

From: suzannelanahan@aol.com
To: [Nicholson, Amy](#); [Toomians, Kristinae](#)
Subject: [EXTERNAL] Development
Date: Saturday, June 5, 2021 10:08:07 AM

I am sure I am not the first person to suggest that if the developers want to build these projects that they pay for widening Hwy 12 from Pythian to Melita to two lanes.

Suzanne Lanahan
Oakmont

From: [Vicki Walling](#)
To: [Nicholson, Amy](#)
Subject: [EXTERNAL] Developments on Hwy 12 and Melita and Melita and Montgomery
Date: Friday, June 4, 2021 3:20:19 PM

I also left you a voice mail. Please do not allow either of these developments. They would both be disasters in case of another fire, especially the Elnoka site. I have lived in Rincon Valley for over 30 years so I was here during the Tubbs and Glass fires. We could not have gotten out during the Tubbs fire due to traffic. People are already leaving this area due to fire fears, especially due to traffic.

In addition, I would not trust Gallagher on any project. He does shoddy work, not always to code, beside what happened to the Varenna residents.

Sincerely,
Vicki Walling

From: [Rick Hill](#)
To: [Nicholson, Amy](#)
Subject: [EXTERNAL] Elnoka and Spring Lake Expansion
Date: Monday, June 7, 2021 3:57:58 PM

Dear Amy Nicholson,

We urge you reject the EIR that was drafted for the Elnoka Continuing Care Retirement Community as well as the Spring Lake expansion project. These ill-advised proposals are based on outdated planning and bogus projections.

High density residential land use on this parcel should be off the table. Untenable traffic and greenhouse gas impacts, inability to safely house and/or evacuate residents in a timely fashion, and impacts to the Santa Rosa Creek watershed, all should have doomed this proposal for the last time a generation ago, back when it was known as Three Bridges.

The property fronts Annadel State Park and a state scenic route. It would negatively impact cherished views and topography. While seniors who could afford living there are likely to enjoy vistas from Rincon Valley to Sugarloaf Ridge, they will also be wholly dependent on individual motor vehicle trips; both for themselves as well as for hundreds of employees commuting from miles away. Due to unacceptable traffic impacts and vulnerability to wildfires, the Elnoka property has no legitimate plan to mitigate the damage it will inflict, to say nothing of the damage it will absorb, during the next wildfire.

Given all that we've learned about traffic, fires, watersheds and climate change, why are we considering something on this scale in this location? Any proposal that requires adding another stoplight on often failing (LOS F) Highway 12 should have never gotten this far.

Our property is in an unincorporated area across from Oakmont and Elnoka, which places us in view of a particular risk to proposal that is not mentioned in this EIR. Several large parcels that burned in the Glass Fire remain loaded with standing dead trees. Hundreds of these private acres are covered by Conservation Easements obtained by Sonoma County Open Space District, which taxpayers paid handsomely to secure. During the Glass Fire, chaparral and fir trees burned throughout this area, leaving thousands of standing dead trees--a powder keg waiting for a spark and a good wind. There are no firebreaks. There has been no effort to mitigate this huge fuel load. The scale of combustible material on protected parcels close to Elnoka is staggering. It comprises an existential threat to all of east Santa Rosa, but especially Elnoka, West Oakmont, Somerville, Melita, and Spring Lake Villages.

Furthermore, our County General Plan discourages over-concentration of land uses. Yet from Spring Lake Villages to Oakmont's Pythian Road entrance, the City of Santa Rosa has annexed and green-lighted a sort of 'Codger Hollow', one senior living facility after another. This poorly considered use of precious land (and wetlands) ignored our County General Plan, and did so at the peril of senior retirees, as well as those who rely on Highway 12. Enough already!

While situating congregant senior housing a half dozen miles from the services they rely on was alluring in 1960 (i.e. Oakmont), it is a woefully outdated concept today. Greenhouse gas impacts of senior housing far beyond the edge of town were rarely mentioned sixty years ago. But wake up, City Planners! This is 2021. Why are we, yet again, discussing the wisdom of housing senior citizens in harm's way: stuck in traffic, waiting for their ambulances and attendants to arrive, totally dependent on personal motor vehicles?

Planners and EIR Consultants are well paid to concoct and publish proposals and documents like this one. Yet given current knowledge, why does City Staff force reasonable neighbors and concerned citizens to invest significant amounts of our personal (uncompensated) time to protect our community from the prideful profiteering of others?

Please help us prevent obsolete senior housing in locations prone to wildfire and traffic jams.

Thank you for your consideration.

Rick and Marna Hill

From: [Vicki Walling](#)
To: [Nicholson, Amy](#)
Subject: [EXTERNAL] Elnoka, etc.
Date: Tuesday, June 15, 2021 2:20:24 PM

Please do not allow either of these developments. They would both be disasters in case of another fire, especially the Elnoka site. I have lived in Rincon Valley for over 30 years so I was here during the Tubbs and Glass fires. We could not have gotten out during the Tubbs fire due to traffic. People are leaving this area due to fire fears, especially due to traffic. Even without evacuation traffic there are frequent long backups on Hwy 12 south of Oakmont coming into Santa Rosa.

In addition, I would not trust Gallagher on any project. He does shoddy work, not always to code, beside what happened to the Varenna residents. A friend who bought a house built by Gallagher found many serious construction flaws. (Wonder how the house passed inspection). I also met a contractor who bought a house built by Gallagher. When the contractor complained about the bad construction, Gallagher threatened him with a lawsuit for damaging his reputation.

Sincerely,
Rod Walling

From: marisa.castellano@sonic.net
To: [Toomians, Kristinae](#); [Lowenthal, Paul](#); [Jack Tibbetts](#); [Nicholson, Amy](#)
Subject: [EXTERNAL] Halt planned developments along Hwy 12 corridor in eastern Santa Rosa
Date: Thursday, June 10, 2021 1:32:54 PM

Dear Ms Toomians,
10, 2021

June

I write in opposition to *both* of the two planned developments along Hwy 12 near Melita and Oakmont. One is called Elnoka and I do not know the name of the other (Spring Lake?), but I know that they are multi-unit developments between Skyhawk and Oakmont.

My main overriding reason for opposition is because this corridor does *not* need hundreds more people who will have to evacuate during the next wildfire. And there will be a next one, of that you can be sure.

I live in the St. Francis Acres area, which is called the Skyhawk area for city evacuation purposes. Like *hundreds* of others, last September we were told to evacuate kind of late. My household had begun to pack for evacuation hours prior to any Nixle alert from authorities, because we have been through this before and knew with the wind direction and a fire in Napa, it was only a matter of time... I was surprised at how close authorities allowed the fire to come before sending that Nixle alert.

But even with prior preparation, we were caught in the nightmare traffic jam that ensued that night on Hwy 12. We were all at a standstill watching the fire come down the hill toward our neighborhood. We firmly believe that one reason the fire consumed houses just blocks from ours—houses in the Skyhawk neighborhood that should never have burned down—is because people were stuck trying to evacuate on Hwy 12 (and back up through the neighborhood), and for some reason firefighters do not seem to enter a neighborhood until it's completely empty of people. That may be for safety, but it means that people's homes will burn kind of needlessly while firefighters watch from their staging ground at the Safeway parking lot on Hwy 12 and Calistoga Road.

I hope that local and state fire departments have some input on this development—they can't possibly want more people in the area for whom they must wait in order to move in and fight the fire!

So the idea of building any *more* housing along this corridor, much less multi-unit development, is reckless and dangerous. Please try to put yourself in our place. Someone may well die next time because of the inability to evacuate quickly. The Glass Fire proved that Hwy 12 cannot support any *more* evacuation traffic.

I believe that both of these planned developments are for senior living. Let me point out that residents will have no services or commerce or even much public transportation within walking distance. And some might be unable to evacuate quickly and safely. Please listen to the interests of local residents over those of moneyed developers.

We in this area have been through a lot. Please do not add to our concerns for a safe evacuation next time, or the next. SAFETY FIRST!

Marisa Castellano
St. Francis Acres, Santa Rosa, CA

From: timsemailathome@gmail.com
To: [Toomians, Kristinae](#); [Nicholson, Amy](#)
Subject: [EXTERNAL] I oppose the Elnoka AND Spring Lake Village East developments
Date: Saturday, June 5, 2021 9:26:35 AM

As a Santa Rosa community member (not just as an Oakmont resident), I stand opposed to ANY significant development at this time that would:

- Increase water usage at a time when we are faced with the threat of continued, worsening droughts. This is not just a local issue, but it certainly has to be considered given that we are increasingly challenged to provide sufficient water for EXISTING homes and businesses.
- Increase traffic on Highway 12. This corridor is already congested, and thousands of additional vehicles added to the normal daily sluggish traffic, particularly at peak travel times.
- Pose additional wildfire safety issues. Further development would put more people in harm's way should wildfires develop, which is becoming increasingly likely. This puts additional stress on police and fire resources during critical times, and further complicates evacuation efforts by adding thousands of additional residents trying to leave on already crowded roads.

Regards,

Tim Smith
707.236.8048 main (try this first but not textable)
707.888.9700 (textable, may not be timely)



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Robert Hughes](#)
To: [Nicholson, Amy](#)
Cc: [Toomians, Kristinae](#)
Subject: [EXTERNAL] My neighborhood
Date: Friday, June 4, 2021 3:56:48 PM

Hello

We are very disturbed hearing their are pending plans for a couple very dense planned developments in our fragile community

Hwy12 had a long standing plan for an extension that would have enabled our exit during a disaster

Under pressure I am sure that was stopped, for the pleasure of part time park visitors

This was done at the expense of Santa Rosa citizens lives

We must all deal with the current conditions, even you

When you even thought about placing people that might not even own a car to be able to evacuate @Hwy 12 and Calistoga Rd as well as at a very bad intersection with no appropriate egress or ingress, I began to wonder about your intentions

No one is against proper planning, lovely spaced homes would be a natural in our area BUT NOT jam packed facilities with no exit or stores

I can recall a few years ago when only 1,000 units could be built on this east side of town

Yes the developers can make a lot more money with higher density, then they leave us with the present and future catastrophes

You don't have roads to accommodate these people do you have the water, what about a grocery store that keeps getting turned down

This area of town needs protection , we are close to a fault as well as I had three fires raging towards me last fall with one exit

We thought you ran for office to improve our community not deface it

Sent from Lynn Hughes

From: Tony.Martin.yahoo_pi
To: [Toomians, Kristinae](#); [Nicholson, Amy](#)
Subject: [EXTERNAL] NO on burning up seniors!
Date: Friday, June 4, 2021 12:02:55 PM

Dear Santa Rosa city council

NO on SPRING LAKE VILLAGE EAST

NO on ELNOKA

I am expressing my concern and I do not support building any senior living centers anywhere in wildfire adjacent areas. The only safe place is well within City boundaries in the core of town, as an infill project or similar. Current senior living centers could easily be changed to multi-story & add capacity on existing sites in a very safe manner.

In addition the principals on project should have been banned for a lifetime from building, owning and operating such facilities after abandoning their patients there in the past!

This is a sick story that you're even considering putting senior citizens into barbecue Central

Their bodies and blood are on your hands if you let this go forward

I can't understand how you can sleep at night supporting this

Tony Martin

2118 creekside rd SR

From: [Pastor Fred](#)
To: [Nicholson, Amy](#)
Subject: [EXTERNAL] Spring Lake Expansion Project
Date: Saturday, June 5, 2021 3:48:25 PM

As a resident of the Los Alamos Road neighborhood, I am deeply concerned with the two high density senior living complexes proposed for our area; we are courting disaster. We live in a high-risk fire area with a road system already inadequate for existing population; the many evacuations which we have had since the Nuns and Tubs fires of 2017 have well testified to this. September's Glass fire found us trapped for around an hour and a half inching our way out of Rincon Valley as the flames rushed down the hillside, waves of heat and ash washed over the vehicle and propane tanks exploded, it was most fortunate that no one was killed in that incident.

We also need to be mindful that an additional high density project is slated for the corner of Hwy 12 and Calistoga, until we are seriously addressing infrastructure - new roads, widening existing ones, alternative escape routes, we need to put these high density projects on hold. If we do not, we will follow in the footsteps of Paradise, more and more development along inadequate roads which will ultimately result in live cremations.

The other concern is the destruction of the wilderness feel of our area, people come out here to recreate and enjoy the wilderness views, this is simply an additional step in turning our "scenic corridor" into San Jose NORTH. The project is not right for this location or this time.

Sincerely Fred Karlen

From: [Leong, Mark@DOT](mailto:Leong.Mark@DOT)
To: [Nicholson, Amy](mailto:Nicholson.Amy)
Cc: [Bhalla, Rajendra@DOT](mailto:Bhalla.Rajendra@DOT); [Ley, James@DOT](mailto:Ley.James@DOT)
Subject: [EXTERNAL] Spring Lake Village East Grove Project DEIR
Date: Monday, June 14, 2021 10:19:08 AM

Good morning Amy,

I hope this email finds you well. Caltrans is in the midst of reviewing the DEIR and we wanted to find out ahead of our review if you or the applicant might have the following:

1. The three alternatives for Frontage Improvements including sidewalk as mentioned by the client in one of the correspondence; and
2. Are there any cross sections at Hwy-12 close to Los Alamos Rd. showing center line, lanes, curb/gutter, shoulder width and proposed sidewalk etc.

Thanks ahead of time!

Mark Leong, Branch Chief
Local Development- Intergovernmental Review
Caltrans, District 4 | cell: 510-960-0868

From: [Elizabeth](#)
To: [Nicholson, Amy](#)
Subject: [EXTERNAL] Spring Lake Village East
Date: Thursday, June 3, 2021 10:04:06 PM

I strongly feel that there isn't the necessary infrastructure to support the development in a fire evacuation.

E. Weeks

From: [Dina](#)
To: [Nicholson, Amy](#)
Subject: [EXTERNAL] Stop development Melita and Montgomery
Date: Wednesday, June 9, 2021 1:09:04 PM

To Whom It May Concern:

I live in Santa Rosa and was evacuated twice during our recent wildfires. Please fight against allowing the proposed huge senior facility and smaller senior housing to be built on the corner of Melita and Montgomery. These senior housing developments are within 1 to 2 square miles of each other IN FIRE PRONE RINCON VALLEY, and are very close to the areas affected by our recent wildfires. The support roads are too narrow and too few to provide a safe exit in the case of fire danger. This is an inappropriate and dangerous location for these project proposals.

Thank you.

Diane Baines

Santa Rosa

“The measure of a man’s estimate of your strength is the kind of weapons he feels that he must use in order to hold you fast in a prescribed place.”—

Howard Thurman, American theologian and civil rights leader

From: [Lyle, Amy](#)
To: [Nicholson, Amy](#)
Subject: FW: [EXTERNAL] east SR projects
Date: Tuesday, June 1, 2021 2:09:27 PM

Thanks,
Amy

Amy Lyle | Supervising Planner- Advance Planning
Planning & Economic Development|100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Cell (707) 791-5533 | Office (707) 543-3410 | Alyle@srcity.org (Currently Working Remotely)

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

From: news@nwm2.com <news@nwm2.com>
Sent: Tuesday, June 1, 2021 1:48 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] east SR projects

Please forward to the City Council members. i do not know how to do that, I am not as swift or as smart as you all are.

Do not move ahead; without planning ahead.

I do not have the project numbers that are a concern to me as a citizen of SR for over 27 years. The first project I am concerned with is the

68.73 acres near Oakmont that will house 975 residents. The second proposed project is the seven acres of the Spring Lake Village expansion from the Melita Bed and Breakfast along Montgomery to Los Alamos Road and lastly the Highway 12 and Calistoga Road complex I believe Mid Pen is still behind this.

All three of these projects have nowhere near the amount of parking needed to accommodate their residents. The Mid Pen project with numerous

2 and 3 bedroom apartments will have multiple cars per apartment unit and less than half the nr of parking spaces compared to nr of apartments. From what I have read the Spring Lake Village expansion is going to be inflicted with this same issue. And we can surmise the Oakmont project will as well.

Lets talk about services; Right now we have no adequate water supply and these developments want to add thousands more people to draw on the water system. We also do not have adequate electric services with rolling black outs and of course the PGE forced grid shut down for fire prevention. The Highway 12 and the Melita Road shortcut to Montgomery right now are some of the busiest thoroughways into town.

It would be prudent for adequate City, county services and utilities to be in place long before any further expansion of SR. The infrastructure needs to be in place before starting these projects. Plan ahead so we are not seeing roadways tore up and the increased traffic load slowed for years before additional upgraded traffic systems are in place. We need a stable electric grid, we need adequate water sources. And the roadways all need to be addressed BEFORE any additional development.

Why not ask the various agencies for their input as to traffic concerns i.e. SRPD, SRFD, Sonoma County Sheriff.

Also having lived through several mandatory evacuations in Rincon Valley how are these thousands of people and their multitude of cars going to be evacuated when the next fire hits? Not to mention that the proposed Oakmont expansion is right in the recent fire zone.

Now that SkyHawk is almost back to capacity, and with further building still going on there, we already have so much traffic it is impossible to enter highway 12 without using a traffic signal at a controlled intersection.

My viewpoints for 'low income' housing such as the proposed Calistoga Rd and highway 12 project are that they should not be placed into a heavily trafficked area and not in an area of already high density. Where they should be constructed is a huge concern to all of us in SR. Some people will not and cannot and should not live here. We would love to live in Rancho Santa Fe or Malibu but we know we cannot afford those places.

All three of these projects should be scrapped entirely or at the very least have the complete infrastructure in place before moving forward.

If you need examples. Think what SkyHawk development did to the traffic scene. Look at those Fountaingrove and Bicentennial roadways to see traffic, speeders, pedestrians, bikers all fighting for the same roadway.

Do not move ahead; without planning ahead.
Eric Anderson

From: [Toomians, Kristinae](#)
To: [Nicholson, Amy](#)
Subject: Fw: [EXTERNAL] Gallagher Developments
Date: Friday, June 4, 2021 11:46:59 AM

Hi Amy,

Looks like the comment below is also addressing Spring Lake Village.

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: Deidre Harrison <deidre@sonic.net>
Sent: Friday, June 4, 2021 7:44 AM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: [EXTERNAL] Gallagher Developments

To Whom it May Concern

I am writing to object in the strongest possible terms both proposed developments at Spring Lake Village East and Melita and Highway 12.

Have we learned nothing from the past 4 years? These developments are in fire evacuation zones and pose a real threat to the health and safety of any future residents. That corridor is a vital escape route which is already dangerously over-stretched, witness the terrible and frightening traffic back up last year as Oakmont residents fled the 2020 fires. We cannot put more vulnerable people in harm's way.

Gallagher has a proven track record of poorly run and poorly staffed institutions. His judgment cannot be trusted. Apply your own, please.

Sincerely,
Deidre Harrison
3611 Holly Ridge Drive
Santa Rosa, CA 95409
Sent from my iPhone

From: [Toomians, Kristinae](#)
To: [Nicholson, Amy](#)
Subject: Fw: [EXTERNAL] Proposed housing projects in Rincon Valley
Date: Friday, June 4, 2021 11:46:03 AM

Hi Amy,

Looks like the comment below is also addressing Spring Lake Village.

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: Rob-Stephanie Edgar <robsteph6@sbcglobal.net>
Sent: Friday, June 4, 2021 11:36 AM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: [EXTERNAL] Proposed housing projects in Rincon Valley

Hello,

I live on Melita Road and highway 12 in Rincon Valley. I would like to voice my concerns about the two proposed housing projects (Elnoka and also the one on Melita and Montgomery). The planning commission needs to look closely at approving these two projects. The infrastructure on Melita, Montgomery, and that part of highway 12 is inadequate to handle that kind of an increase in traffic due to the developments. Please do not approve these developments until the commission has a definite plan in place.

I have lived in this neighborhood for 26 years and have witnessed the increase in traffic due to the increased population. The Glass fire swept through our neighborhood and jumped the highway right at our property; burned in front of and behind our home. Highway 12 was gridlocked that night with everyone trying to evacuate on both highway 12 and Melita and Montgomery Road. You couldn't go East on 12 because of all of Oakmont evacuating. The only other way was West on Hwy 12 and that was gridlocked. Fires are a continued threat here and we need to incorporate evacuation strategies when approving density housing projects. Not to mention, when you put a large number of seniors on a two lane road at night evacuating a fire; this makes for disaster because a lot of the seniors do not even drive at night!

I am against the proposed developments due to the density and type of projects proposed.

Thank you
Stephanie Edgar
6395 Melita Road
Santa Rosa

From: [Toomians, Kristinae](#)
To: [Nicholson, Amy](#)
Subject: Fw: [EXTERNAL] SPRING LAKE VILLAGE EAST DEVELOPMENT
Date: Tuesday, June 8, 2021 5:41:50 PM

FYI

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: mariappeter <mariappeter@att.net>
Sent: Tuesday, June 8, 2021 5:15 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Subject: [EXTERNAL] SPRING LAKE VILLAGE EAST DEVELOPMENT

I am writing this email to express my concerns and opposition to this project in a fire prone area.

Please stop this development from happening.

Maria Cobo
6280 Jamison Road,
Santa Rosa, 95404

Susan Weinstein
334 Los Alamos Road
Santa Rosa, CA
95409
707-696-7964 cell phone
susanharpist@gmail.com

Amy Nicholson, Project Planner
City of Santa Rosa Planning and Economic Development

To Whom it May Concern:

Thank you for considering public comments prior to the June 24, 2021 meeting.
I'd like to submit the following comments, questions, and concerns for your review and consideration.

1. If entry to the new off-site expansion of Spring Lake Village Continuing Care Retirement Community is "driveway to driveway" with the Villa Los Alamos Condo Complex, will the portion of Los Alamos Road be widened? Will there be traffic lights at highway 12 and the sharp right turn on to Los Alamos Road and changes made to that sharp turn as this is already a dangerous roadway and the bottom, where Los Alamos Road meets Melita Road? Will there be a dedicated turn lane to entry/exit of these two "driveway to driveway" entrances?
2. The resident and visitor parking areas, while outdoor spaces are not assigned to individual vehicles, parking is often not sufficient for the number of vehicles. The concern is that increased construction and other vehicles at the site across the street will usurp this parking area, impeding not only traffic but access and use of the Villa Los Alamos parking areas. The trucks and associated heavy equipment will also damage pavement and landscaping. This will not only be inconvenient but unsafe and expensive.
3. Villa Los Alamos condos range in size, floor plans, and location. These condos were built in the early to mid 1970s. Challenges have been faced here due to age, tree locations and conditions, creek vegetation, and wildlife. Increased construction. And disruption of the ground and the entire area puts the Villa Los Alamos Condo Complex at risk for an increase of rodent activity, harborage, and intrusion to condos and property. Increased need for an integrated pest management will be needed for both the new and existing structures both in the Spring Lake Village Expansion site and Villa Los Alamos Condo Complex. Is the development company prepared to provide, oversee, and pay for this?
4. The hours in which the increase in noise and traffic cause a disruption to daily and nightly life is a concern.
5. Personal safety for the community with heavy equipment and associated vehicles is a concern for residents and visitors, as well.

Thank you for your attention to these matters. Please feel free to contact me as these are individual comments. I appreciate that you are open to public comment.

Sincerely,
Susan Weinstein
334 Los Alamos Road
Santa Rosa, CA
95409
707-696-7964