

From: [Arlene Warner](#)
To: [PermitSonoma-Housing](#)
Subject: Draft EIR Comments: Housing Element Update
Date: Wednesday, February 01, 2023 11:19:02 AM

EXTERNAL

February 1, 2023

Mr. Eric Gage
Permit Sonoma, Project Planner
2550 Ventura Ave.
Sant Rosa, CA 95403

Mr. Gage,

The community surrounding Laughlin Road in Guerneville, CA opposes the rezoning of properties listed in the Sonoma County Draft Environmental Impact Report (DEIR), specifically, GUE-2 16450 Laughlin Rd, GUE-3 16500 Cutten Ct., and GUE-4 16050 Laughlin Rd., located off Armstrong Woods Road, Scenic Corridor in Guerneville, CA.

There are many specific adverse effects noted in DEIR report that will impact the health and safety of current residents, as well as the additional prospective of 588 residents allowed by the proposed rezoning.

GUE-2 and GUE-3 are accessible via one lane roads that will need utility upgrades. The needed upgrades and road closures will have a negative impact on the daily lives of current residents and will severely impact the emergency egress for residents.

The increased traffic on Laughlin Rd, the only access to the elementary school, which always has numerous potholes will further deteriorate and will likely cause weekday traffic jams during the school year. In addition, the left and right from Laughlin to Armstrong during this time will also cause traffic jams/delays.

The potable water and sewer system are inadequate for the proposed growth. The sewer line located next to GUE-2 and GUE-3 currently has a pump station that runs on propane and has malfunctioned on many occasions, including during floods and power outages. Also, the cost of upgrading the sewer system will most likely increase the sewer taxes of all residents which have already been burdened with sewer tax increases year over year.

The GUE-2, GUE-3, and GUE-4 properties are within areas documented as high wildfire danger, flood plains, and earthquake prone. They are zoned as subject to high susceptibility to liquefaction and listed as seismic category SDC D, which is the most severe category. They are either in the flood zone or surrounded by the flood zone. On an almost annual basis, residents have been on evacuation status for long periods of time requiring relocation due to flood, fire, and/or no electricity. Building in flood and high fire zones is contrary to the County General Plan for clear safety

reasons.

Scenic resources will be adversely impacted in an economic area that depends on revenue from tourism. Old growth redwoods and valley oak habitat will be destroyed to allow for the infrastructure upgrades and additional land needed for high density housing. As stated in the DEIR, "development on the site would be dominant if significant numbers of trees were removed."

The rezoning of GUE-2, GUE-3, and GUE-4 are inconsistent with the goals of the County General Plan, Bay Area 2050, and Housing Element Policy.

I, as an individual, and we as a concerned community, sincerely express discontent for the lack of clear up front notification and inclusion in the early processes and oppose the proposed rezoning of properties listed in the Sonoma County Draft Environmental Impact Report (DEIR), specifically, GUE-2-16450 Laughlin Rd, GUE-3-16500 Cutten Ct., and GUE-4-16050 Laughlin Rd, located off of Armstrong Woods Road, Scenic Corridor in Guerneville, CA.

Sincerely,

Arlene Warner
16375 Cutten Dr.
Guerneville, CA

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From: [Neil Shevlin](#)
To: [PermitSonoma-Housing](#)
Subject: Draft EIR Comments: Housing Element Update
Date: Wednesday, February 01, 2023 9:42:58 AM

The community surrounding Laughlin Road in Guerneville, California opposes the rezoning of properties listed in the Sonoma County Draft Environmental Impact Report (DEIR), specifically, GUE 2-16450 Laughlin Road, GUE 3- 16500 Cutten Ct, and GUE 4- 16050 Laughlin Road, located off of Armstrong Woods Road, Scenic Corridor in Guerneville, California.

There are many specific adverse effects noted in the DEIR report that will impact the health and safety of current residents as well as the additional prospective 588 residents allowed by the proposed rezoning.

GUE 2 and GUE 3 are accessible via one-lane roads that will need utility upgrades. The needed upgrades and road closure/s will severely impact the emergency egress for residents.

The potable water and sewer system are inadequate for the proposed growth. The sewer line located next to GUE 2 and 3 currently has a pump station that runs on propane and has malfunctioned on many occasions, including during floods and power outages.

The GUE 2,3 and 4 properties are within areas documented as high wildfire danger, flood plains, and earthquake-prone. They are all zoned as subject to high susceptibility to liquefaction and listed as seismic category SDC D, which is the most severe category. They are either in the flood zone or completely surrounded by the flood zone. On an almost annual basis, residents have been on evacuation status for long periods of time requiring relocation due to flood, fire, and no electricity. Building in flood and high fire zones is contrary to the County General Plan for clear safety reasons.

Scenic resources will be adversely impacted in an economic area that depends on revenue from tourism. Old-growth redwoods and valley oak habitat will be destroyed to allow for the infrastructure upgrades and additional land needed for high-density housing. As stated in the DEIR, "development on the site would be dominant if significant numbers of trees were removed."

The rezoning of GUE 2, 3, and 4 are inconsistent with the goals of the County General Plan, Bay Area 2050, and Housing Element Policy.

I, as an individual, and we, as a concerned community, sincerely express discontent for the lack of notification and inclusion in the early processes and we oppose the proposed rezoning of properties listed in the Sonoma County Draft Environmental Impact Report (DEIR), specifically, GUE 2- 16450 Laughlin Road, GUE 3- 16500

Cutten Ct, and GUE 4- 16050 Laughlin Road, located off of Armstrong Woods Road, Scenic Corridor in Guerneville, California.

Name: Neil Shevlin

Address: 16477 Cutten Dr, Guerneville, CA 95446

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