

BENNETT VALLEY VOICE

Vol 16 No 3

Bennett Valley Homeowners' Association

Fall 1993

THE BENNETT VALLEY SPECIFIC/AREA PLAN

A Bit of Background: In 1977, Bennett Valley residents, along with the then 1st District Supervisor Brian Kahn, were becoming increasingly alarmed about the pattern of haphazard residential development that was occurring in the Valley. Out of these concerns grew the Bennett Valley Citizens Advisory Committee appointed by the Board of Supervisors, which acted as liaison between County Planning staff and residents in developing the Bennett Valley Specific Plan. (adopted in 1979 by the Board of Supervisors.)

The Valley today has maintained its rural character because of the initial dedicated work by this committee. We will be forever grateful to the following committee members: Tamara Boulbee, Patrick Campbell, Verley Gregersen, Fred Hazlett, Barbara Mayberry, George Nicholas (deceased), Peggy Ann Nostrant, Sandra Steiner MacIver, Cheryl Tolin and Warren Watkins.

General Plan Update: In March of 1989, the Board of Supervisors adopted an update of the 1979 Plan. Because the update included parcel-specific land use and open space maps, and planning area policies which incorporated certain elements of earlier adopted specific plans, the Board determined that the Bennett Valley Specific Plan was either redundant or in conflict with the general plan. Fortunately, because of the intervention by homeowners, and especially Dave Steiner and Bill MacIver working with Planner Greg Carr, the full spirit and intent of the Specific Plan was preserved. During the 1992 Compliance Review, things started looking a little shaky again, but with the assistance of our Supervisor Mike Cale, the Bennett Valley Specific Plan (now named the Bennett Valley Area Plan) is still alive and well. Some deletions and background language did occur, but such deletions should not be interpreted as diminishing or reducing the significance of the content

of the language to the original plan. The County has agreed to keep copies of the original plan on file for reference should any future questions arise regarding the intent or basis of the policies in the revised plan.

The Goals of the Plan: Two major goals define the Bennett Valley Specific Plan. They are to retain and enhance the rural character, and to reflect the environmental sensitivities by determining the location and intensity of development. To achieve these goals the following policies (in summary) were adopted:

1. Land Use: Low density is important to maintain the Valley's rural character. Residential densities shall reflect the extent of constraints, suitabilities and sensitivities of the area. Commercial development is not appropriate.

2. Agriculture is a vital component of the rural character and shall be encouraged and protected.

3. Scenic Corridors: Open vistas shall be protected. The scenic quality and a feeling of Open Space on all transportation routes within Bennett Valley is a vital component. Development shall be sited with minimum impact on the view from the road and shall blend harmoniously in with the natural surroundings. Planting of native vegetation should be encouraged to screen existing development from the road.

The Design Review Committee is appointed by the Supervisors to advise the County in implementing the Plan policies. On occasion, the County has not supported the Design Review advisements. This has been extremely frustrating to the committee, so in an effort to form a more co-operative alliance, Mike Cale has agreed to chair a meeting with the Planning Department, the Design Review Committee and the Homeowners Association..... To be continued next issue



P.L.U.M.B.

Planning /Land Use Message Board

Since our last issue, the following items have come before us:

1. Brien Mc Kinnie/Cunningham Dairy 3018 Petaluma Hill Rd. Request for a zoning permit for two ag. employee mobil homes on 61+ acres. MH 93-356

2. Frank Walker-5180 Sonoma Mountain Rd. Request for a waiver of covered parking requirement on 3.5 ac. WCP 93-406

3. Irene Cook - 9400 Bennett Valley Rd. Request to subdivide 16.77 acres into 3 parcels (2.63, 4.18, & 9.97) MN 93-437

4. John T. Ryan - 6410 Bennett Valley Rd. Request for zoning permit for a berm 500+ cubic yards on 7 acres. ZP 93-453

5. Sheila Tyree Smith - 1971 Crane Canyon Rd. Request for use permit for existing horse operation. APN 045-218-01

Follow-ups to last PLUMB information:

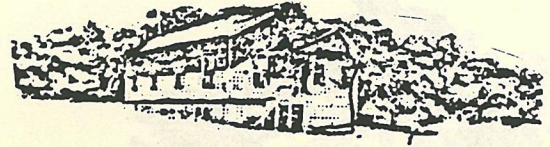
1. Robert Gardner - - 6809 Bennett Valley Rd. Has adjusted the locations of two parcels to locate them away from Bennett Valley Rd., placing them in the northeast portion of his property.

6. Cagel Cellular Communications Co-5123 Pressley The request for a use permit to install two antenna poles and an equipment building was withdrawn the day of the hearing (9/9/93). Numerous residents wrote in expressing concern.

For additional information on any of the above, be sure and call our Hotline #526-1443. To contact the county on any referral, call 527-1900, ask for the SOUTH TEAM and give reference number.

PUBLIC WORKSHOPS ON WASTE WATER DISPOSAL

Wed. September 22 - Petaluma Community Center
Thurs. September 23 - Bloomfield Vol. Fire. Dept
Tues. September 28 - Guerneville Elem. School
Wed. September 29 - Steele Lane Recreation Center
All meetings are at 7:00 p.m. For information call Santa Rosa City Manager's Office #524-5361



The **GRANGE** will be hosting two fun events
Rummage Sale
Fri-Sat. September 24th & 25th
9:00 a.m. to 4:00 p.m.
Items to sell are welcomed

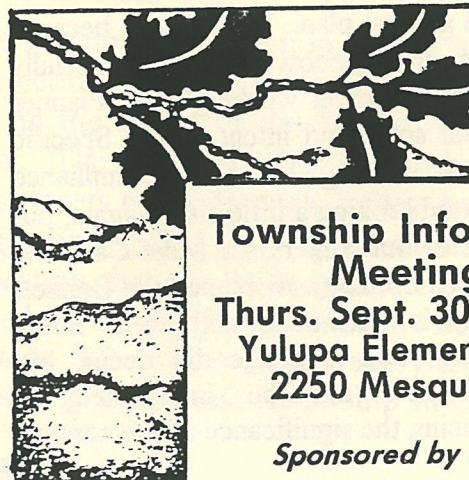
Spaghetti Feed
Sat., October 30th, 5 to 8 p.m.
Adults \$5.00 Children 5-12 \$2.50
Come to the always-delicious bi-annual spaghetti feed. Proceeds will benefit the Grange charities.

FROM THE CHIEF

Our favorite Fire Chief, Greg Martin, reports that October 3-10 is National Fire Prevention Week. This year's theme is: *"Get Out and Stay Out"* Greg will be visiting local schools and service clubs to promote fire prevention and awareness education. He stresses that this is a good time to check batteries in your smoke detectors, and also to discuss fire escape plans with your whole family, especially children and the elderly.

The Chief wants to express his thanks to all the Valley residents that contributed so generously to the success of Community Day. Proceeds will go to purchase safety and communication equipment.

Supporting our Fire Department through Community Day is but a small way that we can thank the men and women who give their time and risk their lives for us.



Township Informational Meeting
Thurs. Sept. 30th 7:30p.m.
Yulupa Elementary School
2250 Mesquite Drive

Sponsored by Bennett Valley T.A.

MEMO FROM THE BOARD

The Golf Course: The city of Santa Rosa has reported to the Fairway View Estates Homeowners that the plans for the expanded golf course are temporarily "derailed" because of budget problems. However, the city fully intends to move ahead with this project in the near future. Our position continues to be in opposition, and our concerns are that the city is intentionally keeping us uninformed until the project becomes a fait accompli. (deja vu the Water Transmission Line) This method of secret "back room" dealing is being turned into an art-form by City Hall. The Press Democrat, in a recent editorial regarding the city's subsidizing (\$3,000,000) of the Santa Rosa Marketplace, called such secret dealings "outrageous, appalling and unconscionable.. and when citizens are kept in the dark, open government is the first casualty." We are grateful to the Fairway View Estates Homeowners for keeping in contact with us, and they are planning a joint meeting of all the Homeowners Associations in Bennett Valley that would be impacted by this project.

The Berm (see last Voice issue for details)

At the joint meeting with Supervisor Cale, Homeowners and Mr. and Mrs. Geary, we were summarily informed that the County had no legal grounds to void the original permit, so therefore they could only seek compliance with its restrictions. For the majority of homeowners at the meeting, our great dissatisfaction was that for a *supposedly compromise discussion*, it appeared that there was no attempt by either Mike Cale or the Geary's to really understand our concerns or to reach a somewhat more acceptable solution.

The berm has been allegedly brought into compliance with the approved permit. However, it has not as yet been certified by the County's Building Inspector..... *continued next column*



We are now resigned to the reality that short of litigation (which appears not to be an option for us) there is no further avenues of resolution to explore. We know that this is a great disappointment to the numerous residents that so actively protested from the beginning, and we believe, as does Mike Cale that "*it never should have happened*" Therefore we are resolved that such a gross obstruction in a scenic corridor will never be allowed to happen again. We are now focusing our attentions on a better alliance with the County to insure that it never will.

BVHA BOARD OF DIRECTORS

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The Board meets the 3rd Wednesday of every month at 7:30 p.m. at the Fire Station.

We invite your attendance and participation.

A phone or Fax message can be left at #526-1443

DID YOU KNOW?

Sonoma County's rate of population growth from 1980 to 1990 was higher than that of Kenya or India.

With a growth rate of 3.8% , Sonoma County was, until the recession, the fastest-growing place on earth.


(Sources: U.S. Census Bureau, World Almanac)

IN MEMORIAL

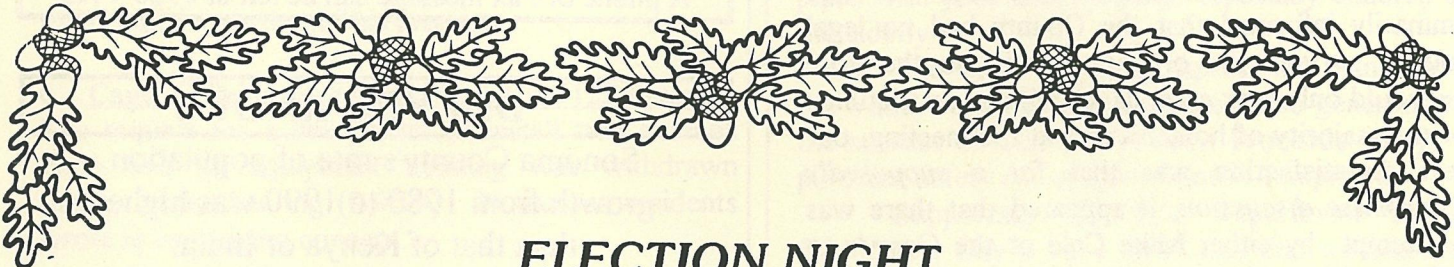
We bid farewell to Kevin McCarthy who died this summer at his home after a courageous battle with cancer. Kevin served as our Board President during 1991 and 1992, and Woodside resident Bill Greer wrote this tribute to him. "Kevin was a man who gave so much of himself in war and peace. His compassion and championship of those in search of justice, and his dedication to the cause of preserving for present and future generations the natural beauty and serenity of Bennett Valley will forever remain as monuments to his splendor." Our deepest condolences go out to his wife Sally.

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BENNETT
VALLEY
VOICE



BENNETT VALLEY
HOMEOWNERS ASSOC.
P. O. Box 2666
Santa Rosa, CA 95405



ELECTION NIGHT

October 20th 7:30 p.m. Fire Station

Every year three of your nine Board members is up for re-election. This year Sam Dakin will be the only one seeking re-election. Serving on the Board is a wonderful opportunity to make a difference in the future of the Valley. The Board meets the third Wednesday at 7:30 p.m. The only requirement is to be a resident and have a commitment to uphold the tenets of the Bennett Valley Area Plan. If you are interested, please call our Hotline #526-1443. In an effort to streamline the election process, we are requesting that candidates submit their intention by October 18th in order to be placed on the ballot. Nominations from the floor on election night will not be accepted. We want to encourage you to participate in this process because we need strong committed leadership in our continuing mission to preserve our Valley.