

From: [Sheikhali, Monet](#)
To: [Ann Hopkin](#)
Subject: RE: [EXTERNAL] Veteran's project
Date: Monday, June 24, 2024 1:40:00 PM

Thank you for sharing your comments regarding the Time Extension.
I will share your comments with the Planning Commission along with the other received public comments.

Regards,

Monet Sheikhali | Senior Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org



From: Ann Hopkin <ann.hopkin@gmail.com>
Sent: Monday, June 24, 2024 1:08 PM
To: Sheikhali, Monet <msheikhali@srcity.org>; _CityCouncilListPublic <citycouncil@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>; Rogers, Natalie <NRogers@srcity.org>
Subject: [EXTERNAL] Veteran's project

Citizens of West Hearn do not want the applicant to have any extensions. This project is in direct violation to West Hearn Avenue zoning of rural heritage. a zoning title given to us in good faith by the city council. It was a promise made to the citizens of West Hearn Avenue that the city council would do everything in their power to keep our community rural. With the exception of Mayor Rogers and council member Eddie Alvarez, the city council has zero integrity. I suggest you change that by voting no to any extensions thank you.

From: [MARY STEPHENSON](#)
To: [Sheikhali, Monet](#)
Subject: [EXTERNAL] West Hearn Veterans Village
Date: Monday, June 24, 2024 4:55:44 PM

I own a townhouse at 2852 Pearblossum Drive. I support the Community Housing Sonoma County's request for a one-year Time Extension for the Hearn Verteran's Village Tentative Map. This is an important project and deserves the support of the City of Santa Rosa and the surrounding neighborhood.

Mary Stephenson
707 849 2583

From: [Sheikhali, Monet](#)
To: "Maria Sisson"
Subject: RE: [EXTERNAL] Fw: My submission to the City Planning Commission regarding Hearn Veterans Village
Date: Tuesday, June 25, 2024 10:12:00 AM

Good morning, Maria,

Thank you for your email.

I will ensure that your email is shared with the Planning Commission along with the other emails received.

Have a great day,

Monet Sheikhali | Senior Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org



From: Maria Sisson <maria.sisson@att.net>
Sent: Tuesday, June 25, 2024 9:37 AM
To: Planning Shared <planning@srcity.org>; Rogers, Natalie <NRogers@srcity.org>; Sheikhali, Monet <msheikhali@srcity.org>
Cc: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: [EXTERNAL] Fw: My submission to the City Planning Commission regarding Hearn Veterans Village

As per Lennie Moore's statement below, I am sorely and entirely against any 'time extension' on this project being forced upon the residences of our neighborhood. Please reconsider the pushing-through of this misplaced project as it is not an area conducive to the benefit of not only the existing area residents but to potential residents of this project.

I thank you in advance for your reconsideration.

Best regards,

Maria Sisson
2285 W. Hearn Ave.
Santa Rosa, CA 95407 7377

----- Forwarded Message -----

From: "Maria Sisson" <maria.sisson@att.net>
To: "lennie@lenniemoore.com" <lennie@lenniemoore.com>
Cc:
Sent: Tue, Jun 25, 2024 at 9:17 AM
Subject: Re: My submission to the City Planning Commission regarding Hearn Veterans

Village

Hi Monet, Planning Commission, and City Council members,

I write regarding West Hearn Veterans Village, 2149 W Hearn Ave., Santa Rosa, CA and the Applicant's application to consider a one-year Time Extension at the June 27th Planning Commission meeting.

The residents of West Hearn Ave had many concerns regarding this project. Please refer to our previous submissions to the City on this. For now, I'd like to focus on a single issue:

Recent discovery shows that an adjacent property located at 2115 W Hearn Ave filed a survey of record ([SUR22-0067 - Corner Record](#)) which was approved by the County on 4/5/2022. This survey clarified one of the points on the eastern property line of the Applicant's Tentative Parcel Map was incorrect by 25-30 feet. Therefore, the Applicant does not have the submitted 3.01 acres to subdivide into four additional 1/2 acre parcels. They have less than the stated 3.01 acres and will need to resubmit revisions which comply with the updated boundaries of record.

We brought up this question (along with many other concerns) during previous Planning Commission and City Council hearings, and in our previous commentary regarding this Applicant.

This means several things for the Applicant and the City:

1. The Applicant cannot subdivide into their originally proposed four 1/2 acre parcels as they don't have enough land. The City will need to instruct the Applicant to reduce the subdivisions to only three parcels (along with reducing the number of proposed buildings) and re-design their project to comply with the zoning restrictions established for West Hearn Ave., which only allow for a minimum of 1/2 acre subdivisions.
2. The Applicant and the City relied on Google Maps for boundary data (as the City Planners stated in several of the previous hearings regarding this project. The lack of rigor in accurately assessing the boundaries (after West Hearn Ave residents expressed their concerns about this) is concerning.
3. Both the Applicant and the City rushed to push this project through without addressing the concerns of the residents of West Hearn Ave. The City's previous approvals should be given greater scrutiny at this point, as the optics of this are terrible.
4. If the Applicant (or any of the City Councilmembers who previously voted to approve this project) committed any malfeasance and/or negligence, then this will need to be investigated. There now exists a possibility of the City having some liability if this is the case.
5. In essence it seems as if the Applicant lied to the residents of West Hearn Ave, the Planning Commission, and to the City Council. If this was an error on the part of the

Applicant, it still looks bad for them as they did not do their due diligence (which was what many of our residents had requested in the first place).

Regarding point number 3, I would like to acknowledge Councilmembers Natalie Rogers (currently our Mayor) and Eddie Alvarez for listening to our concerns and voting no when this project came in front of the City Council before. My criticism of the City rushing a project through does not apply to them.

I ask the Planning Commission and the City Council to vote no on the Time Extension, review this survey, compare it to the proposed Tentative Parcel Map boundaries, and enter this survey into the record for this case. With this boundary clarification, it is not appropriate to give an extension for an inaccurate parcel map that is not based on reality.

Sincerely,

--

Lennie Moore

2215 West Hearn Ave., Santa Rosa, CA

--

Lennie Moore and Johanna Greenberg

You received this message because you are subscribed to the Google Groups "West Hearn Ave Neighbors" group.

To unsubscribe from this group and stop receiving emails from it, send an email to west-hearn-ave-neighbors+unsubscribe@googlegroups.com.

To view this discussion on the web visit https://groups.google.com/d/msgid/west-hearn-ave-neighbors/CAFkmBa3w7eTf4csDuJUrnBSvVtF3Nu8FW_fQrDv0k44pv2_Fg%40mail.gmail.com.

From: [Sheikhali, Monet](#)
To: [Christina Cramer](#)
Subject: RE: [EXTERNAL] West Hearn Veterans Village, File No. EXT24-0004
Date: Tuesday, June 25, 2024 2:32:00 PM

Hi Christina,

Thank you for your email and for sharing your comments and concerns. I will forward your email to the Planning Commission, along with other public comments, and they will be made available to the public.

Have a great rest of the day,

Monet Sheikhali | Senior Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org



From: Christina Cramer <cmvela68@sbcglobal.net>
Sent: Sunday, June 23, 2024 9:42 AM
To: Sheikhali, Monet <msheikhali@srcity.org>; Planning Shared <planning@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>
Cc: Rogers, Natalie <NRogers@srcity.org>
Subject: [EXTERNAL] West Hearn Veterans Village, File No. EXT24-0004

Dear Monet and Planning Commission,

I write regarding West Hearn Veterans Village, 2149 W Hearn Ave., Santa Rosa, CA, regarding the June 27, 2024 Planning Commission meeting in which the Commission will consider a one-year time extension for the applicant, Community Housing Sonoma County, to record the Final Map by March 15, 2025 for the project.

I request that the Planning Commission ensure the following is included in the Final Map and Plans of this project:

A minimum 4 foot pathway for W. Hearn Avenue residents to Park Meadow Drive that meets the following standards:

1. ADA accessibility for wheelchairs to use the path
2. Accessible for bikes, strollers to use the path
3. Accessible for walkers to use the path

The plan as submitted appears to include the path but it is silent on the accessibility standards of the path. Accessibility of this pathway is critical to the residents of W. Hearn Avenue and the residents of the Village due to the conditions of W. Hearn

Avenue and the importance of all able and disabled residents of W. Hearn Ave. to access Park Meadow Drive.

W. Hearn Avenue is NOT an ADA accessible street, or a safe street for pedestrians generally:

1. There are no sidewalks.
2. There is one streetlight on the entire road.
3. The surface of W. Hearn is difficult to use a wheelchair, bike, stroller, walk because it is covered in potholes and rough transitions to the culvert/dirt edge of the road.
4. During the winter and rains, the culvert overflows and surface water limits the space on the road for a pedestrian, causing any pedestrians to push towards the center/middle of the road to travel. During the winter, there is no option to move off the road towards the edge to allow passing vehicles because it is either too muddy or is covered in standing water. This also creates an unsafe situation for pedestrians, particularly during dusk and evening travel.

The current fire road between W. Hearn Avenue to Park Meadow Drive is heavily accessed by residents from both areas to and from each road because of the conditions describe above. The access to Park Meadow Drive provides for access to the park, sidewalks for walking, the walking path near Santa Rosa creek, and the Route 15 Santa Rosa City Bus stop. There are families, children, and disabled residents on W. Hearn Avenue, including residents of Veterans Village.

Please ensure the continued and significantly safer and accessible access for W. Hearn Avenue residents to Park Meadow Drive. Without this, the City of Santa Rosa is allowing a project to move forward that does not meet the values and priority of equity in its policies and actions.

Furthermore, the sale and loss of this fire road and access to it was never transparent by the City or Community Housing, further frustrating and concerning the affected residents of W. Hearn Avenue.

Please see the attached photos that show the reality of W. Hearn Avenue in the winter and demonstrate the need.

Sincerely,

Christina Cramer
2226 W. Hearn Ave.
Santa Rosa
707-696-4935

From: [Craig Meltzner](#)
To: [Sheikhali, Monet](#)
Cc: [Keith Christopherson \(keith@christophersonbuilders.com\)](#); [Ross Liscum](#); [Paul Fritz \(e-mail\)](#); [Barbara L. Towner](#); [Geoff Coleman \(gcoleman@bkf.com\)](#); [Andrew DeZurik](#); [Ralph Thomas \(e-mail\)](#)
Subject: [EXTERNAL] West Hearn Veterans Village Extension File No. EXT24-0004 - lot size?
Date: Tuesday, June 25, 2024 3:45:02 PM
Attachments: [Tentative Map.pdf](#)
[Map of VolkertsHomesitesSubdivision.highlight.pdf](#)
[Corner Record.highlight.pdf](#)

Monet,

On behalf of our client, Community Housing Sonoma County (CHSC), we are providing information in this email and attached to respond to the June 23, 2024 email from Lennie Moore below. Mr. Moore's email indicates that the Corner Record, Document SUR22-0067, filed with the County, suggests that the eastern boundary of the CHSC property is incorrectly plotted on the Hearn Veterans Village Tentative Map and that the property contains less acreage than reflected on the Tentative Map. As explained by BKF's Geoff Coleman below, the Corner Record data aligns with the property boundary information in the Tentative Map prepared by BKF. Based on this, we believe that the property boundary and lot size reflected on the Tentative Map is correct. We would appreciate you sharing this information with the Planning Commission and other interested parties, including the City Council which was copied on Mr. Moore's email.

Questions, please let us know.

Craig Meltzner

Craig S. Meltzner & Associates
2635 Cleveland Avenue, Suite 10/Santa Rosa, CA 95403
(707) 331-1689 direct; (707) 526-6336 x101 office; (707) 318-4989 cell

From: Geoff Coleman <gcoleman@bkf.com>
Sent: Tuesday, June 25, 2024 1:52 PM
To: 'Craig Meltzner' <craig@craigmeltzner.com>
Cc: Paul Fritz (e-mail) <paul@fritzarchitecture.com>; Barbara L. Towner <barbara@craigmeltzner.com>; Ross Liscum <rossliscum@gmail.com>; Keith Christopherson (keith@christophersonbuilders.com) <keith@christophersonbuilders.com>; Andrew DeZurik <adezurik@bkf.com>; Ralph Thomas <rthomas@bkf.com>
Subject: RE: [EXTERNAL] West Hearn Veterans Village Extension File No. EXT24-0004 - lot size ?

Craig,

I appreciate your time and it was a pleasure speaking with you this afternoon. I am including a brief summary regarding the boundary below that you might share with Monet and other City

staff.

A Tentative Map is a preliminary drawing reflecting the proposed configuration of a subdivision of real property along with the infrastructure (roads and utilities) serving the subdivision. State law does not require the boundaries shown on a Tentative Map to be precisely surveyed. However, it is generally a good idea to confirm the boundary geometry before planning a new development. Therefore, BKF Engineers performed fieldwork a few years ago when we were engaged to support your needs. We found field monumentation supporting the location of the east boundary line of lot 3 in Volkerts Homesites subdivision. This boundary line coincides with the location of the east boundary line shown in the applicant's Tentative Map which BKF prepared. A Corner Record was subsequently filed March 28, 2022 by another licensed professional who re-established the east boundary line of Lot 3 in Volkerts Homesites subdivision. When establishing this boundary line, the professional set ½" Rebar with a brass cap stamped Garner – LS 7347. The location of the line they established is consistent with the location of the line in both the map of Volkerts Homesites subdivision and the applicant's Tentative Map.

Attached are copies of the original subdivision map, tentative map and corner record. The north boundary of lots 1, 2 & 3 of Volkerts Homesites subdivision is shown as 140.24 + 141.11 + 134.52 = 415.87ft. The dimension along the north boundary of the tentative map is shown as 416ft, consistent with the map of Volkerts Homesites subdivision, keeping in mind that distances have been rounded to the nearest foot on the tentative map, because the boundary shown on a tentative map is not required to be precisely shown. The dimension of the north line reflected in the Corner Record is also consistent with the map of Volkerts Homesites subdivision, as may be observed by the dimensions on both documents.

Please let us know if you have any other questions.

Thank you,

Geoff Coleman

Principal/Vice President



BKF ENGINEERS Delivering Inspired Infrastructure®

200 4th Street, Suite 300, Santa Rosa, CA 95401

Ph: (707) 583-8520 gcoleman@bkf.com BKF.com

From: Sheikhal, Monet <msheikhali@srcity.org>

Sent: Monday, June 24, 2024 8:29 AM

To: Barbara L. Towner <barbara@craigmeltzner.com>

Subject: FW: [EXTERNAL] West Hearn Veterans Village Extension File No. EXT24-0004

From: Lennie Moore <lennie@lenniemoore.com>

Sent: Sunday, June 23, 2024 9:22 PM

To: Sheikhal, Monet <msheikhali@srcity.org>; Planning Shared <planning@srcity.org>
Cc: _CityCouncilListPublic <citycouncil@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>; Rogers, Natalie <NRogers@srcity.org>
Subject: [EXTERNAL] West Hearn Veterans Village Extension File No. EXT24-0004

Hi Monet, Planning Commission, and City Councilmembers,

I write regarding West Hearn Veterans Village, 2149 W Hearn Ave., Santa Rosa, CA and the Applicant's application to consider a one-year Time Extension at the June 27th Planning Commission meeting.

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I ask the Planning Commission and the City Council to vote no on the Time Extension, review this survey, compare it to the proposed Tentative Parcel Map boundaries, and enter this survey into the record for this case. With this boundary clarification, it is not appropriate to give an extension for an inaccurate parcel map that is not based on reality.

Sincerely,

--

Lennie Moore
2215 West Hearn Ave., Santa Rosa, CA

Confidentiality Notice: This email (including any attachment) is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, you are not authorized to intercept, read, print, retain, copy, forward, or disseminate this communication. If you have received this communication in error, please reply to the sender or call 510.899.7300, and then please delete this message from your inbox as well as any copies. Thank you, BKF Engineers 2024

CORNER RECORD

Agency Index CR 2092

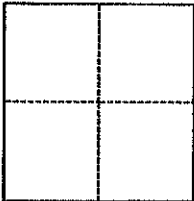
Document Number SUR22-0067

City of SANTA ROSA County of SONOMA, California

Brief Legal Description SET MONUMENTS PER LOT 4, VOLKERTS HOMESITES 57 MAPS 25, 26

CORNER TYPE

COORDINATES (Optional)



- Government Corner
- Meander
- Rancho
- Control
- Property
- Other

Date of Survey March 24, 2022

N. _____ E. _____

Elevation _____

Units Metric U.S. Survey Foot

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

Complies with Public Resources Code §§8801-8819

Complies with Public Resources Code §§8890-8902

PLS Act Ref.: 8765(d) 8771 8773 Other:

Corner/Monument: Left as found Established Rebuilt Pre-Construction

Found and tagged Reestablished Referenced Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

See sheet #2 for description(s):

FOUND 1/2" IRON PIPES, NOT TAGGED AT SLY AND NLY CORNERS LOT 2/LOT 3 AND LOT 4/LOT 5 PER 57 MAPS 25-26, SET 1/2" REBAR W/ BRASS CAP STAMPED GARDNER LS 7347 FROM THE SLY CORNER LOT 4/LOT 5, S87°52'37"W, 130.13' AT THE SLY CORNER LOT 3/LOT 4 AND FROM THE NLY CORNER LOT 4/LOT 5, S85°21'35"W, 130.50 TO THE NLY CORNER LOT 3/LOT 4. BASIS OF BEARING - N85°21'35"E PER SLY LINE NORTH POINT VILLAGE 586 MAPS 7-16.

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with

the Professional Land Surveyors' Act on March 25, 2022

Signed *Jack A. Gardner* P.L.S. or R.C.E. No. LS 7347



COUNTY SURVEYOR'S STATEMENT

This Corner Record was received March 28, 2022

and examined and filed March 28, 2022

Signed *Gary J. O'Connor* P.L.S. or R.C.E. No. 7272

Title County Surveyor

County Surveyor's Comment

SUR22-0067



57
37
25
25

VOLKERTS HOMESITES

A Subdivision In The Rancho Llano de Santa Rosa.
Tract No. 35
Sonoma County, California.

Basis of Bearings is the North line of the subdivision as given in that deed from Kirk and Slettedahl to Volkerts and recorded under recorders Series Number C-24343 Sonoma County Records. All distances and dimensions are shown in feet and decimals thereof. The red border indicates the boundaries of the land subdivided by this map.

I hereby certify that the map of this subdivision conforms to the requirements of law, and to the action on the tentative map thereof taken by the Planning Commission of the County of Sonoma, on Oct. 14, 1946, and that the map is technically correct.

Maubee Halloran
SURVEYOR OF THE COUNTY OF SONOMA
DATED: Feb 10, 1947

We hereby certify that we are the owners of or have some right, title or interest in and to the real property, included within the subdivision shown upon this map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the making of said map and subdivision as shown within the border lines and hereby dedicate to public use all the streets shown upon said map within said subdivision.

We also hereby dedicate for public use easements for drainage purposes designated as drainage easement line as shown upon said map within said subdivision; such strips of land to be kept open and free from buildings and structures of any kind.

Robert E. Volkerts
ROBERT E. VOLKERTS
Marie A. Volkerts
MARIE A. VOLKERTS

State of California, County of Sonoma, s.s. On this 10 day of FEB 1947 before me Joseph Metcalf a Notary Public in and for said County of Sonoma, State of California, residing therein, duly commissioned and sworn, personally appeared Robert E. Volkerts and Marie A. Volkerts known to me to be the persons whose names subscribed to the within instrument and acknowledged to me that they executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year in this certificate first above written.

Joseph Metcalf
Notary Public in and for the County of Sonoma, State of California.

Irma Enquist Kirk
Karin Enquist Slettedahl
IRMA ENQUIST KIRK
KARIN ENQUIST SLETTEDAHL } Beneficiary under deed of Trust.

State of California, County of Sonoma, s.s. On this 10 day of FEB 1947, before me Joseph Metcalf a Notary Public in and for said County of Sonoma, State of California, residing therein duly commissioned and sworn, personally appeared Irma Enquist Kirk and Karin Enquist Slettedahl, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and the year in this certificate first above written.

Joseph Metcalf
NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA.

SONOMA TITLE GUARANTY COMPANY, a corporation- Trustees, in deed of Trust.
J.M. Daw J.M. DAW, PRESIDENT
R.A. Belden R.A. BELDEN, SECRETARY

State of California, County of Sonoma, s.s. On this 8 day of February 1947, before me G. A. Gillette a Notary Public in and for said County of Sonoma, State of California, residing therein duly commissioned and sworn, personally appeared J.M. Daw, known to me to be the President and R.A. Belden, known to me to be the Secretary of the Sonoma Title Guaranty Co. the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation named therein, and acknowledged to me that such corporation executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and the year in this certificate first above written.

G. A. Gillette
NOTARY PUBLIC IN AND FOR THE COUNTY OF SONOMA, STATE OF CALIFORNIA.

I, Walter F. Adams hereby certify that I am a registered Civil Engineer of the State of California and that this map consisting of 2 sheets correctly represents a survey made under my supervision on Oct. 1, 1946 to Dec. 30, 1946, and that the survey is true and complete as shown; that all of the monuments shown thereon consisting of 6"x6"x36" reinforced concrete posts actually exist and their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Walter F. Adams
Reg. Civil Engineer No. 3285

It is ordered that the Map of Tract No. 35, Volkerts Tract Subdivision be and the same is hereby approved; that the bond filed in the office of this Board as security for the payment of taxes and special assessments collected as taxes be and the same is hereby approved in the sum of \$ _____ which is hereby fixed as the required amount of said bond; that all the streets shown upon said map and therein offered for dedication be and the same are hereby accepted for the purpose for which the same are offered for dedication.

The Clerk of this Board is directed to endorse upon the face of said map a copy of this order, authenticated by the seal of the Board of Supervisors.

I hereby Certify that the foregoing order was adapted by the Board of Supervisors at a meeting of said Board held February 10, 1947.

Walter H. Neal
COUNTY CLERK AND EX OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA.

03818

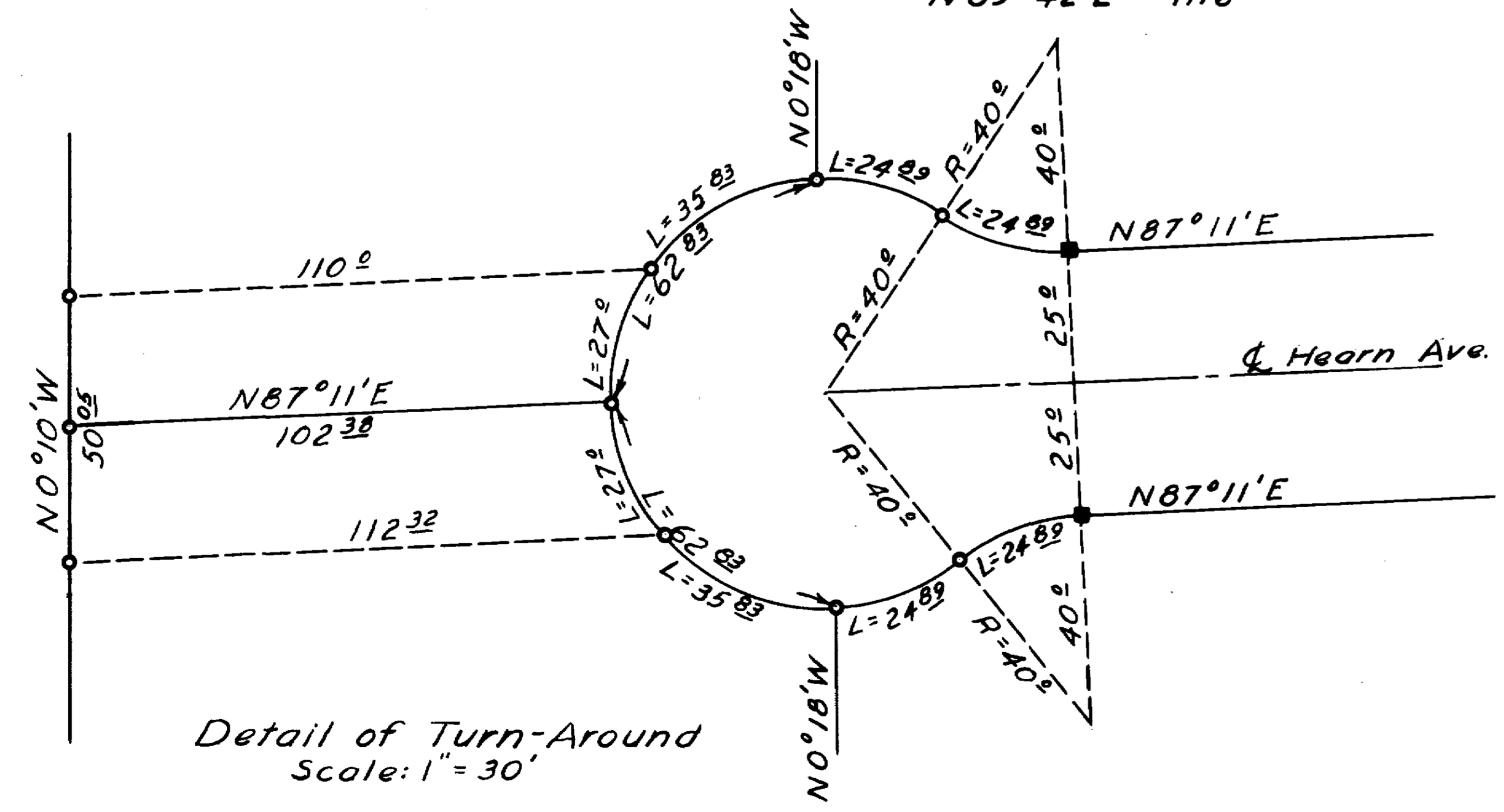
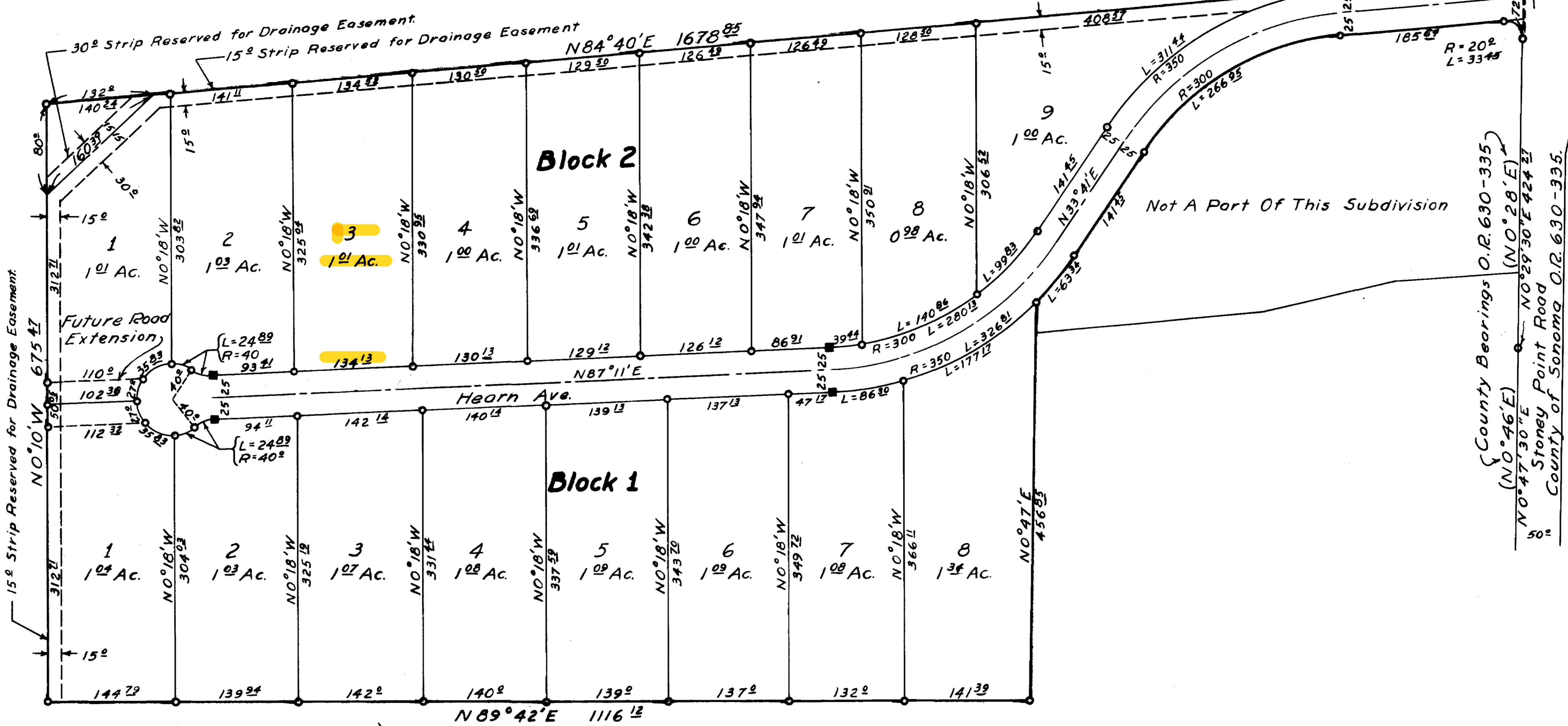
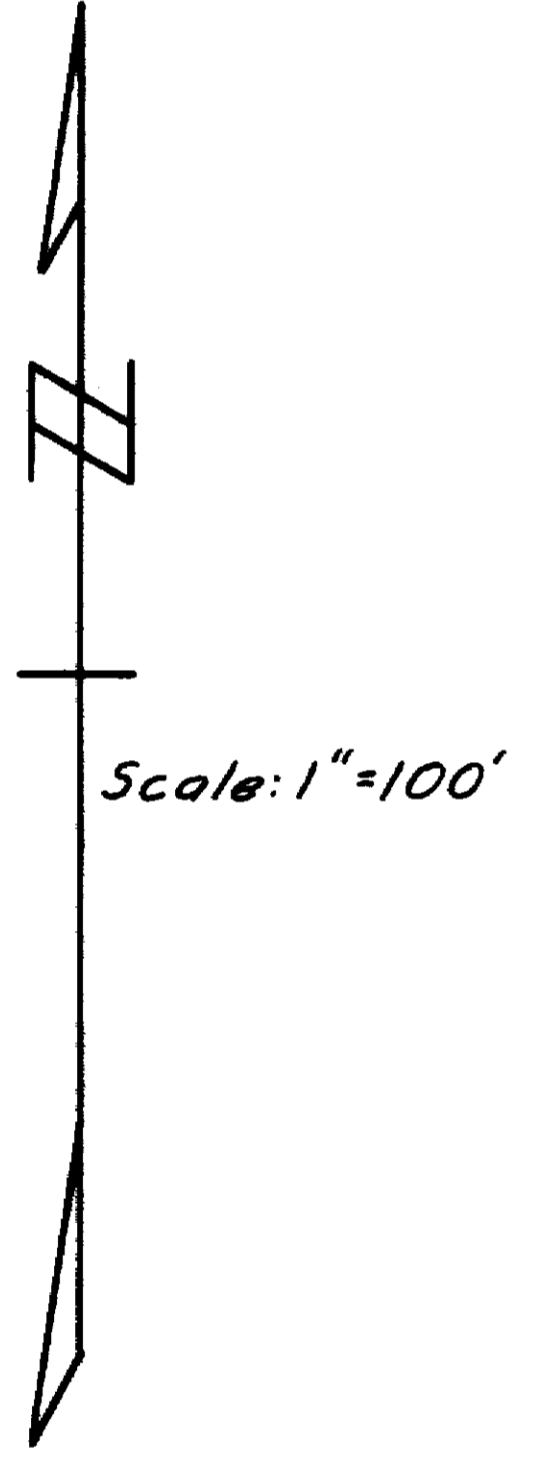
Recorded at the request of County Clerk Feb 20, 1947 at 32 mins. past 4 o'clock P.M. in Book 57 of Maps, Page 25-26 Sonoma County Records.

Harriet S. Borden
COUNTY RECORDER

By DEPUTY RECORDER
\$5.00 Paid.

452

452



VOLKERTS HOMESITES
A Subdivision In The Rancho Llano de Santa Rosa.
Tract No. 35.
Sonoma County, California.

- Legend
- Indicates 6" x 6" x 36" Concrete Monuments Set.
 - Indicates 1/2" Iron Pipes Set.

NORTHPOINT VILLAGE
586 MAPS 7-16

172
LANDS OF DOYLE
APN 035-740-055

173
LANDS OF SHUDONG/XIAODONG
APN 035-740-056

174
LANDS OF FUETTE
APN 035-740-057

168
LANDS OF MYERS
APN 035-740-051

169
LANDS OF RICO
APN 035-740-052

170
LANDS OF MENDOZA/CHAVEZ
APN 035-740-053

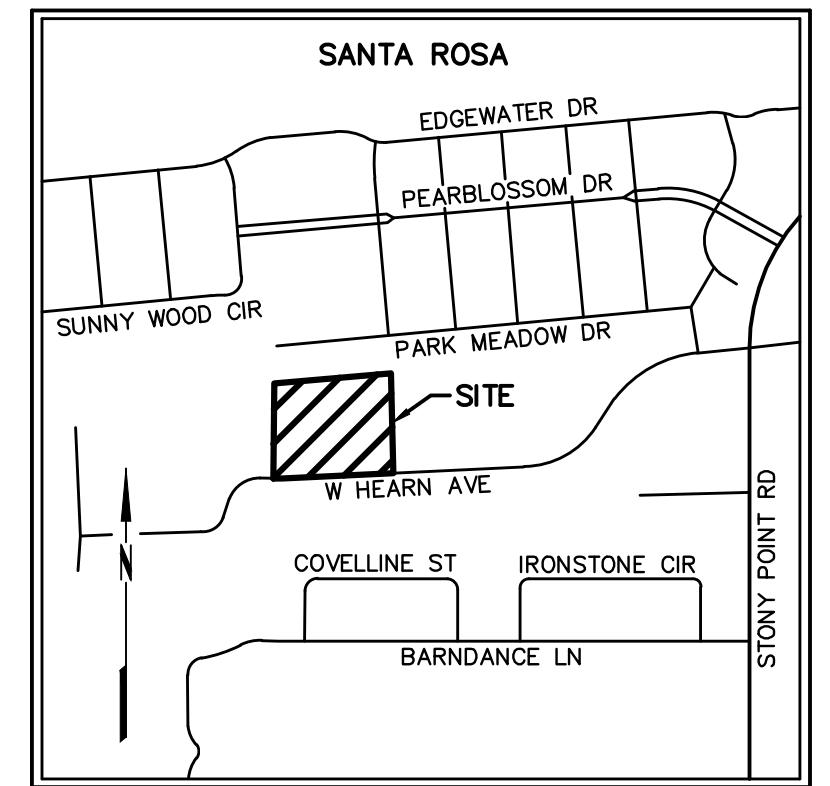
171
LANDS OF SINGH
APN 035-740-054

OWNER: COMMUNITY HOUSING SONOMA COUNTY
131-A STONY POINT CIRCLE, SUITE 500
SANTA ROSA, CA 95401
PH: 707-578-2338

CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST, STE. 300
SANTA ROSA, CA. 95401
PH: 707-583-8500
FAX: 707-583-8539

ARCHITECT: FRITZ ARCHITECTURE
P.O. BOX 1074
SEBASTOPOL CA, 95473
PH: 707-975-6220

LANDSCAPE ARCHITECT: QUADRIGA
1212 4TH STREET
SANTA ROSA, CA 95404
PH: 707-546-3561



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE CITY OF SANTA ROSA ZONING CODE, GENERAL PLAN AND DESIGN & CONSTRUCTION STANDARDS OR AS MODIFIED BY THIS TENTATIVE MAP AND AS APPROVED BY THE REVIEWING AGENCY.

- WATER SUPPLY CITY OF SANTA ROSA
- SEWAGE DISPOSAL CITY OF SANTA ROSA
- PRESENT ZONING RR-20-RH
- PROPOSED ZONING RR-20-RH

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

GRADING NOTES

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

NO SOILS REPORT HAS BEEN PREPARED, BUT USGS WEB SOIL SURVEY IDENTIFIES SOIL AS "WRIGHT LOAM" WHICH IS TYPICALLY CLASSIFIED AS A TYPE "D" SOIL HAVING AN INFILTRATION RATE ~0.05IN/HR OR LESS.

THE ENGINEER AND DEVELOPER ARE NOT AWARE OF HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THE SITE IS NOT SUBJECT TO INUNDATION.

STREET TREES WILL BE PROVIDED AT THE FRONTAGE OF LOT 1 ALONG HEARN AVENUE IN ACCORDANCE WITH THE MUNICIPALITY STANDARDS.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

UTILITY NOTES

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THESE SUBDIVISION IMPROVEMENTS WILL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH THE CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH PERMITS FROM THE CITY BUILDING DEPARTMENT AND THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

EXISTING WELLS WILL BE ABANDONED (UNLESS OTHERWISE NOTED ON THESE DRAWINGS) IN ACCORDANCE WITH CITY WELL ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL.

ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE UNDERGROUND.

PROPOSED UTILITIES WILL CONFORM WITH CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

GENERAL MAP INFORMATION

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DIAPHRAGM DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS ON 08/22/19.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. DISTANCES HAVE BEEN ROUNDED TO THE NEAREST FOOT.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS, PAGES 25-26, SONOMA COUNTY RECORDS. THE BEARINGS AND DISTANCES DO NOT REFLECT A FIELD SURVEY AND DO NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BASES OF BEARINGS: MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS, PAGES 25-26, SONOMA COUNTY RECORDS.

TEMPORARY BENCHMARK: MAG NAIL IN AC AT INTERSECTION OF W HEARN AVE AND PARK MEADOW DR, LOCATION SHOWN HEREON, ELEVATION 104.48 (DATUM NAVD 88 BY GPS OBSERVATIONS UTILIZING THE CALIFORNIA SURVEY & DRAFTING SUPPLY VSN).

LOT SIZE SUMMARY

SMALLEST.....	20,576 SF
LARGEST.....	25,051 SF
AVERAGE.....	22,200 SF

TENTATIVE MAP
FOR
HEARN VETERANS VILLAGE
BOUNDARY AND EXISTING CONDITIONS SHEET
4 MULTIFAMILY RESIDENTIAL LOTS

BEING A RE-SUBDIVISION OF LOT 1, AND PORTIONS OF LOTS 2 & 3 AS SHOWN ON THE FINAL MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS AT PAGES 25 & 26, SONOMA COUNTY RECORDS, ALSO BEING THE LANDS OF COMMUNITY HOUSING SONOMA COUNTY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2008-013240 & 2009-069547, SONOMA COUNTY RECORDS.

2149 WEST HEARN AVENUE
CITY OF SANTA ROSA, CALIFORNIA
APN 134-011-012 AND 013
CONTAINING 3.05 ACRES
MAY 2021

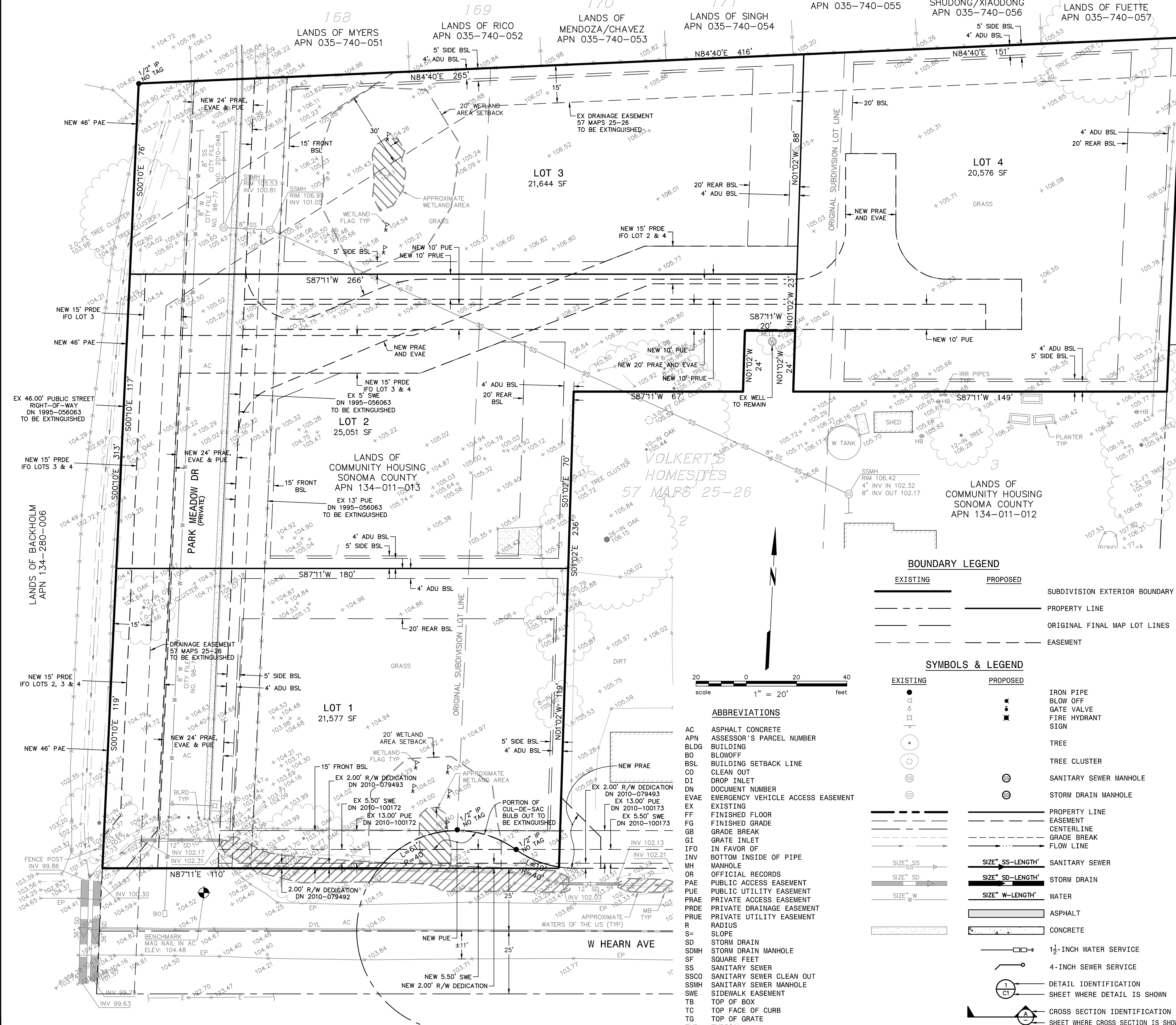
PREPARED BY

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 05/04/2021
DRAWN BY: ANDREW J. DEZURIK
C 85129

JOB NO. 20190686

SHEET 1 OF 3 SHEETS



BOUNDARY LEGEND

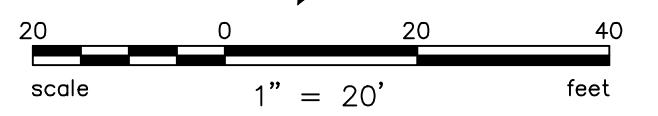
- | | | |
|----------|----------|-------------------------------|
| EXISTING | PROPOSED | SUBDIVISION EXTERIOR BOUNDARY |
| --- | --- | PROPERTY LINE |
| --- | --- | ORIGINAL FINAL MAP LOT LINES |
| --- | --- | EASEMENT |

SYMBOLS & LEGEND

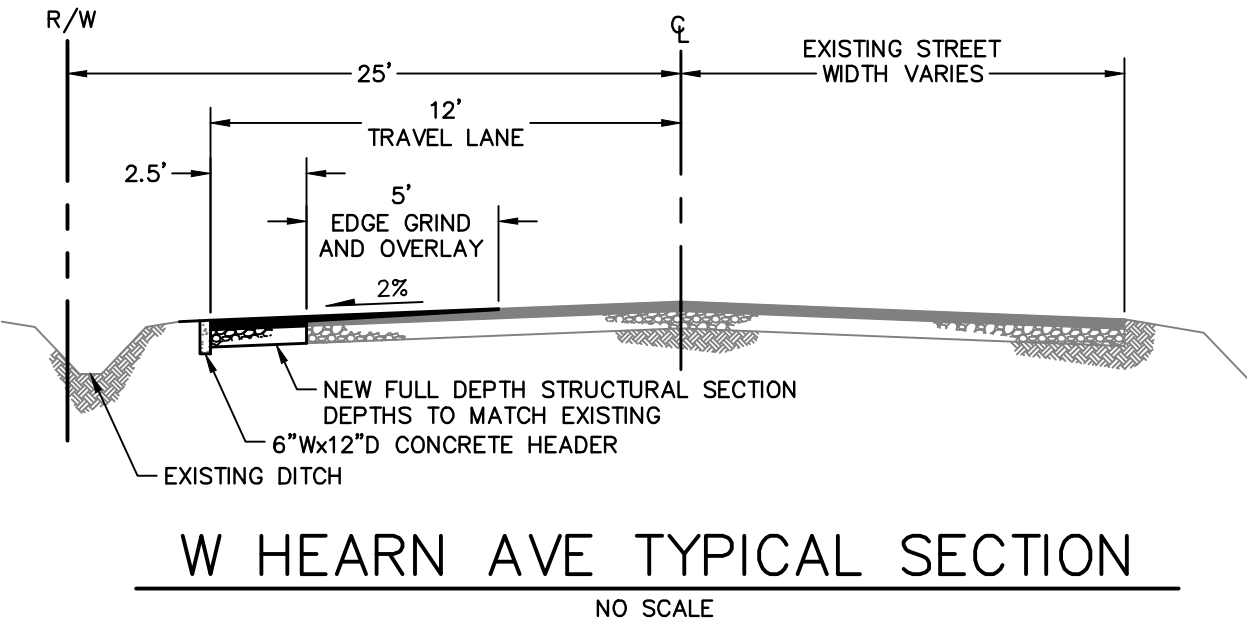
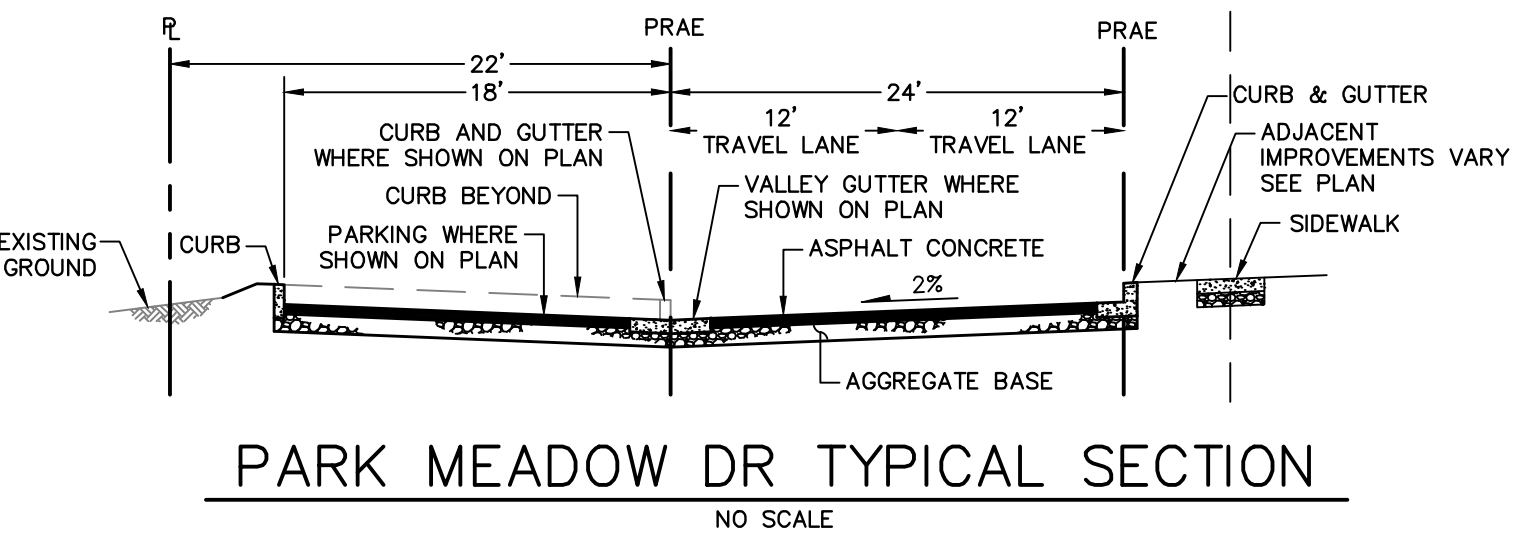
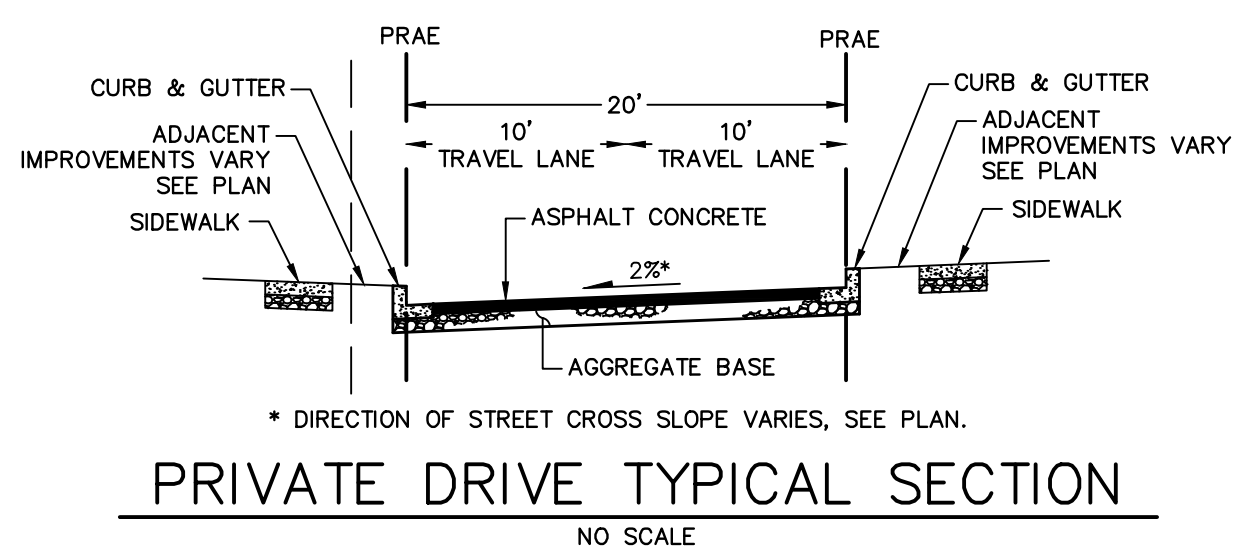
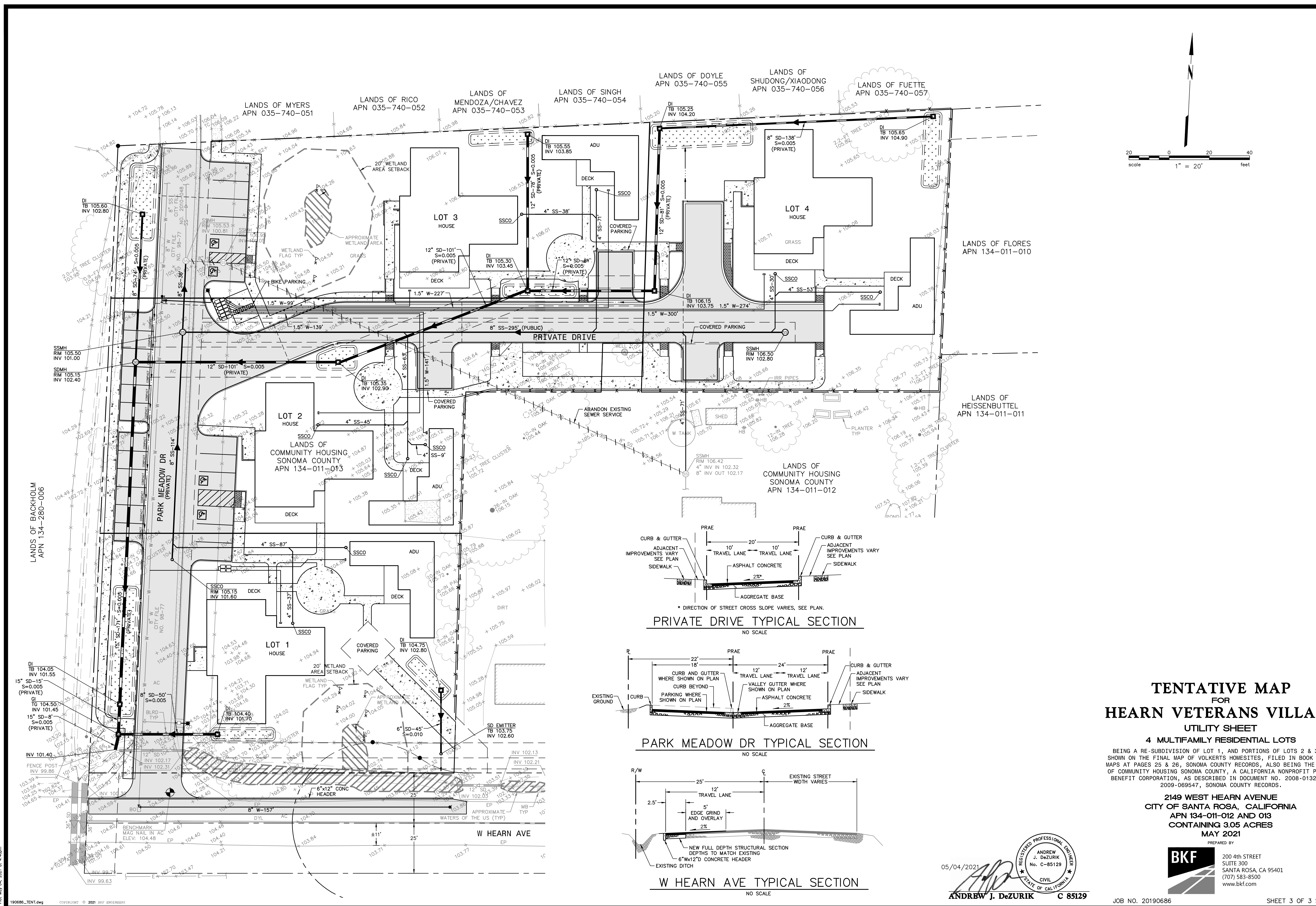
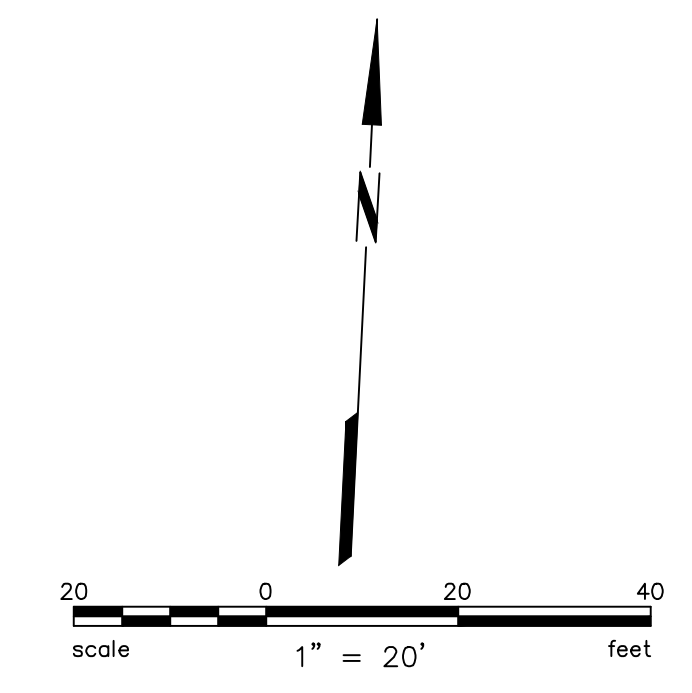
- | | | |
|------------------|----------|------------------------------------|
| EXISTING | PROPOSED | IRON PIPE |
| ● | ● | BLOW OFF |
| ○ | ○ | GATE VALVE |
| □ | □ | FIRE HYDRANT |
| ○ | ○ | SIGN |
| ○ | ○ | TREE |
| ○ | ○ | TREE CLUSTER |
| ○ | ○ | SANITARY SEWER MANHOLE |
| ○ | ○ | STORM DRAIN MANHOLE |
| --- | --- | PROPERTY LINE |
| --- | --- | EASEMENT |
| --- | --- | CENTERLINE |
| --- | --- | GRADE BREAK |
| --- | --- | FLOW LINE |
| SIZE" SS-LENGTH' | --- | SANITARY SEWER |
| SIZE" SD-LENGTH' | --- | STORM DRAIN |
| SIZE" W-LENGTH' | --- | WATER |
| --- | --- | ASPHALT |
| --- | --- | CONCRETE |
| --- | --- | 1 1/2-INCH WATER SERVICE |
| --- | --- | 4-INCH SEWER SERVICE |
| ○ | ○ | DETAIL IDENTIFICATION |
| ○ | ○ | SHEET WHERE DETAIL IS SHOWN |
| ○ | ○ | CROSS SECTION IDENTIFICATION |
| ○ | ○ | SHEET WHERE CROSS SECTION IS SHOWN |

ABBREVIATIONS

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- BO BLOWOFF
- BSL BUILDING SETBACK LINE
- CO CLEAN OUT
- DI DROP INLET
- DN DOCUMENT NUMBER
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- GB GRADE BREAK
- GI GRATE INLET
- IFO IN FAVOR OF
- INV BOTTOM INSIDE OF PIPE
- MH MANHOLE
- OR OFFICIAL RECORDS
- PAE PUBLIC ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PRAE PRIVATE ACCESS EASEMENT
- PRDE PRIVATE DRAINAGE EASEMENT
- PRUE PRIVATE UTILITY EASEMENT
- R RADIUS
- S SLOPE
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SF SQUARE FEET
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- SWE SIDEWALK EASEMENT
- TB TOP OF BOX
- TC TOP FACE OF CURB
- TG TOP OF GRATE
- TYP TYPICAL



Plot May 04, 2021 at 4:16pm



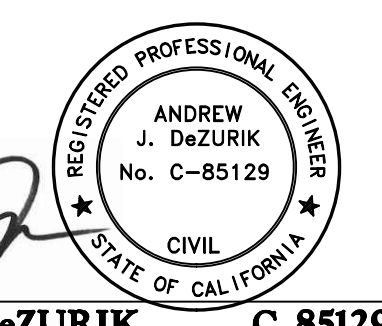
**TENTATIVE MAP
FOR
HEARN VETERANS VILLAGE
UTILITY SHEET**

4 MULTIFAMILY RESIDENTIAL LOTS

BEING A RE-SUBDIVISION OF LOT 1, AND PORTIONS OF LOTS 2 & 3 AS SHOWN ON THE FINAL MAP OF VOLKERT'S HOMESITES, FILED IN BOOK 57 OF MAPS AT PAGES 25 & 26, SONOMA COUNTY RECORDS, ALSO BEING THE LANDS OF COMMUNITY HOUSING SONOMA COUNTY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2008-013240 & 2009-069547, SONOMA COUNTY RECORDS.

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05/04/2021
ANDREW J. DEZURIK

C 85129

From: [Sheikhali, Monet](#)
To: [Brenda Fowler-hart](#)
Subject: RE: [EXTERNAL] West Hearn Ave Veterans Village Extension File No. EXT24-0004
Date: Wednesday, June 26, 2024 7:46:00 AM

Good morning, Brenda,

Thank you for your email and for sharing your comments and concerns. I will provide your email to the Planning Commission, along with other public comments that have been received, and they will be made available to the public.

Have a great day,

Monet Sheikhali | Senior Planner
Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org

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

From: Brenda Fowler-hart <brendylee7@aol.com>
Sent: Tuesday, June 25, 2024 6:58 PM
To: Sheikhali, Monet <msheikhali@srcity.org>; Planning Shared <planning@srcity.org>; _CityCouncilListPublic <citycouncil@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>; Rogers, Natalie <NRogers@srcity.org>
Subject: [EXTERNAL] West Hearn Ave Veterans Village Extension File No. EXT24-0004

Good evening Monet, Planning Commission and City Council members, I am writing in regards to the West Hearn Ave Veterans Village at 2149 W. Hearn Ave., Santa Rosa and the Applicants application to consider a one year Time Extension at the June 27th Planning Commission meeting.

My neighbor Lennie Moore has pretty much summed up all of the neighborhood concerns about this project in his email to all of you so I won't go into the details as he has but I am urging you to VOTE NO on the applicants time extension application, my husband is a Purple Heart Vietnam Veteran and we respect all of our Veterans, we are more than happy to share our neighborhood with the residents who currently live at the Hearn House now but this project is not appropriate for our "Heritage" neighborhood that was designated by the city of Santa Rosa in 2017 when we were integrated from the county to the city.

Thank you,
Brenda Fowler-Hart
2280 W. Hearn Ave, Santa Rosa.

From: [Sheikhali, Monet](#)
To: [Lennie Moore](#)
Subject: RE: [EXTERNAL] West Hearn Veterans Village Extension File No. EXT24-0004
Date: Wednesday, June 26, 2024 7:49:00 AM

Thank you, Lennie,

I will share this with the Planning Commission and will have a City Engineer at the meeting tomorrow to answer questions.

Have a great day,

Monet Sheikhali | Senior Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org



From: Lennie Moore <lennie@lenniemoore.com>
Sent: Tuesday, June 25, 2024 9:14 PM
To: Sheikhali, Monet <msheikhali@srcity.org>
Cc: Planning Shared <planning@srcity.org>; _CityCouncilListPublic <citycouncil@srcity.org>; Rogers, Natalie <NRogers@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>
Subject: Re: [EXTERNAL] West Hearn Veterans Village Extension File No. EXT24-0004

Thanks, Monet.

Here's a digital copy of the Corner Record (SUR22-0067) for the Planning Commission and City Council to review.

Somebody has some explaining to do!

On Tue, Jun 25, 2024 at 2:28 PM Sheikhali, Monet <msheikhali@srcity.org> wrote:

Hi Lennie,

Thank you for your email and for sharing your comments and concerns. I will forward your email to the Planning Commission, along with other public comments, and they will be made available to the public.

Have a great rest of the day,

Monet Sheikhali | Senior Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698 | Fax (707) 543-3269 | msheikhali@srcity.org



From: Lennie Moore <lennie@lenniemoore.com>
Sent: Sunday, June 23, 2024 9:22 PM
To: Sheikhal, Monet <msheikhal@srcity.org>; Planning Shared <planning@srcity.org>
Cc: _CityCouncilListPublic <citycouncil@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>; Rogers, Natalie <NRogers@srcity.org>
Subject: [EXTERNAL] West Hearn Veterans Village Extension File No. EXT24-0004

Hi Monet, Planning Commission, and City Councilmembers,

I write regarding West Hearn Veterans Village, 2149 W Hearn Ave., Santa Rosa, CA and the Applicant's application to consider a one-year Time Extension at the June 27th Planning Commission meeting.

The residents of West Hearn Ave had many concerns regarding this project. Please refer to our previous submissions to the City on this. For now, I'd like to focus on a single issue:

Recent discovery shows that an adjacent property located at 2115 W Hearn Ave filed a survey of record ([SUR22-0067 - Corner Record](#)) which was approved by the County on 4/5/2022. This survey clarified one of the points on the eastern property line of the Applicant's Tentative Parcel Map was incorrect by 25-30 feet. Therefore, the Applicant does not have the submitted 3.01 acres to subdivide into four additional 1/2 acre parcels. They have less than the stated 3.01 acres and will need to resubmit revisions which comply with the updated boundaries of record.

We brought up this question (along with many other concerns) during previous Planning Commission and City Council hearings, and in our previous commentary regarding this Applicant.

This means several things for the Applicant and the City:

1. The Applicant cannot subdivide into their originally proposed four 1/2 acre parcels as they don't have enough land. The City will need to instruct the Applicant to reduce the subdivisions to only three parcels (along with reducing the number of proposed buildings) and re-design their project to comply with the zoning restrictions established for West Hearn Ave., which only allow for a minimum of 1/2 acre subdivisions.
2. The Applicant and the City relied on Google Maps for boundary data (as the City Planners stated in several of the previous hearings regarding this project. The lack of rigor in accurately assessing the boundaries (after West Hearn Ave residents expressed their concerns about this) is concerning.
3. Both the Applicant and the City rushed to push this project through without addressing the concerns of the residents of West Hearn Ave. The City's previous approvals should be given greater scrutiny at this point, as the optics of this are terrible.
4. If the Applicant (or any of the City Councilmembers who previously voted to approve this project) committed any malfeasance and/or negligence, then this will need to be

investigated. There now exists a possibility of the City having some liability if this is the case.
5. In essence it seems as if the Applicant lied to the residents of West Hearn Ave, the Planning Commission, and to the City Council. If this was an error on the part of the Applicant, it still looks bad for them as they did not do their due diligence (which was what many of our residents had requested in the first place).

Regarding point number 3, I would like to acknowledge Councilmembers Natalie Rogers (currently our Mayor) and Eddie Alvarez for listening to our concerns and voting no when this project came in front of the City Council before. My criticism of the City rushing a project through does not apply to them.

I ask the Planning Commission and the City Council to vote no on the Time Extension, review this survey, compare it to the proposed Tentative Parcel Map boundaries, and enter this survey into the record for this case. With this boundary clarification, it is not appropriate to give an extension for a inaccurate parcel map that is not based on reality.

Sincerely,

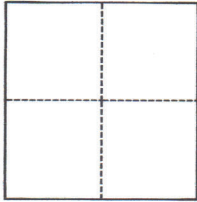
--

Lennie Moore
2215 West Hearn Ave., Santa Rosa, CA

--

Lennie Moore
www.lenniemoore.com
Studio (323) 428-4832

CORNER RECORD

Agency Index CR 2092Document Number SUR22-0067City of SANTA ROSA County of SONOMA, CaliforniaBrief Legal Description SET MONUMENTS PER LOT 4, VOLKERTS HOMESITES 57 MAPS 25, 26**CORNER TYPE****COORDINATES (Optional)**

- Government Corner Control
 Meander Property
 Rancho Other

N. _____ E. _____

Elevation _____

Units Metric U.S. Survey Foot

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

 Complies with Public Resources Code §§8801-8819 Complies with Public Resources Code §§8890-8902PLS Act Ref.: 8765(d) 8771 8773 Other:Corner/ Left as found Established Rebuilt Pre-ConstructionMonument: Found and tagged Reestablished Referenced Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

 See sheet #2 for description(s):

FOUND 1/2" IRON PIPES, NOT TAGGED AT SLY AND NLY CORNERS LOT 2/LOT 3 AND LOT 4/LOT 5 PER 57 MAPS 25-26, SET 1/2" REBAR W/ BRASS CAP STAMPED GARDNER LS 7347 FROM THE SLY CORNER LOT 4/LOT 5, S87°52'37"W, 130.13' AT THE SLY CORNER LOT 3/LOT 4 AND FROM THE NLY CORNER LOT 4/LOT 5, S85°21'35"W, 130.50 TO THE NLY CORNER LOT 3/LOT 4. BASIS OF BEARING - N85°21'35"E PER SLY LINE NORTH POINT VILLAGE 586 MAPS 7-16.

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with

the Professional Land Surveyors' Act on March 25, 2022Signed *Jack A. Gardner* P.L.S. or R.C.E. No. LS 7347**COUNTY SURVEYOR'S STATEMENT**This Corner Record was received March 28, 2022and examined and filed March 28, 2022Signed *Gary J O'Connor* P.L.S. or R.C.E. No. 7272Title County Surveyor**County Surveyor's Comment**SUR22-0067

LEGEND

- △ SET 1/2" REBAR & BRASS CAP STAMPED "GARDNER - LS 7347"
 - FOUND 1/2" IRON PIPE, NOT TAGGED PER 57 MAPS 26
 - FOUND 1/2" IRON PIPE, NOT TAGGED PER GRANT DEED 2012106786
 - ⊙ FOUND 1/2" IRON PIPE W/ PLASTIC PLUG ILLEGIBLE
 - x— FENCE LINE
- 130.13'—TYPICAL RECORD DISTANCE PER 57 MAPS 25-26 & 2012106786
 (N84°40'E) RECORD BEARING PER 57 MAPS 25-26
 (N84°40'E-D) RECORD BEARING PER 2012106786



BASIS OF BEARINGS PER NORTH POINT VILLAGE 586 MAPS 7-16

NORTH POINT VILLAGE
586 MAPS 7-16

SCALE: 1" = 100'

