

From: [Candace Nagle](#)
To: [City Council](#)
Subject: Bodega Flats/Huntley Square
Date: Sunday, February 27, 2022 4:24:55 PM

To:
Sebastopol City Council Members

Re:
Huntley Square Project

I am writing on behalf of the residents of Bodega Flats and the residents directly north of us. You have already received multiple communications from various residents among us. We have expressed our concerns regarding the proposed project numerous times without our concerns being addressed adequately. We have all felt that we have no recourse and that this project was set in stone. We have stated several times that having a project look passable on paper does not necessarily mean it is realistic or good for our community. And we continue to feel this is true. We are not savvy to development or city government. We are working class people with jobs and lives who cannot afford to hire an attorney to represent us in a way that might cause you to listen. So, here we are again...asking you to please reconsider your possible approval of this project as it currently is presented.

As an aside, when we each purchased our homes, we were aware of the easement but were told it would be used for 1-3 homes to be built. Never in a million years did ANY of us consider that it would be seen as a location for 10 units...that would have been absurd to anyone in 1995.

During a planning commission meeting I was told that I had the view from my home for 30 years and now it was someone else's turn. Well, the view is not the issue, never was. The issues are safety, pollution, quality of life, privacy, traffic congestion...did I say quality of life and can I say that again and again???

I realize that Sebastopol has requirements from the state for building within the city limits, meeting some kind of quota...I don't fully understand this but I realize that you are probably motivated to build for many reasons. Please don't let that pressure cloud your vision as you look at the concerns we have expressed. I want to also bring to your attention the letter written by the attorney representing 7940 Bodega Avenue. We completely agree with all that he has stated in his communication with you.

If you do go ahead with this project as it currently stands, which we hope and pray you will reconsider, we would like more time and more attention given to determining mitigations and meeting requests such as those stated below:

1. Noise abatement during the project.

2. Hours of work 8-5 Monday - Friday. No weekends or holidays.
3. Providing us with contact information for all companies involved in the project, including names and phone numbers.
4. No walking through or accessing the site through Bodega Flats property with exception of the easement.
5. Power washing our buildings once completed.
6. Repair of any damages to our property.
7. Resurfacing of driveway after completed.
8. Noise abatement with fans, heating units, traffic, daily activities after the project is built.
9. Further evaluation of how the trash will be moved to the road/where it will be placed and note that it is not moved during the hours of 6 pm -8 am. (very noisy)
10. Noise abatement must be part of the homeowners by-laws for Huntley Square, curfews for noise, including no parties after 10 pm, no loud vehicles, no loud animals, etc.
11. Pollutants also are a factor and must be part of by-laws: NO SMOKING, no idling vehicles in easement or parking area, no perfumes and dyes in laundry, no bbq with charcoal, and no venting toward our property.
12. Guidelines for use of easement must be made explicit in Huntley Square by laws.
13. A way to enforce easement for not using our driveway for anything other than residence to get to their parking lot...I.E. How do you plan to enforce the stipulations for deliveries and other people attempting to use the driveway? Signs are not effective. Do we need a gate at the bottom of the easement and, how could that possibly be managed when our driveway is so steep???

I am sure there will be other concerns and unintended consequences as we continue to move forward in this ill planned venture. There will be issues that nobody has anticipated thus far. We request further discussion going forward and a very solid set of guidelines and a way to address concerns if/when this project is built.

Thank you for your time and consideration, Candace Nagle

