

April 4, 2023

To the City of Sebastopol Planning Commission

I must write against granting the variance the applicant is requesting for 771-773 First Street for three reasons:

1 - Granting a variance to the minimum 30 foot setback rule for Calder Creek will further endanger the creek and downstream properties by exposing them to pollutants generated by runoff from the driveway and parking spaces and from the cars that use them.

2 - The applicant can build their residence according to the square foot recommendations unanimously voted on by the DRB at the March 28, 2023 DRB meeting. Then, due to the reduction in square footage to the main structure, the variance itself along with greater risk to the creek can be eliminated, and the driveway and parking spaces could be placed outside the 30 foot setback requirement for Calder Creek.

3 - I believe there needs to be a comprehensive hydrology study and report on how to mitigate flooding anywhere along Calder Creek. The knowledge gained by a comprehensive hydrology report will enable the City of Sebastopol to give **consistent guidance** not only to this project, but also to all future projects along Calder Creek. All future applicants can then be instructed exactly how to proceed to mitigate flooding at any point along Calder Creek.

Daniel Celidore