

From: [MARY STEPHENSON](#)
To: [Sheikhali, Monet](#)
Cc: [Lawrence Papale](#)
Subject: [EXTERNAL] Hearn Veterans Village
Date: Friday, April 30, 2021 6:34:49 PM

TO: The Planning Commission of the City of Santa Rosa
RE: Hearn Veterans Village

I write today to support the subdivision of property and the development of the Hearn Veterans Village. This project is well-designed and uniquely set up to serve the needs of veterans. I am the owner of 2852 Pearblossum Drive (rental property) and feel that this development will be complimentary to our neighborhood and provide a much needed housing service in our community.

If I can do anything else to support this project, please let me know.

Mary Stephenson
2683 Chablis Court
St Helena, CA 94574

707 849 2583
stepcomm@aol.com

From: [Alice Hampton](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] RE: Hearn Veterans Village
Date: Tuesday, April 13, 2021 7:41:22 PM

Ooops. I meant to say Rural "heritage" ... some words to define heritage...legacy, tradition. Even with my incorrect terminology...the Hearn Veterans Village does not fit. On another note. I did not receive the notices in the mail, (postcard), announcing yesterday's meeting. Would you please add me to the mailing list of residents on West Hearn Avenue. If you are not the person who can do this, would you please connect me with the right person? Thanks.

Paul Moosman
2063 W. Hearn Avenue

From: Alice Hampton <hammoose@sonic.net>
Sent: Tuesday, April 13, 2021 11:26 AM
To: 'msheikhali@srcity.org' <msheikhali@srcity.org>
Subject: Hearn Veterans Village

Hi. Thank you for the opportunity to share my thoughts and concerns with the group at the community meeting yesterday afternoon. I was unclear about the process, and where we are in it, so I sent letters to the Santa Rosa City Council. I have attached that letter for your reference and to be shared with the Planning Council. Thank you.

I would like more information regarding what types of developments can happen in an area that is zoned as "Rural Historical". Because this is newer designation, I cannot find much information about this issue. Just so you might understand where the majority of the neighbors might be coming from I looked to the dictionary. According to Oxford Dictionaries, rural is defined as, "in, relating to, or characteristic of the countryside rather than the town: "remote rural areas". Miriam Webster defines "historical" as, "1a: of, relating to, or having the character of history
historical data, b: based on history, historical novels, c: used in the past and reproduced in historical presentations. As you can see, the Hearn Veteran Village project does fall under these definitions. There are no two story houses on West Hearn Avenue. There are no homes that have more than 3 bedrooms. The lot sizes of the existing homes average one half of an acre. This project does not maintain the rural or historical nature of West Hearn Avenue.

I am generally not opposed to this project, however, the existing plan is too big. To take a rural property, surrounded on many sides by natural habitat, with much flora and fauna, and to build such a large facility does not fit.

Thank you for your time. I look forward to hearing from you.

Paul Moosman
2063 West Hearn Avenue
(707) 318-7184

April 8, 2021

Dear

I am writing regarding the "Hearn Veterans Village, 2149 West Hearn Avenue, Santa Rosa, Sonoma County, California 95407 (APNs 134-011-012 and 134-011-013)" project. As a resident of 2063 W. Hearn Avenue for twenty-years, it is my responsibility to provide feedback and perspective to this proposed development.

Although I support more permanent solutions to support struggling veterans, I am concerned about the impact this project will have on the local ecosystem, traffic patterns, and the safety of its residents. Following are some concerns:

1. As identified, the project location sits within the heart of the United States Fish and Wildlife Service identified critical habitat for the California Tiger Salamander, a Federally Endangered listed species. I understand that a federal environmental review is required under these circumstances. Does the completed Biological Resource Assessment, (December 7, 2020), completed as part of the Hearn Veterans Village project fulfill this requirement?

2. As stated in the Biological Resource Assessment document, "The known location of breeding habitat 1,935 feet west of the site (CTS # FEMA Preserve) (CNDDDB 2020) and individuals reported 1,532 feet south of the project area (CTS # 650) (CNDDDB 2020) shows there is a high likelihood that individuals are within the general area on the proposed project site. Soil excavation for development may impact those individuals that are underground, within gopher burrows." California Tiger Salamander "breeding habitat" and "individuals reported" under 2000 feet away from the project area is not a long distance.

I understand that there are systems in place that allow development to continue if certain mitigation measures are met. The guidelines and accepted procedures are defined by the US Fish and Wildlife Service. Much work has gone into creating these measures, however, within the context of this project, it is important to look at the bigger picture. Destroying the natural habitat for this project is allowed because the developer can purchase land elsewhere. Does this approach consider the impact of development on the whole ecosystem? I am not referring to the small ecosystem that the Hearn Veterans Village envelopes, or specifically the ecosystem of the California Tiger Salamander, but the larger ecosystem of West Hearn Avenue and the surrounding natural areas. We are connected. The Barn Owls and Western Screech Owls that nest on my property utilize the wildlife corridor that the West Hearn neighborhood creates.

3. The Biological Resource Assessment document contains important information. However, it provides limited information since the authors of the document only visited the site on a few occasions. According to the document, "Trish Tatarian, Wildlife Research Associates, and Jane Valerius, Jane Valerius Environmental Consulting, conducted a survey of the 1.99-acre project area on April 27, 2020", and "Jane Valerius, botanist, conducted seasonal, protocol level surveys for special status plants on March 17, April 8 and April 27, 2020". For a project with such large impacts on the environment, and the neighborhood, a more thorough assessment, during different times of the year, would have been prudent.

Within this context, it is important to note that in several different places in the Biological Resource Document it states, "2019-2020 rainfall season was well below average...". It is difficult to get an accurate idea of the flora, fauna, and waterways in an atypical year. Again, looking at a small window of time does not do justice to the diverse ecosystem that this property supports.

4. Safety.

As a twenty-year resident of West Hearn Avenue, I have seen how traffic patterns have changed over the years. Cars drive faster, and more people are walking or biking on the street, including:

- Homeowners
- Children
- Intellectually challenged adults who live in group homes on Hearn Avenue
- Residents of the current Veterans Transitional Housing Facility

- Neighbors from surrounding developments
- Future residents of the proposed Hearn Veterans Village

With the increase in residents, support staff, various other service providers, (ah...the dreaded SYSCO truck), and the proposed opening of Park Meadow Drive, (a currently barricaded side street), vehicular, pedestrian, and bicycle traffic will increase exponentially. If this project comes to fruition it is critical that a plan needs to be implemented to mitigate the increase in vehicle, pedestrian, and bicycle traffic, and the inherent dangers that come with this. I am not advocating for the installation of sidewalks, as these would diminish the rural feel to our neighborhood and not honor our areas RR-20-RH zoning designation. Two words...**SPEED BUMPS**. If this project comes to fruition speed bumps must be installed on West Hearn Avenue.

On the Hearn Veterans Village pages of the Community Housing of Sonoma County website, it states, "there will be security patrols to enhance the safety of residents...". This component of the proposal brings up issues about the population being served, the potential risks, the impact on the West Hearn Avenue neighbors, and other concerns. Please take this component into serious consideration, and the impacts this project might bring to the neighborhood.

If you have not already done so, I expect that you will visit the proposed Hearn Veterans Village site to get a sense of the negative impacts this project will have on the surrounding neighborhood and ecosystem...before you decide on this project. I invite you to take a walk on West Hearn Avenue to get a sense of what a special neighborhood it is, and to see how all the connecting properties support a wildlife corridor that is difficult to find so close to urban areas.

I would be happy to meet with you, and possibly be your guide of the neighborhood.

Thank you,

Paul Moosman
2063 W. Hearn Avenue
Santa Rosa, CA 95407
(707) 318-7184

cc: Members of the Santa Rosa City Council

From: [Alice Hampton](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Hearn Veterans Village
Date: Monday, May 10, 2021 9:57:22 PM

Good evening. I'm writing as I know the "Notice of Application" document on the City of Santa Rosa website expires today, Monday May 10, 2021. My neighbors have brought to your attention the lack of transparency from the developer, Community Housing Sonoma County, in regards to the Hearn Veterans Village proposed development. There has been limited outreach and communication to our neighborhood, and few opportunities to be a part of the vision. When people do not have a voice/ownership in the process, it difficult to have their support.

I would like to bring to your attention another issue that demonstrates the lack of commitment to the neighborhood from CHSC, the owner of the property. CHSC has not maintained the physical property to a minimum safety standard. Attached are photos from **8/3/20** showing the weeds that **have not** been maintained at a safe and aesthetic height for a community/neighborhood. The Fire Department requires that property owners with over one acre of natural land maintain a twenty foot mowed perimeter around their property. The deadline for said mowing is June 1st. Clearly, the photos document that the Fire Department standard was not maintained. It is clear that the property was not maintained to the expected, and safe standard. This puts neighbors at risk.

The second set of photos were taken more recently on 4/29/21. As is evident, the property has not been maintained to a safe and aesthetic standard. You will notice some mowing that has been done in the second set of photos, specifically the photo labeled 4 29 21.jpg. This mowing was not done by the property owners, CHSC, but by a neighbor on Park Meadow Drive who was concerned about the safety of their home. This is not acceptable.

All photos are identified by the date taken.

As this project moves forward, it is critical that a requirement for the development of the Hearn Veterans Village include a commitment to regular maintenance and beautification of the environment.

Thanks for your time,
Paul Moosman
W. Hearn Avenue neighbor











NO
PARKING



As a novice birder I have started to keep track of the birds I have seen in my yard at 2063 West Hearn Avenue. Below is non-inclusive list.

<ul style="list-style-type: none"> -Barn owls-nesting in boxes in my yard and my neighbor's yard, (separate birds/families) -Western Screech Owl-nesting on my property. -White-Tailed Kite -Cooper's Hawk-nesting in my neighbor's yard -Eurasian Collard Dove -Mourning Dove -Anna's Hummingbird -Rufous Hummingbirds -Nuttall's Woodpecker -Black Phoebe -Tufted Titmouse -White-Breasted Nuthatch -Western Bluebird -American Robin -Cedar Waxwing - European Starling -Yellow-Rumped Warbler -California Towhee -Northern Flicker -Pine Siskin 	<ul style="list-style-type: none"> -Chestnut-Backed Chickadee -Golden-Crowned Sparrow, White-Throated Sparrow, (and countless other sparrows I haven't identified) -Dark-Eyed Junco -House Finch, Gold Finch, (and countless other finches I haven't identified) -House Wren -American Crow -Barn Swallow -Black-Capped Chickadee -Great Egrets -Lesser Goldfinch -American Goldfinch -Yellow-Bellied Sapsucker -Red-Winged Blackbird -California Scrub Jay -Merlin- (Yes. It landed in one of my trees, and was around the neighborhood for about one week) <p>This list is not exhaustive, just what I've documented thus far. Other creature species...raccoon, opossum, gopher snakes, multiple varieties of bees, salamanders, skunks, squirrels, bats...not to mention insects.</p> <p>Paul Moosman</p>
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meeting/West Hearn ave. SR

Dear Mr Kasimov, Supervisor Hopkins and members of the City Council,

My name is Rena Radich and i live and have owned the property at 2235 west hearn ave for 27years now.

We recently were Annexed (2016) into the City Limits with amendments that created a new Rural Heritage designation complete with very low density(RR-20-RH i believe) with several other provisions to preserve this unique natural Riparian Corridor and **all** the wildlife it supports, on Santa Rosa's Laguna 100yr flood plain.

Here the natural landscape's flora and fauna like endangered Tiger salamander, natural clarkia species, meadowfoam and all the wetland plant species and tiny wild life, need room to expand in high rain years and contract un disturbed, in low rain years.

This area and native Large Heritage trees, currently house active use by Western Kites, Hawks, Owls, and many others living on the ground, in the trees. and vernal pools as well.

the large development to our north created a mitigation vernal pool sight just to the north of West Hearn avenue and all that live and survive because of it, are still populating when their actual vernal sights were plowed under and structures built on top of.

people need places to live but why not with nature not at the expense of.

Santa Rosa flaunts that it is the city of trees but if all other nature is diminished in to obscurity the claim feels hollow.

My concerns and Questions i urge you to consider with this preposed development are;

Is the density planned for the development within these very low density parameters?

Will West Hearn ave be adversely impacted by the increased traffic that these 47 individual Vets who services will be needing?

How will the Vernal Pools be impacted by the preposed development all around them?

is this really the best location for a facility?

and lastly...

i am most defiantly apposed to creating a full blown facility on our tiny

street no matter how you slice it. A residence is one thing but a Facility and all that that entails... inappropriate!!!!

And

**i am full apposed to incorporating the fire road into this plan!
It's an emergency road for the entire area and homeowners,
not for use by any one property owners benefit!!! Really you guys!
not ok!!!**

Sincerely,
Rena Radich
2235 west hearn ave

From: Okrepkie, Jeff <JOkrepkie@srcity.org>
Sent: Thursday, May 27, 2021 11:30 AM
To: Trippel, Andrew <atrippel@srcity.org>; Maloney, Mike <MMaloney@srcity.org>
Subject: FW: CH-SC HEARN VETERANS VILLAGE
Importance: High

I was emailed this correspondence to my work email. FYI

Jeff Okrepkie | Planning Commissioner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
jokrepkie@srcity.org



From: ross liscum <rossliscum@gmail.com>
Sent: Thursday, May 27, 2021 11:25 AM
To: Jeff Okrepkie <jokrepkie@gpins.com>
Cc: Ross Liscum <rossliscum@gmail.com>
Subject: CH-SC HEARN VETERANS VILLAGE
Importance: High

Jeff,

Hearn Veterans Village will be at Santa Rosa Planning Commission on Thursday, June 10th at 1:00 pm.

Thought I would reach out to you about this upcoming hearing. Both Keith Christopherson and I are on this non-profit board and have worked hard for many years to develop properties for homeless Veterans. We have completed the Old Fire House at 1055 Benton (and North Street) into 7 apartment units, the 14 tiny homes off Bicentennial Way at 665 Russell Avenue and a home on Robinson Road in Sebastopol set up for 14 homeless Veterans. This site on W Hearn has provided housing for 14 Veterans for the past years and our original plan was to re-locate the tiny homes from Russell Avenue to this site but were able to get the BOS to allow them to stay beyond the "pilot" time frame (thank you to Shirlee Zane on this one).

Of course, there is always opposition. These Hearn neighbors had spoke against our project both times we were at the County Board of Supervisors for tiny homes, when we were initially looking to move them to this site.

These same folks have reached out to Susan Kirks of the Madrone Audubon Chapter, who is known for combining forces with The Sierra Club and other environmentally-focused groups to challenge housing projects and other developments over CEQA biological mitigations.

Our project is in CTS country and has a 2:1 CTS credit replacement ratio. The primary argument we have heard to date is our "insufficient biological assessment." We know our biologists, Jane Valerius and Trish Tartarian, have produced a strong biological assessment and our CEQA consultant, M Group, has drafted a strong Mitigated Negative Declaration.

We also have added SF CEQA attorney, Michael Zischke with Cox, Castle & Nicholson to our team to try and deter a lawsuit, but fully anticipate one anyway.

Included a one-page flyer below along with the crazy over 100 page Mitigated Negative Declaration.

We are happy to talk if you wish on any questions you might have. All we are trying to do is house our homeless Veterans, which we have been very successful getting them stability and their self worth back. Thanks!!!

Ross Liscum, CRS
Broker Associate
DRE # 00690324
CENTURY 21 NorthBay Alliance
DRE # 01523620
1045 College Avenue • Santa Rosa, CA 95404
707-544-6111 / 303-4242
RossLiscum@gmail.com

CHSC BOARD MEMBERS

Keith Christopherson
CHAIR

Lesley Haylock
SECRETARY

Andrea Mendoza
TREASURER

Janet Connors
Karin Jones
Ross Liscum
Daryl Phillips
Shirlee Zane

Please Help Support Our Project at Santa Rosa Planning Commission!
June 10, 2021 at 1:00 pm – Zoom meeting invite to follow

HEARN VETERANS VILLAGE – West Hearn Avenue, Santa Rosa, California
Providing 31 Units of Supportive Shared Housing for Homeless Veterans

Community Housing Sonoma County (“CHSC”) is developing an innovative, healing community of permanent supportive housing for 31 homeless Veterans.

We are asking the City of Santa Rosa for a small subdivision of FOUR LOTS where we will build FOUR HOUSES, each with an ACCESSORY DWELLING UNIT.

Our request will be considered at the Santa Rosa Planning Commission on June 10, 2021 at 1:00 pm. We will send out the zoom link for this meeting when it is available.

Each of the four houses will have six bedrooms, and shared kitchen, dining, living, pantry and laundry areas. Each Accessory Dwelling Unit will have two bedrooms each, and shared kitchen, dining, living, pantry and laundry areas.

The four houses and four accessory dwelling units will share a central driveway we call “the Promenade” and will have places to gather, play basketball, horse shoes, or cornhole, garden in raised beds, or sit on one of many benches to contemplate the beauty of the community, or the wetlands and wildlife.

Each Veteran will have a lease, and will receive supportive services both on site and at the newly constructed Veterans Administration Clinic on Challenger Way, just 2.2 miles from Hearn Veterans Village.

Supported Services will be provided by our services partner, Nation’s Finest, who will provide two staff members for Hearn Veterans Village. Eugene Burger Management Corporation will provide a Property Manager who will live on site. Four Veterans who have been homeless will serve as Peer Managers in each house to support the tenants, and coordinate with Nation’s Finest and Eugene Burger staff.

CHSC is committed to bringing our homeless Veterans living on the streets, in cars, under tarps and in tents into safe, healing homes at Hearn Veterans Village. Please help us speak up about this need at the Santa Rosa Planning Commission on June 10th, and help CHSC end Veteran Homelessness in Sonoma County!



From: [Ann Hopkin](#)
To: [Peterson, Julian](#); [Carter, Charles](#); [Weeks, Karen](#); [Kalia, Akash](#); [Duggan, Vicki](#); [Okrepkie, Jeff](#); [Holton, Jeffrey](#); [Sheikhali, Monet](#); [_CityCouncilListPublic](#); [Alvarez, Eddie](#); [Sawyer, John](#); [Tibbetts, Jack](#); [Fleming, Victoria](#); [Rogers, Chris](#); [Schwedhelm, Tom](#); [Rogers, Natalie](#)
Subject: [EXTERNAL] Hearn ave proposed veterans housing
Date: Wednesday, June 2, 2021 11:36:38 AM

This letter is addressed to all of the people who are hired, elected and entrusted to preserve our communities and environments through zoning laws. My name is Ann Hopkin I reside at 2281 West Hearn Avenue. I bought this property that I live on two years ago. I bought it because it is more than half of an acre. It came at a considerable price for me, as a single first grade teacher. I chose this property because of its zoning rr 20 rh. I chose this property because it is surrounded by Green City acreage that cannot be developed. I live on the part of Hearne Avenue that is a dead-end dirt road. West Hearn Avenue has no sidewalks. We are all on septic and well. We are all living in small houses with lots of land around them. Most of us have some form of livestock. We all have Gardens. We all enjoy an amazing array of Wildlife Fox, kites, owls, turkey, snakes, all of which are very uncommon when you live so close, and are surrounded by suburban and urban Santa Rosa. I passionately oppose any development in our one road neighborhood. I want you to picture our neighborhood. 43 small, one-story, houses all on approximately 1/2 acre occupied by 1 to 4 citizens who are part of single families. With the exception of Benjamin House an Assisted Living small house with about 5 residents. Benjamin House which is right across the dirt road from me, is a welcomed, well respected part of our neighborhood, because it is low density, looks just like all of our houses, doesn't have a parking lot, and functions the same way our small families do. The Proposal in front of you should not even be considered. It's a travesty. It is a perversion of our zoning laws. Do I really need to remind you that we are RURAL!!!! residential!! SINGLE family!!! RURAL HERATAGE!!!! I said before that I passionately oppose development in our neighborhood. I'm going to make an exception to that. I welcome with open arms veterans who served our country in need of our support. Any human can benefit spiritually, emotionally, and physically by living close to Nature, The Proposal you have in front of you obliterates that nature! And will annihilate our neighborhood. SEND IT BACK. And tell them they must conform to the zoning laws in our neighborhood. They must help us preserve our neighborhood, our community. I will welcome small three bedroom single story houses where the occupancy is four to five people per house, if they are for our veterans. If they need to build little metropolises that contain 15 people, build it somewhere else! I'm asking you to do your job, preserve our zoning laws so we can preserve our environment our neighborhood, community and our rural way of life.

From: [Brenda Fowler-hart](#)
To: [Weeks, Karen](#); [Peterson, Julian](#); [Carter, Charles](#); [Kalia, Akash](#); [Holton, Jeffrey](#); [Sheikhali, Monet](#); [CityCouncilListPublic](#); [Alvarez, Eddie](#); [Sawyer, John](#); [Fleming, Victoria](#); [Rogers, Chris](#); [Rogers, Natalie](#); [Schwedhelm, Tom](#)
Subject: [EXTERNAL] Veterans Village 2149 W. Hearn Ave.
Date: Wednesday, June 2, 2021 10:04:26 AM

I am resubmitting my comments from an earlier email since it appears to have fallen on deaf ears. I received one response from Mr. Okrepkie acknowledging my email.

Hello, I recently attended the zoom meeting regarding the Veterans Village on W. Hearn Ave. Like many of my neighbors, I am against this project for many of the same reasons that were mentioned during the meeting. I have lived here at my home since [1986 and our street](#) was considered to be in the county, in 2017 the city wanted our street to be included into the city limits, we negotiated to have our street designated as 'Heritage' to keep it rural, as most of the residents who reside here moved on this street because of its natural country feeling. This project goes against everything we fought for and the city is not keeping their end of the bargain if this facility goes through. Also, I see in the FAQ it states that the tenants can have a guest for up to 7 days, so if each resident had a guest for a week, there would be numerous people, plus managers, plus medical personnel and security? That is unacceptable. My husband is a Purple Heart Vietnam Vet so we are in favor of helping our Veterans, we welcomed the current Veterans that have been living at the Hearn House now and believe they deserve any and all of the help that they can get but W. Hearn Ave. is not designed to house that many additional residents/guests and personnel. There are a couple of houses for sale on W. Hearn Ave., we would be much happier to have the Veterans housed in already built homes. Thank you, Brenda Fowler-Hart, [2280 W. Hearn Ave.](#)

Sent from my iPhone

From: [CLARK H. LEWIS](#)
To: [Sheikhali, Monet](#); [Wesley, Shannon](#); [Licursi, Elizabeth](#); district5@sonoma-county.org; [Alvarez, Eddie](#)
Subject: [EXTERNAL] I am opposed to "Hearn Veterans Village" project
Date: Thursday, June 3, 2021 7:55:49 AM

My name is Clark Lewis and I live at 2070 West Hearn Ave.

I am opposed to the proposed "Hearn Veterans Village" (2149 W. Hearn Ave in Santa Rosa) due to the extraordinary increase in population density it would bring, the environmental changes it would impose and the fundamental change of character in our neighborhood that would precipitate from it.

The proposed "Hearn Veterans Village" doesn't take into account the nature of this neighborhood, the environmental ecosystem here, or the context of the annexation agreement we had with the City to restrict big development and protect this special environment. By creating an over-concentration that will severely impact this wetlands area environment and which is not in line with our RR-RH combined use protections, this too-large development creates a disproportionate burden for this neighborhood. We suggest having the Planning Commission issue a 30-day extension in order to file an independent biological review and continued Public Commentary before making their final decisions regarding the adoption of the applicants Tentative Parcel Map and Mitigated Negative Declaration for this project. We believe that the MND and supporting documentation submitted by the applicant including the Biological Resource Assessment are severely deficient.

We all support our veterans and have supported the 15 veteran beds already existing on this site with relatively few issues. What we are against is a City/urban high density community care facility in a Rural Heritage zoned neighborhood on a tiny rural street that overburdens this neighborhood and destroys valuable, rare ecosystems and wildlife habitat. I along with many in our neighborhood would support a maximum of 15 additional beds (for a total of 30 beds on-site), fewer buildings, no two-story structures and less square footage. Right now, most houses in our neighborhood are 1000-1200 sq. ft. single-story, single-family homes and a use-permit that reflected the character of this diverse, agricultural neighborhood makes more sense logistically and politically.

Sincerely,
Clark Lewis

From: [Bill Davis](#)
To: [Weeks, Karen](#); [Peterson, Julian](#); [Carter, Charles](#); [Kalia, Akash](#); [Duggan, Vicki](#); [Okrepkie, Jeff](#); [Holton, Jeffrey](#); [Sheikhali, Monet](#); [_CityCouncilListPublic](#); [Alvarez, Eddie](#); [Sawyer, John](#); [Tibbetts, Jack](#); [Fleming, Victoria](#); [Rogers, Chris](#); [Schwedhelm, Tom](#); [Rogers, Natalie](#)
Subject: [EXTERNAL] Oppose Hearn Vet Village
Date: Thursday, June 3, 2021 8:11:16 AM

My name is William Davis and I live at 2070 West Hearn Ave.

I am opposed to the proposed “Hearn Veterans Village” (2149 W. Hearn Ave in Santa Rosa) due to the extraordinary increase in population density it would bring, the environmental changes it would impose and the fundamental change of character in our neighborhood that would precipitate from it.

The proposed “Hearn Veterans Village” doesn’t take into account the nature of this neighborhood, the environmental ecosystem here, or the context of the annexation agreement we had with the City to restrict big development and protect this special environment. By creating an over-concentration that will severely impact this wetlands area environment and which is not in line with our RR-RH combined use protections, this too-large development creates a disproportionate burden for this neighborhood.

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We all support our veterans and have supported the 15 veteran beds already existing on this site with relatively few issues. What we are against is a City/urban high density community care facility in a Rural Heritage zoned neighborhood on a tiny rural street that overburdens this neighborhood and destroys valuable, rare ecosystems and wildlife habitat. I along with many in our neighborhood would support a maximum of 15 additional beds (for a total of 30 beds on-site), fewer buildings, no two-story structures and less square footage. Right now, most houses in our neighborhood are 1000-1200 sq. ft. single-story, single-family homes and a use-permit that reflected the character of this diverse, agricultural neighborhood makes more sense logistically and politically.

Sincerely,
William Davis

From: [KIM PETERS](#)
To: [Weeks, Karen](#)
Cc: [Peterson, Julian](#); [Carter, Charles](#); [Kalia, Akash](#); [Duggan, Vicki](#); [Okrepkie, Jeff](#); [Holton, Jeffrey](#); [Sheikhali, Monet](#); [_CityCouncillistPublic](#); [Alvarez, Eddie](#); [Sawyer, John](#); [Tibbetts, Jack](#); [Fleming, Victoria](#); [Rogers, Chris](#); [Schwedhelm, Tom](#); [Rogers, Natalie](#)
Subject: [EXTERNAL] Hearn House Project
Date: Thursday, June 3, 2021 8:24:24 AM

My name is Kim Peters, I live at 2075 West Hearn Ave 2 houses east of the proposed project. I have lived here for 40 years.

To have a project of this scale is absurd in this neighborhood. We fought together as a neighborhood to stay the same rural neighborhood during annexation and were successful. To have one parcel split and build to almost DOUBLE the population of this neighborhood is ridiculous.

We already do support a 15 bed residential Vets home and to expand to this scale on our small neighborhood with narrow street is an overburden.

The negative impact on our wild life will also be an issue. I have a nesting pair of kites, along with barn owls, red tail hawks and a great horned owl.

The increased traffic will be a nightmare! the road in front of my house floods with the slightest bit of rain. The city (county before annexation) was contacted about this, but fell on deaf ears. Then, to have this kind of increase in traffic with more cars and people walking, and a very narrow street is very, very dangerous!

How can an older neighborhood all of a sudden ONE parcel can change the entire integrity of this neighborhood? Would this lead to ALL neighbors changing zoning to split their lots? Why can ONE person do this?

We as neighbors have not had any contact with Paul Cook or anyone else on this project (and this is when they want to be good neighbors! Can you imagine after a project goes forward? They will disappear) . During the zoom meeting there was talk on having security on this site. What?? Security? For who? Why? What will our neighborhood with families, small children, single women need security for? This does not sound like it will be a safe place for all of us who do not have security! We also do not have any amenities within walking distance, crossing Stony Point, walking on Stony Point is not a safe place to be and would again be VERY DANGEROUS!

This project needs to be somewhere it would be safe for all involved, close to Medical facilities, grocery store, etc.

Thank you
Kim Peters

From: [Maria Sisson](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] Hearn House Veterans Project
Date: Wednesday, June 2, 2021 5:33:54 PM

My name is Maria Sisson and I've resided at 2285 W. Hearn Avenue since 1976. I'm writing in concern for the project stated on the above subject line and how it will affect our small (small being the operative word) neighborhood we've TRIED to preserve for too many years now. It appears my neighbors and I are being denied what little rights we have here for the benefit of individuals who will be profiting off the sales of the parcel in question to house homeless veterans.

This little neighborhood already houses veterans, (I believe at least 15 if not more), as well as a retirement home for the infirm and a home for mentally challenged individuals. This, I don't believe is a problem but, adding to this will be at least 32 more people who will need 24 hour supervision along with medical staff, property management and guests, not to mention parking which this street is in no position or condition to be able to maintain for several reasons.

Also, the fire lane connecting W. Hearn to Park Meadow, I've been told will be, if not already so, sold by the city to the development company and used for parking. This puts this neighborhood at a risk no neighborhood should be put in. The fire lane was developed for our safety.

I'm thinking there are so many other more suitable locations for a development as this and trying to figure out why this location, not near any grocery stores, medical or other facilities is being considered for the project. It's not like we aren't doing our share in providing a neighborhood for the less fortunate.

I'm also concerned about my grandkids, who I take care of here at my house while my daughter and son-in-law work to make ends meet. I'm not comfortable knowing many of these veterans have issues through no fault of their own. I am a senior citizen and really only want to be stress-free of the concerns this project brings to light.

I know several neighbors are also writing about the preserve in this neighborhood so won't even go into those.

I'm asking for your serious consideration at the hearing for this project and praying you can understand how this just isn't the ideal location for a facility such as is being proposed for our neighborhood.

Thanking you in advance and please feel free to contact me with questions (or information) you might want to have answered by me.

Warm regards,

Sent from Yahoo Mail on Android
Maria Sisson
2285 W. Hearn Ave.
Santa Rosa, CA 95407
(707) 527-8551

From: [Lennie Moore](#)
To: [PLANCOM - Planning Commission](#); [_CityCouncilListPublic](#); [Sheikhali, Monet](#)
Subject: [EXTERNAL] Comments regarding the Hearn Veterans Village Project
Date: Thursday, June 3, 2021 10:47:45 PM
Attachments: [LennieMoore eMail MND Comment response 06-02-2021.pdf](#)

Good evening Mayor Rogers, members of the City Council, Planning Commission, and Ms. Sheikhali.

Here are my comments and recommendations (attached as a pdf document) regarding the Hearn Veterans Village Project in response to the notice to adopt the MND, Tentative Parcel Map, and the Project Application.

It outlines many of the concerns and issues that I and the majority of our neighbors on West Hearn Avenue and Park Meadow Drive have towards this terrible proposal by CHSC. Please review and consider these before making your final decision.

Our request is that you postpone your decision for 30 days to allow time for more commentary and for us to complete our submission of an independent biological report.

Please contact me if you have any questions.

Sincerely,

--

Lennie Moore
www.lenniemoore.com
Studio (707) 260-2400

My name is Leonard Moore. I live at 2215 West Hearn Ave., which is two parcels to the West of the proposed project at Hearn Veterans Village (2149 W. Hearn Ave in Santa Rosa).

ABOUT THE APPLICATION

This proposal by the applicant is ridiculous. It does not consider or respect the nature of this neighborhood, the environmental ecosystem here, or the context of the annexation agreement we had with the City to restrict big development and protect this special environment.

This project will create an over-concentration that will severely impact this vernal pool environment and is not in line with our very low density RR-RH combined use protections.

This is too large a development for this street and creates a disproportionate burden for this neighborhood. Our current zoning is very low density residential 0.2-2 units/acre per the annexation agreement of 2016.

If the applicant scales back the number of additional beds to no more than 15 (for a total of 30 beds on-site), fewer buildings, no two-story structures and less square footage then this would be more akin to the nature of this street, where most houses are 1000-1200 sq. ft. single-story, single-family homes.

We all support our veterans and have supported the 15 veteran beds already existing on this site with relatively few issues. What we are against is a City/urban high density community care facility in a Rural Heritage zoned neighborhood on a tiny rural street, that overburdens this neighborhood and destroys valuable, rare ecosystems and wildlife habitat.

ENVIRONMENTAL ISSUES

It is our position that the MND and supporting documentation submitted by the applicant (including the Biological Resource Assessment) as severely deficient.

We are asking the Planning Commission for a 30-day extension in order to file an independent biological review and continued Public Commentary.

We ask that the Planning Commission consider this independent review before making their final decisions regarding the adoption of the applicants Tentative Parcel Map and Mitigated Negative Declaration.

There are at least three nesting pairs of White-tailed Kites that have established themselves for many years on our street. We currently have two nests of White-tailed Kites in the pine trees on the Western side of our property and one nest of Red-shouldered Hawks on the pine tree in our southern corner, all within approximately 200 feet of the applicant's site. The third pair of White-tailed Kites nests to the East of the Hearn Veterans Village site at 2075 West Hearn Ave.

This MND does not fully mitigate impacts to special-status species. These raptors cover a fairly large territory and hunt over my property, the applicant's property, and the open space to the north of us.

We also have a lot of birds under observation, as they are declining in population. We have sightings on our property of many bird species including Oak Titmouse, Bewick's Wren, Nuttall's Woodpecker, California Quail, Wild Turkey, Western Bluebird, California Towhee, and many others.

As the White-tailed Kites and Bewick's Wren are in the immediate vicinity, these are representing birds seeking to nest in the area because of the ecosystem and existing circumstances.

We also have Red and Grey Foxes that have been sighted on our properties and along the seasonal creek on the West side of the applicant's parcel. We have seen Arboreal Salamanders on several properties, and there have been historical sightings of the California Tiger Salamander in this area. There is so much life here which needs to be respected and protected.

There is absolutely no way mitigation credits will compensate for the damage to this environment and the habitat for these creatures. Paying mitigation fees is not acceptable. These environs need to be protected.

Nesting White-tail Kites located on 2215 West Hearn Ave 05-24-2021



Red-shouldered Hawk, located at 2215 West Hearn Ave., 01-10-2020



Possibly a type of Fence Lizard, located at 2215 West Hearn Ave., 03-19-2019



The fire access road (designated as an extension of Park Meadow Drive in the site plan) is for fire safety. It is also extensively used as a walking path for neighborhood residents. Converting this into a parking lot only accessible from West Hearn Avenue will increase traffic much more than this dilapidated street can handle. The street is in terrible disrepair and has dozens of potholes directly in front of the applicant's site.

The applicant will need to be directed to repair the road up to the City Interim Street standards set by the annexation agreement of 2016, or they must only have access from Park Meadow Drive with bollards kept in place on West Hearn Avenue as they are now.

There is a seasonal creek existing along this emergency access road. The proposed site plan does not show drainage and how this drainage will comply with CEQA standards for run-off. Incorporating a berm to channel run-off to Park Meadow Drive, or especially towards West Hearn Avenue, will not be acceptable.

Setbacks to this seasonal creek must be added to the site plan. The City Planning Commission needs to direct the applicant to add setbacks.

Furthermore, it is not clear that the proposed site plan addresses ORD-2020-003 requirements such as Creekside development, setbacks and Design Guidelines for Riparian Corridors and Storm Drainage.

The reason we fought hard for the creation of our Rural Heritage zoning is that environmental water preservation issues, like urban storm drains and paving, would channel water away from our Riparian Corridor and out of the area. Any paving would increase the runoff causing more damage to the ecosystem. An important part of what is working with our -RH zoning, land use, and street standard is that our groundwater is being recharged directly. During heavy rain seasons our neighborhood does not flood. It does what it is supposed to do: water soaks into the ground and recharges the aquifers, and also prevents drought in the dry season.

An EIR must be provided and paid for by CHSC. Additionally, I would like to note the following:

a. Wetlands and wildlife disturbance - We only have less than 10% of vernal pool wetlands left in Sonoma County, one of the most unique ecosystems in the world. These vernal pools are vitally important to prevent flooding, fire, and drought in the area.

b. Native animals and plants will be disrupted, and habitat will be destroyed. Native Oaks, Tiger Salamander, Meadowfoam, clarkia species, actively nesting Western Kites, Hawks and Owls of all kinds, all exist in this area. This street is essentially a wildlife corridor and 'soft boundary' between the urban boundary, open space, and the extensive Fish and Wildlife properties surrounding it.

c. Traffic, parking, sewage, drainage, noise, activity by patients, guests and support staff, medical personnel - All are not supported by the current state of this tiny street and infrastructure. To expand the number of beds to 47+, according to this site proposal, is insanity. This would double the population of the entire street by this singular parcel!

The City cannot allow one developer to completely wipe out a unique ecosystem that this neighborhood has tried to protect for decades by allowing a development of this scale to move forward. Any development has to fit the very low density that the rest of our residents adhere to and respect.

To buttress our argument, Sonoma County has these rare vernal pool ecosystems, which West Hearn Ave. is a critical part of. With less than 10% left of these ecosystems, we need to be building up and repairing these systems, instead of building on, paving, and further destroying them at the very moment when we most need the protections that these vernal pools give us - meaning drought and fire mitigation, flood protection, and maintenance of groundwater aquifers. This size of project is inappropriate for this street and its community.

ZONING ISSUES

CA Government Code section 65651, states:

“(a) Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements...”

This is only applicable to zones where multifamily housing is permitted, which is not the case in our rural residential zone.

Hearn Ave. is zoned RR -RH. It is zoned for single-family homes, not multi-family R-1 or R-3. According to CA Government code 65651, Multi-family zoning is required in order to develop supportive housing.

This application should be rejected on this basis alone. The City Planner has stated in communications to us that this supportive housing project is allowed. We will contest this as the City codes clearly identify RR zoning as single-family, whereas R-1 and R-3 are multi-family. Where in the zoning code does it say multi-family is allowed in RR zones?

Most of the parcels on this street are ½ to 1 acre in size, with only a few exceptions – the applicants property and mine. We have small family farms here on West Hearn Ave. raising sheep, goats, chickens, pigs, cows and horses. This is as rural as it gets while still being in the City.

The City Council may remember that during the Roseland Annexation process in 2015-2016, the island of West Hearn was extremely vocal about protecting our Riparian corridor, zoning, and land use.

In my comments on record from a City Council meeting (Sept 8th, 2016 I believe), I and many of my neighbors (38 out of 48 properties having signed a petition presented to the Council) advocated for the approval of amendments to the City Zoning Code, General Plan and Annexation Specific Plan as recommended by our City Planners. These amendments were the result of good faith negotiations which had taken place over about a year and a half, between our neighborhood and City Planning, specifically Jessica Jones and Chuck Regalia. They have helped protect many of the most important aspects which have made West Hearn Ave continue to be a unique and special place.

These amendments included a Rural Heritage (-RH) Combining District (Santa Rosa City ordinance 20-28.090), Very Low Density RR-20 Residential Land Use (0.2-2 units per acre), and several other provisions which matched the zoning, environmental and agricultural land use that we previously had within the County of Sonoma, and allowed us to preserve our local character, protect the habitat of our Riparian corridor, and supported our quality of life which we absolutely needed to maintain in our unique neighborhood. This effort and agreement was what galvanized our support for the annexation in 2016.

The density and environmental impact of this project proposal goes completely against what our entire neighborhood fought to protect during those Annexation negotiations a few years ago. If approved, this project severely undermines these protections and would additionally demonstrate the City is acting in bad faith towards a previously settled matter.

We spent two years negotiating in good faith. The Rural Heritage -RH combined use designation was part of the success of those negotiations. If the Planning Commission approves this project, then the City is effectively renegeing on their commitment to respect the unique nature of this neighborhood and its surrounding wildlife.

This project does not comply with City zoning code 20-42-060. It will create an over-concentration of these facilities within our rural neighborhood and does not follow the code requirements regarding the mitigation of or avoiding any adverse effects of the facilities upon surrounding properties.

It equally does not comply with the spacing and concentration clause C1, as it would create a grouping of facilities in conflict with the locations of 10 adjacent properties on both West Hearn Avenue and Park Meadow Drive:

"No proposed community care/health care facility shall be located closer than 300 feet in all directions from any other community care facility, as measured from any point on the exterior walls of both structures. In no case shall a residential parcel be directly abutted by community care facilities on two or more sides."

We already have another facility at 2297 West Hearn Avenue, housing residents with mental disorders in addition to Hearn House.

The over-concentration clause C2 which would also indicate that this project should be denied:

"The over-concentration of community care/health care facilities in an area shall constitute cause for the denial of a Minor Conditional Use Permit, where it is determined that over-concentration will not be mitigated by conditions that might be imposed upon the Minor Conditional Use Permit and other measures instituted by the applicant."

Of primary concern to this neighborhood is density and equitable distribution of services across the City and County. Adding 32 additional units to the 15 current beds on a tiny rural street is a disproportionate burden to the surrounding properties. To date, there has been no fair share analysis relating to this over-concentration issue. Environmental impacts would be hugely disproportionate and detrimental to this vernal pool area. The amount of parking to support such a large facility (visiting family members, friends, medical and emergency personnel parking notwithstanding) is an additional burden. It is also inappropriate to approve a project of this scale in a vulnerable wetlands area such as we have in this case.

In this current proposal, CHSC is not following the Rural Heritage Zoning and Land Use designation with this project. 47 individuals plus visitors/service/medical personnel on one lot conflicts with the established nature of this neighborhood and the protections we had established during the Annexation process in good faith with the City.

In researching whether the State Department of Housing and Community Development (HCD) has in their Housing Element Law and Fair Share Analysis provisions, I'd add the following from TITLE 7 [ARTICLE 10.6. Housing Elements \[65580 - 65589.11\]](#):

In section d, 2nd clause: "Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080."

APPLICANT ISSUES

The audacity of this applicant to propose this project, after being directed in 2016 by the County Board of Supervisors that they must do their due diligence in reaching out to the neighboring community is unconscionable.

This applicant has a history of acting in bad faith, misrepresenting what this project really is: a financial boon to CHSC at the expense of the heritage and character of this neighborhood, and the natural habitat that this neighborhood supports.

A little background information would be helpful in appreciating our issues with CHSC and this project:

In 2016, Paula Cook and the organization where she has been its Executive Director, Community Housing Sonoma County, had applied for a 3-phase Tiny Homes project with the County Board of Supervisors. The first two phases had been approved and funded by the County previous to this proposal. The 3rd phase involved appropriating funding and approval from what I understood at that time to be both the County and Santa Rosa City, and moving the current 14 units (at 665 Russell Ave) to the Hearn House property while building up to 32 tiny homes alongside the original 15 bed facility.

A Board of Supervisors meeting occurring on May 8th 2016 (video record: http://sonoma-county.granicus.com/MediaPlayer.php?view_id=2&clip_id=784&meta_id=242365) had on the agenda the presentation and discussion of the phase 2 and 3 components of this tiny homes project. Many of us showed up to this Supervisors meeting to speak against the approval of this project. The majority of our Hearn Ave residents are against this.

At the time that the phase 2 funding was approved during this meeting, there were concerns by several of the Supervisors regarding costs in addition to a stipulation that Ms. Cook do her due diligence and reach out to the residents of Hearn Ave and surrounding properties.

Some of Ms. Cook's comments in her presentation to the Board of Supervisors were the following statements, "We have really moved forward in good faith to try and make this a meaningful place to live and a very innovative place." and "You're going to get a lot of media attention for this." Following comments by Supervisor Gorin about the expense per unit and the cost being quite a bit more expensive and a significant investment for 14 units (\$115K to move each unit and return original site to original state, moving 14 units and building 18 more), Ms. Cook responded, "I have a really good level of confidence in our ability to build out the site, move the units, make the county happy, make the city happy and try and leverage as I said earlier that media attention."

It is my position that Ms. Cook seems more interested in media coverage and in the potential income from the high volume of HUD-VASH vouchers than in providing a complete and well defined proposal that truly serves the needs of this highly vulnerable population of homeless veterans, respecting the importance of the surrounding ecosystem, and cooperatively engaging with the surrounding properties who will be impacted the most by this project.

The Board of Supervisors directed Ms. Cook to reach out to the community. There had been zero communication from CHSC or Paula Cook for five years. No reach-out. No discussion. The first instance of reach-out came in the form of an email from Susan Barnes on or about April 6th of this year, approximately a week before the neighborhood meeting of April 12th.

This applicant has not shown any interest in working with our neighborhood and has been negligent in reaching out to us over the last 5 years. The applicant clearly wants to make a tremendous amount of money from this venture at the expense of our community. CHSC and Paula Cook are not serving Veterans. They are simply serving themselves.

This proposal by CHSC is substandard. It offers no standard of care and no structure for what the daily life of the veterans living there will look like. There is nothing about using any type of "best practices" approach to helping them - not even an indication that a standard of accountability of care is provided, when compared not only to what other providers are providing in a similar culture, as an expected standard of care.

In our consultation with mental health professionals, this particular veteran population that has had issues with homelessness, mental health, and/or substance abuse is highly vulnerable and the highest risk. Many suffer from a chronic relapsing brain disorder and need a higher level of support. And yet to expect high risk veterans to not make a commitment to sobriety a mandatory condition for having the opportunity of being in their own home - even a 12-step program is very clear, as participants don't get anything until they agree to sobriety. As long as they are working their program, they get support. In using the term "permanent supportive housing" in the one-page proposal, CHSC does not supply the linkage "to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (see. <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb745memo042414.pdf>) that would normally be associated with establishing criteria for how these permanent residents will be able to continue living in this facility and get the support they need to succeed.

To expect those veterans suffering from chronic relapsing brain disorder will act independently enough to take public transportation to access the most important mental health and life skill services is really unrealistic. And at their level of functioning (or rather the lack of it), standard of care would point more to a system similar to an intensive outpatient care facility.

There are no indications in the proposal that there are enough services/structures onsite for therapy, given the remote location features and the standard of care dictating that daily, structured, monitored activities and therapeutic interventions are necessary for integrating vets back into mainstream society. This location is too far from services (Hospitals, urgent care, even grocery stores), and there is no description at all in the half-page proposal stating what kind of medical facilities will be in place to handle these veterans and their special needs.

On Monday, May 10th I asked Paula Cook and Susan Barnes to respond to several outstanding questions I and many of my neighbors had regarding these issues. As of this date (June 1st) there has been zero response. Not even a confirmation of receipt of my questions. Nothing.

These questions were originally presented to Monet Sheikhal, who responded that these were questions to be answered by CHSC. I am including these here in the hopes that you will direct CHSC to provide answers to you so it is on the record.

May 10th, 2021

Hi Paula and Susan,

Please provide answers to the following questions that Monet has determined are for you to answer. I'm respectfully requesting a timely response (within a week), in order to forward this information to our neighborhood for review and commentary before the expiration of the 30-day deadline:

The only other information provided by the applicant on the project website along these lines of defining what this type of housing will be is the following paragraph: "Veterans will be referred to Hearn Veterans Village through the Sonoma County Coordinated Entry System (CES). As a part of CHSC's obligations to the veterans and to lenders, all veterans will be offered a robust array of supportive services identified by the veteran and the veteran's case manager to assist the veteran to meet the goals set in the veteran's Individual Services Plan." What, exactly, are CHSC's obligations by providing this type of housing? What are they allowed and not allowed to do?

Who decides who gets to live in this permanent supportive housing? How are they vetted? Can they get permanent supportive housing if they have a criminal record? Drug and alcohol addiction? Mental health conditions (PTSD, Chronic Relapsing Brain Disorder, Chronic Homelessness, etc.)?

The Veteran's Administration has a Comprehensive Environment of Care standard when it comes to health services for Veterans. The applicant does not clarify their role in maintaining this higher standard of care, and a review performed by a mental health professional on our behalf, of this applicant's proposals regarding this site (2016-present day) found the following: "This particular Vet population, the highly vulnerable, the highest risk, suffer from a Chronic relapsing brain and need a higher level of support." "The current plan fails to even remotely demonstrate how it is going to make them accountable when their brains chronically relapse." "A Standard of Care is a standard of accountability of care, provided when compared not only to what is legally and ethically expected, but also compares to what other providers are providing in a similar culture, as an expected standard of care." "Also, there are not enough services / structure on site for therapy and spending idle time, given the remote location features and the standard of care dictating that daily, structured, monitored activities and therapeutic interventions are necessary for integrating Vets back into mainstream society."

Is CHSC incorporating "best standard practices" to create true healing? If so, how? Who is responsible for monitoring and managing the health and welfare of these Veterans living at this site?

What are the conditions where a Veteran could be terminated from their ability to remain on the property?

What are the compliance issues with organizations such as CHSC that provide Veterans housing and the strict guidelines involved with this higher standard of care?

West Hearn Ave. is far away from services that these Veterans will need such as urgent care (2.2 miles), hospitals (4.6 miles), even the closest grocery store is 1.6 miles away. For a care facility such as this, what is required as far as how close they need to be to access the services they need?

Are the homeless veterans residents working folks? Will each person therefore have a car? how will 47 vehicles plus staff vehicles, fit into this property?

As I mentioned before, **we support our veterans**. This proposal does not outline any details at all about how these vulnerable individuals who have sacrificed for our nation will be supported. Even the website for CHSC describing the Hearn House project does not provide any details regarding the kind of care these veterans deserve.

My position is that CHSC has been negligent in their efforts to the community, misleading to the Board of Supervisors and the City, and has mismanaged this project by delivering substandard proposals to the City/County lacking proper detail, and has been wasteful in its use of allocated funds designed to support our homeless veterans within this County.

PROPOSED SOLUTIONS

We understand the need for housing and the pressure upon the City to provide such housing. But there is also the need for balance. This project goes against the character of this rural heritage neighborhood and its environmental importance to the City.

What the applicant is proposing would plop an urban “apartment complex” appearance and character right into our rural neighborhood and we very strongly oppose this. We are not trying to prevent them from building on their property and are willing to negotiate something reasonable and more in character with what we have here. It is this proposal by the applicant which is unreasonable.

Again, If the applicant developed a project more in line with the nature and density of this heritage neighborhood, many of our residents would be willing to work with this. Something more like 2-3 single-story houses (including the existing buildings) and no more than 15 additional residents total which, when adding in the existing 15 beds, brings the total density of this site to 30 beds plus staff.

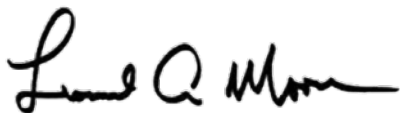
Adding these one or two additional units, according to many of our neighbors, would possibly be acceptable (depending upon the number of additional beds proposed and whether CHSC reaches out at all to the neighborhood with any proposals or good faith discussion).

In the event an agreement cannot be reached, a better site would be something like having the City lease space on Corporate Parkway, where there are medical facilities close by like the urgent care clinic, the new VA Center being built, the Kaiser building, Dialysis centers, and the Fire Station. This is more appropriate to better serving the Veteran’s needs and providing the appropriate access to services.

With climate change being upon us, the City must also seriously consider and respect how our Heritage neighborhood is doing our part to combat drought and extreme climate events.

On our property, we are doing permaculture and regenerative practices to restore our soil, retain more water in the ground for longer periods of time and rebuild wildlife habitat in our Riparian Corridor. We are sharing this knowledge with our neighbors and working with them to collectively improve our soils and habitat in this region. We would also be happy to assist the Veterans in learning about permaculture, regenerative practices, and how we can heal our soils and ecology through proper stewardship of the land.

Thank you for your time and consideration.



Leonard Moore
2215 West Hearn Ave.
Santa Rosa, CA 95407