

January 2, 2020

Claudette Diaz

Project Planner
County of Sonoma
Permit and Resources Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403-2859

797-565-1900

Re: Proposed Planning Application in your Neighborhood

File No: PLP19-0048
Address: 654 Walnut Avenue, Sonoma, CA
APN: 052-413-015

Dear Ms. Diaz,

I left a voicemail message earlier today. I have some concerns about the above referenced project. I need to know if the County of Sonoma permitted the creek work that has been done on this property. If so, do you have all the documentation regarding our multiple complaints to Scott Lapinski, Code Enforcement Inspector 1, County of Sonoma (707-565-7385, Scott.Lapinski@sonoma-county.org) and James Hansen, Environmental Scientist at the Department of Fish and Wildlife (707-576-2869, James.Hansen@wildlife.ca.gov)? Our concerns are primarily about the barrier that was built up on the other side of the creek will cause flood damage to my property at 19285 Linden Street, Sonoma, CA and my neighbor's property at 19277 Linden Street.

On May 17, 2019, I called James Hansen of CA Fish and Wildlife asking for help with the developer of the property at 654 Walnut Avenue, Sonoma who was using heavy equipment to build up a berm/barrier of dirt and rock on the opposite side of the creek from my property. I sent Mr. Hansen an email with photo documentation of the work that was going on at the time. He told me that the developers (Stephen Pasquan and Michael Pasquan) had three open code violations according to the County of Sonoma code violation file. The violations included unpermitted grading, illegal fill of rocks and illegal removal of a heritage oak tree.

On Friday, May 31, 2019, the developer had heavy equipment in the creek again and was putting big rocks into the creek. He then had his workers plant oak trees along the top of the barrier he built with his equipment. We asked Mr. Pasquan if he had a permit and he said "yes." We asked him if we could see the permit and he said it was at his office. We asked if he had approved plans for doing this work and he said "yes." We asked to see the plans and he said they were back at his office too. I asked why he was working without the plans on site. He didn't answer me. I explained to him that by building up his side of the creek several feet above our side that he was creating a flood situation for our properties on the opposite side of the creek. He said the issue of flooding was caused by the neighbors at Solano

Avenue, not the work that he was doing to build up his side of the creek. All he was concerned about was preventing flooding of his property. I took many pictures of the men working in the creek. I sent these photos to James Hansen, Environmental Scientist at the Department of Fish and Wildlife. I thought I sent the photos and my concerns to Scott Lapinski as well via text and email. Mr. Hansen confirmed that he received the email.

On June 3, 2019, again I contacted James Hansen who told me that the project may be too small to trigger a permit. He also said that "the permit would require a design that does not negatively impact [my] property." When I told this to the developer, he told me that "he owns the creek and can do what he wants." I sent another email to Scott Lapinski and James Hansen with photos and my concerns about what was happening in the creek. I asked again if the developer had a permit to do the grading and barrier building along the creek. Scott wrote me via email that Mr. Pasquan would be coming into the office on Tuesday, June 4, 2019 to discuss the scope of work and the drainage. He also said that the developer had three separate code violations that were still outstanding.

On Friday, June 7, 2019, I asked my neighbor via text if he had heard anything new from Scott Lapinski re: the outcome of the meeting with the developer earlier in the week. He said he had not.

On Friday, June 14, 2019, I sent an email to Mr. Lapinski asking about what happened at the meeting with the developer. I never heard anything more from either Mr. Lapinski or Mr. Hansen.

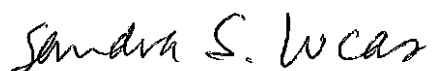
I received your notification dated December 23, 2019. I have several concerns about this project. My biggest concern is the flooding situation that was created by the work the developer did in the creek. The way it is right now, the creek water will be forced onto my and my neighbor's properties and will cause water damage. I am officially putting the County and the developer on notice that if the creek is left as is, the County and the developer will be liable for any water damage to my property.

Alternatively, as a requirement of the project, could the County require the developer to build up our side of the creek to the same level as his side to keep it from flooding our properties?

Another concern is about parking for 5 cottages which equates to up to 10 vehicles on 654 Walnut. Is there a plan?

Please consider these issues before moving forward with this project. If you have any questions or need photo documentation, please let me know. You can reach me at 650-224-7665. Please keep me informed about any new developments with this project.

Sincerely,



Sandra S Lucas
19285 Linden Street, Sonoma

Sent via email Claudette.Diaz@sonoma-county.org and USPS on 1/2/2020

From: [Sandi Lucas](#)
To: [Susan Gorin](#); [Claudette Diaz](#)
Subject: 654 Walnut Ave
Date: Friday, January 24, 2020 6:11:53 PM

EXTERNAL

This was the first day, May 17, 2019. The photos give you an idea of what the developer was starting to do to reshape his side of the creek.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.









Sent from my iPhone

From: [Sandi Lucas](#)
To: [Susan Gorin](#); [Claudette Diaz](#)
Subject: 654 Walnut Ave
Date: Friday, January 24, 2020 6:14:19 PM

EXTERNAL

This is May 31, 2019 when they started to fill the creek with big rocks to build up their side of the creek.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.





Sent from my iPhone

From: [Sandi Lucas](#)
To: [Susan Gorin](#); [Claudette Diaz](#)
Subject: 654 Walnut Ave
Date: Friday, January 24, 2020 6:20:55 PM

EXTERNAL

This is June 3,2019 when it was clear they were going to build a rock wall on their side of the creek and push all the flood water onto our properties. I'll send a picture soon of what it looks like today. Their side is probably 4-5 feet above our side at this point with trees and bushes planted on top of the barrier. What I want is to make it a requirement of his permit that he has to build up our side to the same level.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

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Sent from my iPhone

Claudette Diaz
Permit Sonoma:
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date:

My Name:

Address 1:

Address 2:

Phone:

Email:

Dear Ms. Diaz,

*Kelly Noel-Smith / James R. Smith
670 SOLANO AVE. SONOMA, CA 94966.
707-322-4001
KNOEL15497@AOL.COM*

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

Parking Required:

The average automobile is in motion only a small percentage of the time. During the remaining time it is stationary, parked somewhere. We live in an area that was developed before car ownership reached present-day proportions. This results in some blocks in our neighborhood where the intensity of development is so high that both on and off street parking is clearly inadequate. This raises safety concerns for our both pedestrians and auto traffic. There are corners where a driver cannot see down the street he or she is trying to cross. Newer residential development should be created at a sufficiently low density to fully provide needed parking within the property that is improved, including that of visitor parking.

Property Values:

Adding 5 units to a block that is only 3 lots long is development not in proportion to its surroundings. The number of people, cars, pets, as well as the associated noise of doubling or tripling the number of households will create congestion and noise. None of these affects will be beneficial to surrounding home values.

I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,

*Kelly Noel-Smith
James R. Smith*

Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date: 1/29/20

My Name: Jenny Marcus Alphin
Address 1: 855 Walnut Ave
Address 2: SONOMA, CA 95476
Phone: 707 292 7211
Email: marcusalphin@gmail.com

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

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I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,



Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date: 1-30-2020

My Name: P. DOREEN PROCTOR
Address 1: 19272 LINDEN ST.
Address 2:
Phone: 707-478-3974
Email: p.d.proctor@comcast.net

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

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I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,

*I am also on
the creek, which floods my
yard when there are heavy rains!*

P. Doreen Proctor

February 3, 2020

Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date:

My Name: Robin D. Russell
Address 1: 440 Walnut, Sonoma
Address 2: P.O.B 774, EL Verano 95433
Phone:
Email: Robinhr@gmail.com

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

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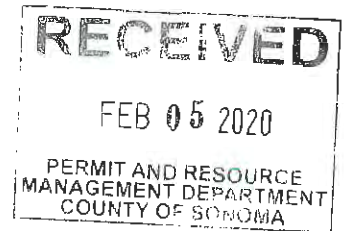
I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,

Robin D. Russell

I am in complete agreement with all of the above statements that are valid! There are no street sewers (sewers), flooding is bad, car congestion impossible. 5 units is out of question & should be denied!

Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859



RE: PLP19-0048, proposed development of 654 Walnut Ave

February 4th, 2020
Judith Friedman
PO Box 131 (19297 Bay St)
Sonoma, CA 95476

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I object to 5 units being built at this location.

Parking Required:

The average automobile is in motion only a small percentage of the time. During the remaining time it is stationary, parked somewhere. We live in an area that was developed before car ownership reached present-day proportions. This results in some blocks in our neighborhood where the intensity of development is so high that both on and off street parking is clearly inadequate. This raises safety concerns for our both pedestrians and auto traffic. There are corners where a driver cannot see down the street he or she is trying to cross. Newer residential development should be created at a sufficiently low density to fully provide needed parking within the property that is improved, including that of visitor parking.

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I request that the proposal for 5 units at 654 Walnut Ave be denied. I request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,

A handwritten signature in cursive script that reads "Judith B. Friedman". The signature is written in black ink and is positioned below the typed name.

Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date:

My Name: ALICIA BUELOW
Address 1: 19255 BAY ST, SONOMA, CA 95476
Address 2:
Phone: 415-522-5902
Email: aliciabuelow@gmail.com

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

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I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely, 

Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date: 1/31/2020

My Name: Gina Tisell
Address 1: 849 Walnut Ave
Address 2: Sonoma, CA 95476
Phone: 707-939-1961
Email: ginalola63@aol.com

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage.

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

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I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,



Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

January 19th, 2020

Aric and Denise Foster
795 Center St
Sonoma, CA 95476

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

Parking Required:

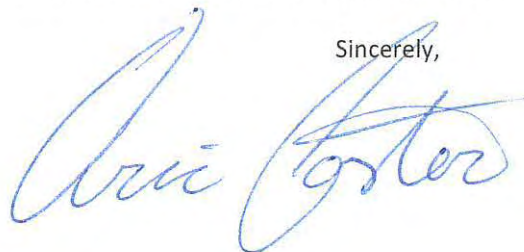
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I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

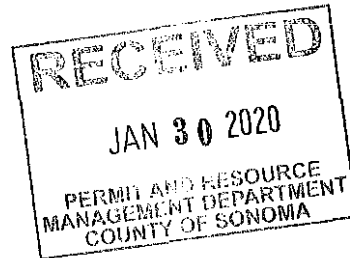
Sincerely,



Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

January 30, 2020
Judith Friedman
PO Box 131
Sonoma, CA 95476



Dear Ms. Diaz,

I am the owner of 620 Oak St., El Verano.... a neighborhood without sidewalks or street lights. Streets are overcrowded with parked cars at all times of the day.

The proposed development at 654 Walnut Ave has recently come to my attention. I object to 5 units being built at this location.

Parking Required:

The average automobile is in motion only a small percentage of the time. During the remaining time it is stationary, parked somewhere. We live in an area that was developed before car ownership reached present-day proportions. This results in some blocks in our neighborhood where the intensity of development is so high that both on and off street parking is clearly inadequate. This raises safety concerns for our both pedestrians and auto traffic. There are corners where a driver cannot see down the street he or she is trying to cross. Newer residential development should be created at a sufficiently low density to fully provide needed parking within the property that is improved, including that of visitor parking.

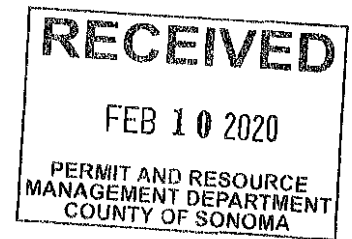
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I request that the proposal for 5 units at 654 Walnut Ave be denied. I request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,

Judith B Friedman



Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date:

My Name: Sandra Geddes
Address 1: 617 Walnut Ave
Address 2: Sonoma CA 95476
Phone: 707-996-4946
Email: sandra.geddes617@gmail.com

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

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I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,

Sandra Geddes

*Resident since
aug. 1962*

Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

February 4th, 2020
Joe and Kiera Larbre
610 Walnut Ave
Sonoma, CA 95476

Dear Ms. Diaz,

We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact our property. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. I have included a picture of 654 Walnut from the street looking into the property from the driveway for reference. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

Parking Required:

Our neighborhood was developed before cars and parking was of consideration. Some blocks in our neighborhood have 50 many cars that both on and off street parking is clearly inadequate. I have included picture to demonstrate where there is already an existing problem. This raises safety concerns for our both pedestrians and auto traffic. There are corners where a driver cannot see down the street he or she is trying to cross. Newer residential development should be created at a sufficiently low density to fully provide needed parking within the property that is improved, including that of visitor parking. Please do not create a hazard for our children. The traffic from excessive units will be a danger to us all.

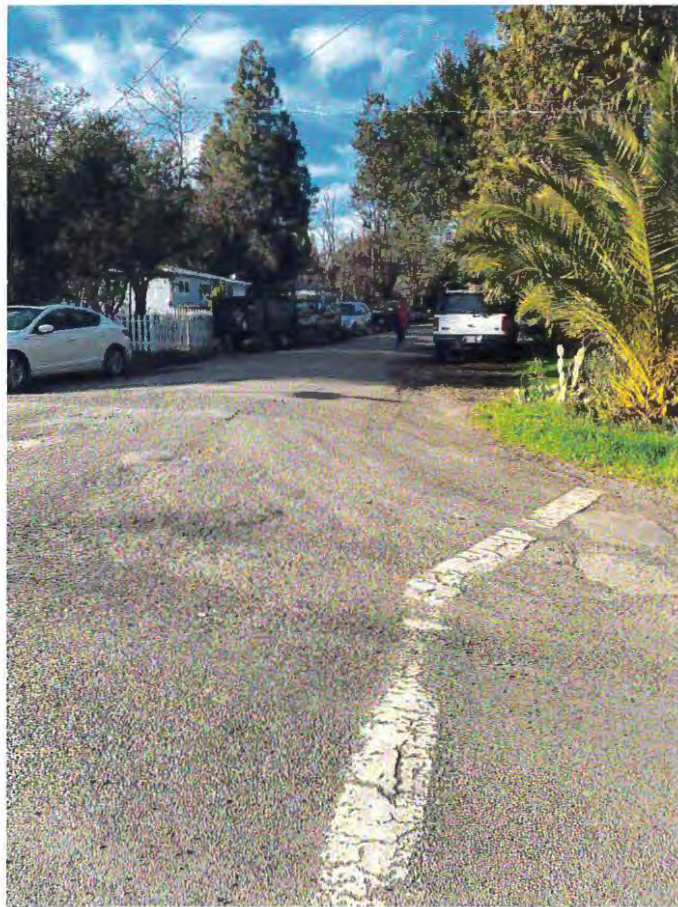
Property Values:

Adding 5 units to a block that is only 3 lots long is development not in proportion to its surroundings. The number of people, cars, pets, as well as the associated noise of doubling or tripling the number of households will create congestion and noise. None of these affects will be beneficial to surrounding home values. We moved here because we did NOT want to live in an urban setting. Adding 5 units to our block will change the whole character of our block.

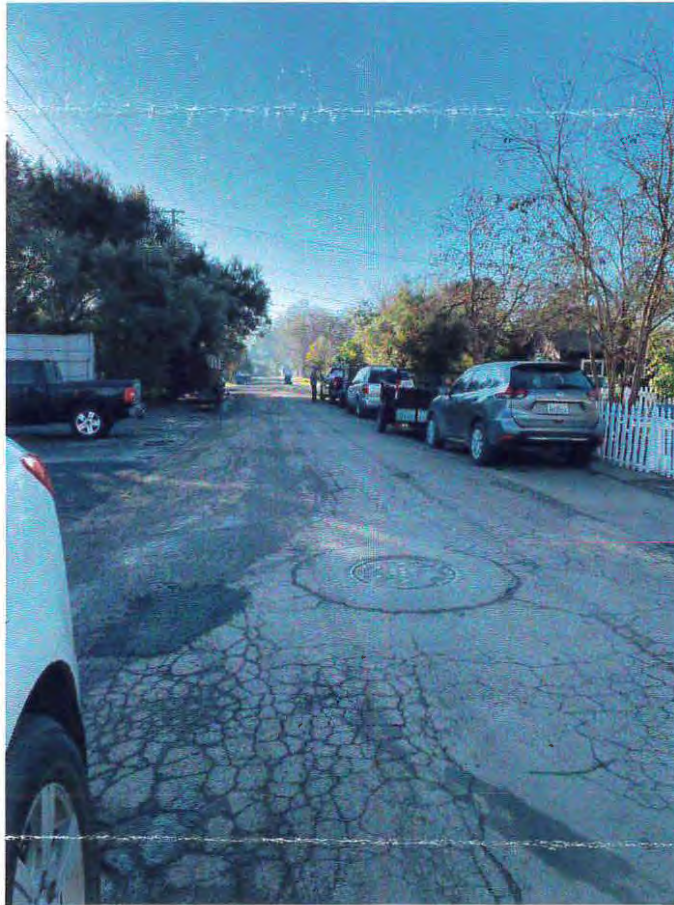
We request that the proposal for 5 units at 654 Walnut Ave be denied. We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,

Joe + Kiera
Larbre



same excessive
parking issue



excessive car demand



driveway of

6821 Walnut Ave

Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date: 2-29-20

My Name: Robert Neil Traub & Christiane Traub
Address 1: 19284 Bay St, Sonoma CA 95476
Address 2:
Phone: 707 483-1053
Email: rntraub@pacbell.net

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

Parking Required:

The average automobile is in motion only a small percentage of the time. During the remaining time it is stationary, parked somewhere. We live in an area that was developed before car ownership reached present-day proportions. This results in some blocks in our neighborhood where the intensity of development is so high that both on and off street parking is clearly inadequate. This raises safety concerns for our both pedestrians and auto traffic. There are corners where a driver cannot see down the street he or she is trying to cross. Newer residential development should be created at a sufficiently low density to fully provide needed parking within the property that is improved, including that of visitor parking.

Property Values:

Adding 5 units to a block that is only 3 lots long is development not in proportion to its surroundings. The number of people, cars, pets, as well as the associated noise of doubling or tripling the number of households will create congestion and noise. None of these affects will be beneficial to surrounding home values.

I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,

Robert Neil Traub
Christiane Traub

Claudette Diaz
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403-2859

RE: PLP19-0048, proposed development of 654 Walnut Ave

Date: 2/26/2020

My Name: Scott Schneider
Address 1: 608 Walnut Ave. Sonoma CA 95476
Address 2:
Phone: (707) 888-5188
Email:

Dear Ms. Diaz,

The proposed development at 654 Walnut Ave has recently come to my attention. I/We object to 5 units being built at this location.

Grading and Drainage:

There has been grading done at this location to both the property and the watershed. This raises concerns of how this work will affect the drainage of the property and how that drainage will negatively impact surrounding properties. The impact on the existing watershed poses potential problems for both wildlife and properties both above and below this location. Drainage back up causes standing water on this property and on neighboring properties. It also backs up water onto the street. There is severe flooding on Walnut Ave and surrounding streets in the winter during period of high rain, with 4-6 inches of running/standing water in the street at times. The changes in the above property will impact and further exacerbate the existing problem.

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Property Values:

Adding 5 units to a block that is only 3 lots long is development not in proportion to its surroundings. The number of people, cars, pets, as well as the associated noise of doubling or tripling the number of households will create congestion and noise. None of these affects will be beneficial to surrounding home values.

I/We request that the proposal for 5 units at 654 Walnut Ave be denied. I/We request that the permitting office limit the number of units at this location to a maximum of 2.

Sincerely,



Claudette Diaz
Permit Sonoma
2550 Ventura Ave.
Santa Rosa, CA 95403-2859

RE: PLP19-0048 proposed development of 654 Walnut Av.

03/01/2020

Rick Bolen
619 Walnut Ave.
Sonoma, CA 95476
707-933-0932
rick@bolenphoto.com

Dear Ms. Diaz,

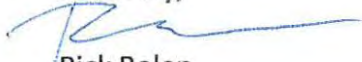
The proposed development of 654 Walnut Ave. has recently come to my attention. I object to the 5 units being built at this location.

Parking required:

The average automobile in motion is in motion for only a short time. During the remaining time it is stationary, parked somewhere. We live in an area that was developed before car ownership reached the present-day proportions. This results in some blocks in our neighborhood where the intensity of development is so high that both on and off-street parking is clearly inadequate. This raises safety concerns for our pedestrians and auto traffic. These are corners where a driver cannot see down the street he or she is trying to cross. Newer residential developments need to be created at a sufficiently lower density to fully provide needed parking within the property that is improved, including that of visitor parking. My house is opposite the development with only two parking spaces. I see having to park blocks away to enter my own house.

I request that only two units on 654 Walnut, not the 5 proposed.

Sincerely,


Rick Bolen

April 25, 2020

Claudette Diaz, Planner
County of Sonoma – PRMD
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: 654 WALNUT AVE., SONOMA
APN 052-413-015
PLP19-0048

Dear Ms. Diaz:

I am writing to comment on the above-referenced development proposal, which I understand to include up to 5 living units on this 0.32 Ac. parcel. As a resident of this neighborhood (living at 827 Walnut Avenue), I am not opposed to appropriate development of the site. However, I would like to bring to your attention the existing flood and drainage deficiencies that affect multiple homes in the area, including my own. I've observed first-hand the role this proposed development parcel plays in conveying overland stormwater flows during heavy storm events and strongly urge your department ensure that comparable drainage benefits be preserved with this development. My request is that the proposed development be evaluated and required to implement the drainage improvements necessary to ensure that flooding conditions in the neighborhood are not exacerbated by the new development. Full disclosure: I am an engineer at Sonoma Water with particular familiarity and experience with flooding conditions in the Sonoma Valley.

Please note that drainage deficiencies in the El Verano area have been long documented in a report entitled, "Survey of Drainage Deficiencies in the El Verano Area of Sonoma Valley", dated August 1979. While this report is quite old, many of the documented drainage deficiencies still exist or have increased with continued development in the watershed. This is the case in the region of this

proposed development. I mention this report also for the purposes of identifying the creek names I reference herein.

The property at 654 Walnut Avenue provides overland flood flow relief in the neighborhood during heavy storm events. The typical scenario is as follows:

- 1) Floodwaters overtop Linden Street, just north of Walnut Avenue. This occurs at the confluence of Deppen Creek and Jensen Creek. At this location Deppen Creek is a small constructed channel routed through residential properties and terminates at Jensen Creek, which is conveyed within a roadside channel along the west side of Linden Street.
- 2) Jensen Creek floodwater that overtops Linden Street then overwhelms the roadside ditch on the east side of Linden. Both Jensen Creek and the east side roadside ditch convey flow south toward Thomsen Creek, located just south of Walnut Avenue.
- 3) When Thomsen Creek is full, backwatered flows in the east roadside ditch begin to flow east along Walnut Avenue, overtopping Walnut Avenue in the vicinity of the proposed project and occasionally flooding the low-lying living units (duplex) at the south east corner of Linden Street and Walnut Avenue.
- 4) These flood waters that overtop Walnut Avenue THEN FLOW SOUTH THROUGH THE PROPOSED PROJECT SITE TOWARD THOMSEN CREEK, which remains full and results in flooding on additional downstream properties located along Bay Street and Solano Avenue.

Figures 1 through 9 below are photographs from a 2014 storm event. While this event was significant, it does not compare to certain larger flood events, such as the 2005/06 New Years flood event.



Figure 1 - Linden Street looking north from Walnut Avenue (viewing road overtopping at confluence of Deppen Creek with Jensen Creek)



Figure 2 - Linden Street looking north from Walnut Avenue (viewing east roadside ditch becoming overwhelmed from Jensen Creek overtopping Linden Street)



Figure 3 – Linden Street looking south from Walnut Avenue (viewing east roadside ditch back-watered from Thomsen Creek confluence)



Figure 4 - Walnut Avenue looking east from Linden Street (viewing excess flood flows from Linden Street now flowing east on Walnut and overtopping Walnut Avenue toward proposed project site).



Figure 5- Flood flows overtopping Walnut Avenue enter proposed project site frontage and flow toward Thomsen Creek at rear of property (existing home has since been demolished)



Figure 6 - Overland flood flows from project site contribute to more flooding at downstream properties (viewing flooded home structure at northwest corner of Solano Ave. at Bay St.)



Figure 7 - Overland flood flows from project site remain overland along Thomsen Creek corridor downstream of project site (viewing same parcel as Figure 6).



Figure 8 - Thomsen Creek looking east from Walnut Avenue (proposed project is located one parcel downstream from this location)

As can be readily observed from these photos, the neighborhood is highly susceptible to flooding. I have observed flooding of this nature several times in the 16 years I have lived in the neighborhood, including flooding that is worse than these photos depict. Again, I am not opposed to appropriate development on the project site, but I feel strongly that the project design needs to recognize the flood relief role that is currently served by the parcel – that is, conveying the excess breakout flows from Walnut Avenue to Thomsen Creek. If the project design were allowed to obstruct those flows (i.e. not convey them safely downstream), then Jensen Creek and Deppen Creek flows will backwater more than they already do and upstream properties will be vulnerable to additional flooding – including my own home and those of my neighbors. Below is a picture of my own backyard during the 2014 storm event.

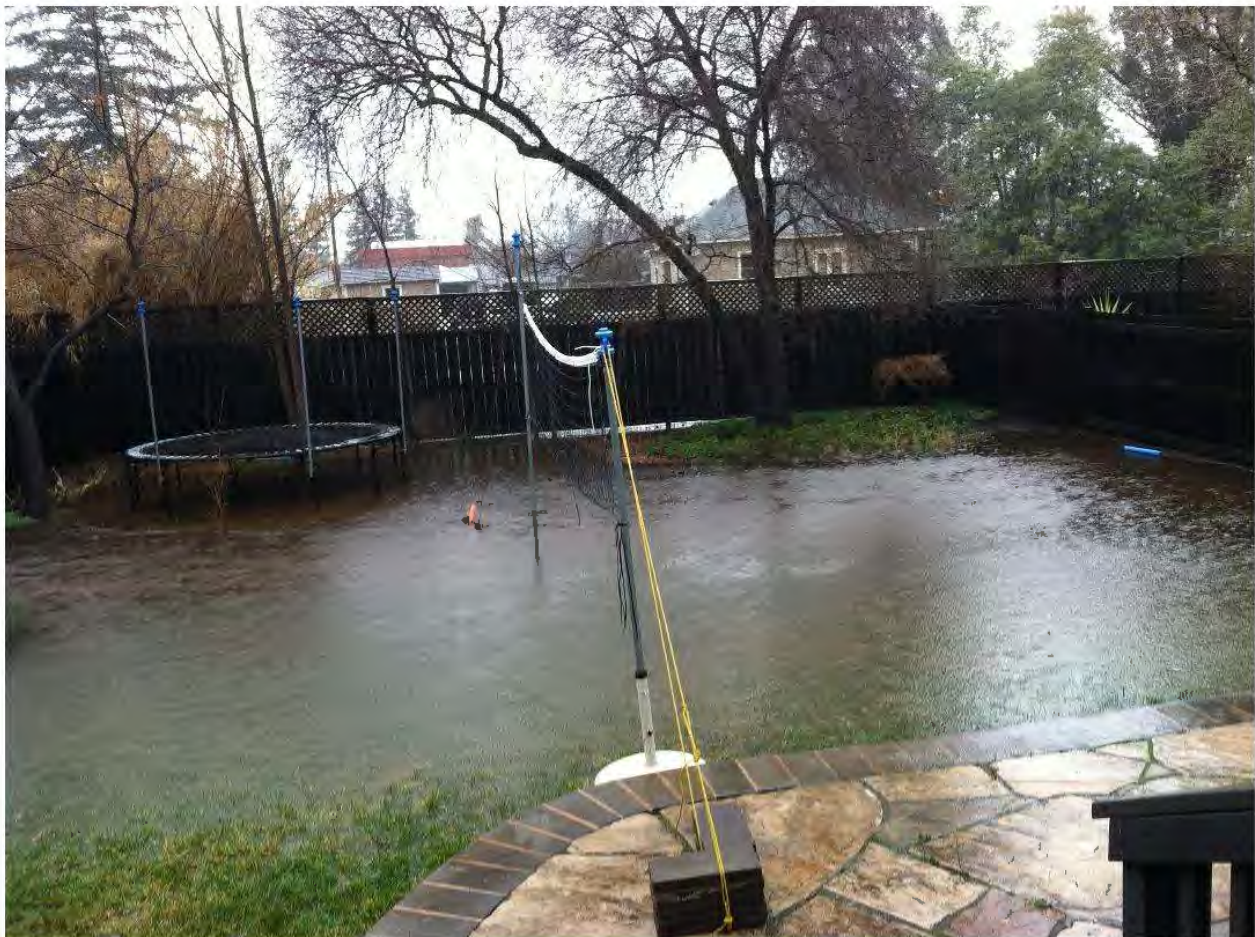


Figure 9 – Backwatered upstream flooding of residential properties along Deppen Creek (viewing 827 Walnut Ave. backyard).

In view of the flood conditions described herein, I request the following as a condition of approval for the proposed project:

1. The County should conduct a drainage review for the project, including a hydrologic and hydraulic assessment prepared by the project applicant.
2. The drainage review should ensure that existing flood conditions in the neighborhood are not exacerbated by: 1) modified grading on the project site, 2) increased impervious surface areas, or 3) any other element of the project design.
3. Particular attention should be given to the existing excess overland flood flows that currently flow into the project site during heavy storm events.
4. Review of off-site hydraulic conditions upstream and downstream of the project site (both pre- and post-project) should be analyzed and reviewed to ensure no increase in hydraulic gradeline elevations, no increase in overland flood area or flood depth.
5. Appropriate drainage improvements (on-site and/or off-site) should be incorporated into the project design to ensure no increase in flooding.

Your consideration of these concerns is greatly appreciated. I can be contacted at (707) 843-0490 should you have any questions.

Sincerely,

Kent Gylfe

827 Walnut Avenue

From: [Kiera Larbre](#)
To: [Claudette Diaz](#)
Subject: Re: PLP19-0048, 654 Walnut Avenue Cottages in El Verano
Date: Monday, February 14, 2022 7:26:17 AM

EXTERNAL

Claudette,

Thank you for the update.

What is known is that the current property owner at 654 Walnut Ave has both made changes to the property which have exacerbated the drainage problem and has told neighbors he does not care how his work negatively impacts those around the property.

The fact that the changes to grading and creek access have been done and now pose a greater risk to those of us that live here and have already happened, leads us to believe that the potential for additional risk and damage to our properties and homes is possible and even potentially probable.

The drainage problem exists due to a previous improvement across the street (Walnut) and not from the rear of the property where the drainage should occur. The culvert across the street from the front of the property dead ends directly in front of the subject property.

We are hopeful that your office will be successful in mitigating this issue moving forward. To date, that has not been our experience.

Kiera Larbre
707.318.6676
610 Walnut Ave

From: Claudette Diaz <Claudette.Diaz@sonoma-county.org>
Sent: Friday, February 11, 2022 10:53 AM
To: 'Kiera Larbre' <kieraa@hotmail.com>
Subject: RE: PLP19-0048, 654 Walnut Avenue Cottages in El Verano

Hi Kiera,

I'm not quite sure why it's assumed that I have not kept records of neighbors concerns and that I have not let the applicant know.

For your information, I have let the applicant know that there are concerns regarding the drainage area and flooding. They did submit a stormwater permit, which you can access yourself through our Permits Online portal. Please type in the address, 654 Walnut, and you can pull all records of existing

permits and violations.

I've contacted our engineering division and hydrologist to confirm that this issue is addressed within their proposed design. I am hoping to schedule a meeting with them soon.

I also want you to know that this project is not approved. It's still in process. These concerns you and your neighbors have brought up are things do need to be addressed by the applicant.

I will continue to update you all once the application is at a point where we can take it to hearing.

Thank you,
Claudette Diaz

From: Kiera Larbre <kieraa@hotmail.com>

Sent: Thursday, February 10, 2022 6:06 PM

To: Claudette Diaz <Claudette.Diaz@sonoma-county.org>

Subject: PLP19-0048, 654 Walnut Avenue Cottages in El Verano

EXTERNAL

Ms. Diaz,

I have recently been made aware that my neighbors reached out to you regarding the lack of drainage at this location 654 Walnut Ave.

I am wondering if you have a record of my previous attempts to bring this issue to your attention?

I have emailed and mailed both letters and photos of this issue both in January and July 2021.

It would irresponsible to allow a plan to move forward without a full review of the drainage of our street and this property.

I feel your department has no accountability to those of us that live around this subject property. I am hopeful that with more of us bringing this issue to your attention more and more times, there will be protection for those of us that could be damaged by this development.

Kiera Larbre
610 Walnut Ave

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do not click any web links, attachments, and **never** give out your user ID or password.

Date: August 3, 2022

To: Design Review Committee

Subject: Public Comment for PLP19-0048

From: Joe Buchmeier & Family, 19284 Bay Street (neighbor to cottage housing proposal)

Cc: Claudette Diaz, Project Planner

Dear Design Review Committee,

My family asks the DRC to ensure the applicant protects our mature Valley Oak Tree (approx. 18" DBH 45-feet tall) that is located on the property line between our backyard and the proposed cottage housing complex.

The applicant failed to show this mature Valley Oak Tree on any of their grading, building and landscaping plans. These plans do show an existing 12" Valley Oak tree located on the property line but they omitted our larger Valley Oak tree. Please see pictures I provided below. Grading and foundation work occurring at the base of this tree trunk will likely destroy the tree.

This Valley Oak tree frames our house, provides shade, and affects our property value. The proposed cottage housing complex will also benefit from protecting this tree. We maintain the tree for safety and aesthetic purposes. This past June we spent \$1,000.00 on a local tree trimming company maintaining this mature Valley Oak tree.

Please require the applicant to identify our Valley Oak tree on their grading and building plans, and include conditions of approval that require the drip line and roots for this tree are protected during construction, in accordance with the County's Tree Protection Ordinance.

Thank you for considering our concern.

-Joe Buchmeier and Family, neighbors

Attachment: Pictures of Valley Oak Trees on property line & map

View from our backyard, looking west towards cottage housing complex



View from our backyard, looking west towards cottage housing complex; note there are two valley oaks – approx. 12" and 18" DBH



View of large valley oak framing our house



Red arrow pointing to valley oak tree on property line





Irvin Klein Design Studio
676 Speers Road
Santa Rosa Ca. 95409

Date: 8.2.2022
To: Claudette Diaz Project Planner PLP19-0048
Reference: Reply Joe Buchmeier Letter dated 8.3.2022

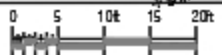
Dear Claudette and Mr. Buchmeier

Thank you for your letter. The tree in question does appear on our tree protection plan. It is right on the property line and the existing fence is interrupted to accommodate the tree.

It is our intention to keep and protect the tree and it will be enclosed with protective fencing during construction. It has great character. It is shown on our tree protection plan (attached).

The site has some water drainage issues and the buildings and foundation/slab are to be elevated above the natural grade to be above any potential water. We believe this, and distance from the property line (5ft) will mean that the impact of the new construction on tree will be minimal.

Sincerely
Irvin Klein for Michael Pasquan



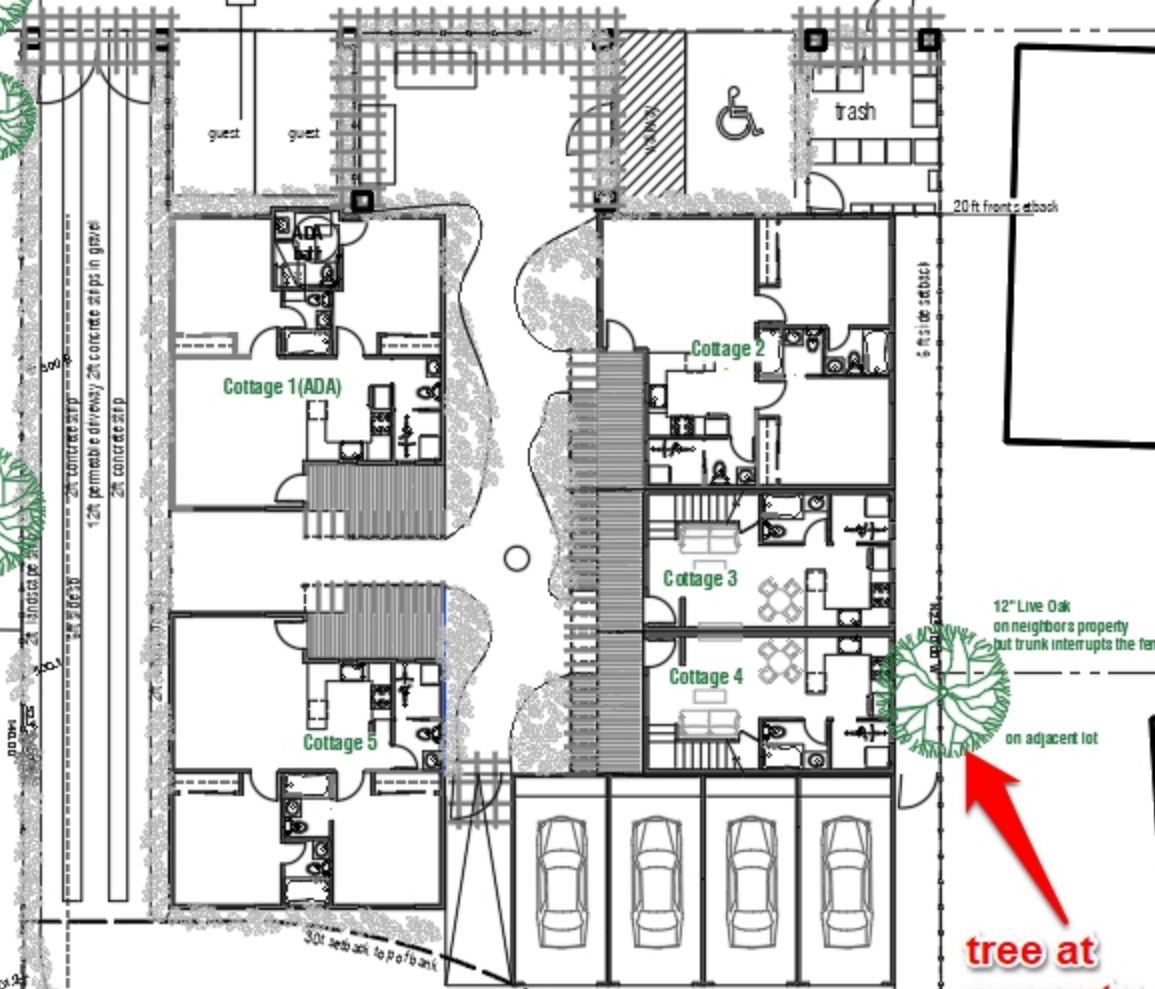
adjacent lot



6" Texas Ironwood
on adjacent lot



12" Live Oak
on adjacent lot



12" Live Oak
on neighbors property
but trunk interrupts the fence

on adjacent lot

**tree at
property
line**

5-6" Live Oaks spaced 5'

Flow line

Retention
pond
area

12" Fir
on adjacent lot