

From: [nancy.jones](#)
To: [GeneralPlan](#)
Subject: Skate Park in Forestville
Date: Sunday, August 17, 2025 2:09:01 PM

EXTERNAL

To Whom it May Concern,

As a former teacher at Forestville Union School and a mentor for adjudicated youth and young adults today, I am writing to ask you to PLEASE support Forestville's proposed Skatespot. Having lived and worked in Forestville for 50+ years, I am acutely aware of the need for a positive, safe, "with it" activity for kids who cannot or choose not to participate in organized sports. To my knowledge, there is nothing in Forestville that currently fills this hole...and we risk losing disconnected kids to negative pastimes. A skate park in Forestville feels good! In addition, while not a central focus, the working together of citizens on this project has brought our community together. It's a connection that has benefited all of us! Based on all of this, I would like to request that you please support Forestville Skatespot by allocating funds towards its construction, operations and maintenance in the General Plan.

Thank you.

Sincerely,
Nancy Jones

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From: [Greg Hamilton](#)
To: [GeneralPlan](#)
Subject: Kenwood Business Association Requested Additions to the General Plan
Date: Friday, August 29, 2025 3:05:05 PM
Attachments: [KBA Letter Edited.docx](#)

EXTERNAL

Hi,

I am a member of the newly formed Kenwood Business Association, and as an organization we would like to submit some requests for inclusion in the Sonoma County General Plan. We had planned on doing this through the interactive map, but it looks like are too late and that option is no longer available. I have attached a letter on behalf of the Kenwood Business Association. Please let me know if this will suffice or if there is another avenue we should take with regard to the updated Sonoma County General Plan.

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Thanks,

Greg

Greg Hamilton - Owner
[Hamilton Family Wines](#)
8860 Sonoma Hwy
Kenwood, CA 95452

[Book a Reservation](#)
TR: (707) 408-3090
M: (909) 227-4172
E: greg@hamilton.wine

Kenwood Business Association

Kenwood, CA

August 21, 2025

To Whom It May Concern,

We, the Kenwood Business Association, are a newly formed organization representing the interests of Kenwood businesses and residents. As a group, we have identified issues that we believe will significantly impact our ability to remain in business, serve our community, and help make Kenwood a safer and more attractive place for customers, tourists, and residents alike. Many of us also reside in Kenwood and have lived through the challenges of recent wildfires, the pandemic, economic downturns, and other hardships. We also feel underrepresented, as the current leadership of the Glen Ellen-focused North Sonoma Valley MAC has voiced and proposed positions that are antithetical to those of our association and community.

With the Sonoma County General Plan update in progress, we ask that the following proposals be considered. These align with several stated goals of the updated plan, including safety, livability, economic stability, accessibility, environmental preservation, and the protection of our community and natural resources.

Traffic & Safety

1. Reduce traffic speeds through Kenwood to no more than 30 mph using physical means such as mini roundabouts.
2. Install flashing crosswalks to allow safe crossing of Hwy 12.
3. Install sidewalks, bike lanes, and walking paths to improve walkability.
4. Install ADA-compliant covered bus stops to coincide with crosswalks.
5. Install streetlamps for visibility and safety.
6. Identify and establish evacuation corridors and alternate routes around Hwy 12 and other arteries.
7. Improve cell reception—currently only AT&T works reliably. This is a public safety issue.

Business & Tourism

1. Support small wineries (under 5,000 cases/year) by easing event restrictions and rejecting one-size-fits-all policies.
2. Improve cell reception and cable internet reliability for local businesses.
3. Replace blanket vacation rental bans with a limited, flexible license system tied to turnover.
4. Install 'Welcome to Kenwood' signage at town entrances to promote it as a destination.

Community, Families & Environment

1. Transition Kenwood Village to a public sewer system to address failing septic infrastructure.
2. Allow ADUs on primary residences to be used as vacation rentals, supporting affordability and tourism.
3. Establish a green buffer around Kenwood and protect key institutions like Kenwood Elementary and the Fire Station.
4. Permit limited subdivision of large legacy parcels for low and middle-income housing.
5. Support immigrant communities and local jobs.
6. Create a Kenwood Farmer's Market modeled after Sonoma's Tuesday event.

Ultimately, we want Kenwood to be a safe, livable, and thriving community represented by the citizens and business owners who live, work, and provide employment here. Thank you for taking the time to review our proposed additions to the 2025 Sonoma County General Plan. For questions or additional information, please contact Greg Hamilton, KBA Member at greg@hamilton.wine or 909-227-4172.

We, the undersigned, endorse the proposals above for inclusion in the 2025 Sonoma County General Plan.

KBA President: Ashley Wilkinson

KBA Treasurer: Lisa Hanna

KBA Secretary: Josh Breinlinger

KBA Members:

Greg Hamilton

Suzette Tyler

Lindsay Hamilton

Jim Foley

Emily Jenkins

Sofia Swatt

Issac Jenkins

Ashley Waite

Aspen Mayers

Spencer Waite

Michael Scheffer

Matt Duffy

Julie Roth

Community Members:

Jann Eyrich

Shawn Hall

From: [Maureen Henry](#)
To: [GeneralPlan](#)
Subject: SDC
Date: Sunday, January 11, 2026 12:55:26 PM

EXTERNAL

I am a 30+ year resident at 17130 Psrk Ave in Sonoma.

My husband and I participated in the Vision stage of the General Plan. We also provided input into the SDC Development Plan.

We have been discouraged by what seems to be Permit Sonoma's disregard of community input into the future of SDC. We are not unrealistic. We like many other residents understand SDC needs to be developed. However, a reasonable plan has been put forward by Sonoma Next 100 & supported by other community groups.

We are discouraged enough with the SDC process that we have lost trust that community input will be taken into account during the "Community Engagement" phase of the development of Goals & Policies for the General Plan. Thank you for your consideration.
Maureen Henry

[Sent from AT&T Yahoo Mail for iPhone](#)

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From: [Wendy Krupnick](#)
To: [GeneralPlan](#)
Subject: Draft Vision & Guiding Principles
Date: Monday, January 19, 2026 8:02:46 PM

EXTERNAL

Dear Planning friends,

I was a bit surprised to learn that the excellent Vision & Guiding Principles for the General Plan update that the consultant created based on 6 months of extensive public outreach was being considered a "draft". I attended a few of those public sessions and have spoken with others who attended different ones as well. We feel that this document very accurately reflects the sentiments stated repeatedly by residents throughout the county.

The County hired an expert consulting team to do this outreach which we the tax payers paid for. This work should be valued and respected and guide the goals and policies that emerge from the upcoming General Plan update.

I feel that this document should be approved as written.

Thank you, Wendy Krupnick

Unincorporated Santa Rosa

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From: [Bigi Bee](#)
To: [GeneralPlan](#)
Subject: Fw: Urgent Reconsideration of Perpetual Grandfathering for Vacation Rentals in Exclusion Zones
Date: Monday, March 9, 2026 7:00:23 AM
Attachments: [de902b94-79db-4b54-af00-6f60492c0f00.jiff](#)

EXTERNAL

I'm forwarding this email from me to Tracy Lyons at her request. I hope you will give it serious consideration. Thank you.

From: Bigi Bee <cummingsconst@hotmail.com>
Sent: Wednesday, March 4, 2026 9:57 AM
To: district5@sonomacounty.gov <district5@sonomacounty.gov>
Cc: Tennis.Wick@sonoma-county.org <Tennis.Wick@sonoma-county.org>; bos@sonomacounty.gov <bos@sonomacounty.gov>; p.davis479@gmail.com <p.davis479@gmail.com>; joshua.myers@sonoma-county.org <joshua.myers@sonoma-county.org>; scott.orr@sonoma-county.org <scott.orr@sonoma-county.org>
Subject: Urgent Reconsideration of Perpetual Grandfathering for Vacation Rentals in Exclusion Zones

Subject: Urgent Reconsideration of Perpetual Grandfathering for Vacation Rentals in Exclusion Zones

To: Supervisor Lynda Hopkins
CC: Permit Sonoma Director

Dear Supervisor Hopkins,

I live in a little burg in Graton called Blessie's Path (now considered part of the **Exclusion (X) District**) which has a narrow middle "street" with no thruway dividing 4 homes that are at most 20' from each other. Two of the 4 homes are being operated as vacation rentals (see pics). Renters come and go constantly, and there are very serious traffic issues e.g. the neighbor in the upper right home (9055) is regularly blocked from leaving. Parking always seems to be a question by the incoming guests, which leads to continual problems. The upper left home (**9056 Parcel no. 130-101-083-000**), one of the "vacation rentals", often has large construction trucks and machinery parked in the driveway when it is used as temporary stay for local construction jobs. Because it is a costly rental, over \$1000 a night, it also encourages large groups of "friends" to share the burden, and the owner has stated the "max" allowable guest limit is 10! Several large SUV style vehicles are parked in its little garage apron, and

noisy back yard parties are the norm on the weekends. The other "vacation rental" (**9061 Parcel no.** 130-101-082-000) in the last month saw a plumber and all his three trucks parked in various places around the house for a month because of issues with his own home. More typical at 9061 is a two night stay with guest cars often spilling out into the middle street.

This is not a community but a transient sleepover. I live with my 21 yo college student son and my 95 yo mother in 9062, and we are all quite sickened by this. We moved here in 2010, quite happily, until the vacation rental saga began in 2018, which we have endured for 8 years. My mother, who used to walk up and down the driveway for needed exercise, feels very constrained because of the concern of running into strangers. Both owners of the vacation rentals are considered friends (the reason I haven't pursued this before), but our friendship is encumbered. They show no interest in selling or moving into the homes. One has declared they intend to pass theirs off to their daughter. They live elsewhere; one in Sebastopol, the other in Chico. Ironically, they often speak of the need for "community" for many good reasons including the call to stand up to injustice. Somehow, the call is put aside at Blessie's Path. Here, one gets the feeling of supporting a money generating motel rather than a neighborhood.

It's time to turn **Blessie's Motel** back into **Blessie's Path**. We desperately want more community and less "community interruptus".

To this end, I believe **there is a critical flaw** in the current Vacation Rental Ordinance that is undermining the Board's efforts to protect our residential neighborhoods.

While the County has correctly designated our area as an **Exclusion (X) District**—deeming short-term rentals inappropriate for this location—the "grandfathering" of existing permits has created a **perverse economic incentive** that works directly against the County's stated goals for housing and neighborhood character.

Specifically, I am asking the Board to reconsider the "perpetual" nature of these permits in Exclusion Zones through the following policy modifications:

Implement an Amortization (Sunset) Period: Under standard land-use principles, "non-conforming uses" are intended to eventually phase out. I propose a **2-to-5-year sunset clause** for all grandfathered permits within Exclusion Districts. This provides the owner ample time to recoup their investment while ensuring the neighborhood

eventually returns to its intended residential use.

Establish a "Primary Residency" Requirement for Renewal: If a property is in an Exclusion Zone, the annual license renewal should require the owner to occupy the home as their primary residence for at least 183 days a year. This would eliminate the "absentee motel" dynamic while still allowing locals to supplement their income.

Set Concentration Caps based on seniority, and Spacing pre-requisites for grandfathering, Twenty-five percent concentration of non-conforming vacation rentals in a neighborhood is simply too much. I propose no more than 15% per neighborhood. If two or more non-conforming homes are operating in a neighborhood and the concentration percentage is too high, then the home with seniority gets priority, as long as it meets the concentration criteria.

Spacing between homes is also important, as the closer the home is to permanent residents, the greater the sense of the in-and-out transitory nature of the rental.

Parking is more likely compromised. I propose that this distance should be at least 50' from vacation rental to non-vacation rental home, and at least 100' away from another vacation rental.

Increase the Tax Levy. Because being grandfathered in an Exclusion Zone is a luxury, a non-conforming vacation rental should carry a luxury tax burden. I propose the levy should increase to 20% of the rental income for grandfathered Exclusion Zone vacation rentals. While the owner considers selling or moving in, the county will benefit.

Define "Transfer of Ownership" Strictly: The County Code currently states that permits expire upon "sale or transfer." I urge the Board to clarify that **inter-family gifts or inheritance** constitute a transfer. Allowing a permit to be gifted to a daughter or relative creates a "generational commercial loophole" that keeps housing stock off the long-term market indefinitely.

By allowing these permits to remain valid indefinitely, the County has effectively incentivized owners to never sell or convert these homes back to long-term housing, as the "cash cow" of a grandfathered permit is too valuable to relinquish.

I request that this issue be added to the agenda for the upcoming **Planning Commission** or **Board of Supervisors** housing workshops. Our neighborhood should

not be a permanent site for "transient sleep-overs" when the County has already ruled such use is inappropriate.

Any and all board members are invited to visit Blessie's Path to see for themselves.

Sincerely,
Stuart Cummings
9062 Blessie's Path
Graton, CA 95444
(707) 861-9511

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