

From: [Kelly](#)
To: [PlanningAgency](#)
Cc: [Omar Percich](#)
Subject: For todays housing meeting
Date: Thursday, February 2, 2023 11:36:45 AM

EXTERNAL

Please forward to appropriate individuals. I am working or not able to be on the call today.

Good afternoon, my name is Kelly Joyce and I am a resident of Forestville. My family moved from Windsor three years ago to Conor court which is located off Highway 116 and across the street from the proposed development on packinghouse Road. I have sent several emails over the years to both Caltrans and county officials pertaining to the extreme safety concerns I have for this location as my daughter is not able to even cross the street to go 20 feet to school in the morning safely. When we drive her to school in the morning, it typically takes five minutes just to turn left to go straight across the street.

Additionally, Highway 116, right in front of the proposed Packing House Road development, floods, multiple times a year completely cutting off access in both directions. Does California need more housing? Yes. However; It is highly concerning that the carts being put before the horse by proposing a 37% increase in Forestville's population with obviously minimal thought/planning put into the feasibility given current infrastructure. How does the county move forward with rezoning proposals without even having a plan for the required infrastructure changes? Our town is not setup to accommodate thousands more people and at the same time be able to safely evacuate in the event of a natural disaster. People that actually live here understand how far off this proposal is to the current reality of our country existing infrastructure.

Thank you,

Kelly Joyce

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From: [MARY MOUNT](#)
To: [PermitSonoma-Housing](#)
Subject: Regarding additional Guerneville Low Income housing
Date: Thursday, February 02, 2023 12:14:03 PM

As usual, the county wants to dump their "shit" in the lower river basin of Forestville and Guerneville.

This time in the form of low income housing in an *already blighted area.* Laughlin and Cutten are narrow roads with no ability to widen either one. Laughlin, especially, being on the cusp of Fife Creek and a Highway. Laughlin is a dead end road, as is Armstrong Woods Road, leading into a National Park.

Armstrong Woods Road floods.

Evacuation would be a disaster, not to mention the incurring insurance rates from recent nearby flood and fire.

Our sewer system is outdated and would need a complete overhaul.

What are we thinking, here ?

That's right, we are thinking, dump it onto the lower river.

Won't work, take it back to Santa Rosa and Windsor and Healdsburg. Plenty of open space there.

M.E. Mount

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From: [Nick Pulley](#)
To: [PermitSonoma-Housing](#)
Subject: FOR-2 rezoning response
Date: Thursday, February 02, 2023 11:42:33 AM

Eric,

We are Nick Pulley and Kristen Krup and we live on the Van Keppel Apple Orchard in the middle of the Nolan/Mirabel/Giusti block of town (FOR-2 in the zoning plan). We moved here 5 years ago and have been on a mission to revitalize this property.

A little history...Nick's great grandfather, Cornelius Van Keppel, started planting Gravenstein, Golden Delicious, Red Rome and Bartlett Pear trees in 1911. His daughters, Joyce and Barbara and their husbands, Hoyt Bockes and Herman Wiebe, lived on the orchard until their passing. The property is still owned by Nick's family, but the orchard was left unmaintained aside from yearly disking until we moved in spring 2018. We have been pruning trees, planting new trees and other annually producing plants, building vegetable beds, and clearing blackberries, poison oak and other overgrowth since we moved in. Since we are both fully employed as educators and performers we do as much work as we can on the property during weekends/summer vacation so while progress has been slower than we would like, we are very proud of what we've been able to accomplish so far.

We recently became aware of the rezoning plan this past week. While this information was startling in terms of the scale that the county wishes to use the land (283 new houses?!), to us it's nothing new that people want to use the land for housing. City planners and housing project managers have been contacting our family for decades. Thankfully there has been no mention of eminent domain in any of their recent communication.

Let us be clear in no uncertain terms: **WE ARE NOT SELLING THE ORCHARD.** We plan on continuing to restore and expand the agricultural and environmental function of the land, with hopes of selling food to local stores and individuals in the near future, and eventually retiring here. This property has been in the family for 5 generations and will continue to be so. **We also hope that this rezoning doesn't impede on our ability to use the land for agriculture.**

If you have any questions you can email any of us listed below.

Nick Pulley - Bassman.pulley@gmail.com
Kristen Krup - Klynnkrup@gmail.com
Karyn Pulley (off site, owner) - kdpmick@aol.com

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