

**From:** [Judith Weller](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Proposed low income workforce housing Forestville  
**Date:** Tuesday, May 30, 2023 11:07:11 AM

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## EXTERNAL

To whom it may concern,

I join with many others to express my understanding for the need for affordable, accessible housing in the Forestville area. However, I am opposed to this project for the following reasons including but not limited to,

Emergency evacuations: During the last two fire evacuations, it was bumper to bumper traffic on River Rd., Front St in Forestville, Hwy 116, Hwy 101 and Hwy 12. All routes we and hundreds of thousands of others used.

Parking and public services: During the summer vacation months, crowds come to enjoy the river. There are very limited to nonexistent services. Our local neighborhood streets are packed with illegally parked vehicles. Many of these folks use the bushes along the river and on our small neighborhood streets as toilets and leave heaps of garbage. Adding thousands of new residents their family and friends to the influx of the out of area folks just seems like a bad idea.

Emergency services: We have only one fire station in Forestville.

More often than not, our Sheriffs can't even respond to many of the calls they receive.

Local Grocery store: We have one market situated well away from the downtown Forestville area. It is NOT within walking distance of town. And the parking for this market requires negotiating the high-speed traffic on Mirabel rd.

Medial services: I'm not sure that we even have a clinic or doctor's office at this point.

Please scale this project way down or table it for the time being. Please don't put more pressure on our River communities than they currently have! The Forestville town and environs are not an appropriate location for this project.

Thank you for your consideration.

Judith Farina

11540 Sunnyside Ave. Forestville, CA 95436

Sent from [Mail](#) for Windows

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**From:** [Becky Boyle](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Updated Housing Element and Apendix  
**Date:** Friday, June 30, 2023 5:24:43 PM

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EXTERNAL

Hi, thank you for the updated Housing Element. I cannot find the Appendix's (notably of interest- Appendix D). Can you please provide.

Thank you,  
Becky Boyle

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**From:** [Norma YUKICH](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Re proposed change in zoning for 3427 Moorland Avenue  
**Date:** Wednesday, July 5, 2023 9:07:49 PM

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## EXTERNAL

The above address is directly across the street from the home we have lived in for 40 years. We object to the proposed change in zoning of the above property from UR 5 to UR 20.

A huge consideration is water usage. Would rezoning require connection to city water? If not, we are adamantly opposed to a substantial increase of well water users on increasingly fragile and unreliable local groundwater sources.

Additionally, between West Robles (nearest cross street north of this property) and Todd Road to the south, there are no sidewalks, and deep ditches on both sides of the road, making it difficult and unsafe for pedestrians and bicyclists to travel on Moorland Avenue. A high density project on this property will add dozens of additional motorists, pedestrians, and bike riders to already dangerous road conditions.

Perhaps you remember Patrick Scott, the Elsie Allen High senior who died in 1998 because there were no sidewalks on Bellevue Avenue - 4 years after the school opened. How can responsible adults create situations that require children to walk on the roadway in order to access their neighborhood schools and parks?

It's also worth mentioning that there should have been a pocket park decades ago at the site that ultimately became Andy's Unity Park (the only public space in our increasingly populated neighborhood, and the only park within walking distance for hundreds of children.) It was a condition of increasing the density of the Anteeo Way area development. We understand that the developer went bankrupt as a result of the cost of connecting to city water, and thus was absolved from making the park. Our children, now in their 30's and 40's, grew up with the Misfits Motorcycle Club on that site, and after the clubhouse was razed, it became a vacant lot for decades. It took another blood sacrifice of a child - the death of Andy Lopez in 2013 - for our long-promised neighborhood park to come to fruition.

So if we appear unconvinced that our neighborhood concerns are actually taken seriously by the powers that be in Sonoma County, convince us otherwise. You might start by giving us more time to respond; by the time we received the letter regarding this proposal, mailed 7/3, it was 7/5. "Comments received at least 10 days prior to the hearing will be included in the staff report; all other comments will be made available to decision-makers prior to or at the start of the meeting." The meeting is on 7/13, so even though we are responding at the earliest possible time, we are already less than 10 days away. So maybe you'll receive our concerns ahead of time where you can read and consider them, or maybe even contact us if you have questions. Or maybe you'll briefly skim through this email right before you make your decision, without

giving it any serious consideration at all. We have no way of knowing.

In any case, we are opposed to a change in zoning for 3427 Moorland Ave. unless water and infrastructure issues are addressed and corrected.

Norma and Jim Yukich  
3442 Moorland Ave., Santa Rosa, CA 95407  
707-327-6661

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**From:** [Randy Roberts](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** APN-052-272-011 - 458 Craig Avenue  
**Date:** Wednesday, July 5, 2023 3:01:51 PM

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**TO MEMBERS OF THE SONOMA COUNTY PLANNING COMMISSION:**

**RE: APN-052-272-011 - 458 Craig Avenue REZONING**

**IN THAT:**

**NONE** of the lots within the surrounding neighborhood are zoned UR 20,  
**NONE** of the surrounding neighborhood is zoned commercial or industrial,  
**NONE** of the surrounding neighborhood is zoned for affordable housing, and there is very limited acreage available for such,

**Traffic** in the neighborhood on Railroad Avenue during morning and evening hours is already highly impacted by the lack of adequate continuous north/south corridors through the Sonoma Valley, and Riverside Drive; Craig St., Railroad Avenue and other surrounding streets are already impacted by traffic caused by the El Verano Elementary School,

**Parking** in the surrounding neighborhood, on Railroad Avenue to the south and Craig St. to the west, is already impacted by rental duplex housing and the current restriction of parking on Railroad Avenue in front of identified property and the El Verano school bus depot,

**Sidewalks** are not existent on the north side (Craig St.) of the identified property, Craig St. to the east of the identified property and Railroad Avenue to the north of the identified property, and on most of the streets in the surrounding neighborhoods to the north and south of the identified property, east of Railroad Avenue,

**The identified property** is adjacent to the El Verano Elementary School, which is experiencing diminished pupils due to the cost of local housing,

**The identified property** is currently used for community purposes for which another site will be difficult, if not impossible, to obtain in the surrounding neighborhood,

**Park area use** within the walkable neighborhood for miles is limited to the Ernie Smith park solely,

**ZONING FOR THE IDENTIFIED  
PROPERTY SHOULD NOT BE**

**CHANGED,** unless it is designated entirely for purchasable affordable housing with a density of no more than 10 units per acre and with adequate parking for 2 cars per unit located on the property.

**RANDALL ROBERTS**  
**EL VERANO**

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**From:** [Todd Martin](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Amendment to General Plan Use - 355 Adobe Road  
**Date:** Wednesday, July 5, 2023 2:13:18 PM

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Responding to the notice of changed zoning for APN: 047-091-013. We have work that is currently underway to address the congestion at the corner of Adobe and Petaluma Hill Road that won't be done until 2025 or 2026 based on the existing traffic. The dramatic increase in density (and traffic) is especially concerning coupled with the already problematic traffic problems related to pickup and drop off times at Penngrove school. How do the planners intend to address the congestion that this dramatic increase in local traffic will add to this already congested roadway?

Regards--  
Todd Martin  
360 Adobe Road, Penngrove Ca  
[tbmartin@gmail.com](mailto:tbmartin@gmail.com)  
415-971-7738

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**From:** [kathleenbrown707@gmail.com](mailto:kathleenbrown707@gmail.com)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Board of Zoning Adjustments Meeting July 13, 2023 (APN 130-176-013)  
**Date:** Thursday, July 6, 2023 2:48:58 PM  
**Attachments:** [image0.jpeg](#)  
[image1.jpeg](#)  
[image2.jpeg](#)  
[image3.jpeg](#)  
[image4.jpeg](#)

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To whom it may concern,

I am writing regarding the potential rezoning of 8525 Graton Road (APN: 130-176-013).

I am a property owner living at 8547 Graton Road, Sebastopol, CA 95472. I recently purchased the property in April of 2021 to escape the hustle and bustle of city living and get some peace in a more rural area. I am concerned about a huge multi-unit trailer park going in right next door which will increase noise, car traffic at an already busy intersection, and foot traffic right in front of my house. Also, I am worried about the potential crime it will bring, especially considering that there is a liquor store right across the street. This is not what I envisioned when I purchased the property and has the potential to greatly reduce my property value. Growing up in Sonoma County, when I went to purchase my first home, the only place I could afford was in Lake County. I always intended on moving back but was stuck in my home in an upside-down mortgage for 17 years. I saw firsthand how a distressed community is affected by a lot of low income housing that is not located in the right areas. It hurt my property value. I don't want that to happen again.

I understand the need for low income housing, but do not feel that this is a good location for it considering that there are no nearby (within walking distance) grocery stores, medical facilities, or any businesses really. (aside from the two tasting rooms, a plant nursery, and the liquor store.) Also, where is all the water going to come from to accommodate all these new units? What about sewer? Can our little community handle these issues?

This is a scenic highway. Are we going to allow an ugly trailer park to be built here that will attract crime and drug use? I know that there is a small temporary trailer park right across from Lucky's in Sebastopol. Even with fulltime security, there is a lot of questionable activity and individuals with mental health issues that are frequently seen in that vicinity. Not to mention additional trailers and abandoned cars on the street. I really do want to help these individuals, and know there is a need, but am concerned that this is not the best place for this housing.

Also, I am concerned about how the property will be upkept and managed. You can see that the owners have left an abandoned shipping container, a fallen down tree, high weeds and blackberry bushes. This has been this way the entire last two years that I have lived at this property. If they can't even bother to fix these minor issues, how are they going to upkeep an entire trailer park?



I strongly oppose the rezoning of 8525 Graton Road.

Thank you for your consideration.

Kathleen Brown

8547 Graton Road

Sebastopol, CA 95472



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**From:** [Mary Tamargo](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** 141456 Sunset Avenue APN: 070-070-040 Guerneville  
**Date:** Thursday, July 6, 2023 2:39:32 PM

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EXTERNAL

Regarding the Proposal to change subject land use from UR 4 to UR 20

I have lived at 14141 Woodland Drive for over 30 years and strongly oppose the land use proposal from UR 4 to UR 20. The traffic on our hill has increased significantly over the 30 years I've lived here. Adding 20 more units would add to the congestion. With wildfires being a major concern this is also a concern of getting everyone off our hill. Quality of life, traffic and safety outweigh profit. I vehemently oppose a change of this land proposal.

Mary Tamargo  
14141 Woodland Drive, Guerneville 95446  
Sent from my iPad

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**From:** [Paul R](#)  
**To:** [PlanningAgency](#)  
**Subject:** Letter for all the Planning Commissioners re July 13, 2023  
**Date:** Thursday, July 6, 2023 3:17:48 PM  
**Attachments:** [PRockett Let to PlanComm June 2023.pdf](#)

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Please provide the attached letter to all of the Members of the Sonoma County Planning Commission. These are comments on project PLP20-0018, the review of the Housing Element FEIR on July 13, 2023.

Thank you.

Paul Rockett  
781 Ernest Dr.  
Sonoma, CA 95476  
(925) 895-4501

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6 July 2023, To Members of the Sonoma County Planning Commission:

The FEIR Housing Element before you is misleading and deeply flawed regarding both the Wildfire/Emergency Response sections 2.5 and 2.6, and the Population and Housing Section 4.14. Please reject the entire FEIR. Sections 2.5 and 2.6:

- 1) explicitly exclude consideration of wildfire risk, based on a court decision made TWO YEARS before the 2017 Nuns Fire,
- 2) ignore the impact of dead-end roads and police road closures on evacuations, and
- 3) utilize the totally unverified contention that in spite of a seven year reduction in County population, suddenly housing needs will grow 20% in the next 18 years – a claim debunked by the State Auditor in April 2022.

The Planning Commission is in the unenviable position of being asked to forgo issues of citizen safety from wildfires in order to build copious market-rate homes with a shrinking population, and a small amount of affordable homes, where the need is greatest.

### **I. Wildfire/Evacuation Risk**

First I would ask you all to reaffirm your belief that Climate Change is real, and that the extreme drought of the prior five years will return with a vengeance in coming years, triggering more and more-frequent Wildfires throughout our County. I beseech you to acknowledge that decisions you make today could well place new (and old) residents in paramount danger; people whose new homes may be located in or near High or Very High Fire Hazard Severity Zones (VHFHSZ). The Hanna project is directly across Arnold Dr. from a VHFHSZ, the Springs Specific Plan Donald St. area is WITHIN a VHFHSZ, and the Siesta Way Senior Center is at the choke point of a dead-end street, whose other end is in the middle of a VHFHSZ.

Under the present re-evaluation of fire hazard zones by Cal Fire, the Local Responsibility Areas of Hanna and the Springs Specific Plan Donald St. area will be assigned either High or Very High in early 2024. **If you approve the Housing Element now, you'll never know how close those 59 parcels will be to high-risk fire zones.**

The Housing Element FEIR links together all the projects now within the Sonoma Valley "Ring of Fire," including the SDC Specific Plan on Arnold, the Hanna project on Arnold, the Paul's Field Hotel and Housing on Verano, the Springs Specific Plan on Donald St., and the Siesta Way Senior Center in the Springs. Please look at a map. You'll see that you are contributing to the blocking of all escape routes from Glen Ellen, the Springs, and the north City of Sonoma. During the Nuns Fire of October 9-16, 2017, the following roads were closed by CHP:

SR-12 @ Cavedale  
SR-12 @ Madrone  
SR-12 @ Moon Mountain Rd.  
SR-12@ Trinity Rd.  
Arnold Dr. @ Madrone Rd.  
Warm Springs @ Bennett Valley Rd.  
SR-12 from Kenwood to Madrone Rd.  
SR-12 at Melita Rd.

In the attached figure of the extent of the Nuns Fire you'll see that the mid-section of SR12 was overrun by fire, and was closed completely. Traffic north could only flow north; traffic south of Glen Ellen could only travel south. EVERYONE south had only SR12 and Arnold Dr. on which to evacuate. All other routes were blocked. In addition CHP directed all traffic at Verano and SR12 away from Arnold Dr and down SR12 to escape. The result was to cause a massive traffic backup within all approaching side streets (where I live). Neighbors stood in line for an hour to move 1-2 blocks. Some, in frustration, returned to their vulnerable homes, hoping the fire would miss them.

None of those road closures appeared in the SDC evacuation analysis, none of them. To date the SDC calculation was the only real attempt to simulate a wildfire-driven evacuation in any Specific Plan. This applies to the 59 sites you are reviewing now. No one on the ground, not police or firefighters believes that future fire evacuations will be any quicker or easier than the Nuns Fire. Neither should you.

Thus the claim in sections 2.5 and 2.6 that adding hundreds to thousands of new homes will have no significant impact on evacuation times is ludicrous at best and irresponsible at worst.

Notably absent from the discussion of section 2.6 was any discussion of dead-end roads. Several of the parcels you are reviewing are on dead-end roads, e.g. in the Springs. Title 14 of the California Fire Safe Regulations is clear that dead-end roads shall not have new development, if they exceed specific lengths (e.g. 800 feet if occupied by sub-one acre lots.) Have you considered this?

Lastly, the Court decision Cal Building Industry Assoc. v BAAQM District is used to justify ignoring placing new residents in fire-unsafe areas. Not so ironically, this decision occurred in 2015, two years before the Climate-induced fires of 2017, 2019, and 2021 occurred. While several other court decisions regarding evacuation have been made since 2015, none were referenced.

Please do not accept this FEIR, if based only upon the Wildfire sections 2.5 and 2.6. To do otherwise is to assure dangerous living conditions for future residents, conditions you would not wish your own children to live in.

## **II. Actual County Population is Shrinking**

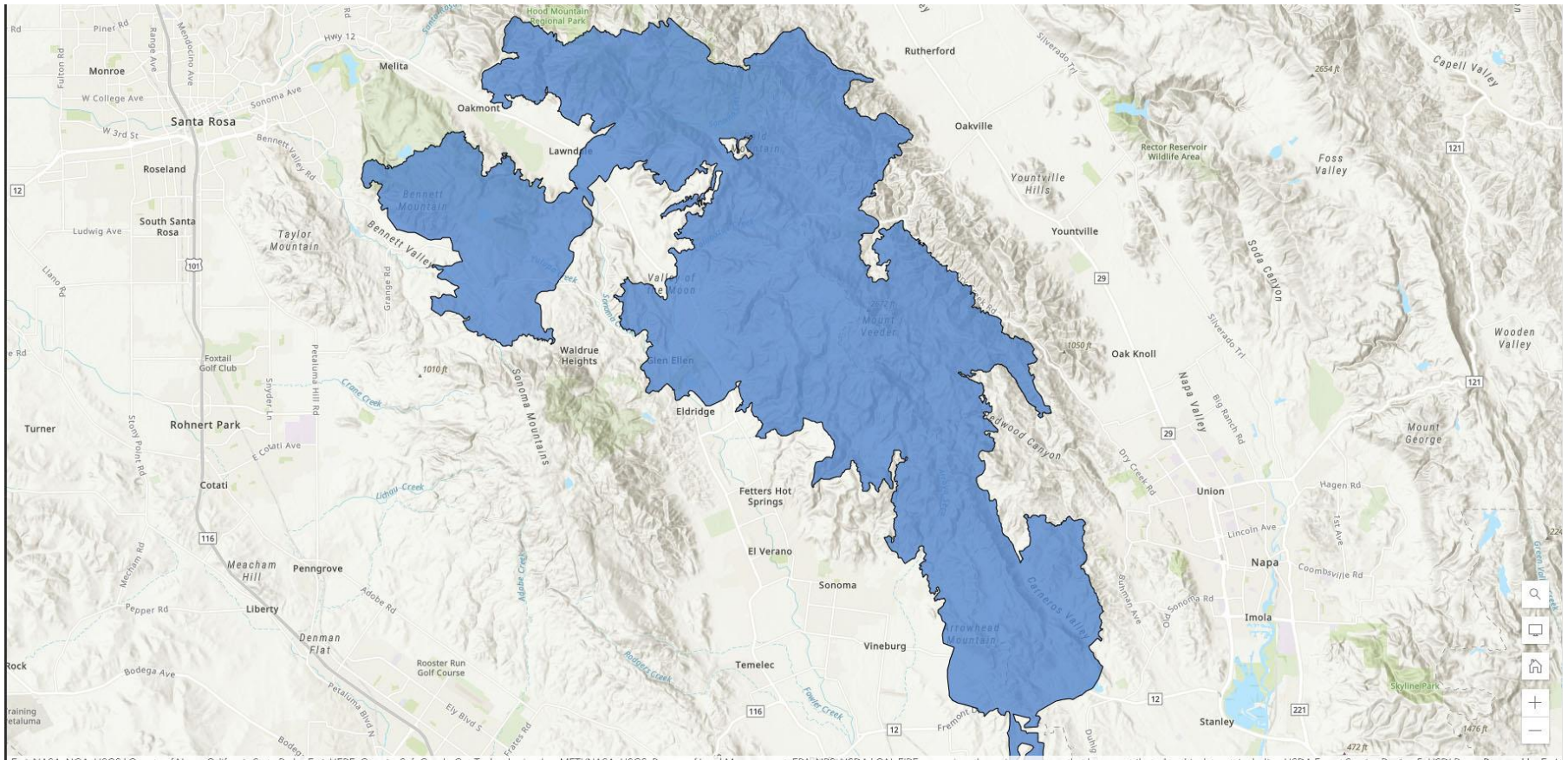
The driver of this FEIR is the need for affordable housing, which we all recognize. However, rather than build that directly, the County must build even more market-rate housing. The FEIR you are reviewing accepts the loss of 13% of the population in unincorporated areas over the last six years. Yet this FEIR claims a +0.8% growth in 2022, which is misleading and simply disinformation. The entire County's population in 2022 in fact shrank (it did not grow) by -0.5%! The unincorporated area population may be subject to boundary changes, but the total County population shows the continuing FALL of our population. We are adding market-rate houses, where the need is diminishing.

This is data directly from the Demographics Unit in the Cal Dept. of Finance. Look it up, please.

**III. Conclusion – This FEIR proposes developing houses most of which will not be needed. In return it shoehorns the few who get into its affordable houses into areas near VHFHSZs and compresses all communities into choke points that will endanger their lives during evacuations. That is a poor tradeoff. PLEASE DO NOT APPROVE THIS FEIR!**

Thank you.

**Paul Rockett, 781 Ernest Dr., Sonoma, CA**



# Nun's Fire Extent

Oct. 9-16, 2017

**From:** [Ellen Chaitin](#)  
**To:** [PlanningAgency](#)  
**Subject:** Hanna Proposed Development  
**Date:** Friday, July 7, 2023 11:24:38 AM

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## EXTERNAL

Attention Commissioner Carr:

My family's home, that we have owned for 34 years, is on Loma Vista Drive, in the immediate area of Hanna Boys Center. I read Comm. Carr's letter in the paper and appreciated the notice that he provided. Most of my neighbors and I are extremely concerned about the Hanna proposed development because of safety issues. Let me say from the start, I support affordable housing as do the neighbors to whom I have spoken but that is not the issue. Hanna proposes a hotel and retail among a massive number of living units. I am alarmed that Hanna can be considered as a pipeline project almost assuring that its project will be approved in full.

Before we even start talking about Hanna's proposed development, let's consider the enormous impact of the Sonoma Development Center development on our area that will eventually flow to other areas of the valley. Entering Arnold Drive from Loma Vista, and all the other streets that must use it, already takes life saving precision. Add additional traffic from SDC and then Hanna's proposal, the situation will be life threatening. Next we need to consider the traffic on both Arnold and Sonoma highway. By mid-day, the traffic is a crawl. If a fire necessitates evacuation, traffic will come to a standstill as it did the last time around. I understand that an emergency road is included in the SDC project but none is possible in the Hanna area. We must consider safety and plan accordingly for all proposed projects. Although I hope not, future fire is a realistic expectation.

I know other people are appropriately concerned about the inability of infra structure to support Hanna's proposal and the inclusion of the Hanna parcel in the Housing Element.

In conclusion, Hanna's mission has been to provide adolescent boys with a stable, alternative residence and school. The community has supported Hanna thru the years despite its difficulties. This proposed project has absolutely nothing to do with its mission and it doesn't need this humongous development to support its endowment and mission. I wonder if

its proposal is merely an attempt to position itself to negotiate and is surprised that reasonable minds are treating it as a serious proposal.

Thank you for your time.

Ellen Chaitin

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**From:** [Geoff Harrison](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** PLP20-0018  
**Date:** Friday, July 7, 2023 3:05:26 PM

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Dear sirs,

I received your letters regarding APN sites 039-320-051 and 039-390-022 and the upcoming hearing on July 13th at 1 PM. One is to add WH workforce housing and one is to change a parcel from R11 to R20 high density dwelling. I spent a few hours reading all the information online but was really looking for what the plan would be for these two sites. If there are plans other than the changes above, where can I view them? I could not find specific future architectural plans or descriptions for these sites.

Anything you can provide would be helpful.

Thank you,

Geoff Harrison  
479 Manka Circle  
Santa Rosa, CA  
95403

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**From:** [Josine LaMonica](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** County of Sonoma 6th Cycle housing - Permit Sonoma File # PLP20-0018  
**Date:** Friday, July 7, 2023 2:10:48 PM

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## EXTERNAL

How can I state the negative impact this will make on the surrounding community, I can not put into words.

I am the owner of the unfortunate property located right across the street from this project. My surrounding neighbor's and I will be impacted by TRAFFIC, High CRIME, and the loss of wildlife that comes and goes through this area. What is a happy rural area will now become a nightmare and an unhappy place for those who are within the area of the build. I have had my home for 33 years and now I am faced with the fact that I will have to sell, and that the property will no longer be worth anything. Because no one wants to live across from this dense over populated housing.

There are better locations for this type of housing, and HATCHERY ROAD is not one of them. We have no need for this type of housing here, those of us who want to live a better life with some space have now had that taken away because of **GREED**.

I am one land owner, who pay very high 'UNINCORPORATED' taxes to have a bit of land and now it will be worthless.

I don't know what the others think but already 2 houses on this street are going up for sale.. That is sad, and it all because of this permitted housing.

You are destroying a good community, and making it a horrible place to live and have no regard for the surround area.

Thank you for crushing my home

Josine LaMonica

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**From:** [Paul R](#)  
**To:** [PlanningAgency](#)  
**Subject:** Comments on Housing Element 6 - July 13, 2023  
**Date:** Friday, July 7, 2023 12:27:51 PM

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7 July 2023  
781 Ernest Dr.  
Sonoma, CA 95476

To members of the Sonoma County Planning Commission:

Re Subject – upcoming review of Housing Element 6, Project PLP20-0018

The Housing Element 6 set before you includes a covert process, more akin to a desperate bureaucracy than to a representative government. The Housing Element DEIR explicitly and FEIR implicitly include references to including “projects already in the development pipeline” and that “the remaining 569 dwelling units required in the County under the 6<sup>th</sup> cycle RHNA would be accommodated by currently planned and approved units in development...” One obscure reference in the extensive Housing Element documentation refers to the Hanna Project as one of these pipeline properties.

This is an obvious cynical mechanism for reducing the need for a detailed review of in-process planning for projects. **We in the nearby communities urge you to remove any reference in the new Housing Element to projects other than the 79 identified parcels.**

What other projects are included, but not directly stated in the Housing Element? Is the Springs Specific Plan and its 598 homes being taken for use in the new Housing Element? Will this mechanism be used to steamroll past the new changes by Cal Fire in confirming higher fire risk within the Donald St. part of the Springs Specific Plan and directly adjacent to the Hanna Project?

Both Hanna and the Springs Specific Plan/Donald St share deep concerns regarding building within or near a Very High Fire Hazard Severity Zone. You in the Planning Commission should be worrying about the ability of any of the new residents to obtain Fire insurance coverage. In my home in the Donald St area I can find NO insurance company, besides my grandfathered company that will offer me coverage. NO ONE. You should also be worrying about the collective effects of the SDC Specific Plan (1000 homes) – the Hanna Project (600 homes) – the Pauls Field Hotel and Housing (200 homes) – the Springs Specific Plan/Donald St. (598 homes) – and the Siesta Way Senior Housing Facility (94 homes). Wildfire evacuations of each facility will pile up on top of the next facility from Arnold down to Verano, and from SR12 down to Verano. Surely you don’t think that adding 2500 homes and 5000 cars will have NO impact

upon crowded roads during an emergency evacuation – DO YOU?

Do you remember the long evacuation times during the Nun's Fire just six years ago? I do.

The affected communities deserve a full discussion and review of nearby projects. Please see that this modicum of civilization continues in Sonoma County. Remove any references to any project other than the 79 chosen parcels within the Housing Element 6<sup>th</sup> Cycle.

Thank you.

Paul Rockett

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**From:** [Sean Fischer](#)  
**To:** [PlanningAgency](#)  
**Subject:** Comments re Adoption of the proposed Housing Element for the 6th Housing Element Cycle  
**Date:** Friday, July 7, 2023 2:32:36 PM

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Commissioners:

My name is Sean Fischer and I am a resident of Sonoma, District 1.

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 or from 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 for your consideration.

Respectfully,  
Sean Fischer

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**From:** [Sylvia Schwartz](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Proposed Zoning change  
**Date:** Friday, July 7, 2023 12:33:48 PM

---

EXTERNAL

Re: APN:047-152-019  
APN:047-152-020

As the owner of the above two parcels which are proposed to undergo zoning change, I wish to strongly urge support of this proposal. There is great need for additional housing in Sonoma County. My property would serve ideally since it has roads both on the front and back with city water available on one road and city sewage connection on the other.

I also support a percentage of the housing dedicated to affordability for low income families.

Sincerely,  
Sylvia Schwartz  
Sylvia Schwartz Trust

415-383-0506

Sent from my iPad

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**From:** [bnelcom@comcast.net](mailto:bnelcom@comcast.net)  
**To:** [PlanningAgency](#)  
**Subject:** Opposition to the Hanna Center's Proposed Development and Its Inclusion in the Housing Element  
**Date:** Saturday, July 8, 2023 11:42:18 AM

---

My husband, Craig Tracy, and I live in a home that abuts the property the Hanna Center owns and proposes to develop. We are strongly opposed to this development for the compelling reasons outlined below and want to register our 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, we 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.

Sincerely,

Barbara Nelson & Craig Tracy

16675 Arnold Drive; Sonoma, CA

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**From:** [Fred Allebach](#)  
**To:** [PlanningAgency](#); [Scott Orr](#)  
**Subject:** Public comment on County Housing Element Final EIR, For 7/13/23 BZA agenda item PLP20-0018  
**Date:** Saturday, July 8, 2023 1:18:27 PM  
**Attachments:** [County HE FEIR public comment.docx](#)

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Fred Allebach

7/8/23

**Public comment on County Housing Element Final EIR**

For 7/13/23 BZA agenda item PLP20-0018

1,150 words/ two+ pages is all

<https://permitsonoma.org/planningcommissionmeetingjuly132023>

This is a public comment on the County Housing Element (HE) EIR. I will address the phenomena of using CEQA to stall and kill projects of all types. It is [well known](#) that CEQA is used in any way possible to find impacts to stall and hold projects up. Yet, the County has to find room for 3,800 units in the 6<sup>th</sup> cycle HE and with the housing inventory no net loss law, near 50% of these have to be for, and to find potential space for, people who make Low and Very Low annual income.

These units have to go somewhere in the County's unincorporated area and it is unrealistic to insist on no environmental impacts when the social equity leg of the sustainability triple bottom line, as it pertains to housing, is so far in a deficit here.

It's only right that many of these 6<sup>th</sup> cycle RHNA allocation site inventory units go, for example in unincorporated Sonoma Valley, in TCAC Highest Resource Opportunity Areas like where the Hanna Project site is and where the SDC site is. This siting of 6<sup>th</sup> cycle housing inventory acts to integrate these TCAC (CA state tax credit allocation committee) Highest areas along class and race levels so they don't stay only white, wealthy, and low density. What these sites do is to balance the sustainability TBL, which needs correction to the equity bottom line.

Environmental protections, while needed, valid, and desirable, have been used to create an untenable housing situation in the state and Sonoma County, and in Sonoma Valley. It is not for nothing that CEQA is being contemplated to be waived for homeless shelters and low-income housing in AB 1907. Changes to the General Plan (GP) and zoning are justified; the County HE has to adapt to changing circumstances, especially when lower income people stand to be harmed by pressure to be consistent with current GP and zoning policy.

As a Sonoma Valley resident up on current events, I have a concern that this BZA hearing on

GP and zoning amendments, and on the 6<sup>th</sup> cycle HE CEQA FEIR, will be used as a vehicle to attack the Hanna pipeline project in an overall effort aligned with the SDC project resistance, to keep Sonoma Valley less dense and to avoid impacts from the County's RHNA obligation here.

Permit Sonoma should expect another lawsuit on the Hanna pipeline project similar in basis to that of the SDC project. Now is not the time to discuss the merits of any particular projects, but as noted above, CEQA is but the first stage of project merit resistance. I encourage the Planning Commission and BOS to see the larger game in play here and contemplate just where the 6<sup>th</sup> cycle site inventory is supposed to go? Are not urban service areas (USAs) near urban areas appropriate for County HE infill? If not here, where? Somebody else's back yard?

Is it justifiable to maintain unincorporated area segregation on the basis of environmental risks that all residents must bear anyway? How many ways can segregation be justified? Do possible EIR impacts justify building a wall and keeping more people out, esp. if in the 6th cycle HE @ 50% of units have to be for lower income and there are legal teeth to make sure these units get produced?

The County can't force these units into cities; the units have to go in unincorporated areas, mostly in USAs.

Amendments to the GP and to zoning status quo are justified and called for bc things can't stay the same here and still make room for the needed housing in unincorporated areas, esp in TCAC Highest Resource Opportunity Areas. Urban service areas like where the Hanna Project is, are the exact areas that should be used for infill projects and not treated as if they were wilderness. USAs near cities are the County's housing sacrifice zones where there is municipal water and sewer, and where proximity to urban areas is close by, a lot closer than people having to drive in from American Canyon, Fairfield or Lake County. Let's get real about cumulative VMT impacts if Sonoma Valley externalizes its housing needs.

CEQA and environmental impacts need to be put in larger perspective, and the sustainability triple bottom line and full cost accounting need to make room for social equity in a place where green protections are so far out of balance and top heavy. Sonoma Valley has a City UGB and unincorporated green separators that hem all development into a small, proscribed USA area. Are we to believe that even this USA infill is too much to bear? C'mon!

Given that the County has a serious housing crisis of long-term duration and it keeps getting worse in part due to underproduction of units and lack of supply, something has to give in land use planning, GP amendments, zoning changes, and the Housing Element site inventory so as to accommodate the lower-income people who keep getting displaced from the County. If this comes at a cost of higher VMT, well that may have to be an unavoidable effect bc the

only other alternative is using CEQA to build a wall around the County and turn away all new people, (and thereby creating more housing scarcity and driving up housing prices even higher) even as the existing residents are wasteful and have high GHG impacts themselves in their single-family homes.

The GP and zoning need to adapt and not be seen as strict constructionist, never able to be changed. Are we planning textualists and literalists or adaptationists? IMO, the GP has to be a living document, not cast in stone. How did Sonoma County ever get from giant ranches and all mixed ag lands to where we are today if there were never any zoning changes?

I encourage the PC to not make CEQA trouble on the HE site inventory. The HE will have to have site inventory for the full AMI range of the 6<sup>th</sup> cycle RHNA allocation and if the County is lucky it may get near a quarter of that RHNA in the one Hanna pipeline Project, this in a Sonoma Valley sorely in need of new supply of all types, and in an area that calls to be integrated by, for now with the Hanna draft project, at least a 25% inclusion of lower income and senior housing, if not more.

The County does not control City centers and it's not feasible or realistic for the County at this point to try and put its RHNA onto cities; that's not the County HE charge now. What's proper here is to amend the GP and zoning and to use the urban service areas, especially those near cities like in Sonoma Valley, to satisfy its 6<sup>th</sup> cycle RHNA.

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Fred Allebach

7/8/23

**Public comment on County Housing Element Final EIR**

For 7/13/23 BZA agenda item PLP20-0018

<https://permitsonoma.org/planningcommissionmeetingjuly132023>

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**From:** [marilyn wolters](#)  
**To:** [PermitSonoma](#)  
**Subject:** 16450 Laughlin Road  
**Date:** Saturday, July 8, 2023 11:45:55 AM

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**EXTERNAL**

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**From:** marilyn wolters  
**Sent:** Friday, July 7, 2023 3:31 PM  
**To:** Permit-Sonoma-housing@sonoma-county.org <Permit-Sonoma-housing@sonoma-county.org>  
**Subject:** 16450 Laughlin Road

Dear Permit Sonoma:

I am submitting my objections to your building the proposed units on Laughlin Road:

We are already isolated by flash flooding of Fife Creek. There are many days when we cannot leave the valley, except by hazardous roads if they are open. How could you consider adding more residents?

Climate change is here and unforeseeable. Runoff from the 83 units on that site will increase flooding drastically. This will impact those here already and increase flooding at the elementary school.

Many of us are elderly and might require urgent care. Additional flooding interferes with our ability to leave the valley should our health demand it.

We are in an area regarded as high fire risk by Cal Fire. We are surrounded by flammable forest. Wildfires are projected to get worse. Building in high risk areas should not be considered.

We have already been evacuated twice for wildfires. Evacuation was difficult with the number of residents who already live here. Adding more would make it so much more difficult.

The county says it is committed to reducing greenhouse gas. There are few jobs in Guerneville, so this would encourage more commuting and make roads more crowded.

Many products and services cannot be purchases in Guerneville, requiring trips to Santa Rosa and beyond. It will be a while before we all have electric cars. This too will increase greenhouse gases.

Is there adequate infrastructure? How much additional infrastructure will be needed for community safety and at what expense?

Can the sewer support this increase? Can the water system?

Thank you very much,

Marilyn Wolters

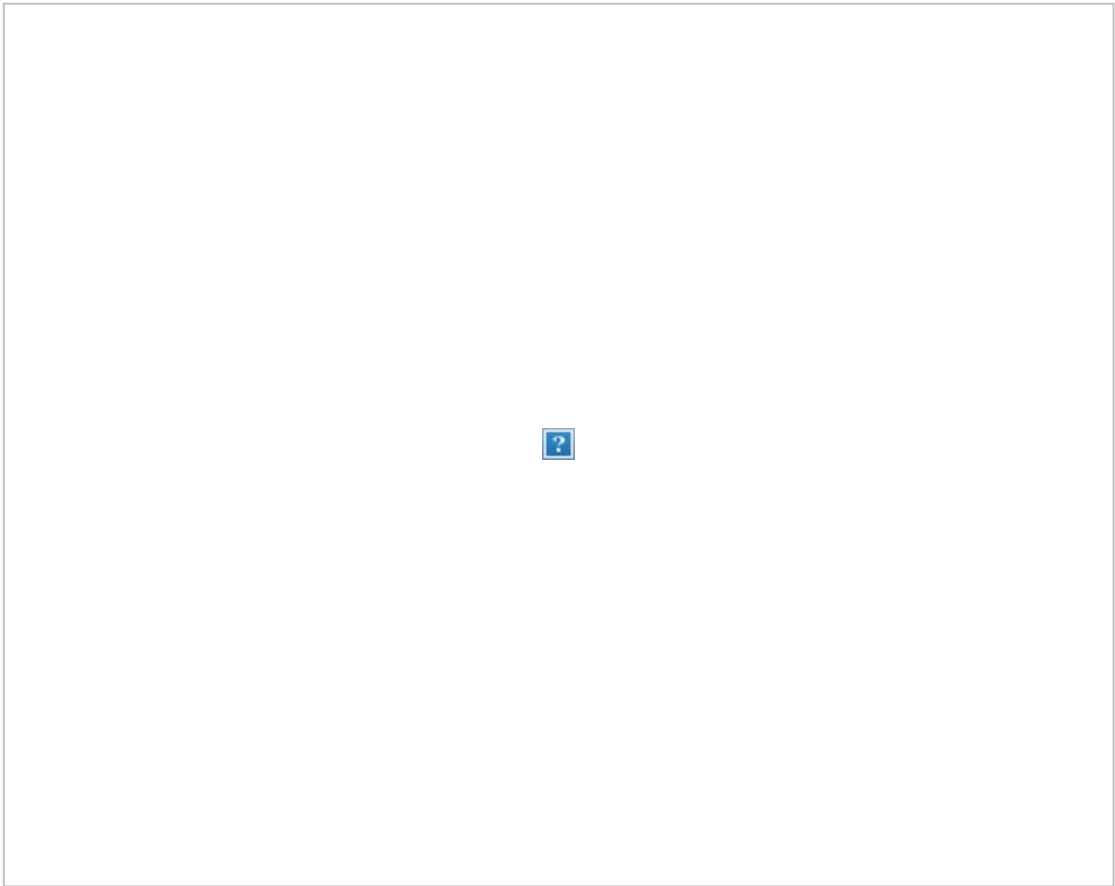
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**From:** [Sean Maley](#)  
**To:** [PermitSonoma](#)  
**Cc:** [permitsonoma-housing@sonomacounty.org](mailto:permitsonoma-housing@sonomacounty.org)  
**Subject:** 16450 Laughlin Road  
**Date:** Saturday, July 8, 2023 4:19:49 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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I am in objection to the proposal of 84 units on 16450 Lauhlin Road for the following reasons, aside the fact that once you turn left on Laughlin to access this property, it is a 1 lane road:



Sean Maley and David Hasslinger

**Sean Maley**

CA BRE #:1057229 | NMLS #: 237207  
Direct: 415-845-9700  
EFax: 415-329-1951  
Email: [smaley@guaranteemortgage.com](mailto:smaley@guaranteemortgage.com)  
Website: <http://www.guaranteemortgage.com/agents/sean-maley>



[Steps to full loan approval](#)

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**From:** [Darren Perry](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Stakeholder Comment re: County of Sonoma 6th Cycle Housing Element, Permit Sonoma File No. PLP20-0018  
**Date:** Sunday, July 9, 2023 3:58:42 PM  
**Attachments:** [Jeannette Ave at Hicks Road.jpg](#)  
[Hicks Road.jpg](#)  
[Hicks Road at Jeannette Ave.jpg](#)  
[Hicks Road Frontage.jpg](#)

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We are writing to oppose the staff recommendation of a zoning amendment at 3280 Hicks Road, APN 130-146-003, as described in County of Sonoma 6th Cycle Housing Element, Permit Sonoma File No. PLP20-0018, which proposes to change an existing density of two dwelling units per acre (B6 2 DU) by a factor of ten, to allow twenty dwelling units per acre (B6 20 DU). The change would allow for 40 dwelling units on the 2.08-acre parcel at issue.

- This update is inconsistent with, and incompatible with, all adjacent properties.
- It will create a burden on existing infrastructure.
- Its stated goal of providing low-income housing opportunities is at odds with the public transportation system and employment opportunities in the area.
- The property is currently being marketed as a "Development Opportunity" - the rezoning application is an opportunity to increase the marketability of the property.

3280 Hicks Road is surrounded by three large properties with Agricultural/Residential (AR) Zoning, two properties of less than .25 acre each with Low-Density Residential (R1) Zoning, and a 4.33-acre parcel zoned Rural Residential. The 4.33-acre parcel includes a working apple orchard which abuts 3280 Hicks Road. There is no gradual change in density possible. Rather, this parcel would become an island of high-density housing on a rural road in a rural neighborhood of unincorporated Sonoma County..

Development at the scale proposed would create a burden on existing infrastructure. 3280 Hicks Road sits at the corner of Hicks Road and Jeannette Avenue. Hicks Road is a narrow, two-lane road, while Jeannette Avenue is a single-lane road (see photos). Stormwater flow is overland, and in roadside ditches. There is no municipal water service.

This zoning change is proposed in the context of "further[ing] the goal of meeting the existing and projected housing needs for all household income levels." While necessary and commendable, there is little public transit infrastructure to support commuting and there are few local businesses providing employment opportunities.

This property has been listed for sale for some time, with a sign promoting it as a "Development Opportunity" - currently, that opportunity is limited to the creation of 4 dwelling units on 2.08 acres, consistent with adjacent properties. Given the slightly higher density of development on Jeannette Avenue on the edge of unincorporated Graton (4 units per acre rather than 2), there is an opportunity to increase density in a way that is not disruptive or out of place. While there may be a middle ground, B6 20 DU--an increase by a factor of ten--is not consistent with that approach.

Finally, with respect to the zoning amendment portion of the Housing Element Update, the

process has not been transparent. Notice has been extremely short, making it impractical, if not impossible, for comments to be incorporated into the staff report. Our notice is dated July 3, and it requests written comments "at least ten days prior to" the July 13 hearing, for inclusion in the staff report. Mailing the notice ten days before the hearing made it impossible for these comments to be incorporated into the staff report. We intend to appear remotely at the hearing.

Respectfully submitted,  
Darren Perry and Marci Reichbach  
3287 Hicks Road

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**From:** [Jaye Deane Griffiths](#)  
**To:** [PlanningAgency](#)  
**Subject:** Fwd: Proposed re-zoning for 83 units at 16050 Laughlin rd Guerneville Attention: Board of Zoning Adjustments/  
board of Supervisors Action  
**Date:** Monday, July 10, 2023 8:57:02 PM

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

From: **Jaye Deane Griffiths** <[j.d.griffiths55@gmail.com](mailto:j.d.griffiths55@gmail.com)>

Date: Mon, Jul 10, 2023 at 8:53 PM

Subject: Proposed re-zoning for 83 units at 16050 Laughlin rd Guerneville Attention: Board of Zoning Adjustments/ board of Supervisors Action

To: <[Permitsonoma-housing@sonomacounty.org](mailto:Permitsonoma-housing@sonomacounty.org)>

AttentionBoard of Zoning Adjustments/board of supervisors action

Project: 16050 Laughlin rd Guerneville 83 units

I write today to voice my concerns about the building of 83 units at 16050 Laughlin rd. Guerneville. Building on this property intentionally puts the community at risk and in harm's way.

#### FLOODING

The impact of flat surface density on land versus porous surface negatively impacts hydroscopic absorption. This absorption is coefficient of the land and increases the sheet-flow coming off of said property during storms which directly impacts the flow of Fife Creek. The entirety of this property directly borders Fife Creek.

Additionally, modifying the topography of the land runs the risk of adding to and changing the current flood plain. The change in porosity and permeability to the geographical area adds to the increased sheet flow and increases flooding, endangering lives causing increased emotional toxic stress as well as physical duress which creates a negative impact on our healthcare system and over-stresses Medicare with the current number of elderly living in the community. This decision puts the elderly in jeopardy during a health emergency and feels as if they are being tossed by the wayside.

Has an analysis of properties that may change from the 50 yr. to the 100 yr. flood plan been completed? I ask as this will significantly change the financial impact when insuring our property.

#### FIRE

Cal Fire map has this property listed as a concern. How can Sonoma County approve additional units to be built in an area with but one safe road to exit. This creates congestion as experienced in the Paradise Fire which puts lives in peril and causes people to parish waiting in lines of traffic.

After recent evacuation mandates and the difficulties in getting current residents to safety, it

seems adding additional population density as proposed would only further stress the already burdened Fire Dept, Cal Fire, and the infrastructure. All this putting the community at risk, especially the very young and the elderly

### GREENHOUSE GAS IMPACT

As stated in the CLIMATE CHANGE ACTION RESOLUTION

in the Permit Sonoma Resolution highlights TO REDUCE

Goal #4 - Reduce travel

demand through focused growth

### GOAL OF INCREASING

RESILIENCE

Goal #1 - promote

healthy, safe communities

Goal #3 - promote a

sustainable climate resilient economy

As stated in "to Reduce" goal #4 How does adding 83 units to a community that has limited employment locally conform to reduced travel demand?

One might conclude there would be additional driving and commuting adding to the greenhouse impact

As stated in "increasing resilience" goal #1 - With additional flooding likely due to additional sheet flow off the property

Fire evacuation congested traffic

Children walking past the property to get to school

with no sidewalks

Children needing to be evacuated from school during

a flood and elderly stranded at risk medically

How does any of the above comply with a healthy

safe community?

As stated in goal #3 - with reference to a sustainable climate: When we added onto our home we were required to plant 15 trees.

How many additional trees will be

required in building 83 units?

Will old growth trees be removed in

order to build? The carbon sink in Old Growth can't balance new planting.

How does the above contribute to a sustainable

climate?

Lastly my most egregious concern as a mother and a grandmother is for the safety and welfare of the children. Watching them walk to school, past this property, and hearing them playing at recess is a bright spot in my life. Imagining the additional traffic due to 83 units being built in a community without sidewalks, endangering children, leaves me speechless. We were considering moving our grandchildren here to enter the Guerneville school, but are currently

rethinking the decision. The thought of safely walking to school or being evacuated during a flood is of grave concern. Studies show the negative effect of emotional toxic stress (experienced during a flood) impacts our health especially in children.

I ask what the county plans to do to protect our children? The children that may live in the proposed property, will they be informed of the many times Fife Creek currently floods? That in the past children were carried to safety from the school during one of the many floods? This toxic stress will affect their lives hence forward. I ask that you take into consideration the risk to the community this build will cause and keep all out of harm's way for the greater good. With gratitude Jaye Griffiths 14800 Armstrong Woods rd,





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**From:** [Paul Chaussee](#)  
**To:** [PermitSonoma-Housing](#)  
**Cc:** [Renee Donmon](#); [Renee Donmon](#)  
**Subject:** APN: 047-152-019 - Goodwin Avenue  
**Date:** Sunday, July 9, 2023 9:50:09 AM

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## EXTERNAL

To County Supervisors,

We have questions on how the new zoning to increase residential high density per acreage if passed would deal with some issues we currently have in our area.

1. Road conditions are very poor, the county can not keep up on maintaining the current poor conditions, how will this be dealt with in future if rezoning and development happens?
2. The speed limit was increased from 25 to 30mph a few years back and its affecting wildlife, even more deceased wild animal are being hit on sides of our roads, will speed limit be changed back before large impact of 20 plus more vehicles are added to the area?
3. The faster cars affect pedestrians and bicyclist who walk and ride the area daily, there are not safe places to get off the road in many area and many blind spots will something be done to address this before large developments happen and many new tenants are living in area and have visitors driving to this development?
4. With 20 units how will you deal with the added vehicle parking, 20 new cars plus visitors parking - is there a proposed development to see now?
5. How many levels/stories are proposed for 20 per acre infill housing? How will this integrate into the look of a rural neighborhood?
6. Why choose this rural area with poor public transit access, no grocery shopping in walking distance yet there is a tavern/bar in walking distance? Is there plans for more development to accommodate this zoning we don't know about yet?
7. There is only one county bus line in this area, why not choose an area with multiple bus lines or near SMART train stops?
8. What is the access to public sewage, water lines, how much work will need to happen to bring utilities to this hi density development to accommodate this large project, how will this affect the neighbors with construction for unknown amount of months, noise, blocked roads, driveways?
9. Does this set a precedent to have more properties try to subdivide into many homes on country property that current ground water, or septic can not handle?

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7-9-23

Comments about the proposed rezoning of parcel 134-111-020, at 3427 Moorland Ave. 95407 for High Density Residential Housing from property owners within the immediate area:

- We strongly oppose the rezoning to allow High Density housing. This is a peaceful rural residential neighborhood with most homes on parcels with large lots or acreage, giving needed separation between residents.

- This neighborhood is mostly owner occupied by long term residents who take pride in, and care for their neighborhood and properties. It is very likely that, when a High Density housing project is allowed in the middle of an established rural residential neighborhood, it has the potential to upset the delicate balance.

- We all have wells to serve our domestic water supply., and are concerned that the drilling of new, and deeper wells nearby to serve the High density Housing could negatively impact our only water supply, since the parcel in question is outside of the proposed city of Santa Rosa boundary, and is not served by City water service.

-Currently, the high volume of traffic, funneling into Moorland avenue, at peak time makes for extremely long delays for drivers trying to make left turns onto Todd Rd. to access HWY 101, or Santa Rosa Ave. This would likely get worse if High density Housing were to be allowed in this neighborhood.

- Moorland Avenue is a narrow residential road that already has a high volume of traffic, and serves as an alternate North-South route for drivers wanting to avoid HWY 101 or Santa Rosa Ave. A High Density Housing project would only add to the dangerous road conditions that already exist. Drivers routinely run the stop sign at West Robles and Moorland Avenue. The traffic on Moorland ave, being used as an alternate route, is ALREADY expected to increase significantly once all of the Very High Density housing projects in the process of being built nearby on Santa Rosa Ave, Yolonda Ave, and Kawana Springs Rd, are completed and occupied by the many thousands of new residents. Adding to the congestion in our area could have disastrous affects on our quality of life.

- There are no sidewalks on this section of Moorland Ave for safe pedestrian traffic, instead there are ditches on either side of this narrow road which makes for extremely dangerous bicycle and pedestrian traffic.

There are many other reasons as well, that allowing a High Density Housing project in our neighborhood does not make sense.

We are opposed to the proposed rezoning of 3427 Moorland Ave:

Neil Cornell Behrens 133 W. Robles Ave. resident for 29 years

Richard Behrens 133 W. Robles ave. Resident For 33 years

Martin Ethandovic 27 years

Joyce Bevins 3360 Moorland Ave. Since 1992

Robert Marchese 3370 Moorland ave. Since 1959

Richard Behrens : ricKabehr@gmail.com



**From:** [tpdellinger@comcast.net](mailto:tpdellinger@comcast.net) <[tpdellinger@comcast.net](mailto:tpdellinger@comcast.net)>

**Sent:** Sunday, July 9, 2023 12:28 PM

**To:** Greg Carr <[Greg.Carr@sonoma-county.org](mailto:Greg.Carr@sonoma-county.org)>; Caitlin Cornwall <[Caitlin.Cornwall@sonoma-county.org](mailto:Caitlin.Cornwall@sonoma-county.org)>; Larry Reed <[Larry.Reed@sonoma-county.org](mailto:Larry.Reed@sonoma-county.org)>; Pat Gilardi <[Pat.Gilardi@sonoma-county.org](mailto:Pat.Gilardi@sonoma-county.org)>; Evan Wiig <[Evan.Wiig@sonoma-county.org](mailto:Evan.Wiig@sonoma-county.org)>; Jacquelynne Ocana <[Jacquelynne.Ocana@sonoma-county.org](mailto:Jacquelynne.Ocana@sonoma-county.org)>; Kevin Deas <[Kevin.Deas@sonoma-county.org](mailto:Kevin.Deas@sonoma-county.org)>; Shaun McCaffery <[Shaun.McCaffery@sonoma-county.org](mailto:Shaun.McCaffery@sonoma-county.org)>; Eric Koenigshofer <[Eric.Koenigshofer@sonoma-county.org](mailto:Eric.Koenigshofer@sonoma-county.org)>

**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; 'Sue Zaharoff' <[sue.zaharoff@comcast.net](mailto:sue.zaharoff@comcast.net)>; [dsnorthern@sbcglobal.net](mailto:dsnorthern@sbcglobal.net) <[dsnorthern@sbcglobal.net](mailto:dsnorthern@sbcglobal.net)>

**Subject:** July 2023 Draft of the Housing Element and Final EIR

Dear Planning Commissioners,

We are residents of Forestville. We reviewed the subject documents and find it to our liking. Most importantly, the changes and improvements made are consistent with the majority of comments made by county residents. Therefore we find the subject draft acceptable for advancement for your and County Supervisors' consideration.

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Your truly,

Tim and Kathy Dellinger

135 Nolan Ct.

Forestville, CA 95436

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**From:** [Caren Catterall](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Development in Guerneville  
**Date:** Monday, July 10, 2023 11:31:01 AM

---

I cannot attend your meeting but I want to voice my objections to the planned 85 unit housing on Laughlin.

My specific objections are:

Too many units to add in a congested area already because of the school.

Flooding issues exasperated by runoff, and impacting more people when Fife creek floods.

Building in a wildfire zone when evacuations are already challenging

Water and sewage infrastructure. This area already has problems with that and would require rebuilding the whole system to add that many units.

Thanks for your consideration.

Caren

Caren Catterall

Sonoma County Printmaker

carencatterall.com

" The important thing is to work in a state of mind that approaches prayer"

Henri Matisse

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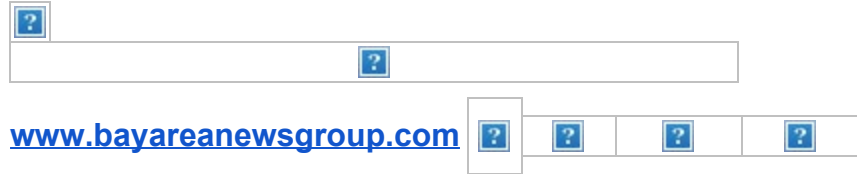
**From:** [Cindy Oldham](#)  
**To:** [PermitSonoma-Housing](#); [Marc Rosati](#)  
**Subject:** County of Sonoma 6th Cycle house Element, Permit PLP20-0018, 3280 Hicks Road, APN: 130-146-003 (the "Property")  
**Date:** Monday, July 10, 2023 1:35:53 PM  
**Attachments:** [County of Sonoma 6th Cycle house Element, Permit PLP20-0018 \(2\).doc](#)

---

Please see the attached letter to be available to the staff before the public hearing on July 13th, 2023. I will be attending in person.

Thank you,

**Cindy Oldham**  
Senior Account Executive | Marin Independent Journal  
[coldham@marinij.com](mailto:coldham@marinij.com)  
650-642-1875 Direct



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**From:** [Denise Gill](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Comments for Hearing 7-13-2023- Rezoning- 145 Wikiup Dr and 5146 Old Redwood Highway  
**Date:** Monday, July 10, 2023 4:51:34 PM

---

Dear Sonoma County Planning Commission,

The property on 145 Wikiup Drive APN: 039-040-035 will be discussed to rezone from Limited Commercial to Urban Residential. The property Lyle's Beauty College and other businesses uses both sides to park their cars on Wikiup Drive. Changing the zone to Urban Residential at the 145 Wikiup will cause even more cars to park along this road. This will create an evacuation of fire or emergency deadly for those current residents trapped along Wikiup Drive and inhibits emergency vehicles. Assurance of this rezoning should have a traffic study on the impact of this rezoning.

The property of 5146 Old Redwood Highway APN: 039-320-051 will be discussed to rezone current The Cove, our community church, (Limited Commercial) into High Density Residential. The Creekside Apartments at 5209 Old Redwood Highway park along Manka Circle church side as well as down Faught Road. It is currently impossible to pull out of Manka Circle without the obstruction of these parked cars. Changing the zone to High Density Residential will restrict the evacuation for fire or emergency for the current residents. A restriction of emergency vehicles will also occur. This deadly rezoning of high density residents within a small, crowded neighbor needs to be stopped.

I have owned my home since 1990. I am not an advocate of completely rezoning 3 properties within blocks our lovely neighborhood. (Other property 201 Wikiup Drive APN: 039-040-040) It appears Sonoma County has enough housing permits, please leave our Wikiup community out of your 6th Cycle Housing Element project..

Thank you for your consideration,  
Denise Gill  
Homeowner

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**From:** [Denise McReynolds](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** Object to residential zoning  
**Date:** Monday, July 10, 2023 6:18:09 PM

---

EXTERNAL

Dear permits,

Please don't ruin our peace, and our parking situation behind our house. Across from Lyttles on Wikiup 145 Wikiup Dr.

We the homeowners don't want it. We have been on Manka Circle since 2009.

Thank you, Denise Fogg-McReynolds

Sent from my iPhone

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**From:** [JANEEN HELLER](#)  
**To:** [PlanningAgency](#)  
**Subject:** Armstrong Valley PLP20-0018  
**Date:** Monday, July 10, 2023 9:56:21 AM

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Hi, while I do not live in the Armstrong Valley, I have lived my whole life in Guerneville and I have many friends that do live out that way. The idea of adding 83 units on Laughlin road is beyond insane. We live in the country, a place that is relatively quiet, an area that is far from commercial hubs, an area that we want to stay quiet for the majority of the year. We already put up with crowds during our tourist season which ends up in traffic congestion, trash on the streets and people wandering onto our property. Adding 83 units will add more to our population which will stress the water supply, the sewer system, add more pollution as these occupants commute out of Guerneville to other locations, not to mention that this is a high risk fire area and that Fife creek floods quite often during the rainy season.

Please reconsider building these units here, it seems to make more sense to build near a city where commutes are short and the fire and flood risk are minimal.

Sincerely,

John and Janeen Heller

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**From:** [Jaye Deane Griffiths](#)  
**To:** [PlanningAgency](#)  
**Subject:** Fwd: Proposed re-zoning for 83 units at 16050 Laughlin rd Guerneville Attention: Board of Zoning Adjustments/  
board of Supervisors Action  
**Date:** Monday, July 10, 2023 8:57:02 PM

---

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

From: **Jaye Deane Griffiths** <[j.d.griffiths55@gmail.com](mailto:j.d.griffiths55@gmail.com)>

Date: Mon, Jul 10, 2023 at 8:53 PM

Subject: Proposed re-zoning for 83 units at 16050 Laughlin rd Guerneville Attention: Board of Zoning Adjustments/ board of Supervisors Action

To: <[Permitsonoma-housing@sonomacounty.org](mailto:Permitsonoma-housing@sonomacounty.org)>

AttentionBoard of Zoning Adjustments/board of supervisors action

Project: 16050 Laughlin rd Guerneville 83 units

I write today to voice my concerns about the building of 83 units at 16050 Laughlin rd. Guerneville. Building on this property intentionally puts the community at risk and in harm's way.

#### FLOODING

The impact of flat surface density on land versus porous surface negatively impacts hydroscopic absorption. This absorption is coefficient of the land and increases the sheet-flow coming off of said property during storms which directly impacts the flow of Fife Creek. The entirety of this property directly borders Fife Creek.

Additionally, modifying the topography of the land runs the risk of adding to and changing the current flood plain. The change in porosity and permeability to the geographical area adds to the increased sheet flow and increases flooding, endangering lives causing increased emotional toxic stress as well as physical duress which creates a negative impact on our healthcare system and over-stresses Medicare with the current number of elderly living in the community. This decision puts the elderly in jeopardy during a health emergency and feels as if they are being tossed by the wayside.

Has an analysis of properties that may change from the 50 yr. to the 100 yr. flood plan been completed? I ask as this will significantly change the financial impact when insuring our property.

#### FIRE

Cal Fire map has this property listed as a concern. How can Sonoma County approve additional units to be built in an area with but one safe road to exit. This creates congestion as experienced in the Paradise Fire which puts lives in peril and causes people to parish waiting in lines of traffic.

After recent evacuation mandates and the difficulties in getting current residents to safety, it



seems adding additional population density as proposed would only further stress the already burdened Fire Dept, Cal Fire, and the infrastructure. All this putting the community at risk, especially the very young and the elderly

### GREENHOUSE GAS IMPACT

As stated in the CLIMATE CHANGE ACTION RESOLUTION

in the Permit Sonoma Resolution highlights TO REDUCE

Goal #4 - Reduce travel

demand through focused growth

### GOAL OF INCREASING

RESILIENCE

Goal #1 - promote

healthy, safe communities

Goal #3 - promote a

sustainable climate resilient economy

As stated in "to Reduce" goal #4 How does adding 83 units to a community that has limited employment locally conform to reduced travel demand?

One might conclude there would be additional driving and commuting adding to the greenhouse impact

As stated in "increasing resilience" goal #1 - With additional flooding likely due to additional sheet flow off the property

Fire evacuation congested traffic

Children walking past the property to get to school

with no sidewalks

Children needing to be evacuated from school during

a flood and elderly stranded at risk medically

How does any of the above comply with a healthy

safe community?

As stated in goal #3 - with reference to a sustainable climate: When we added onto our home we were required to plant 15 trees.

How many additional trees will be

required in building 83 units?

Will old growth trees be removed in

order to build? The carbon sink in Old Growth can't balance new planting.

How does the above contribute to a sustainable

climate?

Lastly my most egregious concern as a mother and a grandmother is for the safety and welfare of the children. Watching them walk to school, past this property, and hearing them playing at recess is a bright spot in my life. Imagining the additional traffic due to 83 units being built in a community without sidewalks, endangering children, leaves me speechless. We were considering moving our grandchildren here to enter the Guerneville school, but are currently

rethinking the decision. The thought of safely walking to school or being evacuated during a flood is of grave concern. Studies show the negative effect of emotional toxic stress (experienced during a flood) impacts our health especially in children.

I ask what the county plans to do to protect our children? The children that may live in the proposed property, will they be informed of the many times Fife Creek currently floods? That in the past children were carried to safety from the school during one of the many floods? This toxic stress will affect their lives hence forward. I ask that you take into consideration the risk to the community this build will cause and keep all out of harm's way for the greater good. With gratitude Jaye Griffiths 14800 Armstrong Woods rd,





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**From:** Jennifer Harris <[jennifer.h.swift@gmail.com](mailto:jennifer.h.swift@gmail.com)>

**Sent:** Monday, July 10, 2023 3:55 PM

**To:** Greg Carr <[Greg.Carr@sonoma-county.org](mailto:Greg.Carr@sonoma-county.org)>; Caitlin Cornwall <[Caitlin.Cornwall@sonoma-county.org](mailto:Caitlin.Cornwall@sonoma-county.org)>; Larry Reed <[Larry.Reed@sonoma-county.org](mailto:Larry.Reed@sonoma-county.org)>; Pat Gilardi <[Pat.Gilardi@sonoma-county.org](mailto:Pat.Gilardi@sonoma-county.org)>; Evan Wiig <[Evan.Wiig@sonoma-county.org](mailto:Evan.Wiig@sonoma-county.org)>; Jacquelynne Ocana <[Jacquelynne.Ocana@sonoma-county.org](mailto:Jacquelynne.Ocana@sonoma-county.org)>; Kevin Deas <[Kevin.Deas@sonoma-county.org](mailto:Kevin.Deas@sonoma-county.org)>; Shaun McCaffery <[Shaun.McCaffery@sonoma-county.org](mailto:Shaun.McCaffery@sonoma-county.org)>; Eric Koenigshofer <[Eric.Koenigshofer@sonoma-county.org](mailto:Eric.Koenigshofer@sonoma-county.org)>

**Subject:** July 2023 Draft of the Housing Element and Final EIR

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EXTERNAL

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Hello,

While I definitely understand the need for more affordable housing, I was concerned about the initial proposed plan to add what seemed like an unusually large number very quickly to our tiny town of Forestville. I am very happy with the current changes and would like to express to you my support of the staff recommended removal of sites FOR-2, FOR-5, and FOR-6 and ask you to approve the July 2023 Draft of the Housing Element and Final EIR.

Thank you very much, and have a good evening,  
Jennifer

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**From:** [JOYCE BEVINS](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** (Final EIR) Co. of So. 6th Cycle Housing Element, Permit So.. Fille No. PLP20-0018  
**Date:** Monday, July 10, 2023 9:28:20 AM

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Sonoma County Planning Commission

My family and I have lived here since 1948 and there still are no major grocery stores on the west side of Hwy. 101 from Moorland Ave. The nearest access is Target, Trader Joe's, Smart & Final, or Costco on Santa Rosa Ave.

How am I going to get there if I can't drive. Owning an automobile is critical. My sight is obstructed by cataracts and now I am in a dilemma as how to obtain food and transportation to stores and medical attention.

Consider people of all income levels that would be living on the west side of the freeway; they would have the same problem!

PLEASE consider this fact when deciding to OK or NOT, this project!

PS: Why didn't I get the notice of Public Hearing on July 13 at 1:05 P.M. as a home owner????

Bevins, Joyce L. Tr.  
3360 Moorland Ave.  
Santa Rosa, Ca. 95407-7811  
043-152-042-000

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**From:** Paul Paddock <[paulpaddock@sbcglobal.net](mailto:paulpaddock@sbcglobal.net)>

**Sent:** Monday, July 10, 2023 7:33 PM

**To:** Greg Carr <[Greg.Carr@sonoma-county.org](mailto:Greg.Carr@sonoma-county.org)>

**Subject:** REQUEST TO REMOVE PARCEL FOR-4 FROM CONSIDERATION FOR REZONING

---

Hi Greg,

I own APN 083-073-010, referred to as Parcel FOR-4 in the EIR the County is doing for its Housing Element update. You may be familiar with it, since you said at a previous meeting, that you had visited a number of the sites recommended for rezoning, and had reservations about the location and characteristics of some of the parcels.

During the Planning Commission's recent meeting regarding the EIR, and in correspondence I sent to Mr. Gage, I indicated that the maximum density proposed for my property seemed clearly inappropriate. It would be inconsistent with surrounding parcel densities, and create the potential for significant traffic, and neighborhood changing impacts.

The most significant site specific challenge is access via a long, narrow, one lane easement. This is the only ingress and egress, and having 60 or 70 households trying to evacuate in the event of a fire or other disaster would be challenging to say the least.

There are also issues regarding underlying soil conditions. During the winter months, heavy rains percolate through the sandy loam topsoil, until reaching an impervious layer of heavy clay. At this point, the water can no longer move downward, and the topsoil and clay become saturated to the point that in many places water pumps from the ground. I can't imagine that a large, two or three story structure would work in such unstable conditions without major

My neighbors have expressed serious concerns about the proposed density increase. They don't support it, and neither do I.

It is unfortunate, that my willingness to consider some increase in density, would trigger consideration of such a dramatic step-up in density. If I misunderstood the original outreach from the County, I apologize.

With that said, I am sensitive to the County's need to demonstrate its commitment to increase housing opportunities throughout the County. I may be supportive of a density increase that would be more compatible with my immediate neighborhood, community, and site conditions.

I would welcome the opportunity to discuss this with you. Please call me if you have questions about my parcel, or my feelings regarding the proposed rezoning.

I would be grateful, if you would enter this letter into the record.

Thank you,

Paul Paddock  
707 450-5759

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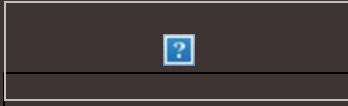
**From:** [Eric Gage](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** FW: Contact Us Form Submission  
**Date:** Monday, July 10, 2023 4:18:02 PM  
**Attachments:** [~N78D2048.jpg](#)

Public Comment

Sincerely,

**Eric Gage**

Planner III



## Contact Us Form Submission

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### Summary

**Subject:** Notice of Planning Commission Hearing 7-13-23

### Message:

7-9-23 Dear Supervisor Coursey, I am the property owner at 133 West Robles Ave 95407, in your District, and have lived there for 33 years. I am writing to you about the written Notice that I received about the upcoming Hearing before the County Planning Commission regarding changes to zoning of parcels in the County. The parcel that is near my property is at 3427 Moorland Avenue. It is proposed to be rezoned for high density housing, which is totally out of character compared to the other parcels in the area. I and many neighbors will be submitting comments to the email address at Permit Sonoma, but I wanted to contact you directly about 3 important issues related to how the public was informed out this important Hearing. 1. The Notice states that "comments received at least 10 days prior to the hearing will be included in the staff report"; However the letter was sent on July 3rd, 10 days before the July 13th hearing, with the 4th of July Federal Holiday the very next day, so it was impossible for anyone to receive the letter, and submit a comment 10 days prior. 2. I have spoken to many of my immediate neighbors, and none of them received the notice in the mail. [I have had to do the job of informing them and providing them with copies of the Notice.] I did speak with Eric Gage at Permit Sonoma about this, and he told me that they did not send the letter to every single resident near the parcel in question. 3. This Neighborhood, with Andy



Lopez Unity Park at its center is home to many residents, [perhaps the majority], that speak Spanish as their primary language. This Notice is written only in English. Given the 3 above facts, it seems like this process to solicit comments, was designed for failure, and flawed from the start. This proposed rezoning could potentially have a significant negative impact on our peaceful rural residential neighborhood. Please consider these important points. Can you please respond to me about my concerns. Thank you for your hard work in our District! Rick Behrens, 133 West Robles Ave, Santa Rosa, CA 95407  
[rickabehr@gmail.com](mailto:rickabehr@gmail.com)

**Name:** Rick Behrens

**Email:** [rickabehr@gmail.com](mailto:rickabehr@gmail.com)

**Home Phone:** 707 292-2367

**Cell Phone:** 707 292-2367

**Work Phone:**

**Address:**

133 West Robles Ave.  
Santa Rosa, CA 95407

**Sent From Page:** <https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/supervisorial-districts/board-of-supervisors-district-3/contact-us>

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**From:** [Ritesh Tandon](#)  
**To:** [PermitSonoma-Housing](#)  
**Cc:** [Ritesh Tandon](#); [Tandon Ritesh](#)  
**Subject:** Proposed Zoning - Brooks Avenue - Not acceptable for  
**Date:** Monday, July 10, 2023 4:57:15 PM

---

Dear Sir/Madam,

I am Ritesh Tandon, the owner of 3526 Brooks Avenue, Santa Rosa, CA. I recently received a letter regarding the intent to rezone three properties on my lane. The properties in question are:

3525 Brooks Avenue (APN: 134-132-057)

3569 Brooks Avenue (APN: 134-132-056)

3509 Brooks Avenue (APN: 134-132-034)

I have been waiting for a rezoning decision for over 12 years as I have plans to build 2-3 bedroom housing on my property. However, I am surprised to see that only these three properties will be individually rezoned, while others will remain unaffected. I believe this is highly unfair.

I strongly object to the proposed change in zoning for only three properties. My recommendation is to either change the zoning of all properties on the lane or none at all. Moving forward with the rezoning for only a select few properties would be unjust to other buildings and landowners in the area.

I kindly request that all properties on the lane be made eligible for rezoning or that no properties be rezoned at all.

Regrettably, I will be out of town on the 12th, I cannot attend in person. Considering that the letter I received is less than 10 days back, I have limited time to address the matter.

I trust that you will uphold fairness and justice for all landowners, rather than favoring only three properties for rezoning. If the rezoning decision proceeds solely for those three properties, I want to make it clear that I will persistently pursue my rights and take necessary actions.

Thank you for your attention to this matter.

Sincerely,  
Ritesh Tandon  
Congressional Candidate District 17  
[www.tandonforcongress.com](http://www.tandonforcongress.com)  
408 623 2623 (cell)

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**From:** Greg Carr <Greg.Carr@sonoma-county.org>  
**Sent:** Tuesday, July 11, 2023 8:49 AM  
**To:** Scott Orr <Scott.Orr@sonoma-county.org>  
**Subject:** Fw: July 2023 Draft of the Forestville Housing Element and Final EIR

fyi

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**From:** Sue Zaharoff <[sue.zaharoff@comcast.net](mailto:sue.zaharoff@comcast.net)>  
**Sent:** Monday, July 10, 2023 5:19 PM  
**To:** Greg Carr <[Greg.Carr@sonoma-county.org](mailto:Greg.Carr@sonoma-county.org)>; Caitlin Cornwall <[Caitlin.Cornwall@sonoma-county.org](mailto:Caitlin.Cornwall@sonoma-county.org)>; Larry Reed <[Larry.Reed@sonoma-county.org](mailto:Larry.Reed@sonoma-county.org)>; Pat Gilardi <[Pat.Gilardi@sonoma-county.org](mailto:Pat.Gilardi@sonoma-county.org)>; Evan Wiig <[Evan.Wiig@sonoma-county.org](mailto:Evan.Wiig@sonoma-county.org)>; Jacquelynne Ocana <[Jacquelynne.Ocana@sonoma-county.org](mailto:Jacquelynne.Ocana@sonoma-county.org)>; Kevin Deas <[Kevin.Deas@sonoma-county.org](mailto:Kevin.Deas@sonoma-county.org)>; Shaun McCaffery <[Shaun.McCaffery@sonoma-county.org](mailto:Shaun.McCaffery@sonoma-county.org)>; Eric Koenigshofer <[Eric.Koenigshofer@sonoma-county.org](mailto:Eric.Koenigshofer@sonoma-county.org)>  
**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>  
**Subject:** July 2023 Draft of the Forestville Housing Element and Final EIR

Monday July 10, 2023

Dear Planning Commissioners,

We are residents of Forestville. We reviewed the subject documents and find it to be acceptable. The changes and improvements made are consistent with the majority of comments made by our county residents. Therefore we find the subject draft acceptable for advancement for your and County Supervisors' consideration and approval.

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Your truly,  
Susan Zaharoff  
6875 Nolan Road

Forestville, CA 95436

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**From:** [Eric Gage](#)  
**To:** [PermitSonoma-Housing](#)  
**Subject:** FW: July 2023 Draft of the Housing Element and Final EIR  
**Date:** Monday, July 10, 2023 11:24:53 AM

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**From:** [tpdellinger@comcast.net](mailto:tpdellinger@comcast.net) <[tpdellinger@comcast.net](mailto:tpdellinger@comcast.net)>

**Sent:** Sunday, July 9, 2023 12:28 PM

**To:** Greg Carr <[Greg.Carr@sonoma-county.org](mailto:Greg.Carr@sonoma-county.org)>; Caitlin Cornwall <[Caitlin.Cornwall@sonoma-county.org](mailto:Caitlin.Cornwall@sonoma-county.org)>; Larry Reed <[Larry.Reed@sonoma-county.org](mailto:Larry.Reed@sonoma-county.org)>; Pat Gilardi <[Pat.Gilardi@sonoma-county.org](mailto:Pat.Gilardi@sonoma-county.org)>; Evan Wiig <[Evan.Wiig@sonoma-county.org](mailto:Evan.Wiig@sonoma-county.org)>; Jacquelynne Ocana <[Jacquelynne.Ocana@sonoma-county.org](mailto:Jacquelynne.Ocana@sonoma-county.org)>; Kevin Deas <[Kevin.Deas@sonoma-county.org](mailto:Kevin.Deas@sonoma-county.org)>; Shaun McCaffery <[Shaun.McCaffery@sonoma-county.org](mailto:Shaun.McCaffery@sonoma-county.org)>; Eric Koenigshofer <[Eric.Koenigshofer@sonoma-county.org](mailto:Eric.Koenigshofer@sonoma-county.org)>

**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; 'Sue Zaharoff' <[sue.zaharoff@comcast.net](mailto:sue.zaharoff@comcast.net)>; [dsnorthern@sbcglobal.net](mailto:dsnorthern@sbcglobal.net) <[dsnorthern@sbcglobal.net](mailto:dsnorthern@sbcglobal.net)>

**Subject:** July 2023 Draft of the Housing Element and Final EIR

Dear Planning Commissioners,

We are residents of Forestville. We reviewed the subject documents and find it to our liking. Most importantly, the changes and improvements made are consistent with the majority of comments made by county residents. Therefore we find the subject draft acceptable for advancement for your and County Supervisors' consideration.

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Your truly,

Tim and Kathy Dellinger  
135 Nolan Ct.  
Forestville, CA 95436

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## Comments to the Planning Commission from Victor Hipkiss on the Adoption Draft Housing Element as of 6-28-23 Markup

Knowing full well I run the risk of being labeled by our current divisive society as a NIMBY, I feel it is important to comment on the Hanna Boys Center proposed Multi Use Housing Development included in the Housing Element as a 'pipeline project'

This is not a housing development. Instead it is a project by a California nonprofit religious corporation to convert agricultural real-estate into an income generating resource funding their newly advertised services to the County and beyond. Second, it is being submitted by Hanna as a housing development to gain a fast track and limited approval process under the Housing Crisis Act of 2019 (SB330).

My concern is the County Planning Process is blind to the real purpose of this major project due to them also being tasked with meeting the States demand to generate housing. As a result, future major impacts on Sonoma Valley will not be properly reviewed because of the overriding goal to meet the State demand.

Why do I have this perception?

1. The Hanna project was listed in the December 2022 Draft Housing Element submitted to the State before any documented application, reviewable by the public, was submitted to the County
2. The project defined in Hanna's Preliminary Application of April 21, 2023, reviewable by the public, is in fact inconsistent with the County's General Plan and zoning. The project's parcel Land Use designation is PQP (Public, Quasi- Public)
3. The County's General Plan is the foundation for all zoning and land-use decisions in unincorporated areas of the County. The General Plan can be viewed as the Land Use constitution and zoning as the laws implementing the constitution. Public, Quasi-Public Land is set aside for public uses, not income generating uses.

In section 3.2, Entitled and Proposed Developments of the Adoption Draft Housing Element it states:

"Units in pipeline projects in the process of obtaining permits can be counted towards the County's share of the RHNA if it can be demonstrated that the units **will** be built by the end of the 6th Cycle planning period (between 2023 and 2031)"

The Hanna Project must be removed as a 'pipeline project' because it can only be built if there is a change to the County General Plan and Hanna creates a 'for profit' subsidiary to carry out the taxable activities of the proposed development.

**From:** [Valerie Pistole](#)  
**To:** [PlanningAgency](#)  
**Subject:** Comments to Planning Commission meeting agenda on Hanna July 13th  
**Date:** Tuesday, July 11, 2023 4:51:26 PM  
**Attachments:** [Hanna comments.docx](#)

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Please see my comments to the Hanna Agenda item on July 13th. Because of my husband's health situation, I am unable to attend the meeting in person.

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Valerie Pistole

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I have lived in Sonoma Valley 46 years and have not commented on proposed development in the Valley for over 40 years. However, given the magnitude of the Hanna project, following on the heels of the SDC project, I will address the one before the Planning Commission at this time. I have grave concerns and would like to register my opposition to the following components of the Housing Element Update of the Hanna parcel 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

The inclusion of the Hanna parcel in the Housing Element should be reconsidered in view of the fact that the issue 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.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best.