

Community Meeting.... Who Decides for us?

Bullet Points to ponder unto "Tipping Point"

SHOW ME the MONEY \$\$\$???

SHOW ME the REASONS ???

SHOW ME Who stands to profit from our schools being closed ???

SHOW ME Americans weary of the political dog & pony show THAT WON'T take it anymore !!!

Have our Military & Veterans put forth so much on the line since WW2 till today for us to be on our knees to Usurist bankers and BAR lawyerly Minions ????? to be on our knees to the UN that (like the BAR Association) urinates on the US Constitution...

No money for schools ???

Lottery = 50 Cents of every Dollar was for our Schools am I correct ? RIGHT ?????

Half of the 29% Tax on Medicinal Green slated for schools, am I correct ? RIGHT ???

Property Taxes are for our Roads & SCHOOLS, Right?

Gas taxes as well + we average \$2 more per gallon than the rest of this nation, Right ? WHY ???

"Power never steps back except in the face of a Greater Power" Malcolm X

California Students, Labor, Veterans and Seniors are THEE MOST Powerful of any on this planet as we find ourselves in thee Most Powerful State on track fulfilling our Fate as Destiny's date ! We are thee GREATER POWER by Arising United, Right ?

In support of Law Enforcement plz review :

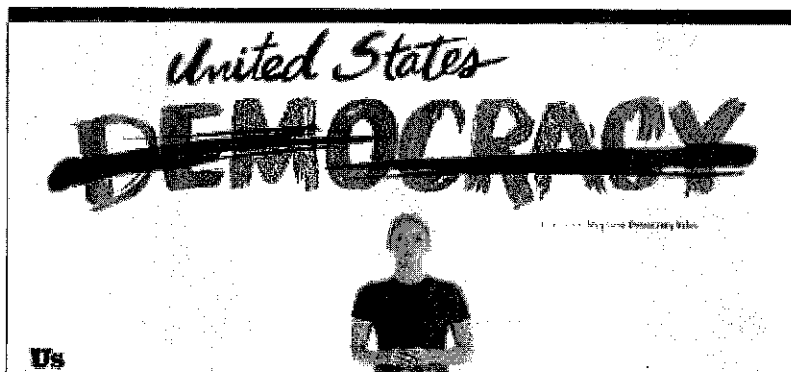
Sheriff Mack Advocates Constitutional Law Enforcement

Under Trump Administration Join Sheriff Richard Mack as he discusses the crucial role of constitutional law enforcement in the Trump administration. Sheriff Mack brings us the insights shared on CSPOA's latest update, where he emphasizes the importance of sheriffs and law enforcement officials upholding the Constitution, especially in today's politically charged climate. See : CSPOA.com

See : <https://youtu.be/sFO37i5w?m=203msmkC2Gq7Osw>

Exposing Scientific Dogma by Rupert Sheldrake

See: "Unbreaking America: Solving the Corruption Crisis" w Jennifer Lawrence aka Katniss Everdeen ! [Unbreaking America: Solving the Corruption Crisis](#)



Unbreaking America: Solving the Corruption Crisis

American Courage, Ingenuity and Spirit Come Forth !

The Silent Children Documentary

PEDOPHILIA, CHILD-TRAFFICKING, ADRENOCHROME, ORGANS Name it & Claim it thee
Promise of America 40 Day Freedom Strike bringing all Oppressors into submission !!!

JAN 24 2025

BOARD OF SUPERVISORS
COUNTY OF SONOMA

SUNDANCE FILM FESTIVAL INVESTIGATIVE VIDEOGRAPHER & PRODUCER IN SONOMA COUNTY

THE American nation is in an uproar and nowhere more than California... Amidst ongoing Raging Fires, seriously legitimate threats to Migrant Labor, Students over closures and the termination of sports programs along with CENSORSHIP in the ARTS. Both Robert Redford and Mickey of SSU's world renown "Project Censored" are refusing to acknowledge the rumours of collaboration via undercover journalists in Sonoma County focusing on the topics of concern described above.

The hopeful goal of this "PROJECT" being to bring the Most Powerful Students on the Planet (according to the HOPI Prophecy of Purification) together United embracing an ACTION that further Unites California's Most Powerful Activist groups to appropriately address & overcome the unseen unspoken Corruption & Power of the 1% being the Usurist bankers and their BAR lawyerly Minions.

Regarding school closures & sports programs eliminated let us first remember that at one time UC Berkeley was free. Now tuition is at least \$30,000. Well they somehow have to pay the approximate 14,244 BAR lawyers attached as parasites to the UC system and their six figure incomes, Right ? Ask yourself as this is IMPORTANTE, what did Shakespeare and Jesus say about lawyers and why !!!

If Trump is so hot to fix America why hasn't he commanded that every BAR Association lawyer in Public Office be removed and or arrested for being in direct opposition to the US Constitutions 13th

Amendment, called Article XIII " If any citizen of the United States shall accept, claim, receive, or retain, any title of nobility or honor, or shall, without the consent of Congress, accept & retain any present, pension, office, or emolument of any kind WHATSOEVER, from any emperor, king, prince, or foreign power, such person shall cease to be a citizen of the United States, and shall be INCAPABLE of holding any office of trust or profit under them, or either of them." MEANING-

The US Constitution originated from the Matriarchel Iroquois and BAR Lawyers Association originates from "BAR= British Attorney

Registry" being a foreign power bestows upon their Underling Minions being BAR Lawyers the Title of Nobility as "ESQUIRES"

Therefore aside a small percentage of Attorneys challenging this corrupt entity the majority operate as Foreign empowered "NOBLES" in service to USURIST BANKERS who are behind every single WAR and oppression, Recession and DEPRESSION as the one America is set to experience right soon. The DOCUDRAMA "The Big Short" which accurately depicts the 2008 Recession whereas millions lost \$millions and their homes... will now REPEAT. Best secure your \$\$ under your pillow folks.

Bottomline, BAR lawyers are NOT to be in the positions of Judges, City or County Councils, Governors, Senators, Congressmen or Presidents. In other words there are NO republicans or democrats in DC but rather BAR Association lawyers that DO NOT represent your best interests. This being a COUP against the American Worker and Military and Law Enforcement. This actually began in the late 1800's but went Full Bore w the 1951 National Security Act which please pardon the pun "trumps" the US Constitution.

Back to SSU Sports Programs being TERMINATED... I remember as a Little League baseball player being told that team sports "Shows us how to work together so that as adults we learn to successfully solve any problem interfering w Our FREEDOMS & Our Liberties." Shall we recall Robin Hood and Gandhi as they Championed the People under ever increasing insane Oppressions. Uniting under the Single banner of our God Given Right to Live Freely w Self Determination.

Simultaneously the Student Orators of Santa Rosa's Artquest are being CENSORED. UNACCEPTABLE don't you agree, Right ??

The True New Jerusalem, aka Promised Land, aka Gardens of Genesis be in fact Northern California w it's HEART being Sonoma County...sooo...Name it & Claim it by the Greatest FreedomStrike aka General Strike... Striking this insane group of Oppressors (Bankers w their BAR minions) into complete submission. For clearly by now you are clear there be NO answer to be found within the system, Right ???

Please see this author "Peter Tscherneff General Strike"

To: Senator Mike McGuire, Nick Caston (SRCS Trustee) & SoCo Human Services:

My name is Peter Alexander aka "Cactus Pete"

You have all been availed the CACTUS INFO---FLIERS showing the numerous benefits of Luther Burbank's creation of the incredible edible heavy fruiting (Low Glycemic) properties as well as the Erosion Control & FIRE WALL. As you are aware, Cacti, as a Fire Wall, can be a virtual Wall of Compacted Water for the Northern California people.

Given the detailed research, I believe all can agree that serious measures need to be implemented a Cacti Line of Defense, which would provide property perimeters/privacy, erosion control, natural line of defense against fires, and requires very minimal maintenance and costs. For example, in conjunction to having inmates clean the roadways they could also be able to plant Cactus Pads. This would provide a service for California with less cost of maintaining the nature line of defense against fires – in a place that is prone to significant fire dangers.

I am experienced, knowledgeable, available and prepared to be of service to Sonoma County and Northern California. In fact, all of California initiating thousands of miles of Living Cactus Fence Firewalls. These living growing Firewalls can be strategically placed along Fire Trails, roadways and between properties both residential & commercial (including school) to keep our families of California safe from potential devastation as we have endured in the recent past.

I am formally requesting, and in fact tasking the recipients of this missive, to both create & manifest a position of Cacti Line of Defense/Living Cactus Firewall Fencing requiring the will in the face of great destruction so as to truly protect against further fire dangers and our families' security.

I very much appreciate your time & consideration in availing real protection to our California nation, and hope that you grant this request. Feel free to contact me at (707) . 628-587-2283

Sincerely, Cactus Pete

Aka Peter Alexander/Aka Fire Commander Alexander

Blessings Most Beautiful to All

Phoenix Tears
Ric Simpson

THE MOST Under-Rated Food Source see: "Cactus Recipes" Luther Burbank said cactus could feed the world....DELICIOUS FRUITS "CACTUS is our Friend...&...He will show us the Way" theme from Maria Muldaur's "Midnight at the Oasis"\$5 per pad further questions "Cactus Pete"



528-~~822~~ or 548-~~822~~

leave name & number

707. 242. 5268

TEXT only

Hooray, hooray! Luther Burbank Cactus Comes to Save the Day

628-587-2283

- Totally drought resistant – no irrigation
- For property perimeters and privacy
- Beautiful to the eye
- Erosion control
- Fire wall
-

- Food source
- Flower source
- Frost and drought tolerant
- Nutritional
- Medicinal
- Requires minimal maintenance



LUTHER BURBANK WANTED TO FEED THE WORLD WITH CACTUS

Beautiful Cactus Fences

What's as green as grass with fruit and flowers?

A long known food source with medicinal powers

Requiring no irrigation or April Showers

The fruit be sweet and the leaves not sour

It be enjoyed by Mexicans, yes, many of Spanish decent

So easy to plant and grow – it must be heaven sent

Luther Burbank believed it could feed the world

I know just what he meant

Often enough we're puzzled as to where our logical thinking went

Rows of cactus, it seems, would make a lot of sense

As fire walls and erosion controls – a living cactus fence

Frost resistant and drought resistant they are

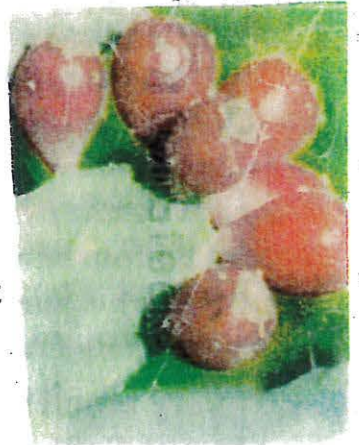
Beautiful and not a great expense

And so very easy to propagate and thin if grown too dense

The leaves - sautéed salad

What more is there to say?

Except the fruit is great au natural as a sauce or a sorbet



From: [Debby Barbose](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 5:57:16 PM

EXTERNAL

I, Debby Barbose, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

Continue and celebrate Sonoma County's tradition of city-centered growth. If development is permitted outside City limits, then only in already developed parcels in Urban Service Areas like the Springs or "downtown" Glen Ellen. To support city-centered growth, start now to form a "subregion" for the next housing plan.

Create a managed retreat program for parcels at extreme risk of flood, wildfire, or sea level rise, where gradually (on sale or after destruction) occupancy and development rights are removed or the land is offered to government or nonprofits to buy.

Protect our watershed now! Sonoma Valley's groundwater is in alarming decline. Eventually, pumping will be restricted. Expand stream setbacks and don't allow groundwater recharge areas to be paved.

Retain and expand small farms by allowing them events, clustered modest housing, and onsite or innovative water, power, and sewer solutions. We are losing the kind of farming Sonoma County is known for, that everyone supports: smaller, human-owned, often diversified, often producing food. Instead, we're seeing more large, corporate-owned, monocrop agriculture.

The General Plan needs to plan for the pressures that will arise when Sonoma County vineyards transition to other uses. During the next General Plan time period (through 2040), due to changes in the industry, a hotter climate, and water shortage, a large area of Sonoma County vineyard lands will likely become unprofitable. These lands need to remain open space.

Thank you.

Sent from my iPad

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Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: [Ann Butler](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 5:32:02 PM

EXTERNAL

I, Ann Butler, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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Thank you.

Ann Butler

"Real knowledge is found in nature and best gained through observation and experience." -- Leonardo da Vinci

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Haleigh Frye

From: Geoff Lucas <geoff@movingarts.com>
Sent: Saturday, January 18, 2025 12:17 PM
To: GeneralPlan
Subject: Question re upcoming public meetings on General Plan

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL

Hello – I'd like to ask a question about my property/area and the General Plan update. My lot was bisected for some reason into two roughly equal-size parcels by the original 1958 creation of the Urban Services Area in Sonoma – one parcel now inside the services area, one outside, thus making it very difficult to develop the total of 2+ acres to add living space – so a waste of potential housing, let alone extra taxes. I would like to have the parcel outside the USA re-merged to the one inside – my immediate neighbor was easily able to achieve the same thing through a Voluntary Merger a few years ago, but I have been told that in my case it would require a General Plan update for me to do the same thing. Is there any way I can have this request considered with this General Plan update agenda without taking up public time at the upcoming public meetings?

Thank you for any advice,

Regards,

Geoff Lucas
60 Hemlock Ave, Sonoma, Ca 95476
Parcel #'s 056-192-002 and 056-192-012

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From: [Emily Altomare](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 3:05:07 PM

EXTERNAL

I Emily Altomare, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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The General Plan needs to plan for the pressures that will arise when Sonoma County vineyards transition to other uses. During the next General Plan time period (through 2040), due to changes in the industry, a hotter climate, and water shortage, a large area of Sonoma County vineyard lands will likely become unprofitable. These lands need to remain open space.

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From: [Carol Carr](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 9:40:56 AM

EXTERNAL

I, Carol Carr, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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From: [Mario castillo](#)
To: [GeneralPlan; +kim@sonomavalleycollaborative.org](#)
Subject: Input on land use
Date: Tuesday, January 28, 2025 2:49:36 PM



I Mario Castillo-Guido, Sonoma Valley Chair, join Sonoma Valley Collaborative in asking that as you set goals, please prioritize the objectives below: Increase allowed building density in already urbanized areas like the Springs or “downtown” Glen Ellen that have water, sewer, and power service, with increased height allowances, reduced setbacks, and little or no parking requirements. Experience in other locations shows that eliminating parking requirements can be a major spur for getting new infill homes built. Apply the Workforce Housing Combining Zone across the urbanized urban service areas of Sonoma Valley (those served by water, power, and sewer). This is essential to create a different set of rules for below-market housing projects on all sizes of parcels. We need different rules because the real estate market is not producing homes that many of Sonoma Valley’s residents and workers can afford. Simply increasing density across the board will not produce the desired result, because the market will respond by building market-rate units. Include policies that, over time, guarantee many fewer vacation rentals and empty homes, so we can once again have neighborhoods of people who live here. Currently, roughly 10% of Sonoma Valley’s housing is vacation rentals or second or third homes, meaning all those homes are unavailable to residents. Allow all types of home construction wherever homes are allowed (mobile homes, manufactured or prefab homes, tiny homes, all attached types, etc), to reduce costs.

Mario Castillo-Guido
707-227-4684

“There is nothing more beautiful than someone who goes out of their way to make life beautiful for others.”

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From: [Tana Dennen](#)
To: +engage@sonomaecologycenter.org; [GeneralPlan](#)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 9:47:43 AM



I Tana Dennen, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below: Continue and celebrate Sonoma County's tradition of city-centered growth. If development is permitted outside City limits, then only in already developed parcels in Urban Service Areas like the Springs or "downtown" Glen Ellen. To support city-centered growth, start now to form a "subregion" for the next housing plan. Create a managed retreat program for parcels at extreme risk of flood, wildfire, or sea level rise, where gradually (on sale or after destruction) occupancy and development rights are removed or the land is offered to government or nonprofits to buy. Protect our watershed now! Sonoma Valley's groundwater is in alarming decline. Eventually, pumping will be restricted. Expand stream setbacks and don't allow groundwater recharge areas to be paved. Retain and expand small farms by allowing them events, clustered modest housing, and onsite or innovative water, power, and sewer solutions. We are losing the kind of farming Sonoma County is known for, that everyone supports: smaller, human-owned, often diversified, often producing food. Instead, we're seeing more large, corporate-owned, monocrop agriculture. The General Plan needs to plan for the pressures that will arise when Sonoma County vineyards transition to other uses. During the next General Plan time period (through 2040), due to changes in the industry, a hotter climate, and water shortage, a large area of Sonoma County vineyard lands will likely become unprofitable. These lands need to remain open space. Thank you.

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From: [JILL GORDON](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 9:34:14 AM

EXTERNAL

I, Jill Gordon, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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From: [Sean Elizabeth Lemert](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 9:34:55 AM

EXTERNAL

I, Sean Elizabeth Lemert, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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From: [Pete Monteleone](#)
To: [GeneralPlan; +engage@sonomaecologycenter.org](mailto:+engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 9:15:00 AM



I, Peter Monteleone, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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From: [Lori Passantino](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 2:30:30 PM

I, Lori Passantino, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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Thank you.

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From: [Molly](#)
To: [GeneralPlan; +engage@sonomaecologycenter.org](mailto:+engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 11:46:42 AM



I, Molly Shane, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

Continue and celebrate Sonoma County's tradition of city-centered growth. If development is permitted outside City limits, then only in already developed parcels in Urban Service Areas like the Springs or "downtown" Glen Ellen. To support city-centered growth, start now to form a "subregion" for the next housing plan.

Create a managed retreat program for parcels at extreme risk of flood, wildfire, or sea level rise, where gradually (on sale or after destruction) occupancy and development rights are removed or the land is offered to government or nonprofits to buy.

Protect our watershed now! Sonoma Valley's groundwater is in alarming decline. Eventually, pumping will be restricted. Expand stream setbacks and don't allow groundwater recharge areas to be paved.

Retain and expand small farms by allowing them events, clustered modest housing, and onsite or innovative water, power, and sewer solutions. We are losing the kind of farming Sonoma County is known for, that everyone supports: smaller, human-owned, often diversified, often producing food. Instead, we're seeing more large, corporate-owned, monocrop agriculture.

The General Plan needs to plan for the pressures that will arise when Sonoma County vineyards transition to other uses. During the next General Plan time period (through 2040), due to changes in the industry, a hotter climate, and water shortage, a large area of Sonoma County vineyard lands will likely become unprofitable. These lands need to remain open space.

Thank you!
Molly Shane

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From: [Kasey Wade](#)
To: [GeneralPlan; +engage@sonomaecologycenter.org](mailto:+engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 10:20:26 AM

I Kasey Wade, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

Continue and celebrate Sonoma County's tradition of city-centered growth. If development is permitted outside City limits, then only in already developed parcels in Urban Service Areas like the Springs or "downtown" Glen Ellen. To support city-centered growth, start now to form a "subregion" for the next housing plan.

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Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

From: [John Addeo](#)
To: [GeneralPlan; +engage@sonomaecologycenter.org](mailto:+engage@sonomaecologycenter.org)
Subject: SUBJECT: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Wednesday, January 29, 2025 9:05:33 AM

I John Addeo, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

Continue and celebrate Sonoma County's tradition of city-centered growth. If development is permitted outside City limits, then only in already developed parcels in Urban Service Areas like the Springs or "downtown" Glen Ellen. To support city-centered growth, start now to form a "subregion" for the next housing plan.

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Thank you,
John Addeo
Resident of City of Sonoma

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From: [Amy Cowgill Barrows](#)
To: [GeneralPlan; +engage@sonomaecologycenter.org](mailto:+engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Wednesday, January 29, 2025 2:35:32 PM

EXTERNAL

I Amy Cowgill Barrows join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

Continue and celebrate Sonoma County's tradition of city-centered growth. If development is permitted outside City limits, then only in already developed parcels in Urban Service Areas like the Springs or "downtown" Glen Ellen. To support city-centered growth, start now to form a "subregion" for the next housing plan.

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From: [Harry Clark](#)
To: [GeneralPlan](#)
Subject: Environmental Justice and Safety Element Updates
Date: Tuesday, January 28, 2025 6:35:22 PM

Hello all,

As a Sonoma County resident and taxpayer, I would like any amendments to the General Plan to more adequately address the following issues that threaten our quality of life, our health and safety and the natural environment that makes our County a world class destination for tourists and a place where we all want to live:

Improved Protections for our Creeks and Watersheds:

Current regulations for the County that are intended to protect our creeks and watersheds seem to be easily superseded by the apparent needs of industrial production that might be better resourced from other areas and perhaps other counties. Green Valley Creek is one of the unique critical habitats in our County that has prompted the investment of numerous privately and publicly funded programs to restore a healthy environment for the federally protected endangered Coho Salmon in the region. Our preservation of such resources should not be compromised by the production of aggregate rock or any other industry that is not compatible with this goal.

Protections for our State Designated Highway 116 Scenic Corridor:

As Highway 116 was designated by the State in the late 1980's, at the request of the Sonoma County Board of Supervisors, it is now time that the County adopt a clear program for implementing protections of that corridor that are appropriate for this designation. These protections should be clearly defined in the County's General Plan to include the following: a) a clear designation of the boundaries of this corridor, which are defined in the Resolution which was adopted when the corridor was created to include all landscapes that fall within the Highway 116 viewshed; b) Procedures for review of all zoning changes and projects planned within the corridor to assure that development is compatible with the goals of the Scenic Corridor designation.

Traffic and Air Quality:

We need to implement a program that better regulates traffic in a manner that is compatible with the rural communities where we live. The rezoning of land should not be considered if it directly results in traffic impacts that threaten the health and safety of our residents and where it makes our rural roadways unusable by both pedestrians and

cyclists. Industrial development should be confined to areas already zoned for industrial use and any expansion of industry needs to be compatible with the rural environments where it may already be located.

Climate Change:

A program needs to be developed to address climate change and the increased threat of wildfire that has already impacted much of our county. Any development that increases the risk of wildfire should not be located in an environment that has been evacuated in the past due to previous fire events and/or is classified as a severe fire danger.

In summary, Sonoma County's commitment to protecting the environment needs to be clearly documented in our General Plan.

Thank you,
Harry Clark



ReplyForward

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From: [Cody Curtis](#)
To: [GeneralPlan; +kim@sonomavalleycollaborative.org](mailto:+kim@sonomavalleycollaborative.org)
Subject: Input on land use
Date: Wednesday, January 29, 2025 6:05:32 AM

Hi,

My name is Cody Curtis. I am a local vegetable farmer and a member of the Sonoma Valley Collaborative. I support the SVC in the objectives and priorities listed below. I'll add to this and say that the scarcity of reasonably priced housing is the #1 factor constraining the success and growth of local food producing farms. In my opinion, thoughtfully and creatively increasing the housing supply for ordinary working people should be our elected officials #1 priority. If our community can't shelter those who grow food and perform other essential services, it's clear that something is very out of balance.

Thanks,

Cody,

SVC Goals + Priorities:

Increase allowed building density in already urbanized areas like the Springs or “downtown” Glen Ellen that have water, sewer, and power service, with increased height allowances, reduced setbacks, and little or no parking requirements. Experience in other locations shows that eliminating parking requirements can be a major spur for getting new infill homes built.

Apply the Workforce Housing Combining Zone across the urbanized urban service areas of Sonoma Valley (those served by water, power, and sewer). This is essential to create a different set of rules for below-market housing projects on all sizes of parcels. We need different rules because the real estate market is not producing homes that many of Sonoma Valley's residents and workers can afford. Simply increasing density across the board will not produce the desired result, because the market will respond by building market-rate units.

Include policies that, over time, guarantee many fewer vacation rentals and empty homes, so we can once again have neighborhoods of people who live here. Currently, roughly 10% of Sonoma Valley's housing is vacation rentals or second or third homes, meaning all those homes are unavailable to residents.

Allow all types of home construction wherever homes are allowed (mobile homes, manufactured or prefab homes, tiny homes, all attached types, etc), to reduce costs.

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From: [Leonardo Lobato](#)
To: [GeneralPlan; +kim@sonomavalleycollaborative.org](mailto:+kim@sonomavalleycollaborative.org)
Subject: Input on land use
Date: Wednesday, January 29, 2025 11:57:37 AM

I Leonardo Lobato from La Luz Center, join Sonoma Valley Collaborative in asking that as you set goals, please prioritize the objectives below:

Increase allowed building density in already urbanized areas like the Springs or “downtown” Glen Ellen that have water, sewer, and power service, with increased height allowances, reduced setbacks, and little or no parking requirements. Experience in other locations shows that eliminating parking requirements can be a major spur for getting new infill homes built.

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From: retalock@sonic.net
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 7:12:17 PM

EXTERNAL

I, Reta Lockert, Sonoma Valley resident since 1976, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

Continue and celebrate Sonoma County's tradition of city-centered growth. If development is permitted outside City limits, then only in already developed parcels in Urban Service Areas like the Springs or "downtown" Glen Ellen. To support city-centered growth, start now to form a "subregion" for the next housing plan.

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The General Plan needs to plan for the pressures that will arise when Sonoma County vineyards transition to other uses. During the next General Plan time period (through 2040), due to changes in the industry, a hotter climate, and water shortage, a large area of Sonoma County vineyard lands will likely become unprofitable. These lands need to remain open space.

Thank you.
Reta G. Lockert
526 Ashbury Avenue
Santa Rosa, CA 95404

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From: [Marie Nelson](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 7:26:12 PM

EXTERNAL

I, Marie Nelson, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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From: [Marie Nelson](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Tuesday, January 28, 2025 7:26:12 PM

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From: [Patty Moore](#)
To: [GeneralPlan](#); kim@sonomavalleycollaborative.org
Subject: Input on land use
Date: Thursday, January 30, 2025 9:30:37 AM

EXTERNAL

I Patricia Bongiovanni, join Sonoma Valley Collaborative in asking that as you set goals, please prioritize the objectives below:

Increase allowed building density in already urbanized areas like the Springs or “downtown” Glen Ellen that have water, sewer, and power service, with increased height allowances, reduced setbacks, and little or no parking requirements. Experience in other locations shows that eliminating parking requirements can be a major spur for getting new infill homes built.

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Allow all types of home construction wherever homes are allowed (mobile homes, manufactured or prefab homes, tiny homes, all attached types, etc), to reduce costs.

Patty Bongiovanni
707-815-7060

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From: [Randy Cook](#)
To: [GeneralPlan; engage@sonomaecologycenter.org](mailto:engage@sonomaecologycenter.org)
Subject: Endorsement of Sonoma Ecology Center Objectives for Sonoma County's General Plan
Date: Thursday, January 30, 2025 8:14:55 AM

EXTERNAL

I, Randy Cook, join Sonoma Ecology Center in asking that as you set goals, please prioritize the objectives below:

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Thank you.

--

Randy

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From: [Laurie Hobbs](#)
To: [GeneralPlan; +kim@sonomavalleycollaborative.org](mailto:+kim@sonomavalleycollaborative.org)
Subject: Input on land use
Date: Thursday, January 30, 2025 10:22:02 AM



I, Laurie Hobbs, co-director at Morton's Warm Springs, join Sonoma Valley Collaborative in asking that as you set goals, please prioritize the objectives below:

Increase allowed building density in already urbanized areas like the Springs or “downtown” Glen Ellen that have water, sewer, and power service, with increased height allowances, reduced setbacks, and little or no parking requirements. Experience in other locations shows that eliminating parking requirements can be a major spur for getting new infill homes built.

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Allow all types of home construction wherever homes are allowed (mobile homes, manufactured or prefab homes, tiny homes, all attached types, etc), to reduce costs.

Thank you,



Laurie Hobbs (she | her)
Co-director & Core Team Steward
cell (510) 366-5067 | office (707) 833-5511
1651 Warm Springs Road, Glen Ellen, CA 95442
www.MortonsWarmSprings.org



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From: [Laurie Hobbs](#)
To: [GeneralPlan](#)
Cc: kim@sonomavalleycollaborative.org
Subject: Re: Input on land use
Date: Thursday, January 30, 2025 11:07:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Thank you Haleigh,

I want to add one more priority to my public comment please:

For the wastewater treatment plant that must eventually serve the new developments at the former SDC campus, the Hanna property and possibly others, we ask you to prioritize, even necessitate, the inclusion of additional service lines to serve and alleviate both the "downtown" communities of Kenwood AND the upper Warm Springs Road neighborhoods of north Glen Ellen which are set within the riparian corridor of Sonoma Creek. Countless aging individual septs along these areas of a critical riparian corridor and historic marshland are ticking time bombs that cannot be rebuilt to modern code with modern setbacks and redundancies. Therefore, the only ecologically sound and feasible solution long term is to eventually include these areas of our upper Sonoma Valley in the expanded sewer service areas.



Laurie Hobbs (she | her)
Co-director & Core Team Steward
cell (510) 366-5067 | office (707) 833-5511
1651 Warm Springs Road, Glen Ellen, CA 95442
www.MortonsWarmSprings.org



On Thu, Jan 30, 2025 at 10:44 AM GeneralPlan <GeneralPlan@sonoma-county.org> wrote:

Hi Laurie,

Thank you for reaching out to us about the [General Plan Update](#)!

Your correspondence has been saved as public comment.

We encourage you to join us for one of our [upcoming workshops](#) and take our [online survey](#).

Our website will be updated in the coming weeks with more opportunities to participate. Please also consider subscribing to our [email list](#) for updates.

Thank you,

Haleigh Frye, Planner II

Planning Division | Project Review

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Office: 707-565-1900 | Fax: 707-565-1103



Access Permit Sonoma's extensive online services at www.PermitSonoma.org

Have Planning Questions? Please review our new Planning and Zoning FAQs Page!
<https://permitsonoma.org/divisions/planning/planningandzoningfaqs>

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

From: Laurie Hobbs <laurie@mortonswarmsprings.com>
Sent: Thursday, January 30, 2025 10:23 AM
To: GeneralPlan <GeneralPlan@sonoma-county.org>;
+kim@sonomavalleycollaborative.org
Subject: Input on land use

I, Laurie Hobbs, co-director at Morton's Warm Springs, join Sonoma Valley Collaborative in asking that as you set goals, please prioritize the objectives below:

Increase allowed building density in already urbanized areas like the Springs or “downtown” Glen Ellen that have water, sewer, and power service, with increased height allowances, reduced setbacks, and little or no parking requirements. Experience in other locations shows that eliminating parking requirements can be a major spur for getting new infill homes built.

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Thank you,



Laurie Hobbs (she | her)

Co-director & Core Team Steward

cell (510) 366-5067 | office (707) 833-5511

1651 Warm Springs Road, Glen Ellen, CA 95442

www.MortonsWarmSprings.org



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From: [Wil Lyons](#) on behalf of [Planner](#)
To: [PRMD-VacationRentals](#); [GeneralPlan](#)
Subject: FW: Addressing the STR cap that hasn't been discussed since May 2023
Date: Thursday, January 30, 2025 2:09:38 PM

Wil Lyons
Planner II
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Office: 707-565-7388 | Fax: 707-565-1103

Are you a State of California Licensed Architect or Landscape Architect that lives in Sonoma County? Would you be interested in serving your community as a member of Sonoma County's Design Review Committee? Please let me know!

Have Planning Questions? Please review our new Planning and Zoning FAQs Page!
<https://permitsonoma.org/divisions/planning/planningandzoningfaqs>

Access Permit Sonoma's extensive online services at www.PermitSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

-----Original Message-----

From: Kate Jett <katejett@gmail.com>
Sent: Thursday, January 30, 2025 2:05 PM
To: Planner <planner@sonoma-county.org>
Subject: Addressing the STR cap that hasn't been discussed since May 2023

EXTERNAL

Hi, I filled out the survey from Permit Sonoma but the survey questions didn't really cover my specific interests in being on Permit Sonoma's email list.

I own a cabin in Forestville and am on a waitlist for a short term rental permit. The cap in my area is 8% and the neighborhood, Hacienda, is at 12ish%. Since I got on the waitlist in July of 2023 there has been no movement on this list. I am hoping to get a permit to help me hold on to this property in an area that's very important to me but not where I want to raise my family. My cabin is small, made of cinder blocks and below the flood line. One of the reasons I bought this specific property was because it isn't a good candidate for year round living and didn't feel like taking a livable house off the market. It had a STR permit before I bought it.

I think cabins like mine should be eligible for STR permits because they were clearly built for season use originally and are not warm enough or flood proof enough for year round living. My 1 floor cabin has a drain in the living room for years when it floods. It's a perfect candidate for renting out to couples or small families who want to escape city life or access the countryside and river.

I hope people like me are not being forgotten about as the emphasis on this survey and other workshops I've attended seems to be on new housing and tourism only being allowed at hotels where the prices are unreasonable without competition. I believe there is a balance of all kinds of tourism to be made available and my neighborhood cap of 8% does not reflect the natural environment it's built in being unsuitable for full time residence.

Thanks,

Kate Jett

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January 30, 2025

Permit Sonoma

General Plan Workshop

Laguna High School Library

Regarding the General Plan:

I would like to see a change in the General Plan for my area of Forestville, which includes Orchard Lane and Russell Lane.

Regarding my parcel # 083-050-024; which consists of 8.96 acres.

I have one main residence and one granny unit; I have two driveways and two addresses, 5930 Russell Lane and 5800 Van Keppel Road on the same parcel and I am incorporated in the town of Forestville. I would like to split my property into 2 separate parcels with one home on each. I have two grown daughters who both would like to reside in Forestville, and I would like them to have one property each.

When I bought my property, the General Plan called for 5 acres and was later upped to 10 acres in the last General Plan.

I like to see a change in the General Plan for a lesser minimum lot size especially as I am surrounded by smaller parcels, specially one bordering my property which is only ½ acre in size and many other 2 acres and up.

Sincerely,


John Kiriakopolos

5930 Russell Lane,

Forestville, Ca 95436

707 887-2647

From: [Jerry Bernhaut](#)
To: [GeneralPlan; +kim@sonomavalleycollaborative.org](mailto:+kim@sonomavalleycollaborative.org)
Subject: Input on land use
Date: Friday, January 31, 2025 9:45:30 AM



I, Jerry Bernhaut, join Sonoma Valley Collaborative in asking that as you set goals, please prioritize the objectives below:

Increase allowed building density in already urbanized areas like the Springs or “downtown” Glen Ellen that have water, sewer, and power service, with increased height allowances, reduced setbacks, and little or no parking requirements. Experience in other locations shows that eliminating parking requirements can be a major spur for getting new infill homes built.

Apply the Workforce Housing Combining Zone across the urbanized urban service areas of Sonoma Valley (those served by water, power, and sewer). This is essential to create a different set of rules for below-market housing projects on all sizes of parcels. We need different rules because the real estate market is not producing homes that many of Sonoma Valley’s residents and workers can afford. Simply increasing density across the board will not produce the desired result, because the market will respond by building market-rate units.

Include policies that, over time, guarantee many fewer vacation rentals and empty homes, so we can once again have neighborhoods of people who live here. Currently, roughly 10% of Sonoma Valley’s housing is vacation rentals or second or third homes, meaning all those homes are unavailable to residents.

Allow all types of home construction wherever homes are allowed (mobile homes, manufactured or prefab homes, tiny homes, all attached types, etc), to reduce costs.

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From: [Kerry Forbes](#)
To: [GeneralPlan](#)
Cc: [Kerry Forbes](#)
Subject: Setbacks for Farm Animals
Date: Friday, January 31, 2025 9:38:31 AM

EXTERNAL

Hello ~ I am hopeful that you are considering applying a required 50-foot setback for farm animals (goats, llamas, sheep, pigs, horses) from neighboring property lines. Our neighbor has all of the above right up against our fence line that includes our bedroom window, backyard and front yard. The stench is overwhelming, the animal sounds that go on all day and night are disruptive and repetitive, and she has shown no desire to compromise by moving them.

It would be helpful if the county would be a positive part in requiring people that own these types of animals to have them at least 50 feet from their neighbors.

Thank you.

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From: [Henry Ptasinski](#)
To: [GeneralPlan](#)
Subject: General plan topic question
Date: Thursday, February 13, 2025 2:45:57 PM

Hi,

On the general plan webpage (<https://permitsonoma.org/generalplan>), I see that the general plan topics list includes a Noise element to consider sources of noise pollution. Is there a Light Pollution element? Similar to noise pollution, light pollution has a negative impact on living conditions in Sonoma County, and also has a significant impact on wildlife. If it's not already being considered under one of the other topic areas (maybe Environmental Justice?), it should be added as a topic area.

Thanks,

--

Henry Ptasinski
henry@logout.com
+1-415-608-0637
<https://www.logout.com>

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From: [Scott Newman](#)
To: [GeneralPlan](#)
Subject: General Plan Comments
Date: Wednesday, March 5, 2025 5:34:51 PM

Hi,

My name is Scott Newman and I have attended two of your forums for General Plan visioning. I appreciate your outreach. I thought I would also emphasize a few points that have come to mind in the process here if I may. For your information, I am a board member of the Northern Sonoma County Fire Protection District just in case you sense a bias.

1. Given the number of fires we have experienced in the last few years and given our District has taken on an oversized role in fuels management and mitigation strategies I have a very strong bias towards being very creative in the General Planning process to advance this community safety priority.
 - a. I believe there are current limitations concerning development on ridgetops in some areas of the County. What if we, on the contrary, allow certain development to create an incentive to clear these ridgetops and keep them clear as well as maintain easily passable access. We are investing millions of dollars annually to create fire breaks, shaded fuel breaks, fire roads, etc. and unfortunately these “improvements” are overgrown and need to be refreshed on a regular basis. A vineyard or other crop, appropriately designed utility areas, green houses and perhaps even houses that are properly designed and landscaped would create the financial incentive to create and maintain these fire breaks and the access to them which benefits the whole community.
2. Consistent with the theme above it would be really valuable if the County made it a priority to maintain a safe zone along all their roads. I have traveled Chalk Hill Road, Franz Valley Road, Franz Valley School Road and Hwy 128 (I realize it is Caltrans) during a fire and we really need to maintain a wider area to avoid obstructions to evacuation and responder routes. Ideally this would apply to private driveways as well but I respect private property rights and would probably stop short of mandates on private property.
3. The above said, I believe land stewardship should be a landowner responsibility. Just as we have title warnings concerning airplane noise, farming activities, etc. I wonder if it is appropriate to have similar notices on title that one property owners bad land stewardship affects the lives and properties of others and owning property in the wild lands of Sonoma County comes with a responsibility. If they aren’t inclined to assume the responsibility, suggest they think twice about taking on the ownership. And then ideally the County enacts an ordinance with some teeth, so enforcement is possible.
4. My final thought relates to the challenge I am facing as a multi-generational farm/ranch family trying to carry on the family business. There are four siblings in the next generation. When my Mother passed away in 2023 it became apparent that her ranch of 325 acres would not be divisible to accommodate four households. I believe the former general plan considered the minimum lot size a reflection of the amount of land necessary to sustain a family. As that family tree grows it would be nice if the general plan allowed for more housing. Housing would be valuable not only for growing farm families but for farm families and their employees. I am not advocating

for substantially increased density in an area like Knights Valley but perhaps by clustering housing and by inspired placement of housing we can accommodate more people on a ranch.

5. I don't know if a General Plan addresses setbacks from creeks, etc. but our experience being flattened by the Kincade Fire suggests that we need to be able to manage the vegetation in our drainages. It is less of an issue for us given the fire destroyed most of the trees that line our tributary to Maacama Creek. It has been a significant job removing the dead and downed wood to keep the drainage healthy and clear. Allowing proactive drainage management would be a valuable priority in my mind.

Our County has endured more than its share of wildland fire in recent memory and I believe our residents are inspired to "think differently". It would be great to see our County staff consider new and innovative solutions to managing these lands in fire country. We all have a stake in it. I feel blessed to have an innovator as our Fire Chief, Chief Marshall Turbeville, who has received international recognition and would like to do all we can to give our Chief and the rest of our County fire community all the tools they can imagine to lead the world in prevention and management strategies.

Thank you, Scott Newman



212 North Street
Healdsburg, CA 95448
Mobile-707-433-2121

Newmanagriculture.com

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From: [Kenneth R White](#)
To: [GeneralPlan](#)
Subject: Sonoma County General Plan (GP) - One Citizen's Input
Date: Wednesday, March 12, 2025 2:19:02 PM



Sonoma County General Plan (2025)

TWIMC,

Bureaucrats are paid well to ride herd on this stuff. Others of us have lives that do not always allow close familiarity with things as important as the General Plan. So the workings of government often proceed without the true and much needed participation of the people who dwell down where the rubber meets the road. This is axiomatic no matter that politicians pretend otherwise, that there is always great transparency. There isn't.

Sonoma County's GP (as so many other GPs in Calif) is incredibly important and sensitive. The state, and certainly Sonoma County, are way too magnificent and majestic to screw up with GPs that allow special interests to manipulate subtly and behind the scenes what is to happen to our county and state. As for Sonoma County, too much has already been despoiled and defiled re: the suburban sprawl that paves over the essential beauty of our home and makes county life take on a impossibly stupid hue, and begs the question:

"Why would anyone who lives in paradise do this to themselves?"

And it is so often forgotten that ...

... Sonoma County is Luther Burbank's promised land and today's schemers and manipulators should never have undue or out-of-balance influence in what happens to our villages, farmland, forests, coastline, and all the county's intrinsic glory.

To those who will nurse the Sonoma County GP along its way I implore you to respect what God has bestowed upon those of us lucky enough to live in Sonoma County. Do not dare screw this up. Let us take care of what we have in the first instance and proceed very slowly to change anything to satisfy the most influential and greedy among us.

Thank you.

Yours truly,

Kenneth R. White
U.S. Navy (Ret.)
Monte Rio, CA

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From: [Marlene Lowenthal](#)
To: [GeneralPlan](#)
Subject: misc
Date: Thursday, March 20, 2025 12:30:09 PM

I would like to see all city streets in better condition. I hope the homeless situation will reach a point when no one will be sleeping in unsheltered areas. I hope our city's financial situation will improve soon.

Lastly, there is a baseball area on the corner of Brookwood Avenue and Allan Way that is unusable due to its unfinished grounds. It had been used for RVS for the homeless, but now it just sits there. Is there a possibility that this area could be improved and made available for public use?

Thank you for your time,
Marlene Lowenthal

1729 Mariposa Drive
Santa Rosa 95405
707-322-6561

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From: [Kim Kelly](#)
To: [GeneralPlan](#)
Subject: Santa Rosa General Plan
Date: Saturday, March 29, 2025 10:52:17 AM

EXTERNAL

Hello,

Thank you for an opportunity to share my opinion.

I hope we can not lose all of the country appeal that I have loved about Sonoma county.

Neighborhoods are fine but I am so happy I live where I still have some space and trees. When I bought my first home it was in Northpoint Village - a new development. Along with a nice new house came an HOA that I could not wait to escape. And I now live off Stony Point in an older neighborhood without a militant HOA and lots of freedom to grow whatever I want on my little piece of heaven. Living in houses that look just like your neighbors with no room for self expression is depressing. Also being crowded into a small footprint where the developer can make as much money as possible is a recipe for frustration, tensions, and most likely crime. So far all the new apartment building style housing look like SF projects to me. Crowding people in so the city can collect more property taxes makes for a more dangerous place to live. I worry the police and fire departments will get stretched thin. Not to mention the crowded streets and roads. Changing the speed limits does zero good if no one is enforcing them as can be seen daily on Stony Point road. The law abiding citizens go slower and the rest cut them off!

I know a lot of the housing that was built may be for those who were living on the street but not all of each project was dedicated to that. Please leave some open space between these mega projects so our town doesn't become another big city. We shouldn't be building housing for kids to end up in schools that have guns found so often. Crowded cities have more guns and drugs. I wanted to move away from all of that and now as I get older I'm right back in it.

Thank you for your consideration.

Kim Kelly
Santa Rosa

Sent from my iPad

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From: [Lynda Tatrai](#)
To: [GeneralPlan](#)
Subject: Survey
Date: Wednesday, April 2, 2025 5:15:26 AM

EXTERNAL

Hello, please build more 3 bedroom plus suburban neighborhoods for families in affordable range, lower mortgages and rents in SoCo. SoCo is not family friendly. It's obvious in school closures and church attendance. Bring back businesses to empty stores.

Also build permanent bridges in West county. End seasonal bridges. This is extremely dangerous in a high fire flood zone. Support ending chemtrails. Practice forest management. Get bikes off streets, build bike paths. Support buying American made. Support manufacturing. Support our ranches and farms to be owned by Americans not China. End biased newspapers and radio in SoCo. Promote Christianity and Bibles to school. End Wokeness. Thank you for listening.

Sent from my iPhone

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Attn: Ross Markey
Sonoma County General Plan manager
2550 Ventura Avenue
Santa Rosa, CA 95403
707-565-2543
rossmarkey@sonoma-county.org

4/3/2025

Subject: Sonoma County General Plan update community meeting

Hello Ross,

As we discussed, here is **the beginning list** of concerns and works areas for the Penngrove Specific Plan area update at this time.

Customarily in Penngrove in 1989, and during the last the 2020 County General Plan update the PAPAC met with Greg Carr and Bob Geiser to review our comments and concerns. Staff also met with Bennett Valley and other Specific/Area Plan communities as well. We also need and anticipate the customarily staff meeting with a small group of PAPAC community group members actively engaged supporting the *Penngrove Area Plan* to review our specific concerns, focused problem areas, comments, and detailed recommendations as to what the County needs to address in the *Penngrove Area Plan* planning area update during the General Plan update.

PAPAC's Area Plan update checklist and recommendations as follows.

- 1-Implementation of County General Plan Penngrove Traffic Circulation Element Section 7.7, pages CT-46 and CT-52
- 2) Penngrove Sanitation Zone (PSZ) Urban Service Boundary *expansion change.*
- 3) SCWA (Sonoma Water) Petaluma Watershed Zone 2A Committee proposed Lichau Creek flood control project.
- 4) Groundwater sustainability for *Penngrove* wells outside the USB (Urban Service Boundary)
- 5) Penngrove Area Plan boundary changes (*expand Area Plan boundary and planning area map to be consistent with the new map developed by the County and Penngrove to create a MAC. (Municipal Advisory Committee)*
- 6) Northern Community Separator adjustment to be coterminous with Valley House Drive to conform to the Penngrove/Rohnert Park lawsuit settlement agreement and the new Rohnert Park 2040 UGB and city General Plan.

Rick Savel
South County Resource Preservation Committee, member
Penngrove Area Plan Advisory Committee, consultant
Marin LAFCo Commission, public member (retired)
PO Box 227, Penngrove, CA 94951-0227
Ph# 415-479-4466, no texting.
Email: SkyPilot4u2@yahoo.com

The Penngrove Area Plan Advisory Committee (PAPAC) is a community based public policy advocacy organization, established in 1984, dedicated to supporting and advocating for the Penngrove Specific Plan goals and policies and the South County Resource Preservation Committee (SCRPC) Penngrove community lawsuit settlement agreement with the City of Rohnert Park.

From: [Ray Chin](#)
To: [Haleigh Frye](#); [Doug Bush](#)
Subject: Sonoma County General Plan Meeting for Greater Sebastopol, Graton, and Occidental
Date: Friday, April 18, 2025 10:45:10 AM



It was very nice to meet you both Wednesday evening in Occidental. It was very encouraging to see the county seeking feedback from the community.

On behalf of the Sebastopol Pickleball Association, I am writing to express our enthusiastic support for the construction of pickleball courts at Ragle Ranch Regional Park in Sebastopol. As an organization dedicated to promoting pickleball in our community, we have witnessed firsthand the numerous benefits this sport brings to Sonoma County residents.

Pickleball is a rapidly growing sport that appeals to people of all ages and skill levels. It offers a range of physical and mental health benefits, including improved cardiovascular health, enhanced muscle and bone strength, increased balance and coordination, and opportunities for social interaction.

Currently, Sonoma County Regional Parks operates pickleball courts at several locations, but there is a significant demand for more facilities to accommodate the growing number of players. Ragle Ranch Regional Park, with its existing infrastructure and beautiful setting, is an ideal location for new pickleball courts. Adding these courts would not only meet the community's needs but also enhance the park's recreational offerings.

To move forward with this initiative, we kindly request clarification on the process required to get pickleball courts built at Ragle Ranch Regional Park. Additionally, we would appreciate contact information for the appropriate personnel at Sonoma County Regional Parks who can assist with this project.

Thank you for considering this request. We are confident that the addition of pickleball courts at Ragle Ranch Regional Park will greatly benefit our community and promote a healthier, more active lifestyle for residents of all ages.

Warm regards,

Ray Chin

Sebastopol Pickleball Association
908 380 7617

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From: [Bodega Art Gallery](#)
To: [GeneralPlan](#)
Date: Wednesday, May 7, 2025 10:03:48 AM

17235 bodega hwy should be zoned mixed use or commercial as all other buildings on bodega hwy in the town of bodega to bring more tourists to the town it has been a commercial zoning for over 100 years and mistakenly zoned rr1 in the 80s
707 791 5162 john perpinan

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From: [Linda Sullivan](#)
To: [GeneralPlan](#)
Subject: Lighting vs Night Sky
Date: Saturday, May 17, 2025 9:30:04 AM



Is there any way we can establish a lighting requirement throughout SW Santa Rosa to reduce the amount of flood light coming in to our country homes? The lighting at the new church at Stony Point and Todd is awful, don't even get me started with Ghilotti. Please help us, the night sky is gone.

Linda Sullivan

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From: [Debbie Ramirez](#)
To: [Lori LaFlores](#)
Cc: [Guerneville](#); [GeneralPlan](#); [Pip Marquez de la Plata](#); [district5](#)
Subject: RE: Request to change Zoning to allow AirB&Bs in the Historic Russian River Vacation areas - June 12 MAC meeting
Date: Wednesday, June 11, 2025 3:21:11 PM

Dear Lori,

Thank you for reaching out with this feedback. If you would like to make a public comment regarding the General Plan update at [tomorrow's MAC meeting](#) you can do so in person or virtually via Zoom.

In the event that it is not possible for you to attend the meeting, I am also copying Permit Sonoma's General Plan email so that it can be incorporated into the community feedback.

Kind regards,

Debbie Ramirez

Field Representative

Fifth District Supervisor Hopkins

Sign up to receive Supervisor Hopkins' newsletter [here](#)

Inscríbese para recibir el boletín del Supervisor Hopkins en español [aquí](#)



From: Lori Lowe <Lori@lorilowe.com>

Sent: Wednesday, June 11, 2025 2:49 PM

To: district5 <district5@sonoma-county.org>

Cc: Lori Lowe <emaillorilowe@gmail.com>

Subject: Request to change Zoning to allow AirB&Bs in the Historic Russian River Vacation areas - June 12 MAC meeting

For presenting comment at MAC meeting 6/12/25
district5@sonoma-county.org

Request to Sonoma County Zoning Change/Amendment

6/11/2025

Asking Sonoma County to please be flexible & consider changing back Zoning: to allow AirB&Bs in the lower Russian River Vacation Resort area. Below are some points giving perspective to consider:

The lower Russian River area, especially Rio Nido & surrounding areas of Guerneville are “Historical” Tourist destinations going back over 100 years.

All properties were originally purchased & cabins were built primarily as Summer Vacation Homes & were mostly used only during only the Summer months.

Landlord perspective, of full time rentals:

We own a triplex in Rio Nido, that we’ve rented out full time for many years.

When we have a vacancy, we struggle to find full time tenants. Mostly because of the 45 min work commute to the heart of Santa Rosa. They just don’t want to commute that far.

So that leaves low income prospective tenants. But if you eliminate the locals jobs provided by AirB&Bs, even they can’t afford the reasonable HUD Fair Market Rents.

In fact, I am aware of another triplex nearby from mine who hasn’t been able to find a renter for his 2 bed, that is in good condition for over 6 months & it’s priced about \$450. below low market rents.

Also this past year or more, there seems to be no Section 8 tenants looking for housing in the Russian River area any more, we can only assume they are now moving toward new affordable housing recently built in Santa Rosa?

Our observation of our neighbors AirB&B:

For many years, we have observed our neighbors 2 bed AirB&B across the street in Rio Nido area of Guerneville.

We have had no issues & approve of it. In fact, we like seeing the constant upkeep, improvements of these short term rentals. It’s also very nice knowing they are providing local jobs for: cleaning; maintenance; contractors & have been improving the area. We like seeing AirB&B guests spend money in Guerneville at Restaurant’s; Stores & Entertainment which is very much needed.

Why AirB&Bs are good in vacation destinations:

Since AirB&Bs began in the Lower Russian River Resort Area, I’ve seen Community Improvement, with run down Summer vacant vacation cabins (with no insulation) being remodeled & improved for year round living. Overall the community is doing better & there is more pride.

We also own a small 2 bed family summer vacation cabin that I would like to AirB&B part time, when we are not using it.

With increasing price of fire insurance & expensive taxes, we could see the benefit to update the cabin if we can offset some of the costs.

We want to share our cabin with others who want to enjoy the most beautiful tourist destination with the tallest trees in the world.

However we were shocked, to discover in 2022 Sonoma County changed the zoning for the entire lower Russian River area to prohibit R1 zoned properties.

Please be aware, that many homeowners I know of with vacation cabins are struggling in providing funds for much needed maintenance, due to high taxes & fire insurance. All you have to do is take a drive through Rio Nido & you will see many cabins with deferred maintenance.

We recently lost our fire insurance on our cabin, because they said we didn't have a perimeter foundation. This was never an issue before, but fire insurance is requiring mandatory costly updates.

I ask Sonoma County to Please consider being more flexible with zoning of AirB&Bs in this historic vacation destination. We welcome any calls or emails if you would like more information. We are happy to assist.

Sincerely

Lori & Stephen Lowe, Property owners

Contact info:

(650) 793-1263

EmailLoriLowe@gmail.com

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From: [Ene Osteraas-Constable](#)
To: [GeneralPlan](#)
Cc: [Stacy Coon](#); [Ene Osteraas-Constable](#); [Scott Constable](#)
Subject: General Plan Community Input Questions
Date: Monday, May 19, 2025 8:05:19 AM

EXTERNAL

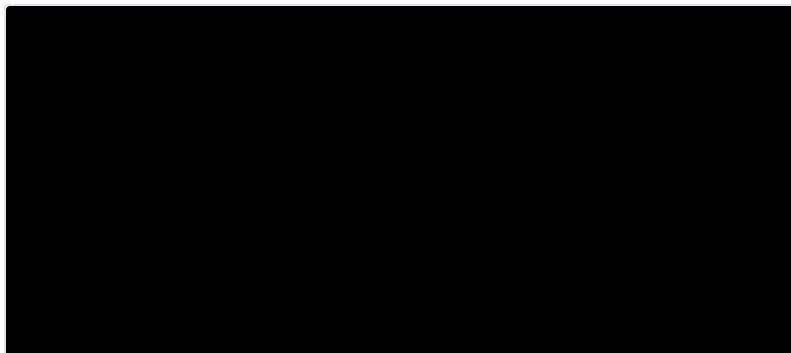
Good Morning!

We understand you are taking input on the General Plan development until the end of May, per the website link below. Is this still the timeframe? What is the deadline for input? Who should we email with specific input r.e. the Plan and zoning in our community? Specifically, is there a person or department who is working on zoning for our neighborhood on Jonive Road? We have input that we would like to provide as the General Pan is updated. We would appreciate the name, email and contact phone number for the best person to outreach r.e. Agricultural Residential zoning in our area.

Thank you!

Ene Osteraas-Constable
(510) 390-1724
885 Jonive Road, Sebastopol, CA 95472

[Sonoma County General Plan Update](#)



Sonoma County General Plan Update

The County is beginning a county-wide, multi-year process to update its General Plan. This update is a unique op...

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From: [Jennifer York](#)
To: [GeneralPlan](#)
Subject: Additional Comment
Date: Wednesday, July 2, 2025 5:09:28 PM



Hello

I participated in an on line workshop, but forgot to mention something that is important to me, and to my neighbors on Wagnon Road, west of Sebastopol.

Very briefly:

We have noticed a *huge* increase in air traffic noise in the last year, and it is quite disturbing to us! In the future, we would lobby to have flight paths from the Sonoma County Airport routed elsewhere. Further, we oppose *any* increase of air traffic from the Sonoma County Airport!

Thank you for your attention to this matter. Hope our comments can still be included somehow! Please feel free to contact me if you have questions about our concerns.

Jennifer York

707 205-6329

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From: [Kim Pack](#)
To: [GeneralPlan](#); [Kim Jones](#)
Subject: Input on land use
Date: Wednesday, January 29, 2025 4:49:57 PM



I Kim Pack, join Sonoma Valley Collaborative in asking that as you set goals, please prioritize the objectives below:

Increase allowed building density in already urbanized areas like the Springs or “downtown” Glen Ellen that have water, sewer, and power service, with increased height allowances, reduced setbacks, and little or no parking requirements. Experience in other locations shows that eliminating parking requirements can be a major spur for getting new infill homes built.

Apply the Workforce Housing Combining Zone across the urbanized urban service areas of Sonoma Valley (those served by water, power, and sewer). This is essential to create a different set of rules for below-market housing projects on all sizes of parcels. We need different rules because the real estate market is not producing homes that many of Sonoma Valley’s residents and workers can afford. Simply increasing density across the board will not produce the desired result, because the market will respond by building market-rate units.

Include policies that, over time, guarantee many fewer vacation rentals and empty homes, so we can once again have neighborhoods of people who live here. Currently, roughly 10% of Sonoma Valley’s housing is vacation rentals or second or third homes, meaning all those homes are unavailable to residents.

Allow all types of home construction wherever homes are allowed (mobile homes, manufactured or prefab homes, tiny homes, all attached types, etc), to reduce costs.

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7/19/25

Permit Sonoma General Plan Staff: Haleigh Frye, Doug Bush, Ross Markey
2550 Ventura Ave, Santa Rosa, CA 95403
GeneralPlan@sonoma-county.org

General Plan update comments

Dear Permit Sonoma General Plan Staff,

The NAACP Santa Rosa – Sonoma County Branch Executive Committee appreciates the opportunity to share preliminary comments on the upcoming Sonoma County Draft General Plan. As community advocates, we aim to ensure that equity, inclusivity, and sustainability are central to this critical planning process. We hope our insights can help shape a plan that reflects the needs and aspirations of all Sonoma County residents.

Summary of Sonoma County General Plan (GP) Comments and Recommendations

The Sonoma County General Plan presents an opportunity to address critical housing issues, overcome systemic segregation, and promote sustainability. Key recommendations include:

- 1. Affordable Housing:** Prioritize housing affordable to those earning 60% of the Area Median Income (AMI) or below, focusing on Disadvantaged Communities (DACs). Secure housing at 30% or less of household income is essential for socio-economic sustainability. Meet 6th cycle RHNA's lower income housing goals without concentrating poverty and by integrating such housing into TCAC (Tax Credit Allocation Committee) higher resource opportunity areas.

2. **Land Use and Zoning:** Make consistent with state Affirmatively Furthering Fair Housing (AFFH) policies to combat segregation. Concentrate development in urban service areas (USAs) with water/sewer infrastructure, establish unincorporated hubs as potential future cities, and eliminate single-family zoning in favor of higher-density, inclusive housing solutions.
3. **Safety Element:** Take to heart this Cal State Department of Housing and Community Development comment: “Addressing disaster risk is not a justification for furthering segregation, and policies that seek to address this risk should include strategies that mitigate the risk of displacement and exclusion.” Balance strong pressure for land use limits based on fire evac fears with the exclusionary effects these limits have.
4. **Environmental Justice Element:** Follow through on strong staff and Equity Work Committee work by making the recommendations more actionable.
5. **Countering NIMBYism:** Challenge exclusionary practices by prioritizing inclusivity over "neighborhood character" and by expanding housing development into historically restrictive zones.
6. **Sustainability and Equity:** Ensure equitable resource distribution by creating service hubs for unincorporated communities and addressing social health through integrated housing planning. Actively address the historic wrongs of systemic segregation and redlining.

By implementing these strategies, the GP can be internally consistent with Housing Element AFFH law and promote equitable housing development, dismantle segregation, and enhance true sustainability for Sonoma County residents.

Affordable Housing (AH)

While the GP Housing Element has already been approved, these suggestions can help implement it through other GP elements, notably the Land Use and Safety Elements. Housing affordability is the cornerstone of sustainability. Secure housing (at 30% or less of household income) is essential for the success of all other socio-economic indicators. Sonoma County’s housing and cost of living are prohibitively high, with approximately 35% of residents qualifying as Disadvantaged Communities (DACs) based on median household income (MHI.) DACs earn 80% or less of state MHI, roughly \$77,000 - \$80,000 annually, adjusted for local cost-of-living factors.

Affordable housing with a capital A refers to housing affordable to those earning 60% of the Area Median Income (AMI) or below—classified as Low, Very Low, and Extremely Low-income levels. The greatest needs lie within this demographic, so resources should be directed accordingly in all GP Elements.

Land use planning should actively promote Affirmatively Furthering Fair Housing (AFFH) policies and address systemic segregation. California’s AFFH law is a powerful tool to counter discriminatory practices—embrace it fully and integrate it across GP elements, especially Land Use and Safety.

Land Use and Zoning

Land use is the blueprint that controls zoning and determines residential patterns. The Land Use Element offers a chance to correct historical segregation. Key recommendations include:

- Concentrate development in urban service areas (USAs) with municipal water and sewer infrastructure. Use USAs as hubs and connect them to surrounding nodes to facilitate equitable growth and residential patterns.
- Plan for unincorporated hubs as potential new cities; ensure equitable services and amenities.
- Eliminate single-family zoning in favor of ministerial approval for up to 10-plexes, taller buildings, and reduced parking requirements in spirit and alignment with state legislation (e.g. SB 450 (Atkins), SB 1123 (Caballero), etc.)
- Develop 100% affordable housing overlays in DACs and ensure integration with higher resource opportunity areas identified by the Tax Credit Allocation Committee.
- Address systemic segregation by making land use and zoning policies equitable and inclusive, dismantling the legacy of exclusionary practices such as single family zoning, Urban Growth Boundaries (UGBs) and community separators. Work with and cooperate with cities and LAFCO (Local Agency Formation Commission) on annexation plans to bring unincorporated DACs into county cities.

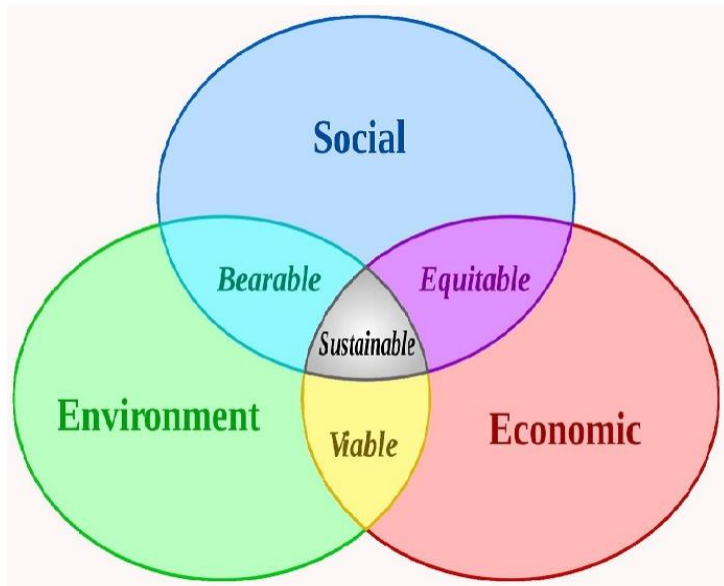
Overcoming NIMBYism

NIMBYism poses a significant barrier to equitable housing development, accounting for at least 30% of the challenges. The GP should counter NIMBY resistance by:

- Prioritizing inclusivity over neighborhood “character,” which often serves as a pretext for modern redlining.
- Expanding AH development beyond high noise-air-light pollution areas and into low-density, single-family zones that have historically excluded lower-income and BIPOC communities.
- Strengthening inclusionary housing and zoning ordinances to prevent loopholes (low square feet as “affordable by design”) that undermine the spirit and intent of the affordability requirements.

Sustainability and Equity

“Sustainability” must encompass a full cost accounting of the triple bottom line: environment, economy, and society. GP planning should address the full implications of sustainability, with housing as the primary indicator of social health. The GP should create comprehensive service hubs to support unincorporated communities and ensure equitable resource distribution for all.



Thank you again for considering our preliminary comments. We look forward to engaging in the update process to this long-range planning document. Please direct any questions or requests for additional input to the NAACP Housing Committee co-chairs.

Sincerely,

The Executive Committee