application, “Stormwater flows will be directed to the southwest through a new on site stormwater drainage system to the existing public storm drain system..., which discharges into the Roseland Creek.” This has potential for irreparable damage to Roseland Creek.
4. Stony Point Flat lacks the integration of a green belt, but relies solely upon abutting Roseland Creek. This lack of a designated public park or greenbelt places additional pressure upon Roseland Creek’s fragile ecosystem by allowing additional water diversion and potential pollutants from both the initial construction and ongoing pollutants such as, discarded trash, off gasses, oil runoff from their parking lot and toxins from the site.

Regards,
Ryan Schwab



Virus-free. www.avg.com

[EXTERNAL] 2268 Stony Point Flats Project - North Point Parkway Extension and Traffic Concerns

Ryan Schwab <rschwab123@yahoo.com>

Sun 5/23/2021 9:34 PM

To: McKay, Conor <CTMcKay@srcity.org>; Trippel, Andrew <atrippel@srcity.org>; Gustavson, Andy <AGustavson@srcity.org>

Cc: Hunter.McLaughlin@sonoma-county.org <Hunter.McLaughlin@sonoma-county.org>

📎 1 attachments (252 KB)

Altered Noth Point Parkway Design Concerns.pdf;

Hello Santa Rosa Planning Department,

I would greatly appreciate your input related to the proposed Stony Points Flats project and the North Point Parkway extension. Our community members have noticed that the proposed North Point Parkway extension outlined in the Stony Ranch Subdivision (Record Plans - dated June 2015) does not match the proposed extension as outlined by the Stony Point Flats design team. The curve of the road appears to occur approximately 120 feet further than previously planned. Not only is the projected path now in alignment with a majestic 70 foot Eucalyptus tree frequented by many birds of prey, but it also affects homeowners on Trombetta Street who purposely purchased homes on the most eastern part of the street ensuring there would be a buffer between their homes and the future North Point Parkway extension. I have attached an infographic outlining the observed changes. Please confirm if these changes were approved by the city.

I also wanted to discuss the traffic related concerns with the project and would appreciate input if they are going to be addressed by the developer. This project poses considerable traffic concerns and evacuation hazards in the event of an emergency. There have been three fires over the past 10 years along the Roseland Creek trail directly surrounding the parcel to be developed. If one of these fires occurs again which is highly likely, the future residents would be in grave danger, since they would only be able to make a right turn out the property. It is exceptionally uncommon for there to be only one way out of a dense community. This could force residents to try to escape a disaster with only one option and this one option could put them directly into the oncoming path of a fire or another hazard.

Additionally, egress and ingress is tremendously inadequate to accommodate over 100 residents' vehicular entry and exit to the property. The entry/exit point does not have either a turn lane, stop light nor south bound exit, thus posing traffic hazards, congestion and potential back ups for northerly flowing traffic up Stony Point. Residents wanting to drive south out of the apartment complex must make a right turn then either make a U-turn at the Northpoint Parkway intersection, or drive north to turn into the Stony Ranch subdivision to travel through the neighborhood onto Giffen in order to turn left at the light. Residents traveling southbound on Stony Point, will not be able to make a left turn into the property as there is a concrete median with no plans or space to turn it into a left hand turn lane. To enter the property southbound, residents would need to pass the property then either make an illegal U-turn at Hearn or continue driving until they are able to turn around. This is not only extremely inconvenient for the future residents, but downright dangerous for them and the surrounding neighborhoods. Many serious car accidents already occur on this treacherous stretch of Stony Point and approval of this project will exacerbate this known problem.

Day-to-day traffic will be even more severe and dangerous than what it currently is. Many neighbors can not imagine what it will be like in the event of another evacuation that has scarred everyone in the

community. With most new developments now occurring in Roseland, neighbors are terrified that that they will be unable to escape the next disaster (fire, earthquake, etc). Many neighbors are still distraught from how jam-packed the roads were in the early morning hours when evacuation was demanded during the most recent fires. It took some households over three hours to leave town due to the tremendous amount of traffic and backup of people fleeing for their lives.

Thank you for reading our community's traffic related concerns and addressing them with us. We hope that the city and the developer carefully consider the multiple traffic related issues before proceeding with the plan as is.

Thank you,
Ryan Schwab



Green – North Point Parkway extension as outlined in the Stony Ranch Subdivision (Record Plans - dated June of 2015).

Red – North Point Parkway extension as provided by the Stony Point Flats design team with no public input regarding its change of course.

Yellow – Many neighbors on Trombetta Street deliberately selected their residences with the proposed North Point Parkway as outlined in the Stony Ranch Subdivision plans in mind. The Stony Ranch Subdivision plans indicate that the road would start to curve away from these residences approximately 120 feet sooner providing an increased buffer for the expected noise and environmental pollution.

[EXTERNAL] 2268 Stony Point - Stories from the Community

Ryan Schwab <rschwab123@yahoo.com>

Fri 5/21/2021 10:52 AM

To: anjela@integrityhousing.org <anjela@integrityhousing.org>; phil@integrityhousing.org <phil@integrityhousing.org>; Loren Brueggemann <lorenb@phoenixdevco.com>; Michelle Olson <michelleb@phoenixdevco.com>
Cc: McKay, Conor <CTMcKay@srcity.org>

Hello Phoenix Development and Integrity Housing,

We have received numerous emails from our community over the last 3 weeks. Other neighbors have reached out to discuss with us face to face and tell their story for how saddened they are. The one thing everyone has in common is the hope that this project is moved where the environmental impact would be less severe. I wanted to share with you an email I recently received:

That is a special stretch of creek and I was just out there this week with real kids from Roseland Creek exploring and enjoying being together and the lively creek. We were treated to dragonfly, butterflies, lizards, ladybugs, many birds, feral cats and more as we looked around. I have been on this creek for many years with the community and with Roseland Creek students/classes. This past/latest cleanup was done by Cesar Chavez Language Academy but usually (annually) it is the final project we do with Roseland Creek elementary. All together over the past many years we have picked up over 1,000 pounds of trash from that stretch of creek!

I am always so sorry to see our community continuing to build on the sweet open spaces we have left. Personally, it just tears me apart as you so keenly observe the replacement of open space with development has a big impact and I agree. I offer you my support in your efforts to try and help the creek by addressing the development of that parcel.

Regards,
Ryan

[EXTERNAL] Community Concerns - Stony Point Flats Development Project

Ryan Schwab <rschwab123@yahoo.com>

Wed 5/26/2021 9:29 AM

To: Rogers, Chris <CRogers@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>; Sawyer, John <jsawyer@srcity.org>; Tibbetts, Jack <hjtibbetts@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; Schwedhelm, Tom <tschwedhelm@srcity.org>; CMOOffice <CMOffice@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>

Dear Elected Officials of Santa Rosa,

My name is Ryan Schwab, and I greatly appreciate your time during your busy schedules. I am contacting you today regarding the proposed Stony Points Flats Project (2268 Stony Point Road) with a Design Review Board meeting scheduled for June 3, 2021 at 4:30pm. I wanted to discuss the multiple evacuation, traffic, and environmental related concerns that our community has.

I first off wanted to discuss the evacuation hazards this project poses and the considerable concerns we have in the event of an emergency. The proposed egress and ingress to the property is tremendously inadequate to accommodate over 100 residents' entry and exit to the property. The only entry/exit does not have a turn lane, stop light, nor a southbound exit, posing traffic hazards, congestion, and potential back-ups for northerly flowing traffic up Stony Point Rd.

There have been three fires over the past 10 years along the Roseland Creek trail directly surrounding the parcel set to be developed. If one of these fires occurs again, which is highly likely, the future residents would be in grave danger. Future residents can only make a right turn (north) out the property with a median blocking any possible southbound travel. Development plans do not adequately address this life-threatening hazard. It is exceptionally uncommon for there to be only one exit and one way to turn out of a dense community. This could force residents to attempt to escape a disaster with only one option and this one option could put them directly into the oncoming path of a fire or another hazard. The amount of cars that would be required to drive towards a potential disaster then make U-turns to go southbound would not be realistically feasible during a time of mass evacuation and panic. Many neighbors are still distraught from how jam-packed the roads were in the early morning hours when evacuation was demanded during the most recent fires. It took some households over three hours to leave town due to the tremendous amount of traffic and backup of people attempting to flee for their lives.

The additional traffic related hazards are also quite concerning. As mentioned above, residents wanting to drive southbound out of the apartment complex must first make a right turn (north). They then will either need to "play it safe" and turn into the narrow streets of the Stony Ranch subdivision on Trombetta Street to travel through the neighborhood onto Giffen Ave in order to turn left at the light. The other option is to make a potentially unsafe U-turn at the Giffen Ave/Stony Point intersection. The Giffen/Stony Point intersection is kitty-corner to Robert L. Stevens Elementary School (2345 Giffen Ave). The Giffen/Stony Point intersection was never meant to have this type of frequent U-turn activity at this hectic intersection frequented by children and their parents. The Giffen/Stony Point intersection prohibited U-turns up until recently, however this decision was made prior to school related traffic and regular traffic returning to peak levels now that the pandemic is subsiding.

Additional noted concerns are that future residents traveling southbound on Stony Point to return to their residences will not be able to make a left turn into the property, as there is a concrete median with no plans or space to turn it into a left hand turn lane. To enter the property southbound, residents would need to pass the property, then either make an illegal U-turn at Hearn or continue driving until

they are able to turn around. This is not only extremely inconvenient for the future residents, but downright dangerous for them and the surrounding neighborhoods. Many serious car accidents already occur on this treacherous stretch of Stony Point, and approval of this project will exacerbate this known problem.

If this project moves forward as planned, day-to-day traffic will be even more severe and dangerous than what it currently is. Many neighbors cannot imagine what it will be like in the event of another evacuation that has scarred everyone in the community. With most new developments now occurring in Roseland, neighbors are terrified that they will be unable to escape the next disaster (fire, earthquake, etc).

There are also a multitude of environmental concerns with this development as well. The Roseland Creek is fragile and cannot afford any additional damage. Many of us walk the Roseland Creek trail frequently and know how magical this area truly is. Part of the parcel set to be developed is designated as a seasonal wetland by Army Corps of Engineers and backs up to the Roseland Creek Open Space Preserve. This is frequented by the tiger salamanders, frogs, egrets, ducks, foxes, hawks, owls, and an abundance of other life. Approximately 80% of the parcel is designated by FEMA as a "Special Flood Hazard Area" which is the riskiest area to develop in. The project requires importing a tremendous amount of backfill soil on top of this seasonal wetlands, which will permanently eradicate the habitat of this wildlife. No amount of mitigating "credits" can compensate for the loss of habitat due to this project and the other numerous developments coinciding within two square miles.

Additionally, according to the developer's Universal Planning Application, "Stormwater flows will be directed to the southwest through a new on site stormwater drainage system to the existing public storm drain system..., which discharges into the Roseland Creek." This has potential for additional irreparable damage to the Roseland Creek. This would increase the enormous amounts of trash and debris that is collected annually by the Cesar Chavez Language Academy and Roseland Creek elementary schools during their Roseland Creek Clean-Up days. The most recent creek clean-up was April 18th of this year where they collected over an astounding 200 pounds of trash. They also claimed that over the years they have totaled over 1,000 pounds of trash removed from this beautiful stretch of creek. This environmentally sensitive area cannot handle new development and any new pollution, especially during the frightful drought we are in which is also stressing the wildlife in the area.

There is large and growing number of residents saddened and talking about how reckless a development would be on this parcel with nearly 100% of it being hardscape on slab construction with no reprieve for the wildlife that calls that area home. Many are also terrified at the prospect of the numerous traffic and evacuation related issues and the PTSD that many residents suffer from whenever fire and evacuation concerns enters their minds. We all know that affordable housing is needed, but we shouldn't be forcing every square peg into every round hole. Rural open space is needed to keep us and our environment safe.

Again, thank you for taking the time and reading our concerns. We truly hope you take this message to heart and help us concerned citizens take action before it is too late. I would greatly appreciate a response with any additional guidance.

Sincerely,

Ryan Schwab

Trombetta United & Residents First Roseland

RE: [EXTERNAL] 2268 Stony Point Road - Request for Tentative Map for North Point Parkway Extension

STEVAN HUNTER <gaurdello@hotmail.com>

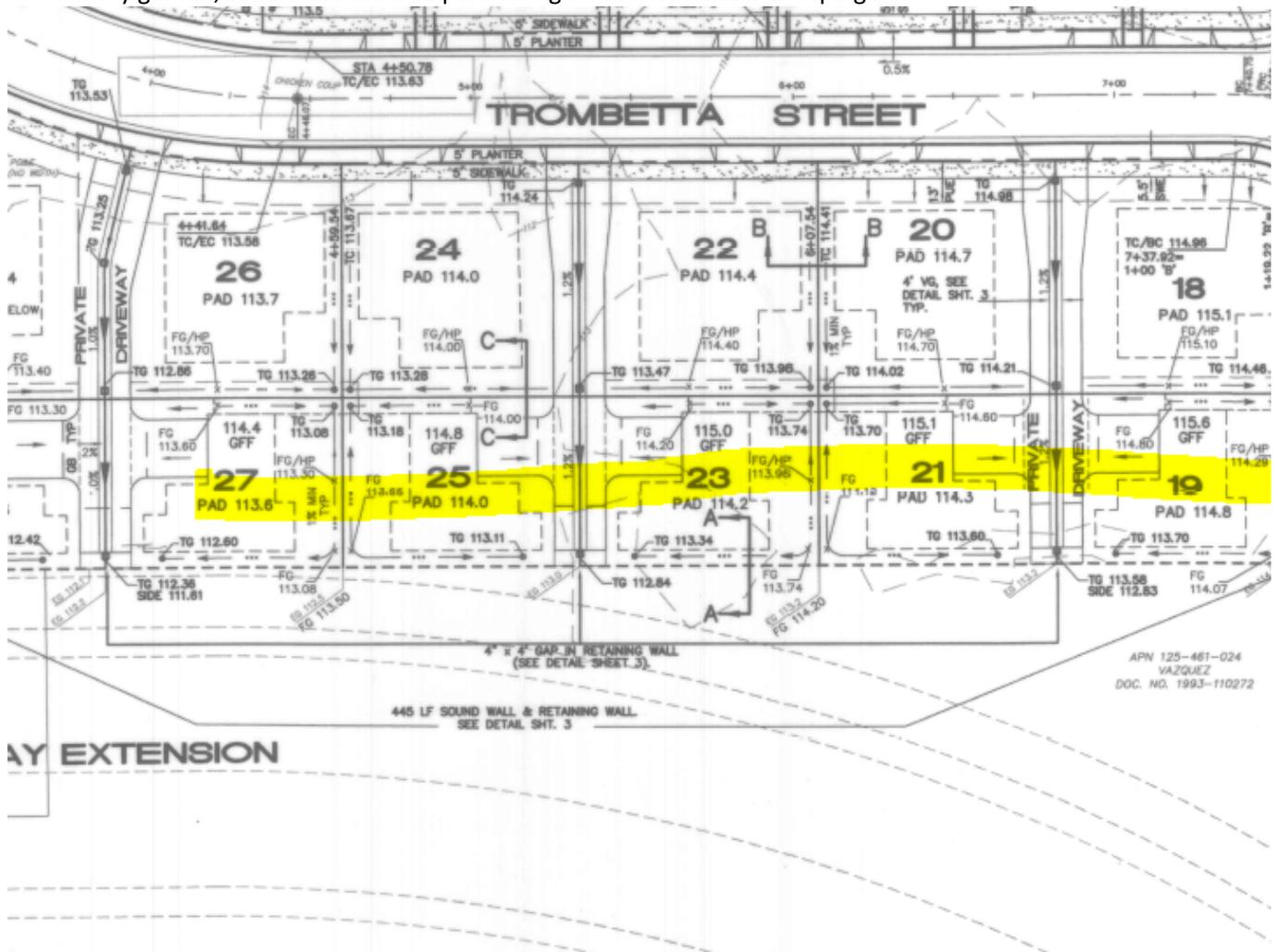
Wed 5/26/2021 1:59 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: Jamie McKenna (Hotmail) <mckenna1214@hotmail.com>

Sure, thanks for the update.

All these Stony Ranch Subdivision buyers (including my wife & I [REDACTED] were shown these drawings prior to purchasing the parcels. They wanted to let us know in advance about the North Point Parkway Extension. It's difficult to see the full picture without an overall plan that relates the Stony Ranch Subdivision plan-set to the proposed project at 2268 Stony Point Rd, this is why I've been trying to locate additional information. When we purchased we were hoping that when North Point Parkway Extension project was underway that the triangular section east of NP Parkway (and directly behind our house) could be made into a park with a community garden, we also considered purchasing it ourselves and developing it.



FYI, the lots west of #19 have a more robust sound wall (which I believe is higher, possibly thicker) and then from lot #17 easterly it's shorter. That section of wall wasn't intended to block traffic noise. It's possible the current project developer shifted the North Point Parkway Extension easterly to maximize space for his project, I don't know. If that were to have occurred then that could also explain the acreage discrepancy so

many people have commented on. I don't know what happened so without seeking more information I can't really comment. On the subject of acreage, I'm not sure how City of Santa Rosa calcs. acreage for development purposes, but I've spoken to the County planners and they seem to have settled on 'net acreage' over 'gross acreage'. Essentially when a parcel is encumbered roads or Right of Way (ROW) limits then the acreage for development is calculated as (gross acreage – ROW acreage = net acreage). Then net acreage is what's used to calc. # of units. I'd like to see how the developer calculated acreage & units for this development.

I also noticed on the developers drawings that the Northpoint Parkway extension now conflicts with a 70' tall (68" diameter) Eucalyptus tree. It would be a shame to lose this tree as it's home to hundreds of birds including Red Tail Hawks. I frequently see Red Tail Hawks perched on the tree along with hundreds of other birds. People here love seeing the natural beauty of such a unique tree home to so many birds.

Let me know if you discover any more info on the North Point Parkway Extension. It appears there would be many benefits to having North Point Parkway Extension be conditional to the 2268 Stony Point Rd project.

One last thing, I'm about to get solar panels installed, the panels are going on a standing seam metal roof structure which is lower than my house roof. I'm concerned that if North Point Parkway Extension were to deviate from the Stony Ranch Subdivision plans we've been using that street trees or lamp standards could shade the panels and reduce their efficiency.

Stay in touch, thanks for the continued research!

Stevan Hunter & Jamie McKenna


Sent from [Mail](#) for Windows 10

From: [McKay, Conor](#)

Sent: Tuesday, May 25, 2021 4:14 PM

To: [STEVAN HUNTER](#)

Subject: Re: [EXTERNAL] 2268 Stony Point Road - Request for Tentative Map for North Point Parkway Extension

Hello Stevan,

Thank you for your patience. The City is currently identifying and reviewing all documents that discuss this extension. Please reach out to me in a couple weeks to check in to see where we are at with review of this issue.

Thank you,

Conor McKay (he/his) | **City Planner**

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

CTmckay@srcity.org

email signature cropped

I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department

has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

From: STEVAN HUNTER <gaurdello@hotmail.com>

Sent: Thursday, May 13, 2021 1:05 PM

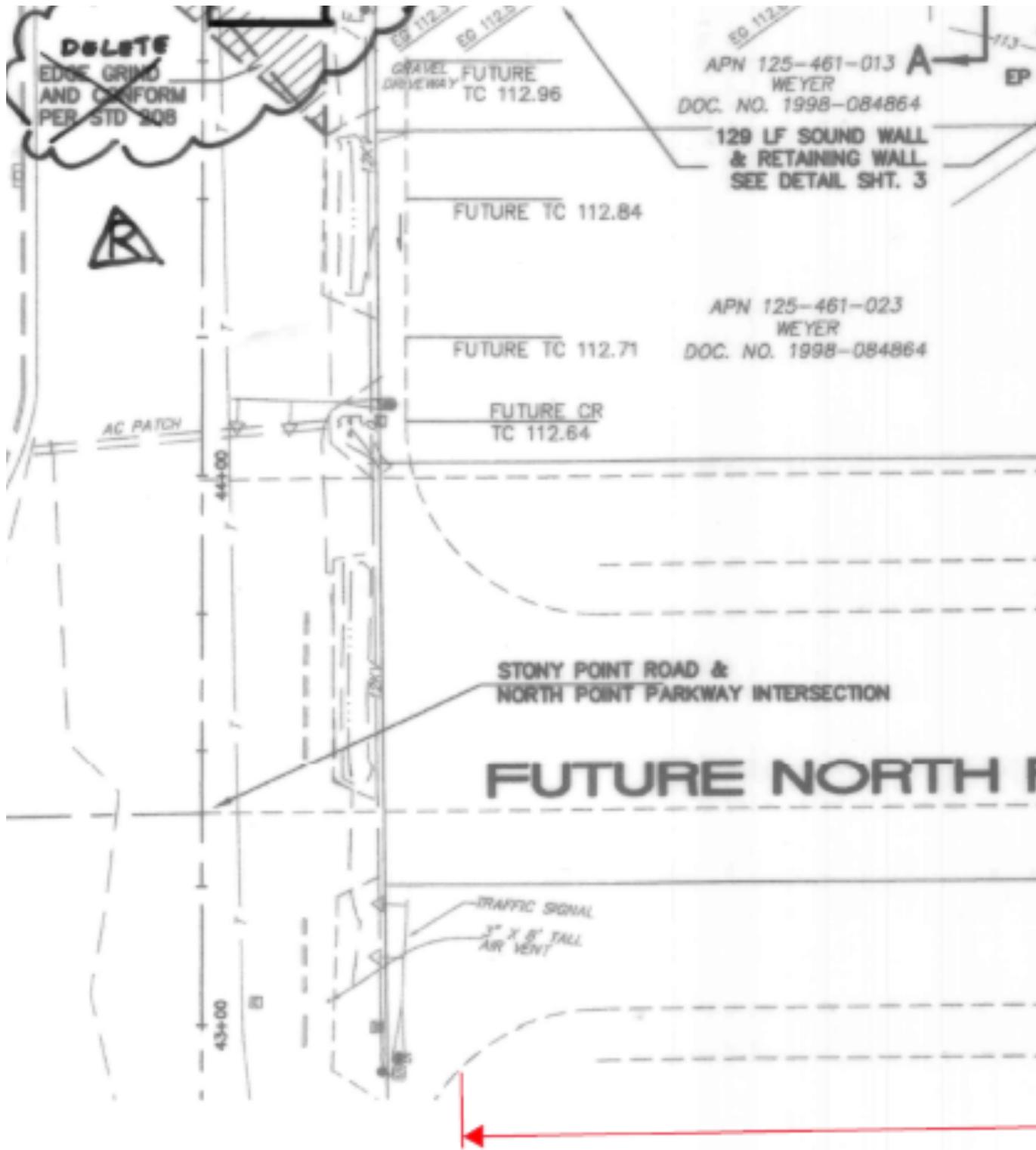
To: McKay, Conor <CTMcKay@srcity.org>

Subject: [EXTERNAL] 2268 Stony Point Road - Request for Tentative Map for North Point Parkway Extension

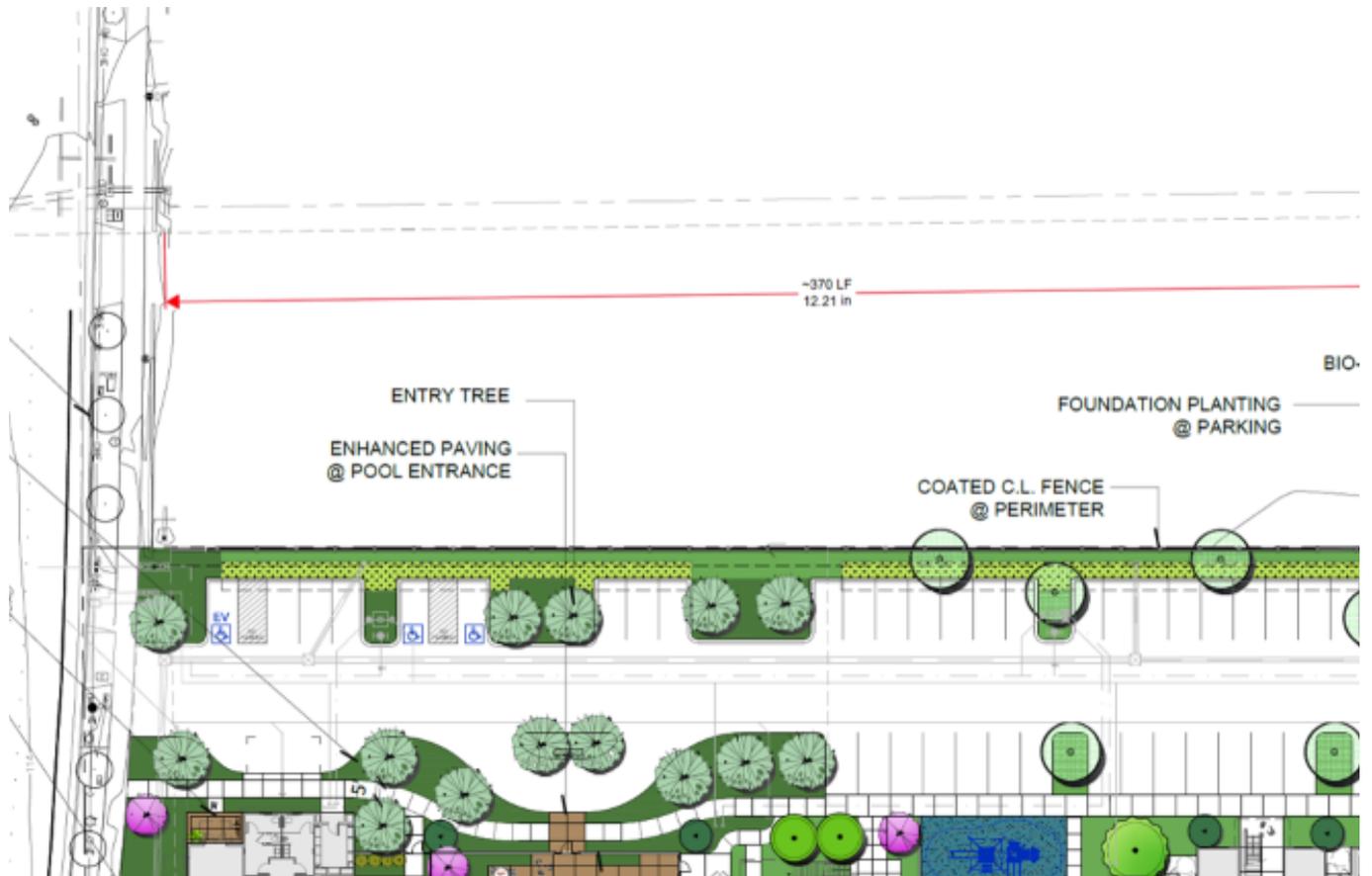
Hi Conor,

Can you forward the Tentative Map (or any other planning docs) which show the proposed extension for North Point Parkway. There appears to be a discrepancy between the drawings from Stony Ranch Subdivision and the proposed 2268 Stony Point Rd projects.

Below is a screen capture from the **Stony Ranch Subdivision** (Record Plans - dated June of 2015). Notice that the beginning of the curve is occurring approximately 250 LF from Stony Point Rd.



Below is a screen capture of the proposed project at **2268 Stony Point Road** (Minor Design Review - dated March 2021). The beginning of the curve appears to be at about 370 LF from Stony Point Road.



Please forward the following so I can assess the project's impacts:

- 1) the proposed extension plan for North Point Parkway (PDF preferred)
- 2) the topographic survey conducted for 2268 Stony Point Road (PDF preferred)

Thank you,

Stevan Hunter



Sent from [Mail](#) for Windows 10

Steve Olson

2409 Dunaway Dr., Santa Rosa, Ca. 95403

707-595-4640 (L) 707-481-1456 (C) olsonsa@sbcglobal.net

May 14, 2021

Mr. Conor McKay, City Planner
Mr. Andrew Trippel, Acting Supervising Planner
Planning & Economic Development Dept.
City of Santa Rosa
100 Santa Rosa Ave.
Santa Rosa, California 95404

Dear Mr. McKay & Mr. Trippel:

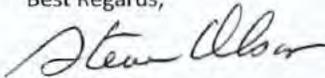
I'm writing as a follow-up to the May 3, 2021 Neighborhood Meeting dealing with the Stony Point Flats project. There was a considerable amount of misinformation presented at the meeting by members of the public that I would like to correct. The property located at 2268 Stony Point is owned by my deceased mother's estate and I am the designated administrator of the estate. I grew up on the property and lived there from 1948 until 1963 when I left to attend college. I returned to Santa Rosa in 1970 and raised livestock on the property for another 30 years. I doubt there is anyone that has more first-hand experience with the property than myself.

I recall someone stating the property has poor drainage and there was 2' of water on the property during rainy weather. This is absolutely false. The realignment of Roseland Creek many years ago and the drainage required with the widening of Stony Point more recently insures good drainage on the property. I also heard someone describe the damage to project would have on wildlife including deer. I've never seen a deer on the property in 70 years.

Someone also talked about tenant being evicted from the property. The property is currently rented to two parties. There is a tenant in the house and another tenant rents the pasture. Both tenants have been regularly informed about the impending sale and potential development. They are both prepared to move when the time comes.

If you have any questions about the history of the property, its use or characteristics please feel free to contact me.

Best Regards,



Steve Olson

Administrator

M.W. Olson Trust



May 15, 2021
Mr. Connor McKay
Mr. Andrew Trippel
Planning Department
City of Santa Rosa
100 Santa Rosa Ave.
Santa Rosa, CA. 95404

Gentlemen,

I am a tenant in the house located at 2268 Stony Point Rd. and have resided there under a month-to-month rental agreement since April 2015. I'm fully aware the property is for sale and will likely be developed into affordable housing within a few months. I'm also aware of some of the inaccurate information shared by nearby residents about the property especially about flooding and wildlife habitat. In the six years I've lived here I have never seen a deer, fox or other four-footed critters on the property. I have also not seen the flooding that some people have described.

I have enjoyed my time on the property but the house and outbuilding are very tired. It is time for them to go and the property utilized for a higher and better use.

Respectfully,

Craig Halmhofer
2268 Stony Point Rd.
Santa Rosa, Calif. 95407

From: Erin Rineberg
To: [Montoya, Michelle](mailto:Montoya_Michelle); steverabino@aol.com; aedeicke@gmail.com; Carter, Charles; [Parker Sharron, Adam](mailto:Parker_Sharron, Adam); kevinsea@yahoo.com; gleyshull@gmail.com; cquandt@comcast.net
Subject: [EXTERNAL] June 24, 2021 Waterways Advisory Committee Meeting Public Comment Regarding Item 6.1 - STONY POINT FLATS APARTMENTS - 2268 Stony Point Road - DR21-023
Date: Wednesday, June 23, 2021 12:22:25 PM

June 24, 2021 Waterways Advisory Committee Meeting Public Comment Regarding Item 6.1 - STONY POINT FLATS APARTMENTS - 2268 Stony Point Road - DR21-023

June 23, 2021

To the members of the Waterways Advisory Committee,

I request the Waterways Advisory Committee to require and reserve any comments on the effects of this proposed development until a full and appropriate EIR is completed as required by CEQA. The proposed development at 2268 Stony Point Road is directly in the “areas where sensitive species might be present” pursuant to figure 7-2 of the Santa Rosa General plan, which according to the email we received from Conor McKay, dated June 22, 2021, is under your purview. It is my understanding at this time that the EIR has not been completed and the developer plans to use the existing 2016 Roseland Specific Plan’s EIR in lieu of their own, in violation of the CEQA regulations.

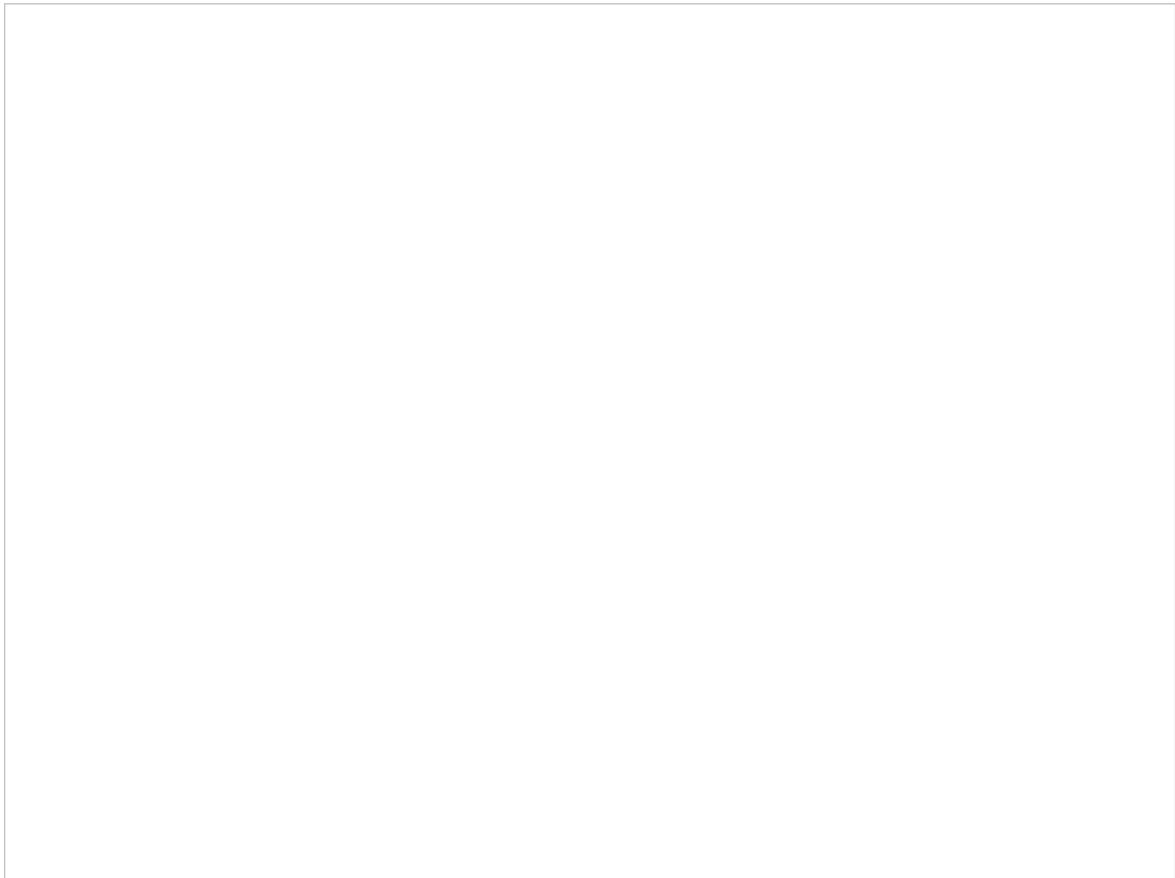
The current plans for this proposed development also indicate that the entire project will be inundated with hardscape, including tons of compacted infill dirt to raise the project out of the flood plain, and will potentially divert rainwater away from the creek and the current seasonal wetlands that inhabit this parcel, which is a direct violation of OSC-D-9, that requires “natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.” The project plans to divert drainage directly into the creek and thus polluting the waterway. This plan is also in direct conflict with the Committee’s mandate under OS-2-2 which is the committee’s duty to “Ensure floodplain protection by retaining existing open areas... needed to retain stormwater, recharge aquifers, and prevent flooding.” Here we have an existing floodplain and seasonal wetland that is proposed to be destroyed and covered with hardscape. Furthermore, this hardscape plan would eliminate portions of the land surrounding the creek thus preventing recharge of the ground water and Roseland Creek.

Since this proposed project lies within the 100 year flood plain and established riparian wetland habitat, it is also in violation of OSC-E, which requires development to “ensure local creeks and riparian corridors are preserved, enhanced, and restored as habitat for fish, birds, mammals, and other wildlife.” Paving over instead of preserving sensitive riparian corridors and seasonal wetlands on this property limits the restoration efforts of “habitat for fish, birds, mammals, and other wildlife” in the area, which is in direct violation to the General Plan goals. This destroys instead of preserves as required in Section 4.4 of

the Design Guidelines II.A.7 that “where riparian growth extends outside the Creek Setback Line, preserve and protect this important part of the creek corridor.” It also ignores key parts of the Creek Master Plan, including HA-1-2 to “recognize the 100-year floodplain, and allow for stream corridor restoration” and WQ-2-1 “to reduce drainage system discharge of non-point source pollutants.” Instead the project's plan is to divert runoff from the parking lot into the creek and to build the building up out of the floodplain with tons of compacted hardscape, permanently destroying the ecological and water recharge systems on the site. These actions jeopardize the health of Roseland creek and potentially cause catastrophic flood issues to neighboring open spaces.

The applicant's proposed development site at 2268 Stony Point Road is close in proximity (0.4 miles) to Hearn avenue. It is noted on the October 28, 2002 Summary design for the Conceptual Design for Colgan Creek Stream Restoration project, on page 6 of 17, the note that “[r]esidences in the vicinity of Hearn have shallow wells” and that “[i]t is important to consider that flood conveyance can decrease groundwater recharge.” The current design has similar effects to the area including the potential to convey flood waters downstream given the current hardscape design. The plan also lacks “filtering recharge techniques” as required under Design Guidelines Section 4.4 part II.B.2, threatening water health and safety.

Furthermore, Mr. McKay's presentation indicates the setback for 30 feet because 2268 Stony Point Road is surrounded by properties developed using zoning guidelines established prior to 2004; however, this fails to adequately consider that all but one of the structures that directly surround this property have no encroachment within the 50 foot setback as shown in the photo below. To grant a 30 foot setback to applicants because there is a single parcel that has structures using a 30 foot setback violates one of the fundamental purposes of the Waterways Advisory Committee's duties to preserve Rosland Creek, the species that inhabit it, and the protection of the flood plains as is mandated as the objectives of the Waterways Advisory Committee by its own Master Plan. As such the Waterways Advisory Committee should require a 50 foot setback.



This hearing should be postponed and recommendations reserved until the applicant has completed the proper studies necessary for this committee to properly assess the environmental impacts to Roseland creek, as is your mandate. In the alternative, a subsequent hearing should be scheduled after the completed EIR is received so additional and revised recommendations can be provided to the Design Review Board.

Sincerely,

Erin Rineberg



From: Devina Douglas
To: [Montoya, Michelle](mailto:Montoya.Michelle)
Cc: steverabino@aol.com; cquandt@comcast.net; gleyshull@gmail.com; kevinsea@yahoo.com; [Parker Sharron, Adam](mailto:Parker.Sharron.Adam)
Subject: [EXTERNAL] Stony Point Flats public comment
Date: Wednesday, June 23, 2021 12:31:59 PM
Attachments: [Waterways Comm. Public Comment.pdf](#)

Please see attached.

Feel free to contact me with any questions or concerns.

-Devina Douglas

The Law Office of Devina Douglas
700 College Ave.
Santa Rosa, CA 95404
Phone: (707) 408-3529
Fax: (707) 948-6097
Sonoma County Courthouse Mailbox #1
Devina@DevinaDouglasLaw.com

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June 23, 2021

To the members of the Waterways Advisory Committee,

I request the Waterways Advisory Committee require and reserve any comments on the effects of this proposed development until a full and appropriate EIR is completed as required by CEQ, and to carefully evaluate the issues presented below.

The proposed development at 2268 Stony Point Road is directly in the “areas where sensitive species might be present” pursuant to figure 7-2 of the Santa Rosa General plan. It is my understanding at this time that the EIR has not been completed and the developer plans to use the existing 2016 Roseland Specific Plan’s EIR in lieu of their own, in violation of the CEQA regulations.

The current plans for this proposed development also indicate that the entire project will be inundated with hardscape, including tons of compacted infill dirt to raise the project out of the flood plain, and will potentially divert rainwater away from the creek and the current seasonal wetlands that inhabit this parcel. The project plans to divert drainage directly into the creek and thus polluting the waterway. This plan is also in direct conflict with the Committee’s mandate under OS-2-2 which is the committee’s duty to “Ensure floodplain protection by retaining existing open areas... needed to retain stormwater, recharge aquifers, and prevent flooding.” Here we have an existing floodplain and seasonal wetland that is proposed to be destroyed and covered with hardscape. Furthermore, this hardscape plan would eliminate portions of the land surrounding the creek thus preventing recharge of the ground water and Roseland Creek.

Paving over instead of preserving sensitive riparian corridors and seasonal wetlands on this property limits the restoration efforts of “habitat for fish, birds, mammals, and other wildlife” in the area, which is in direct violation to the General Plan goals. This destroys instead of preserves as required in Section 4.4 of the Design Guidelines II.A.7 that “where riparian growth extends outside the Creek Setback Line, preserve and protect this important part of the creek corridor.” It also ignores key parts of the Creek Master Plan, including HA-1-2 to “recognize the 100-year floodplain, and allow for stream corridor restoration” and WQ-2-1 “to reduce drainage system discharge of non-point source pollutants.” Instead the project’s plan is to divert runoff from the parking lot into the creek and to build the building up out of the floodplain with tons of compacted hardscape, permanently destroying the ecological and water recharge systems on the site. These actions jeopardize the health of Roseland creek, and potentially cause catastrophic flood issues to neighboring open spaces.

The applicant’s proposed development site at 2268 Stony Point Road is close in proximity (0.4 miles) to Hearn avenue. It is noted on the October 28, 2002 Summary design for the Conceptual Design for Colgan Creek Stream Restoration project, on page 6 of 17, the note that “[r]esidences in the vicinity of Hearn have shallow wells” and that “[i]t is important to consider that flood conveyance can decrease groundwater recharge.” The current design has similar

effects to the area including the potential to convey flood waters downstream given the current hardscape design. The plan also lacks “filtering recharge techniques” as required under Design Guidelines Section 4.4 part II.B.2, threatening water health and safety.

Furthermore, the setback fails to adequately consider that all but one of the structures that directly surround this property have no encroachment within the 50 foot setback. To grant a 30-foot setback to applicants because there is a single parcel that has structures using a 30 foot setback violates one of the fundamental purpose of the Waterways Advisory Committee’s duties to preserve Roseland Creek, the species that inhabit it, and the protection of the flood plains as is mandated as the objectives of the Waterways Advisory Committee by its own Master Plan. As such the Waterways Advisory Committee should require a 50 foot setback.

I concur with others who have written in on this project, namely that this hearing should be postponed and recommendations reserved until the applicant has completed the proper studies necessary for this committee to properly assess the environmental impacts to Roseland creek, as is your mandate. In the alternative, a subsequent hearing should be scheduled after the completed EIR is received so additional and revised recommendations can be provided to the Design Review Board.

Sincerely,

Devina Douglas and Matthew Pierce
Rising Moon Lane, Santa Rosa

From: Ryan Schwab
To: [Montoya, Michelle](mailto:Montoya_Michelle); steverabino@aol.com; aedeicke@gmail.com; Carter, Charles; [Parker Sharron, Adam](mailto:Parker_Sharron, Adam); kevinsea@yahoo.com; gleyshull@gmail.com; cquandt@comcast.net
Subject: [EXTERNAL] Waterways Advisory Committee Meeting - STONY POINT FLATS APARTMENTS - 2268 Stony Point Road
Date: Wednesday, June 23, 2021 2:54:05 PM

Dear Waterways Advisory Committee,

My name is Ryan Schwab, and I am contacting you today regarding the proposed Stony Points Flats Project (2268 Stony Point Road) set to break ground in September of this year. I wanted to discuss the multiple environmental and waterway concerns that I have.

The project abuts the Roseland Creek which as you know is fragile and cannot afford any additional damage. Many of us in the community walk the Roseland Creek trail frequently and know how magical this area truly is. Part of the parcel set to be developed is designated as a seasonal wetland by the Army Corps of Engineers and backs up to the Roseland Creek. This is frequented by the tiger salamanders, frogs, egrets, ducks, foxes, hawks, owls, and an abundance of other life. Approximately 80% of the parcel is designated by FEMA as a "Special Flood Hazard Area" which is the riskiest area to develop in. The project requires importing a tremendous amount of backfill soil on top of this seasonal wetlands, which will permanently eradicate the habitat of this wildlife. No amount of mitigating "credits" can compensate for the loss of habitat due to this project and the other numerous developments coinciding within two square miles.

Additionally, according to the developer's Universal Planning Application, "Stormwater flows will be directed to the southwest through a new on site stormwater drainage system to the existing public storm drain system..., which discharges into the Roseland Creek." This has potential for additional irreparable damage to the Roseland Creek. This would increase the enormous amounts of trash and debris that is collected annually by the Cesar Chavez Language Academy and Roseland Creek elementary schools during their Roseland Creek Clean-Up days. The most recent creek clean-up was April 18th of this year where they collected over an astounding 200 pounds of trash. They also claimed that over the years that they have totaled over 1,000 pounds of trash removed from this beautiful stretch of creek. This environmentally sensitive area cannot handle new development and any new pollution, especially during the frightful drought we are in which is also stressing the wildlife in the area.

Furthermore, rainwater that would otherwise penetrate the soil and help recharge the city's precarious ground water supply will now be mixed with pollutants and be carried downstream by the creek. It is important that the city understands the detriments that will occur to the strained water supply if new developments continuously get approved in the area. It will be a sorrowful day when we look back and the recently announced "20% Voluntary Community-Wide Reduction in Water Use" becomes mandatory, and that 20% reduction continues to increase to keep up with demand of this lacking water supply. The city should carefully consider the double-detriment that is being caused when semi-rural land is covered by hardscape preventing groundwater recharge while at the same time increasing the city's population by the thousands on this very same land.

Thank you for taking the time and reading my concerns. I truly hope you take this message to heart and help us concerned citizens take action before it is too late.

Thank you,

Ryan Schwab

From: Maygol Yavari
To: [Montoya, Michelle](mailto:Montoya_Michelle); steverabino@aol.com; aedeicke@gmail.com; Carter, Charles; Parker Sharron, Adam; kevinsea@yahoo.com; gleyshull@gmail.com; cquandt@comcast.net
Subject: [EXTERNAL] Stony Point Flats - 2268 Stony Point - Water Concerns
Date: Wednesday, June 23, 2021 4:31:48 PM

Hello Waterways Advisory Committee,

My name is Maygol Yavari-Behrouz, and I have specific concerns related to the proposed Stony Points Flats Project (2268 Stony Point Road) that will be discussed at the Waterways Advisory Committee meeting tomorrow, June 24th, 2021. Many people in the community are saddened to see this precious land be developed when there is so much at stake. We are disheartened that dense projects such as this one are considered when abutting this beautiful creek.

The drought is threatening not only the susceptible wildlife that call that area home, but also the wellbeing of residents that surround that parcel. We have several friends that back up to the property from Burbank Ave that are on well-water. With this frightful drought, there are major concerns that their well will eventually go dry. There simply is not going to be enough water to go around for all, especially when new developments continue to be approved on a large-scale basis. There are major concerns that paving over wetlands is not allowing our precious groundwater to recharge. Instead of the water being able to saturate and penetrate the soil, it will simply be mixed with debris and pollutants and be carried off by the Roseland Creek. We are scared to consider what the next 5, 10, 20 years and beyond means for the future of Santa Rosa and Roseland. We hope we can preserve this parcel with its documented seasonal wetlands and the developers seriously consider a property that when developed will not be as detrimental to the wildlife, the creek, and the future water supply of Roseland residents.

Thank you,

Maygol Yavari-Behrouz



Virus-free. www.avg.com

From: Lorna Edits
To: [Montoya, Michelle](mailto:Montoya.Michelle)
Cc: steverabino@aol.com; [Parker Sharron, Adam](mailto:Parker.Sharron.Adam); [Arthur Deicke](mailto:Arthur.Deicke); gleyshull@gmail.com; [Carter, Charles](mailto:Carter.Charles); cquandt@comcast.net; kevinsea@yahoo.com
Subject: [EXTERNAL] Public Comments regarding proposed Stony Point Flats
Date: Wednesday, June 23, 2021 4:59:46 PM

Dear Ms. Montoya,
Please ensure that my following comments are inserted into the file for the proposed Stony Point Flats Project.
Thank you

22 June 2021

To the Waterways Advisory Committee,
Regarding: *Stony Point Flats* proposal

It appears that Integrity Housing and Phoenix Development are not adhering to several key provisions within the City of Santa Rosa's 2013 Creek Master Plan. The incorporation of a "new on-site drainage system.....that discharges into Roseland Creek" violates the requirement for stream corridor restoration and requirements that, "reduce drainage system discharge of non-point source pollutants." OSC-E requires that "local creeks and riparian corridors are preserved, enhanced and restored as a habitat for fish, birds, mammals and other wildlife." More than ever, WAC should consider requiring additional habitat preservation and stewardship.

As you aware, the Sonoma County Board of Supervisors adopted a resolution on April 27, 2021, declaring emergency drought conditions in Sonoma County. The decimation of declared wetlands upon which this proposed project sits would further exacerbate the already stressed condition of Roseland Creek upon which wildlife and ecosystems depend for survival. As per Conor McKay's review comments dated May 19, 2021, "This project will **create** (author's bold) and/or replace more than 10,000 SF of impervious surface." Situated on a 100-year flood plain, this proposed project's mostly hardscape violates OS-2-2 requiring the retention of, "open areas needed to retain stormwater, recharge aquifers and prevent flooding."

Relying upon *Roseland's Specific Plan's* antiquated *EIR* from 2016 as a guide to approve this project is a wholly inadequate model. It does not address our current emergency drought condition (which is expected to last for several years) and the extraordinary demands placed upon the recharge areas, aquifers, wells, and wetlands that provide sustenance for humans, wild life and fragile ecosystems.

As a long time Roseland resident and 3rd generation Californian, I revere the land upon which I reside. As Mr. David Rabbitt, board liaison to Sonoma Water stated, "Immediate water savings are needed from all members of our community, including urban, commercial, industrial and agriculture. We can only beat this drought if we act together." I implore WAC to

compel developers of *Stony Point Flats* to commission an independent, comprehensive and extensive, EIR. It is a privilege to live in this beautiful area and it is our duty to preserve it. Let us not take for granted the ecosystem and waterways that provide for our good health and well-being.

Sincerely,

Lorna Mc Bade

[REDACTED]

[REDACTED]

From: Ryan Schwab
To: [McKay, Conor](#); [Rose, William](#); [Trippel, Andrew](#); [Sprinkle, Rob](#)
Subject: [EXTERNAL] Re: Staff Response to Comments - Stony Point Flats - PRJ21-012
Date: Thursday, July 29, 2021 8:33:41 AM
Attachments: [B4820C4A65E940E3801417A36BB7D814.png](#)
[663DB11CDA2045D38EC3974D92526409.png](#)
[B3B484CCC1E544ABA380F770AAD61D0B.png](#)
[AD7AC94AF2134B279E711F0C4FCA4A91.png](#)

Hello Conor,

We wanted to check back in and see where the project currently stands. The community has been patiently waiting for updates as there has been little new information made available since the last WAC meeting. With the many inquiries that we have received from concerned citizens over the last 6 weeks, we have asked them to hold off contacting you for now. I advised I would reach out to obtain an update that I would share with them. I hope that help eases you needing to respond to multiple emails.

Thank you,
Ryan

On Tuesday, July 13, 2021, 10:55:45 AM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Conor and Team,

I am checking back in as it has been several weeks since we have touched base. I wanted to see if you could address my questions in the below email regarding fencing and the Northpoint Parkway Ext.

We have also been reviewing the Roseland Creek Restoration Plan found at the link below. Per the restoration plan map attached, the recommended creek setback per zoning code 20-30.040 for 2268 Stony Point Road is 50 feet (the purple dashed line.) Will you be requiring the recommended 50 foot setback instead of the 30 foot setback as discussed on the Waterways Advisory Committee call?

<https://srcity.org/DocumentCenter/View/13806/Appendix-I---Roseland-Creek-Restoration-Concept-Plan->

Thank you,
Ryan

On Thursday, June 24, 2021, 11:56:56 AM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Conor,

At the Waterboard Advisory Committee meeting today, the developer indicated that due to public comment that they would be removing all fencing from the project. While the community has mentioned fencing is not as pertinent on the southern creek facing side of the property, we have always advocated for solid fencing on the northern and eastern boundaries to assist with light and noise pollution mitigation. I do not believe removing all fencing was anybody but the developer's idea.

I also wanted touch on the new plans provided by the development team. It appears that their project no longer will connect with the future Northpoint Parkway extension. We are worried that this project will now permanently have inadequate ingress/egress to the property which will now be perpetually inadequate if evacuation of the property is ever needed. We have touched on many traffic related inadequacies in previous emails, and it appears that the project now not connecting to the future Northpoint Parkway extension would exacerbate these issues. Thank you for advising on the new Northpoint Parkway extension plan specific to this project and how it correlates to the new development plans.

Thank you,
Ryan

From: Ryan Schwab
To: [Trippel, Andrew](#)
Cc: [Sprinkle, Rob](#); [McKay, Conor](#); [Lyle, Amy](#)
Subject: Re: [EXTERNAL] Re: Staff Response to Comments - Stony Point Flats - PRJ21-012
Date: Friday, October 8, 2021 5:10:47 PM
Attachments: [Developer in Contact with Mayor - U-Turn Now Not Required.pdf](#)
[Fencing Concerns - No Fencing Due to Cost.pdf](#)
[Amy Lyle WAC Interference.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello All,

I have received approximately 700 of your internal emails through public records requests - many fraught with corruption, cover-ups, and lying to the public. Many legalities of this entire process have been called into question. You may want to reconsider your endorsement of this project to city council, especially that your internal correspondence says otherwise. It's tremendously concerning that each of you caved to the political pressure despite your true feelings.

The developer starts almost every email with, "We are bringing 50 affordable housing units to the city of Santa Rosa", which in return, they expect that strategic line to get them a free pass when it comes to safety and the well-being of the surrounding community. It is clear the developers care about one thing, and that is their bottom line. They want to generate as much profit as they can, cut corners, and get out as quickly as possible without being burdened with anything that may disrupt this mission. Some of you tried to hold them accountable which was commendable at first, but you ultimately all gave into the pressure and begrudgingly endorsed the project, all while pretending like there still isn't a litany of issues outstanding. The developers have state funding on the line so they expected you all to break your backs to rush the project through at all costs when they weren't even prepared themselves. The community was continually silenced at meetings, lied to, and our 184 signature petition never responded to. It's a shame to see your city officials act this way.

Some select examples are noted below with many more forthcoming:

- Rob Sprinkle caving to political pressure related to the Pearblossom turn pocket to not upset the Mayor and developers after being adamant that it is required for months. - "I told Andrew to drop the condition per conversation Monday."
- The developer lying to the the community and the DRB by saying the community asked for no fencing as city staff remained silent. "Hi Phil, I have a concern that the activities in the parking lot could result in lighting and noise to nearby properties to the project's north. Has the the applicant considered a landscaped sound wall (4' +) that would immediately and completely block the light from the headlights and greatly reduce the sound of car activity? I am concerned about the usage of landscaping as a means to block headlights from the parking lot due to the current state of the drought in the community... - Conor Mckay"
- Amy Lyle and Michelle Montoya doing everything they can to limit our speaking time and ensure the WAC's role is made "very clear to them." Why have a Waterways Advisory Committee with their purpose to provide input on projects like this and then pretend like they don't exist?

What I uncovered was truly alarming, and I hope you all reflect how this project was handled and rescind your endorsement until all remaining issues are addressed.

Thank you,
Ryan

On Friday, September 3, 2021, 08:54:39 AM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Mr. Sprinkle,

I can tell how alarmed you were during this entire process. Attached is your correspondence dated 5/27/2021. "I am not comfortable with this project using Burbank as a means to travel southbound in order to go northbound on Stony Point Rd for access to the site. I believe this project should add a southbound left turn pocket for u-turns on Stony Point Road at Pear Blossom for residential access as well as fire access."

Do you still feel this way? Is there a reason this was not a condition of the project? Blood will be on the city's/developer's hands for not listening to your advice. It is incredibly alarming that the city is not holding the developer accountable to keep residents surrounding the property and future residents safe.

On Friday, September 3, 2021, 08:19:24 AM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Conor, Andrew,

Please send me the recording and the notes from last night's Design Review Board meeting.

Thank you,
Ryan

On Wednesday, September 1, 2021, 01:59:41 PM PDT, Trippel, Andrew <atrippel@srcity.org> wrote:

Good afternoon,

Thank you for your emails received on August 31, 2021, at 5:45 PM and September 1, 2021, at 10:44 AM. Below are responses to your questions from August 31st. In today's email, you request postponement – or removal, as you've described it – of the proposed Stony Point Flat's Minor Design Review from the Design Review Board's September 2, 2021 agenda. After a project is agendized, Planning Division can only request or recommend continuance of a scheduled meeting item to the review authority. It is the purview of the review authority to decide to review as scheduled or continue an agendized meeting item. When making such a request or recommendation, Planning considers if new information has been presented that would require further analysis and may result in changes to project information presented for review. In this case, no new information has been provided that Planning Division feels warrants a request or recommendation for continuance. Planning plans to proceed with the meeting item as scheduled.

Members of the community may request a continuance of a project's scheduled review during the public comment period of the public hearing and the review authority would have the purview to consider such a request.

From August 31 email

Question 1: Is it a common practice for the city to make exceptions to required studies (ie Sewer Capacity Study)? With the developers insisting on their requirement for 50 units to obtain the necessary tax credits, they should be subjected to the requirements set forth for projects that exceed the general plan limits. It appears they are receiving preferred treatment when the city makes exceptions and doesn't hold all projects/developers to the same standards. This project is not ready for the DRB on Thursday when the necessary studies have not been performed.

Response: Technical reports or studies are used to analyze a project's compliance with applicable regulations or policies. In addition to Planning Division, other public agency staff are charged with implementing applicable regulations or policies and may request technical reports and studies. Planning staff rely on public agency staff to determine and advise as to what technical reports or studies are required. In this case, Santa Rosa Water – which administers water distribution, wastewater collection and urban water reuse in Santa Rosa – reviewed the project proposal and determined that the project is still in line with the General Plan Land Use densities. Santa Rosa Water has additionally reviewed your question received on August 31st and confirms that no additional study of sewer capacity is required.

Question 2: Is it common practice for city staff such as yourself to meet with council members and influence their decisions if their constituents concerns are valid or not? We were prepared to meet with Mr. Alvarez with a next-day meeting time solidified when it was conveniently cancelled after speaking with you. We are disheartened by this and the optics have raised ethical concerns among our group.

Response: City staff are always available to respond to requests for information from elected and appointed officials. Planning staff provided project and Planning review information to Council Member Alvarez in response to his request. No recommendation was made concerning meetings with any person or persons.

Best Regards,

Andrew

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Ryan Schwab <rschwab123@yahoo.com>
Sent: Wednesday, September 1, 2021 10:44 AM
To: McKay, Conor <CTMcKay@srcity.org>
Cc: Sprinkle, Rob <RSprinkle@srcity.org>; Trippel, Andrew <atrippel@srcity.org>
Subject: Re: [EXTERNAL] Re: Staff Response to Comments - Stony Point Flats - PRJ21-012

Hello again Mr. Trippel,

With the items documented in my email yesterday afternoon, I wanted to give you and your team adequate time to remove the Stony Point Flats Apartment project from tomorrow's Design Review Board meeting. It would not be prudent for the DRB to take final action on this project with what is noted below.

Thank you,

Ryan

On Tuesday, August 31, 2021, 05:45:02 PM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Andrew, Conor,

I had several questions based on documents I received through public requests and have attached for review:

1) Is it a common practice for the city to make exceptions to required studies (ie Sewer Capacity Study)? With the developers insisting on their requirement for 50 units to obtain the necessary tax credits, they should be subjected to the requirements set forth for projects that exceed the general plan limits. It appears they are receiving preferred treatment when the city makes exceptions and doesn't hold all projects/developers to the same standards. This project is not ready for the DRB on Thursday when the necessary studies have not been performed.

2) Is it common practice for city staff such as yourself to meet with council members and influence their decisions if their constituents concerns are valid or not? We were prepared to meet with Mr. Alvarez with

a next-day meeting time solidified when it was conveniently cancelled after speaking with you. We are disheartened by this and the optics have raised ethical concerns among our group.

I would appreciate you timely addressing these concerns.

Regards,

Ryan

On Thursday, August 19, 2021, 10:53:18 AM PDT, McKay, Conor <ctmckay@srcity.org> wrote:

Hello Ryan,

Thank you for your patience. I appreciate you serving as the community representative for this project. It really makes the process a lot easier and gives Staff more time to review the project uninterrupted. I have developed responses to your recent inquiries here:

(Fencing) While the community has mentioned fencing is not as pertinent on the southern creek facing side of the property, we have always advocated for solid fencing on the northern and eastern boundaries to assist with light and noise pollution mitigation. I do not believe removing all fencing was anybody but the developer's idea.

The applicant team and City have received comments from the Waterways Advisory Committee, Design Review Board, and the public about the fence. The applicant team studied all concepts discussed by the Boards and the public. A wrought iron fence would be cost prohibitive for the project due to the length of the property lines. Chain link fencing, as well as a 10' sound wall, upgraded as they may be, would not be aesthetically appropriate for the Project and neighborhood. In its revised project proposal, the applicant responds to all review comments and public comments. The Design Review Board will consider the applicant's response during its Public Hearing when it conducts Design Review.

(Emergency Access) I also wanted touch on the new plans provided by the development team. It appears that their project no longer will connect with the future Northpoint Parkway extension. We are worried that this project will now permanently have inadequate ingress/egress to the property which will now be perpetually inadequate if evacuation of the property is ever needed. We have touched on many traffic related inadequacies in previous emails, and it appears that the project now not connecting to the future Northpoint Parkway extension would exacerbate these

issues. Thank you for advising on the new Northpoint Parkway extension plan specific to this project and how it correlates to the new development plans.

The City's Fire Department and Traffic Division have reviewed the project for emergency access and provided conditions of approval. The Traffic memo indicates that operational traffic impacts as a result of the proposed project would be less than significant.

(Creekside Setback) *We have also been reviewing the Roseland Creek Restoration Plan found at the link below. Per the restoration plan map attached, the recommended creek setback per zoning code 20-30.040 for 2268 Stony Point Road is 50 feet (the purple dashed line.) Will you be requiring the recommended 50 foot setback instead of the 30 foot setback as discussed on the Waterways Advisory Committee call?*

Due to the project's location adjacent to Roseland Creek, the project is subject to the Santa Rosa Citywide Creek Master Plan. The Roseland Creek Conceptual Restoration Plan was adopted by the Council as part of the [Citywide Creek Master Plan](#) (as an appendix on March 27, 2007). The text of the Roseland Creek Conceptual Restoration Plan includes: "Consistent with the City's Zoning Code 20-30.040, the creek setback shall be 50 feet from the top of the proposed top of bank on both sides of the channel. **Exceptions to the creek setback are the same as those outlined in the City's Zoning Code.**" The stretch of Roseland Creek adjacent to 2268 Stony Point Road is identified as Reach #3 in the Citywide Creek Master Plan. This reach is identified as a Modified – Natural creek, which is a creek that has been channelized and re-introduced with native vegetation.

[Zoning Code Section 20-30.040 \(D\) \(3\)](#) establishes that adjacent to fully channelized waterways, structures may be closer to the top of the bank than a distance of 2.5 times the depth of the bank plus 50 feet, provided that this encroachment into the setback area will not obstruct or impair the channel's hydraulic functions, impede Water Agency access or maintenance of the channel, or impair the stability of the slope, bank, or maintenance of the channel, or impair the stability of the slope, bank, or creekbed fountain, all as determined by and approved by the Santa Rosa Planning & Economic Development Department, Santa Rosa Water, and the Sonoma County Water Agency. The project has been reviewed and provided conditions of approval by PED and Santa Rosa Water. Consultation with the Sonoma County Water Agency is ongoing.

Thank you,

Conor McKay (he/his) | **City Planner**

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

CTmckay@srcity.org

I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

From: Ryan Schwab <rschwab123@yahoo.com>

Sent: Thursday, July 29, 2021 8:32 AM

To: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>; Trippel, Andrew <atrippel@srcity.org>; Sprinkle, Rob <RSprinkle@srcity.org>

Subject: [EXTERNAL] Re: Staff Response to Comments - Stony Point Flats - PRJ21-012

Hello Conor,

We wanted to check back in and see where the project currently stands. The community has been patiently waiting for updates as there has been little new information made available since the last WAC meeting. With the many inquiries that we have received from concerned citizens over the last 6 weeks, we have asked them to hold off contacting you for now. I advised I would reach out to obtain an update that I would share with them. I hope that help eases you needing to respond to multiple emails.

Thank you,

Ryan

On Tuesday, July 13, 2021, 10:55:45 AM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Conor and Team,

I am checking back in as it has been several weeks since we have touched base. I wanted to see if you could address my questions in the below email regarding fencing and the Northpoint Parkway Ext.

We have also been reviewing the Roseland Creek Restoration Plan found at the link below. Per the restoration plan map attached, the recommended creek setback per zoning code 20-30.040 for 2268 Stony Point Road is 50 feet (the purple dashed line.) Will you be requiring the recommended 50 foot

setback instead of the 30 foot setback as discussed on the Waterways Advisory Committee call?

<https://srcity.org/DocumentCenter/View/13806/Appendix-I---Roseland-Creek-Restoration-Concept-Plan->

Thank you,

Ryan

On Thursday, June 24, 2021, 11:56:56 AM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Conor,

At the Waterboard Advisory Committee meeting today, the developer indicated that due to public comment that they would be removing all fencing from the project. While the community has mentioned fencing is not as pertinent on the southern creek facing side of the property, we have always advocated for solid fencing on the northern and eastern boundaries to assist with light and noise pollution mitigation. I do not believe removing all fencing was anybody but the developer's idea.

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Thank you,

Ryan

On Wednesday, June 9, 2021, 10:34:22 AM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Again,

I hope you are well this Wednesday morning. I wanted to summarize the information discussed in the DRB meeting on 6/3/2021 that members of the DRB were receptive of. These recommendations will assist with some of the traffic, environmental, and community impacts of this project.

- Permeable pavers utilized throughout the project
- Wall with ivy located on the northern/eastern boundaries
- Tree line
- Covered parking
- Widened Ingress/Egress
- Left turn pocket installed at Pear Blossom

Thank you,

Ryan

On Friday, June 4, 2021, 12:18:10 PM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello All,

I also wanted to share some attached pictures of 2268 Stony Point (parcel to be developed) along with 2222 Stony Point Road (parcel for Northpoint Parkway extension).

Many of these pictures show the routine life that frequently visit these properties. The picture labeled "Wetland Picture 02-22-2017" indicates how much water sits on these properties during rainy season. This picture doesn't even capture the full extent of the wetland as the creek is 300+ feet away from where this picture was taken. It is also difficult to capture the frogs and tiger salamanders that make their way from the creek and then into both parcels as this occurs at night time. There are huge harmonious frog symphonies that occur in late winter/early spring from the creek and from both parcels.

Also, the picture labeled "2268 Sunrise and Eucalyptus Tree" shows the 70 foot gorgeous Eucalyptus tree that is now in the direct path of the Northpoint Parkway extension. This tree was spared in previous maps, but the road design will unfortunately require removal of this tree. I have watched hundreds, if not thousands of birds collect in this tree over the last 7 years.

I know you are used to many people hitting on environmental aspects to try to stall projects, but this truly is devastating to me and our neighborhood. I took these pictures for admiration of my surroundings and never thought I would have to make a plea to the city with them.

Thank you for reviewing and fully considering the impact of this project.

Thank you,

Ryan

On Friday, June 4, 2021, 08:41:30 AM PDT, Ryan Schwab <rschwab123@yahoo.com> wrote:

Hello Conor,

Thank you for providing the detailed outline and for hosting the meeting last night. From Stevan's comments and supporting documentation below related to the Northpoint Parkway extension, it appears quite clear where the city had intended this extension to be placed. The fact that Stevan had to locate these documents himself without any assistance from the city worries me. I know you all have many projects you are working on at any given time and the information could have been missed, but it gives the allusion it was deliberately withheld from us. For this project to continue to move forward, it would be expected that the Northpoint Parkway extension keeps to its original path. We also do not quite fully understand why Northpoint Parkway being built is not a condition for this project. One of the main entry/exits of the project is located on the future Northpoint Parkway extension. To help alleviate the numerous evacuation and traffic worries, the Northpoint Parkway extension should really be coming before or at the same time as this project with the developer sharing some of the associated costs.

Thank you,

Ryan Schwab

From: [STEVAN HUNTER](#)
Sent: Thursday, June 3, 2021 3:35 PM
To: [McKay, Conor](#); [Trippel, Andrew](#); [Rose, William](#)
Cc: [michelle olson](#); [Loren Brueggemann](#); [Anjela Ponce](#)
Subject: RE: Staff Response to Comments - Stony Point Flats - PRJ21-012

Thanks Conor! My comments to the North Point Parkway Extension are below (in red):
-Stevan

Sent from [Mail](#) for Windows 10

From: [McKay, Conor](#)
Sent: Thursday, June 3, 2021 8:35 AM
To: [Trippel, Andrew](#); [Rose, William](#)
Cc: [michelle olson](#); [Loren Brueggemann](#); [Anjela Ponce](#)
Subject: Staff Response to Comments - Stony Point Flats - PRJ21-012

Subject Project: Stony Point Flats – 2268 Stony Point Road (PRJ21-012/DR21-023)

Hello,

Thank you for your comments about the proposal to develop a 50-unit affordable housing development located at 2268 Stony Point Road (Stony Point Flats). The information below responds to potential issues or concerns raised by members of the public during a Neighborhood Meeting held on May 3, 2021, in response to public notification of Concept Design Review by the Design Review Board to be held on June 3, 2021, and generated by availability of project information submitted as part of required applications. If you are receiving this email, then Planning staff has record of email correspondence received from you.

Stony Point Flats proposes to construct a new 50-unit affordable multifamily development on a 2.9-acre parcel currently developed for single-family use. The project includes the construction of bike storage, laundry facilities, tech center, fitness facilities, and outdoor amenities such as barbecue and playground facilities. Solar panels will be installed on top of the two main residential structures which will allow the project to operate at net zero energy in accordance with Title 24. The proposed Multi-family land use is a permitted use, and the project requires a discretionary Minor Design Review entitlement. To facilitate a more comprehensive review of the proposed *Stony Point Flats* application (DR21-023), the Planning Director is acting to elevate discretionary review of DR21-023 from Zoning Administrator to Design Review Board at a public hearing. This decision to elevate is based upon authority granted to the Planning Director by [Section 20-60.080](#). Minor Design Review by the Design Review Board will be scheduled upon completion of Planning review.

A Neighborhood Meeting and Concept Design Review are also required. While these activities are public meetings and inform the project's Planning review, no decision is made at these meetings. A Neighborhood Meeting was held on May 3, 2021, and Concept Design Review by the Design Review Board is scheduled for Thursday – June 3, 2021.

Potential issues or concerns raised by members of the public:

Potential impacts to seasonal wetlands, open space, and protected plants and wildlife

The project's General Plan land use designations are residential, and the zoning is residential as well. The current General Plan and Zoning Code provide for Open Space designations and zoning. This property is neither designated nor zoned as open space. However, environmental review under CEQA is required for this discretionary project. The applicant is currently preparing an Initial Study in compliance with CEQA to determine potential impacts to on-site wetlands, current undeveloped areas, and observed plants and wildlife as a result of the proposed project. The applicant will be required to comply with all State laws related to mitigation of any potential impacts identified, and the project is being reviewed by the United States Army Corps of Engineers (USACE), United States Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife (CDFW). The project will be subject to all mitigation measures and conditions of approval that are deemed adequate in mitigating any potential impacts to wetlands.

Potential Impact(s) to Roseland Creek

The project is being reviewed for compliance with the City of Santa Rosa Creek Master Plan in consultation with the City of Santa Rosa Water Division. The project will also be presented at the Waterways Advisory Committee, who will provide review and comments on the project as it relates to and complies with creekside related City plans and policies, including Zoning Code [Section 20-30.040 \(Creekside development\)](#). Additionally, the project is being reviewed by the USACE and will be subject to all mitigation measures and conditions of approval that are deemed adequate in mitigating any potential impacts to Roseland Creek.

Proposed Tree Removal

The proposed project would require removal of twelve (12) Heritage or non-Heritage trees. This removal will be subject to [Chapter 17-24](#) of the City Code, which allows the removal of trees on property proposed for development subject to Director approval. This chapter also requires all tree removals to be mitigated and specifies re-planting mitigations for trees approved for removal by the Director. In compliance with this regulation, the project will be required to mitigate for any removal of trees pursuant to Chapter 17-24.

Construction in a Flood Plain Hazard Zone/Site Drainage

The project is being reviewed by the City of Santa Rosa Building Division, which will review the project for compliance with the Federal Emergency Management Agency (FEMA) guidelines for construction within a floodplain. Also, the project will be subject to all mitigation measures deemed adequate in reducing the impacts posed by floodplain development to a level of less than significant. The proposed project requires compliance with City Code Chapter 18-52 (Flood Damage Protection) which outlines standards of construction to reduce potential impacts related to site drainage and floodplain.

Water supply

Drought and water supply shortages and have occurred regularly throughout California's history. Santa Rosa has a plan in place to address short-term effects of the drought, which are incorporated into our long-term water supply planning efforts. Prudent and cost-effective long-term planning for water supply means that occurrences of single and multiple dry years do not automatically mean water supply capacity is limited for planned development. However, all customers are being asked to conserve due to the potentially historic dry period we are facing. Additionally, all new development is required to be extremely water efficient. All new development is required to comply with City Code [Chapter 14-30 \(Water Efficient Landscape\)](#) and the CALGreen building code, which requires new development to be 20% more water efficient than existing development. To determine the water supply needs of the City's 2035 General Plan, the Water Department calculated water demand and water supply projections. The current projections are included in the City's 2015 Urban Water Management Plan and will be updated as part of the 2020 Urban Water Management Plan. The demand projections use a robust model that incorporates historical water use, population projections, employment projections, plumbing code and future conservation savings to project future water demand.

Aesthetic, Air Quality, and Noise Impacts

An Initial Study/Mitigated Negative Declaration is currently being prepared for the project. The City will review the impact analysis and technical studies related to Aesthetics, Air Quality, and Noise, and determine if the proposed mitigation, if applicable, is sufficient in reducing these impacts to a level of less than significant. The proposed project requires compliance with City Code [Chapter 17-16 \(Noise\)](#) which establishes standards for noise generation.

Density

The Gross Site Area is 2.93 acres. The developable area is 2.63 acres, and the area to be dedicated for Northpoint Parkway is 0.3 acres. The General Plan Land Use Designation map aligns the Medium Density designation with the developable area and the Low Density designation with the ROW dedication area. Density is calculated as 2.63 acres @ 18 units/acre = 47.34 + 0.3 acres @ 8 units/acre = 2.4, which **totals 49.74 maximum allowable units**. Based upon Staff's analysis of the City's Density Bonus and/or Inclusionary Housing Ordinances, it appears that this 100% affordable to low income household project would be eligible for density bonus, which would allow it to achieve its proposed density. This eligibility includes rounding the **maximum allowable units** up to the greatest whole number of units, which is 50 units.

Building Height

The subject property is located within the R-3-18 Zoning District, which establishes a maximum building height of 45' pursuant to City Code Section 20-22.050 (Residential district general development standards). (Note: Planning staff has identified a discrepancy between the print and online versions of the

R-3 zoning district development standards. Staff has confirmed that the print version is correct.)

Northpoint Parkway Extension

The City does not have an official plan line for the extension of Northpoint Parkway on record. City Engineering and Traffic-Public Works are reviewing the proposed Right-of-Way dedication for the future Northpoint Parkway for compliance with General Plan and Specific Plan maps describing the future Northpoint Parkway extension.

At Neighborhood Meeting held on May 3, 2021 I asked about the North Point Parkway alignment as it shown on the Stony Flats drawings. I had noticed North Point Parkway Extension was conflicting with a large (70' tall) Eucalyptus tree leading me to ask if the road alignment was in the correct location? I also asked for any tentative or planning documents available so I could confirm the alignment of the North Point Parkway Extension matched the alignment used in the design the Stony Ranch Subdivision. At the meeting I didn't receive verbal answers nor reference to any additional physical documents, just silence. Subsequently ,I requested in writing from the City, to date still no documents have been provided, I know things can be hard to find, but someone must have something as I'm about to show you. The public deserves to know the full project impacts so they can make informed comments.

In doing my own search on City of Santa Rosa Planning GIS website it yielded this (see image below). The projected location of Future North Point Parkway Extension agrees with the existing Stony Ranch Subdivision drawings. This location does not agree with the proposed Stony Point Flat drawings.

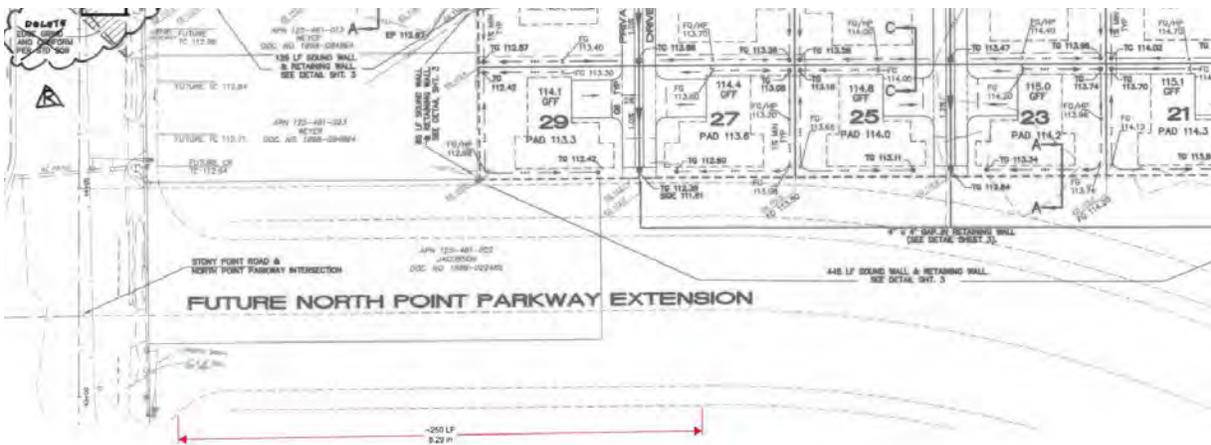


If the North Point Parkway Extension has shifted to favor the Stony Flats development then this large impact would need proper disclosure to the public and allow for relevant community input. Thus far all my questions have went unanswered and I personally feel like the May 3rd meeting likely confused the public. Neither the alignment nor the acreage discrepancies were addressed. The average member of the public deserves to be able to express concerns over project impacts and that includes people who are not fully versed in project development process. I specifically remember many members of the public questioning the acreage discrepancy and being left confused by the simplistic “(we) had it surveyed” response from the developer. Is the shift in North Point Parkway affecting the lot acreage? The potential impact of North Point Parkway Extension forced me to do the research myself. So, below is a screen capture of the City of Santa Rosa’s GIS layer for zoning. Again this matches the existing Stony Ranch Subdivision. This does not match the proposed Stony Point Flats project.

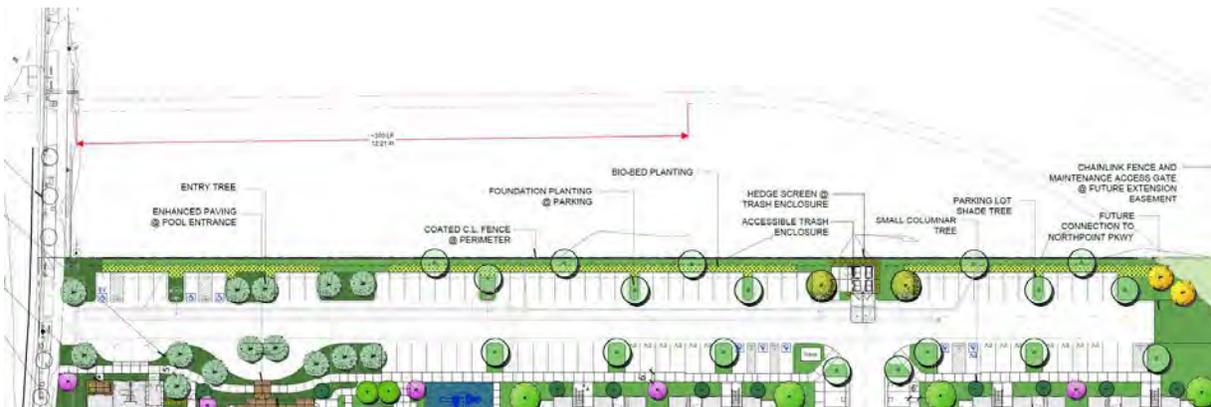


Below is a comparison of the two projects:

Existing - Stony Point Ranch (shown below) – 250' agrees with zoning and planning



Proposed - Stony Point Flats (shown below) – 370' does not agree with planning or zoning or existing Stony Ranch project



I initially thought I was doing the City a favor by catching a potential oversight error,

but nobody is answering me. If this isn't an error then why wasn't it discussed openly in the previous meeting when I asked? Why aren't my email questions being responded to other than with "we continue to search"? Is this alignment shift augmenting the acreage? Is this why people were confused asking about lot size? If that alignment shift is intended to 'benefit' the Stony Flats project then who is losing right? Those people deserve a say and to know all project impacts 'in good faith' up front and be allowed to assess and input their concerns accordingly and fairly.

The city must have documentation which was used as foundational layer to their zoning and planning maps, as well as whatever was sent to the developer of the Stony Ranch Subdivision. Please let me know if you find anything.

Thank you,

Stevan

from what's posted publicly on the City of Santa Rosa Planning GIS site as well as the zoning map as well as the previous Stony Ranch Subdivision and now was conflicting with a. Neither the City nor the Developer made comments addressing my question. Since that date I was

Parking

The proposed project includes the provision of 97 parking spaces, where 113 would typically be required by City Code Chapter 20-36 (Parking and Loading Standards) for market rate units. Because the project is an affordable project, it is subject to reduced parking requirements for Multifamily affordable housing projects [Section 20-36.040 (Table 3-4)]. The provision of 97 spaces exceeds the requirement of 88 spaces established by the City's Density Bonus and California State Law.

Traffic impacts and Emergency Site Egress

The proposed project is being reviewed by the City of Santa Rosa Engineering Development Services Division and Fire Department for compliance with all applicable traffic and emergency access standards. The environmental review of the proposed project will also analyze for potential impacts pursuant to CEQA.

Inadequate equity in geographical distribution of new development

Development of the City of Santa Rosa is dictated by the General Plan's land use policies and Land Use Designation map, which are implemented by City Code Title 20 (Zoning) that assigns land use and development standards for specific properties. The establishment and/or distribution of General Plan Land Use Designations and Zoning Districts and is not within the purview of the Stony Point Flats Project Review.

Balconies allowing invasion of privacy of nearby residents

There are no specific Zoning Code regulations that prohibit the establishment of balconies in multi-family residential developments. Design Guidelines Section 3.2 (Multi-Family Residential) calls for the establishment of "semi-private open space" areas for each unit of a proposed new multi-family development.

Illegal Driveway on Hearn

Due to the location of the discussed driveway, this issue is not within the purview of the Stony Point Flats

project review.

Eviction of current resident tenant

The existing tenant of the property has submitted a letter that describes his awareness that the property is for sale and is proposed for development. The tenant supports the plan for developing the property into a "higher and better use."

Thank you,

Conor McKay (he/his) | **City Planner**

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

CTmckay@srcity.org

I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.



Virus-free. www.avg.com

From: "Lyle, Amy" <ALyle@srcity.org>
To: "Trippel, Andrew" <atrippel@srcity.org>
"Montoya, Michelle" <MMontoya@srcity.org>
CC: "McKay, Conor" <CTMcKay@srcity.org>
"Rose, William" <WRose@srcity.org>
Date: 7/8/2021 2:57:47 PM
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Hopefully all will be good because WAC really won't slow anything down because they have a very narrow role and we will make that very clear to them. □ Regardless, thanks for moving it to August and reducing stress levels.
Amy

From: Trippel, Andrew <atrippel@srcity.org>
Sent: Thursday, July 8, 2021 2:39 PM
To: Montoya, Michelle <MMontoya@srcity.org>; Lyle, Amy <ALyle@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Hello,

I haven't had a chance to reach out the applicant. I will have come in and do that tomorrow as I have too many other commitments today. We will have to go with the August 25th, and I will take the applicant's anger.

Thanks,

Andrew

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Montoya, Michelle <MMontoya@srcity.org>
Sent: Thursday, July 8, 2021 2:28 PM
To: Trippel, Andrew <atrippel@srcity.org>; Lyle, Amy <ALyle@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Hi All,

Just wanted to follow-up on this. Which July date are we moving on or are we moving to August?

Please let me know so that I can let the committee know.

Thank you,

Michelle

From: Montoya, Michelle

To: Trippel, Andrew <atrippel@srcity.org>; Lyle, Amy <ALyle@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; 'Rose, William (WRose@srcity.org)' <WRose@srcity.org>
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Good Morning,

I have heard back from all WAC members and this is what I have:

Carole is free for both dates
Mark is free for both dates
Art is free for both dates
Steve can only do the 22nd
Kevin is recusing himself and is not available the 22nd
Adam is not available for either dates
Charles can do both dates BUT said the 22nd is better for him

To have a better chance of quorum we should go with the 22nd, especially since Charles said it is better for him. However, I am wondering if it is better to have this project come back to the committee on August 26th. I know that this is a priority project, but I think putting it on the agenda for the 22nd will be a little rough with the new materials coming in the same day I make the agenda and quorum feels shaky for the 29th.

Let me know your thoughts on this.

Thanks,

Michelle

From: Montoya, Michelle <MMontoya@srcity.org>
Sent: Wednesday, June 30, 2021 5:18 PM
To: Trippel, Andrew <atrippel@srcity.org>; Lyle, Amy <ALyle@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Hi All,

I asked the WAC members to get back to me by noon tomorrow letting me know if they can attend both dates. This is what I have so far:

Carole is free for both dates
Mark is free for both dates
Art is free for both dates
Steve can only do the 22nd
Kevin is recusing himself and is not available the 22nd
I am still waiting to hear from Adam and Charles

I will check back in on this tomorrow after 12 pm.

Thanks,

Michelle

From: Trippel, Andrew <atrippel@srcity.org>

To: Lyle, Amy <ALyle@srcity.org>; Montoya, Michelle <MMontoya@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Thanks, Amy. That would be great. I'm not a fan of the short timeframe, but I do want to get this project back to WAC as quickly as possible. If we could move out 1-2 weeks, I would prefer that.

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Lyle, Amy <ALyle@srcity.org>
Sent: Wednesday, June 30, 2021 8:52 AM
To: Trippel, Andrew <atrippel@srcity.org>; Montoya, Michelle <MMontoya@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Hi Andrew, you are making WAC so exciting! I don't think this committee has ever felt so valuable. ☐ What if we poll committee members to move the meeting out a week so we have more of a buffer? Would that work for you and Conor?

Thanks,
Amy

Amy Lyle | Supervising Planner- Advance Planning

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Cell (707) 791-5533 | Office (707) 543-3410 | ALyle@srcity.org (Currently Working Remotely)

From: Trippel, Andrew <atrippel@srcity.org>
Sent: Wednesday, June 30, 2021 8:01 AM
To: Montoya, Michelle <MMontoya@srcity.org>; Lyle, Amy <ALyle@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Hi Michelle,

Great points. I would add that as a 100% affordable project in a Priority Development Area, this is a Highest Priority project. While we aren't working to meet a deadline, we do need to diligently pursue completion of review as quickly as possible. Perhaps this makes a difference?

Andrew

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Montoya, Michelle <MMontoya@srcity.org>

To: Trippel, Andrew <atrippel@srcity.org>; Lyle, Amy <ALyle@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>
Subject: RE: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

I would be creating the agenda that day (July 14) for sending out and posting on Thursday, July 15. Is less than one day enough time to receive the new project information, get it reviewed, and then over to me to add to the agenda? My RDO is that Friday, so it would need to be a super-fast turnaround. Is there any way the applicant can you the information in earlier so that we are not all pressed? My gut tells me that's cutting it to close, but I can make it work, if that is what is best.

Thanks,

Michelle

From: Trippel, Andrew <atrippel@srcity.org>
Sent: Wednesday, June 30, 2021 6:50 AM
To: Montoya, Michelle <MMontoya@srcity.org>; Lyle, Amy <ALyle@srcity.org>
Cc: McKay, Conor <CTMcKay@srcity.org>; Rose, William <WRose@srcity.org>
Subject: FW: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Good morning,

If the applicant has submitted revised project information by July 14, 2021, can Stony Point Flats be included on the July 22, 2021, WAC agenda?

If yes, then I recommend that we discuss the purpose and scope of WAC review and how that will be communicated to WAC members. For instance, I think we can all agree that WAC doesn't need to review a detailed Stormwater LID and drainage plan.

Thanks,

Andrew

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Phil Wood <phil@integrityhousing.org>
Sent: Tuesday, June 29, 2021 8:45 PM
To: McKay, Conor <CTMcKay@srcity.org>; Trippel, Andrew <atrippel@srcity.org>
Cc: Loren Brueggemann <lorenb@phoenixdevco.com>; Anjela Ponce <anjela@integrityhousing.org>; michelle olson <michelleb@phoenixdevco.com>; Paul Carroll <paul@integrityhousing.org>; Holly Holleran <hollyh@phoenixdevco.com>; Whitney Konkright <whitneyc@phoenixdevco.com>; Rose, William <WRose@srcity.org>
Subject: [EXTERNAL] Re: Stony Point Flats - DRB & WAC

Conor & Andrew

I wanted to follow up on my email below and see you could help clarify our team's question. Also, to add, if we are

submitted in order to give the committee the required time to review?

We're happy to jump on a call to discuss if that would be helpful.

Thanks,

Phil Wood

President



From: Philip Wood <phil@integrityhousing.org>

Date: Thursday, June 24, 2021 at 4:26 PM

To: "McKay, Conor" <CTMcKay@srcity.org>, "Trippel, Andrew" <atrippel@srcity.org>

Cc: Loren Brueggemann <lorenb@phoenixdevco.com>, Anjela Ponce <anjela@integrityhousing.org>, michelle olson <michelleb@phoenixdevco.com>, Paul Carroll <paul@integrityhousing.org>, Holly Holleran <hollyh@phoenixdevco.com>, Whitney Konkright <whitneyc@phoenixdevco.com>, "Rose, William" <WRose@srcity.org>

Subject: Stony Point Flats - DRB & WAC

Connor & Andrew

Thank you both once again for your work, presentation and input during the WAC meeting this morning. The consensus of the committee was that they wanted to see the project come back in front of them in great detail.

As we are looking at our entitlement timeline, do we need to re-present the project before the WAC prior to going to the DRB? It appears that the next WAC meeting is on July 22nd.

Happy to provide any information from our end that might be helpful.

Thanks,

Phil Wood

President



PO Box 52078

Irvine, CA 92619-2078

Phone: 949.727.3656

Direct: 949.491.1665

Fax: 949.727.3654

Cell: 949.233.2567

From: <atrippel@srcity.org>
Sent on: Thursday, August 19, 2021 3:07:52 PM
To: Hartman, Clare<CHartman@srcity.org>
Subject: FW: Meeting with the Mayor (Stony Point Flats u-turn median)

Redacted

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Sprinkle, Rob <RSprinkle@srcity.org>
Sent: Thursday, August 19, 2021 7:36 AM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: FW: Meeting with the Mayor

From: Nutt, Jason <jnut@srcity.org>
Sent: Wednesday, August 18, 2021 2:40 PM
To: Sprinkle, Rob <RSprinkle@srcity.org>
Subject: RE: Meeting with the Mayor

But if they are willing to build it, then we should let them. I spoke with some of the project proponents who were adamant that the developer couldn't afford the improvements. Based on this information, that may not have been the case. I would tell Andrew that we highly recommend that the developer construct the u-turn pocket but I would not stand firm on requiring it.

From: Sprinkle, Rob <RSprinkle@srcity.org>
Sent: Wednesday, August 18, 2021 2:35 PM
To: Nutt, Jason <jnut@srcity.org>
Subject: RE: Meeting with the Mayor

I told Andrew yesterday to drop the condition per our conversation Monday.
Rob

From: Nutt, Jason <jnut@srcity.org>
Sent: Wednesday, August 18, 2021 2:06 PM
To: Sprinkle, Rob <RSprinkle@srcity.org>
Subject: FW: Meeting with the Mayor

Rob
Can you please discuss with Andrew before I talk with the Mayor?
If they are willing to build then I'm fine leaving the recommendation in and let them build upon completion of the next to the last unit or something similar to solidify the agreement.
Let me know if you want to discuss further.
Jason

From: Kolin, Jeffrey <JKolin@srcity.org>
Sent: Wednesday, August 18, 2021 11:36 AM
To: Nutt, Jason <jnut@srcity.org>
Subject: Meeting with the Mayor

Hi Jason,

Chris Rogers mentioned that he had been contacted by the developer of the affordable housing project that is objecting to the u-turn requirement with his project. I suggested that we set up some time where we can review our analysis and recommendations with him. He is saying the developer is willing to make the improvements but wants to complete them once the units are occupied and there is a cash flow to fund the improvements. I think it should be you, me, Rob and the Mayor. If there are others that need to be included let me know.

I can have Liz work on setting up a time and location. Let us know if it should be in person or virtual.

Jeff Kolin | Interim City Manager

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Tel. (707) 543-3020 | Fax (707) 543-3030 | jkolin@srcity.org



From: Hartman, Clare<CHartman@srcity.org> on behalf of Hartman, Clare
Sent on: Wednesday, August 11, 2021 4:59:48 PM
To: Peter Rumble<PeterR@santarosametrochamber.com>
Subject: Re: [EXTERNAL] Stony Point Flats - Photometric Study
Attachments: image001.jpg (1.99 KB), image002.jpg (1.99 KB), image003.jpg (1.99 KB)

Redacted

Clare Hartman, AICP|Interim Assistant City Manager

Community Development & Engagement

[100 Santa Rosa Avenue | Santa Rosa, CA 95404](#)

Tel. [\(707\) 543-3185](tel:7075433185) | Chartman@srcity.org



Sent from my iPad

On Aug 10, 2021, at 10:13 PM, Peter Rumble <PeterR@santarosametrochamber.com> wrote:

Hi Clare,

Hope you are well.

I didn't see you on this e-mail chain, and you need to be. I don't know what is going on, but this project keeps getting loaded and loaded with unnecessary costs from staff in planning and traffic. Not required things, just things that staff feel like might be a good idea just in case, or things that the City failed to do from a public works perspective (i.e. major street improvements). I hope you can help put an end to this so we can see affordable housing built. I need to continue reaching out to folks at the City, but I wanted to bring you in the loop.

Peter

----- Forwarded message -----

From: **Phil Wood** <phil@integrityhousing.org>

Date: Tue, Aug 10, 2021 at 6:05 PM

Subject: Re: [EXTERNAL] Stony Point Flats - Photometric Study

To: McKay, Conor <CTMcKay@srcity.org>

CC: Loren Brueggemann <lorenb@phoenixdevco.com>, Anjela Ponce <

anjela@integrityhousing.org>, michelle olson <

michelleb@phoenixdevco.com>, Trippel, Andrew <atrippel@srcity.org> ,

Rose, William <WRose@srcity.org>

Conor

I'll address this in two parts. The first being that a landscaped sound wall 4 or more feet in height would be a tremendous cost burden to this project and is financially infeasible. To add to that, the timing of this request is upsetting considering the stage we are at in our design and the efforts which we have made to revise and submit our project revisions in a timely manner. Our project looks to deliver 50 units of affordable housing to the City of Santa Rosa, yet the city continues to saddle the project with additional costs, while offering no financial assistance in return.

The second part to my response would concern Northpoint Parkway. Is the City prepared to go on record promising a landscaped sound wall in excess of 4 feet on the northern edge of Northpoint parkway when the extensions is completed? The small amount of noise created in a residential parking lot located over 200 feet away from the neighbors to the north will be minimal compared to that of a 4 lane parkway. The curvature of the parkway will also see headlights shining directly at the neighborhood in questions in as traffic approaches from the southeast.

Stony Point Flats will continue to propose a landscape buffer along the northern boundary that will reach a height sufficient to screen out the emissions projected from the headlights of parked cars.

If you would like to discuss in greater detail, please let me know and I would be happy to set up a call with our team.

Respectfully,

Phil Wood

President

<image001.jpg>

From: "McKay, Conor" <CTMcKay@srcity.org>

Date: Tuesday, August 10, 2021 at 5:47 PM

To: Philip Wood <phil@integrityhousing.org>

Subject: Re: [EXTERNAL] Stony Point Flats - Photometric Study

Hello Phil,

I have a concern that the activities in the parking lot could result in lighting and noise to nearby properties to the project's north. Has the applicant team considered a landscaped sound wall (4'+) that would immediately and completely block the light from headlights and greatly reduce the sound of car activity? Additionally, I am concerned about the usage of landscaping as a means to block headlights from the parking lot due to the current state of drought in our community. Landscape irrigation is currently limited to the hours of 8pm and 6am, and I am not sure how the drought restrictions will progress in the future. If the sound wall is not a possibility, I will need to verify the proposed hedges will be of a height that is adequate to block light from headlights, and the timing at which it would be fully grown.

Thank you,

Conor McKay ^(he/his) | **City Planner**

Planning & Economic Development | [100 Santa Rosa Avenue | Santa Rosa, CA 95404](#)

CTmckay@srcity.org



I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

From: Phil Wood <phil@integrityhousing.org>

Sent: Thursday, August 5, 2021 5:11 PM

To: McKay, Conor <CTMcKay@srcity.org>

Subject: Re: [EXTERNAL] Stony Point Flats - Photometric Study

Conor

You are correct, we will be removing all existing fencing and will not be fencing the perimeter of the redevelopment site.

Thanks,

Phil Wood

President

<image002.jpg>

From: "McKay, Conor" <CTMcKay@srcity.org>

Date: Thursday, August 5, 2021 at 3:01 PM

To: Philip Wood <phil@integrityhousing.org>

Subject: Re: [EXTERNAL] Stony Point Flats - Photometric Study

Hey Phil, Andrew and I conducted a site visit yesterday that generated a question: is the existing fencing being proposed for removal? It appears this fencing was for historical farming activities. Additionally, my understanding is that no additional perimeter fencing is being proposed - is that correct?

Thanks,

Conor McKay ^(he/his) | **City Planner**

Planning & Economic Development | [100 Santa Rosa Avenue](#) | [Santa Rosa, CA 95404](#)

CTmckay@srcity.org



I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

From: Phil Wood <phil@integrityhousing.org>
Sent: Thursday, July 29, 2021 10:27 PM
To: Trippel, Andrew <atrippel@srcity.org>; McKay, Conor <CTMcKay@srcity.org>
Cc: Loren Brueggemann <lorenb@phoenixdevco.com>; Anjela Ponce <anjela@integrityhousing.org>; michelle olson <michelleb@phoenixdevco.com>
Subject: [EXTERNAL] Stony Point Flats - Photometric Study

Andrew & Conor

Attached is the photometric study as requested in the Lighting Plan Submittal specifications. I believe this to be the last piece of the submittal. If you have any questions or need anything further, please feel free to let us know.

Thank you,

Phil Wood

President

<image003.jpg>

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Principal

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