



# BENNETT VALLEY VOICE

Vol. 12, No. 3

Bennett Valley Homeowners Association

December 1989

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## BVHA BOARD OF DIRECTORS

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Bill Wright	President
Wells Wagner	Vice President
Nancy Batson	Secretary
Terry Babineaux	Treasurer
Michael Bates	
Tamara Boulton	
Lois Brown	
Kevin McCarthy	
Dave Steiner	

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## MEMO FROM THE BOARD

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Since our last newsletter in July, your BVHA Board of Directors has been very active in several areas, namely: road safety, proposed subdivisions/re-zoning/proposed annexation and unauthorized structures.

*Road Safety* -- As many of you have observed, the Public Works Dept. has continued to make improvements on our roads with resurfacing in some areas, particularly on Bennett Valley Road.

We are continuing to follow-up with the Public Works Dept. relative to the left hand turn lane at Bennett Valley and Grange and the improvements on the shoulders of the Pisenti curve area. We are advised that even though these improvements were promised for the 1989 construction season, they have not taken place because of difficulties with environmental impact approval, right of ways for water drainage, etc.

We have requested the Highway Patrol to actively pursue issuing tickets to cut down on violations of our newly imposed speed limits on Bennett Valley and Grange Roads, as well as Crane Canyon and Sonoma Mtn. Road.

*Proposed Subdivisions/Rezoning/Annexation* -- There have been several cases where rezoning has been requested through the County Planning Dept. and referred to us. In one case a request had been made to recognize five (5) separate parcels which would violate the specified density in the new County general plan. In this case, one acre lots were requested which violates the rural environment and is not consistent with the general plan.

As reported in our last news letter, we have continued to be directly involved in objecting to the annexation of 39 acres adjacent to the Bennett Valley School. We, along with the Bennett Valley Fire Protection District, have requested an environmental impact report be made and we are participating with the firm that is preparing the report.

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## BOARD ELECTION/OFFICERS

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We are happy to report that namely, Terry Babineaux and Wells Wagner have been re-elected as board members. In addition, Lois Brown and Kevin McCarthy have been newly elected. The new officers for 1990 are shown to the left.

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## MEMO - Continued

*Unauthorized Structures* -- We are happy to report that between ourselves and the Design Review Committee we have been successful with the County in implementing the removal of a two-story structure. As of this date, the structure has been disassembled and the remainder has been rebuilt according to the existing codes.

There have been several instances where existing properties have been in violation of the basic zoning. In one case there was a two and one-half acre (2 1/2 acre) rural residential lot which was authorized by the General Plan but several out-buildings, such as a barn, garage and chicken coop being converted to rental living quarters. Not only is this type of authorization completely contrary to the basic zoning, but it affects the neighbors and violates the rural nature of the valley.

We are very active in assuring mobile homes are authorized only for temporary housing while construction is underway and completed. In all of these cases that are brought to our attention, we refer them to the appropriate County agency with follow-up to assure a satisfactory resolution is made.

*Former Board Members* -- Bill Jacobs and Marilyn Franc both have opted not to serve with the Homeowner's Association for the ensuing period. They have both done an outstanding job for the Homeowner's Association and we wish them well in their future activities.

Marilyn Franc served as the Editor for the Bennett Valley Voice and will be succeeded by Lois Brown. Bill Jacobs will continue to give advice and suggestions in the future. Further discussion of Bill's past contributions is outlined in the body of this news letter.

*General* -- We have had many inquiries from Bennett Valley residents relative to the extensive fires we have had this past summer. It is of great concern to all of us. We are happy to report that the fire district is actively working on a criteria whereby rigorous enforcement will take place in the next fire season. See Fire District Report in this news letter.

We are very much concerned about the Design Review process and are working with Chuck Adamick and Janet Nicholas, First District Supervisor, to assure a

*Continued on next page*

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**MEMO - Continued**

continuing strong group with greater participation and representation from Bennett Valley. See further discussion in body of this news letter.

As the valley continues to grow, there will be many challenges. To accommodate this growth, while protecting the natural environment, one of the best ways in accomplishing this objective is to have a strong Design Review for any new construction in the valley.

The BVHA meets every 3rd Wednesday of every month at 7:30 p.m. at the Bennett Valley Fire Station. We hope you can attend these meetings and participate with us in our future efforts.

Do not hesitate to contact any board member by telephone, we will welcome it.

The Board wishes all of you and your families a very Merry Christmas and extends our sincerest "Wish You Well" during this coming year!

BILL WRIGHT

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**BILL JACOBS RETIRES  
FROM BVHA BOARD**

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As the New Year approaches it is appropriate to mark a milestone in Bennett Valley history. Having recently decided to sell the cattle ranch he and his wife, Ruth Jamison Jacobs, have owned and operated for nearly half a century, elder statesman Bill Jacobs has announced his retirement from the BVHA Board of Directors. A Director since the Homeowners Association incorporated in 1971, Bill was among the group of alarmed residents who banded together in reaction to rumors of a proposal to build a trailer park on the Lafranconi Dairy property, today the site of the Matanzas Creek Vineyards and Winery.

As a champion of the often-conflicting standards of agricultural preservation and private property rights, Bill has had little use for the concept of "open space", as such. Yet his espousal of a "practical approach" has frequently tended to provide that open space in the Valley, but as a by-product of sensible land use policy rather than as a primary goal. His own ranches are the best example of this apparent paradox.

In a similar way, Bill's passionate advocacies have occasionally stepped on (steamrolled?) the toes of some who have had the temerity to disagree with him. But his reputation as a good neighbor and giver-of-sound-advice has given him an immense measure of goodwill, personal influence and, yes, political power. It is hard to forget his having packed the Grange Hall with angry residents, forcing a theretofore intransigent Public Works Department to rebuild Sonoma Mountain and Pressley Roads within a matter of weeks.

It is not yet time to talk about Bill Jacobs in the past tense. True, the ranch in the heart of the Valley has been sold for vineyard development, the prize-winning Herefords and Angus shipped to Oklahoma to consolidate the Jacobs herd on a new ranch near the holdings of son Bill, Jr. But Bill and Ruth will maintain their Sonoma Mountain home, living part of the year here and part in Oklahoma. We want to thank Bill for his contributions over the years and wish him happiness and comfort in semi-retirement. We know he'll be around to give advice when we ask for it--and sometimes when we don't.

DAVE STEINER

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**BENNETT VALLEY DESIGN REVIEW**

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Again, The Design Review Committee would like to remind all Homeowners that any construction project which requires a Sonoma County building permit is subject to review by the committee. We believe our efforts will assist in moving a project through the County permit process with minimum effort by the application of our "Guidelines for Development of Bennett Valley".

We have two vacancies on the Design Review Board. Replacements are being sought. If you are interested, please write a letter directly to Janet Nicholas 1st District Supervisor, County Board of Supervisors, 575 Administration Drive, Room 100A, Santa Rosa, CA 95401, expressing your interest and a brief description of your background. Please send copy to Chet Adamick, 5200 Burnham Ranch Road, Santa Rosa, CA 95404. We are interested in a broader representation from the valley; particularly, Grange Road and Bennett Ridge areas. And we are also interested in alternates to fill-in when someone on the Board is absent. Any questions please contact Chet Adamick at 578-6007.

The committee meets each 2nd and 4th Wednesday, 7:30 p.m., at the Bennett Valley Fire Station.

CHET ADAMICK  
President  
Bennett Valley Design Review

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**BENNETT VALLEY COMMUNITY DAY  
SUCCESS**

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On August 20th The Bennett Valley Firemen's Association hosted Bennett Valley Community Day. Much to our delight the event was a huge success.

Our intention, this year, was to offer something for all family members, from wine tasting to face painting, and from what we saw all the days events were well received.

From all of us, at the Fire Department, we wish to thank Matanzas Creek Winery, Benny Friedman, and everyone who helped us put it all together. Most of all we wish to thank everyone who came and supported our efforts.

The profits, from Bennett Valley Community Day, will be used by this years end to purchase additional and much needed fire fighting and rescue equipment.

GARY J. GALEAZZI  
Chairman

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## BENNETT VALLEY FIRE PROTECTION DISTRICT

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1989 was one of the worst Fire Seasons that Bennett Valley has seen in years. Extreme weather conditions, terrain, high fuel loads (dry vegetation), and arson combined to produce fast moving wild fires. Growing population in the Wildland/Urban Interface makes it increasingly difficult to combat wild fires when our priorities must be directed towards protecting structures. Creating and maintaining a defensible space around your home is one of the most important factors in protecting your home from wild fire. The Bennett Valley Fire Protection District in the best interest of the community has passed a resolution committing to enforce California State Health and Safety Code Section 13867, which deals with the removal of dry grass, stubble, brush, rubbish, litter, or other flammable material that endanger the public safety by creating a fire hazard. Administrative procedures (commencing with Section 14875) are outlined which give Fire Districts the authority to force removal of such fire hazards. The Board of Directors have appointed a committee to establish a set of guidelines for the reduction of weeds and grass in high hazard areas. Once adopted these guidelines will be published and made available for public view as well as annual reminders to the parcel owners in the Fire District prior to each Fire Season. We hope to have the program established and enforced by the 1990 Fire Season. Our goal is to work with the local Bennett Valley Community to better Prevent and Control the spread of Wild Fire. Have a Happy and Safe New Year.

GREG L. MARTIN  
Fire Chief

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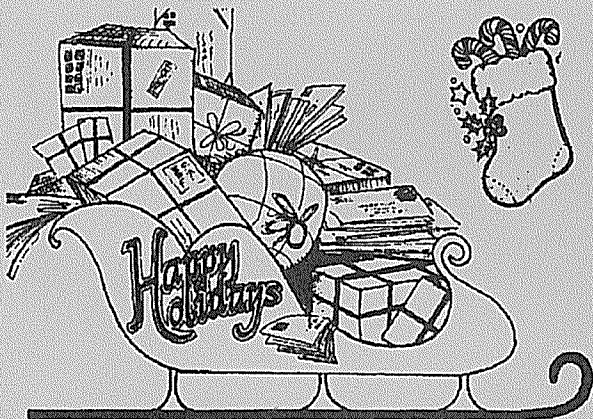
## GRANGE REPORT ON BENNETT VALLEY DAY

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Bennett Valley Grange No. 16 assisted by Bennett Valley Women's Association Activities sponsored a cake and pie booth netting three hundred six dollars forty-five cents (\$306.45). All proceeds go to the Fire Department.

May we at this time express our "thanks" to ever so many members who so willingly gave of their time, efforts, cakes, pies, and checks to this worthy cause and community service. Your generosity is deeply appreciated.

ANN M. BUROW,  
Committee Chairman



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## ADDITIONS TO 1989 MEMBERSHIP LIST

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Don D'Avanzo  
James & Sharon Delaney  
Robert & Nancy Dell'Ergo  
Owen & Shirley Dubell  
Tina Finali  
Thomas & Nancy Geary  
Walt & Carol Quanella  
Darryl & Linda Huisman  
Jon & Betty Joslyn  
Ernie & Lorraine Keefer  
Joseph & Caroline Keith  
Raymond & Lynette Kulp  
Larry & Gerry Laby  
Jack & Wilma Lehman  
David & Louise Mason  
Mr. & Mrs. Warren Masson  
Kevin McCarthy  
Theodore & Catherine McCarthy  
William Morris McCarty  
Bob & Leslie Melody  
Ken & Lolly Mesches  
Art Messer  
Donald & Sandra Meyer  
Mr. & Mrs. Sam Mitchell  
Michael & Adeene Nelligan  
Phil & Louise Penna  
Marshall & Marilee Peterson  
Jack & Roberta Phillips  
Bob & Patty Reynolds  
Tom & Mary Roberts  
Richard & Linda Rundansky  
James & Lucia Schultz  
Thomas & Mary Sharpe  
Kent & Nancy Sibbald  
Marjorie E. Simon  
Dr. August Spitalni  
Cole & Judy Stephens  
William E. Sullivan  
Phil & Judy Temko  
Robert H. & Jocelyn Thompson  
John & Terry Votruba  
Peter & Darlene Weber  
Unknown, 4700 Peracea Rd.

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### The following members appear to have contributed twice for dues in 1989:

Axtell  
Boling  
Colli, Dan  
Dayton, William  
Delaney  
Dell'Ergo  
Dumm  
Fenali  
Fenner  
Galeazzi  
Hodder  
Holloway  
Krutak  
Kulp  
Martino  
McCarthy, William  
Melody  
Petersen, Raymond  
Reasoner  
Sibbald  
Simon  
Thompson, Robert H.  
Torre  
Views Land Company



**BENNETT VALLEY  
HOMEOWNERS ASSOCIATION**  
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