

**From:** Daniel Celidore [REDACTED]  
**Sent:** Friday, March 24, 2023 7:30 AM  
**To:** John Jay; Planning Technician  
**Subject:** Fwd: Flood  
**Attachments:** [IMG\\_4686.MOV](#)

----- Forwarded message -----

**From:** Daniel Celidore [REDACTED]  
**Date:** Thu, Mar 23, 2023 at 6:58 PM  
**Subject:** Fwd: Flood

Dear Mr Jay, City of Sebastopol DRB, and Planning Department

Please find enclosed my wife Dale Jewell's March 9, 2023 iPhone movie of the recent flooding at Calder Creek. The movie was recorded on March 9, 2023 at 4:51 PM. It was recorded from our backyard at 814 Jewell Ave. Our property borders on the proposed Schoch building site at 771-773 First St.

## **I ask that this movie be shown at the March 28th, 2023 meeting about the proposed Schoch residence.**

The movie shows Calder Creek. It is flooded over its usual banks. It is flowing in and from the property of Steve and Loretta Wilson, 885 First Street, Sebastopol. Their property is to the South of, and borders on the Schoch property where the proposed building will take place. Calder Creek passes under the fence between the Wilson's property and the Schoch property nearly knocking the fence down. The imovie clearly shows Calder Creek flowing into the vey restricted creek bed on the Schoch's proposed building site with some flooding near the site of the proposed ADU.

Steve Wilson expressed his fears, during public comments at a previous DRB meeting about the Schoch house, that the proposed Schoch project may restrict or backup Calder Creek, negatively affecting his property.

Calder Creek is a valuable natural resource. It would be a shame to allow someone to pave it over or to pave over the Calder Creek setback, further endangering or restricting Calder Creek. That paving would also be a violation of Sebastopol's own Zoning ordinance regarding the 30 foot setback from Calder Creek. The paving done in this case so that a proposed structure that is too large for its site can fit into its building envelope.

In my opinion, it would be irresponsible for any City of Sebastopol regulating body to allow a variance for roadway or for parking spaces within the 30 foot setback that is prescribed for Calder Creek in Sebastopol's own zoning ordinance. This action taken so that a proposed structure that is too large can fit.

It would be far more environmentally sound to widen the Calder Creek bed. Let us please think ahead. Forecasts call for more intense and larger atmospheric rivers in our area. The ocean and air currents are warming. They will get more heated and carry more moisture as global warming proceeds this century.

Calder Creek is a natural resource that will be more and more valuable to Sebastopol.

Daniel Celidore

----- Forwarded message -----

From: Dale [REDACTED]  
Date: Thu, Mar 23, 2023 at 6:30 PM  
Subject: Flood  
To: Daniel Celidore [REDACTED]

Sent from my iPad

**From:** Daniel Celidore [REDACTED]  
**Sent:** Saturday, March 25, 2023 10:15 AM  
**To:** John Jay; Planning Technician  
**Subject:** notification of March 28 Planning Commission meeting

The neighbors within a 600 foot radius of the proposed Shcoch residence did not in fact receive cards notifying us of the Planning Commission meeting on March 28, 2023.

Instead, we received 2 identical cards announcing the March 28th, 2023 Design Review Board meeting at 3:30pm. One postcard is time stamped March 9, 2023. The other is time stamped March 16, 2023. I have included photos of the two cards, front and back.

Please reschedule the Planning Commission meeting and send out postcards announcing it so that the neighbors can come to the meeting and also make public comments within the required days for comments.

Thank You,  
Daniel Celidore

