

**From:** [Murray, Susie](#)  
**To:** "[Kathy Oreilly](#)"  
**Subject:** RE: [EXTERNAL] Ridley Family Homes  
**Date:** Thursday, October 27, 2022 8:19:00 AM

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Good morning, Kathy,

To clarify the graphic, the properties shown in blue are County islands. They're not suggesting those lots are owned by the County, only that they are not within City limits. Hopefully, that'll change soon. I'll ask them to update the graphic to read County Island.

Thanks much.

Susie

**Susie Murray | Senior Planner | Staff Liaison to the Cultural Heritage Board**

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543-4348 | Fax (707) 543-3269 | [SMurray@srcity.org](mailto:SMurray@srcity.org)



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**From:** Kathy Oreilly <kathyor999@gmail.com>  
**Sent:** Thursday, October 27, 2022 8:10 AM  
**To:** Murray, Susie <SMurray@srcity.org>  
**Subject:** [EXTERNAL] Ridley Family Homes

Hi Susie.

Will you please take a look at this Neighborhood Context Map that the applicant submitted. There is an error regarding parcels on nearby Lance Dr. The applicant has classified a large portion of land as "County Owned." The areas colored blue are incorrect. These parcels are private property. I feel it should be corrected.

Thank You

K Oreilly

SR Homeowner

**From:** [Murray, Susie](#)  
**To:** [TREVOR HAM](#); [Gurney, Cleve](#)  
**Subject:** RE: [EXTERNAL] 1801 Ridley Ave. Family Apartments  
**Date:** Friday, October 14, 2022 1:14:00 PM  
**Attachments:** [24\) Landsape and Lighting-057 CP-IPLA.pdf](#)

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Hi Trevor,

I'm so sorry about the delay in my response; I've been on vacation and am STILL responding to messages. Please refer to my written responses in red below.

Cleve,

I deferred to you on the items that are highlighted. Please copy my on your responses so I can share them with others.

Thanks much.

Susie

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**From:** TREVOR HAM <only1remy@yahoo.com>  
**Sent:** Wednesday, October 5, 2022 5:53 PM  
**To:** Murray, Susie <SMurray@srcity.org>  
**Subject:** [EXTERNAL] 1801 Ridley Ave. Family Apartments

Hi my name is Trevor  
I live at 1790 Larry Dr. along the Northwest corner of the proposed project .

What type of sound wall would be put up against my property line? **I'm waiting on a fence detail from the application now. If you haven't heard from me by 10/27, please follow up.**

**A small creek takes all of the water from Larry Dr. down that property line. I'm worried with all of the parking area paved around that lot my backyard will flood also the property to the south of me always has standing water. Our engineering team will make sure this doesn't happen. I've copied Cleve Gurney from our Engineering team on this email; he's far more qualified to respond to this. Cleve?**

What about the existing trees on that property, will they stay ,which ones, that is my privacy

concern given these are 3 stories looking into my back yard. I've attached a copy of the Landscape Plan, which seems to imply that the existing trees will be removed. I'm waiting on clarification from the applicant. I'm inclined to require them to preserve any significant trees, but I can't confirm that requirement now. If you haven't heard back from me by 10/27, again, please follow up.

How much permeable area in the project? I live on a water well. Again, by way of this email, I'm deferring to Cleve, the project engineer. Cleve?

Is the project going to be 100% electric? I know that CA is soon going to ban the sale of gas appliances. The project will be required to comply with the City's All Electric Reach Code and the Building Code in effect at the time they submit for building permits. They would be allowed any gas appliances.

Will there be solar battery storage on site? Concerned about fires related to them. There will be a requirement to include battery storage. Both the Building Division and Fire Department will be reviewing the plans.

Will Ridley Rd. be widened? I've seen fire trucks and ambulances get blocked from the rugby field at Comstock. Again, I'll defer to Cleve.

Also I know parking will be a problem How many spaces per unit? The project proposes 50 units comprised of 1-, 2- and 3-bedroom apartments. The site plan indicates 66 onsite spaces, and will also be adding 18 offsite spaces along the newly constructed portion of Wyngate Drive.

Last time this project was proposed the dumpster area was located in my corner out of site. I've lived in apartments and know that they smell and are often over filled, maybe put them on Ridley or put them in an out building. The trash enclosure is proposed in the northwest corner of the site, and is separated from your property by the parking area. The project will be conditioned appropriately to ensure that the enclosure is not a nuisance and the trash pick up will be done at a reasonable hour, after 8:00 am, given its proximity to existing residential uses.

My main concern is noise followed by security and I would hope that the Soundwall (not a wood fence) would be 8 feet tall or 6 with lattice of some sort. I'm not sure at this point whether it will be a wall or a fence; but I can assure you there will be separation between your property and the new development.

Thanks for reading this, Trevor

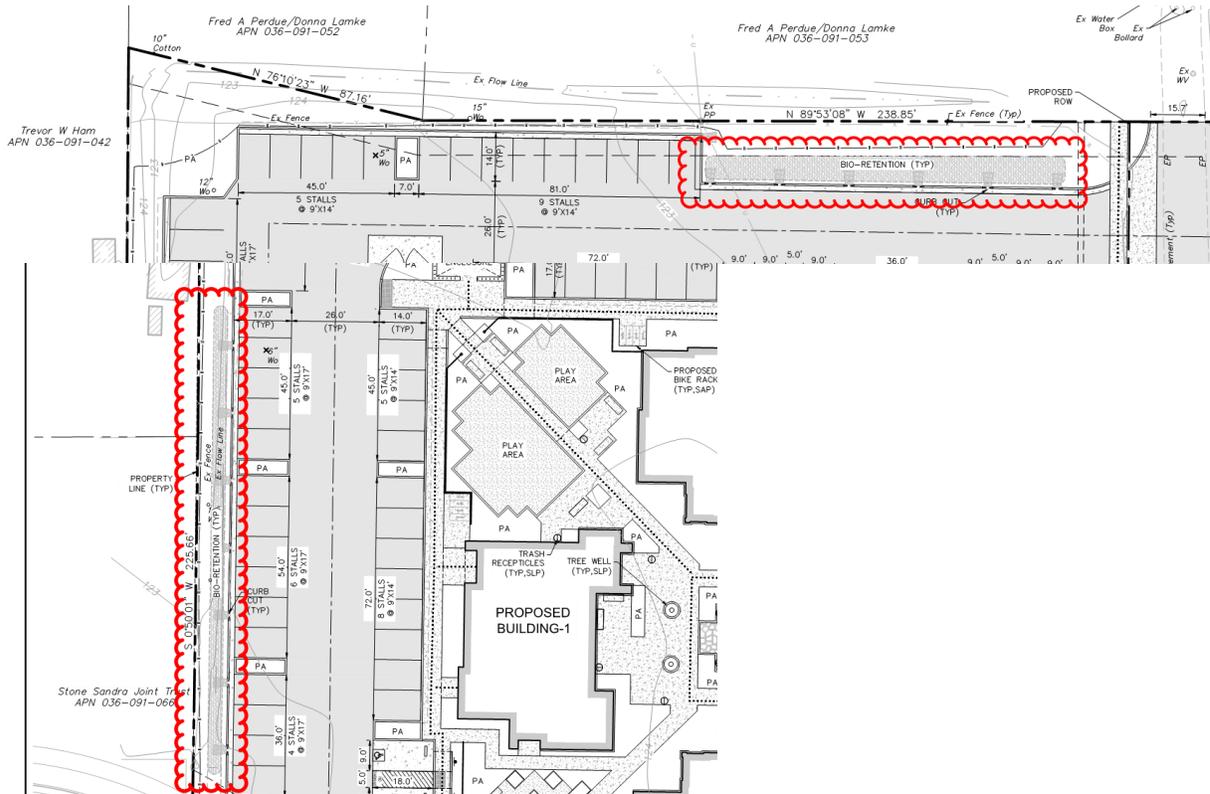
[Sent from Yahoo Mail on Android](#)

**From:** [Gurney, Cleve](#)  
**To:** [TREVOR HAM](#)  
**Cc:** [Murray, Susie](#)  
**Subject:** RE: [EXTERNAL] 1801 Ridley Ave. Family Apartments  
**Date:** Monday, October 17, 2022 12:16:15 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

Hello Trevor,

Please see my responses in RED below.

A small creek takes all of the water from Larry Dr. down that property line. I'm worried with all of the parking area paved around that lot my backyard will flood also the property to the south of me always has standing water. The 1801 Ridley development is installing drainage devices and stormwater basins to capture, treat, and convey stormwater runoff to the public storm drain system. Any offsite runoff that goes onto the 1801 Ridley property shall be either sent directly out to the public SD system or treated then sent to the public SD system in Ridley Avenue. The project will not be allowed to block any offsite runoff that is already draining to their site. The engineer has submitted a drainage report analyzing all the tributary areas of drainage and how they have sized their drainage devices and private SD system to convey this water. They have bioretention basins (clouded below) at their northern property line and western property line that look to treat and convey the property line runoff.

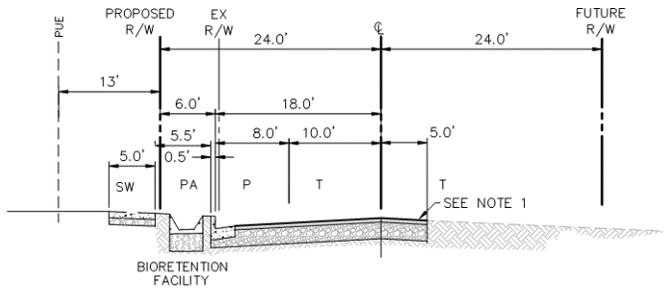


How much permeable area in the project? I live on a water well.

Based on their Stormwater report, out of the 2.61 acres there is 72,928 sf of impervious area so 40,764 sf of permeable area.

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Ridley Ave will be improved to a minor street standard along the project frontage (half street width improvements consist of a 10' travel lane, 8' parking lane, 6' planter strip, and 5' sidewalk).



## RIDLEY TYPICAL SECTION (NORTH)

Not To Scale

### NOTES:

1. A COMPLETE 20' ALL WEATHER WIDTH IS REQUIRED ALONG PROJECT FRONTAGE FOR THE MOST NORTHERLY 200'±LF OF RIDLEY AVE.

Thank you,

#### Cleve Gurney, PE | Associate Engineer

Planning and Economic Development | Engineering Development Services  
 100 Santa Rosa Avenue | Santa Rosa, CA 95404  
 Tel. (707) 543-3206 | [cgurney@srcity.org](mailto:cgurney@srcity.org)



*Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.*

**From:** Murray, Susie <[SMurray@srcity.org](mailto:SMurray@srcity.org)>

**Sent:** Friday, October 14, 2022 1:15 PM

**To:** TREVOR HAM <[only1remy@yahoo.com](mailto:only1remy@yahoo.com)>; Gurney, Cleve <[cgurney@srcity.org](mailto:cgurney@srcity.org)>

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Thanks for reading this ,Trevor

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