

From: [Tim Patriarca](#)
To: [PlanningAgency](#)
Cc: [James Wang](#)
Subject: Re: Public Comment on Sonoma County Housing Element Update, GRA-4
Date: Thursday, February 2, 2023 8:29:21 AM

EXTERNAL

To Permit Sonoma,

We are writing to express our strong opposition to the proposed rezoning of 3280 Hicks Road (GRA-4) in unincorporated Sonoma County near Graton.

We agree with the idea of increasing Sonoma County's housing stock, but we believe that growth needs to be done in a way that takes into consideration the safety of existing and potential new residents, the sustainability and capacity of areas being developed, and the rural aspects specific to this particular proposed area.

Regarding safety, the proposed site is bordered by Hicks Road, Jeannette Avenue, and a small lane used as a driveway for two houses. None of these streets have sidewalks or shoulders, nor do they have any lighting. Both streets are in disrepair and have steep drainage canals along the side, requiring a fair degree of caution and awareness so as not to trip or fall off the road. These streets are not safe for unsupervised children, nor are they safe for pedestrians of any age when it is dark. With the narrowness of the streets, cars traveling within the speed limit (25 mph) still pose a major risk, and this rezoning would introduce a sharp increase in both the number of pedestrians and drivers.

Regarding sustainability and capacity, the proposed rezoning poses many detrimental threats. The majority of the area's residents share the groundwater provided by our wells. This development would put further strain on a resource that is already in danger. Secondly, due to the narrowness of the streets and the drainage canals, there is no street parking whatsoever. There are also no grocery stores or pharmacies within walking distance, which means all residents in the area are dependent on cars for transportation. The area is simply not equipped to absorb a large increase in auto-dependent residents, and it will be especially difficult for any potential residents without access to a car.

Regarding the rural aspects of the area, the properties surrounding this parcel are open and natural. Three of the four sides of the site share a border with large parcels of open space, two of which include historical apple orchards, and there are many more similar parcels along Hicks Rd and Mueller Rd. These rural properties provide an environment that promotes wildlife and a healthy ecosystem. We regularly see foxes, deer and other wild animals, which is a major draw for those of us who live here. The proposed site has heritage oaks and Gravenstein apple trees within its open space; not only would these

historic trees be torn down, the disruption will have hazardous effects on the wildlife and natural ecosystem. The residents here are attracted to the area because of the open space and rural nature, and a dense housing development is the antithesis of that spirit. How is the proposed development appropriate for this site?

Finally, it is our understanding that the current property is already zoned to add more houses to the property than it currently has. We are certain that the city of Sonoma can provide much needed housing for its residents in appropriate sites, where new residents are set up for success. But this plan does not take into consideration the safety of the residents or the lack of everyday needs in this area for a much larger population. For all the reasons described above, we urge you to preserve the zoning of 3280 Hicks Road (GRA-4) as it currently is.

Thank you for your time and consideration.

Sincerely,

Tim Patriarca and James Wang

On Thu, Feb 2, 2023 at 8:28 AM Tim Patriarca <tim.patriarca@gmail.com> wrote:

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Sincerely, Tim Patriarca and James Wang

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From: [Tim Patriarca](#)
To: [PlanningAgency](#)
Cc: [James Wang](#)
Subject: Public Comment on Sonoma County Housing Element Update, GRA-4
Date: Thursday, February 2, 2023 8:28:35 AM

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From: [Leila Allen](#)
To: [PermitSonoma-Housing](#)
Subject: "Upzoning" objection
Date: Wednesday, February 01, 2023 9:52:35 PM

Dear BOS,

I live on Giusti Rd. in Forestville. I understand and support the need for more housing, but it must be done in a way that does not put current residents at even greater risk from wildfire. There are only two roads in and out of Forestville: River Rd. and 116. If you increase our little community by 1,484 homes, that would bring an additional 3,000+ cars. If you include the proposed increase to Guerneville and Graton, those numbers become staggering. There is no way we could evacuate effectively.

If you allow this to proceed, you will be directly endangering our lives. You will be creating an even greater potential for gridlock in an emergency, setting the stage for an outcome like the Paradise fire. This is not objection because I do not want housing in my backyard. It is simply unsafe to allow an increase of this magnitude without assuring a safe passage out of town for all citizens.

I understand that there is a push from the State. Perhaps building more houses, and encouraging more people to live here is not the right step for California as a whole? It is unlikely that water will become more available throughout the State. It is unlikely that fires will stop.

Thank you,
Leila Allen
(Forestville)

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From: [Meagan Nolan](#)
To: [PermitSonoma-Housing](#)
Subject: Property at 6934 Mirabel
Date: Wednesday, February 01, 2023 4:44:41 PM

To whom it may concern,

It is my understanding that the rezoning of the subject property is up for debate. As the co-inheritor of this property, I want to let it be known that there is no intention of selling our generations-old owned parcel.

My brother, Nicholas Pulley, as well as my mother as the owner of the property have also messaged with the same. We are in no way intending on selling any of this property.

If you have questions, you can reach me via this email or via cell phone at 805-431-4396.

Regards,
Meagan Nolan (nee Pulley)

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