



BENNETT VALLEY VOICE

VOLUME 2 NUMBER 1

BENNETT VALLEY HOMEOWNERS ASSOCIATION

SEPTEMBER 1979

WE'RE BACK!

It's been a year since the last issue of the Bennett Valley Voice. A lot has happened in that time with the Bennett Valley Special Study and subsequent adoption into the county general plan.

In this issue we want to outline the general features of the Bennett Valley Study so that all who are interested may have some understanding of it.

WHY ARE WE HERE?

The Bennett Valley Homeowner's Association has been a more than lively group during those periods of stress when we had a strong issue to fight for (or against!).

Now that times are relatively tranquil we must stop to reflect on the reasons for our existence. BVHA could be the basis for social or recreational activities if our membership so chooses. If you have any thoughts on this, please let your president, Max Moberly, or your Voice editors, John & Cindy Bridgwater, know so that we can share them with all of your friends and neighbors in Bennett Valley through this publication, The Bennett Valley Voice.

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BVHA ELECTIONS

Save the evening of Wednesday, September 26, 7:30 pm, for the election meeting of the BVHA. All current members are eligible to nominate and vote. Current members are those whose dues are paid (\$5 for new members and \$3 per year for continuing members). Meetings are the 4th Wednesday of each month at the Bennett Valley Fire Station at 6161 Bennett Valley Rd. Hope to see you there!

BENNETT VALLEY STUDY:

The Bennett Valley Study District was established by the Board of Supervisors in 1977 in response to local residents' concern about the impacts of residential development. An earlier study in 1972 established a slope density formula of zoning and a complex open space plan, but did not provide the implementation tools necessary to achieve its goals.

The eleven-person citizens committee, appointed by the Board of Supervisors to provide a policy framework for the 1978 plan, set as its goals provision of residential opportunities and the

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protection of agriculture while retaining the rural character in Bennett Valley.

The plan developed on this framework first analyzed the environmental relationships: the suitabilities, constraints and sensitivities of the land. It then analyzed the cultural characteristics: the requirements and costs of public services. This analysis is intended to be useful not only to the decision-maker but also to the local resident who can discover the potentials and limitations of his own land.

The study consists of four parts: background, description and analysis of the study area, land use and zoning recommendations, and environmental conclusions.

The zoning map for Bennett Valley was adopted by the Supervisors on April 3, 1979 by unanimous vote.

Copies of the map and/or the study may be obtained from the Sonoma County Department of Community and Environmental Services at a nominal charge.

DESIGN REVIEW

The design review committee, as mandated in the adopted study, is comprised of 5 citizens/professionals for the purpose of reviewing all building plans for conformance to general aesthetic considerations.

The committee meets on the 1st and 3rd Wednesdays of each month at the Bennett Valley Fire Station.

POWER LINES!

PG&E, the county, Napa County and various other interested parties continue to "zero in" on routes for new feeder lines from the Geysers into the state power grid. One of the primary routes being considered crosses the southeast end of Bennett Valley (across Bennett Ridge and south over Sonoma Mountain).

If you have strong (or even not so strong) feelings pro or con let us know so we can pass them on to the Sonoma County Board of Supervisors and others involved in the decision-making process.

The Board listened to us during the last zoning study and we believe they will now.