

From: [Ted](#)
To: [PermitSonoma-Housing](#)
Subject: Comment on Rezoning and/or Changes to General Plan Use
Date: Thursday, July 13, 2023 11:37:33 AM

EXTERNAL

Greetings.

As a resident in the town of Graton I want to register my opposition to the proposed zoning changes. Simply put most of Graton has to subsist on personally owned wells. Many of my neighbors have already had to dig new wells in recent years due to the increasing usage of water by new construction and agriculture. Homeowners near the recently completed Thiessen homes project have reported that the water levels have dropped requiring deeper wells drilled or their water has lost its potability.

As wine grapes and houses replace dry farmed apple orchards and our climate becomes hotter and drier the importance of water becomes more paramount. Insurers are dropping home insurance policies or not issuing new business at all primarily due to wildfire concerns. The only true beneficiaries of the re-zoning plans will be the developers who fund the construction, the contractors who build the houses, and the real estate interests in the buying and selling of the new high density projects who for the most part don't live in the newly re-zoned prospective areas.

Besides the obvious environmental stresses the new high density projects will fundamentally alter the rural environment that the denizens of these impacted areas choose to liver here for.

In short the potential benefits of this re-zoning will go to short term financial interests. Supporting infrastructure as always will come from bonds or other new taxes to be born out of the general tax base. I would like to hear the Board of Supervisors specifically address water needs and supply and also the right of rural west county residents to enjoy living in a country setting without high density developments.

Thank you

Ted Sasse
Graton Resident

Sent from my iPad

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From: [Andrea Quenga](#)
To: [PlanningAgency](#)
Subject: Hanna Project
Date: Thursday, July 13, 2023 11:03:16 AM

Dear Planning Commission,

As a tax paying citizen in Sonoma Valley/City of Sonoma, I am writing to voice my concerns and register my opposition to the following components of the Housing Element Update package:

1. Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment)
2. Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
3. Amendments to zoning on up to 55 sites to allow increased residential development
4. Amendments to text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at adoption of the 6th Cycle Housing Element

In particular, I object to the inclusion of the Hanna parcel in the Housing Element because that issue was never properly presented to the public and has not been fully vetted. Specifically:

- in Paragraph 2.6.3, the Housing Element Update Draft EIR mentions 79 sites in Sonoma County that would satisfy the state imposed RHNA. Four of the 79 sites in the Housing Element Update Draft EIR are in the area called Agua Caliente. None of the four are the Hanna site. I have been unable to identify any mention of the Hanna site or project in the Draft EIR.
- The Housing Element Review Draft (December 2022) also does not mention the Hanna site or project and states that Area 9 (Sonoma Valley) has a total Realistic Unit Capacity of 280 units.
- It is completely unfair to place the majority of the RHNA burden on Sonoma Valley, forever altering life for residents there. Hanna represents 668 of the 1,253 or 52.9% of the County "Pipeline." Sonoma Valley Projects including Hanna represent 868 or 68.7% of the Pipeline. While this might be the most expedient resolution for the Planning Commission and the Board of Supervisors, it is unfair to the residents of the entire County.

Sonoma Valley has insufficient infrastructure, jobs and services to

accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are two-lane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. Seniors are the highest risk-group during fire evacuation, yet the Hanna site is being considered for a senior living facility.

There is extremely limited public transportation to the Hanna site. Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Thank you,
Andrea Tobias

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From: [courtney](#)
To: [PermitSonoma-Housing](#)
Subject: 16050 Laughlin ROAD APN: 069-230-067
Date: Thursday, July 13, 2023 11:59:24 AM

To Whomever it May Concern;

I am writing to oppose the proposed rezoning of 16050 Laughlin Road from Rural Residential two dwellings per acre to High Density Residential Twenty Dwellings per acre. I realize I am past the deadline of written response by July 12th, but since I was only notified a week before the hearing in Santa Rosa, and did not receive the hearing notice until a couple of days before the hearing scheduled for today, I am hoping I may be granted an exception. My residence is 14760 Armstrong Woods Road, which is on the corner of Laughlin and Armstrong Woods Rd. My property is directly across the street from 16050 Laughlin, and if the proposed project is to be approved, it would adversely affect my family's quality of life in many, many ways. We purchased 14760 Armstrong Woods about 8 years ago, and we fell in love with the peaceful quietness of the Armstrong valley. If we had known of the proposed project, we would not have purchased our property, and if approved, we may be faced with trying to sell our beautiful home and relocating. The adverse effects this project would have on the Armstrong Valley are numerous:

1. A high density apartment building in the midst of low density urban rural residential housing is completely out of place and would stick out like a sore thumb. It would **ruin** the character and charm of the valley.
2. Congestion. The only access to Armstrong Valley is through downtown Guerneville Main Street, which is already horribly congested with traffic. The traffic backs up for MILES in both directions at the intersection of Main St. and Armstrong during peak hours. Adding high density housing which must access this intersection would only make the congestion for residents much worse.
3. Noise pollution. A high density apartment building with more than 100 units would generate increased levels of noise pollution to the area.
4. Pollution and trash. We already have a lot of tourists and irresponsible people dumping trash in the area. An apartment building would make things even worse.
5. Fife Creek pollution and environmental impacts of the project.
6. Crime levels would go up in the area. I can leave my doors unlocked when I leave my house without worrying about being robbed. With a low income apartment building across the street from me, I will need to build higher security fences, install security cameras, and increase the security of my home in general. Guerneville school is nearby and my children walk in the neighborhood. With the apartment building nearby, I would not feel as safe.
7. The negative impacts of construction of such a project would greatly affect the quality of life for all the residents in the area, especially those who live down Laughlin. The negative impacts of construction to my property and quality of life would be gigantic. I am literally across the street from the entrance to the proposed project.
8. Flood concerns. When Russian River and Fife creek flood, there is no escape route and access for emergency vehicles is completely closed off. The demand for emergency vehicle access to

the area would be much greater with a high density apartment building, especially during times of flooding.

9. Wild fire concerns. As stated, the only escape route from the Armstrong Valley area during a wildfire event would be through downtown Main St, downtown Guerneville, which is severely congested. What is the proposed escape route in times of emergency?
10. Property values would be adversely affected for the residents in the area of the proposed project.

We the residents of this area are pleading with the county to see that the negatives far outweigh any positives of this proposed project. The project is completely inappropriate for this area and should be considered elsewhere!

Respectfully,

Courtney Evans

14760 Armstrong Woods Rd.

Guerneville, CA. 95446

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From: Gail Dornstreich <waileaescape@hotmail.com>

Sent: Thursday, July 13, 2023 9:24 AM

To: Greg Carr <Greg.Carr@sonoma-county.org>; Caitlin Cornwall <Caitlin.Cornwall@sonoma-county.org>; Larry Reed <Larry.Reed@sonoma-county.org>; Pat.Gilard@sonoma-county.org <Pat.Gilard@sonoma-county.org>; Evan Wiig <Evan.Wiig@sonoma-county.org>; Jackquelynne.Ocana@sonoma-county.org <Jackquelynne.Ocana@sonoma-county.org>; Kevin Deas <Kevin.Deas@sonoma-county.org>; Shaun McCaffery <Shaun.McCaffery@sonoma-county.org>; Eric Koenigshofer <Eric.Koenigshofer@sonoma-county.org>

Subject: FORESTVILLE HOUSING ELEMENT

RE: FORESTVILLE HOUSING ELEMENT

TO: COUNTY REPRESENTATIVE

WE REQUEST THAT YOU RECONSIDER THE DEVELOPMENT OF HIGH DENSITY/LOW INCOME HOUSING IN THE FORESTVILLE AREA. FORESTVILLE IS ALREADY FULL OF LOWER INCOME HOUSING IN THE AREAS OF CHAMPS DE ELYSEE, RIO VISTA, ARGONNE, CANYON, AS WELL AS AREAS ALONG HWY 116 WEST OF TOWN AND OTHER AREAS OF LONG TIME SUMMER HOMES NOW CONVERTING TO FULL TIME RESIDENTS. THIS ALONE IS INCREASING THE POPULATION AND THE INCREASE OF TRAFFIC ON 2 LANE ROADS THAT ALSO HANDLE ALL OF THE INCREASED TRAFFIC COMING FROM FURTHER WEST.

MULTI STORY, HIGH DENSITY HOUSING IS INAPPROPRIATE FOR A RURAL COMMUNITY SUCH AS FORESTVILLE. EGRESS DURING EVACUATIONS IS ALREADY FRAUGHT WITH DANGER OF ACCOMMODATING RESIDENTS. SEWER ACCESS, ALREADY NEEDED BY MANY WHOSE SEPTIC SYSTEMS WILL FAIL AND BE UNABLE TO REBUILD DUE TO CURRENT STRICTER STANDARDS WHICH ARE IN PLACE TO PROTECT OUR WATER SOURCE AND THE WATER SOURCE FOR MANY IN SONOMA COUNTY, THE RUSSIAN RIVER AND IT CREEKS, TRIBUTARIES AND RUN OFF AREAS,

PLEASE CHOOSE LARGER POPULATION TOWNS AND MAINTAIN THE FEW SMALL TOWNS THE COUNTY STILL HAS. HAVING THIS RURAL AREAS ARE A BENEFIT TO ALL OF THE COUNTY AS IT GIVES THE URBAN DWELLERS ACCESS TO RURAL EXPERIENCES THAT ARE NOT JUST PARKS WITH ENTRY FEES. MORE COMMERCIAL DEVELOPMENT JUST TO ACCOMMODATE ADDED HOUSING IS NOT DESIREABLE NOR DOES IT COMPLY WITH THE PERSONALITY, CHARM AND DIVERSITY THAT FORESTVILLE ALREADY HAS. WE ARE A COMMUNITY OF DIVERSE INCOMES ALREADY. ADDING MORE 'AFFORDABLE' HOUSING IS ONLY A DETRIMENT TO MANAGING THE BALANCE, WE ALREADY HAVE MORE AFFORDABLE AND LOW INCOME HOUSING THAN ANY OF THE TOWNS LISTED WITH THE EXCEPTION OF GUERNEVILLE.

PLEASE CONSIDER REMOVING AS MANY OF THE PROPOSED, REZONED AREAS IN OUR SMALL, UNINCORPORATED AREA. THIS WILL DISRUPT AND CHANGE OUR SMALL TOWN IN A VERY NEGATIVE WAY AND IN A WAY THAT ALMOST ALL RESIDENTS STRONGLY OPPOSE.

LIFE IN SONOMA COUNTY IS BETTER FOR EVERYONE WHEN THESE SMALL TOWNS EXIST.

GAIL AND LEON DORNSTREICH

7475 COVEY RD

50 YEAR FORESTVILLE RESIDENTS

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From: [Jim Severdia](#)
To: [PermitSonoma-Housing](#)
Subject: Comments on DEIR/EIR regarding SAN-10
Date: Thursday, July 13, 2023 11:31:39 AM
Attachments: [Reasons why 134-192-016 complete.pdf](#)


Will also be presented at public hearing

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Reasons why Parcel 134-192-016 (SAN-10) should not be or have been included in the present DEIR/EIR

I have lived on an adjacent parcel to SAN-10 with a common fence-line of approximately 400' feet since 1955. Two other RR zoned parcels also share another almost 400' of fence-line with SAN-10. We are adjacent to, but outside the Urban Service Area.

The rural residential area of Mountain View Avenue on which I live has seen little change, mostly maintaining the nature of its RR zoning. Development of a commercial nature on Santa Rosa Avenue has changed our end of Mountain View Avenue mostly due to sound and lighting issues. Traffic has been an ongoing issue.

Until December of 2022 I was not aware that the lot to the NW of me, that I share a 400' fence-line with, might be being considered for development of up to 228 units—looking in my back windows.

The outreach, for whatever reason, on this “project” has been at best—lacking.

In the Notice of Public Hearing mailed to us after July 3, 2023, and after the “What’s Changing” table in the Notice are these words:

“Any future development on the property is controlled by the owner of the property. Amendments to land use and/or rezoning do not require future development on the property. ...”

That statement seems almost patronizing. No worry here. Pay no attention to the man behind the curtain.

A film many years ago titled “*Field of Dreams*” voiced its central theme as “*if you build it they will come*”. Let’s not fool ourselves.

If you zone it, they will build.

From page 6, Rezone Sites for Housing Project, Biological Resources Assessment:

“Sonoma County

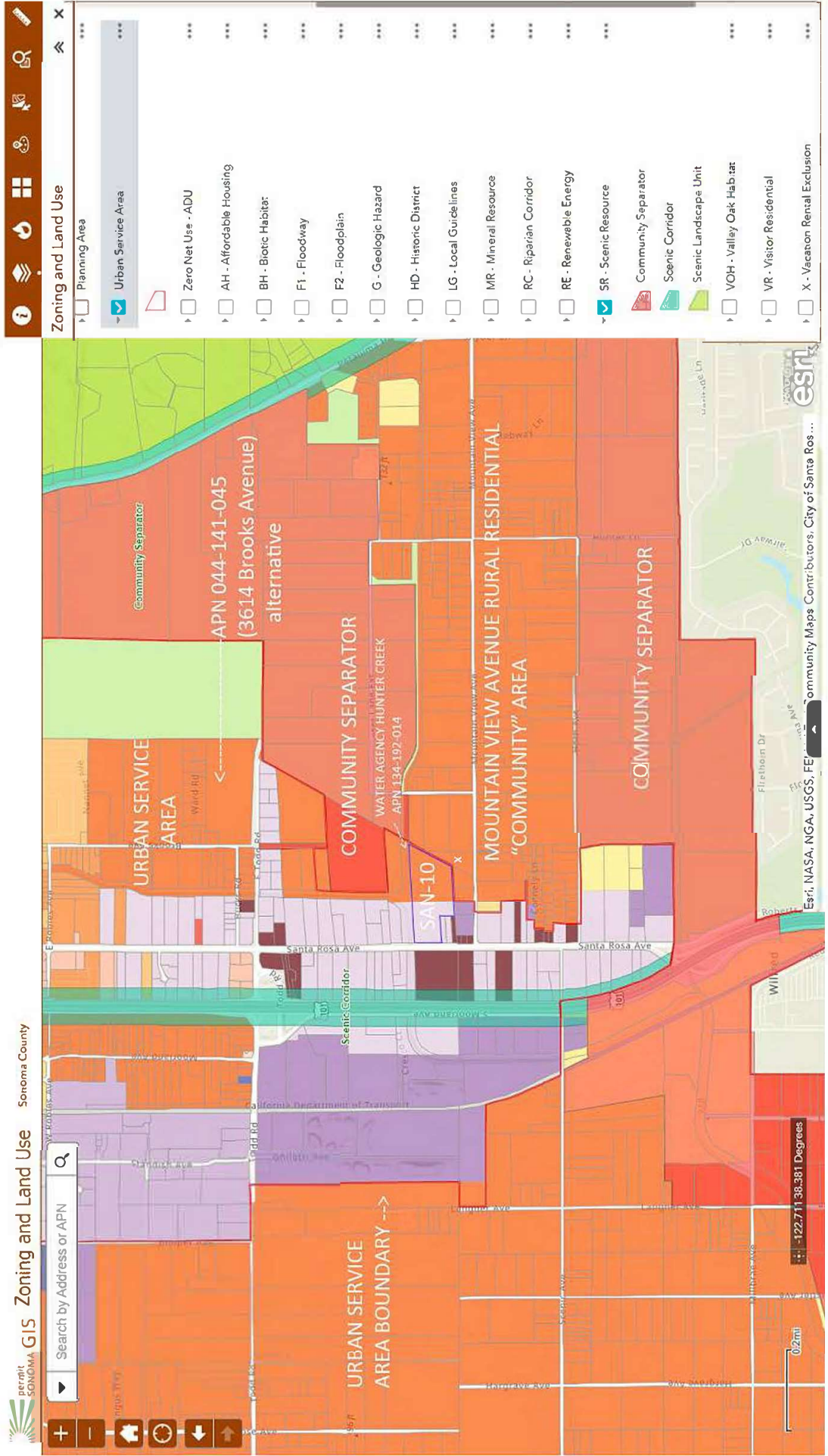
Rezone Sites for Housing Project 6 Santa Rosa

The Santa Rosa Urban Service Area (SAN), located south of the City of Santa Rosa, contains ten Rezoning Sites (SAN-1, SAN-2, SAN-3, SAN-4, SAN-5, SAN-6, SAN-7, SAN-8, SAN-9, SAN-10). The BSA is situated in an urbanized area, and all rezone sites would be surrounded by urban development, ...”

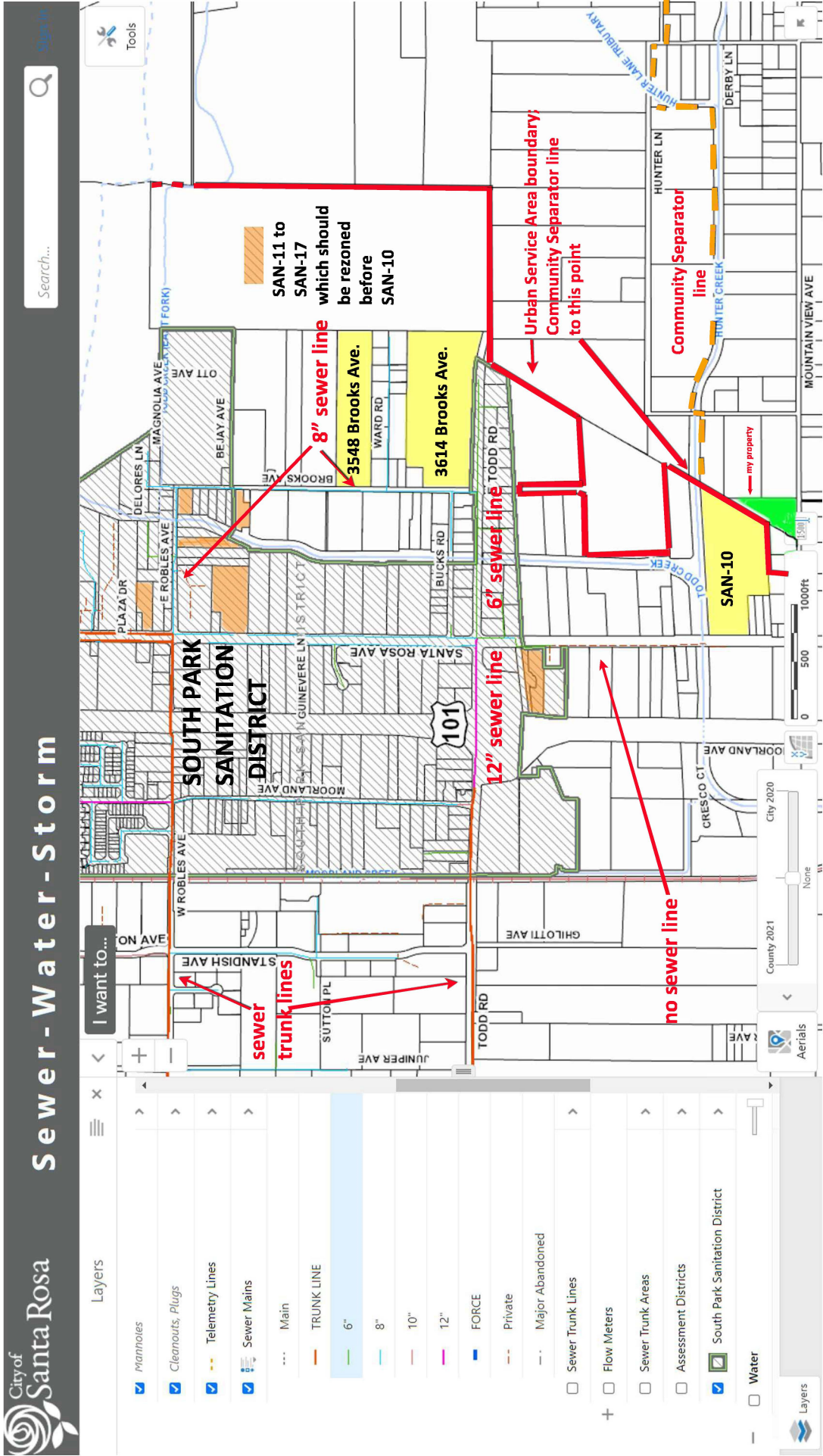
The last statement does not hold true for SAN-10.

SAN-10 is an exception in many ways.

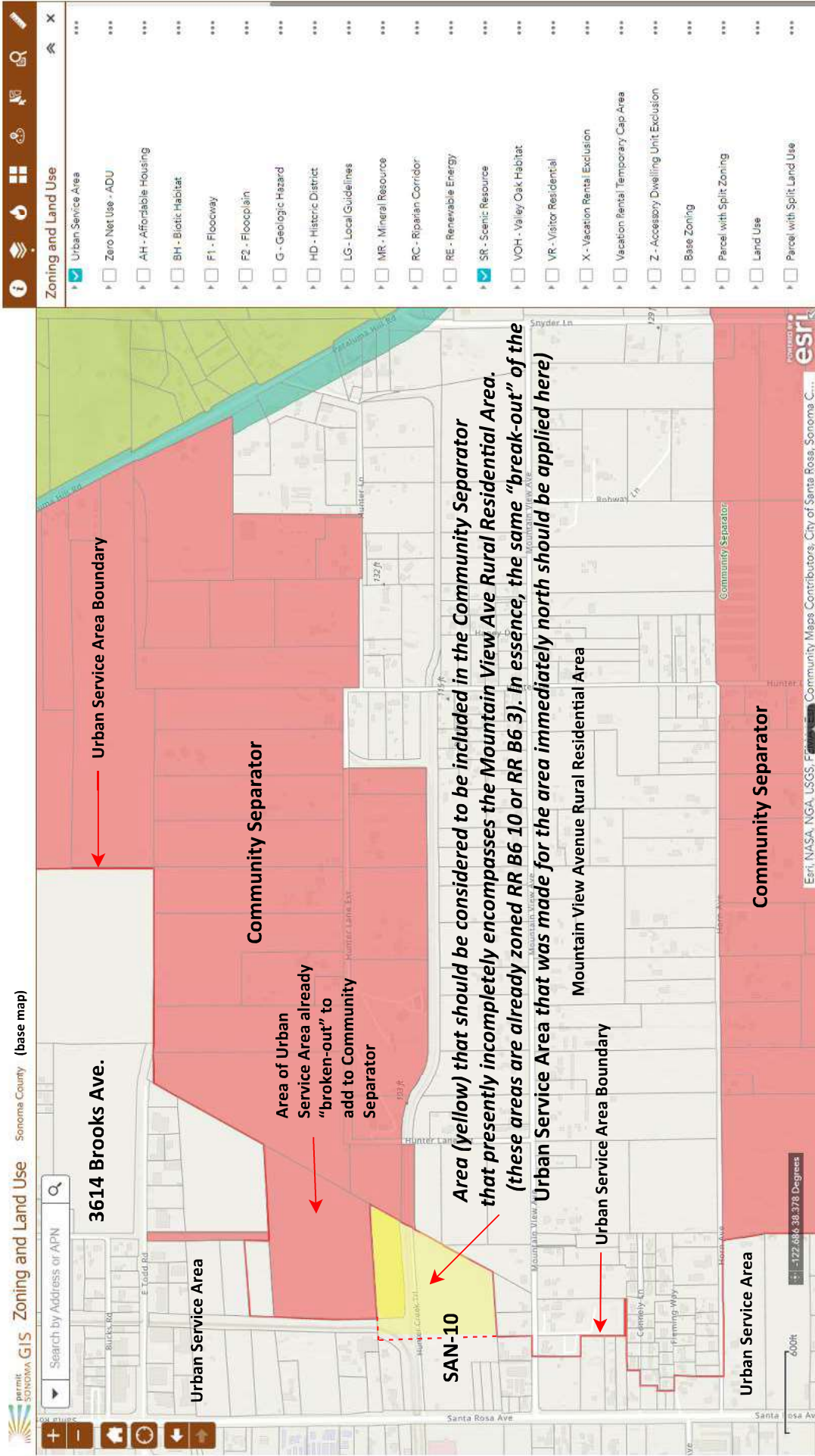
The further graphics attached give further reasons for exclusion of SAN-10 from the DEIR/EIR.



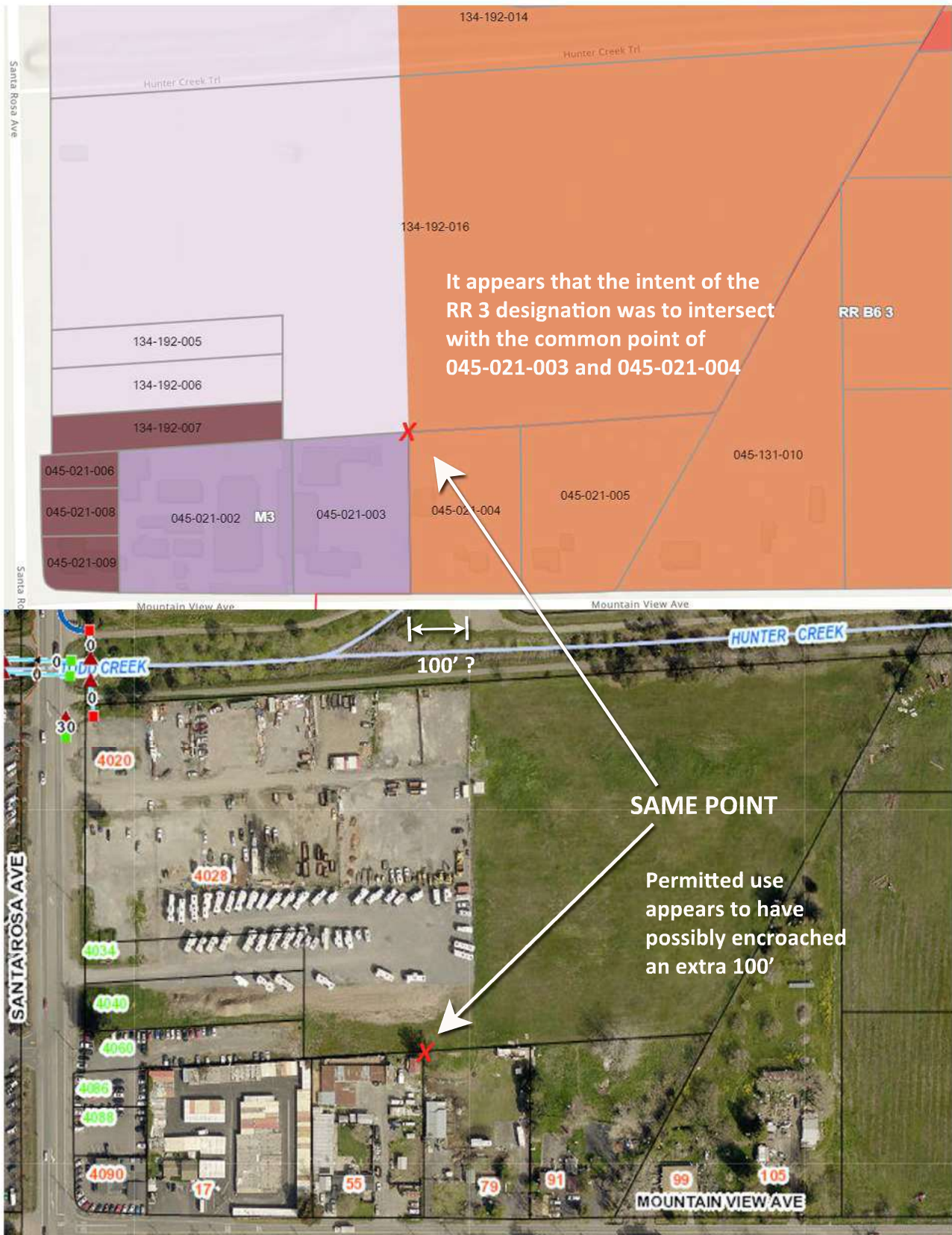
South Santa Rosa Urban Service Area and general Land Use from Permit Sonoma GIS



There are numerous other arguably better choices to include, based on sewer considerations (DEIR p. 2-4, pt. 2 and SC code sec. 26-75-020 (b)), rather than SAN-10 : SAN-11 to SAN-17 as well as 3548 and 3614 Brooks Avenue



The eastern portion of SAN-10 now zoned RR 3 should be included in the existing Community Separator



The owners of parcel 134-192-016 should not be rewarded with a “bonus” chance to develop their property when an arguable encroachment is in existence.

Sonoma County Code Sec. 26-75-010. - Applicability.

The WH combining district may be applied to properties within designated urban service areas with the following base zones:

- (a) LC (Limited Commercial) District;
- (b) C2 (Retail Business and Service) District;
- (c) MP (Industrial Park) District;

- (e) M1 (Limited Industrial); and
- (f) PF (Public Facilities) District

(Ord. No. [6247](#), § II(Exh. F), 10-23-2018)

Parcel 134-192-016 (SAN-10) is split-zoned. The WH Combining District can only be applied to the part zoned as M1. The Combining District designation of RC 100/25 VOH applies to both zonings of SAN-10.

If SAN-10 is included in any rezoning this language should be incorporated:

The WH Combining District applies to only the portion of SAN-10 now zoned M1.

The above also seems to be consistent with:

Permit and Resource Management Department
POLICY AND PROCEDURE Number 8-3-3
Subdivision of Split-Zoned Parcels

From: [Scott Orr](#)
To: [PlanningAgency](#)
Subject: FW: FORESTVILLE HOUSING
Date: Thursday, July 13, 2023 11:09:26 AM

Scott

From: Greg Carr <Greg.Carr@sonoma-county.org>
Sent: Thursday, July 13, 2023 10:44 AM
To: Scott Orr <Scott.Orr@sonoma-county.org>
Subject: Fw: FORESTVILLE HOUSING

fyi

From: John Pusey <jpusey@ix.netcom.com>
Sent: Thursday, July 13, 2023 9:25 AM
To: Greg Carr <Greg.Carr@sonoma-county.org>; Caitlin Cornwall <Caitlin.Cornwall@sonoma-county.org>; Larry Reed <Larry.Reed@sonoma-county.org>; Evan Wiig <Evan.Wiig@sonoma-county.org>; Kevin Deas <Kevin.Deas@sonoma-county.org>
Subject: FORESTVILLE HOUSING

Please approve the amended Housing Element drafted by staff and final EIR, including removal of FOR-2, FOR-5, and FOR-6 sites.

John Pusey
Forestville 95436.

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From: [Jon Evans](#)
To: [PermitSonoma-Housing](#)
Subject: 16050 Laughlin Road APN: 069-230-067
Date: Thursday, July 13, 2023 10:34:26 AM

To Whomever it May Concern;

I am writing to oppose the proposed rezoning of 16050 Laughlin Road from Rural Residential two dwellings per acre to High Density Residential Twenty Dwellings per acre. I realize I am past the deadline of written response by July 12th, but since I was only notified a week before the hearing in Santa Rosa, and did not receive the hearing notice until a couple of days before the hearing scheduled for today, I am hoping I may be granted an exception. My residence is 14760 Armstrong Woods Road, which is on the corner of Laughlin and Armstrong Woods Rd. My property is directly across the street from 16050 Laughlin, and if the proposed project is to be approved, it would adversely affect my family's quality of life in many, many ways. We purchased 14760 Armstrong Woods about 8 years ago, and we fell in love with the peaceful quietness of the Armstrong valley. If we had known of the proposed project, we would not have purchased our property, and if approved, we may be faced with trying to sell our beautiful home and relocating. The adverse effects this project would have on the Armstrong Valley are numerous:

1. A high density apartment building in the midst of low density urban rural residential housing is completely out of place and would stick out like a sore thumb. It would **ruin** the character and charm of the valley.
2. Congestion. The only access to Armstrong Valley is through downtown Guerneville Main Street, which is already horribly over congested with traffic. The traffic backs up for MILES in both directions at the intersection of Main St. and Armstrong during peak hours. Adding high density housing which must access this intersection would only make the congestion for residents much worse.
3. Noise pollution. A high density apartment building with more than 100 units would generate increased levels of noise pollution to the area.
4. Pollution and trash. We already have a lot of tourists and irresponsible people dumping trash in the area. An apartment building would make things even worse.
5. Fife Creek pollution and environmental impacts of the project.
6. Crime levels would go up in the area. I can leave my doors unlocked when I leave my house without worrying about being robbed. With a low income apartment building across the street from me, I will need to build higher security fences, install security cameras, and increase the security of my home in general. Guerneville school is nearby and my children walk in the neighborhood. With the apartment building nearby, I would not feel as safe.
7. The negative impacts of construction of such a project would greatly affect the quality of life for all the residents in the area, especially those who live down Laughlin. The negative impacts of construction to my property and quality of life would be gigantic. I am literally across the street from the entrance to the proposed project.
8. Flood concerns. When Russian River and Fife creek flood, there is no escape route and access for emergency vehicles is completely closed off. The demand for emergency vehicle access to the area would be much greater with a high density apartment building, especially during

times of flooding.

9. Wild fire concerns. As stated, the only escape route from the Armstrong Valley area during a wildfire event would be through downtown Main St, downtown Guerneville, which is severely congested. What is the proposed escape route in times of emergency?
10. Property values would be adversely affected for the residents in the area of the proposed project.

We the residents of this area are pleading with the county to see that the negatives far outweigh any positives of this proposed project. The project is completely inappropriate for this area and should be considered elsewhere!

Respectfully,

Jon Evans

Mechanical Engineer

Parker Hannifin Corporation

Electromechanical Automation, NA

5500 Business Park Drive

Rohnert Park, CA 94928

Phone: (707) 584-2409

Fax: (707) 584-2470

Email: jmevans@parker.com

www.parker.com



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From: [Mary J](#)
To: [PermitSonoma-Housing](#)
Subject: Rezoning 458 Craig Ave ?
Date: Thursday, July 13, 2023 11:07:31 AM

EXTERNAL

As a immediate neighbor to this property I find this very disturbing. The infrastructure in this neighborhood cannot take 10,20 or 53 more units here . We are already dealing with gangs , robberies, street racing , M 80s & other forms of explosions (fireworks) and the wild life that use the property . You can not drive out of the road when school is in session because the back up on Craig Ave .

Sincerely, Mary Jones
468 Craig Ave .

Sent from my iPhone

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