

**From:** [greg99pole@gmail.com](mailto:greg99pole@gmail.com)  
**To:** [PermitSonoma-Housing](#)  
**Cc:** [Diane olmstead](#); [Caitlin Cornwall](#); [Susan Gorin](#)  
**Subject:** Proposal to increase the potential for rural housing density  
**Date:** Tuesday, October 17, 2023 1:41:49 PM

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EXTERNAL

If I remember correctly, one of the proposals for Thursday's housing element implementation is to reduce the acreage requirements for farm family housing in agricultural zones . In my view this is a big mistake that would run contrary to the general plan that focuses on urban centered growth and agricultural protection.

In addition, more rural housing runs contrary to the county's efforts to curb greenhouse gas emissions and climate change as residents of these units would have to drive to town for the bulk of their daily trips.

Finally these units are likely to morph over time as land uses change and the residents are no longer engaged in ag production on the site. If anything the ag thresholds should be increased.

Thanks  
Greg Carr

Sent from my iPhone

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**From:** [trudy.hodges](#)  
**To:** [Eric Gage](#)  
**Subject:** Rezoning GRA-2 3400 Ross rd. Graton  
**Date:** Thursday, October 19, 2023 12:00:58 PM  
**Attachments:** [atascadero watershed.png](#)

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Hello,

I am writing in to oppose rezoning GRA-2, 3400 Ross. Rd graton CA.

I am not able to attend the meeting today but I would like to have on record that I oppose it because:

1. It is too close to the Atascadero Creek.
2. It is in our watershed that we rely on for our wells and our rain collection so we do not flood our environment.
3. It is sandwiched between the West County Regional trail and the Atascadero Creek.
4. Graton does not have the water supply for high density housing
5. Our roads are too narrow to add that many cars in an emergency evacuation situation.
6. Graton is a single family home neighborhood that should be preserved as a single family home neighborhood not turned into a high density housing neighborhood.
7. 3400 Ross Rd. should be used as Open space because of the watershed element.

Attached is a picture showing the location of 3400 Ross rd. It is completely surrounded by the watershed overflow. The watershed is shallow and fills quickly but drains slowly. Aside from being environmentally irresponsible to build in the watershed it is also inequitable to place low in-come households in a flood zone. The low income population is the most vulnerable and in a flood situation they are the least capable of finding new housing quickly, least capable of taking off work to deal with flooding, cannot afford to replace items damaged by flooding; according to the county website you have 32 units of 44 on this site for very low-income. Placing people in a floodplain that cannot afford renters insurance is irresponsible.

Sincerely,  
Trudy Hodges  
415.317.2631

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**From:** [Sammy Nasr](#)  
**To:** [Eric Gage](#)  
**Subject:** Rezoning for 3400 Ross Road, Graton  
**Date:** Saturday, October 14, 2023 7:49:08 AM

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Dear Mr. Gage,

As a neighbor of 3400 Ross Road, I would like to bring up issues that should be considered in making these changes:

1. WATER - I imagine that wells will be dug to provide water for so many residences. These wells will, no doubt, tap into the same aquifer that supplies water to the whole neighborhood. Besides all the water that is already pumped up for vineyards, there could easily be a shortage and dry wells.
2. SEWER OR SEPTIC - A large septic system would be in the current flood plain, and would not be practical. Hooking up to the sewer system and waste treatment plant with the addition of up to 200 people would overload our tiny system, and with the possibility of taking in waste from Occidental, then it is 'over the top', literally. Only the input of many millions of dollars to upgrade the waste treatment plant *might* make it possible. (highly unlikely)
3. WEST COUNTY TRAIL - ACCESS - We can not have multitudes of cars going across this popular and busy multi use trail. That idea is ridiculous, dangerous and full of liability issues.
4. TRAFFIC AND PARKING - With only a tiny convenience store in town, there will be many additional car trips for shopping, schools, work, etc. This will put a big strain on our infrastructure. Cyclists and walkers are very prominent as the proposed rezoning lot abuts the West County Trail, and will pose a greater danger to their safety. Additional demand for parking will most likely congest our streets.

We ask that you study these concerns and that you either scale it WAY DOWN or find another location.

Thank you for your time.

Sincerely,

Sammy and Katja Nasr, 9056 Blessies Path, Graton

[sam.me@sonic.net](mailto:sam.me@sonic.net). 707-322-9394

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**From:** [Rich Wolf](#)  
**To:** [Eric Gage](#)  
**Cc:** [district5](#)  
**Subject:** Rezoning Ross Rd. Graton APN #130-090-009 & Other Graton Locations  
**Date:** Friday, October 13, 2023 4:48:34 PM

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To: Eric Gage Sonoma County Project Manager  
Cell: 707-5651391

Re: Rezoning Ross Rd. Graton APN #130-090-009 & Other Graton Properties

Hello Eric,

It has been explained to me that the State has made housing requirements that the county must keep pace with, which unfortunately we apparently fall behind on. But I don't understand why CEQA does not apply to the Ross Rd. site since it borders Atascadero Creek an environmentally sensitive area that frequently floods. Also I wonder about safety issues, since the county park bike trail fronts this property and cars will have to actively cross the bike / walking trail which is actively used by the community. I understood that one reason why Graton could not accept Occidental wastewater was due to the need to cross the very same bike trail, which was then considered too hazardous.

Many Graton and west county residents have already expressed their concerns about the increased traffic, minimal public transportation, no municipal water, concerns about wells & the health of the aquifer, limited sewer capacity & hook ups, limited police presence, minimal fire protection, limited ambulance service etc. but to no avail.

I ask, if CEQA also does Not apply, *what governing guidelines will the county apply when addressing the concerns listed above when developing 340 Ross Rd. and other locations that have been designated for rezoning in Graton?*  
*What assurances can you give us that when these properties are ultimately developed they will integrate tastefully and support a healthy, vibrant Graton community?*

Please consider and advise.

Thank you,

Richard Wolf  
Graton Resident since 1992

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