

Rebecca Mansour

From: Mary Gourley
Sent: Thursday, July 01, 2021 1:23 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom; David Hogan
Subject: FW: Arrowhead on proposed Woodmark Apartments property

Good afternoon
Please see email below.

Mary Gourley

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Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153

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

From: Katie Sanderson <kcvwbuggie@gmail.com>
Sent: Thursday, July 01, 2021 11:55 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Arrowhead on proposed Woodmark Apartments property

Hi Mary,

Could you please forward my email below to all those listed.

Thank you,
Katie Sanderson

To: David Hogan
Kari Svanstrom
City Council Members

Dear Mr.Hogan,

I understand that currently the City's review of Pacific West's ability to use SB35 is in the Tribal Consultation phase.

In light of your review I am sharing the following information that I believe is important for you to communicate to the Tribal officials in charge discovery at proposed development of Woodmark Apartments.

This week I learned from Kelly Ball, who until April 2021 lived on the proposed property at 7760 Bodega, that he had found an arrowhead on the property. He kept it for a few years but no longer has it.

This find, small as it may seem, could provide some direction to the Tribal officials as they conduct their investigation.

Mr. Hogan please let me know that this arrowhead information is sent to those officials by sharing with me a copy of your follow up to them.

Sincerely,
Katie Sanderson

7720 Bodega Avenue #12
Bears Meadow

Sent from my iPhone

Rebecca Mansour

From: Mary Gourley
Sent: Tuesday, July 06, 2021 6:44 AM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark Project will increase emissions

Good morning
Please see email below.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Friday, July 02, 2021 1:52 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Woodmark Project will increase emissions

Hi Mary,

Please pass this email onward to the members of the City Council and to the Planning Commission. Thank you.

Janis

At a previous City Council meeting, Catherine Murray referenced State Bill 743, which is a part of CEQA, passed in 2013, a bill created to manage the twin goals of improving air quality and decreasing greenhouse gas emissions by placing housing near workplaces. She noted in her 3 minute statement that the proposed Woodmark development must be rented to agricultural farmworkers, who will be commuting to their places of work. She noted that *less than 7% of all agricultural workers surveyed work in Sebastopol, Graton or the surrounding area.* She said the data showed that *only 3% of the farmworkers reported using public transportation,* instead using their cars. Most worked a hefty commute to Healdsburg, Santa Rosa, Sonoma and Geyserville.

The proposed Woodmark Development is being lauded for being Green, for being in line with LEED criteria. I want to add to the statistics provided by Catherine Murray by referencing an well-sourced article published in 2018 called "Driving to Green Buildings: The Transportation Energy Intensity of Buildings," by A. Wilson and P. Melton. The article shows that "...for a new code-compliant office building in the United States, calculations done by BuildingGreen show that **commuting by office workers accounts for 11% more energy than the building itself uses. For an average existing building, transportation energy use exceeds operating energy use by 16%.**

Substitute “office building” for “84 unit apartments” with 151 parking spaces and “office workers” for “agricultural workers.” All of these workers will be commuting long distances to work and commuting long distances home to their apartments. The science is not behind the assumption of a net loss of emissions. *Instead, there will be an increase in emissions by placing this development far from agricultural workers’ workplaces.*

I will again quote from Ms. Murray’s research regarding SB743. It’s priority is to “add less car traffic onto our roads, which is the only proven way to reduce congestion and reduce the long commutes that clog our highways and limit time spent with families and communities.”

You already have in your possession petitions, letters and comments that are thoughtful and cogent from those opposing the project. The opposition is forceful and vehement in its understanding of the great negative impact this project will have. But we have not heard from the City Council or the Planning Department. Today I learned that a low-income housing project in the Sunset neighborhood in SF was defeated by the passion of those in opposition. We have been just as passionate. When the time comes when we meet in person, have no doubt that there will be, as there was before the pandemic, a standing room crowd of opposition.

Respectfully,

Janis Dolnick

Rebecca Mansour

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Monday, July 26, 2021 2:22 PM
To: Mary Gourley; Kari Svanstrom
Subject: Woodmark: Please forward to the City Council and the Planning Department

Members of the City Council and Planning Department: We are led to believe

- that the City is mandated by RHNA to provide X amount of affordable housing by Y date - if said affordable housing is built, cash incentives will ensue; if not, cash incentives will not be given and/or some other punishment will occur and/or the City cannot oppose the Developer.
- that SB743, mandated to support our environment, cannot supersede SB35 which supports the development of affordable housing.
- that the City cannot demand traffic considerations be taken into account due to increased congestion and for evacuation planning – e.g., *the dangerous bottleneck that will be created at the easement of the Bears Meadow HOA, to be shared by Woodmark residents, which will dump hundreds of new cars onto Bodega Ave.*
- that once the high-density zoning designation was put into place for these parcels, it cannot be changed. In the years since the designation was implemented, you know the worsened and worsening situation on Bodega Avenue regarding traffic congestion.
- that the trees on adjoining properties will not be impacted (false).
- that despite the Bicycle Sebastopol proclamations, farmworkers will be driving, not bicycling or taking public transportation to the vineyards far from Sebastopol.

And on and on it goes. *Read all the letters and public comments at your disposal that have been submitted and voiced since 2019. I did. They are illuminating and a good refresher for you.*

So, is all opposition in vain? Can YOU do nothing? I do not know what else to say that hasn't been said in letters written and comments voiced since 2019 at City Council meetings and the even earlier DRB meetings. Are you aware of the deceptions and obfuscations by Pacific West described by Marcia Lavine in her letters? Are you aware of the incorrectly drawn Woodmark property lines, challenged successfully by an individual homeowner whose property borders this development?

We are not lawyers or land use specialists, yet we are clear-eyed about the negative consequences to Sebastopol, especially the neighborhood and its ring streets. Has the Council, the City Manager and the Planning Department *consulted with attorneys that would support us and the City in its opposition?*

Those opposing *this* development support affordable housing. Statistics have been provided by us and alternatives suggested but seem to fall on deaf ears or seem to have no merit.

Only greed and manipulation of Federal and State laws by an out-of-state developer keeps this project intact so far. Woodmark is a travesty in its location *and you know it*. It is a flatland development being shoehorned onto a sloped orchard parcel.

You will remember that it is estimated that 11,000 tons of soil will be removed and 500 truckloads of soil will travel on Bodega Ave through the City. You know that the need for soil and un-hardscaped ground is sorely needed that can take in any rainfall going forward into our drought years and climate catastrophe. This is not hyperbole.

The absolute wrongness-of-fit has been voiced again and again. A goodness-of-fit project would not bring the profits desired by this out-of-state developer. Why else are they here? Again, greed. A goodness-of-fit project, were it to go forward, would be significantly smaller.

I am sure that the developers are waiting for all boxes to be checked by the City and for the opposition to go away. Is that what you really want?

Janis Dolnick
7720-14 Bodega Ave.

Rebecca Mansour

From: Mary Gourley
Sent: Tuesday, July 27, 2021 12:12 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark; please forward to members of Sebastopol City Council and the Planning Committee

Good morning
Please see email below.

Mary Gourley

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Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153

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

From: CHAS. <forcdh@msn.com>
Sent: Tuesday, July 27, 2021 11:10 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>; Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: RE: Woodmark; please forward to members of Sebastopol City Council and the Planning Committee

Dear People in a position to serve/ save our community,

I am writing to express my very strong opposition to the proposed Woodmark Apartments development. It will devastate a central portion of Sebastopol, severely undermine traffic and pedestrian safety, and work counter to the purported intention to provide affordable housing in a manner that would be meaningfully useful for folks who might be duped into what would be a highly dysfunctional and problematic community setting.

I am familiar with the intention of an out-of-state Developer to build this inappropriately huge housing development in what will be a highly disruptive location, right on Bodega Ave!, on a lot that is entirely too small. This huge structure would be absolutely devastating to Sebastopol generally and the surrounding community most particularly. There are compelling reasons to reject this proposal out of hand, for a plethora of highly compelling reasons I know you are familiar with, and yet the threat has not been addressed by the City.

In fact, I have seen NO systematic, effective, attempt by the City to fully inform the citizens of Sebastopol and the denizens of the immediate neighborhood of the exact nature of this proposal, of the monetary incentives affecting this decision process (for the out-of-state developer OR for the City itself). Why is this??

I know a range of highly pertinent issues have been brought to you attention. From the traffic dangers related to the community behind the proposed community, to the bottleneck that already exists on Bodega and the life-threatening impact this would have on any evacuation efforts for all of those living west of the proposed location. The trees, the building process... Bicycles?? Where? The parking on Bodega Avenue!!?! I could go on and on! Where are you ? What is going on? This project should have been rejected immediately, out of hand for all of these and other highly pertinent issues.

Have you examined the illegal (ok, you don't like that word: highly suspect) concerns regarding Pacific West? Property line concerns? Hey. How about money coming to the City we're this travesty to proceed? There is an ongoing manipulation of laws to serve this out of state developer who cares not one whit about the horrible devastation that will be visited on our community were this development to be built.

Please. Stop this devastating proposal from destroying Sebastopol.

With concern,

Charles D . Hoffman

Washington Avenue
Sebastopol

Sent from my iPad

Rebecca Mansour

From: Mary Gourley
Sent: Wednesday, July 28, 2021 10:46 AM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Stop the Woodmark Debacle!

Good morning
Please see email below.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: CHAS. <forcdh@msn.com>
Sent: Wednesday, July 28, 2021 10:20 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>; Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Stop the Woodmark Debacle!

Dear People in a position to serve/ save our community,

I am writing to express my very strong opposition to the proposed Woodmark Apartments development. It will devastate a central portion of Sebastopol, severely undermine traffic flow throughout the area, and directly threaten pedestrian safety. Importantly, this ill-advised development would work directly counter to its purported intention to provide affordable housing in a manner that would be meaningfully useful for folks. Instead, **potential residents will be duped into what would be a highly dysfunctional and disruptive community setting, which will overcrowded, very poorly situated and horribly planned for the residents whom it is supposed to serve - let alone the extant surrounding neighborhoods - all of which will lose essential livability and basic safety were this boondoggle actually constructed.**

I am familiar with the intention of an out-of-state Developer to build this inappropriately huge housing development in what will be a highly disruptive location, right on Bodega Ave!, on a lot that is entirely too small. This huge undertaking would end up being absolutely devastating to Sebastopol generally and the surrounding community most particularly. There are a plethora of highly compelling reasons I know you are familiar with to reject this proposal immediately, and yet the threat has not even been appropriately addressed by the City.

In fact, I have seen NO systematic, effective, attempt by the City to fully inform the citizens of Sebastopol and the denizens of the immediate neighborhood of the exact nature of this proposal, of the monetary incentives affecting this decision process (for the out-of-state developer OR for the City itself). Why is this??

I know a range of highly pertinent issues have been brought to your attention regarding the dangers that would obtain from this massive construction project. From the traffic dangers related to the area of the City behind the proposed community, to the extant often impassible bottleneck that already exists on Bodega and the life-threatening impact this development would have on any evacuation efforts for all of those living west of the proposed location. The trees, the building process... Bicycles?? Where? The parking on Bodega Avenue!?! I could go on and on! Where are you!? What is going on? This project should have been rejected immediately, out of hand, for all of these and other highly concerning issues.

Have you examined the illegal (ok, you don't like that word: highly suspect) concerns regarding Pacific West? Property line concerns? Hey. How about money coming to the City were this travesty to proceed and how this is influencing the decision process? There is an ongoing manipulation of laws to serve this out of state developer who cares not one whit about the horrible devastation that will be visited on our community were this development to be built.

Please. Stop this devastating proposal from destroying Sebastopol.

Sincerely,

Chuck Hoffman
Sebastopol, CA

Sent from my iPad

Rebecca Mansour

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Wednesday, July 28, 2021 2:51 PM
To: Mary Gourley; Kari Svanstrom
Subject: Woodmark Traffic Implications and Mitigation Requests

Please forward this letter to the City Council and the Planning Department. Thank you

In light of the upcoming August 3 City Council meeting focused on the Woodmark project, I ask that you address my bullet points below. I am submitting this letter with the assumption that the City will not be able to stop the Woodmark Development from prevailing. Therefore, I am addressing only traffic mitigations that must be implemented to keep drivers and pedestrians from the Bears Meadow HOA, the Woodmark development and the neighboring streets safe. I am not addressing the foreseeable disaster if/when evacuations occur again. You have already been apprised of this in others' letters.

On February 16, 2021 I wrote an email sent to David Hogan, the Planning Department, the City Council and the Design Review Board regarding traffic on Bodega Avenue and the Woodmark development. I was responding to the parts of Mr. Hogan's January 13, 2021 dense reply to Caleb Roope that had to do with traffic: "Re: 7716, 7760 Bodega Ave./Permit Number 2020-080 Woodmark Apartments Project - Incompleteness Review." Steve Weinberger's reply to Mr. Hogan is contained in an "Attachment B Memorandum from W-Trans," in which there were significant problematic assumptions, misleading conclusions and recommendations having to do with traffic behavior, flow, counts/volume and a 2016 traffic study and a 12/2019 traffic study.

- I request that the City initiate and select a new independent traffic study to be "done at the applicant's expense, at the appropriate time," requiring the use of the same tables as in the previous study(studies) going from Main Street and/or Jewell to Robinson Road, both eastbound and westbound, as well as Robinson Road both northbound and southbound. Also, that this traffic study include in the "ring road" traffic that was completely ignored in the previous traffic study(studies), including Nelson Way, Washington Street, Leland Street. etc. as these are currently heavily used because of congestion on Bodega Ave. Will you do this?

(I am taking my use of language from the language used in the CEQA compliance requirements response, in which the City states that "To reduce the total cost of these items, the City will initiate these studies, at the applicant's expense, at the appropriate time." [my italics])

- As I said in my letter then, *the City should hire a traffic analyst in "defense of the City" to dispute, in depth, the Transportation Impact Analysis Report of October 2, 2020.* That still stands as prudent and necessary. Will you do this?

- The easement for the Bears Meadow HOA is proposed to be shared with Woodmark's 84 units, approximate population of 300 (192 bedrooms) and 151 cars, all exiting onto Bodega Ave. Queueing up will occur and it will be foreseeably untenable - in other words, a mess. It will be, as David Hogan said in the January 13 letter, "nonsensical." In addition to the queueing referenced in exiting the shared-use driveway by Bears Meadow/Woodmark, left-turn queueing will occur when vehicles going eastbound attempt to turn left into Bears Meadow/Woodmark, thereby exacerbating the gridlock for those continuing eastbound.

Therefore, I propose that a "smart" traffic signal be installed to stop traffic on Bodega Ave., TURNING RED when a) cars are exiting the shared easement/driveway of Bears Meadow/Woodmark, b) when eastbound cars turn left from Bodega Ave. into Bears Meadow/Woodmark or when westbound cars turn left from Bodega Ave. onto Robinson Rd. and c) when cars are approaching Bodega Ave. from Robinson Road. I see this as imperative. When I say "smart" I mean that the signal detects when cars have

approached and stopped at the intersection of the HOA driveway-easement/Bodega Ave./Robinson Rd. (including turning left from Bodega into Bears Meadow/Woodmark and turning left from Bodega onto Robinson Rd.) and will turn red for eastbound and westbound Bodega Ave. traffic, thereby allowing cars from Bears Meadow/Woodmark and Robinson Road to exit and enter safely without creating additional queueing. **Will you do this?**

Thank you,

Janis Dolnick
7720-14 Bodega Ave.

Rebecca Mansour

From: Mary Gourley
Sent: Thursday, July 29, 2021 5:15 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Letter for August 3rd City Council meeting
Attachments: Letter City Council Woodmark July 29, 2021.odt.pdf

Good evening
Please see attachment for public comment/for the record.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Charles Lavine <clavine@mailc.net>
Sent: Thursday, July 29, 2021 5:11 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Letter for August 3rd City Council meeting

Dear Mary,

Please submit the following statement into the public record regarding Agenda Item 17 for the August 3rd City Council meeting.

Thank you very much,

Marcia Lavine

Letter to city council Woodmark, July 29, 2021

To: Mary Gourley

Please post on City Website for August 3 City Council Meeting
Agenda Item #17, Woodmark

Woodmark Housing a Development proposed by Pacific West Communities out of Eagle, ID (which also identifies itself by other related names; depending on State and Fed. Funding applications being filed) is proposing/threatening the City of Sebastopol to apply under SB-35 for their 84 unit housing development on Bodega Avenue; permitting the developer to bypass many safeguards the city has for oversight. SB-35 allows housing developments to be built in spite of far reaching negative impacts on a city. In this case 'Our City'.

Pacific West threatens Sebastopol and its residents in several areas. I will mention one.

Safety (of Senior residents & children).

Adjoining the proposed Woodmark & one block from site are:

Burbank Heights & Orchards - Senior Housing – over 200 senior residents.

Bears Meadow – approximately 2/3rds of residents are seniors (17 or 18 people)

Pine Trees – Seniors (number unknown)

Additionally significant number of homeowners in neighborhood are seniors .

These individuals walk and drive on streets that will be heavily impacted by the additional 152 cars parked at the Woodmark site. Nelson and Washington Avenues, which are the walking streets one block west of the Woodmark development are without sidewalks on both sides of streets may easily have 150 added car 'trips' a day from the development. This is absolutely unsafe for Seniors. Also, absolutely unsafe for children walking to Brookhaven and Parkside elementary schools on Washington Ave. which is a designated a 'Safe Routes to Schools' street.

Street safety is but one of the threats posed by this development. I will follow up with a letter on the impact of it on heritage trees living on adjoining properties.

Sincerely,

Marcia Lavine

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 11:23 AM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark Project objections
Attachments: city letter 2021.doc

Good morning
Please see letter attached.

Mary Gourley

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Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153

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

From: Juli Inman <jjci@sonic.net>
Sent: Monday, August 02, 2021 10:57 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Woodmark Project objections

To Mary Gourley,

Please see the attached letter and distribute it to all of the City Counsel Members today.

Thank you very much,

Chris and Juli Inman

July 25, 2021

To the Sebastopol City Counsel Members,

For the citizens of Sebastopol, it is general knowledge that there is an existing traffic problem on Bodega Avenue that has been there a long time. There is traffic, particularly on the weekends, to and from the beaches at Bodega Bay, work traffic especially during commute hours and daily rural traffic traveling west of Sebastopol. This creates "log jams" from the center of Sebastopol up Bodega Avenue sometimes as far as Pleasant Hill Road. We live on Nelson Way and no longer travel on Bodega Avenue because during high traffic times we are unable to safely turn left off of Nelson Way or have a very long wait.

We request that an additional traffic report is needed that would be more accurate to reflect the current numbers of cars traveling on Bodega Avenue, including weekend hours and now that more citizens are at home due to the pandemic.

The proposed Woodmark Housing development would exacerbate the current traffic situation considerably and will make Bodega Avenue even less safe to travel by car as well as for pedestrians. A much smaller housing project would be a better option for the use of the property to insure the safety of people living in the outlining neighborhood.

There is the proposal of 84 units total: 36 two-bedroom units, 36 three-bedroom units, 12 one-bedroom units on this site. If there are only two driving adults per unit, that would be 164 cars needing parking but only 152 parking spaces would be provided. The developers have stated that the leases would allow any number of other family members to live in these multi-bedroom units. In low income housing there is a tendency for more than two adult occupancy. If we assume there will be one more adult per unit, that would be 236 driving adults with cars adding the need for 84 more parking spaces needed. Other family adults such as relatives and driving-aged children would add more cars that would greatly impact the already congested traffic on Bodega Avenue. This is not including visiting guests on the

property. If there are two trips per adult per day to and from work, that would be 472 trips and this would not include other essential trips to the store, etc. Without sufficient parking on the Woodmark property it would significantly increase the numbers of cars parked on the small residential streets adjacent to this proposed project.

Where will the overflow park on the already very limited parking on the arterial streets?

Without improved traffic control and/or improved Bodega corridor, how can the small residential streets handle a huge increase in traffic and parking?

Please consider the safety and increased traffic congestion, especially during emergency situations such as evacuations from fires. There is also the question of how adding more cars traveling on Nelson Way, Murphy Avenue and Washington Avenue will affect the safety of parents and children arriving and leaving Parkside School since most of the occupants of the Woodmark Project would be turning right on Bodega Avenue and use Nelson Way as a thoroughfare.

We do not object to low income housing but we strongly oppose the size and scope of this proposed project. We, as citizens of Sebastopol, pride ourselves in our small town community and we ask that you consider all aspects of this project including the traffic and parking proposals.

Sincerely,

Chris and Juli Inman
173 Nelson Way, Sebastopol

Rebecca Mansour

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Monday, August 02, 2021 12:46 PM
To: Mary Gourley; Kari Svanstrom
Subject: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Mary & Kari – please forward this letter to the DRB, the City Council and the Planning Department. Thank you, Janis

This letter focuses on the process of soil removal from the proposed Woodmark project. The DRB's concerns, which match mine, are found in the November 19, 2020 DRB minutes. I am excerpting the pertinent parts on pages 21-22 related to the soil removal and **I have bolded certain parts below**. I will let their words do the talking for me. There are a few typos in the minutes which I indicated with [sic].

Respectfully,

Janis Dolnick 7720-14 Bodega Ave.

Ted Luthin, Chair

...One of the one of the things [sic] that really stuck with me is **11,000 yards of dirt leaving the site**. It really struck me when I was on the site. Standing on the ridge that runs down the property, right above where this 9' wall is going to be, and probably a 10- or 11-foot cut is going to happen, I really came to realize what they are proposing to do. For the grade to be 9 or 10 feet below my feet when standing on that ridge, to me that is a big deal, side to side, that ridge is gone. **It is just completely going away, we are flattening the site** and then sloping it back with a couple terraces (one 2' and the other 5'). I get the ADA access issue and a part of that stems from the design. I feel like we have got sort of the tail wagging the dog saying, well, we cannot do it because we do not have room on the site. Well, **you do not have room on a site because you packed so much stuff on the site, and now the only way to make it happen is to off haul 500-600 truckloads of stuff**.

Kari Svanstrom, Planning Director

... There is no way of loading, they are going to be making a really tight turn.

Ted Luthin, Chair

My 500-600 truckloads assume they can get a big truck in there. If they can only get a little truck in there, you are talking about 1,00[0sic] truckloads leaving this site.

Ron Hari, Board Member

The average truck is 10 yards by the way. (italics mine jd)

Ted Luthin, Chair

Yes, a small truck. My calculation was based on a 20+ yard truck.

Ron Hari, Board Member

That would be even worse.

Ted Luthin, Chair

They will not be able to get that in here.

21

Ron Hari, Board Member

No, it would be a 10-yard truck.

Ted Luthin, Chair

When I look at things like our design review guidelines that say that grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees, we are not doing any of that, we are eliminating the topography as much as possible, getting rid of site features and getting rid of all of the trees and also possibly, potentially endangering neighbor trees. Not only are we kind of removing almost all the trees from our site, but we are also putting our neighbor's trees at a moderate level of risk. When designing a grading plan, balancing the cut and fill is encouraged when it does not result in further adverse effects to the natural topography, terracing should be considered as an alternative use. My opinion on site and grading is that it needs to reflect item 'E.' in our design review guidelines a little bit more than it does. I do not know if anybody else has different feelings about that.

Christine Level, Board Member

You have spoken my words exactly. I appreciate what you did with the rendering. Their Section A cut is a little bit deceptive because if you move a little bit to the west, you quickly have a much taller wall. What we are doing here is we are completely destroying the natural environment. We are just taking all of the dirt out of it. I do not know what is going to be down at that level, it is going to be hard Franciscan formation. **You could not be more destructive of nature than this project in that location.** I am very concerned about that.

Ted Luthin, Chair

The rendering is being compressed horizontally, so we are not really seeing the actual impact.

Christine Level, Board Member

Correct. We have got nature there with all the effects of nature that we have right now. We have the natural soil exposed, we have the capture of the water going into the aquifer, we have got the natural trees and the wildlife, and we are taking all of that away. Because of the nature of this project, is just becoming 99% concrete, asphalt buildings, **it is a huge heat sink, it is large enough that it is going to have a major impact on every single house around it in the environmental sense. It is just the wrong project for the site. I feel very strongly about that.**

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 12:57 PM
To: Kari Svanstrom
Subject: FW: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Kari
I will send to council if you want to send to DRB

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Monday, August 02, 2021 12:46 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>; Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Mary & Kari – please forward this letter to the DRB, the City Council and the Planning Department. Thank you, Janis

This letter focuses on the process of soil removal from the proposed Woodmark project. The DRB's concerns, which match mine, are found in the November 19, 2020 DRB minutes. I am excerpting the pertinent parts on pages 21-22 related to the soil removal and **I have bolded certain parts below**. I will let their words do the talking for me. There are a few typos in the minutes which I indicated with [sic].

Respectfully,

Janis Dolnick 7720-14 Bodega Ave.

Ted Luthin, Chair

...One of the one of the things [sic] that really stuck with me is **11,000 yards of dirt leaving the site**. It really struck me when I was on the site. Standing on the ridge that runs down the property, right above where this 9' wall is going to be, and probably a 10- or 11-foot cut is going to happen, I really came to realize what they are proposing to do. For the grade to be 9 or 10 feet below my feet when standing on that ridge, to me that is a big deal, side to side, that ridge is gone. **It is just completely going away, we are flattening the site** and then sloping it back with a couple terraces (one 2' and the other 5'). I get the ADA access issue and a part of that stems from the design. I feel like we have got sort of the tail wagging the dog saying, well, we cannot do it because we do not have room on the site. Well, **you do not**

have room on a site because you packed so much stuff on the site, and now the only way to make it happen is to off haul 500-600 truckloads of stuff.

Kari Svanstrom, Planning Director

... There is no way of loading, they are going to be making a really tight turn.

Ted Luthin, Chair

My 500-600 truckloads assume they can get a big truck in there. If they can only get a little truck in there, you are talking about 1,00[0sic] truckloads leaving this site.

Ron Hari, Board Member

The average truck is 10 yards by the way. (italics mine jd)

Ted Luthin, Chair

Yes, a small truck. My calculation was based on a 20+ yard truck.

Ron Hari, Board Member

That would be even worse.

Ted Luthin, Chair

They will not be able to get that in here.

21

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Ted Luthin, Chair

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Ted Luthin, Chair

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Correct. We have got nature there with all the effects of nature that we have right now. We have the natural soil exposed, we have the capture of the water going into the aquifer, we have got the natural trees and the wildlife, and we are taking all of that away. Because of the nature of this project, is just becoming 99% concrete, asphalt buildings, **it is a huge heat sink, it is large enough that it is going to have a major impact on every single house around it in the environmental sense. It is just the wrong project for the site. I feel very strongly about that.**

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 12:58 PM
To: Janis Dolnick; Kari Svanstrom
Subject: RE: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Good afternoon Janis

Thank you for your comments. Your email has been received, and I have forwarded to the City Council, and made a part of the public record. The Planning Director will forward to the Design Review Board as requested.

Due to the COVID-19 Shelter in Place Orders by the County of Sonoma and State of California, City Administration Offices are closed to the public; but City staff is answering phones and emails and making in person appointments when needed. Mary Gourley

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Monday, August 02, 2021 12:46 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>; Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

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Respectfully,

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Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 3:20 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark Housing Proposed Development
Attachments: Woodmark concerns.docx

Good afternoon

Please see email/attachment of public comment.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Catherine G Murray <catherinegmurray@gmail.com>
Sent: Monday, August 02, 2021 3:08 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Woodmark Housing Proposed Development

Dear Mary,

Please forward the attached letter to all members of the City Council and enter it into the public record.

Thank you.

Sincerely,
Catherine Murray

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 5:46 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark Development

Good evening
Please see email below.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Sarah Gurney <sarahgurney.seb@gmail.com>
Sent: Monday, August 02, 2021 5:24 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>; pattyhiller@gmail.com
Subject: Re: Woodmark Development

Mary,
Please see the email from Patty Hiller. I believe it is intended for the full Council, if you would kindly forward it.
Thank you.
Sarah

Sarah Glade Gurney
Vice Mayor
City of Sebastopol

On Sun, Aug 1, 2021 at 12:42 PM patty hiller <pattyhiller@gmail.com> wrote:

Dear Sarah and the City Council,

This email is regarding the Woodmark Project, Item 17 on your August 3 agenda.

A few days ago, I was driving home heading west on Bodega Ave. It was a weekday and the time was 4:45pm. The eastbound traffic was backed up from downtown to about 3 cars short of Robinson Road. Traffic lights don't help much if you throw too many cars at them. What will it be like with a couple hundred more?

I believe I once saw a copy of the traffic study Woodmark presented wherein the busiest times of the day had 84 cars per hour in a single direction. Did you see this? It cannot be true; just go out there and look.

I feel a new traffic study needs to be done but no matter the numbers, a couple hundred extra cars on this stretch is untenable.

Thank you for your attention,

Patty Hiller

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 5:47 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark Development - Agenda Item 17 on August 3rd Agenda

Good evening
Please see email below.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Nick Stewart <ulunick@prodigy.net>
Sent: Monday, August 02, 2021 5:35 PM
To: una.glass.seb@sonic.net
Cc: Mary Gourley <mgourley@cityofsebastopol.org>; Tiffany Lucas <bodegaavehousingdev@gmail.com>; Marcia Lavine <mf.lavine@gmail.com>
Subject: Woodmark Development - Agenda Item 17 on August 3rd Agenda

Dear Una - I'm writing in advance of the City Council's discussion of the Woodmark Development Tuesday night. I also ask Mary Gourley to please forward this message to the other City Council members in advance of the meeting.

As you know, I had a 30 year long career in the field of developing and financing affordable housing, first as a project manager for Burbank Housing for over 20 years, then as the Affordable Housing Supervisor for the Sonoma County Community Development Commission. So it's with very mixed emotions that I convey my concerns about the Woodmark Development proposed for Bodega Avenue. As much as I expected to support an affordable housing project in Sebastopol, I was appalled at their initial presentation of a plan that had no regard or consideration for the impact on neighboring properties. One of the worst aspects was their design of a 16 foot retaining wall well within the drip line of heritage trees, as well as calling for the removal of trees that weren't even on their property. Their approach seemed so cavalier that it reinforced my distaste for out of state, for-profit affordable housing developers who see the tax credit program as a cash cow more than a tool to serve communities with well designed and managed projects. In an extremely rare move, ALL members of the Design Review Board spoke against the proposal. Now with SB35 on the books, they believe they can avoid further such scrutiny.

I realize that recent California legislation, especially SB35, make it very difficult for the City to deny this project. However, that legislation does allow for cities to apply "objective standards" in conditioning affordable housing projects. I have written twice to Sebastopol Planning Director Kari Svanstrom inquiring about what "objective standards" the City can impose, so far without a response, unfortunately. She had informed me in a phone conversation this past spring that the City had engaged an outside attorney to investigate this matter. ***Please ask Ms Svanstrom about the advice she has received and specifically what "objective standards" the City can use to impose conditions on this project.*** I suppose that SB35 seeks to restrict cities from imposing onerous requirements to obstruct projects purely because they

are "affordable," and that these allowed standards must be codified in City policies and ordinances prior to considering a project covered by the state legislation.

There must be a number of codified standards that would survive an SB35 challenge. I am no longer so familiar with the City's municipal code and associated policies that I can do a thorough assessment of what those standards might be, so please ask Planning Director Svanstom about this issue and to address some of my ideas about what might apply:

1. I am pretty sure that the City has a **tree ordinance that should protect the neighboring trees that the developer previously wanted to remove or adversely impact**, since my wife helped to write it many years ago. The civil engineering plans for this development must not create conditions that threaten heritage trees.
2. I believe the City must have **standards regarding the volume of excavations and nature of retaining walls that could impact on the integrity of neighboring property lines**.
3. Zoning Ordinance Section 17.440.050 addresses **Development Agreements; will one be required for this project?** A Development Agreement can (in this case should) **specify the developer's responsibility for financing or constructing "necessary public improvements."** What would those be? At a minimum they must address traffic issues exacerbated by the project, such as a new intersection at Robinson Road to permit traffic from the development to access Bodega Avenue.
4. I believe the City is relying on a traffic study conducted last year during the covid-19 shut downs that of course would minimize recorded traffic volumes. Is that true, and if so, **will the City require a new traffic study** now that things are a little more back to normal?
5. I am concerned about traffic impacts in my neighborhood, particularly on **Nelson Way and Washington Avenue**. Given that traffic often backs up on Bodega Avenue, I'm sure many Woodmark residents would opt to turn right onto Bodega Ave, then right onto Nelson Way, and right on Washington Ave to avoid that congestion. Both of these streets **should be Safe Routes to School** as recommended by the federal Dept. of Transportation, the California Bicycle Association, the California PTA, and other advocacy groups. The conditions on both Nelson Way and Washington Avenue are currently only marginally safe for school children walking to Parkside and Brookhaven Schools. **The streets are full of potholes, and most of the lengths of those streets have NO sidewalks. Putting more traffic on those streets would truly endanger children and other pedestrians.**
6. I would ask the City to **close Nelson Way at Bodega Avenue**, to preserve the safety of our neighborhood.
7. The City has a policy for "**Traffic Calming Measures.**" **Does it constitute an "objective standard?"** Although that policy suggests that street closures are not recommended, the situation on Nelson Way and Washington Avenue seems to skirt that prohibition. The rationale for discouraging street closures. is based on not causing "a diversion of traffic to other residential streets due to limited number of connection points between neighborhoods." However, **Nelson Way and Washington Avenue are not collector streets**, as identified in the policy, and therefore do not serve as connection points for other neighborhoods; Washington Avenue deadends at Golden Ridge Avenue, and Nelson Way is only 1 block long. If any thing, closure of Nelson Way would discourage drivers from using that route as a bypass for Bodega Avenue.
8. Closing Nelson Way at Bodega Ave would have the further advantage of **preventing spill over parking from the development onto Nelson Way**, a likely outcome considering the reduction in parking required of the project.
9. There are probably other policies and/or codes that could apply to this project. **Please ask for a thorough study by the City planning Dept. and outside council to enumerate the City's options for enforcing "objective standards."** Thank you for your consideration of these issues and for holding the safety of our neighborhood and community foremost in handling this project's application.

With regard, Nick Stewart

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 5:47 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Letter to City Council members for Meeting on Aug 3, 2021 (re: proposed Woodmark development)

Good evening
Please see email below.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Sarah Gurney <sarahgurney.seb@gmail.com>
Sent: Monday, August 02, 2021 5:34 PM
To: Julie Sykes <jsykes@rocketmail.com>; Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Re: Letter to City Council members for Meeting on Aug 3, 2021 (re: proposed Woodmark development)

Mary,
Julie would like her email to go to the full Council, if you would kindly forward it and log it in as public comment. Thank you.
Sarah

Sarah Glade Gurney
Vice Mayor
City of Sebastopol

On Fri, Jul 30, 2021 at 4:59 PM Julie Sykes <jsykes@rocketmail.com> wrote:

Dear Ms. Gurney,

Please make sure that all council members receive this email. Thank you!

Greetings, Sebastopol City Council Members;
I grew up in Sebastopol and am a resident of the Bears Meadow HOA community, which is adjacent to the proposed Woodmark development at 7716/7760 Bodega Avenue. I very much understand the need for affordable housing and

support it, both in general and in our Sebastopol community. However, I strongly oppose the Woodmark development as it is currently planned, for all the reasons my neighbors have given in the many letters and emails sent during the past several months since we learned of the development.

My primary concerns pertain to the number of proposed units and the impact of the residents' vehicles on Bodega Avenue and side street traffic. My understanding is that the possible number of additional vehicles is 100-200. As we all know, traffic on Bodega is quite heavy most of the time, and especially so during peak hours and on weekends. Adding a few hundred more vehicles all at once would result in an unacceptable increase in noise, traffic congestion, and pollution from idling cars. Also, allowing this increase in vehicular traffic seems to be in opposition to Sebastopol's values around cutting carbon emissions and encouraging a more pedestrian-centric city environment. As others have pointed out, this increase could create a serious problem if Sebastopol is forced to evacuate in a wildfire emergency, as we did in 2019. I fear that 100-200 cars trying to leave at the same time from that property and onto Bodega Avenue (the main artery out of town) could result in a potentially dangerous traffic jam.

Like my neighbors, I'm also worried about the negative impact of the proposed development on the landscape and habitat of the property, the property-adjacent trees, etc. But others have discussed this more eloquently than I could, so I'll just say that I agree with their concerns.

Lastly, I feel it's important to reiterate that while I oppose the Woodmark proposal, I have no issue with an affordable housing development on that property (lest the NIMBY accusations try to drown out the very real concerns here). But the current iteration of the Woodmark plan doesn't appear to consider our community needs and values, particularly those around traffic congestion and safety, pollution, etc. I think that a lower density development with fewer units, and therefore fewer vehicles, would be more suitable for both the property and our community as a whole.

Thank you for your time!

Respectfully,

Julie Sykes
7720 Bodega Avenue, #4
Sebastopol, CA 95472

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 5:50 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark Housing Project

Good evening
Please see email below/public comment for Agenda Item.

Mary Gourley

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From: Sarah Gurney <sarahgurney.seb@gmail.com>
Sent: Monday, August 02, 2021 5:36 PM
To: Sandy Tate <sandy@sonic.net>; Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Re: Woodmark Housing Project

Mary,
Please include Sandy's email in public comment for this item and forward it to the full Council for their review.
Thank you.
Sarah

Sarah Glade Gurney
Vice Mayor
City of Sebastopol

On Fri, Jul 30, 2021 at 2:35 PM Sandy Tate <sandy@sonic.net> wrote:

Hi Sarah:

I want to protest the building of that horrible notion of low-cost housing for all the usual reasons...but particularly because during an evacuation people might die with additional gridlock. Very frightening.

Sandy Tate
Burbank Heights

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 5:50 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Sebastopol Housing Project

Good evening
Please see email below/public comment agenda item #17.

Mary Gourley

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Assistant City Manager/City Clerk
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Phone: 707-823-1153*

From: Sarah Gurney <sarahgurney.seb@gmail.com>
Sent: Monday, August 02, 2021 5:46 PM
To: Sue Cristler <scristler@gmail.com>; Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Re: Sebastopol Housing Project

Mary,
Please kindly forward Sue's email to the full Council for tomorrow evening's meeting, Item # 17, Woodmark.
Thank you.
Sarah

Sarah Glade Gurney
Vice Mayor
City of Sebastopol

On Wed, Jul 28, 2021 at 7:05 PM Sue Cristler <scristler@gmail.com> wrote:

I have some questions regarding the size of the project in regards to traffic entering Bodega Hwy. The housing project create a huge influx of traffic onto Nelson Way, Washington Ave and Murphy Ave. These are residential streets not equipped for the hundreds of cars 84 units of housing will bring. Then there is the water issue. We are letting our gardens and lawns die to save water. 84 units of housing will use how much additional water? I am all for creating housing to accommodate people who work in Seb., yet cannot afford to live here. Is that what this housing is for?
Thank You,
Susan Cristler

284 Murphy Ave
Seb. Ca.

Rebecca Mansour

From: Mary Gourley
Sent: Monday, August 02, 2021 5:51 PM
To: Kari Svanstrom
Subject: RE: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

TY

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Sent: Monday, August 02, 2021 4:38 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: RE: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Yup, will do.

Kari Svanstrom
Planning Director

From: Mary Gourley <mgourley@cityofsebastopol.org>
Sent: Monday, August 02, 2021 12:57 PM
To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: FW: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Kari
I will send to council if you want to send to DRB

Mary Gourley

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Mary Gourley

From: Janis Dolnick <jdolnick@sonic.net>

Sent: Monday, August 02, 2021 12:46 PM

To: Mary Gourley <mgourley@cityofsebastopol.org>; Kari Svanstrom <ksvanstrom@cityofsebastopol.org>

Subject: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Mary & Kari – please forward this letter to the DRB, the City Council and the Planning Department. Thank you, Janis

This letter focuses on the process of soil removal from the proposed Woodmark project. The DRB's concerns, which match mine, are found in the November 19, 2020 DRB minutes. I am excerpting the pertinent parts on pages 21-22 related to the soil removal and I **have bolded certain parts below**. I will let their words do the talking for me. There are a few typos in the minutes which I indicated with [sic].

Respectfully,

Janis Dolnick 7720-14 Bodega Ave.

Ted Luthin, Chair

...One of the one of the things [sic] that really stuck with me is **11,000 yards of dirt leaving the site**. It really struck me when I was on the site. Standing on the ridge that runs down the property, right above where this 9' wall is going to be, and probably a 10- or 11-foot cut is going to happen, I really came to realize what they are proposing to do. For the grade to be 9 or 10 feet below my feet when standing on that ridge, to me that is a big deal, side to side, that ridge is gone. **It is just completely going away, we are flattening the site** and then sloping it back with a couple terraces (one 2' and the other 5'). I get the ADA access issue and a part of that stems from the design. I feel like we have got sort of the tail wagging the dog saying, well, we cannot do it because we do not have room on the site. Well, **you do not have room on a site because you packed so much stuff on the site, and now the only way to make it happen is to off haul 500-600 truckloads of stuff**.

Kari Svanstrom, Planning Director

... There is no way of loading, they are going to be making a really tight turn.

Ted Luthin, Chair

My 500-600 truckloads assume they can get a big truck in there. If they can only get a little truck in there, you are talking about 1,00[0sic] truckloads leaving this site.

Ron Hari, Board Member

The average truck is 10 yards by the way. (italics mine jd)

Ted Luthin, Chair

Yes, a small truck. My calculation was based on a 20+ yard truck.

Ron Hari, Board Member

That would be even worse.

Ted Luthin, Chair

They will not be able to get that in here.

21

Ron Hari, Board Member

No, it would be a 10-yard truck.

Ted Luthin, Chair

When I look at things like our design review guidelines that say that grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees, we are not doing any of that, we are eliminating the topography as much as possible, getting rid of site features and getting rid of all of the trees and also possibly, potentially endangering neighbor trees. Not only are we kind of removing almost all the trees from our site, but we are also putting our neighbor's trees at a moderate level of risk. When designing a grading plan, balancing the cut and fill is encouraged when it does not result in further adverse effects to the natural topography, terracing should be considered as an alternative use. My opinion on site and grading is that it needs to reflect item 'E.' in our design review guidelines a little bit more than it does. I do not know if anybody else has different feelings about that.

Christine Level, Board Member

You have spoken my words exactly. I appreciate what you did with the rendering. Their Section A cut is a little bit deceptive because if you move a little bit to the west, you quickly have a much taller wall. What we are doing here is we are completely destroying the natural environment. We are just taking all of the dirt out of it. I do not know what is going to be down at that level, it is going to be hard Franciscan formation. **You could not be more destructive of nature than this project in that location.** I am very concerned about that.

Ted Luthin, Chair

The rendering is being compressed horizontally, so we are not really seeing the actual impact.

Christine Level, Board Member

Correct. We have got nature there with all the effects of nature that we have right now. We have the natural soil exposed, we have the capture of the water going into the aquifer, we have got the natural trees and the wildlife, and we are taking all of that away. Because of the nature of this project, is just becoming 99% concrete, asphalt buildings, **it is a huge heat sink, it is large enough that it is going to have a major impact on every single house around it in the environmental sense. It is just the wrong project for the site. I feel very strongly about that.**

Rebecca Mansour

From: Mary Gourley
Sent: Tuesday, August 03, 2021 2:35 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark Retaining wall impact on Neighboring Property trees
Attachments: council2021&DesignReview111820.pdf; Tree root extent.pdf; Root Damage B.O.57.pdf

Good afternoon
Please see email /attachments from Chuck and Marcia Lavine.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Charles Lavine <clavine@mailc.net>
Sent: Tuesday, August 03, 2021 2:23 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Woodmark Retaining wall impact on Neighboring Property trees

Dear Mary, please include our following letter and drawings for the City Council meeting tonight Aug. 3. Agenda Item #17.

Much thanks,
Chuck and Marcia Lavine

Protecting Heritage trees in Sebastopol is an Objective standard.

We would like to update the City Council on the five Heritage Oaks #53, #54, #55, #56 & #57 on our property. The developer Pacific Properties intends to put 5'high & 9'high retaining walls far too close to our Oak trees. They will be severing large and small roots and the roots will be irreparably damaged. The building of & installing retaining walls proposed by the builder will also not be able to be done without breaking overhanging limbs that reach beyond the retaining wall, further damaging the trees. Know that for the health of our trees they were pruned by a professional licensed arborist in 2019.

Our trees #53, #54 & #56 & #57 will definitely not survive. The largest #56 & #57 are over 50' high.

Following is our letter to the Design Review/Tree Board for the Nov. 19, 2020 meeting

(Regarding Woodmark Housing Development Pacific West - Eagle, ID)

'We have reviewed the original Tree Summary of the proposed Woodmark project submitted by John Messerve on Oct. 8, 2019 and the two Revised Tree Summaries of the proposed Woodmark project submitted by him on June 4, 2020 and Aug. 19, 2020 with understandable alarm.

In 2020 we thought the condition of the trees had not considerably changed in the 8-10 months. However, Meserve's assessment changed dramatically. Neighboring property trees to Woodmark that Messerve wrote needed to be removed in 2019 now magically could be saved. The trees all became 'healthier'. Trees that were never inspected by Messerve (#58 & 59) could be 'wrapped' and others that couldn't be 'wrapped' could. We are most familiar with the 9 Heritage trees on our and our immediate neighbors properties, nos. #52-#59.

Following is some of the Tree Boards discussion with Caleb Roope President Pacific West Properties and John Messerve Pacific West's arborist & Eric Chase (we believe) engineer

Meeting: Sebastopol Design Review and Tree Board Nov. 19, 2020

Cary Bush, Board Member

What is the life expectancy of a soldier pile wall like we have seen here? Is there an expected longevity date that this wall should remain structurally viable?

Caleb Roope (Applicant)

It is a standard wall design that is been used all over. I am not really putting a timeline on it; I am not sure how you would. That is not an easy question to address. It is just a standard wall construction; I imagine it would be there for the life of the project.

Cary Bush

Well, would a wood wall last the life of a project?

Caleb Roope

The wood is treated so it will last.

Eric Chase

Probably, somewhere around that. A 22- to 24-foot-long wide flange will get dropped in. Yes, you drop a wide flange and pour the concrete around it up to the top of the pier.

Christine Level, Board Member

Right, I understand that. If you are going to be starting out with a 22- or 24-foot piece of steel that you are going to have to drop straight down into the hole. We are going to have these tree canopies coming over there, how are you going to address that issue because you are going to have to come across, they are going to have to be completely vertical, when they drop down into the hole, right? You need vertical clearance of at least the length of the piece of steel. If I am understanding correctly, you are going to have to come in with a crane to lift that sucker up, he is going to have to be 22 to 24 feet above the existing unexcavated grade to drop it down into that hole. I am wondering how we are planning to address the tree canopies that are all kind of cascading over that. There is a lot of concern from the public about the trees.

Caleb Roope

We are also a general contractor. We have done this procedure (dropping soldier piles) probably no less than 30 or 40 times.

John Meserve (Applicant Arborist)

Let me add from the arborist perspective. I have worked on a number of projects, same thing, there might need to be some very selective pruning here and there to create that access, but it is totally doable just the way Mr. Roope described.

Christine Level

We are going to have to be using the ground contact pressure treatment for this, correct?

Eric Chase

I would assume we are going to be dealing with it being in contact with the ground. Yes.

Christine Level

I am wondering about the toxicity level of the pressure treated when you have got that much of it exposed going around with this retaining wall. I am just putting that on the table because that stuff is very toxic.

Caleb Roope

That often depends on how you treat it. There are means and methods and codes that we have to follow. You cannot just drop arsenic treated board in the ground. We can bring experts in to talk about that, but this is kind of a standard construction methodology that happens all over the country all the time to deal with the very kinds of conditions that we have here.

Cary Bush

I have a question for Mr. Meserve. Trees have been a big topic on the project itself. Can we hear a general assessment on trees number 52, 53, 54, 56, and 57? Is there any kind of general assessment you can give us regarding existing conditions and possible proposed construction impact?

John Meserve

Sure. Those are all trees in good condition. I did not find any significant distress or decline. They are vital trees for the for the most part. We are encroaching some on some drip lines and I am sure that is going to be a topic here before we are done. I think the amount of encroachment is reasonable. I have said in some of my documentation that you might have read, on the two big trees, 56 and 57, I am calling that a moderate impact, I do not want to downplay the fact or try to convince you that There is going to be no impact, because there will be some impact. But that impact will be moderate, and moderate is very acceptable on large, healthy, vital trees, I fully

expect those trees to survive, and to not have a problem..... I can address any specific questions the Board may have.

Cary Bush

That is fantastic. Just curious to hear your thoughts overall. Trees 56 and 57 are significant landmarks. We are just trying to minimize any impact because it does not belong to the applicant, it belongs to the neighbors. We are just trying to understand how that soldier pile wall and/or retaining wall would impact the trees. No one ever knows, once you start digging, but what we may expect based on what you have experienced throughout your career and how this relates to the real world.

John Meserve

I love the soldier pile wall; I think that is the best choice there is short of not putting a wall in at all.....In terms of my comments about moderate, I think it is important to consider what trees go through in their lives.....if they are healthy to start with, which we for the most part have very healthy trees, they are very capable of tolerating a little bit of root loss, just like they tolerate canopy and foliage loss when we go through and prune a canopy. There really is not a lot of difference. Roots regrow, just like branches regrow. The critical part here is that we do not take too much canopy when we are pruning and damage the tree. It is also critical that we do not take too much root system when we are excavating and damage the tree. I think we are in the category of yes, there will be some impact, but the trees should respond just fine.

Lavine note: the largest Oak tree #57 became in Mr. Meserve's opinion 'healthier' from 2019 to 2020 when he said it was 'moderately' healthy and needed to be removed.

Kari Svanstrom, Planning Director

Chair, if the Board does not, I do have one that is sort of the junction between the trees and retaining walls that is a little bit of a question. It is from my own experience monitoring a number of construction projects, I know there are rules of thumb about how many larger roots you can cut and still have a tree be viable. I do not know if this is for the civil engineer, or for the arborist, or both. What happens if, as you are excavating down, you get fourth or fifth board down, and you find a number of significant roots, what happens to the project at that point?

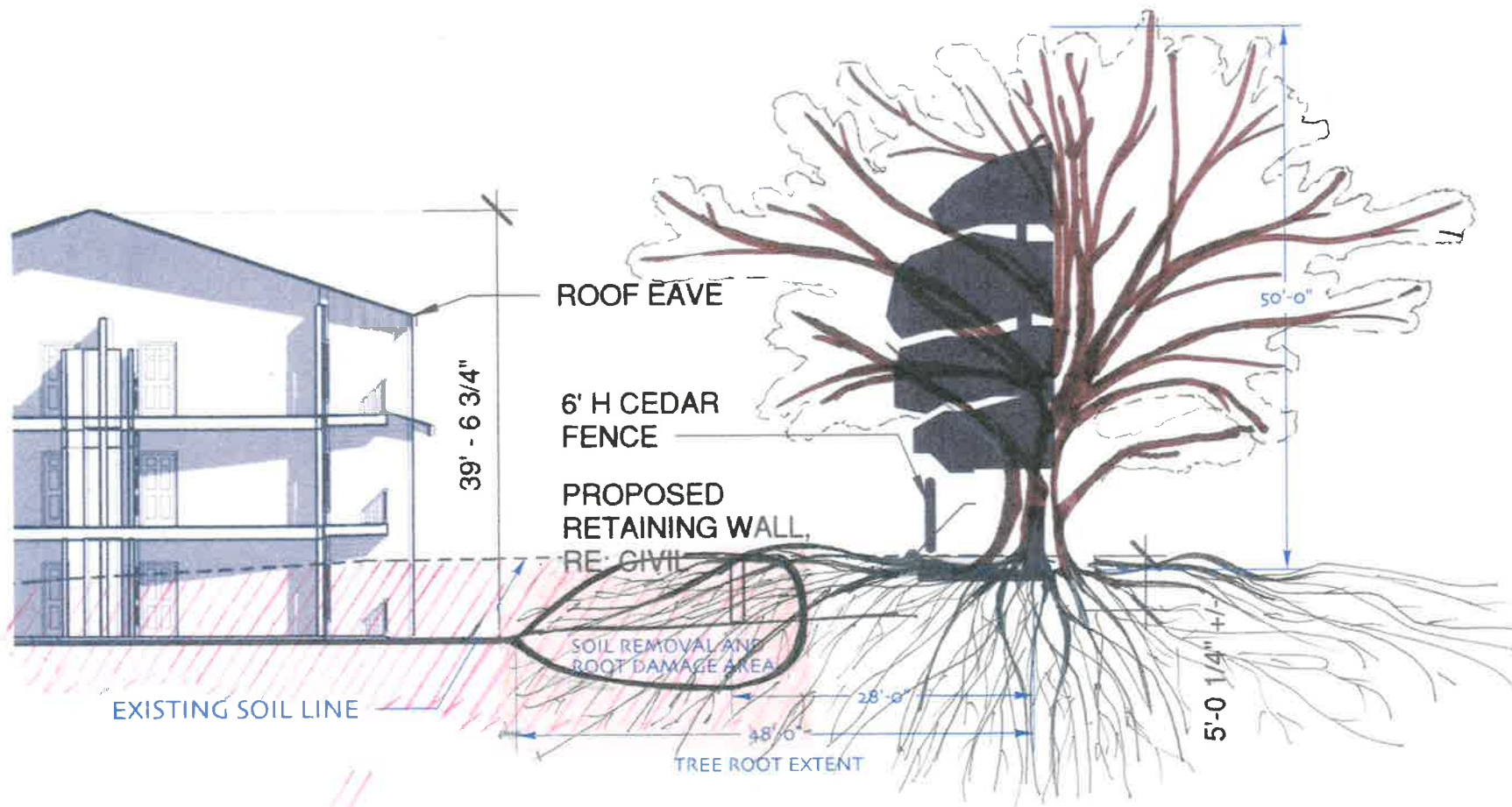
John Meserve

I will jump in there with my opinion and my experience. We prune those roots properly, and roots that are pruned properly respond just like a branch that is pruned properly. You have all seen a branch that is cut, and then it resprouts all around it. A root does the same thing if it is cleanly cut. Where that happens, if they are cleanly cut, we would expect those to resprout and regenerate. The moderate impact I am talking about is not a permanent, moderate impact. It is a temporary, moderate impact, allowing those roots to regrow, respond, and regenerate themselves. Lavine note: the roots will be cut and exposed to and sitting next to arsenic treated wood. Not only will roots not 'resprout' more roots will die back.



EXTRACTED FROM PACIFIC PROPERTIES
DRAWING A 1.8

TREE NUMBER 57
B.O. 52" DIAMETER



soil removal

Rebecca Mansour

From: Mary Gourley
Sent: Tuesday, August 03, 2021 5:04 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Item #17

Good evening
Please see email below.

Mary Gourley

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*Mary Gourley
Assistant City Manager/City Clerk
7120 Bodega Avenue, Sebastopol, CA 95472
Phone: 707-823-1153*

From: Ellen Zaslansky <ellenzaslansky@gmail.com>
Sent: Tuesday, August 03, 2021 5:01 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Item #17

I am writing to ask the City Counsel to carefully consider the size of the proposed Woodmark Development. This will not only be a major traffic inconvenience during construction, albeit not a permanent one; but the addition of so many units will cause delays on Bodega Highway permanently.

My biggest concern is the ecological impact. We in Sebastopol are always focused on sustainable horticultural practices. I am not sure if people realize that Oaks, (scheduled for removal), offer sustenance to as many as 240 species of insects who are reliant on this food source to keep the food chain viable. Our heritage Oaks are keystone species and cannot be replaced in our lifetime.

I request that you consider the boundaries of this project very carefully if the city government does not want to be responsible for a cascade of negative environmental effects.

Respectfully

--

Ellen Zaslansky

Rebecca Mansour

From: Mary Gourley
Sent: Tuesday, August 03, 2021 6:08 PM
To: Una Glass (una.glass.seb@sonic.net); sarahgurney.seb@gmail.com; Neysa Hinton; Diana Rich; 'Patrick Slayter (ps.sebcc@gmail.com)'
Cc: Lawrence McLaughlin; Kari Svanstrom
Subject: FW: Woodmark Apartments Development

Good evening
Please see email below

Mary Gourley

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*Mary Gourley
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Phone: 707-823-1153*

From: Sarah Gurney <sarahgurney.seb@gmail.com>
Sent: Tuesday, August 03, 2021 6:06 PM
To: Brian Jaye <brianjaye@gmail.com>; Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Re: Woodmark Apartments Development

Mary,
Please forward this to the full Council.
Sarah

On Tue, Aug 3, 2021 at 5:48 PM Brian Jaye <brianjaye@gmail.com> wrote:

Sarah- I understand that you will share this letter with the City Council, members of the Planning Department, and the Design Review Board. Thank you, Brian and Laura

This letter is sent with regards to the proposed 84-unit development at 7716 and [7760 Bodega Ave](#) known as "Woodmark Apartments". While we value the need to provide housing to people of all socio-economic status, the detrimental impact of a development this size in this location is too great. There are many items related to this proposal that we find concerning, many of which have been raised by my fellow Sebastopol citizens in their letters to this group. We would specifically like to highlight the impact to traffic on Bodega Ave and the surrounding neighborhoods.

The proposed development would add a minimum of 150 cars (with a number greater than this being likely) to the already congested Bodega Ave. As residents who use this road throughout the week, we find the analysis from the applicant's "traffic study" to be questionable at best and deceitful at worst. **We would propose that the City initiate a new traffic study at the applicant's expense to determine the true impact.** Similarly, the applicants analysis of the

mass transit available to the residents of this proposed development indicates it would be capable of providing many with a bus option to work. That is inconsistent with the actual routes at this bus stop, ultimately leading to the majority of these 150 cars being used daily for commuting purposes.

If allowed to proceed, the choice that driver's will make in lieu of an impossible left hand turn onto Bodega Ave, will be a series of right hand turns taking them down Nelson Street into residential streets with schools, families, and many pedestrians. As parents, one of the valued aspects of living in Sebastopol is the proximity of many to our local schools, which allows the children of Sebastopol to walk to school safely. The current proposed development causes an immediate danger to these children by creating busier residential roads. A scaled-down project that will have less impact would be worthy of consideration.

Thank you,
Brian and Laura Jaye,
Murphy Ave, Sebastopol

--
Sarah Glade Gurney
Vice Mayor
City of Sebastopol

Rebecca Mansour

From: Kari Svanstrom
Sent: Tuesday, August 03, 2021 10:11 PM
To: Bush, Cary; Langberg, Lars; Level, Christine; Luthin, Ted; marshall Balfe; Rebecca Mansour
Cc: David Hogan
Subject: FW: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi all,

Forwarding a public comment on their request.

Kari Svanstrom
Planning Director

From: Janis Dolnick <jdolnick@sonic.net>
Sent: Monday, August 02, 2021 12:46 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>; Kari Svanstrom <ksvanstrom@cityofsebastopol.org>
Subject: Woodmark: 11,000 Cubic Yards of Soil Removal and the DRB's concerns for this: 11/19/20 DRB Minutes

Mary & Kari – please forward this letter to the DRB, the City Council and the Planning Department. Thank you, Janis

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Respectfully,

Janis Dolnick 7720-14 Bodega Ave.

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...One of the one of the things [sic] that really stuck with me is **11,000 yards of dirt leaving the site**. It really struck me when I was on the site. Standing on the ridge that runs down the property, right above where this 9' wall is going to be, and probably a 10- or 11-foot cut is going to happen, I really came to realize what they are proposing to do. For the grade to be 9 or 10 feet below my feet when standing on that ridge, to me that is a big deal, side to side, that ridge is gone. **It is just completely going away, we are flattening the site** and then sloping it back with a couple terraces (one 2' and the other 5'). I get the ADA access issue and a part of that stems from the design. I feel like we have got sort of the tail wagging the dog saying, well, we cannot do it because we do not have room on the site. Well, **you do not have room on a site because you packed so much stuff on the site, and now the only way to make it happen is to off haul 500-600 truckloads of stuff**.

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