

**From:** [T.Lilly](#)  
**To:** [Azine Spalding](#)  
**Subject:** Amendments to General Plan Land Use Map  
**Date:** Wednesday, November 6, 2024 7:43:26 AM

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EXTERNAL

Ms Spalding,

I received notice from Sonoma County about the upcoming Board of Supervisors meeting regarding the Ordinance amending the official Zoning Database for the County. As owner of three of the parcels affected I wish to make comment. Two of my parcels (068-090-012 and 142-111-003) have had a designation of Valley Oak Habitat added. As a resident of this property for 75 years I have never seen a Valley Oak on any portion of my property, nor any Valley Oaks within miles of the parcels I own, and so contest this new designation. Yes, it is Live Oak habitat, with a single Black Oak tree in over 500 acres, but Valley Oaks are not found here, south of Schellville in the Sonoma Valley.

Sincerely,

Nancy D. Lilly  
27255 Arnold Drive  
P.O. Box 519  
Sonoma, CA 95476  
707-322-1058  
Manager, TG Ranch LLC, Nancy D. Lilly Trust

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**From:** jodi@sweetpickle.com <jodi@sweetpickle.com>

**Sent:** Tuesday, October 15, 2024 4:42 PM

**To:** PlanningAgency <PlanningAgency@sonoma-county.org>

**Cc:** Daniel Cowles <daniel.cowles@gmail.com>

**Subject:** Questions on PLP24-0013

## EXTERNAL

Hi,

My name is Jodi Levin, and my husband, Dan Cowles, and I are the owners of 22573 Sylvan Way in Monte Rio. According to the proposed changes, our property would be reclassified as F1, which seems to mean that we would no longer be allowed to build on our property, or, more importantly, to rebuild if we sustain damage to our house of more than 50%. Is this correct?

If so, it seems that this vitally important information should have been included in the Board's communications. How many homeowners are aware of what this means for their homes and property? Legally, is it safe for the county to hold this hearing when homeowners might believe this is only an administrative change without any effect on their ability to rebuild, remodel, or sell their property?

Or, do the [F1 Floodway Combining District](#) regulations not apply to homeowners who will be impacted by this change? I have been searching for information online because there wasn't any explanatory information in the notice for property owners. Will the repercussions from this decision be explained during Thursday's hearing?

What is the impetus behind this change? What will the county gain by enacting it, and what will the homeowners gain? Is it a required action by the state or federal government?

If homeowners would lose their ability to rebuild on their property, at this moment, without knowing more, I would urge the commission to vote no. An exploding propane tank, a tree falling, a fire, any number of things besides flood might cause a house to need to be rebuilt. This seems shortsighted and destined to cause loss of property and loss of property value without any recompense to the homeowner.

Thank you very much,  
Jodi Levin

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**From:** [Bryce](#)  
**To:** [Azine Spalding](#)  
**Cc:** [Tracy Lyons](#); [district5](#); [Ross Markey](#); [Katrina Braehmer](#); [bryce.skolfield@gmail.com](mailto:bryce.skolfield@gmail.com)  
**Subject:** Re: Planning Commission Meeting: Flood Zone Required Notification of Stakeholders  
**Date:** Tuesday, October 29, 2024 1:08:28 PM

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## EXTERNAL

Hello Azine,

Thank you for the information. We have received all documents from the state and county, including property taxes, at: 12850 River Rd, Guerneville, CA 95446. So it is odd that the planning dept is using an address that the County Assessor's office is not. Is this an issue maybe with the departments not cross-updating information? I have spoken with other stakeholders impacted by the FEMA F2 rezoning, who also did not get any notifications.

We are familiar with flood certs and have gone through that process with another property in west county. Our concern is that this puts the financial burden on homeowners and small business owners that have faced incredible spikes in insurance costs. Our insurance policies (this is plural because we now have 3 policies due to huge challenges getting coverage) has increased by 280% in the last four years and we have had zero claims. Almost the entirety of our property is on a terraced hill and will never flood which becomes obvious when looking at a topographic map. So the idea the Planning Commission is putting the onus back on us to hire a surveyor to create a flood cert, seems cruel and unreasonable. Hiring a surveyor is not inexpensive and often costs thousands of dollars. There are many families, seniors and small businesses that are struggling in west county. To add an additional cost burden to this population is undermining their ability to afford other basic life essentials such as food and heat. It is truly the metaphorical frog in the boiling pot of water.

I think it would be appropriate for the Planning Dept to consider putting aside funds to reimburse property owners that do not have actual flood risk to the property and buildings. The FEMA flood maps that the commission is using, the F2 flood potential for our property is the very tip of our entrance driveway directly on River Road. From my own calculations of our 2.7 acres, it is far less than 1%. There are many other properties that will be impacted in the same situation. West County provides a lot of tax revenue and it would show a lot of good faith that our local government wants to support its residents and businesses by not just adopting the F2 maps via the Planning Commission and BOS. The reason stated for the passage by the Planning Commissioners was that it needs to simply be done and is required by FEMA. But that approach is the worst of traditional government bureaucracy and not one that is being intentionally thoughtful in the kind of outcomes and values we seek as a community.

Can you please update our address so we can ensure receipt of notifications in a timely manner.

Respectfully,

Bryce Skolfield

12850 River Rd  
Guerneville, CA 95446