

From: [Andre Rapattoni](#)
To: [Bisla, Sachnoor](#)
Subject: [EXTERNAL] Fwd: RE: Site assessment for Owl Habitat
Date: Tuesday, July 22, 2025 11:28:59 AM

Sachnoor,

Attached is an email from California Dept of fish and wildfire concerning the recent Ryder townhome development proposition at Meadow Creek along Colgan creek. Please read and take into action for the awareness of the developer. Thankyou.

Respectfully,

Andre Rapattoni

----- Forwarded message -----

From: Martinelli, Stacy@Wildlife <Stacy.Martinelli@wildlife.ca.gov>

Date: Jul 22, 2025 at 08:37 -0700

To: Andre Rapattoni <ahrapattoni@gmail.com>

Subject: RE: Site assessment for Owl Habitat

Hi Andre,

With reference to State law, per Fish and Game Code Section 3503.5 it is unlawful to disturb the nest or eggs of a bird of prey (owls belong to the Order Strigiformes).

Here is the code: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=3503.5.&lawCode=FGC

FISH AND GAME CODE - FGC

DIVISION 4. BIRDS AND MAMMALS [3000 - 4903]

(Division 4 enacted by Stats. 1957, Ch. 456.)

PART 2. BIRDS [3500 - 3863]

(Part 2 enacted by Stats. 1957, Ch. 456.)

CHAPTER 1. General Provisions [3500 - 3516]

(Chapter 1 enacted by Stats. 1957, Ch. 456.)

3503.5.

It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

At this time of year it would seem that owls are using the trees as roosting habitat. This above regulation would only cover the owls during their nesting season- which is very early in the year December-March/April. So they could not cut the trees down during this time period UNLESS they have a qualified avian biologist conduct surveys at the appropriate time of year (i.e. during the breeding season) and determine that the trees do not serve as nesting habitat for the owls.

So, I would throw out this Fish and Game Code regulation as a warning; I would make sure the developer hires appropriate qualified biologists to conduct surveys at the right time of year (this winter would be good). If you see this winter that there is tree cutting and you believe owls are nesting, if you can get video or photos to send me that would be great. I can send a warden out to temporarily halt the tree cutting- wardens have done this before. Of course if they cut the trees down in September then they would not need surveys.

In the end though, this will not stop development as there is no requirement to mitigate for loss of habitat for a common bird species. But sadly this is how habitat is lost- inch by inch until its all gone. You could try to have the developer leave the trees intact- maybe they can modify their development plans to leave the trees.

CDFW has no more leverage than the regulation I quote above (unless the owl is endangered or threatened like a spotted owl-which I highly doubt this is).

Good luck and thanks for caring.

Stacy

Stacy Martinelli, M.Sc.

Unit Wildlife Biologist, Napa & Sonoma Counties

Wildlife and Lands Management Program

California Department of Fish and Wildlife

Bay-Delta Region

3633 Westwind Blvd

Santa Rosa, CA 95403

(707) 576-2868

stacy.martinelli@wildlife.ca.gov

From: Andre Rapattoni <ahrapattoni@gmail.com>

Sent: Monday, July 21, 2025 9:27 PM

To: Martinelli, Stacy@Wildlife <Stacy.Martinelli@wildlife.ca.gov>

Subject: RE: Site assessment for Owl Habitat

You don't often get email from ahrapattoni@gmail.com. [Learn why this is important](#)

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Good evening Ms Martinelli,

I am just touching base to see if there's any update on the situation with the owls that I have informed you about last week. Is this something that's worth bringing to the attention of city council during their hearing for public comment on Thursday or is it not a matter of concern to proceed with their future development? Thankyou for your time.

Respectfully,

Andre Rapattoni

On Jul 17, 2025 at 08:04 -0700, Martinelli, Stacy@Wildlife
<Stacy.Martinelli@wildlife.ca.gov>, wrote:

Andre,

The owl looks like a great-horned owl. Do you have an address for this parcel?

Stacy

Stacy Martinelli, M.Sc.

Unit Wildlife Biologist, Napa & Sonoma Counties

Wildlife and Lands Management Program

California Department of Fish and Wildlife

Bay-Delta Region

3633 Westwind Blvd

Santa Rosa, CA 95403

(707) 576-2868

stacy.martinelli@wildlife.ca.gov

From: Andre Rapattoni <ahrapattoni@gmail.com>

Sent: Wednesday, July 16, 2025 8:59 PM

To: Martinelli, Stacy@Wildlife <Stacy.Martinelli@wildlife.ca.gov>

Subject: Re: Site assessment for Owl Habitat

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WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Ms Martinelli,

Just wanted to follow up on prior email. I was able to verify that there are at least 2 owls living in the trees on the proposed build site. However, I am unable to identify what they are specifically. I've attached photos for reference and have video as well.

Respectfully,

Andre Rapattoni

On Jul 16, 2025 at 12:43 -0700, Andre Rapattoni
<ahrapattoni@gmail.com>, wrote:

Greetings Ms Martinelli,

My name is Andre Rapattoni and I am a resident of Ryder Homes Meadow Creek neighborhood located in Santa Rosa. I was given you contact email by Fish and Wildlife office as a resource for a potential issue.

The developers of Ryder Homes have proposed building future townhomes on a parcel of land that's behind my neighborhood. They are offering an opportunity for the community to voice their concerns next week at a meeting about their future development. The issue (possibly) that I'd like to present is, it's been identified by residents of my neighborhood, that within a cluster of trees on that parcel are Owls that are nesting. I have not seen these owls personally but have heard them in videos captured by residents. I intend to follow up on these videos by trying to capture images of

them in the trees.

I am reaching out to you to see if there's anything Fish and wildlife could do with helping verify their existence on this parcel of land. My intentions with bringing this to the town hall meeting next week are that the developers take the necessary precautions in moving forward with their plans and doing so within regulations. Any further information you could provide would be greatly appreciated and I can also provide further information if needed. I've attached an aerial picture of the build site with the trees circled in red. Thank you.

Respectfully,

Andre Rapattoni

From: [Alan Montes](#)
To: [Bisla, Sachnoor](#)
Subject: [EXTERNAL] Public Comment on MAJ23-002
Date: Thursday, July 17, 2025 3:47:28 PM

Dear Sachoor,

I'm writing to share some comments on the recently released staff report for the Meadow Creek Townhomes project, with a particular focus on parking. Please include this public comment to the Planning Commission.

I want to preface my comments by saying that I generally support this project. We are in need of more housing, and a variety of housing options is crucial for our community. While I understand that state regulations have limited local control in many areas, I believe most developers aim to create projects that enhance the surrounding neighborhood, and I hope we can work towards that through thoughtful site planning and common sense.

Regarding parking, I noticed that during the concept review, the Board recommended reducing on-site parking. As a neighbor, I respectfully disagree with this recommendation. The Southwest Estates subdivision already has limited on-street parking due to Fire Department restrictions on streets less than 38 feet wide, which require parking to be restricted to one side. We are already seeing streets at parking capacity, and I'm aware of disputes among neighbors over this issue. I understand that the proposed project currently exceeds the minimum parking requirements, but if the developer was willing to provide 190 spaces, I don't see a reason to discourage this.

Our neighborhood is already experiencing significant parking challenges due to similar developments that include tandem parking, alleyway garages, and limited on-street parking. For example, the townhomes on Pebble Creek/Tuxhorn consistently have spillover parking, and the Colgan Creek Apartments, with their one-car garage and one tandem driveway space for two units, and no parking on half the street, demonstrate the issues created by insufficient parking. If you drive by Colgan Creek Apartments after 5:30 PM, you'll often find cars parked in the creek path or blocking crosswalks. This type of design creates safety concerns for residents, ADA violations, and minor parking violations that our Police Department lacks the resources to address. While these projects may meet minimum requirements and State ADU Laws, I believe we could have encouraged developers to provide wider streets that meet Fire Department requirements, allowing parking on both sides.

Secondly, Burgess Street is in desperate need of traffic calming measures such as bulb-outs or islands, or at the very least, allowing parking on both sides, allowing the road to be reduced another 8'. Burgess Street is nearly 2,000 feet long and 38 feet wide (or 30 feet with parking on one side) at its widest points. This makes it a frequent spot for high school students to drag race, which occurs regularly during the school year and summer. Further widening this road without incorporating traffic calming measures will likely worsen this issue. Wide, straight, and long roads inherently encourage speeding, and expanding such a road without traffic calming is dangerous for our community.

Sincerely,
Alan Montes

From: [Aaron Reindahl](#)
To: [Erin Ramos](#)
Cc: [Bisla, Sachnoor](#); [Nichelle Nelson](#); jryder@ryderhomes.com; [Savannah Ryder](#); [Carlos Sanchez](#)
Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: Ryder Homes Fire Hazard Flapjack Way, Santa Rosa
Date: Thursday, May 22, 2025 12:20:35 PM
Attachments: [image001.png](#)
[Photo.pdf](#)

The area is just about done. He just has some clean up to do along the ERTEC fencing. See attached

Aaron Reindahl

Superintendent

C 707.972.4007

E areindahl@ryderhomes.com

W ryderhomes.com



From: Erin Ramos <egomez@srcs.k12.ca.us>
Sent: Thursday, May 22, 2025 11:29 AM
To: Aaron Reindahl <areindahl@ryderhomes.com>
Cc: sbisla@srcity.org; [Nichelle Nelson <nichelle@ryderhomes.com>](mailto:nichelle@ryderhomes.com); jryder@ryderhomes.com; [Savannah Ryder <Savannah@ryderhomes.com>](mailto:Savannah@ryderhomes.com); [Carlos Sanchez <CSanchez@ryderhomes.com>](mailto:CSanchez@ryderhomes.com)
Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: Ryder Homes Fire Hazard Flapjack Way, Santa Rosa

Please see pictures as of today 5/22/25. The picture you attached was from March 7 before the grass/weeds grew.

With Piner Pride,

Erin Ramos Gomez (she/her/ella)

English 9

ALD 9/10

Piner High School

On Thu, May 22, 2025 at 9:06 AM Aaron Reindahl <areindahl@ryderhomes.com> wrote:

Dear Erin,

I have a guy heading that way now to take care of the fence line, and, like I said, we do the same thing every year, at this time of year.

Attached is a photo from the last time we received a request to come out and knock down the weeds on 3/7/25. As you can see, the vegetation at the backside of your fence line is relatively low and green.

If you do feel that the weeds at the backside of the fence line are getting excessively high towards the end of summer. Please reach out, and I'll send our guy Alfonso back out to knock them done.

Thank you,

Aaron Reindahl

Superintendent

C 707.972.4007

E areindahl@ryderhomes.com

W ryderhomes.com



From: Erin Ramos <egomez@srcs.k12.ca.us>

Sent: Thursday, May 22, 2025 8:38 AM

To: Aaron Reindahl <areindahl@ryderhomes.com>

Cc: sbisla@srcity.org; Nichelle Nelson <nichelle@ryderhomes.com>; jryder@ryderhomes.com; Savannah Ryder <Savannah@ryderhomes.com>; Carlos Sanchez <CSanchez@ryderhomes.com>

Subject: Re: [EXTERNAL] RE: Ryder Homes Fire Hazard Flapjack Way, Santa Rosa

Dear Aaron,

Thank you for your prompt response. With all due respect, weed wacking along the fence has never been treated as routine protocol. Last year neighbors had to fight to have it maintained and was told by Carlos that it was only out of "courtesy" that they did it.

In response to your question, no one from Ryder has reached out to us about the portion behind our fence being "knocked down." I am assuming you are referring to the weeds that are flush to the fence? Likewise, it should not be the neighborhood's responsibility to reach out to Ryder for them to maintain the field.

I am grateful to hear that this year there will not be resistance to taking

care of things and hope moving forward, this will continue to be a trend. Do you have any estimated time frame for it being taken care of?

Thank you again.

With Piner Pride,

Erin Ramos Gomez (she/her/ella)

English 9

ALD 9/10

Piner High School

On Thu, May 22, 2025 at 6:53 AM Aaron Reindahl <areindahl@ryderhomes.com> wrote:

Good morning Erin,

We do the same thing every year at this time of year to our property behind your home. We first come in and mow what we can with the tractor and then follow with weed eaters to get the full perimeter control. This includes up to your fence line.

Have you tried to reach out to anyone from Ryder to see when the portion behind your fence is going to be knocked down? The field perimeter was just mowed last week and the fence line will follow.

Please let me know

Thank you,

Aaron Reindahl

Superintendent

C 707.972.4007

E areindahl@ryderhomes.com

W ryderhomes.com



From: Erin Ramos <egomez@srcs.k12.ca.us>

Sent: Wednesday, May 21, 2025 3:06 PM

To: sbisla@srcity.org

Cc: Nichelle Nelson <nichelle@ryderhomes.com>; Aaron Reindahl <areindahl@ryderhomes.com>; jryder@ryderhomes.com; Savannah Ryder <Savannah@ryderhomes.com>; Carlos Sanchez <CSanchez@ryderhomes.com>
Subject: Ryder Homes Fire Hazard Flapjack Way, Santa Rosa

Dear Ms. Bisla,

My name is Erin Gomez Ramos and I am a homeowner in the newer neighborhood of Meadowcreek in south west Santa Rosa. For the past two years, it has been an ongoing battle to have Ryder Homes properly mow the field behind our houses on Flapjack Way. While they do the bare minimum of mowing the very perimeter, they have neglected to do so directly behind our back fences. The dry grass is now taller than the almost 6 ft fence. Last year, during the 4th of July, we had the neighboring townhomes start a fire in our back field and were it not for our community's swift contact with the fire department, many (if not all) of our homes would have caught fire.

Since many of us have reached out directly to Ryder and asked them to mow (since they still own the lot directly behind our homes), I am seeking consultation from you as the city's Planning Department representative. Who should I share my grievance with? Is there an official complaint I can file? I will, without hesitation, sue Ryder Homes and OWN the back field should it not be properly maintained and my house burns or is damaged.

With Piner Pride,

Erin Ramos Gomez (she/her/ella)

English 9

ALD 9/10

Piner High School

Environmental Impact

These two projects seem to be in direct opposition. Building the 62 townhomes seems to completely invalidate every goal and objective of the Colgan Creek Restoration Project which started in 2014 and is now in its final phase.

Ryder Townhomes		Lower Colgan Creek Restoration Project*
Build 62 Townhomes – can lead to increased erosion and sedimentation entering the creek affecting water quality and aquatic habitat	vs.	Aims to enhance habitat quality for fish, wildlife, restore the natural ecosystem services provided by the creek, improve pedestrian access and reduce flood risk.
Increased impervious surface (roofs, patios, etc.) which can increase stormwater runoff carrying pollutants and altering the creek's hydrology	vs.	Create a continuous riparian habitat enhancement area totaling 15 urban acres and extending 1.3 miles along the creek linking previous two phases
Water quality degradation – runoff from condominiums can contain pollutants such as fertilizers, pesticides and household chemicals	vs.	The project is geared towards improved water quality. Construction near a creek could negatively impact water quality and habitat downstream of Colgan Creek which feeds into the Laguna de Santa Rosa and Russian River which both are designated as critical habitat for Coho Salmon, Chinook salmon and steelhead trout among many other species.
Habitat fragmentation – development near a creek could fragment natural habitats, disrupt wildlife corridors and reduce biodiversity	vs.	9,000 native plants 2+ acres of “monarch meadows” 7 turtle basking rock clusters 15 log habitat
Ryder homes has proven to cut corners and build and/or fix issues by the cheapest means available when it comes to the single family home development. They are unresponsive and extremely slow to address warranty issues. The drainage/sewer systems have been reconstructed and worked on several times	vs.	It's essential that the proposed development adheres to regulations to avoid negative impact to the restoration project and creek ecosystem
Will tear down a huge eucalyptus tree next to the creek that is home to hundreds of bird and insect species	vs.	Enhance habitat quality – how is this possible if a tree that is home to owls, hawks, and several other bird species be removed?

Marsh/field will be built over and destroyed. It is home to the endangered species of CA Tiger Salamander.	vs.	Endangered species - California Tiger Salamander. The creek restoration project was in part done to preserve the existence of the CA Tiger Salamander
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Is there a Stormwater Management Plan or Stormwater Pollution Prevention Plan?

If so, what are the results and how will Ryder be held responsible in meeting regulatory requirements and protecting the area?

***All information sited from the below website:**

<https://www.srcity.org/3725/Lower-Colgan-Creek-Restoration-Project>

Traffic Impact - Increased Traffic Congestion & Concerns – has a Traffic Impact Study been done? If so, what are the results or what are you going to do to improve the road conditions and traffic congestion?

A development of 62 townhomes on a road with only 2-lane roads surrounding it and a high school, will significantly increase traffic and congestion which in turn will lead to several negative impacts for the current community and the high school.

- There are only 2-lane roads in and around this entire development area
 - Dutton Meadow
 - Bellevue
 - Burgess
 - Common Way
 - Hearn
 - Dutton/Standish
 - Stoney Point
 - All the streets within the Meadow Creek Phase I and II neighborhoods – are actually smaller than two lane roads due to parked cars on the streets
- The roads are also in very poor shape (potholes, dips, cracks, etc.) and will only get worse with increased traffic.
- Each Townhome will most likely have a minimum of 2 cars per townhome which will increase the number of vehicles in the neighborhood by at least 124. Given the number of vehicles per home in the surrounding neighborhoods, that number will likely be much greater.
- Will cause a significant reduction in “level of service” which will cause delay times of first responders accessing the existing neighborhoods and high school putting residents and students at grave safety risks especially during an emergency
- When the high school is in session the streets leading in and out of the neighborhood are already severely congested.
 - Fall of 2026 the high school will transition to grades 7-12 bringing in even more vehicles and pedestrian traffic and present an even greater safety risk
- Adding over 100 new vehicles to the area will only make this congestion worse and increases the potential for accidents and safety issues for the students and residents alike.
- Burgess Road is already being used as a drag race road with cars speeding in excess of 50 mph and the intersection of Burgess and Bellevue is used daily as a place to do “donuts” and is unsafe. There are never any police patrol vehicles in the area.

- Drivers currently don't adhere to stop signs or speed limits - Increased traffic, coupled with congestion, already existing unsafe drivers will lead to a rise in accidents and collisions and is a public safety issue
- Noise and air pollution will increase. This neighborhood already experiences the loud noises of speeding cars, drag racing and donuts in the area. Adding over 100 vehicles to the neighborhood will only increase that.
- Air pollution will increase with the congested area and more cars stuck idling or moving slowly
- Overall quality of life for existing residents will decrease due to the increased traffic, noise and pollution levels.
- What are the mitigation measures being taken to ensure that traffic isn't worsened and additional safety hazards are not created by building the townhomes?

Ryder Impact

- Have you taken a survey of current residents who purchased homes from Ryder? Have you asked what kind of issues we've all experienced?
- The integrity of our homes is definitely a fear for many with major construction issues being discovered and a warranty employee who regularly proclaims that "it was cheaper" or "it cost less" to do it that way or "this is normal wear and tear" less for homes less than a year or two old. These homes cost anywhere between \$750K to over \$1M. Nothing should have been done "cheap." So building 62 townhomes with this same developer/builder is extremely concerning knowing the corners they cut with our homes and the quality of the workmanship.
- Ryder is extremely slow and/or unresponsive to warranty issues and/or other build issues that have come to light for most, if not all, residents.
- Jay Ryder has personally been confronted while in the neighborhood about the unresponsiveness, slow response times, quality of the work and he had nothing to say and didn't seem to care or take any pride in the work that was being done and he didn't care about whether or not the issues were fixed. He's clearly driven by money not integrity.
- The salesperson lies and will promise potential or current homeowners things that are in direct opposition of the builder and reality.
- The environmental impact building these townhomes will have is bad enough, but building them with a company like Ryder makes it unthinkable. I would not trust that they follow any sort of regulations that keep the environment or community safe.

- I also would warn any future homeowners of the condos to reconsider given the issues that we have all had.