

Dec 8, 2025

To Whom it May (*or May Not*) Concern,

Our primary fear is the extremely dangerous and negative impact this project will have considering our current elevated level of wildfire risk and our lack of adequate evacuation routes for the size of our steep hillside, forested, community.

Our nearest emergency exit from Guerneville Heights is Old Monte Rio Rd, at the intersection of Hwy 116. This is directly across Hwy 116 from the Resort's planned hotel.

Old Monte Rio Rd is a 2-way street close to a steep drop-off that is so narrow that most people drive in the middle of the road and are only able to pass each other with great difficulty. Many homes have no dedicated parking and vehicles end up parking within the road. Even worse, the vacation rentals on our road have high occupancy rates granted with no verification of, or regard for, legal parking.

The residents on Old Cazadero Rd (and beyond) have been told to exit via Cherry St to allow fire trucks to enter our neighborhood at Hwy 116 at Old Cazadero Rd. This sends them to the main egress needed for Hidden Valley Rd, Summit Ave, Huckleberry Ave, Woods Ave, McLane Ave, Park Ave, Old Monte Rio Rd, Duncan Rd, Santa Rosa Ave and Siri Rd. Lovers Ln has its own egress, alongside Old Monte Rio Rd at Hwy 116.

Previously, the County Planners/BZA approved a variance for less than code required parking for a resort of this size, from 225 down to 175. We're not sure if the code-required-parking number even takes into account the parking needs for the 500-person conference/event space in the resort plans. They claim to provide 35 spaces for the "meeting space". That would be 14+ people per vehicle if attendees choose to stay elsewhere!

We were told we didn't need to worry because the resort will have valet parking for the jammed in cars (called "Shared" Parking) and that the resort will be required to evacuate at the first fire evacuation notice. Now wouldn't it be grand if a fire would only start east of 101? ***The "bone" we were thrown in 2023 does our community no favors if a wildfire starts in our area.***

The developer has been blocking the 1985 public easement from 116 to the beach for years, causing illegal and dangerous parking along Hwy 116 and nearby roads. Their current plan is to move this easement to the deeper floodplain.

We are not opposed to the property being developed as a resort and restaurant, ***so long as it's compatible and sustainable*** with our outdated and failing infrastructure. *Perhaps* 40 units? This is approximately the previous cabin/hotel occupancy of this site. Since then, population rates have exploded and infrastructure hasn't been updated. The size of this project is definitely not compatible with our topography and poor road conditions.

That the County, Kirk Lok and his lobbyist, Efren Carrillo, are so willing to overwhelmingly prioritize profit (from the Transient Occupancy Tax and Visitor Serving dollars) over the safety of our lower Russian River residents and visitors is appalling and outrageous.

Documentation and evidence of this ongoing boondoggle can be found here:
<https://www.monteriocentral.com/2025lok.html>

Tia Resleure & Mark Carolan
Old Monte Rio Rd
December 8, 2025

cc:
Design Review Committee
Mark Shurvinton – Project Planner
Joshua Miranda – Supervising Planner
Cyndi Foreman – Sonoma County Fire District, Division Chief – Fire Marshall
Darrin DeCarli – Gold Ridge Fire Protection District – Division Chief
Steve Baxman – Monte Rio Fire
Joe Rogoff - Guerneville MAC Rep
Patti Thayer - Monte Rio & Villa Grande MAC Rep
Pip Marquez de la Platt – MAC Chair & Friends of Rio Nido
Lynda Hopkins – District 5 Supervisor