

Murray, Susie

From: Murray, Susie
Sent: Monday, August 29, 2016 1:21 PM
To: 'Carol Ingerman'
Subject: RE: Public Hearing comments re-zoning from RR-40 R-1-6 Parcel Nos. 134-042-011,-017, -042 and -048 File No MJP15-001

Ms. Ingerman,

Thank you for taking time to send your comments. I will certainly share them with decision makers. I want to take a moment to provide some clarifications; please refer to my comments below:

1. This project is in the final stages of planning. It did not require an EIR, however, an Initial Study was conducted which resulted in a Mitigated Negative Declaration.
2. The Planning Commission will be acting on the subdivision. IF they approve the project, they will adopt resolutions approving a Mitigated Negative Declaration, a recommendation that the City Council rezone four of the subject five parcels, a Conditional Use Permit for a small lot subdivision with lots ranging in size from 2,300-9,900 square feet, and a tentative map.
3. Again, IF the Planning Commission approves the project, there will be one more public hearing. The rezoning will be acted on by the City Council.
4. If the project is approved, a contiguous sidewalk beginning at the southern end of the development site and continuing north along Stony Point Road to connect to the existing sidewalk to the north of the development will be a requirement.
5. There is no requirement for a traffic signal at Yuba. The City does, however, have a plan to install a traffic signal just north of this site, at Bellevue Ranch and Stony Point Road intersection.

I hope you find this information helpful. If you would like to talk to me about the process, I'm happy to take a few minutes to explain it. If you have any follow-up comments on the Grove Village project, I recommend putting them in writing as all written correspondence is provided to decision makers before they act on a project.

Susie Murray | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
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From: Carol Ingerman [mailto:ingergoat@gmail.com]
Sent: Sunday, August 28, 2016 3:22 PM
To: Murray, Susie <SMurray@srcity.org>
Cc: Carol Ingerman <ingergoat@gmail.com>
Subject: Public Hearing comments re-zoning from RR-40 R-1-6 Parcel Nos. 134-042-011,-017, -042 and -048 File No MJP15-001

Ms. Murray,

I am a homeowner at 2864 Liscum St., SR 95407 and I received notice of the public hearing for said parcels above.

I am not sure specifically what will be covered at this hearing other than re-zoning approvals but I do want it noted that with another medium sized development in this area will lead to more traffic congestion, the need for a continuation of the sidewalk on the east side of Stony Point Road heading south and a traffic light at Stony Point Road and Yuba on the east side.

I know this is in the very early stages of the planning commission and no official plans or EIR has been done but I do want this noted as bringing more homes into the area will increase both pedestrian and motorist traffic.

I am not sure what other information you will need from me to place this on the record but I do want this noted in the early stages for consideration throughout the project with the re-zoning and eventual development this re-zoning will result in.

Please advise what if any other information you need. Thank you.

Sincerely,
Carol Ingerman

Bliss, Sandi

From: Murray, Susie
Sent: Thursday, October 20, 2016 10:13 AM
To: T Kuhlman
Cc: Charity Wagner; Bliss, Sandi
Subject: RE: Stony. Village South/ Residents of Stony South
Attachments: Attachment 3A - IS-MND Full Document.pdf

Paul,

I heard your comments at the meeting and didn't realize you had a question. Prior to the meeting, I had a lengthy conversation with Theresa and explained that yes, the area has been identified as potential habitat for the California Tiger Salamander, protected plant species, and wetlands. As such, the developer is required to mitigate impacts which, in this case, will be done through the purchase of off-site mitigation credits. This is explained in great detail in the Mitigated Negative Declaration (MND) which was circulated for public comment on August 22, 2016. I've attached a copy of the document if you'd like to review it. I think you'll find most of your answer there. As most of your concerns pertain to endangered or protected species, I'd recommend you start with the Biological section.

I've included several specific responses below. By way of this email, I'm asking Charity Wagner to provide answers where I could not.

I hope this information is helpful. Please let me know if you have additional questions.

Susie Murray | City Planner

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

From: T Kuhlman [mailto:peacenfun4us@att.net]
Sent: Wednesday, October 19, 2016 7:03 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: Stony. Village South/ Residents of Stony South

Paul and Theresa Kuhlman
3048 MuleDeer Lane
Santa Rosa, Calif. 95407

Greetings Susie Murray:

Regarding Hearing of September 22, 2016:

I am requesting information regarding the development of Stony Village South

I attended the hearing and requested information and there was no response.

This land along with the fauna, wild life, wet land frogs and protected California Tiger Salamander is supposed to be preserved and protected.

1. Where do we receive factual information that proves and documents the steps by Charity Wagner and City Ventures Communities LLC. And the City of Santa Rosa Planning and Economic Development Department, that assure the 19 acres of protected land has been thoroughly reviewed.

Response: This information can be found in the attached MND; refer to the mitigation measures.

2. That a plan is in action to replace this protected land and wildlife.

Response: Again, this information can be found in the MND.

A. My concern stems from the fact that when the representative of City Venture Communities. Responded, " the land is not protected land."

B. That gives rise to concern there are steps being taken inappropriately by
The developers not to be diligent and not to take appropriate planning
And action to even replace the destroyed land and habitat.

Response: No permits will be issued by the City of Santa Rosa until the developer provides evidence that required mitigation has been satisfied. Various agencies, as shown in the MND, are involved to ensure that mitigation is met.

C. Unfortunately, to set the record for the public to be lead to believe that this land
And wild life is not endangered, nor needs steps to be protected.

3. How a 136 real properties and structures can be developed on 19 acres.
That is 22 structures per 6 acres.

Response: The General Plan land use designation for the Grove Village development site south to Bellevue Avenue is Low Density Residential which allows 2-8 units per acre. Grove Village has been designed with a density of 7.2 homes/acre which is permissible.

4. Can the City utilities deal with the impact, concerning water, garbage, energy.
How will it effect the water level for surrounding properties either on public
Or well water.

Response: Again, this is discussed in the MND. All of these impacts were considered in the 2035 General Plan Environmental Impact Report. To help put your mind at ease, these homes will be equipped with solar panels; Tier 1 of the CALGreen (California Building Code) requires energy efficient appliances and water efficient fixtures; the City's Water Efficient Landscape Ordinance requires water efficient landscapes; and a portion of the development fees will be used to fund water conservations programs.

5. When did the City Venture Developers meet and construct a plan with Fish and
Game to ensure Appropriate replacement of protected land, fauna and wild life
That currently inhabit the current 19 acres.

Response: I do not know the when City Ventures met with other agencies. I suggest you contact Charity Wagner of City Ventures for this information. She can be reached at 415-730-6718.

6. There is consideration that City Venture will create a cement path for children
To walk or ride bikes to the public school.

A. Currently at this time a small amount of students walk through the land and
Leave beer cans and plastic bottle as well as other harmful garbage.

B. What services and by who will ensure the increase garbage will be dealt with

And disposed of properly.

Response: Generally speaking, when a vacant parcel is developed, these types of behaviors stop. Similar to any neighborhood, garbage will likely be picked by the residents. There will also be a Homeowners Association which will maintain common areas.

7. Which part of Fish and Game and whom, may I contact immediately, to discuss
The information regarding the replacement of the 19 acres. We have had no
Success with the search or calls.

Response: The way I get ahold of the U.S. Fish and Wildlife Service is to "Google" them for a phone number.

8. What is propose date to break ground and start construction. What is time frame
From start to finish.

Response: Again, I would direct to Charity Wagner.

9. When and if this project is started where will the main flow of construction traffic
Enter and Exit. What is the time frame of construction each day from morning
To end of day.

Response: Again, I would direct to you to Charity Wagner

Kindly contact me to discuss these issues or refer me to the appropriate source.

I hope to receive a written reply before the end of the week. Sorry, for the short
Request. Due to the circumstances I could not prepare nor present this to you sooner.

Thank you for your time and consideration on these matters.

Kindly,

Theresa Kuhlman
Paul Kuhlman
707)328-3255
Peacenfun4us@att.net

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Sent from my iPad