

----- Forwarded Message -----

**From:** "Murray, Susie" <SMurray@srcity.org>

**To:** Karine Villeggiante <karinev@sbcglobal.net>

**Sent:** Wednesday, October 30, 2013 10:19 AM

**Subject:** RE: Calistoga Cottages - 408 Calistoga Road, Santa Rosa (File No. GPAM13-00/PRAP13-008)

Hello Mrs. & Mr. Villeggiante;

I've received your comments and added them to the file.

Thank you,

**Susie Murray | City Planner**

Community Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

**From:** Karine Villeggiante [mailto:karinev@sbcglobal.net]

**Sent:** Tuesday, October 29, 2013 3:36 PM

**To:** Murray, Susie; Lynn Bussard; Ben Kuhlman; Becky Thurber; Robin Angerer

**Subject:** Calistoga Cottages - 408 Calistoga Road, Santa Rosa (File No. GPAM13-00/PRAP13-008)

Dear Ms. Susie Murray,

I am writing in strong opposition to the proposed zoning change at the property located at 408 Calistoga Rd.

This property is located within the Monte Verde subdivision as is our home at 5227 Monte Verde Drive. We have lived here since 1997 and specifically purchased this property because we greatly love and value the rural aspect of the neighborhood, as do the 24 other neighbors in our subdivision. Our neighborhood has fought hard and retained legal counsel in order to protect and preserve the RR-40 zoning and rural appearance of our beautiful street. Our street is highly valued by the surrounding neighborhoods and brings distinction to the Rincon Valley area.

The current application is for the new owner/developer to split their one-acre lot into four lots and build three additional homes behind their existing home. However, this proposed zoning change would pave the way for this developer to potentially increase the density up to eight homes. Our zoning and neighborhood restrictions only allows for one dwelling on each property located within the Monte Verde Subdivision.

This developer has no vested interest in our neighborhood other than financial gain. He will maximize his profit and move on to another project leaving this neighborhood to live with the impact of increased traffic, crime due to higher density housing, fire danger due to the flag lot and health and safety risks to the children of Sequoia Elementary School located right next to the subject property..

I walked the neighborhood yesterday and hand delivered a copy of the Notice of Neighborhood Meeting. I was shocked to learn how many of my neighbors did not receive a copy of this notice from the City of Santa Rosa.

The RR-40 zoning is critical to retaining the unique rural character of our neighborhood and everyone I spoke with was in strong opposition. Many will be attending the meeting on Wednesday.

Sincerely,

Karine & Andrew Villeggiante

Dear Susie,

I am writing to you in regards to the proposed zoning change at 408 Calistoga Road. My family moved into the neighborhood just over three years ago with the hope to have a little 'country' in the city. My son attended the local elementary school – Sequoia – located adjacent to the property noted above. He was able to walk to school safely and securely – something not everyone can say anymore. In the future our daughter will attend their as well. I think it is important to note that we are not new to Santa Rosa or to Rincon Valley. In fact we owned a home only 3 miles away which was located behind Madrone Elementary school. While living in such close proximity to multi-family dwellings seemed like a blessing with the idea of more kids for my son to play with – what we ultimately learned is that this lead to more crime and safety concerns. My son did attend Madrone Elementary School for a few years. After the last 3 'Lock Downs' (just a few of many) at the school due to the nearby home crimes – we made a decision to look elsewhere for a better home for our family.

Our decision to relocate was not taken lightly and was a significant cost for us – but was done for the safety of our growing family. I believe that if we begin to allow changes to zoning in this area, it will turn into yet another overdeveloped area of Santa Rosa that will quickly become undesirable. What is to stop other developers from buying all the properties around us and doing the same thing? Allowing the potential of 2-8 units on just under an acre is absurd within the confines of this neighborhood. There is no precedence and/or any other homes that are even close to this type of set-up for several miles.

My children and many others located north of the local school will have their minimal freedom of walking to school challenged by this one significant change in the neighborhood. With only one driveway on this property – every child will have to pass carefully in hopes of not being 'in the way' of the many vehicles that could enter and exit this location.

In a time when the safety of our children – especially near schools – is at the top of everyone's minds in Sonoma County – this is NOT a decision to be taken lightly. I will not rest until I know everything has been done by any and all counsel members to not only address my investment in the neighborhood, but most importantly all the children that could be affected by the change. I feel the RR-40 zoning is critical to retaining the unique rural character of our neighborhood – this is what I came here for.

Please feel free to contact me with any questions regarding my plea and I look forward to attending all meetings regarding 408 Calistoga Rd.

Thank you for your attention to this matter,

Benjamin & Becky Kuhlman

Andrew & Slater too...

5231 Monte Verde Drive

707-758-4528

**From:** Mike and Debbie Reid [mailto:rmikedeb@comcast.net]  
**Sent:** Thursday, November 14, 2013 11:09 PM  
**To:** 'smurray@srcity.org'  
**Subject:** Opposition to rezoning application for property at 408 Calistoga Rd.

Dear Ms. Susie Murray,

I am writing to let you know that my wife and I are opposed to the rezoning of the property at 408 Calistoga Road as it is a single family lot as it should be. I have spoken with some of my neighbors and we do not want to see our neighborhood turned into an area where people buy single family homes so they can cram multiple dwellings on a lot and thereby increase traffic and population density around our homes and schools.

It is not feasible for all the lots in this area to go from one dwelling to potentially eight dwellings when considering traffic and the potentially negative effect on such a huge increase in population density. If you approve one application like this then how can you reject future applications that attempt the same thing?

This is exactly the type of application that your office should be rejecting as it serves only the interest of the person who bought this property to turn a short term profit without regard for the long term consequences of the other people who have chosen to make this neighborhood their home.

Thank you for your consideration and service.

Michael and Deborah Reid  
5416 Spain Ave. Santa Rosa

Good afternoon

My name is Paul Kruezfeldt and I reside a 5342 Monte Verde Dr-7<sup>th</sup> house up the street on the right.

I came here from the foot hills some 11 years ago with the intent of splitting the property, fixing up the home, and selling the project. The rural setting and many attributes of the neighborhood in particular and Santa Rosa in general convinced me to establish roots and stay.

I have been a general contractor for over 40 years and currently own Solar Universe with my son enjoying making folks PGE bills go away. As such I routinely interact with people from many departments at the city. I have found these personnel to be professional, well informed and helpful. That is why I cannot understand why the planning department could possibly recommend passage of such an onerous SPOT Zoning project.

We feel that this SPOT rezoning project is so wrong for so many reasons. I would like to touch on just two.

We think the main impediment is traffic. Monte Verde has become a sort of feeder route for points uphill due mainly to its access to Calistoga road and lack of speed humps. Two schools are close at hand and the joys of turning onto Calistoga road-left or right-especially in the morning or afternoon are a wonder to behold. To add a project next to a school with a private drive right next to Monte Verde that would add 6 house holds of traffic onto Calistoga road is ludicrous and frankly, possibly dangerous for our kids going to and from that school on foot. Yes, I know the project in its present proposed form is 4 lots, however the zoning change would permit 6 lots. We all know that, over time, another owner could then legally make this project into 6 lots. We on Monte Verde dr.- which would look down at the proposed project from our back yards-are zoned RR20-2 lots per acre. This project has a land area of LESS then 1 acre and is now legally only zoned for one lot, which is consistent with our neighborhood.

We feel that this SPOT zoning project is ill conceived, ill advised, and is frankly unanimously apposed by our neighborhood. We feel strongly enough about this issue that, should this body decide for approval, our neighborhood group would look to the court for a resolution. Look around you. We are not just against this SPOT zoning change, we are adamantly opposed to it. Please do the conscionable thing and vote NO. Thank you

June 23, 2014

Dear Susie,

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

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

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

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

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

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

Please do not change the zoning for this parcel.

Sincerely,



Lynn Denley-Bussard  
5232 Monte Verde Drive

5232 Monte Verde Drive  
Santa Rosa, CA 95409

July 17, 2014

City Council  
City of Santa Rosa  
100 Santa Rosa Avenue  
Santa Rosa, CA 95401

CITY OF SANTA ROSA  
Santa Rosa, CA

JUL 17 2014

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

To the Honorable Mayor and Members of the City Council,

We, the applicants for the appeal of the Calistoga Cottages project, received your notice, mailed on July 15, 2014, notifying us of a public appeal hearing by the City Council on July 29, 2014.

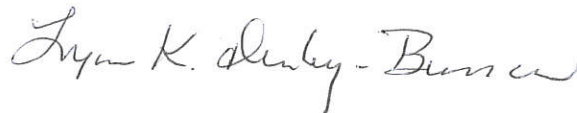
We have hired an attorney to look into the legalities of the tentative parcel map and proposed subdivision of the property at 408 Calistoga Road.

The attorney will need some time to gather information and analyze the legal issues before making her presentation at the City Council Meeting, so we are formally requesting a delay of two weeks for the public appeal hearing.

Sincerely,



Paul E. Bussard



Lynn K, Denley-Bussard

**CITY OF SANTA ROSA – NOTICE OF PUBLIC HEARING  
SUMMER 2014 GENERAL PLAN AMENDMENT PACKAGE, INCLUDING HOUSING,  
OPEN SPACE & CONSERVATION, NOISE & SAFETY ELEMENTS AND AN APPEAL  
OF THE PLANNING COMMISSION’S DECISION TO ADOPT A MITIGATED  
NEGATIVE DECLARATION, APPROVE A TENTATIVE PARCEL MAP, AND  
RECOMMEND APPROVAL OF A GENERAL PLAN AMENDMENT AND REZONING  
FOR CALISTOGA COTTAGES**

Notice is hereby given that a public hearing (and public appeal hearing for item 1, below) will be conducted by the City Council on **July 29, 2014**, at or after **5:00 p.m.**, in the City Council Chamber, City Hall, 100 Santa Rosa Avenue, Santa Rosa.

The following three requests comprise the General Plan Amendment Package. A locational map is shown on the reverse for the request to change the General Plan Land Use Diagram, item 1 below.

1. **CALISTOGA COTTAGES. APPEAL OF GENERAL PLAN LAND USE DIAGRAM AMENDMENT, REZONING, MITIGATED NEGATIVE DECLARATION, TENTATIVE PARCEL MAP.** This is a request to change the General Plan land use designation for a 0.99 acre site located at 408 Calistoga Road from Very Low Density Residential (0.2 – 2.0 units per acre) to Low Density Residential (2.0 – 8.0 units per acre) and to rezone from the RR-40 (Rural Residential) district to the R-1-6 (Single Family Residential) district. The Council will also consider an appeal of the Planning Commission’s decisions to recommend the City Council approve the General Plan amendment and rezoning, adopt a Mitigated Negative Declaration, and approve a Tentative Parcel Map. The application was submitted by Real Equity Partners, LLC. File Number MJP13-007.
2. **HOUSING ELEMENT UPDATE.** The Housing Element is an important part of the City’s General Plan that describes housing-related needs and resources in Santa Rosa, focusing on the availability, affordability, and adequacy of housing. The Housing Element establishes a strategy to address housing needs for community members across the economic and social spectrum. The City of Santa Rosa has initiated the update to the Housing Element. File Number GPAM13-005.
3. **OPEN SPACE AND CONSERVATION AND NOISE AND SAFETY ELEMENT REVISIONS.** The proposed updates to Conservation and Safety policies address flooding, fire hazards, groundwater recharge, and storm water treatment. The revision was initiated by City of Santa Rosa. File Number GPAM13-004.

The purpose of the public hearing is to receive public comment and recommendations prior to the City Council acting on these items. Applications and applicable information are on file and available for public inspection in the Department of Community Development, Room 3, City Hall. The Department is open from 9:30 a.m. to 2:30 p.m. Monday through Thursday. The Draft Housing Element is also available at the following web site: <http://www.srcity.org/communitydev>

If you cannot attend the hearing, you are encouraged to submit comments and recommendations prior to the public hearing to Erin Morris (Items 2 & 3), at 543-3273 or [emorris@srcity.org](mailto:emorris@srcity.org) or Susie Murray (Item 1) at 543-4348 or [smurray@srcity.org](mailto:smurray@srcity.org) or submit written comments to the Department of Community Development, City of Santa Rosa, 100 Santa Rosa Avenue Room 3, Santa Rosa, CA 95404.

**Terri A. Griffin, City Clerk, City of Santa Rosa**



**YOUNG ENGINEERING SERVICES**

GEOTECHNICAL CONSULTANTS

132 Boas Drive • Santa Rosa, CA 95409-3611 • (707) 538-7503 • (FAX) 539-6227

e-mail [gyoung@sonic.net](mailto:gyoung@sonic.net)

July 21, 2014

Job 100101

Real Equity Partners LLC  
Attn: Jeff Komar and Ted Hollen  
1301 Farmers Lane, #302  
Santa Rosa, CA 95405

Gentlemen and Ladies:

Site Conditions  
408 Calistoga Road  
APN 153-430-032  
GPS: Lat/Long N38.4715, W122.6537  
Santa Rosa, California

This letter presents the consultation that Young Engineering Services (**YES!**) has provided at your request in connection with the referenced property. It is our understanding that our reconnaissance and review are desired to evaluate the overall site conditions relative to potential for groundwater recharge. The 0.99 Acre site is planned to be split into four parcels, with an existing residence and garage to remain on one lot. Our consultation consisted of site and file review related to geotechnical site conditions.

A representative of this office reviewed the site and vicinity on July 18, 2014. In addition to our reconnaissance, we reviewed data in our files which included: 1) the California Division of Mines and Geology (CDMG) Special Report 120, entitled Geology for Planning in Sonoma County, dated 1980; 2) the CDMG Regional Geologic Map of Santa Rosa, dated 1982; 3) the Tentative Parcel Map by TDG Consulting Civil Engineers dated April 3, 2014; 4) the Sonoma County Assessor's Parcel Map 153-43; 5) the State of California, Department of Water Resources, Bulletin 118-4; together with 6) soil investigations performed by **YES!** In the immediate vicinity.

The site is located in the Rincon Valley area of Sonoma County, at 408 Calistoga Road, which one lot removed from the southeast corner of the intersection of Calistoga Road and Monte Verde Drive, in Santa Rosa, California. The site is generally planar, with a nominal drainage gradient (overall, about 1½ percent west/northwest) toward its frontage on Calistoga Road. On the basis of our knowledge of soils in the vicinity, and



## YOUNG ENGINEERING SERVICES

nominal cuts in the vicinity of the lot, we anticipate that the soil in this vicinity consists of stiff cohesive soils to substantial depth. The soil cover is visually identified as having "low (borderline medium) expansion potential" (tendency to undergo volume changes with changes in moisture content) per California Building Code (CBC) classification. These soils are commonly porous to depths of one to two feet, due to prior root vegetation decay and seasonal shrink/swell cycles. Occurrence of free groundwater (perched) is typically found at least seasonally within 5 feet of the existing finished grade. Occurrence of usable free groundwater is typically found at depths in excess of 100 feet.

Published geologic mapping in the area indicates the site is underlain by Pleistocene-Holocene Age, Alluvial Fan Deposits in close contact (interfingering with) older Plio-Pleistocene Age, Glen Ellen Formation. Alluvial Fan Deposits are characterized by dominantly deeply weathered, poorly sorted, coarse sand and gravel. The Glen Ellen Formation is characterized by sand, gravel, mudstone and interbedded tuffs. Surficial exposures and nearby subsurface exploration is consistent with presence of partially indurated, coarse gravel with a fine grained soils matrix. The Alluvial Fan Deposits are expected to provide adequate quantities of water for most uses, depending on the location of the well, with well yields ranging up to 600 gpm. The Glen Ellen Formation is characterized by highly variable water-yielding capability, with wells yielding in the range of 15 to 4 gpm, with wells to 800 feet deep.

Conclusion. Our review of site conditions in the area, suggests that the partially cemented, dominantly fine grained surficial site soils have relatively low permeability and little capacity for groundwater recharge. However, our discussions with the project civil engineer and planner indicate that they propose to adopt a good neighbor policy, not required by agency standards, and design the site to retain runoff for a 24 hour period. Although proposed site improvements are anticipated to have negligible effect on such conditions, planned surface water retention will provide maximize any potential for groundwater recharge; the site groundwater recharge will be greater following planned improvements than the current site conditions otherwise allow.

### Limitations

This consultation is limited to our site reconnaissance, and review of published geotechnical literature, and our experience in the vicinity. We cannot predict site conditions that may have been noted during a subsurface exploration performed as a part of a comprehensive soil investigation.

We have enjoyed this opportunity to be of service. Please do not hesitate to call if we can be of further assistance.

YOUNG ENGINEERING SERVICES

Very Truly Yours,

YOUNG ENGINEERING SERVICES



George B. Young, Jr.  
Civil Engineer - 27405  
Geotechnical Engineer - 922

3 copies submitted

cc: CSW Land Solutions, Attn: Scott Schellinger  
TDG Consulting Civil Engineers,  
Attn: Charles Traboulsi  
City of Santa Rosa, Planning Division,  
Attn: Susie Murray