

[EXTERNAL] comments on Elnoka Continuing Care Retirement Community (CCRC)

Deborah Eppstein <deppstein@gmail.com>

Mon 5/3/2021 3:33 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Dear Kristinae,

Thank you for providing the draft EIR for the Elnoka Continuing Care Retirement Community (CCRC). I have major concerns on this proposal including the aesthetics, traffic and especially on wildfire risk and evacuation.

CalFire and state Board of Forestry are updating the wildfire hazard severity zones; this location is adjacent (0.25 miles) from VHFHSZ, and it is likely that this area will be classified as VHFHSZ when the updated maps are released. However, the classification is secondary to the actual facts of locating an additional 1000 people in an area that will be subject to emergency evacuations due to wildfires. This area was evacuated 3 times in the last four years. Highway 12 was extremely clogged with traffic during the evacuations as there are 5000 Oakmont residents to be evacuated. Traffic was backed up for hours. Many have recognized that the Oakmont location has major drawbacks for evacuation. Adding another high density housing development is completely illogical, unsafe, and will exacerbate an already very bad situation.

Please find a more suitable location for this development, away from scenic vistas, away from high fire hazard zones which have burned twice in the past four years, and away from already overburdened evacuation routes.

Thank you for your consideration fo these comments.

Sincerely,

Deborah A Eppstein, PhD

Cougar Lane

[EXTERNAL] Elnoka Continuing Care Retirement Community

suikou@sonic.net <suikou@sonic.net>

Tue 5/4/2021 12:42 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Kristinae Toomians

I live in a condo at 398 Los Alamos Rd. Building 676 residential units (with approximately 1,000 people at this location at any one time) would be disastrous for two reasons:

Fire: Both the Tubs fire and the Glass fire ravaged this area. We could see the fire from our home and we were evacuated (Oakmont was evacuated too). My husband exited on Montgomery Rd, and I on Highway 12. Both roads were gridlocked. We were terrified.

The Glass fire came within 20 feet of our patio and burned our redwood carved bear. How are you going to exit 1,000 people that you care for on already gridlocked roads?

The second reason: How are the residents and employees of Elnoka Continuing Care Retirement Community going to get there. Highway 12? Channel Dr? Melita Rd? These are two lane roads. Highway 12 is already crowded.

This project needs to be scaled down to perhaps 200 residential units to be safe and allow for traffic flow.

Thank you

Carol Mills

398 Los Alamos Rd

707 539-2103

[EXTERNAL] Public Comment on Elnoka CCRC EIR (SCH - 2017072021) - Impact HAZ-4

Tom Conlon <editor@transitionsonomavalley.org>

Tue 5/4/2021 4:00 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Dear Kristinae,

I hope you will find the following comments to be as constructive as I have intended them to be. They are submitted in my capacity as an individual resident of unincorporated Sonoma County (Sonoma Valley).

RE: Impact HAZ-4 Emergency Response and Evacuation

In its current form, the Draft Environmental Impact Report (DEIR) does an inadequate job of assessing the full scope of this likely and very significant impact.

- Regarding this impact, the DEIR relies almost exclusively on Santa Rosa's 2016 Local Hazard Mitigation Plan (LHMP) which itself has been proven to be inadequate by several more recent evacuation events, and therefore should be considered to be dangerously out-of-date for the CEQA-related purposes of this EIR.
- Footnote #8 of the DEIR misleadingly misidentifies the true date of Santa Rosa's LHMP. The correct date of that report is October 2016 (a full year before wildfires changed hazard mitigation planning in Santa Rosa forever).
- Footnote #8 of the DEIR cites page 19 of the LHMP. This page merely lists Highway 12 as one of several evacuation routes. There appears to be no specific information available anywhere in the administrative record for this project to assess the adequacy and capacity of Highway 12 to perform this critical emergency evacuation function.
- In fact, several recent wildfire events (most notably the Tubbs and Nuns Fires in 2017, and the Glass Fire in 2020) have demonstrated that the capacity of Hwy 12 is grossly inadequate to rapidly evacuate even the current population of Oakmont and surrounding communities, let alone the 1,000 additional elderly residents this project would add.
- The DEIR also briefly references policy NS-A-1 in the General Plan 2035. This document too is dangerously out-dated (ironically still featuring on its cover an image of the iconic Round Barn which burned to the ground in 2017). The full extent of this policy is to "maintain an emergency operations plan". There is no specific information provided in the administrative record that would give a member of the public a reasonable level of assurance that this project will not require the procurement of any additional evacuation-related resources, or make the execution of the existing EOP more difficult than it already is.
- The DEIR does acknowledge that the project "would result in higher traffic volumes on Sonoma Highway... [and] could require relocation of a large elderly population ... a potentially significant impact." However, the DEIR makes no attempt to quantify just how significant this impact would be. Instead, the DEIR defers all quantitative analysis of this direct project impact to a future "emergency evacuation plan" which is assumed will be approved by the Santa Rosa Fire Department at some later date.
- Rather than assessing this "potentially significant" impact as required, the DEIR delays the applicant's affirmative informational obligation under CEQA to a later date, and reframes it as a mitigation measure, "MM HAZ-4". This would require the applicant to "prepare an emergency evacuation plan with review from the SRFD."
- The applicant's preparation of an approved Emergency Evacuation Plan should not be deferred, but instead should be completed as a regular informational component of the environmental

review process. Only then will it be possible to determine if the city has sufficient resources to accommodate the additional evacuation peak demand the project would add to Highway 12.

- Specifically, the DEIR should quantify and address how to mitigate the very real evacuation-related congestion events observed on Highway 12 during the Tubbs, Nuns, and Glass fires.
- If such a quantitative analysis did in fact determine the need for additional resources, a specific, measurable and enforceable mitigation measure could be developed to mitigate this impact. As it stands now, MM WILD-1 assumes that there will be no additional costs associated with evacuating an additional 1000 elderly residents from this high risk area, beyond merely giving them a map along with their keys. This appears to be dangerously naive.
- One example of a more specific, measurable and enforceable mitigation measure (MM BUS-1) could be to require the applicant to procure 25 40-passenger e-buses (along with the charger infrastructure to support them) and implement annual training and maintenance programs to ensure these resources will remain available for emergency use in the event of a future evacuation. Other more or less costly (but similarly specific, measureable and enforceable) mitigation measures might be able to achieve such mitigation effects.
- Even in the No Project alternative, Highway 12 is known to clog during evacuation events. If too many cars are blocking the project's evacuation route, will the "Emergency Evacuation Plan" require evacuation on foot or by bicycle? Or does the City have or need a fleet of bulldozers to keep the roadway clear of private automobiles to ensure emergency vehicles can get through? No specific analysis of current plans, or modeling of Highway 12's current evacuation capacity, or any emergency congestion relief measures are provided in the DEIR.
- The City of Santa Rosa should require the applicant to demonstrate more concern for the lives and safety of their future residents, as well as for all those additional community members who might be delayed by an additional 1,000 new elderly evacuees fleeing along Highway 12 in a crisis.

Thank you for the opportunity to comment on this important matter,
-Tom

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Thomas P. Conlon

Ex-Com and Co-chair Climate & Energy, Sierra Club Sonoma Group

Steering Committee, Transition Sonoma Valley

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<http://TransitionSonomaValley.org>

[EXTERNAL] Written Comments in Opposition to the Elnoka CCRC Project

Douglas Garrison <drgarr1322@gmail.com>

Thu 5/6/2021 4:31 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Per the requirements of the notice recently sent by the City of Santa Rosa, I submit the following comments regarding the proposed Elnoka CCRC Project, well in advance of the submission deadline of June 15,2021.

The Elnoka CCRC project should not be built at all or, at least, if built should be drastically reduced in scope. The number of adverse impacts associated with this project significantly outweigh the benefits of adding additional senior housing in eastern Santa Rosa.

The size of the project requires a change in zoning that at present limits any possible building to low density or very low density, with a small portion identified for moderate density. This project will include 976 residents in 664 units and require 75 employees on site at all times, totalling 1,051 inhabitants or support persons on a site that currently houses fewer than 25. Yet, the EIR contends that there will be no cumulative traffic impact on Highway 12, no substantial increase in vehicle miles, and no construction of new or expanded water, wastewater, electric power or natural gas resources. How can the existing resources absorb another 1,000 people with no impact?

The EIR admits there is no mitigation to address the scenic vista impact and visual character impact of this massive project. The EIR also identifies seven species that will be impacted by this project and suggests as the only mitigation to conduct construction in the dry months of the year. However, the habitat for these species will be destroyed permanently.

The EIR contends that this project will create no adverse impact regarding wildfire issues. This site burned during the Glass Fire, and the recent fires from 2017 - 2020 have demonstrated that Highway 12 is already unable to handle the impact of massive evacuations. A project of this scope will have a substantial cumulative impact on traffic, highway safety, noise pollution, and fire safety. There is only one regional fire station in Oakmont, which already has a huge coverage area. The addition of another 1,000 seniors to its responsibility will have a significant negative impact. The EIR proposes an additional traffic signal on Highway 12 at the main entrance to the site. This signal would be located approximately 150 yards from the existing signal at Highway 12 and Melita Road, a distance that is too short to avoid negative impact to traffic flow.

Finally, the nature of the project is inappropriate for the area. Oakmont already houses over 5,000 seniors with age-related limitations and health issues. The addition of an additional 1,000 seniors to this area will have the impact of creating a "senior ghetto" which co-locates a population that by its nature requires a higher level of public safety services than can be supported.

I request that the project be denied for all these reasons. This project, if needed, should be built nearer to central services including medical and support services. This location is incompatible with the unavoidable impacts of the Elnoka CCRC project.

Thank you,

Douglas Garrison

5/18/2021

Mail - Toomians, Kristinae - Outlook

5996 Stone Bridge Rd.
Santa Rosa, CA 95409

[EXTERNAL] Oakmont Retirement Development

Trudy McMahon <redwing@sonic.net>

Sat 5/15/2021 12:39 PM

To: Toomians, Kristinae <KToomians@srcity.org>

This development is being put in an area that has twice burned in the last few years. On top of that, Oakmont Senior Living has a poor reputation for protecting senior citizens in a fire. I cannot understand how an Environment Report could possibly say the development is not in a high fire area.

We already know how difficult it is for evacuees to use Hwy 12 during a fire emergency. Now you want to allow a senior development with a care facility for vulnerable seniors. That would make the development truly a fire trap.

I urge you to reject this project and this developer. It is a poor choice of places for the development and a poor choice for the operator!

Trudy McMahon
545 Ashbury Ave
Santa Rosa, CA 95404

Re: [EXTERNAL] Fwd: Elnoka Continuing Care Retirement Center

teresa denniston <tdenniston430@gmail.com>

Tue 5/18/2021 2:51 PM

To: Toomians, Kristinae <KToomians@srcity.org>**Cc:** marnahill@mac.com <marnahill@mac.com>; Rick denniston <r.denniston@sbcglobal.net>; James Gore <james@supervisorjamesgore.com>

Hi Kristinae

Thanks for your response to the Elnoka Retirement Center... given the fact that this 68 parcel area will be developed into 92 buildings containing 664 care units and 12 employee housing units, etc.. potentially adding 1,000 more citizens living off the hy12 corridor...it will have a significant impact on water, sewee, emergency vehicle access and fire evacuations, etc....

I would hope that the City would provide more information to the general public about this project,... not just notify folks within a 1,000 ft perimeter....

Given what our City has gone through these past few years, transparency / communication is a crucial piece to this type of large development... the general public has a right to know the impact of such a large project

Teresa Denniston

thank you

On Tue, May 18, 2021 at 12:50 PM Toomians, Kristinae <KToomians@srcity.org> wrote:

Hi Teresa,

The City notified all property owners and tenants within 1,000-feet of the project site that the dra. EIR is available for review. An ad was also placed in the Press Democrat.

A Public Hearing will be held on May 27 to present the dra EIR to the Planning Commission and give the Planning Commission and the public an additional opportunity to comment. A public hearing notice was mailed to everyone within 1,000-feet of the project site boundary, signs were posted on the project site at each street frontage, and an ad was placed in the Press Democrat.

Kristinae Toomians | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org

From: teresa denniston <tdenniston430@gmail.com>**Sent:** Tuesday, May 18, 2021 12:38 PM**To:** Toomians, Kristinae <KToomians@srcity.org>**Subject:** [EXTERNAL] Fwd: Elnoka Continuing Care Retirement Center

Please advise on how to notify the public ..public comments end on June 15th

Teresa

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

From: **teresa denniston** <tdenniston430@gmail.com>**Date:** Tue, May 18, 2021, 8:43 AM

Subject: Elnoka Continuing Care Retirement Center

To: <citycouncil@srcity.org>

Good Morning

This is a copy of a letter to the editor that Rick sent to the Press Democrat last week...It has not yet been published..

Should the San Francisco Chronicle be contacted in order to inform the public about this issue?
Public comments end on June 15th

The EIR report is 700 plus pages... in this report it states that this has insignificant impact to the highway 12 corridor. Good grief...this is not right

Please Advise on how to inform the public;

Thank You

Teresa Denniston

----- Original message -----

From: Richard Denniston <r.denniston@sbcglobal.net>

Date: 5/10/21 4:40 PM (GMT-08:00)

To: pd <letters@pressdemocrat.com>

Subject: Elnoka Continuing Care center

Bill Gallaher has been trying to develop his 68 acre parcel on Hwy 12, just north of Oakmont, for years. After failing to get approval for his previous projects, his current effort, the Elnoka Continuing Care Retirement Center, is advancing through the city approval process. The project is currently in the public review period of the Environmental Impact Report.

The project lists 92 buildings containing 664 senior care units and 12 employee housing units, ranging from one to three stories. According to the draft EIR, all of these buildings and people shoehorned into a relatively small space will have **insignificant impacts** on traffic, water usage, sewer services, emergency vehicle access, and wildfire danger. I'm not sure how adding 1000 people, many with special needs, to the HWY 12 evacuation route could possibly be considered insignificant.

I have searched the Press Democrat website, and have not found any mention of this property since Bill Gallaher's lawsuit against the PD was filed in 2017. I hope that lack of due diligence is rectified soon.

The EIR is available on the city's website. The public comment period ends June 15th. The primary contact for Santa Rosa is Kristinae Toomians, at KToomians@srcity.org.

Rick Denniston
2131 Smoketree Ct
Santa Rosa 95403

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Best Regards

Teresa

tdenniston430@gmail.com

Home: 707-575-8422

Cell: 707-755-1565

 Picture

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Best Regards

Teresa

tdenniston430@gmail.com

Home: 707-575-8422

Cell: 707-755-1565

 Picture

[EXTERNAL] Elnoka

Alfred Haggerty <haggertyalfred046@gmail.com>

Wed 5/19/2021 7:14 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Hello Ms. Toomians,

It's extremely frightening to hear that the City Council is even considering the possibility of allowing the Elnoka development to be built. According to all weather predictions, the climate of Sonoma County has changed forever. It's expected that we will be having wildfires from now on. Since Hwy. 12 has only two lanes, it would be impossible to evacuate everyone during a wildfire. We live in Oakmont and it took us two hours to get out of Oakmont to Hwy. 12 in October during the Glass Wildfire. We sincerely hope that the Council members do not approve building the Elnoka Complex. Building it would make the Hwy. 12 Corridor a death trap to the more than 4,500 people living in Oakmont and those living on either side of Oakmont during a wildfire.

Al and Carol Haggerty
Oakmont

[EXTERNAL] Elnoka suggestion

Georgene <geobono1@gmail.com>

Wed 5/19/2021 7:19 PM

To: Kimberly Rowland <kimberly@oakmontvillage.com>

Cc: Toomians, Kristinae <KToomians@srcity.org>

Hello Kimberly,

Having read about the proposed Elnoka development in both the Oakmont Eblast and the May 15 Kenwood Press, I am of course astonished about the prospect of putting any such development on the two-lane road that is Oakmont's and Kenwood's only reasonable escape during an evacuation or any emergency.

My suggestions:

1. The Elnoka owners donate sufficient land abutting Hwy 12 to expand that road to four lanes beginning at the easternmost boundary of Elnoka.
 2. CalTrans agrees to expand the Highway and does expand it.
- No building should take place at Elnoka until these two steps are completed.

Following these steps, the size of the project remains an issue.

The Kenwood Press article says that Wally Schilpp represented the Oakmont Development Committee the last time the project was proposed, and he has come out of retirement to again represent Oakmont. Are you able to forward my suggestions to him? I looked at the list of committees and members on the OVA website but couldn't find the Development Committee.

Welcome to the Oakmont community,
Georgene

Georgene Bonovich
8836 Hood Mountain Cir, Santa Rosa, CA 95409

[EXTERNAL] Elnoka development

Nina Blake <ninablak@gmail.com>

Thu 5/20/2021 10:16 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Dear Ms. Toomians,

Bill Gallaher's Elnoka is another disastrous plan that will adversely affect all of us in the surrounding area. Fire evacuation is already difficult and potentially dangerous. Please don't burden nearby residents with even more traffic and crowded escape routes.

Sincerely,

Nina Blake
5555 Montgomery Drive

[EXTERNAL] Elnoka

Sandra Hudson <sblusky@icloud.com>

Thu 5/20/2021 11:27 PM

To: Toomians, Kristinae <KToomians@srcity.org>

With the fire danger so great in this area, we don't need anymore cars coming out on highway 12 when we have to evacuate.

Also our property backs Elnoka & none of the burn that is on the property has been cleaned up. Why is their land excluded from clean up after the last fire?

Michael & Sandra Hudson

Sent from my iPhone

[EXTERNAL] Please defer any Elnoka approval unless/until there is safe emergency egress from the Sonoma Valley

Bruce Bon <bbon@earthlink.net>

Thu 5/20/2021 5:32 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: Susan.Gorin@sonoma-county.org <Susan.Gorin@sonoma-county.org>

I am aware that Elnoka has been in various planning stages for many years, and I sympathize with the developer who wishes to move ahead. However, experience of the past 5 years has shown dramatically that there are not sufficient routes for emergency evacuation. Highway 12 is not wide enough to handle the flow and, even if it were, it is too easy for this single artery to be blocked by fire conditions, leaving thousands of us stranded in our communities. This year is predicted to have very high risk of fire because of drought and other conditions, and there is every reason to believe that the conditions causing emergency evacuations will be repeated in the future.

It is Santa Rosa's responsibility to make sure citizens are kept as safe as possible. For Oakmont, Wild Oak, and other communities surrounding and dependent on Highway 12, this means at least providing emergency escape routes sufficient for the population in time of fire. Santa Rosa could, in cooperation with Sonoma County and the State of California, expand Highway 12 and add additional roads for emergency egress, though such actions would doubtless be very expensive. But until safe emergency exit routes are available, it would be irresponsible of the City to approve development that would add hundreds of new residents needing safe evacuation routes. Please be responsible and delay any approval of major developments such as Elnoka until such routes are available.

Thank you.

Bruce Bon

Oakmont resident

[EXTERNAL] Please say NO to Elnoka**Julie Cade Bon** <hbjulie@earthlink.net>

Thu 5/20/2021 4:33 PM

To: Toomians, Kristinae <KToomians@srcity.org>**Cc:** Susan.Gorin@sonoma-county.org <Susan.Gorin@sonoma-county.org>

The primary reason to deny this permit is this:

The danger of building this community, *of any size*, is enormous. There are already totally insufficient egress points out of Oakmont and Wild Oak for the increasingly frequent fire evacuations. There are no plans to open additional permanent egress points nor has it been deemed feasible to expand Hwy. 12 to four-lanes. Even if there was an exit from Oakmont and Wild Oak through the proposed Elnoka site, by adding additional people and vehicles (including seniors with physical limitations), there still will not be enough ways to leave this area in a disaster. Annadel State Park and Channel Drive, already used heavily for park access and recreation, are overgrown with dead and dying trees. Both the main park, and Channel Drive, are imminent and ongoing fire disasters in the works. It is very likely that California's drought and increased fire risk will only worsen over the next decades. To add more residences in this area would be irresponsible and negligent and would likely lead to a Camp Fire/Paradise disaster where hundreds die trying to escape.

Please lend your support to squelch this misguided development.

Thank you,

Julie Cade

Oakmont

[EXTERNAL] Elnoka development

Marcia Murray <marmurr@gmail.com>

Thu 5/20/2021 5:15 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Please, please limit the density of the proposed Elnoka development. As a resident of Oakmont, I am fearful of the added burden to Highway 12 when we need to evacuate due to fires. Fires aside, I deplore the impact on Annadel and the added traffic on 12 during routine times.

If the development must go forward, please limit it to the senior units or other less-dense proposals.

Thank you,

Marcia Murray

[EXTERNAL] I too read this and couldn't comprehend . . .

Nancy Rude <nrude@hotmail.com>

Thu 5/20/2021 3:08 PM

To: Toomians, Kristinae <KToomians@srcity.org>

. . . how a development of this size, or anywhere near the projected size, could possibly be allowed by the City of Santa Rosa. The impact on traffic on the Hwy 12 corridor would create a disaster just waiting to happen. We in Oakmont are already trapped during emergency evacuations, as witnessed by the last two times this was required.

The total impact on the serenity and quality of life in this rural setting would forever be altered. A concerned citizen and neighbor—Nancy Rude in Oakmont

Sent from my iPad

[EXTERNAL] Against Elnoka

R THORNTON <rthornton@prodigy.net>

Thu 5/20/2021 2:28 PM

To: Toomians, Kristinae <KToomians@srcity.org>

May 20, /2021

Kristinae Toomians

Senior Planning and Economic Development

Email: ktoomians@srcity.org

Dear Ms. Toomians,

RE: Against Elnoka

I am totally against the latest plans to develop Elnoka which borders Oakmont.

Fires: The two major fires that occurred in 2017 and 2020 brings to light the extreme fire damage in this area. If you walk along Channel drive you will notice all of the burned areas in the back of the proposed Elnoka development which borders Annadel State Park. It took most of us over 2 hours to evacuate Oakmont in 2017 and many had trouble evacuating in 2020. They still are not finished with fixing HW12 from the 2020 fires. With more people bordering Oakmont it will make things worse. Do you want another Paradise disaster where so many people perished due to the fire?

Water: Santa Rosa is asking us to conserve water by 20% and it will compound the water shortage that we have if those units are built. How can the city ask me to conserve water and then approve a big development like Elnoka?

Traffic: Anyone who lives east of Melita Ave will tell you that it is a constant traffic problem into Oakmont and the Sonoma Valley. It is not responsible to add more housing and more cars east of Melita. The impact on traffic would be considerable. The new draft environmental impact review did not include a traffic study. Once HWY 12 is widened, then it is time to look at developing Elnoka.

Annadel State Park: Since Elnoka is next to Annadel and is only separated by Channel Drive, it is possible that the next big disaster will come from fires in Annadel.

Elnoka: This property is a fire hazard and a threat to Oakmont due to it not being maintained properly and it has been that way for years.

Sincerely,

Roxanne Thornton

6265 Meadowstone Dr.

5/20/2021

Mail - Toomians, Kristinae - Outlook

Santa Rosa, CA 95409

[EXTERNAL] Practical Objections to Elnoka development

anna friesen <annafriesen@mac.com>

Fri 5/21/2021 6:48 PM

To: Toomians, Kristinae <KToomians@srcity.org>

1. Elnoka Continuing Care Retirement Community Project is proposed in a wildfire / urban interface area. Evacuations from Oakmont (2017, 2020), evacuations from Spring Lake Retirement Village (2020), destruction of the longterm care facility in FountainGrove (2017) illustrate the foolhardiness of locating an aging, vulnerable population in a wildfire / urban interface zone. After the evacuations of numerous longterm care and assisted facilities in 2020, much was discussed and written about the dangers of those populations in wildfires. I urge the Planning and Economic Development Department to consider the recommendations that grew out of these discussions. More severe and frequent wildfires are projected in the future. For the City of Santa Rosa to ignore the ramifications of a continuing care facility built in a wildfire / urban interface area is the height of irresponsibility. For the City of Santa Rosa to ignore the complicating factor of another several hundred vehicles evacuating from Elnoka onto 12 added to the other communities along 12 is to ignore its responsibility to protect public safety for the communities that already exist.

2. Elnoka Continuing Care Retirement Community Project puts additional demands on Sonoma County's water resources. Given we are in the second year of an historic drought and other drought years are anticipated, it is poor planning to bring more water demands into the City of Santa Rosa / Sonoma County.

3. Evacuation / Traffic concerns. As an Oakmont resident and user of Highway 12, I can't think of a more complicating factor to evacuation as well as tp normal drives into Santa Rosa for groceries and business than having a traffic light on 12 just before Melita Road. This traffic signal and additional traffic from Elnoka would also make tourists' visits to our area of Sonoma County much less pleasant.

I urge your department to give these safety and quality of life factors sufficient weight and not only say NO to the development of Elnoka Continuing Care Retirement Community but to also promote the adoption of a policy of no building at the interface of wildfire / urban areas for the City of Santa Rosa.

Sincerely,
Anna Friesen
7590 Oakmont Drive
Santa Rosa, CA 95409
annafriesen@mac.com
714 655 0203
@friesen877<http://www.instagram.com>

Sent from my iPad

[EXTERNAL] Elnoka CCRC comments

Cyndi Reese <cyndireese@comcast.net>

Fri 5/21/2021 10:53 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Hello Kristinae,

I am sending you this email to comment on the Elnoka Continuing Care Retirement Community in reference to the May 27th public hearing. My husband and I live on Channel Drive and our property would be surrounded by this densely populated subdivision on two sides. We are vehemently opposed to the project.

If I could quickly summarize my comments, this is what I would say:

- This project puts new meaning to the lyrics "They paved paradise, and put in a parking lot."
- The comprehensive draft EIR states that the current proposal by Oakmont Senior Living would have "significant unavoidable adverse impacts" to the scenic vista and visual character of the Annadel State Park area and that it is aesthetically inconsistent with the surrounding areas. That says it all.
- Why is the city of Santa Rosa converting 68 acres of primarily low density land use to be converted to dense housing of 664 senior care units and 12 affordable employee housing units, in 92 separate buildings varying in height from one to three stories? Do your math -- that's about 100 units per acre. And you're allowing this to go right next to a beautiful and quiet state park?
- Please consider an alternative plan and reduce the density of the project. Do not build next to Channel Drive so that Annadel State Park can remain a peaceful and quiet community asset for everyone to enjoy.

We met with Oakmont Senior Living several years ago and went on record as opposing this project because of the density of units. The development of this project is no surprise to us, but the number of units in this proposal is appalling. It is an ambitious project which will generate substantial revenue for the company while destroying the aesthetics of scenic areas, creating more traffic on the already burdened Hwy 12 and Melita/Montgomery roads, adding years of construction noise for those trying to enjoy the park in addition to the noise of residents once the units are built, and creating yet another project which has the potential of environmental damage, and increasing the burden of fire evacuation routes in this area.

I skimmed through the 1000 page DEIR report at the City of Santa Rosa website. It is a very thorough document. I will admit to being sick to my stomach reading about how the project would have significant unavoidable adverse impacts in my neighborhood and the Los Alamos area. What is this? The price of progress? An "Oh well, too bad, somebody's got to lose" item tucked away in a huge report? We have lived here for over 30 years and our property borders Annadel State Park. It's been a peaceful enjoyable coexistence with the park and people enjoying nature, walking down Channel Drive with their families or bicycling through the park. In looking at View Point 5 of the proposed project, traveling down Channel Drive in Annadel State Park would now look right at cottages backed up by 3-story buildings. The report states that there is native vegetation to "disguise" much of the buildings —

in my opinion there is nowhere near enough vegetation to cover it all. How do you cover up 92 buildings?

Our property was surrounded on three sides during the 2020 fire, and miraculously we only had damage to our fence line thanks to the hard work of the fire department. The Oakmont community had its own pressing issues in fire evacuation onto Hwy 12 and was allowed to use Channel Dr as an emergency evacuation route under direction of the fire department. Adding the Elnoka CCRC is only going to add to the problem of fire evacuation.

Proposed buildings will be built too close to the Oakmont Creek. This creates potential environmental hazards to fish and wildlife. We look over the creek daily and see birds nesting in trees, deer browsing in the field, and the occasional fish darting about. This subdivision will drive them out. I'd also like to point out that construction projects have accidents. Ten years ago the City of Santa Rosa ramrodded a sewer easement project through the middle of our property on Channel Dr and moved the existing sewer line away from the creek. When the old sewer line was filled with concrete, there was an accident that spilled toxic material into the creek which killed fish. Sadly, this turned into somewhat of a "dirty little secret" and was hushed up. That being said, this project has the same potential for environmental damage even after it is built with the noise, lights, and water runoff from roads/parking lots spilling oil into the waterways.

The report states that construction will be allowed from 7am-7pm M-F and also on Saturday. Since the 2020 fire, there has been occasional bulldozing and chainsaw work on the properties across the creek from us at the top of the hill where the Elnoka subdivision will reside. The sound carries down the hill from the Brand Rd area like you wouldn't believe. It's horrible and the entire row of trees along the creek do nothing to dampen the sound. Previous to this, we could actually hear people talking at the top of the hill. For some reason the sound travels and must somehow amplify — I don't have the science to explain it. I checked the noise chapter in the EIR report and saw where noise tests were taken. Did anyone take into consideration the noise that will be generated into the park? During construction, the times should be curtailed. Six days a week for years and years on end is not acceptable.

I was also surprised to see the report includes Exhibit 3.14-3 Existing and Planned Bike Facilities. Channel Dr is a narrow country road full of potholes that barely supports two passing cars and horse trailers going to the far Annadel parking lot, let alone the number of bicyclists taking a shortcut through Oakmont and pedestrians walking in the middle of the road like it's a bike path. I drive this road daily, and it's an accident waiting to happen. Another huge problem is bicyclists and joggers listening to music on their ear buds not even realizing that there is a car in back of them as they travel on the middle of the road. This exhibit shows a Class III bicycle route along Channel Dr. I believe this is already a shared route with vehicular traffic and that it probably exists on the books, but I strongly encourage the city to make this a safer road. The exhibit also shows a study for a cut-off from Hwy 12 to Channel Dr at the edge of the proposed Elnoka subdivision — Channel Dr is already so impacted with bicyclists and pedestrians. Please don't add to the congestion!

My husband and I were delighted to see that the report included alternatives. In a perfect world, this proposal would go away and leave the properties in their current low to medium density zoning. Realizing that this probably will not be the case, I strongly encourage the city planners to adopt either Alternative 2, Alternative 3 or Alternative 4. Cut down the number of units — the proposal is way too ambitious for the number of units proposed. Cut down the three story buildings to two stories. Don't

build next to Channel Dr and Annadel State Park and do just diligence to protect the sanctity of Annadel State Park. Please help make this a project that better fits into the community.

[EXTERNAL] Elnoka CCRC comment - 2nd try

Cyndi Reese <cyndireese@comcast.net>

Fri 5/21/2021 3:55 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Note: my email program had difficulty this morning and I thought I'd sent this to you earlier but just found it in a draft folder. If you did receive it, I apologize for sending it twice! My contact information was also missing — ah, the mysteries of technology!

Cyndi Reese
6350 Channel Dr
Santa Rosa. CA. 95409
cyndireese@comcast.net

Hello Kristinae,

I am sending you this email to comment on the Elnoka Continuing Care Retirement Community in reference to the May 27th public hearing. My husband and I live on Channel Drive and our property would be surrounded by this densely populated subdivision on two sides. We are vehemently opposed to the project.

If I could quickly summarize my comments, this is what I would say:

- This project puts new meaning to the lyrics "They paved paradise, and put in a parking lot."
- The comprehensive draft EIR states that the current proposal by Oakmont Senior Living would have "significant unavoidable adverse impacts" to the scenic vista and visual character of the Annadel State Park area and that it is aesthetically inconsistent with the surrounding areas. That says it all.
- Why is the city of Santa Rosa converting 68 acres of primarily low density land use to be converted to dense housing of 664 senior care units and 12 affordable employee housing units, in 92 separate buildings varying in height from one to three stories? Do your math -- that's about 100 units per acre. And you're allowing this to go right next to a beautiful and quiet state park?
- Please consider an alternative plan and reduce the density of the project. Do not build next to Channel Drive so that Annadel State Park can remain a peaceful and quiet community asset for everyone to enjoy.

We met with Oakmont Senior Living several years ago and went on record as opposing this project because of the density of units. The development of this project is no surprise to us, but the number of units in this proposal is appalling. It is an ambitious project which will generate substantial revenue for the company while destroying the aesthetics of scenic areas, creating more traffic on the already burdened Hwy 12 and Melita/Montgomery roads, adding years of construction noise for those trying to enjoy the park in addition to the noise of residents once the units are built, and creating yet

another project which has the potential of environmental damage, and increasing the burden of fire evacuation routes in this area.

I skimmed through the 1000 page DEIR report at the City of Santa Rosa website. It is a very thorough document. I will admit to being sick to my stomach reading about how the project would have significant unavoidable adverse impacts in my neighborhood and the Los Alamos area. What is this? The price of progress? An "Oh well, too bad, somebody's got to lose" item tucked away in a huge report? We have lived here for over 30 years and our property borders Annadel State Park. It's been a peaceful enjoyable coexistence with the park and people enjoying nature, walking down Channel Drive with their families or bicycling through the park. In looking at View Point 5 of the proposed project, traveling down Channel Drive in Annadel State Park would now look right at cottages backed up by 3-story buildings. The report states that there is native vegetation to "disguise" much of the buildings — in my opinion there is nowhere near enough vegetation to cover it all. How do you cover up 92 buildings?

Our property was surrounded on three sides during the 2020 fire, and miraculously we only had damage to our fence line thanks to the hard work of the fire department. The Oakmont community had its own pressing issues in fire evacuation onto Hwy 12 and was allowed to use Channel Dr as an emergency evacuation route under direction of the fire department. Adding the Elnoka CCRC is only going to add to the problem of fire evacuation.

Proposed buildings will be built too close to the Oakmont Creek. This creates potential environmental hazards to fish and wildlife. We look over the creek daily and see birds nesting in trees, deer browsing in the field, and the occasional fish darting about. This subdivision will drive them out. I'd also like to point out that construction projects have accidents. Ten years ago the City of Santa Rosa ramrodded a sewer easement project through the middle of our property on Channel Dr and moved the existing sewer line away from the creek. When the old sewer line was filled with concrete, there was an accident that spilled toxic material into the creek which killed fish. Sadly, this turned into somewhat of a "dirty little secret" and was hushed up. That being said, this project has the same potential for environmental damage even after it is built with the noise, lights, and water runoff from roads/parking lots spilling oil into the waterways.

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on the middle of the road. This exhibit shows a Class III bicycle route along Channel Dr. I believe this is already a shared route with vehicular traffic and that it probably exists on the books, but I strongly encourage the city to make this a safer road. The exhibit also shows a study for a cut-off from Hwy 12 to Channel Dr at the edge of the proposed Elnoka subdivision — Channel Dr is already so impacted with bicyclists and pedestrians. Please don't add to the congestion!

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[EXTERNAL] Elnoka

Gil Grangier <ggds162@gmail.com>

Fri 5/21/2021 12:03 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Kristinae Toomians,

My husband and myself, like 4000 other elderly, live in Oakmont. It is becoming a very scary place to live. The fire season is getting longer every year. It takes two and a half to three hours to get out of Oakmont in case of evacuation. After that we are on HWY 12 which is a bottleneck.

We don't understand how is is feasible for another large community such as Elnoka to be built on that same road. The lives of people do not seem to matter to developers.

Please reconsider giving a permit to built that community.

Regards,

Gilberte Grangier

[EXTERNAL] Comments on Elnoka Retirement Development

kkcortez@comcast.net <kkcortez@comcast.net>

Fri 5/21/2021 3:39 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: Susan.Gorin@sonoma-county.org <Susan.Gorin@sonoma-county.org>

 2 attachments (2 MB)

Elnoka Continuing Retirement Community Comments.docx; Elnoka Retirement Community -Notice of Public Hearing -May 27, 2021.pdf;

Good Afternoon Kristinae,

I am an advocate for older adults in Sonoma County. I have been a licensed RCFE Administrator in Santa Rosa and am familiar with the licensing requirements through the Department of Social Services. I also lived within the vicinity of Varenna and lost my home in the 2017 TUBBS Fire. I am passionate about the ability of older adults and people with disabilities to evacuate safely in an emergency. I have a vivid memory of the night of October 8 trying to evacuate my family as well as help several elderly neighbors who needed assistance. Our community deserves to know that the developer behind this project abandoned its dementia care residents and other vulnerable seniors during the TUBBS fire and had no evacuation plan in place.

I am opposed to the Elnoka development and have included comments and questions that I believe are worthy of consideration (attached). I am very concerned that the project EIR states that this project site is not located in a very high fire hazard zone despite being burned in the 2017 TUBSS Fire and the 2020 Glass Fire. It's conspicuous the NOAA data being used for this EIR predates 2017. The impact of this development on emergency services is grand. The traffic implications of another 900+ residents onto already clogged roadways during in evacuation emergency are concerning.

I find it depressing and of concern that the only affordable units included in this project are for staff of Elnoka/Oakmont Senior Living. There are no plans to offer affordable units to the resident retirees. There is a dire need for affordable older adult housing in Santa Rosa and the County of Sonoma. I hope you take these concerns to heart. I would be happy to elaborate if you should have any further questions.

Thank you,

Kathleen Cortez

**Elnoka Continuing Care Retirement Community (CCRC)
Oakmont Senior Living (Bill Gallaher, Developer)
6100-6160 Highway 12 and Melita Road, Santa Rosa**

975 resident capacity for 676 units and 62 unit care center

- 1) Is the operator/developer Oakmont Senior Living ? If so, this would be the operator who abandoned residents of their dementia care unit at Varenna CCRC on Fountaingrove Parkway during the TUBBS Fire in 2017? This information should be disclosed to the public.
- 2) Project description indicates the staff will provide emergency response. What does this entail? Is this calling 911 and evoking public and private resources in an evacuation or emergency or will Oakmont evacuate its own residents? Again, Oakmont abandoned and failed their vulnerable residents during the TUBBS Fire with no evacuation plan.
- 3) Will the CCRC community have vehicles to evacuate residents? How many and what types of vehicles for 975 residents? Will there be Oakmont vehicles available for gurney transport in an evacuation? Gurney transportation for non-hospitalized patients has been a problem in all recent fires. There are not adequate resources or MOU contracts in place for those in need of gurney transport during a mass evacuation.
- 4) The Project EIR states this is **not located in a very high fire hazard zone** per Calfire. However, this site burned in the 2017 TUBBS Fire and the 2020 Glass Fire. What Calfire data was used to come to this conclusion (this project application began prior to the TUBBS Fire.) The EIR says NOAA wind data from 1980 to 2016 was used (p.3.16-2)? Why not use current NOAA data?
- 5) Evacuation routes and services without this development are impacted. There is the Friend's House CCRC on Montgomery Drive and Melita Road and the community of Oakmont on Highway 12. Recent fires and evacuations have clogged all of these roads (Montgomery, Melita and Highway 12). Oakmont residents report taking hours just to exit their neighborhood onto Highway 12 during recent evacuations and fires. This community of 900 plus older adults would exacerbate these traffic conditions.
- 6) Why are there no low-income units for older adult residents included? This is much needed in Santa Rosa. The Sonoma County 2020 Homeless Census shows a 40% increase in older adult homelessness. There was no homeless report done in 2021. During this time, the COVID Pandemic and the price of housing has continued to displace older residents on fixed incomes. The County older adult population age 60+ is currently 24% of the county's population and growing. There are few HUD 202 units and very little affordable senior housing being built to accommodate the growing older adult homeless population currently.

[EXTERNAL] Elnoka Senior Housing

Kathy Lance <mommynatur@gmail.com>

Fri 5/21/2021 3:21 PM

To: Toomians, Kristinae <KToomians@srcity.org>

To Whom it may concern:

As residents in Oakmont Village and experiencing several evacuations, red flag warnings and rolling blackouts and soon to be required water rationing, we would like to voice our opinions regarding the building of the Elnoka Senior Housing.

Certainly there has to have been submitted an environmental impact report?

As well as the effects on the land, views, traffic, nature and noise increase (just to mention a few).

It just doesn't make sense to increase fire danger and decrease water availability in such questionable times.

We do not support this development as proposed and hope that you consider all the aspects and consequences of this development.

Surely there needs to be a revision of the initial plans??

Less impact on our environment, smaller number of buildings, eliminating the density of the plans.

Please consider and submit our opinions to the committee as we are not able to attend the ZOOM meeting.

Thank you for taking time to read our concerns.

Kathy and Jack Lance

Oakmont Village

[EXTERNAL] Senior housing.

NORMA SMITH DAVIS <nsdavis2@me.com>

Fri 5/21/2021 12:17 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Please don't approve any more housing units that rely on Highway 12 to get to town. I live in the Rincon Valley Mobile Home Park and after 3:30 I can't make a left turn and I have to hold my horn to make sure someone lets me into the left lane so I can go one block and make a U turn. This is every day. It's dangerous. We have over 200 homes in this park. The night of the fires with no light people would not let me in so that I too could creep along at 5 miles per hour to get to Petaluma and safety. It would all have been somewhat alleviated if we had constructed the Highway 12 overpass. Now we will have yet another park right next to our three parks (Howarth et al). This is not a NIMBY issue. We need the housing but there are plenty of other places that the development will not endanger people.

[EXTERNAL] Elnoka Continuing Care Retirement Community

Sanna Rose <rosetraditions@gmail.com>

Fri 5/21/2021 7:47 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Senior care has become a big corporate business and as a senior I find this offensive. This corporation is interested in money and money only. That point alone is enough to cut this proposal down to nil. This is a beautiful area and something like this will ruin it, and ruin it for good. Please don't allow the raping and pillaging of corporate greed damage our quality of life here. Thank you.

--

Sanna Rose



Virus-free. www.avast.com

[EXTERNAL] Elnoka project

Betty Strazzo <bstrazzo@icloud.com>

Sun 5/23/2021 12:37 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Hello- has anyone brought up the suggestion of putting this project on the West side— less congestion, easier buildable space, transportation, much less fire danger

Sent from my iPhone

[EXTERNAL] Elnoka

Susan & Bob Walker <robertbobw10@gmail.com>

Sun 5/23/2021 3:13 PM

To: Toomians, Kristinae <KToomians@srcity.org>

 1 attachments (20 KB)

Resonse to Elnoka DEIR 52321.pdf;

Hi,

See attached on comments on Elnoka DEIR.

Bob Walker
707-539-9246

5889 Melita Rd
Santa Rosa, CA 95409

1. How can we download and read Appendix J: Traffic Supporting Information?
2. Does the Traffic Study include the traffic impact of the Reduced Density Alternative?
3. What are the “traffic calming measure options”? Most of the traffic on Melita Road is from commuters taking a short cut. How can we effectively discourage them to stop using the Melita Road Central Segment—Los Alamos - Drive to Sonoma Highway. We would like to know how effective these options are. I am sure the developer would want to know the cost to implement them.
4. One entrance to the project. The DEIR calls for extensive lane changes to Hwy 12 and the installation of a traffic signal. All the projected traffic could go thru the main gate on Hwy 12. If the Melita Road entrance is closed except for emergency vehicles or departing residents due to an evacuation order, significant daily traffic would be removed from Melita Road.
5. Unfortunately wildfires are a part of our “New Normal”. Last years evacuation of Oakmont and Melita Road backed up traffic for hours. We were lucky the everyone got out in time. The Evacuation Impact has to be included now as a key factor in any EIR.

[EXTERNAL] Proposed Elnoka development

Carroll Johnson <carroll.johnson@gmail.com>

Sun 5/23/2021 3:05 PM

To: Toomians, Kristinae <KToomians@srcity.org>

I am writing to oppose in the strongest possible terms any of the proposed phases of the Elnoka project. I believe planners would be short sighted and irresponsible to allow the development to proceed.

Highway 12 is a terrifying place during a wildfire. It is the only point of entrance or egress from Oakmont and it is also within one of the most wildfire-prone parts of Sonoma County. I'm sure everyone considering this proposal remembers that Oakmont lost homes twice over the past four years, during both the Tubbs fire and the Glass fire.

I remember the fear I felt as we fled Oakmont in 2017. We could see fire glowing in the sky when we looked to the west where Fountain Grove, Larkfield and Coffee Park were burning. The Nunns and Adobe fires had already prompted the closure of Hwy 12 to the east. The one and only way out for us was to drive Hwy 12 west toward Santa Rosa. Trees were down, blocking parts of the roadway and traffic was backed up for hours as people evacuated. We watched in horror as the fire spread closer and closer while we sat trapped in traffic. It is extremely dangerous to add more housing, and particularly housing for vulnerable seniors, to this corridor.

Nor does there seem to be any demand for housing there. While housing prices are rocketing to record levels all over the state, Oakmont housing prices continue to decline. People are leaving Oakmont because the stress of the fires and the attendant power outages are just too much for seniors. We can't be sure we'll hear the evacuation prompts because many of us are hard of hearing. Many of us have nowhere to go when evacuations occur. As we are forced to make snap decisions when disaster strikes, we fear we may become disoriented or not understand instructions about shelters and routes to safety. Adding hundreds more households to this constricted corridor invites large scale loss of life.

There are also concerns about further pressure on the infrastructure of this more rural part of Santa Rosa, of course. And there are legitimate concerns about aesthetics and preservation of our open spaces. There will be lost habitat for our already pressured wild-life. And perhaps each of those points could be argued, compensated for, and negotiated. But you cannot negotiate away the danger. Above all, you must not act to place vulnerable seniors in danger of losing their lives by supporting this preposterous development scheme.

Thank you for your consideration,
Carroll Johnson
432 Oak Brook Lane
Santa Rosa, CA 95409
707-623-9365

Sent from my iPad

[EXTERNAL] Comment on Draft EIR for Elnoka Continuing Care Retirement Community

Cate Steane <catesteane@gmail.com>

Sun 5/23/2021 9:01 PM

To: Toomians, Kristinae <KToomians@srcity.org>

I write in astonishment of the Wildfire section (Section 3.16, beginning at p. 661) of the Draft EIR of this project and its conclusion that the cumulative impact of wildfire risks for this project are less than significant before mitigation and, therefore, no cumulative mitigation is necessary.

While acknowledging that, seven months ago, the Glass Fire burned through the project site and destroyed several homes, the Report states that the site is not in a CalFIRE-designated very high fire hazard zone. It's a good quarter mile away from the nearest one. The CalFIRE map relied upon was drawn in 2008, years before major wildfires in Sonoma County became an annual event.

This assertion comes from the developer that was sued and fined and nearly lost its license for abandoning residents as the Tubbs fire bore down on two of its facilities in Fountaingrove in 2017. This company has a demonstrated track record of how much it cares about the safety of its residents in a fire emergency. It cares so much that it left its residents in the care of staff who had never been trained on emergency evacuation and never participated in an evacuation drill. It cares so much that the site administrator did not even attempt to go to the facility until two hours after receiving a call from staff that the power was out and the fire was approaching.

As the Glass Fire approached Oakmont last year, residents waited in their cars for two hours just to reach Highway 12, their only evacuation route. Then they had to contend with more traffic on Highway 12 as the entire area was simultaneously evacuating. Now it is proposed to add 676 additional households to the same two evacuation routes available to the entire southeast side of Santa Rosa and nearby unincorporated areas.

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Putting a large number of vulnerable seniors literally in the line of fire is unconscionable. Increasing the risk to another large group of senior residents who would be caught behind the residents of this new development in an evacuation is equally untenable.

It boggles the mind that such a project is even under consideration. Once a fire has burned through a site, it is ridiculous to assert that it is not in a very high hazard zone because it was not so designated on a 2008 map. The draft EIR should be rejected on the basis of this absurd assertion.

Sincerely,
Cate Steane
Emergency Preparedness Consultant
432 Denton Way, Santa Rosa, CA 95401

[EXTERNAL] Elnoka senior dev.

DEBORAH MURRAY <deb5081@comcast.net>

Sun 5/23/2021 9:25 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Not in favor of proposed development.

Thank you.

Debby Murray

[EXTERNAL] Elnoka

Donna Kaiser <donnkaiser@sbcglobal.net>

Sun 5/23/2021 3:35 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Dear Ms. Toomians,

I am a Santa Rosa resident who lives nearby the proposed Elnoka site.

I hope that you will discourage the city of Santa Rosa from moving ahead with this large development.

The negative impact of Elnoka on the environment, traffic, wildlife, water, fire evacuation and the present residents of the area needs to be seriously considered before allowing such a large increase in the population to happen here along the Sonoma Highway in Santa Rosa.

Please consider all of these items and vote no on Elnoka.

Thank you..

Donna Kaiser

[EXTERNAL] Comments on EIR Elnoka Continuing Care Retirement Community

jay owens <oobdude@msn.com>

Sun 5/23/2021 6:37 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Dear Senior Planner Toomians,

I have read the relevant portions of the EIR for the Elnoka CCRC project and as a resident of the area at 6100 Melita Court wish to register my comments regarding the noise and traffic issues raised by this project.

To begin, I would like to comment on the methodology and results regarding noise determinations. While it is no doubt difficult to meaningfully quantify how residents of an area might experience the increases in noise from increased traffic, I would suggest that what is described as a weighted average method is inadequate. Traffic noise is experienced as an episodic occurrence each time a car passes our property. This lasts for a few seconds only as a spike above ambient noise levels. As such a doubling of the traffic (as suggested in the section on traffic which postulates an increase of over 1,700 travel originations a day from the project site) would markedly increase the noise events associated with traffic along Melita road. This is not measured by the trivial increase in noise noted by the methodology used in this report. While not all such travel would occur along Melita road, I would equally suggest that departure through the secondary gate on Melita road would become the preferred mode of exit as it would not require west bound traffic to stop at either the stoplight exiting the project property onto 12 nor the light on 12 at Melita Road. Thus after construction is complete I believe most traffic exiting the property westbound will end up on Melita road unless some mitigation to use this gate only in emergencies or for service use only is instituted.

Next, please bear in mind that Melita road in the area of our property has a significant curve with limited visibility at about 50-75 yards from Melita Court. This makes a left turn from Melita Court onto Melita road a risky endeavor as motorists frequently exceed the speed limit in this area. Increasing traffic in this area will add additional danger to navigating this narrow residential road. Additionally it should be noted that eastbound 12 in front of the project site is a two lane road. This highway will experience increased traffic that will result in backups along 12, especially with two traffic lights so close together. This area is rural in nature and does not have any significant streets or roads that would allow motorists to circumnavigate any backups.

An additional fact to consider is future developments that may add to the traffic problems generated by the Elnoka project is the open area southwest of Highway 12 that was acquired for completion of the Highway 12 freeway that takes off from 101 and now terminates at Farmers Lane. While I am unsure who owns this presently (I have been lead to believe that it is a government entity) it will almost certainly be developed at some point and add significantly to the traffic in this area as well. It may be, given the configuration presently, that only a right turn on 12 will be allowable or another light will be needed. This will make everything worse.

Finally, let me address the problems associated with the fire risk and subsequent need for evacuations from the Elnoka site. This new community will truly be landlocked with only Highway 12 for an escape with only two lanes to the east. The Melita/Montgomery corridor will be the sole west bound route of exit for most of the Melita Grove area development plus the Spring Lake Village and Spring Lake Estates making that route less useful if not completely impassable for the Elnoka community.

In closing it seems fair to say that while the land for this development was probably acquired before the fire risk became so intimately known, at this time the size of this planned community is inappropriate for the planned location. While this area is indeed beautiful the presence of much more open land with much more diverse multidirectional vehicular access to the west of town seems more appropriate. In our

quiet neighborhood where two llamas live across the street I fear the quality of life will be indelibly changed.

Thank you for your consideration of these concerns. I plan to attend the meeting on the 27th via Zoom and would be happy to add to the community conversation.

Sincerely, Jay C. Owens, M.D.

6100 Melita Court

916-832-0684

Sent from my iPad

[EXTERNAL] Elnoka Senior Housing Development

John Pardella <cjpard@att.net>

Sun 5/23/2021 2:28 PM

To: Toomians, Kristinae <KToomians@srcity.org>

We object to the massive senior housing development to be built on Hwy 12 and Melita Dr. in the Santa Rosa City limits. Hwy 12 is already a nightmare most of the day and worse at commute time when it is backed up for miles. This is very dangerous for everyone in the area especially for the people who live along Hwy 12 (one lane each way) and the seniors that already live in Oakmont. Unless Hwy 12 is widened to 2 lanes each way, this development should not go through. This is for seniors and their lives would be greatly impacted too! We encourage the City of Santa Rosa to reject this HUGH development. John & Carole Pardella

[EXTERNAL] Elnoka developent

Lynn or Jim <2sonomamacs@comcast.net>

Sun 5/23/2021 7:03 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Since we are in the midst of a drought, fire season, traffic congestion and in need of scenic and recreational respite the plans to construct housing is not only insane but unsafe and destructive to the community.

Thank You for listening

Lynn Macfarlan

Keep your thoughts positiv e because your thoughts become your words. Keep your words positiv e because your words become your behavior. Keep your behavior positiv e because your behavior becomes your habits. Keep your habits positiv e because your habits become your values. Keep your values positiv e because your values become your desn y.

Mahatma Gandhi

Sent from [Mail](#) for Windows 10

[EXTERNAL] Elnoka continuing care retirement community

Michelle Gilson <gilsonjmdz@yahoo.com>

Sun 5/23/2021 8:23 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Hello,

I would be a neighbor to this complex. I currently live on Channel Drive. I am requesting that if you proceed with this project I would like it to include fire hydrants down Channel Drive, with sewer hook up capabilities. With the recent fires over the last 4 years, this area is in a high burn area. Fire fighters need these hydrants to make the surrounding area safe.

Thank you for your consideration,

Michelle

This gift will make a lasting difference.


Your tree is being planted in one of America's forests, home to such noble creatures as grizzly bears, wolves, bald eagles, and hundreds of other species.

Yet grand as they are, America's forests are in desperate need of replanting because of unprecedented fires, insects, disease, and deforestation.

You have been honored with this Give-A-Tree® card so that our forests can be restored to their full grandeur... making them once again a place of inspiration and a sanctuary for wild things of rare beauty and grace.

Visit arborday.org/giveatree to learn more.



 Give-A-Tree® Card
Copyright © 2021, Arbor Day Foundation
90460501



TO PLANT TREES IS TO GIVE BODY AND LIFE
to one's dreams of a better world.

-RUSSELL PAGE



Santa Rosa, 05.20.2021

Dear Kristine & TOMIANS

I am completely opposed to the Eureka
Continuing Care Retirement Community -

Why?

- ~~Living~~ in Calabament, next door to this
Project, it will negatively impact my
quality of life with the increased traffic
on Highways 12 and Melita Avenue (676

residential units upon completed).
Already, the traffic between Calabament drive
and Melita Avenue backed up often, especially
at commute hours in the Mornings and afternoons -
No Mitigation will change this problem!!!

- This project is in the Fire Zone - if burns
on September 27, 2020 until the glass fire -

It's a question of years before another
fire will come in this area. Specialties
with the Mt Hood and Margaret Park on
the east of this project with winds coming
from the ^{in your honor,} North and East
a tree is being planted in
one of America's forests.

during the fall season - (September and
October.)

- The pollution created by the people
living there and 194 vehicles helping
them with their cars -

- The seasonal trash and bees on the
property need to be fully protected...

This is a bad project at the wrong
site -

Sincerely,
Sean Michael Paulson

My email: Seanpaulson@a Comcast.net
My phone: 707-888-6133



Jean-Michel Poulnot
8936 Oakmont Dr.
Santa Rosa, CA 95409

SAN FRANCISCO CA 940

20 MAY 2021 PM 5 L



City of Santa Rosa

MAY 24 2021

Planning & Economic
Development Department

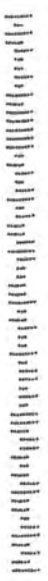
City of Santa Rosa

100 Santa Rosa Avenue - Room 3

Attention: Kristine Tomians - Elnoka project

Santa Rosa - CA - 95404

95404-495703



[EXTERNAL] Elnoka

Kathryn C <mkc-link@sonic.net>

Mon 5/24/2021 10:25 AM

To: Toomians, Kristinae <KToomians@srcity.org>

During the Tubbs fire we scrambled, sat in traffic finally arrived yet the Calistoga Rd Safeway. At 2 AM. Others didn't get out as quickly.

And during the Glass fire, I personally sat for 90 minutes on Pythian trying to get onto 12 so I could try to get over Bennett Valley Road, pitch dark wondering if the fire was gonna pop up next to the road any time. No I protest the Elnoka development. They have to give up on this. We don't have enough water to sustain that much additional population in this area

This is ridiculous. We don't have any water we're in an incredible fire zone just sitting ducks for the next big conflagration to come over the ridge. And you want to put more old people here?

A strong negative against Elnoka from this Oakmont resident. And it's not just because I live in Oakmont. People all over this side of Santa Rosa should be up in arms about the proposal to flood more traffic and build more residences in this highly fragile increasingly fire prone area.

Santa Rosa and Sonoma County need to get a land-use plan to adapt to climate change and overuse and overpopulation of our beautiful surroundings.

City of Santa Rosa

MAY 24 2010

Planning & Economic
Development Department

17 May 2010

Dear Ms. Toomians,

We believe that building 676 residential units for the Enoka Continuing Care Retirement Community would be disastrous:

- **Added fire danger:** Only two roads lead in and out of Oakmont. Recent fire and power evacuations were frightening because of traffic jams. There has been some talk of opening the single lane Channel Drive to allow escape from a fire event, but that has still not been worked out, and it would be insufficient in any case. What would happen with hundreds **more** residents and workers trying to escape Enoka onto the already overwhelmed Highway 12? Imagine people burning to death in their cars.
- **Added traffic during "normal" times:** Adding hundreds of residential units and almost two hundred workers would undeniably affect the daily traffic on Highway 12. During rush hours it is often already a parking lot from Oakmont Drive to Melita. And it is very tough for fire trucks and ambulances to get down that two-lane road.
- **Impact on the State Park:** Channel Road abuts Trione Annadel State Park and the proposed Enoka. Channel Road is very popular with walkers and bikers. Much of the way is under the canopy of big, lovely trees. If the Enoka property is developed, that boundary would be seriously compromised by Enoka's sprawl.

For the reasons above, the Enoka Continuing Care Retirement Community poses a disastrous threat to the citizens of Oakmont, a serious impact on Highway 12's already difficult traffic, and a serious degrading of the state park's greenbelt.

Sincerely,

Mary T McGowan

Tel # 707-538-8269



Ms. Mary McGuigan
81 Oak Island Cir
Santa Rosa, CA 95409

City of Santa Rosa

MAY 24 2021

Planning & Economic
Development Department

Ms K. TOOMIANS

100 SANTA ROSA AVE

SUITE 3

SANTA ROSA

CALIFORNIA 95404

SAN FRANCISCO CA 940

20 MAY 2021 PM 2 L

FOREVER USA

[EXTERNAL] Elnoka Proposed Plan Near Oakmont

Katie Norris <bogie54@prodigy.net>

Mon 5/24/2021 1:24 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Hi Kristinae,

My name is Katie Norris and my husband and I currently live in Oakmont. I am writing because not only do we question if we really need another retirement community right next door to Oakmont retirement community but we're also mainly concerned about the proposal to build the Elnoka Continuing Care Retirement Community near Melita Rd with an additional traffic light added on Hwy 12 to accommodate this retirement community.

When we lived in the Oakmont community in the early 80's, traffic on Hwy 12 from Kenwood to Los Alamos Rd wasn't to much of a concern until more homes were built in the St. Francis Woods and Skyhawk areas. We moved away from Oakmont in the mid 90's and returned to live in Oakmont in 2017 after we lost our home in the Tubbs Fire. You can't help but notice that there is a huge and noticeable difference in the traffic now. Placing a traffic light near Melita Road does not make any sense and would only add to the current congestion. I fear that traffic would come to a screeching halt and be backed up heading both East and West on Hwy 12 for miles. I know because anytime tree work is done in this area along Hwy 12, it creates traffic havoc for miles around here. Also, with the many fires that have occurred the last several years, I'm sure you are aware that we don't have many choices which way we can get out of Oakmont should we need to evacuate from a fire. Adding another traffic light on Hwy 12 near Oakmont would be a complete disaster anytime of the year but especially in times when this community needs to know that we can evacuate in a quick and timely manner.

In short, building the Elnoka Continuing Care Retirement Community in this area would create more risks than benefits. It would be a huge mistake and we hope that the transportation/traffic impacts are seriously considered.

Thanks,
Katie & Mike Norris

Sent from my iPad

[EXTERNAL] No more building near Oakmont

MAUREEN MCGETTIGAN <mctango@comcast.net>

Mon 5/24/2021 12:54 PM

To: Toomians, Kristinae <KToomians@srcity.org>; MAUREEN MCGETTIGAN <mctango@comcast.net>

Hi

Due to the fact that I have been through 2 fire evacuations over the past 3 years, I do not think more housing should be built adjacent to oakmont & Annadel park. It was an absolute zoo getting from my house to Hwy 12 & getting out on Hwy 12 on the nights of the fires. If there were more cars & people on the road, the congestion would be terrible & it would be absolute gridlock. Thank you
Maureen McGettigan
Oakmont resident

[EXTERNAL] RE: Elnoka Continuing Care Retirement Community (CCRC)**Michael Hudson <swiftvet17@gmail.com>**

Mon 5/24/2021 1:19 PM

To: Toomians, Kristinae <KToomians@srcity.org>**RE:** Elnoka Continuing Care Retirement Community (CCRC), referred to as Elnoka

We, Michael A. and Sandra S. Hudson, 5976 Stone Bridge Road, Santa Rosa, CA 95409 express our adamant disapproval of the extremely dangerous density of Elnoka. For the record our property borders Elnoka. Since we have occupied our property four years and four months ago we have been evacuated from our house three times due to wildfires. Last year (2020) when we were evacuated, when we left our home, we could see the flames of the wildfire on the mountains to the west of us from our house. We evacuated, when notified, we fought traffic up to Highway 12, and then crept along, stopped and go along Highway 12 while we watched the flames of the wildfire on the Mountains, very frightening. It took us two hours to finally make it to the Safeway at the intersection of Highway 12 and Callistoga Rd. We vehemently object to the addition of Elnoka with another approximately six hundred (600) vehicles the traffic would slow down traffic to a standstill, and potentially trap many of our community in the oncoming wildfire. Remembering two years ago, Coffee Park, where fleeing residents had to abandon their cars and run to avoid the fires because traffic was stopped due to inadequate ability for traffic to exit the area. The addition of the planned Elnoka will create a similar situation with potentially worse results. The highway and road infrastructure in the southeast, Valley of The Moon, Highway 12, area of Santa Rosa is totally inadequate to accommodate an additional six hundred seventy six (676) living units and the vehicles that would result from the residents of these units.

The emphasis is on the historical fact that in the last four years, we have been evacuated three times. This is not a once in a lifetime event, or a one hundred year event, it is nearly an annual occurrence. Last year a neighbor's house two doors from us burned to the ground, another neighbor two blocks away burned to the ground, another neighbor three to four blocks away burned to the ground. This is not an unusual occurrence, it is happening almost annually and it is next door to us. With gross forestry mismanagement of Trione-Annadel State Park we have an explosive tinderbox within several hundred yards of our community, including Elnoka. When Trione-Annadel State Park burns (it is not if, but when), it will be on top of us suddenly, not hours later as the wildfire from Napa Valley was last year. It has the potential to shut off some of the exit routes from our Community and limit other routes because of fire fighting requirements, which adds additional significant concerns about the extreme dangers - these words are used with full intent of their meaning - potentially disastrous traffic that will exist with the addition of Elnoka.

Lives in Oakmont, Elnoka (when and constructed), and the Valley of the Moon community will be put in extreme danger, with the likely loss of many lives currently, and substantially magnified when Elnoka is constructed, if the issues presented are not addressed and the issues mitigated.

[EXTERNAL] Elnoka Drive

Mary Simmons <marycsimmons22@gmail.com>

Mon 5/24/2021 3:00 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Dear Ms. Toomians,

I am overwhelmingly amazed that there is a proposal that would add an additional senior housing community in the Elnoka neighborhood. I live in Kenwood and am already overwhelmed by the horrible and often reckless driving on Hwy 12, especially when evacuating from fires. Such a vulnerable population in Oakmont is left to crawl down Hwy 12 and gather in the nearest shopping center with open stores. We are having a historical drought. My house burned in 2017 and I was evacuated for 2 weeks last year. The traffic on Hwy 12 is horrible. It is already a major commuting route. The extra use of water (the real California gold) is such an irresponsible act. And the extra light pollution and use of other resources beyond my belief.

This used to be known as the Valley of the Moon. Now it's becoming a very sad place, as those with big pockets act selfishly. Please allow this part of Sonoma County to heal.

I would appreciate a response.

Be well and please love California like I do. Please put the need's of our community above those who act with imprudence.

Mary C Simmons

[EXTERNAL] ELNOKA

Tom Arens <tarens@sonic.net>

Mon 5/24/2021 4:44 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Your have probably received comments and concerns from others living along Melita Road to the proposed ELNOKA development, but I want to express my concern of (1) increased traffic along Melita and need to ensure calming methods to slow and reduce traffic, and (2) potential serious traffic jams from future emergency evacuations.

In the 2020 Glass Fire, Melita Road, Los Alamos, Channel Drive and Montgomery Drive were bumper to bumper with vehicles being diverted from Hwy 12 and Oatmont moving west into Santa Rosa. Additional demand from the proposed Spring Lake Village expansion plus ELNOKA will certainly contribute to traffic issues.

Thanks,

Tom Arens

5877 Melita Road

[EXTERNAL] Elnoka

kathy dudgeon <emaktd05@yahoo.com>

Mon 5/24/2021 7:10 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Do not allow the Elnoka project.

This is a neighborhood with families young and old who are already unable to have neighborly conversations in our front yards due to racing cars going by. The speed limit is 30mph, but is rarely obeyed; and why not? Our already stretched police department rarely monitor the traffic.

And you should have seen the mass exodus heading west on Melita, Montgomery (Hiway 12 was closed) during the Glass fire, not to mention the Tubbs fire. Adding more residents and cars to an area already stretched to its limits (no sewage system, no city water) area is just WRONG. Leave this area alone!!!

Do not allow the Elnoka project!!

Kathryn Dudgeon
6131 Melita Road
Santa Rosa. 95409
707-539-4634

[EXTERNAL] Elnoka project neighbor response

kathy dudgeon <emaktd05@yahoo.com>

Mon 5/24/2021 7:18 PM

To: Toomians, Kristinae <KToomians@srcity.org>

I am responding to the Elnoka CCRC Project Draft EIR with comments and suggestions:

First, with climate changes, lack of water, continual wildfires, PGE power shutdowns and multiple challenging evacuations in this area why would this project be approved in the Wildfire Urban Interface. Minimally, the size and scope of it needs to be reduced.

The second issue is the traffic concerns on Melita road between Sonoma Highway 12 and Los Alamos. I seriously question the data and ask when was this survey taken?

I understand that the amount of cars projected will exceed the limit for speed bumps. More than 3000

I want to reinforce that decision to **prohibit speed bumps**. They are noisy and thump, thump, thump of 4k cars or the constant braking and acceleration noise of vehicles who realize whoop...going to fast, jam on the brakes. This would be annoying and affect the peacefulness of the neighborhood.

Currently there is a disregard for the speed limit even though part of the road is posted 20mph.

Your report places the speed at 33-38, many are over that and I would suggest due to the increase in traffic that the speed limit be 25.

Edge lining and striping may help and there needs to be a commitment to traffic enforcement by the appropriate law enforcement jurisdictions i.e. Santa Rosa PD, Sonoma County Sheriff, California Highway Patrol. What agency will be primarily responsive to this?

Having attempted to get some enforcement, not necessarily to ticket everyone, but to stop and first advise and then cite, was met with the response that they are not going fast enough over the speed limit. Unacceptable!

How about Melita entrance / exit be used for emergency response a right turn only onto Melita road when leaving Elnoka to minimize cars on Melita.

There has to be a restriction on commercial vehicle and deliveries to not use Melita road but to use Highway 12 entrance.

Additionally, a liaison at Elnoka needs to be required, identified and shared with the surrounding neighbors so violators of this issue will be addressed by Elnoka and advised to comply. If unsuccessful traffic enforcement should be next.

Kathryn Dudgeon
6131 Melita Rd
Santa Rosa 95408
Ph# 707-539-4634

[EXTERNAL] New Subdivision

Jennifer Liss <liss.jennifer@gmail.com>

Tue 5/25/2021 10:58 AM

To: Toomians, Kristinae <KToomians@srcity.org>

I recently received information about plans for a new subdivision by Annadel State Park. While I don't live in that neighborhood, I'm strongly against further development in the urban/wildland interface. Catastrophic wildfires are only going to increase each year, and as a community that has already suffered so much, we should be doing everything in our power to increase the density of housing in "safe" urban areas, not building up in areas that will likely be in the path of fire.

Best,

Jennifer Liss, Santa Rosa, CA

[EXTERNAL] Elnoka development

Jo moorhouse <jomoorhz@comcast.net>

Tue 5/25/2021 11:34 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Please put the quality of life in Santa Rosa, all of it, over financial gains for development of property.

Especially in this new season of exceptional drought, and considering the gridlock of people trying to escape from previous fires along Highway 12, I urge you to rule that until adequate infrastructure is developed, this is not a safe location to add more homes, people, and cars.

Annadale park is a much used resource for our community. Channel drive is a necessary staging area for fire fighters. Our parks are in desperate need of fire prevention. The creeks in this area are in constant need of protection. Wildlife is abundant here but at risk with encroachments from developers.

So many People continue to enjoy this natural area non-stop - I beseech you to protect this beautiful area.

Jo Moorhouse

[EXTERNAL] Elnoka Subdivision

Meg Hamill <megmariehamill@gmail.com>

Tue 5/25/2021 11:18 AM

To: Toomians, Kristinae <KToomians@srcity.org>

To Whom it May Concern,

Now is NOT the time to be adding housing density to high severity fire areas within Sonoma County. This map clearly shows the Elnoka subdivision in such a high fire area. <https://egis.fire.ca.gov/FHSZ/>. Think about how difficult it is to evacuate Oakmont. Please find better places for homes for the elderly.

Meg Hamill
Santa Rosa Resident

--

"Whatever you're meant to do, do it now. The conditions are always impossible."

-Doris Lessing

[EXTERNAL] Comments re: Proposed Elnoka CCRC Project Draft EIR

pbcarlson@gmail.com <pbcarlson@gmail.com>

Tue 5/25/2021 8:52 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: Tibbetts, Jack <hjtibbetts@srcity.org>

Kris nae Toomians-

Could you please ensure that my comments below are entered into the record, since it looks like I may not be able to attend the online public hearing meeting scheduled for May 27?

My views regarding the Elnoka Senior Housing Development proposal:

I am amazed that this proposal is even being considered by Santa Rosa City for the Melita Oakmont area. It is setting this area up to have wildfire casualties like the 2018 Paradise (Camp Fire) or 1991 Oakland-Berkeley (Tunnel Fire) with lives lost.

My husband and I evacuated from our Melita home in the 2020 Glass fire. It took us 2 hours to go from Los Alamos road to Farmers Lane via Montgomery Drive, which is under 4 miles. The route to Hwy 12 via Los Alamos was even less accessible and closer to the flames. While sitting in traffic on Montgomery Drive, the Glass Fire was very visible on the ridge to the east and was not far. If the winds had been blowing, everyone in traffic on this road could have lost their lives.

This area cannot afford to have another housing development until the fire evacuation situation has been satisfactorily solved. This proposal puts the existing residents at risk as well as the future seniors. In view of the public safety risk, increasing the population density in this area makes no sense.

Thank you in advance for taking note of my concerns,

Pat Carlson

Pat Carlson
5893 Melita Road, Santa Rosa, CA
Email pbcarlson@gmail.com

FW: [EXTERNAL] Elnoka

Maloney, Mike <MMaloney@srcity.org>

Tue 5/25/2021 12:52 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Hi Kristinae,

Please add this correspondence (and any additional received) as a pdf to a late correspondence file on the E-drive. We can upload it as a group next week.

Thanks,

MM

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

From: Laurie Parish <parishlaurie1@gmail.com>

Sent: Tuesday, May 25, 2021 12:48 PM

To: _PLANCOM - Planning Commission <planningcommission@srcity.org>

Subject: [EXTERNAL] Elnoka

While I can understand the desire to develop a property, I can't agree that this is a viable option at this time given the past history of fires and the severely restricted evaluation routes. Even with an early alert system, it has taken an almost an hour to get from Oakmont to Calistoga Rd. Adding additional residents and staff will just increase the risk of fatalities and burden emergency services. Given the risk of fire I ask that you don't approve this project until additional transportation infrastructure needs are addressed.

Laurie Parish
497 Wild Oak Dr.
Santa Rosa CA

[EXTERNAL] Elnoka Development DEIR comments

Mindy <dcgirls@comcast.net>

Tue 5/25/2021 3:50 PM

To: Toomians, Kristinae <KToomians@srcity.org>

I am responding to the Elnoka CCRC Project Draft EIR with comments and suggestions:

First, with climate changes, lack of water, continual wildfires, PGE power shutdowns and multiple challenging evacuations in this area why would this project be approved in the Wildfire Urban Interface. Minimally, the size and scope of it needs to be reduced.

The second issue is the traffic concerns on Melita road between Sonoma Highway 12 and Los Alamos. I seriously question the data and ask when was this survey taken?

I understand that the amount of cars projected will exceed the limit for speed bumps. More than 3000

I want to reinforce that decision to **prohibit speed bumps**. They are noisy and thump, thump, thump of 4k cars or the constant braking and acceleration noise of vehicles who realize whoop...going to fast, jam on the brakes. This would be annoying and affect the peacefulness of the neighborhood.

Currently there is a disregard for the speed limit even though part of the road is posted 20mph.

Your report places the speed at 33-38, many are over that and I would suggest due to the increase in traffic that the speed limit be 25.

Edge lining and striping may help and there needs to be a commitment to traffic enforcement by the appropriate law enforcement jurisdictions i.e. Santa Rosa PD, Sonoma County Sheriff, California Highway Patrol. What agency will be primarily responsive to this?

Having attempted to get some enforcement, not necessarily to ticket everyone, but to stop and first advise and then cite, was met with the response that they are not going fast enough over the speed limit. Unacceptable!

How about Melita entrance / exit be used for emergency response a right turn only onto Melita road when leaving Elnoka to minimize cars on Melita.

There has to be a restriction on commercial vehicle and deliveries to not use Melita road but to use Highway 12 entrance.

Additionally, a liaison at Elnoka needs to be required, identified and shared with the surrounding neighbors so violators of this issue will be addressed by

Elnoka and advised to comply. If unsuccessful traffic enforcement should be next.

Thank You

[EXTERNAL] Elnoka Project - Comment against Elnoka ProjectFritz Carlson <fritz.carlson@gmail.com>

Tue 5/25/2021 4:40 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Kristinae Toomians,

Senior Planner

707-543-4692

KToomians@srcity.org

Dear Kristinae -

On the night of September 27, 2020, the Glass fire forced us to evacuate our home on Melita Rd just east of Los Alamos. We left home but immediately were stuck in gridlocked traffic. It took about 2 hours to get to Farmers Lane that night. While stuck in traffic on Montgomery, we could see the ridge and hillside to the east in flames. My thoughts went to the horrific scenes from the fire in Paradise where many people were killed while stuck in traffic as the fire swept through. I began to think about what I would do if the fire had reached Santa Rosa Creek and reached the gridlocked cars on Montgomery. Fortunately, I did not have to implement my plan of escape which was to abandon the vehicle and run like hell and hope to make it to Spring Lake. Bottom line is that the Melita – Montgomery corridor is already insufficient as a reliable and safe evacuation route.

The DEIR describes “Impact HAZ-4 Emergency Response and Evacuation” on page 3.7.1-19. The report only identifies U.S.101 and Sonoma Highway as emergency evacuation routes. For this project, Melita Road and Montgomery Drive are key evacuation routes that are not addressed at all.

At the bottom of the first paragraph, the report states:

“However, the project would result in higher traffic volumes on Sonoma Highway, including in the event of a disaster requiring emergency evacuation. Furthermore, the project could require relocation of a large elderly population associated with the proposed care facility during a disaster, a potentially significant impact.”

The mitigation measure proposed for this potentially significant impact is to prepare “MM-HAZ-4” an emergency evacuation plan. It appears that this plan would focus on the emergency evacuation of the project and its residents, not the impact of the project on the evacuation prospects of current residents. The DEIR does not provide any data or conclusions about the impact of the additional population associated with the project on the existing overburdened evacuation route along the Melita-Montgomery corridor.

I believe that there is no question that the proposed project and any of the smaller, scaled-down alternatives will exacerbate an already bad situation regarding safe evacuation during a disaster. Therefore, I believe that the permit for this project should be denied.

Fritz Carlson

5893 Melita Road

Santa Rosa, CA 95409

Mobile 1-530.308.8518

Email fritz.carlson@gmail.com

[EXTERNAL] More people in Rincon valley

Lisa Henry <lhenry711@icloud.com>

Tue 5/25/2021 8:18 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Is this serious? Not April fools day? Have you ever been in our evacuation gridlock during our fire season? Adding more fragile people to this dangerous situation puts them and all of us a more risk. Just look at the fire patterns if the last 4 years. If you put vulnerable people who are unable to help themselves in a dangerous situation you are responsible for the PTSD and or DEATH of these people. Find a place away from the fire zone. I drive elderly people for a living. They hate living here now. PG&E turns off the electricity 4-5 times a year for a day or two each time. They are scared. The constant smoke makes them sick. The evacuations are traumatic. They get separated from their peers, shipped off to other cities fir weeks They can't return until their place is completely sanitized due to the smoke damage. You simply can't make a profit off of people's lives. Stop. Find a safer place. I will help them find lawyers to sue you for all of the expenses and of course the intentional infliction of pain and suffering. You know this is a problem. If you do it anyway, it's your choice.

Please please do the right thing Santa Rosa. Just say no.

Lisa

Sent from my iPhone

[EXTERNAL] We vote against this planned development

terri whetstone <sharpwhetstone@me.com>

Tue 5/25/2021 7:53 PM

To: Toomians, Kristinae <KToomians@srcity.org>

This planned development is completely without regard to emergency evacuation plans - not only for existing residents in this geographic area, but also for the seniors you plan to house there. We have been evacuated multiple times in the past several years and it is gridlock! This will completely exacerbate the situation.

The roads CANNOT handle this influx. It will also greatly impact the wildlife, the scenic community, and let us not forget to mention water usage.

This feels like a money grab by the county. There is no win for the residents nor local community.

We are voting against this development

Terri & David Whetstone

Sent from my iPhone

[EXTERNAL] Elnoka Continuing Care Retirement Community Project Draft EIR

john martin <johnjanism@yahoo.com>

Wed 5/26/2021 10:18 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Dear Ms. Toomians,

We stand strong with our Oakmont, Melita, Los Alamos, Channel Drive and other Santa Rosa and Sonoma County neighbors in opposition to the Elnoka Continuing Care Retirement Community.

A high level of stress has been placed on our community concerning safety, including emergency response (fire evacuation) and increases in traffic as well as the environmental impact including the loss of the rural landscape. Others have completed reviews of the Draft EIR and we side with their responses in opposition.

The project is significantly lacking in planning for the safety of residents of Sonoma County and the City of Santa Rosa.

John and Janis Martin
Melita Road
Santa Rosa

[EXTERNAL] Proposed Elnoka Senior Housing

jjengeln <jjengeln@aol.com>

Wed 5/26/2021 9:37 AM

To: Toomians, Kristinae <KToomians@srcity.org>

While I'm sure many of my fellow Oakmont residents, have strong feelings about this new development, my primary concern is safety.

Primary among my safety concerns is emergency evacuation. Which is already a problem for Oakmont.

Hopefully, whatever comes of the Elnoka project, emergency evacuation should have a high priority.

Thanks

John Engeln
707 5400815
11 Pin Oak Pl
Santa Rosa, CA 95408

[Sent from the all new AOL app for iOS](#)

[EXTERNAL] Elnoka Proposal. A Dangerous Plan

Kerry Granshaw <kerryjg@gmail.com>

Wed 5/26/2021 10:56 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: Tibbetts, Jack <hjtibbetts@srcity.org>

Hi Kristinae

I object strongly to the proposal for 68 acres of primarily low-density land to be converted to dense housing of 664 senior care units, and 12 employee housing units.

My objections are three-fold:

1. The greatly increased population will make evacuation even more difficult and dangerous in the likely event of wildfire. I live on one of the courts off Melita Road. During the Glass Fire evacuation, I was only able to join the bumper to bumper traffic on Melita Road because someone was kind enough to let me in. The traffic situation during the evacuation was hazardous even with the present population. Vehicles came down Los Alamos and joined the traffic flow from Melita to proceed along narrow Montgomery Drive.

The danger to life cannot be stressed enough. An accident on Montgomery would have resulted in people being trapped in their cars. Making a change to the low-density designation of the Elnoka site would be highly irresponsible because denser housing would increase the dangers during evacuation.

2. This is an attractive, semi-rural part of Santa Rosa. To put in high density housing will greatly reduce its appeal and negatively affect the State Park. This is not a positive direction for the council to take if they want to keep Santa Rosa as a desirable place to live.

3. We have a lot of traffic along Melita Road and on Highway 12, particularly in the morning and late afternoon/early evening. More traffic will negatively affect the well-being of the present population.

To conclude, I believe there must be many suitable sites for senior care residents that will not inflict danger on the present populations and on the future senior residents.

Kerry Granshaw

[EXTERNAL] Elnoka

rob.granshaw@gmail.com <rob.granshaw@gmail.com>

Wed 5/26/2021 1:05 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: Tibbetts, Jack <hjtibbetts@srcity.org>

Hi Kristina,

I wish to add my voice to the chorus of objections to the projected Elnoka development.

At first sight this outrageous proposal would appear to have been made to bludgeon us, who would be directly affected by it, into accepting a somewhat less outrageous proposal yet to come. A common strategy by greedy, irresponsible developers.

Hwy 12 at Melita is the gateway to our city with the Annadel gem above. Despoiling that location with such a development would scar us as a Sonoma Valley tourist destination.

We were directly involved in the Glass fire, it sweeping through about an hour after our departure. We had evacuated at midnight into a very slow trickle of traffic proceeding along Melita Road to the junction with Los Alamos. Our escape from our Court was facilitated by considerate, patient drivers who let us into the line.

It is highly probable such a fire will occur again with the fire coming from either the east or the west. It is horribly easy, in just such a situation, to visualize a frantic traffic collision at the junction of Melita/Los Alamos/ Montgomery with ensuing panic as people would be trapped in their cars. The last thing we need is a massive development disgorging into the existing bottleneck compounding that potential for tragedy.

We expect our council will act responsibly, recognize the unsuitability of this site for development and refuse a permit.

Yours sincerely,

Gordon (Rob) Granshaw

Sent from my iPad

[EXTERNAL] Planning Commission meeting, May 27,2021, Agenda item 9.2

Wally Schilpp <wallyschilpp1@peoplepc.com>

Wed 5/26/2021 1:00 PM

To: Toomians, Kristinae <KToomians@srcity.org>

It is incomprehensible to find that Traffic is less than significant in the revised DEIR for Elnoka. Even more astounding is the lack of any mention of fire safety traffic, arguably the single most important aspect of the Elnoka project. This factor alone should be cause to deny this DEIR.

Wally Schilpp
252 Belhaven Ct.
Santa Rosa

[EXTERNAL] Elnoka

rob.granshaw@gmail.com <rob.granshaw@gmail.com>

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Yours sincerely,

Gordon (Rob) Granshaw

Sent from my iPad

[EXTERNAL] NO to Elnoka Senior Living

Nadine Condon <nadine@nadinecondon.com>

Wed 5/26/2021 4:53 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Ms. Toomians,

As resident of Oakmont Village, my husband and I strongly oppose the Elnoka development on Highway 12. Adding close to a 1000 residents will cause an unmitigated disaster with increased traffic, increased water usage, increased danger for crowded evacuation routes. Being stuck for 2 hours trying to leave Oakmont in the 2020 Glass Fire was horrifying.

Highway 12 was not intended for such traffic. Our natural resources are already stressed and diminished.

Please do NOT allow this project to move forward under any circumstances.

At the worst, that area should be zoned for single family homes. At the best, it would remain open space.

Thank you,
Nadine Condon
Mark Parsons
7025 Fairfield Drive
Santa Rosa, Ca. 95409

[EXTERNAL] Elnoka CCRC - meeting May 27,2021

RON BERNSTEIN <ronteri1@comcast.net>

Wed 5/26/2021 2:59 PM

To: Toomians, Kristinae <KToomians@srcity.org>

To contact Kristinae Toomians, Senior Planner

Regarding the Elnoka meeting above, my wife and I have a home at 236 Silver Creek Circle in Oakmont and bought this home for the quiet and beautiful area. However, the city of Santa Rosa requires a public path along our property and that of neighbors, for bicycles, children, and adult use. We are against this use. We request you to agree to one of the other areas of Elnoka for the path. We feel that you are able to do this for many reasons and are able to have respect for the seniors of Oakmont.

Ron and Teri Bernstein

[EXTERNAL] NO on Elnoka!

Sarah Dove <doves@sonoma.edu>

Wed 5/26/2021 4:55 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Given the current extreme fire danger, extended BAD drought, and past firestorms of 2017 and 2020, not to mention narrow Hiway 12, I can't think of a single reason to approve Elnoka.

Have you hiked in Annadel recently?

And just today two fires in our immediate area...

Please do not approve this development. in any version. And remember the scrupulous developer Bill Gallaher - left tenants up at the memory care facility during 2017 fire, instigator and majority funder of the Ravitch recall campaign which is an egregious and completely unnecessary drain on our city budget, and proposed Elnoka developer.

STOP immediately!

Sarah Dove

--

Sarah Dove

sarah.dove@sonoma.edu

[EXTERNAL] Planning Commission meeting, May 27,2021, Agenda item 9.2

Wally Schilpp <wallyschilpp1@peoplepc.com>

Wed 5/26/2021 1:00 PM

To: Toomians, Kristinae <KToomians@srcity.org>

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Wally Schilpp
252 Belhaven Ct.
Santa Rosa

[EXTERNAL] Response to Elnoka Project

Helene Morneau <xteriors@sonic.net>

Wed 5/26/2021 7:05 PM

To: Toomians, Kristinae <KToomians@srcity.org>

 1 attachments (38 KB)

Response to Elnoka Project.pdf;

Hello Kristinae,

Below are our comments in response to the Elnoka Project.

Thank you.

Helene Morneau & Bob Landman

Date: May 26, 2021

To: City of Santa Rosa
c/o Kristinae Toomians, Senior Planner
100 Santa Rosa Avenue
Santa Rosa, CA 95404

From: Helene Morneau & Bob Landman
6066 Melita Road
Santa Rosa, CA 95409

Re: Elnoka Continuing Care Retirement Community

We are residents of Melita Road since 1988. Our property is directly adjacent to the Elnoka property on the west side. We are opposed to this project for the following reasons:

1. Traffic impacts
2. Fire load/ evacuation concerns
3. Degradation of visual & character impacts to surrounding areas
4. Drought

1. Traffic impacts: Melita and Montgomery have become a short cut to access Hwy 12 for many commuters. Adding an entrance on to Melita Road will further impact this strained route. Requiring people only make a right hand turn when exiting unto Melita is wishful thinking. Without enforcement, this will be ignored as are the current speed limits. The addition of 975 residents to an already stressed system is reckless.

2. Fire load/evacuation concerns: we have undergone 3 mandatory evacuations since 2017, each one becoming more of a harrowing experience than the former. When looking at the fire maps, it is clearly evident that this area of Santa Rosa (Hwy12 corridor, Oakmont, Annadel State Park) has been highly impacted and damaged in each of the three recent fires. Adding more fuel load with a high density project such as this seems utterly irresponsible. The bottlenecks that form on both Hwy 12 and particularly narrow, winding Melita Road and Montgomery Drive during evacuations have been hellish for all of us living in this area. The addition of another 975 residents navigating these routes during a time of crisis only brings to mind another 'Paradise' waiting to happen.

3. Degradation of visual & character impacts to surrounding areas: as the draft EIR states, the project is 'aesthetically inconsistent with the surrounding area'. There are 'significant unavoidable adverse impacts' to the scenic vistas and

visual character of our area. The views as seen in photos #'s 4, 5 and 6 are entirely incompatible with the neighborhood. Annadel is a jewel in Sonoma County and to have this development along its border is not only visually jarring, but jarring to the entire character of this area.

4. Drought: At a time when we are all being asked to dramatically cut back our water use, the idea of adding this size project to an already stressed resource, seems utterly contradictory. We are being asked to monitor our home water use and to dramatically cut back our landscape water use (in time of high fire danger no less!) and in the same breath are being asked to accept many, many more units to further deplete this resource. The timing could not be worse!

We have a question regarding the source of water for the project. There are currently several wells on the Elnoka property. We assume that the proposed project would now have water supplied by the City of Santa Rosa. Is this correct? Will the current wells be abandoned or will they remain active? Several of the properties on Melita Road and Channel Drive rely entirely on water supplied by wells. Our concern is that if the Elnoka wells continue to be used as supplemental water on a project of this scale, the water table that we all share could be hugely adversely impacted.

Lastly, we want to add that we are a bit surprised that the developer wants to build yet another retirement facility given his history of violations which has endangered people's lives in previous fire storms. Perhaps he believes that the millions he spends to influence county politics will offset all the negative impacts attached to this project. We hope the City does not fall prey to this. In our opinion, we firmly believe that this project should be denied at this time.

Thank you.

Helene Morneau & Bob Landman

6066 Melita Rd.

Santa Rosa

[EXTERNAL] Elnoka senior housing development

susan boden <subo25@aol.com>

Wed 5/26/2021 7:09 PM

To: Toomians, Kristinae <KToomians@srcity.org>

My husband and I have lived on Melita Glen Pl since 2002. We have watched the traffic on Melita Rd. grow exponentially in the past almost-20 years, as it is increasingly being utilized as a bypass from highway 12. The speed and volume of traffic is enough. We lost our dog to it, and it is only a matter of time until someone loses a child.

However, that is just a fraction of the problem when we review the folly of the proposed Elnoka project. As many of our neighbors have so eloquently expressed, the lack of provision & infrastructure for fire evacuation is sorely lacking. Anyone who has lived through the terror of being trapped in gridlock traffic with towering flames at your back can attest to the lasting impact of such an experience. It is life-altering.

I don't believe I can express with any more eloquence what my neighbors have already expressed, but my husband and I gladly add our names with force and passion to the stated protests and are appalled by the city's lack of foresight and conscience when it comes to placing a project of this scope in the midst of a high fire danger area that is already stressed beyond all limits for safe evacuation.

We strongly urge you to reject this irresponsible & dangerous project.

Sue & Joe Boden
6005 Melita Glen Pl.

Sent from my iPhone

[EXTERNAL] Elnoka housing project

Kerin Ingemar McTaggart <keringo@comcast.net>

Thu 5/27/2021 7:14 AM

To: Toomians, Kristinae <KToomians@srcity.org>

To Whom it May Concern - all who are involved with the Elnoka housing project,

I am writing to express my reservations and fear regarding the proposals for housing along the Highway 12 corridor. In general, I support increased inner city high density housing, low income housing, and I was a proponent of the Los Guillicos Housing Project for vulnerable and homeless adults and families. I have lived in Sonoma County for 18 years. I lived for 10 years on Los Alamos Road, in Kenwood, and now in Oakmont. I understand the traffic considerations in the Valley of the Moon. I am a strong proponent of the Project Housekey motel to homeless shelter developments throughout California. I am shocked that you would consider allowing this Elnoka development to proceed.

The Elnoka project would be a clear and present danger for all who live along the Highway 12 corridor in the Valley of the Moon, as well as those along the Los Alamos/Channel Drive/Melita and Spring Lake neighborhoods. There is abundant evidence clearly supporting the fact that we have poor egress in case of emergency. The highway was clogged during the Nuns and Tubbs fires, and I personally aided people in the Berger Center parking lots during those fires. There were hundreds of terrified and cold elderly people who were unable to leave in a timely manner. We were lucky that the wind changed that first night of the Nuns Fire, and the fire did not enter Oakmont until the next day.

Fast forward to the Glass fire, when Oakmont residents sat on Oakmont Drive and its tributaries for up to two hours, not able to access Highway 12, despite the heroic efforts of Cal Fire and SR Police first responders. I can not imagine the degree of danger we will all face if we add any more homes along this corridor. Adding elderly housing units will make this even worse, as the elderly usually require more time and assistance to leave their homes.

This project is dangerous, and could lead to loss of life, right from the moment of the construction of the first unit. Twice now we have come uncomfortably close to a Paradise, CA inferno situation. Do we want to increase that risk?

I beg you, as a concerned and involved citizen, to immediately halt any progression of this Elnoka project. We are not prepared as a county to quite literally add fuel to the next fire.

Thank you.

Kerin McTaggart
Oakmont