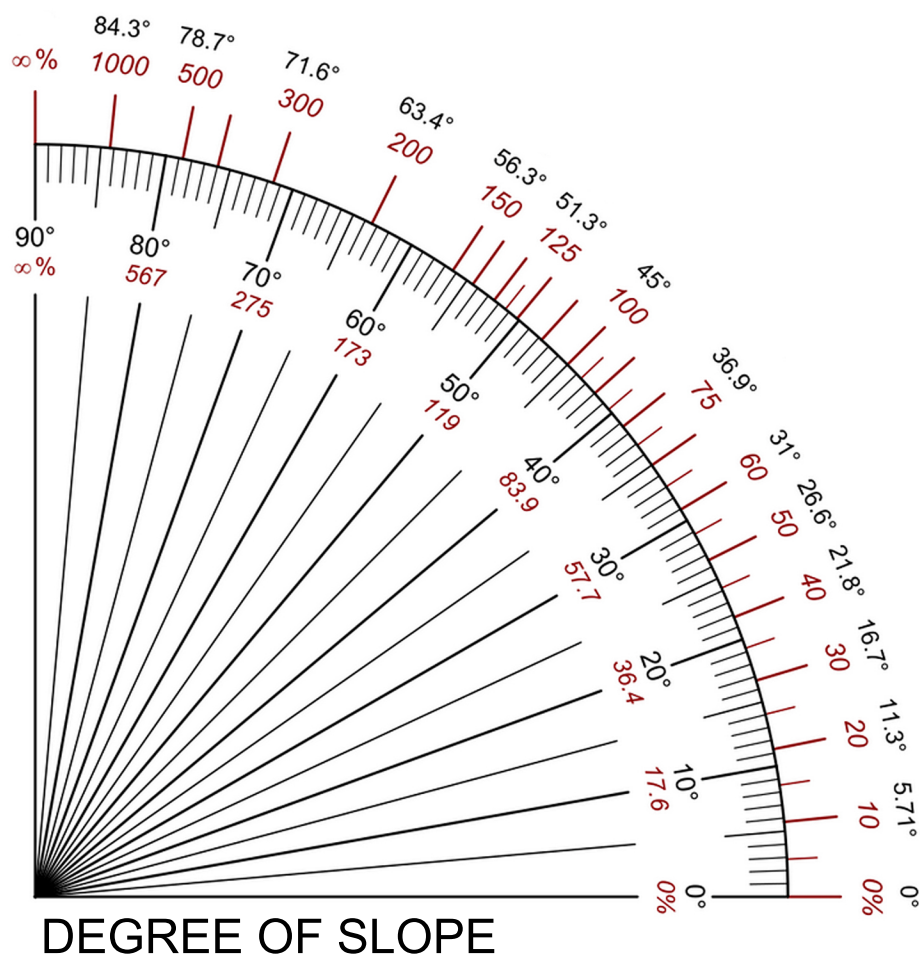


California's property development in high fire risk areas is a major conflict, with over 80% of new homes built in hazardous zones, driven by housing shortages, despite increased risk, building costs, and severe insurance challenges. Development trends show a shift towards riskier, sprawling projects, countered by efforts to promote denser infill and stricter building codes (like "home hardening") to resist embers, though legislative battles continue over restricting building in state-mapped High Fire Hazard Severity Zones (HFSZs).

High Risk Building: A huge majority (over 80%) of new California homes are in fire-prone areas, especially in rural counties, exacerbating wildfire exposure.

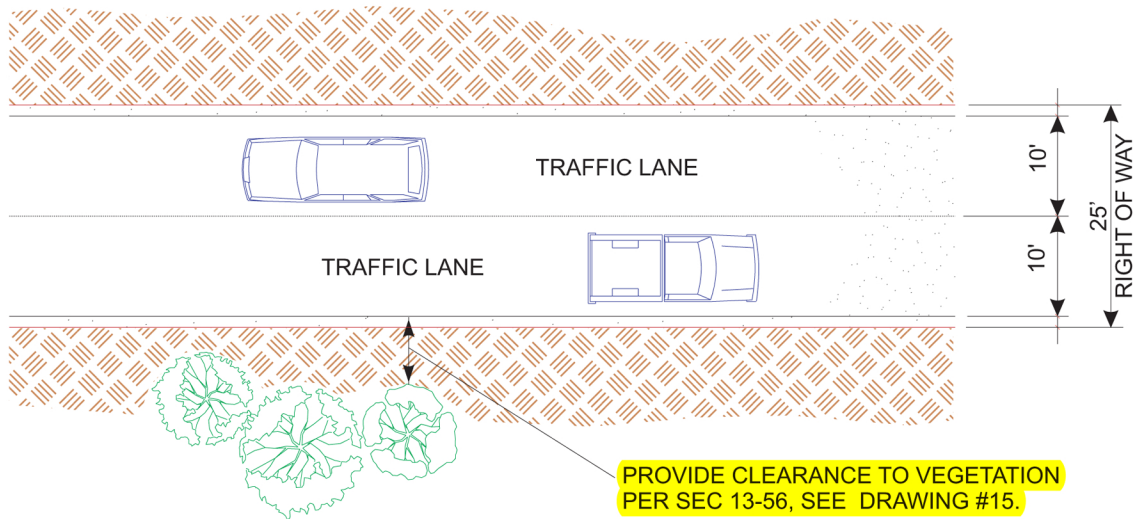
Cost & Insurance Hurdles: Building in these areas is expensive due to challenging terrain, increased infrastructure needs, and escalating fire insurance premiums, with major insurers pulling out of the state.

Sprawl vs. Infill: Isolated, "leapfrog" development increases risk, while infill (building within existing urban areas) offers lower risk and better land use.



The Guerneville area that relies on the emergency exit on Old Monte Rio Rd. at Hwy 116, consists of 800+ dwellings. This is directly across from the planned resort which received a variance from Sonoma County to provide less than required parking (only 150 spaces for *resort visitors* and employees) for a 108 room hotel, two meeting rooms to accommodate 500 attendees, a restaurant, and possibly a gift shop.

Even *without* a resort of this size, our roads aren't wide enough for 2-way passage of cars, never mind *emergency vehicles*, with turns out far and few between. Our area also has less than safe, or legal, fire fuel clearances along these roadways and on unbuilt lots, especially considering the steep slope of our hillsides and the exaggerations, and/or outright lies, of legal/safe parking availability by realtors and property investors.



**TWO WAY ROAD
SEC. 13-34**

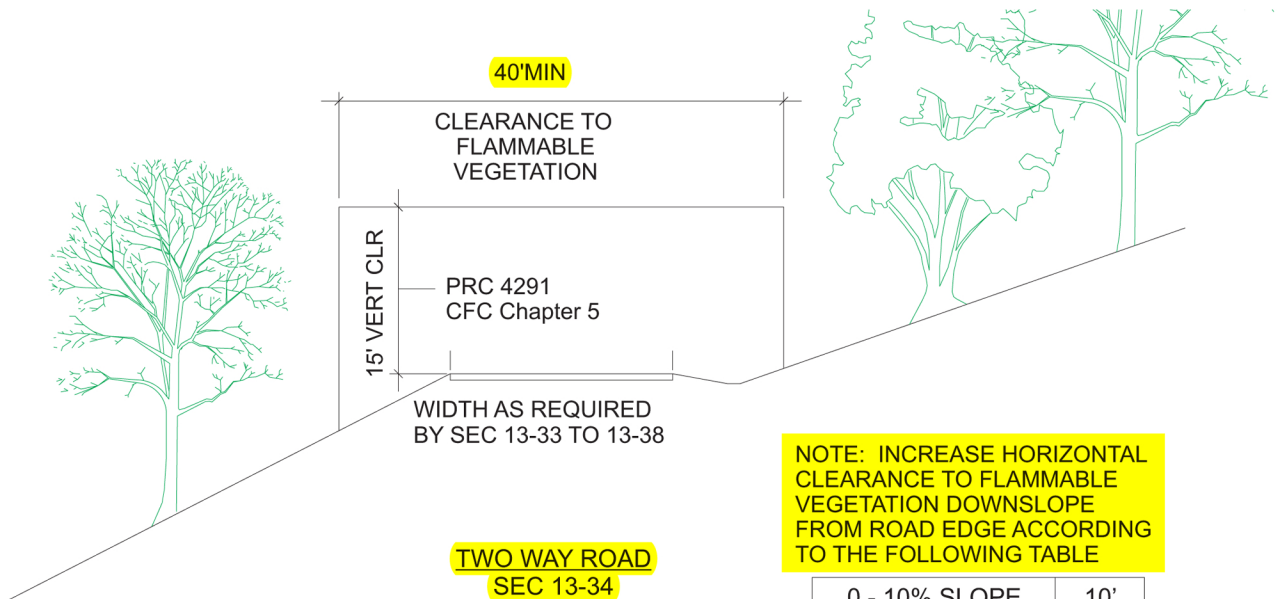
- MINIMUM RIGHT OF WAY: 25'
- WIDTH AS REQUIRED BY SEC 13-33 TO 13-38

SEC 13-34 ROAD

**SONOMA COUNTY
FIRE AND EMERGENCY SERVICES DEPARTMENT**
2300 COUNTY CENTER DR
Santa Rosa, California 95403
Telephone (707) 565-1152 Fax (707) 565-1172

FIRE SAFE STANDARDS

1/16" = 1'-0"	F6
SCALE	
01/19/17	
REVISION DATE	DRAWING NO



**TWO WAY ROAD
SEC 13-34**

SEC 13-34 ROAD VEGETATION CLEARANCE

**SONOMA COUNTY
FIRE AND EMERGENCY SERVICES DEPARTMENT**
2300 COUNTY CENTER DR
Santa Rosa, California 95403
Telephone (707) 565-1152 Fax (707) 565-1172

FIRE SAFE STANDARDS

1/16" = 1'-0"	F15
SCALE	
01/19/17	
REVISION DATE	DRAWING NO

From: [Edward Jorczyk](#)
To: [Mark Shurvinton](#)
Subject: Support for Final Design Review – Guernewood Park Resort Project (PLP18-0012)
Date: Thursday, December 11, 2025 5:04:50 PM

EXTERNAL

Dear Mr. Shurvinton and Members of the Sonoma County Design Review Committee,

I am writing to express my support for the final design review of the proposed 108-room resort project at 17155 Hwy 116 in Guerneville (PLP18-0012).

This project represents a thoughtful and long-awaited investment in the Guernewood Park area. The design appears well-considered and appropriately scaled for the Russian River corridor, and I appreciate that the applicant has incorporated extensive environmental mitigation, including the Streamside Conservation Plan, riparian habitat restoration, and improved public access to the river. These elements demonstrate a balanced approach between development and ecological responsibility.

The inclusion of a public trail, dedicated public parking, and a restroom facility adds meaningful community benefit. Enhancing access to the river has been a longstanding need, and integrating it into a project that also strengthens our local visitor-serving economy is a constructive step forward.

Based on the information provided and the previously adopted conditions and mitigations, I support approval of the final project design.

Thank you for your consideration and for your continued work on behalf of our community.

Sincerely,
Edward Jorczyk
17904 Santa Rosa Ave
Guerneville, CA 95446
EJorczyk@icloud.com

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12/11/2025

Edward Jorcyk

17904 Santa Rosa Ave, Guerneville, CA 95446

EJorczyk@icloud.com

Last sold: 9/23/2022

3 bedroom

1 tight unsafe on-street parking space on narrow 2-way road

https://www.realtor.com/realestateandhomes-detail/17904-Santa-Rosa-Ave_Guerneville_CA_95446_M22757-40760

From the listing:

- Carport Spaces: 1
- Open Parking Spaces: 3
- Parking Features: Uncovered Parking Spaces 2+
- Parking Total: 4



From: [Isaac Smith](#)
To: [Mark Shurvinton](#)
Subject: in support of 108-room Resort in Guerneville
Date: Friday, December 5, 2025 5:39:10 PM



Quick note in support of the permitting for Lok Guernewood Park Dev Co's application for the 108-room hotel. It will be a great benefit to the neighborhood and the community.

Thanks!
Isaac Smith
17410 Park Ave, Guerneville, CA 95446

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do not click any web links, attachments, and **never** give out your user ID or password.

Isaac Smith
17410 Park Ave, Guerneville, CA 95446

https://www.zillow.com/homedetails/17410-Park-Ave-Guerneville-CA-95446/15811384_zpid/

From listing:

4 unit tri-plex currently for sale, on Zillow 150+ days

Unit 1 - Beds: 2, Baths: 2, Square Footage: 2

Unit 2 - Beds: 2, Baths: 1, Square Footage: 2016

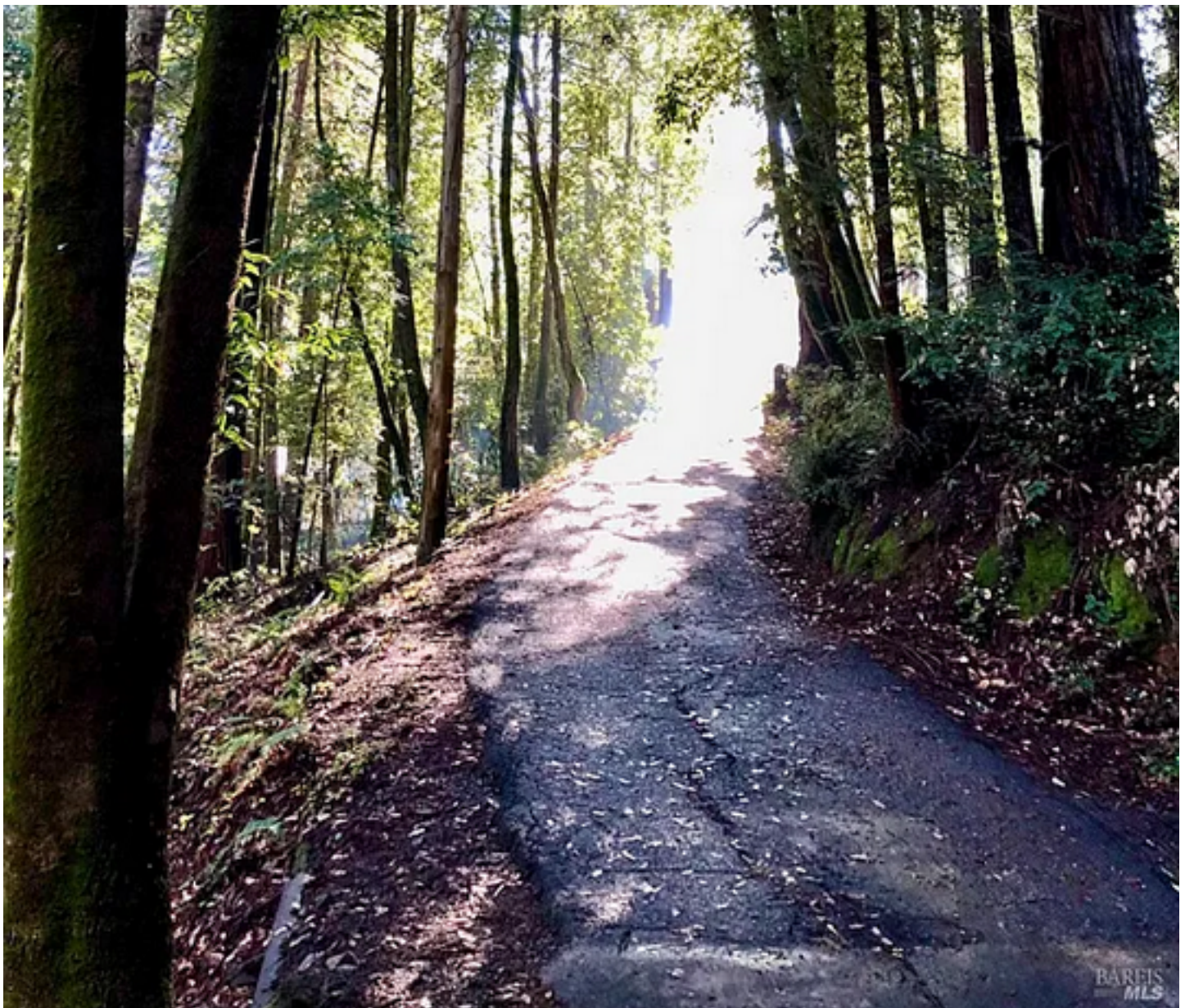
Unit 3 - Beds: 0, Baths: 0, Square Footage: 2016

Unit 4 - Beds: 0, Baths: 0, Square Footage: 2016

Total parking spaces: 3

Investor Opportunity!

Sales history: 7/15/2016, 8/14/2015 , 3/5/2015, 5/7/2014, 6/13/2005



From: [Sherie Ambrose](#)
To: [Mark Shurvinton](#); [Dave Ambrose](#)
Subject: Project-PLP18-0012 (17155 Hwy 116, Guerneville)
Date: Saturday, December 6, 2025 7:58:24 AM



Hi Mark,

We are home owners at 14555 Cherry street in Guerneville (Guernewood Park). We are very much in support of the 108 room resort on Hwy 116. We feel the Lok project will be very good for both the economy of Guerneville and the surrounding environment. Please contact with any questions.

Thanks so much, Dave and Sherie Ambrose
Cell phone 415 246-9267

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12/6/2025

Dave and Sherie Ambrose

14555 Cherry St, Guerneville, CA 95464

https://www.realtor.com/realestateandhomes-detail/14555-Cherry-St_Guerneville_CA_95446_M21722-53238

Last sold: 2/19/2019

2 bedroom

Garage Description: 2 Spaces, On Street

Off Street Parking: 2

