

From: [Maygol Yavari](#)
To: [Rogers, Chris](#); [_CityCouncilListPublic](#)
Subject: [EXTERNAL] Stony Point Flats--Please address traffic issues
Date: Monday, November 15, 2021 12:40:58 PM

Dear Mayor Rogers,

I understand that you and the rest of City Council will be deciding tomorrow if the Stony Point Flats project will move forward as previously approved, or if additional safety measures will be required prior to development.

I am personally astonished that this project has progressed this far and so quickly with the numerous issues that were never addressed. I ask that you and the rest of City Council understand the detrimental implications that this project will have especially related to traffic. My understanding is that access to the property will be extremely limited and will require extraordinary efforts of future residents to gain access.

I am already worried about this unsafe stretch of Stony Point Rd., and do not fully grasp why additional measures were not taken ahead of the project's initial approval. I understand that city staff are fully aware of the impact that this development will have, and recommendations to increase safety were not fully abided by. Please give all of us concerned neighbors peace of mind and ensure all recommended traffic and property access related issues are addressed prior to this project moving forward.

Thank you,

Maygol Yavari-Behrouz

From: [McKay, Conor](#)
To: [Manis, Dina](#)
Subject: Fw: [EXTERNAL] Response letter for Stony Point Flats City Council Appeal Meeting
Date: Monday, November 15, 2021 4:45:29 PM
Attachments: [Letter to City Council re Ryan Schwab Communication dated 11.9.21 \(11.15.21\).pdf](#)

Conor McKay (he/his) | **City Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

From: michelle olson <michelleb@phoenixdevco.com>
Sent: Sunday, November 14, 2021 6:45 PM
To: McKay, Conor <CTMcKay@srcity.org>; Trippel, Andrew <atrippel@srcity.org>
Cc: Loren <lorenb@phoenixdevco.com>; Phil Wood <phil@integrityhousing.org>; Anjela Ponce <anjela@integrityhousing.org>
Subject: [EXTERNAL] Response letter for Stony Point Flats City Council Appeal Meeting

Hello Conor and Andrew,

Thank you for the opportunity to respond to Mr. Schwab's letter dated November 9th, 2021, you will find our response attached to this email.

Please let me know if you have any questions or concerns.

Thank you,
Michelle J. Olson-Brueggemann
Vice President

PLEASE NOTE MY CHANGE OF MAILING ADDRESS BELOW IN BOLD



**30 Meyers Ct.
Novato, CA 94947**

michelleb@phoenixdevco.com

612-743-3252 cell/text

707-528-3631 office

707-806-2564 fax

www.phoenixdevco.com

Stony Point Partners, LP

PO Box 52078
Irvine, CA 92619-2078

November 15, 2021

Re: Stony Point Flats Apartments – 2268 Stony Point Road

Dear Santa Rosa City Council Members:

This letter is to provide clarification on correspondence sent to councilmembers on November 9, 2021 by a Santa Rosa community member, Ryan Schwab.

The development team consists of two developers, **Phoenix Development Company**, an affordable housing developer as administrative general partner, and **Integrity Housing**, a nonprofit affordable housing corporation as managing general partner. The goal of both of our organizations is to create opportunities for community members with low to moderate level household incomes to be able to live in safe quality homes close to where they work. Our teams are grateful for the efforts that the City of Santa Rosa has made toward our common mission of creating new affordable housing and thankful for the efforts of city staff who have gone the extra mile to make sure that the approvals obtained for this project are in accordance with city standards.

Both the development team and city staff have gone to painstaking efforts to ensure that this **project is designed and approved in accordance with:**

- The City of Santa Rosa General Plan
- The Roseland Area / Sebastopol Road Specific Plan
- Applicable zoning code standards and requirements

We have listened to input from the surrounding community and incorporated their comments and suggestions wherever possible. We were in agreement with Planning to elevate the project's design review from a Zoning Administrator hearing to a formal Design Review Board ("DRB") review and approval.

Unfortunately, there are a small number of community members who have made it clear that affordable housing is not welcome in their neighborhood, and they have looked for any excuse they can to **stop 50 new affordable homes from being provided to those less fortunate**. Despite the personal attacks and gross mischaracterizations that have been libelously aimed at both the development team and city staff, the Stony Point Flats development team has and will continue to go about addressing the affordable housing crisis with the same class and dignity that we hope to provide our residents.

Please see our response below to what Mr. Schwab has identified as the most critical issues:

“Seasonal Wetlands, Proximity to Roseland Creek, and Fencing:”

As you may know an **extensive hydrology study of the project site was conducted** by the civil engineering firm of Schaaf & Wheeler to determine the extent of potential for flooding. As the property was in a 100-year flood plain as identified by FEMA we wanted to ensure the proposed **grading plan would be adequate to raise all buildings above the flood plain level.**

Hydrology analysis determined that the addition of a new culvert under Stony Point Road, installed subsequent to the FEMA Flood Map preparation, **increased the capacity of Roseland Creek and lowered the 100-year peak water levels, resulting in the in the entire site now being above the 100-year flood plain designation.** We then learned that the City of Santa Rosa began a Letter of Map Revision application prior to COVID and had not yet completed it. Schaaf & Wheeler has completed this application and is submitting it to FEMA on behalf of the City.

October 23 and 24, 2021 Rain Event (Mr. Schwab’s Photos Provided)

Our civil engineer gathered the attached rainfall data (Exhibit A) for the Sonoma County Airport from the NOAA website for the October 23-24 rain event in Santa Rosa. Based on this data, and taking the average hourly rainfall on the 24th, they estimate that this was a 50-year storm event. Observations from the photo provided by Mr. Schwab (Exhibit B) are:

- Roseland Creek is **flowing heavily but is not at its capacity**
- There is still approximately 2’ of freeboard under the top of box culverts
- The creek water **surface elevation is approximately 2’ below the top south edge of the creek trail**
- Mr. Schwab’s photo demonstrates **that the added box culvert under Stony Point Road is performing as intended by lowering water surface elevations in the creek for all rain events up to the 100-year event**
- Existing elevations along the south edge of the creek trail, in the vicinity of Mr. Schwab’s picture, range between elevation 108’ and 109’.
- The water surface elevation during this 50-year rain event was approximately 2’ below the south edge of the creek trail, which equates to a water surface elevation of 106’ to 107’.
- The **finished floors of the three Stony Point Flats buildings proposed are, from Stony Point Road east, 114.04’, 112.60’ & 113.10’, which range from 5.6’ to 8’ above that water surface elevation.**

Regarding the localized ponding on-site during the October rain event, it is clear from Mr. Schwab’s pictures (Exhibit C) that **the Roseland Creek water surface elevation was completely contained within its banks.**

- Roseland Creek **did not contribute to the localized ponding on the site**
- During a rain event of this size we expect localized ponding in low-lying areas
- The project proposes to eliminate the low-lying areas by:
 - Re-grading the developable area

- Providing an on-site private drainage system designed to meet the requirements of Sonoma Water's current Flood Management Design Manual

Fencing

Mr. Schwab mentions that the development team **“refused to implement any sort of fencing due to costs.”** In fact, our **original design submission included fencing around the property.** Initial comments from both the public and DRB were mixed on the topic of fencing. Many felt the fencing should not be installed to allow for a blending in with the surrounding nature areas while one comment was that a ten-foot fence should be implemented to enclose the entire property. We eliminated the fencing in a subsequent submittal as a response to initial comments. Upon further review by the DRB the addition of fencing back into the design along the southern property line was recommended and will be incorporated back into the project. **The development team is in agreement and will be installing fencing, along the southern property line** to further enhance the previously included landscape barrier and ensuring further safety for our residents.

To address the concerns of headlights from vehicles in the parking lot affecting the Trombetta neighborhood which lies 200 feet north of the site:

- A mature planting of native California shrubs will be installed along the northern property line to shield the headlights of vehicles when pulling into the parking spaces oriented in that direction
- This will provide a natural buffer and diffuse headlight emissions from the Trombetta neighbors
- The proposed native California shrubs are drought tolerant and require little water for the foliage to fill in and become established

“Traffic”:

The development team is cognizant of the traffic on Stony Point Road and has made many changes to the layout and unit count to minimize the impact of additional homes along Stony Point Road.

Emergency vehicle access was an early concern for the site. The development team has worked with the City and fire department to determine the best course of action to ensure responding vehicles can access the property in an emergency. Initially a break in the median in front of the property was proposed and acceptable to our team. Fire and the City later determined the break was not a good solution and removed the request from their comments.

The City's traffic department requested the development team consider installing a U-turn at Pearblossom Drive to address anticipated access concerns of drivers traveling south on Stony Point Road. **The development team agrees that this improvement would be beneficial** both for the surrounding community as well as the future residents of Stony Point Flats. The accusation that Mr. Schwab is making in regard to the developer's "profit margin" is false. The cost of the U-turn and who would be financially responsible for the construction has been discussed at various times. Further conversation clarified that the development would be responsible to include the cost of the improvement in its construction budget, to which we have not objected and are currently in the process of implementing the U-turn into the project's design.

The subject of **congestion on that side of town to evacuate the area**, sometimes taking up to three hours, in an emergency expands beyond the scope of this project. At all our communities **we work with**

the local jurisdiction to develop a coordinated system for resident movement in many different emergency situations. Community meetings are conducted to coordinate evacuation in an orderly manner based on the emergency and time of day. The development team is happy to work with the City of Santa Rosa to coordinate the evacuation processes that will mitigate additional congestion in the area as more housing is built along Stony Creek Road.

Phoenix Development and Integrity Housing have reached out to the community for input, listened to their comments and made changes accordingly. The following changes were made based on this input:

- A substantial reduction in the footprint of the area of the site to be developed was made to accommodate, as best we could, the complaints of the neighbors to the north
- The pool was removed to address concerns about the availability of water
- Pervious area was substantially increased to address concerns tied to the groundwater supply and runoff into neighboring properties.

Our goal is to be a good neighbor to the surrounding community. Our concerted efforts to listen to the concerns and the actions we have taken were an effort to demonstrate the development team's cooperation.

Many of the excerpts from the emails shared by Mr. Schwab were taken out of context and are gross misrepresentations of the efforts made by both city staff and the development team. Phoenix Development and Integrity Housing have attempted to be transparent with all parties involved in the approval of Stony Point Flats. We followed the guidelines as spelled out by the City of Santa Rosa as to what can and cannot be discussed at committee/board meetings to avoid a conflict between the committees/boards or crossover of jurisdiction. The City must adhere to these guidelines and we complied.

Phoenix Development and Integrity Housing empathize with the community concerns. All change is not easily accepted, especially when it alters the view out one's window. We believe that once the development is complete, the beautiful native landscaping is complete, and we are able to demonstrate that we are good neighbors we will find common ground for a wonderful neighborhood to work together.

We hope to have your support in affirming the decisions made by the City's committees/boards and staff at the November 16th public hearing.

Kind regards,



Philip Wood
President
Integrity Housing, Sole Member
IH Stony Point Flats Santa Rosa, LLC
Managing General Partner

EXHIBIT A
October 23 and 24 Rain Event

National Weather Service
Rainfall Record
Santa Rosa, Sonoma County Airport
on following page

EXHIBIT A

weather.gov



Weather observations for the past three days



Santa Rosa, Santa Rosa Sonoma County Airport

Enter Your "City, ST" or zip code

metric

Date	Time (pdt)	Wind (mph)	Vis. (mi.)	Weather	Sky Cond.	Temperature (°F)				Relative Humidity	Wind Chill (°F)	Heat Index (°F)	Pressure		Precipitation (in.)			
						Air	Dwpt	6 hour					altimeter (in)	sea level (mb)	1 hr	3 hr	6 hr	
						Max.	Min.											
26	12:53	S 6	2.50	Fog/Mist	BKN009 BKN017 OVC037	57	55			93%	NA	NA	30.23	1022.9	0.01			
26	11:53	SW 3	3.00	Light Rain Fog/Mist	BKN009 BKN026 OVC035	56	55			97%	NA	NA	30.23	1023.0	0.04			
26	10:53	S 3	3.00	Rain Fog/Mist	BKN004 OVC007	55	55	56	50	100%	NA	NA	30.21	1022.3	0.01		0.02	
26	09:53	Calm	4.00	Fog/Mist	OVC006	54	53			97%	NA	NA	30.20	1021.9				
26	08:53	Calm	5.00	Fog/Mist	OVC003	51	51			100%	NA	NA	30.18	1021.4	0.01			
26	07:53	Calm	3.00	Fog/Mist	OVC003	50	50			100%	NA	NA	30.15	1020.2				
26	06:53	Calm	4.00	Fog/Mist	OVC003	50	49			96%	NA	NA	30.13	1019.7				
26	05:53	Calm	10.00	Overcast	OVC004	50	49			96%	NA	NA	30.11	1019.1				
26	04:53	Calm	10.00	Overcast	OVC006	50	49	51	48	96%	NA	NA	30.11	1018.8				
26	03:53	Calm	10.00	Overcast	SCT005 BKN011 OVC100	48	48			100%	NA	NA	30.08	1017.9				
26	02:53	N 3	10.00	Overcast	OVC023	49	48			97%	NA	NA	30.08	1017.9				
26	01:53	Calm	10.00	Overcast	BKN028 OVC032	49	49			100%	NA	NA	30.07	1017.7				
26	00:53	Calm	10.00	A Few Clouds	FEW024	49	48			97%	NA	NA	30.06	1017.4				
25	23:53	Calm	10.00	Fair	CLR	50	49			96%	NA	NA	30.05	1017.0				
25	22:53	Calm	10.00	Fair	CLR	49	48	61	49	97%	NA	NA	30.04	1016.6				
25	21:53	E 3	10.00	Fair	CLR	49	48			97%	NA	NA	30.01	1015.6				
25	20:53	Calm	10.00	Fair	CLR	53	49			86%	NA	NA	29.99	1014.8				
25	19:53	E 5	10.00	Fair	CLR	52	50			93%	NA	NA	29.96	1014.0				
25	18:53	SW 5	10.00	Fair	CLR	56	49			77%	NA	NA	29.94	1013.1				
25	17:53	W 7	10.00	A Few Clouds	FEW025	59	48			67%	NA	NA	29.91	1012.2				
25	16:53	SW 10	10.00	Partly Cloudy	FEW010 SCT035	61	47	63	56	60%	NA	NA	29.88	1011.3			0.04	
25	15:53	W 12	10.00	Partly Cloudy	SCT036	62	48			60%	NA	NA	29.87	1010.8				
25	14:53	W 10	10.00	Partly Cloudy	SCT040	61	48			63%	NA	NA	29.85	1010.1				
25	13:53	W 10	10.00	Partly Cloudy	SCT035	60	48			65%	NA	NA	29.83	1009.5		0.04		
25	12:53	W 13	10.00	A Few Clouds	FEW036 FEW060	61	49			65%	NA	NA	29.82	1009.0				
25	11:53	N 5	10.00	Light Rain	BKN060	60	53			78%	NA	NA	29.81	1008.9	0.04			
25	10:53	W 9	10.00	Mostly Cloudy	SCT030 BKN055	59	51	59	49	75%	NA	NA	29.77	1007.6			0.01	
25	09:53	SW 6	10.00	Partly Cloudy	FEW005 SCT030	56	52			87%	NA	NA	29.76	1007.0				
25	08:53	Calm	10.00	Patches Fog	FEW005 SCT030	53	53			100%	NA	NA	29.72	1005.7				
25	07:53	Calm	7.00	Patches Fog	SCT080	50	49			96%	NA	NA	29.69	1004.8		0.01		
25	06:53	Calm	10.00	Mostly Cloudy	BKN080	52	51			97%	NA	NA	29.67	1003.9				
25	05:53	Calm	10.00	Overcast	BKN065 OVC080	54	53			97%	NA	NA	29.64	1003.2	0.01			
25	04:53	W 5	8.00	Light Rain	FEW010 BKN043 OVC070	55	54	56	55	96%	NA	NA	29.62	1002.5	0.03		0.22	
25	03:53	Calm	10.00	Overcast	FEW023 BKN044 OVC080	55	54			96%	NA	NA	29.60	1001.8	0.09			
25	02:53	S 5	6.00	Light Rain Fog/Mist	SCT013 BKN018 OVC038	56	55			97%	NA	NA	29.61	1002.1	0.05			
25	01:53	SW 9	10.00	Overcast	SCT007 BKN012 OVC017	56	55			97%	NA	NA	29.60	1001.9	0.04	0.05		
25	00:53	S 7	9.00	Light	OVC010	55	54			96%	NA	NA	29.60	1001.8				

Date	Time (pdt)	Wind (mph)	Vis. (mi.)	Weather	Sky Cond.	Air	Dwpt	Max.	Min.	Relative Humidity	Wind Chill (°F)	Heat Index (°F)	altimeter (in.)	sea level (mb)	Precipitation (in.)			
								6 hour	Temperature (°F)						1 hr	3 hr	6 hr	
				Fog/Mist														
23	18:53	SE 5	3.00	Rain Fog/Mist	BKN006 OVC010	56	56			100%	NA	NA	29.84	1009.9	0.06			
23	17:53	SE 8	1.50	Light Rain Fog/Mist	OVC004	56	56			100%	NA	NA	29.84	1010.0	0.08			
23	16:53	E 7	1.50	Light Rain Fog/Mist	OVC005	55	55	60	55	100%	NA	NA	29.86	1010.6	0.08	0.22		
23	15:53	SE 9	1.25	Heavy Rain Fog/Mist	SCT006 OVC015	55	55			100%	NA	NA	29.89	1011.5	0.07			
23	14:53	SE 7	2.50	Light Rain Fog/Mist	BKN010 OVC016	56	54			93%	NA	NA	29.90	1011.7	0.05			
23	13:53	SE 9	7.00	Overcast	SCT015 OVC034	60	54			80%	NA	NA	29.92	1012.5	0.02			

EXHIBIT B

October 23 and 24 Rain Event and Post Rain Event

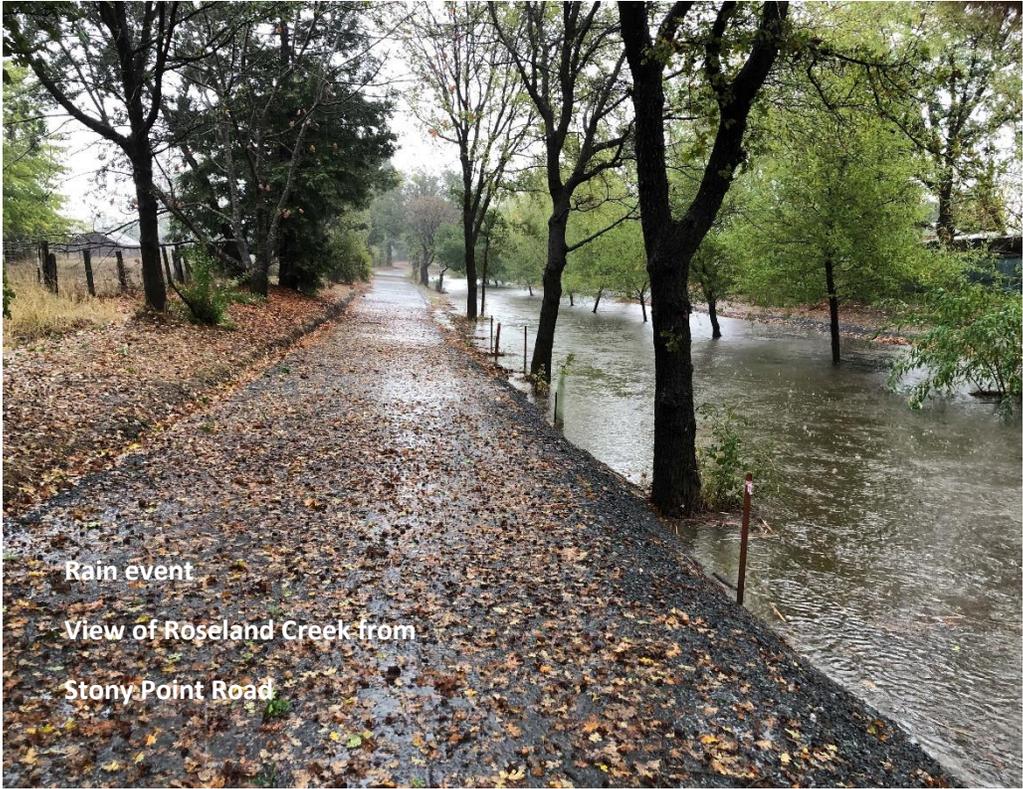
Roseland Creek Photos



Day of Rain Event
culvert under
Stony Point Road



Post-rain event
culvert under
Stony Point Road



Rain event
View of Roseland Creek from
Stony Point Road



Post rain event
View of Roseland Creek from
Stony Point Road

EXHIBIT C

October 23 and 24 Rain Event and Post Rain Event

Site Photos



From: [McKay, Conor](#)
To: [Manis, Dina](#)
Subject: Fw: U-Turn Median at Pearblossom - Stony Point Flats
Date: Monday, November 15, 2021 4:47:20 PM
Attachments: [Response Letter to L. Brueggemann.pdf](#)

Conor McKay (he/his) | **City Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



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From: Sprinkle, Rob <RSprinkle@srcity.org>
Sent: Monday, November 15, 2021 12:54 PM
To: McKay, Conor <CTMcKay@srcity.org>
Cc: Osburn, Gabe <GOsburn@srcity.org>
Subject: RE: U-Turn Median at Pearblossom - Stony Point Flats

From Jason Nutt.

From: McKay, Conor <CTMcKay@srcity.org>
Sent: Monday, November 15, 2021 12:53 PM
To: Sprinkle, Rob <RSprinkle@srcity.org>
Cc: Osburn, Gabe <GOsburn@srcity.org>
Subject: U-Turn Median at Pearblossom - Stony Point Flats

Hello Rob,

Can you please let me know the status of the applicant's request to use Capital Facilities fees to pay for a U-turn median at Pearblossom for the Stony Point Flats project?

Thanks,

Conor McKay (he/his) | **City Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



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November 9, 2021

Loren E. Brueggmann, Principal
Phoenix Development Company
30 Meyers Court
Novato, CA 94947
VIA EMAIL



Stony Point Flats – 2268 Stony Point Road – Capital Facilities Fees

Loren,

This is a response to your September 9, 2021 letter to Gabe Osburn requesting adjustments to the Capital Facilities Fees (CFF) to implement the following project components in the public right-of-way associated with the Stony Point Flats project located at 2268 Stony Point Road:

- Construct a U-turn at the intersection of Stony Point Road and Pearblossom Drive to facilitate safe access to the property, and
- Relocate a high-voltage power pole along the property frontage

As you are aware, CFF is applied to development projects pursuant to City Code Chapter 21-04. This Chapter further describes in Sections 21-04.060(A) how CFF proceeds are distributed and is complemented by Council Policy 200-22 relating to fee credits and reimbursements. After review of your request and pursuant to City Code and Policy, the City is willing to allow the Stony Point Flats project to apply a CFF credit of up to 62.8% of the total fee burden for the installation of the proposed U-turn located on Stony Point Road at the intersection with Pear Blossom Road. An engineer's estimate of the probable design and construction costs associated with the U-turn installation shall be prepared by a licensed civil engineer and submitted with the public improvement plans associated with the project. The City will reserve the right to determine the specific credit amount after review and approval of the proposed U-turn design and the associated cost estimate. This decision is based on the following findings and related Code sections:

- The Stony Point Road Widening Project is a qualifying CFF project (Section 21-04.030)
- The Stony Point Road Widening Project is identified in the 5-year Capital Improvement Program (Policy 200-22)
- The Stony Point Road Widening Project has used a combination of Southwest Area Development Impact Fees (SWADIF) and CFF to fund improvements
- The proposed U-turn at the intersection of Stony Point Road and Pear Blossom Drive is consistent and complementary with improvements made as part of the Stony Point Road Widening Project and is therefore eligible for credit or reimbursement based on Policy 200-22.
- The proposed U-turn is a community benefit that will improve the safety of both project residents and the greater community by creating a safe refuge for vehicles to use at the intersection of Stony Point Road and Pear Blossom Drive to facilitate a U-turn movement. (Policy 200-22)
- Necessary funds are available within the CFF to provide matching funds should the cost of the improvement exceed the project's contribution, resulting in a reimbursement to the project proponent.

Per Code Section 21-04.060(A), relocation of the high voltage power pole is not a qualifying activity and therefore the City will not apply a credit for those costs.

Please let me know if you have any additional questions.

Regards,


Jason Nutt
Assistant City Manager

Manis, Dina

From: McKay, Conor
Sent: Monday, November 15, 2021 4:48 PM
To: Manis, Dina
Subject: Fw: Fw: [EXTERNAL] FW: Stony Point Flats - Creekside setback confirmation

Conor McKay (he/his) | **City Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
CTmckay@srcity.org



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From: michelle olson <michelleb@phoenixdevco.com>
Sent: Monday, November 15, 2021 10:35 AM
To: McKay, Conor <CTMcKay@srcity.org>
Cc: Phil Wood <phil@integrityhousing.org>; Trippel, Andrew <atrippel@srcity.org>
Subject: Re: Fw: [EXTERNAL] FW: Stony Point Flats - Creekside setback confirmation

Yes, Connor, we are open to the conditions.

Thank you,

Michelle J. Olson-Brueggemann
Vice President

PLEASE NOTE MY CHANGE OF MAILING ADDRESS BELOW IN BOLD



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michelleb@phoenixdevco.com
612-743-3252 cell/text
707-528-3631 office
707-806-2564 fax

www.phoenixdevco.com

On Mon, Nov 15, 2021 at 8:47 AM McKay, Conor <CTMcKay@srcity.org> wrote:

Hello Michelle,

Please see the below email from Kevin Booker (SCWA) regarding the project. Is the applicant open to implementation of the conditions he mentions?

Thanks,

Conor McKay (he/his) | **City Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



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From: Kevin Booker <Kevin.Booker@scwa.ca.gov>

Sent: Friday, November 12, 2021 12:33 PM

To: Trippel, Andrew <atrippel@srcity.org>

Cc: Brady, Steve <SBrady@srcity.org>; McKay, Conor <CTMcKay@srcity.org>; Jon Niehaus <Jon.Niehaus@scwa.ca.gov>

Subject: RE: [EXTERNAL] FW: Stony Point Flats - Creekside setback confirmation

Hi Andrew,

After reviewing the Stony Point Flats Project located at 2268 Stony Point Road, Sonoma Water approves of the Project with the following conditions:

- 1) The Project Proponent installs a fence along property line, where the Project is contiguous with Sonoma Water property; and
- 2) With the appropriate spacing install no “trespassing signs” on the fence (per item 1 above).

Thank you,

Kevin Booker, P.E.
W.A. Principal Engineer
Sonoma Water
404 Aviation Blvd
Santa Rosa, CA 95403
707-521-1865

From: Trippel, Andrew <atrippel@srcity.org>
Sent: Wednesday, November 10, 2021 2:35 PM
To: Kevin Booker <Kevin.Booker@scwa.ca.gov>
Cc: Brady, Steve <SBrady@srcity.org>; McKay, Conor <CTMcKay@srcity.org>; Jon Niehaus <Jon.Niehaus@scwa.ca.gov>
Subject: FW: [EXTERNAL] FW: Stony Point Flats - Creekside setback confirmation

Hi Kevin,

Please consider the status of the Stony Point Flats consultation with SCWA.

Thanks,

Andrew

Andrew Trippel, AICP | Acting Supervising Planner – Current Planning
Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Kevin Booker <Kevin.Booker@scwa.ca.gov>
Sent: Monday, August 23, 2021 12:22 PM
To: McKay, Conor <CTMcKay@srcity.org>
Cc: Brady, Steve <SBrady@srcity.org>; Hilary Goldschmidt <Hilary.Goldschmidt@scwa.ca.gov>; Jon Niehaus <Jon.Niehaus@scwa.ca.gov>
Subject: RE: [EXTERNAL] FW: Stony Point Flats - Creekside setback confirmation

Hi Conor,

It doesn't look like there are any improvements on Sonoma Water's Property? On Page 20, it shows an existing storm drain draining into a DI. If these are not existing features, you will need to get an easement for the portion on our property.

Let me know,

Thanks,

Kevin Booker, P.E.
W.A. Principal Engineer
Sonoma Water
404 Aviation Blvd
Santa Rosa, CA 95403
707-521-1865

From: McKay, Conor <CTMcKay@srcity.org>
Sent: Thursday, August 12, 2021 1:17 PM
To: Kevin Booker <Kevin.Booker@scwa.ca.gov>

Cc: Brady, Steve <SBrady@srcity.org>; Hilary Goldschmidt <Hilary.Goldschmidt@scwa.ca.gov>; Jon Niehaus <Jon.Niehaus@scwa.ca.gov>

Subject: Re: [EXTERNAL] FW: Stony Point Flats - Creekside setback confirmation

Hello Kevin,

Please see the attached plan set. Let me know if you have any questions or need additional information.

Thanks,

Conor McKay (he/his) | **City Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

CTmckay@srcity.org



I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. Please check on the status of your submitted permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

From: Kevin Booker <Kevin.Booker@scwa.ca.gov>

Sent: Thursday, August 12, 2021 1:06 PM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: Brady, Steve <SBrady@srcity.org>; Hilary Goldschmidt <Hilary.Goldschmidt@scwa.ca.gov>; Jon Niehaus <Jon.Niehaus@scwa.ca.gov>

Subject: [EXTERNAL] FW: Stony Point Flats - Creekside setback confirmation

Hi Clay,

Can you send me the set of plans? Are you proposing to construct anything on our property? A while back there was a discussion about using the access road as an emergency access, is this still the case?

Let me know if you want to discuss?

Kevin Booker, P.E.
W.A. Principal Engineer
Sonoma Water
404 Aviation Blvd
Santa Rosa, CA 95403
707-521-1865

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

From: Connie Barton <Connie.Barton@scwa.ca.gov>

Sent: Wednesday, August 11, 2021 4:33 PM

To: Kevin Booker <Kevin.Booker@scwa.ca.gov>

Subject: Re: Stony Point Flats - Creekside setback confirmation

Hi Kevin,

Conor is hoping to get some guidance on what is needed for the project before the WAC meeting before August 26.

Thanks,
Connie

> On Aug 10, 2021, at 6:22 PM, Kevin Booker <Kevin.Booker@scwa.ca.gov> wrote:

>
> Connie,

> Just at a glance, looks like they might be encroaching into Roseland Creek. I will send an email requesting the full plans.

> Sent from my iPhone

>> On Aug 10, 2021, at 6:05 PM, Connie Barton <Connie.Barton@scwa.ca.gov> wrote:

>> Hi there,

>> I'm sending you the project plans for the Stony Point Flats Project. I have sent a doc. review letter in response to Conor's email. It contained the Agency's boilerplate responses for flood control and revocable/easement requirements.

>> Thanks,

>> Connie

>> From: McKay, Conor <CTMcKay@srcity.org>

>> Sent: Monday, July 26, 2021 4:17 PM

>> To: Brady, Steve <SBrady@srcity.org>; Connie Barton <Connie.Barton@scwa.ca.gov>

>> Subject: Stony Point Flats - Creekside setback confirmation

>> Hello Steve and Connie,

>> I am the Project Planner for the Stony Point Flats project, a 50-unit affordable housing development proposed to be located at 2268 Stony Point Road. I have attached the most recent plan set and creek cross section for your review. The project proposal includes the construction of structures and site improvements at a 30' setback from Reach #3 of Roseland Creek, which is identified as a Modified - Natural creek by the Citywide Creek Master Plan.

>> Zoning Code Section 20-30.040. Creekside development establishes that structures should be placed no closer than 50 feet from the top of a defined bank. However, this Section also establishes that adjacent to channelized waterways, structures may be closer to the top of the bank than a distance of 2.5 times the depth of the bank plus 50 feet, provided that this encroachment into the setback area will not obstruct or impair the channel's hydraulic functions, impede Water Agency access or maintenance of the channel, or impair the stability of the slope, bank, or maintenance of the channel, or impair the stability of the slope, bank, or creekbed fountain, all as determined by and approved by the Santa Rosa Planning & Economic Development Department, Santa Rosa Water, and the Sonoma County Water Agency.

>> Please review the attachments and consider if the proposal would be acceptable pursuant to the above criteria from your respective agency's perspective. Do not hesitate to reach out with any questions.

>> Thank you,

>> Conor McKay (he/his) | City Planner

>> Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404

>> CTmckay@srcity.org <<mailto:CTmckay@srcity.org>>

>> [email signature cropped]

>> I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is offering in-person City Hall support by appointment

only<<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fsrcity.org%2FQLess&data=04%7C01%7CKevin.Booker%40scwa.ca.gov%7C035d1cc5fb32436512cc08d95d2067b1%7Cc93b7179f57841648fe1c2704c730887%7C0%7C0%7C637643216023436274%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C1000&sdata=VnPwRcbIqKdHr8wvnlidLtJVJtTUTebDVryREJDNozw%3D&reserved=0>>. The Planning and Economic Development Department has recently launched its

Planning Application Portal

<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsrcity.org%2F3344%2FPlanning-Application-Portal&data=04%7C01%7CKevin.Booker%40scwa.ca.gov%7C035d1cc5fb32436512cc08d95d2067b1%7Cc93b7179f57841648fe1c2704c730887%7C0%7C0%7C637643216023436274%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C1000&sdata=1DD8%2FA0hWQnkurDgMfY4II5tqr6lcjY7jABLLWOolw%3D&reserved=0>> which contains process checklists for the majority of

planning entitlements. Please check on the status of your submitted permit application

here<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fws.srcity.org%2FPWMaps%2FPermitSearch.aspx&data=04%7C01%7CKevin.Booker%40scwa.ca.gov%7C035d1cc5fb32436512cc08d95d2067b1%7Cc93b7179f57841648fe1c2704c730887%7C0%7C0%7C637643216023436274%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C1000&sdata=2pwHq8IpTJ6nsZaVcTjekXI%2BwCjPFQP0ZEvNkNVpiHE%3D&reserved=0>>. For general planning inquiries, please contact planning@srcity.org<<mailto:planning@srcity.org>>. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org<<mailto:permitsubmittal@srcity.org>>.

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