

**From:** Erin Rineberg  
**To:** [Montoya, Michelle](mailto:Montoya_Michelle); [steverabino@aol.com](mailto:steverabino@aol.com); [aedeicke@gmail.com](mailto:aedeicke@gmail.com); [Carter, Charles](mailto:Carter, Charles); [Parker Sharron, Adam](mailto:Parker_Sharron, Adam); [kevinsea@yahoo.com](mailto:kevinsea@yahoo.com); [gleyshull@gmail.com](mailto:gleyshull@gmail.com); [cquandt@comcast.net](mailto: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

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**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.

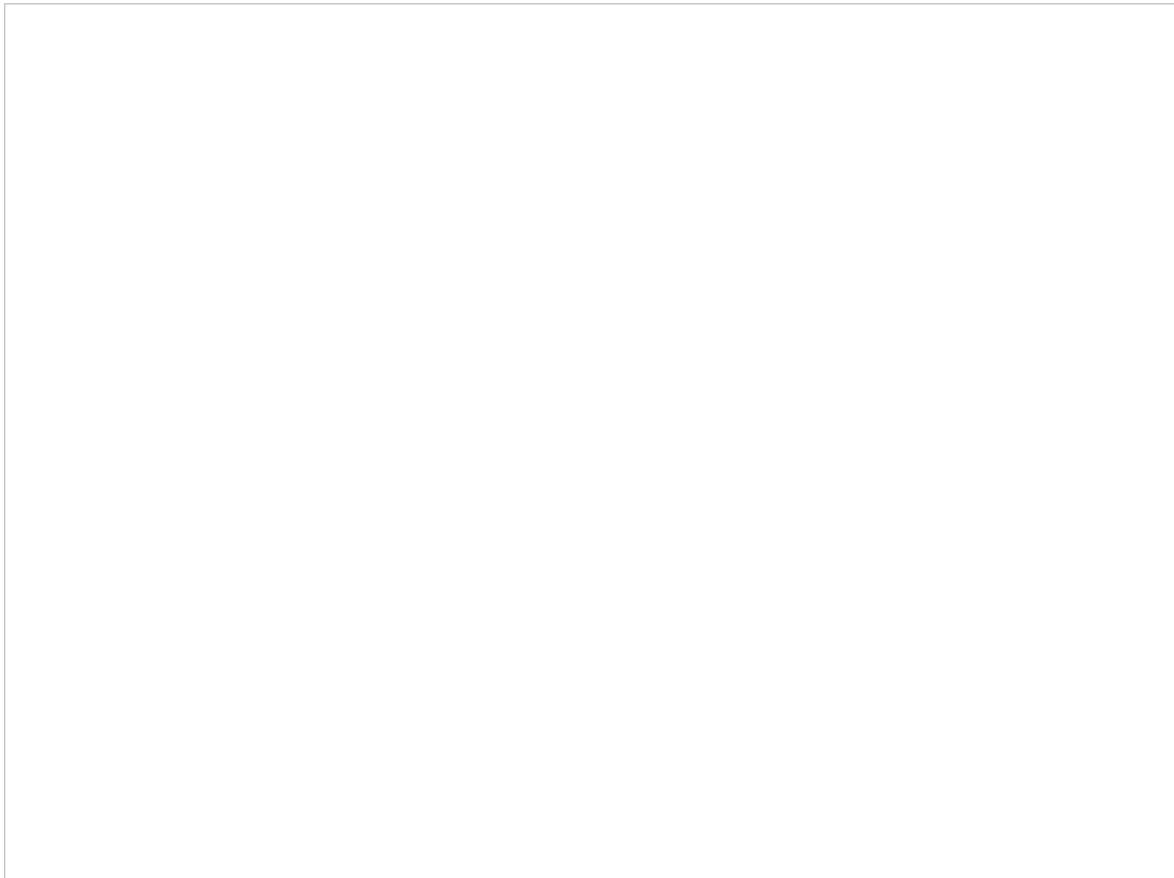
The current plans for this proposed development also indicate that the entire project will be inundated with hardscape, including tons of compacted infill dirt to raise the project out of the flood plain, and will potentially divert rainwater away from the creek and the current seasonal wetlands that 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  
2225 Burbank Ave  
714-260-5734

**From:** Devina Douglas  
**To:** [Montoya, Michelle](mailto:Montoya.Michelle)  
**Cc:** [steverabino@aol.com](mailto:steverabino@aol.com); [cquandt@comcast.net](mailto:cquandt@comcast.net); [gleyshull@gmail.com](mailto:gleyshull@gmail.com); [kevinsea@yahoo.com](mailto: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](#)

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Please see attached.

Feel free to contact me with any questions or concerns.

-Devina Douglas

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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](mailto:steverabino@aol.com); [aedeicke@gmail.com](mailto:aedeicke@gmail.com); [Carter, Charles](mailto:Carter, Charles); [Parker Sharron, Adam](mailto:Parker_Sharron, Adam); [kevinsea@yahoo.com](mailto:kevinsea@yahoo.com); [gleyshull@gmail.com](mailto:gleyshull@gmail.com); [cquandt@comcast.net](mailto: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

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

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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



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