



Bennett Valley VOICE

www.bennettvalley.org

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BENNETT VALLEY HOMEOWNER'S ASSOCIATION (BVHA)

JUNE, 2011

County Proposes Immediate Revisions to Bennett Valley Area Plan Come Here More at the Community Meeting, BV Fire Station, Wednesday, June 15, 4:00 to 6:00 pm

On Thursday, May 26, the Sonoma County Planning Commission approved unanimously a number of proposed changes to the Bennett Valley Area Plan. The Bennett Valley Homeowner's Association (BVHA) urged the planning commission, both in writing and in person at this Sonoma County Planning Commission hearing, to defer its consideration of this issue. We noted that our community has not had the benefit of any public meetings, hearings or discussions of these changes prior to it being presented to the County Planning Commission. This process is in stark contrast to the myriad meetings and public out reach that was associated with the County General Plan revisions a few years ago. These proposals will become final if the Board of Supervisors approves them at its meeting on July 12th.

What is the Bennett Valley Area Plan? The goal of the Bennett Valley Area Plan is to preserve the beauty and rural character of this area. To preserve the scenic qualities of the valley, proposed construction must be evaluated by the Sonoma County Permit and Resources Management Department (PRMD) to insure compliance with the Bennett Valley Area Plan. Changes in the plan and in zoning can result in different requirements for remodeling or new construction, such as the proposed change regarding required dark toned roofs in Bennett Valley, mentioned below. For this reason, we've asked both Valerie Brown, our First District Supervisor and PRMD staff to provide the Bennett Valley community with a "public meeting" to explain these proposals and their implications for Bennett Valley area property owners. In response to this request, Amy Wingfield of PRMD will be at the Bennett Valley Fire Station on Wednesday, June 15, between 4 and 6 PM to explain the proposed changes, their potential impacts and to answer any questions. You are encouraged to attend this community meeting to get a better understanding of these proposed changes **before** they are approved by the Board of Supervisors, now scheduled for July 12.

We have posted six documents on BVHA's website that describe the County's proposals. (bennettvalley.org, County Proposals Affecting Bennett Valley), with #6 being the PRMD Staff Report. Some of the changes are revisions to the boundaries of the area that is covered by the Bennett Valley Area Plan. The maps indicate that many parcels south of the current boundaries will be added and a small area west of Taylor Mountain is overlapping different area plans, including the South Santa Rosa Area Plan. Other area plans mentioned in these maps regarding the proposed changes include Taylor Sonoma Mayacamas Design Guidelines, Taylor Sonoma Mountain Design Guideline, and Sonoma Mountain Area Plan. To quote the PRMD staff report, "Currently, only a portion of the Bennett Valley Area Plan area is in a General Plan Scenic Landscape Unit...Staff proposes to expand the Scenic Landscape Unit and rezone the corresponding area...This expansion includes 753 parcels and approximately 660 acres...This change would make property owners aware of the Administrative Design Review requirement and standards that apply." How will these zoning changes impact Bennett Valley property owners? Will they affect you? Some of these changes are said to be minor revisions, but more information is needed before they are finalized. Their staff report has 25 exhibits (not included in our website) and concludes with 13 recommended actions for Board of Supervisor approval, including an "amendment to require all roofs in Bennett Valley to be dark toned..." Currently, only those roofs which are visible are required to be dark toned. A number of questions need answering.

If you wish to communicate with Supervisor Valerie Brown on these issues, she can be reached at 565-2241.

Bennett Valley Homeowner's Association
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PURPOSES OF BVHA: *To promote and preserve the residential rural character and natural environment of Bennett Valley; To educate, instruct, train and inform the local residents on disaster preparedness and emergency response as well as local land use and environmental issues; to serve as an open forum for Bennett Valley community participation; and to provide a bridge for communication between government agencies and the Bennett Valley community.*

Return Service Requested

SPECIAL COMMUNITY MEETING
Proposed Bennett Valley Area Plan Changes
BV Fire Station, Wednesday, June 15, 4:00 to 6:00 pm

Bennett Valley Community Calendar

Mark your calendars now!!

- 1.) **BENNETT VALLEY HOMEOWNER'S ASSOCIATION:** The next meeting is this special community meeting on Wednesday, June 15, 4:00 to 6:00 pm, with Amy Windfield from PRMD, to discuss the proposed changes to the Bennett Valley Area Plan, the text, the boundaries, the zoning and General Plan amendmens. The next regularly scheduled meeting is on Thursday, July 21, 7:00 pm, BV Grange Hall. At the July 21 meeting, Michael Ellis, known to be an outstanding speaker, will be discussing BV wildlife.
- 2.) **BENNETT VALLEY FIRE PROTECTION DISTRICT:** The Board of Directors meets the second Tuesday of each month, 7:00 pm, at the Bennett Valley Fire Station. Please call 823-1084 to confirm meeting date ahead of time.
- 3.) **BV GRANGE 139TH ANNUAL BARBECUE/PICNIC, WITH BVEP,** Sunday, June 5, noon until 4:00 pm. Watch for signs.
- 4.) **AMATEUR RADIO (Ham Radio) LICENSING IN JUST ONE DAY:** (From website smrs) Below are the dates now set for the one day licensing classes and exams. Preparation fee including exam is \$25.00. Two classes are scheduled on Saturdays, at Petaluma Senior Center, 211 Novak Drive, Petaluma. June 11 and July 9. Classes start at 9:00 am, exam is at 1:30 pm or earlier. Please pre-register so they can help you obtain your Federal Registration Number. Contact Dale, (707) 762-0414 or wb6tms@arrl.net
- 5.) **SONOMA COUNTY BOARD OF SUPERVISORS** meets every Tuesday (except weeks when there is a legal holiday), at varying times, 575 Administration Drive, Santa Rosa. Valerie Brown is the Supervisor for our First District. You may call her or her staff assistant, Jennifer Hainstock, at 565-2241, if you have any questions or concerns.

IMPORTANT PHONE NUMBERS (Note changes)

- For emergencies, use your landline or your cell phone to call **911**.
- Call **565-2121** to talk to someone at the Sheriff's office 24 hours a day, 7 days a week, either to report concerns or suspicions that may possibly be an emergency or to report an emergency that requires a law enforcement response.
- Call Sonoma County Road Maintenance, at **565-5100** to report dangerous potholes, fallen trees or landslides and to request possible help with litter control and bulk trash in the road.
- Call Sonoma County Animal Control, at **565-7100**, regarding the removal of dead animals along the road.
- Call California Highway Patrol, at **588-1400**, if debris is causing imminent traffic hazards on county roads.