

Members

William Andereck
Helga Andereck
Alex Barza
Michel Berthoud
Shawn Berthoud
Leslie Blankenship
Alexandra Bowes
Mike Browning
Lindsay Cohen
Judi Cohen
Barry Danieli
Richard DeNatale
Iraj Delmow
Martha Delmow
Joe DuCote
Susan DuCote
Joanne Filippello
Bridget Flocco
Mark Flocco
Joan Geary
Norman Goldstein
Susan Goldstein
Nicholas Greben
Angele Grebenmickoff
Michael Greenberg
Rich Hagler
Vera Hagler
Ed Harrell
Marion Harrell
Kathy Jarrett
Marilynne Kanter
Emiko Kaufman
Ray Kaufman
Nacimi Kaufman
Jennifer Kuenster
Craig Latker
Allan Leonard
Claudia Lewis
Larry Maiman
Dennis McLeod
Ginny McLeod
Andrew Meisel
Robin Meisel
George Miers
Sandra Ogden
Tom Ogden
Bernice Pecora
John Pecora
Sabrina Pecora
Jacquie Roberts
Jamie Roberts
Maryann Roberts
Steven Roberts
Gina Roman
Woody Scal
Bob Smoke
Ellen Smoke
Carl Speizer
Jill Stein
John Svoboda
Daniela Tempesta
Anne Thornton
Judi Vadasz
Leslie Vadasz
Richard Waxman
Amy Weiss
Andy Weiss
Peter Whyte
Stephen Williamson
James Wolfe
Donna Yamagata
Chris Yaryan
Sandra Yaryan

To: Sonoma County Board of Supervisors

Re: Item 76: Vacation Rental Program Status Update

Hearing Date: April 30, 2024

Dear Supervisors:

Preserve Carriger is an alliance of 70+ concerned community members who are dedicated to protecting the beauty, rural character and recreational use of the Carriger Road neighborhood at the foot of Sonoma Mountain. It was formed over 12 years ago and has brought this neighborhood closer together in the common quest of preserving its rural character, a stated priority under the General Plan, as well as protecting it from wildfire risk and the depletion of groundwater.

We urge Permit Sonoma to commence the Phase 2 of expansion of Vacation Rental Exclusion Zones. At the April 24, 2023 BOS hearing, Permit Sonoma staff stated that community outreach for Phase 2 would commence over the summer and additional Vacation Rental Exclusion Zones would come to the BOS for approval in early 2024. This has not happened. Canceling or delaying the community outreach process to create additional exclusion zones puts neighborhoods like ours at risk of losing not only its unique character and neighborly quality, but also undermines efforts to preserve the water, biotic and agricultural resources of this area, *all of which* is zoned either Land Intensive Agriculture, Diverse Agriculture, Resources and Rural Development or Rural Residential, and much of which is protected as part of Scenic Resource and Taylor Mountain/Sonoma Mountain districts. These zoning designations strongly indicate the intent to preserve and prioritize agricultural use and rural residential character. Put simply, this Carriger Road neighborhood with its patchwork of 100 acre vineyards, farms and equestrian facilities alongside 1-3 acre residential homes is precisely the type of rural area that should be protected from the commercial lodging use of short-term vacation rentals. Similar areas can be found throughout the County.

Why Phase 2 is important: Delaying the expansion of Vacation Rental Exclusion Zones by folding Phase 2 into the multiyear General Plan work that commenced in December will be too late to preserve areas like ours which are increasingly threatened by developers purchasing large parcels with plans to build luxury vacation rentals. It made sense for Phase 1 to focus on areas with an already high concentration of vacation rentals. Now it is time for Phase 2, which is preventative in nature. We have seen the negative impacts on neighborhoods where vacation rentals have proliferated. Now is the time to protect uniquely rural areas that are

threatened with luxury vacation rentals. Their higher occupancy potential heightens the fire risks, noise, water issues, environmental degradation and adverse impacts on residential character posed by short term rentals. A large rotating cast of tourists on large estate properties that they do not have to care for themselves is bound to lead to more careless behavior when it comes to fire prevention. Moreover, these transient guests will feel little responsibility to conserve water when they have no responsibility to maintain and service their wells, clean out their septic tanks, or maintain the trophy vineyards planted on these properties for landscaping as opposed to agricultural purposes. Quiet rural residential and agricultural areas are no place for large groups of short-term renters, who will feel entitled to use these properties as they please, particularly when they rent such homes for thousands of dollars a night in connection with wedding and bachelor/bachelorette events popular in Sonoma Valley.

Short term vacation rentals are not consistent with every neighborhood, particularly where the threat of wildfires is high and groundwater is continuing to be depleted.

Here's why we are asking for action now: Carriger Road is facing immediate threats to its unique residential character, safety, water and wildlife. One developer has plans for building two side-by-side 7,000 sq. ft. homes with 8 bedroom septic systems, ADUs, pools and poolhouses, pickleball courts and potential party barns with 19 acres of vineyard landscaping to add to his luxury vacation rental portfolio. Another applicant has recently received an expedited building permit (without any notice to neighbors) and has begun to replace a 10-acre equestrian facility with a 7 bedroom house, vineyard, pickleball court, bocce court, and even a practice golf fairway.

- **Impact on wildlife:** Both projects are immediately adjacent to hundreds of acres of conservation easement land that support a wildlife corridor from Marin to the southern portion of Sonoma Mountain. The woodlands and riparian corridors of these foothills make it an important home for diverse wildlife and plants.
- **Impact on wildfire risk:** Both projects are on parcels where the majority of the land is designated a Very High Fire Hazard Severity Zone in the State Responsibility Area according to CalFire. These are the foothills of Sonoma Mountain with vast oak woodlands. Nearby residents need to be protected from any increase in wildfire risk in this very vulnerable location, particularly those living on steep single lane roads. The north end of Carriger Road has at least 8 homes in this Very High Fire Hazard Severity Zone, and more homes are just at its edge. The north end of Carriger Road dead ends, and all of its offshoot narrow single private roads also dead end, increasing both fire response times and fire evacuation risk.
- **Impact on groundwater supply:** Both projects are proceeding without any requirement for water metering and monitoring in an area completely dependent on wells. Climate change has severely depleted the aquifers in this El Verano area, causing wells to fail and water quality to diminish. Long-term residents are living in fear of losing their water supply.

Most of the southern portion of Carriger Road is already a Vacation Rental Exclusion Zone or prohibited in a Land Intensive Agriculture area. Its north end (beyond Craig Avenue) is not, except for two lanes: Winter Creek and Oak Creek. **Creating an exclusion zone here really just fills in a hole - to the west, south, east and north, almost all of the properties are already in**

vacation rental exclusion zones or vacation rentals are otherwise prohibited. (See the attached maps on pages 3-4). While there are not many vacation rentals in this area yet as compared to some of the adjacent neighborhoods, it is only a matter of time before they will increase given that the surrounding areas all prohibit them.

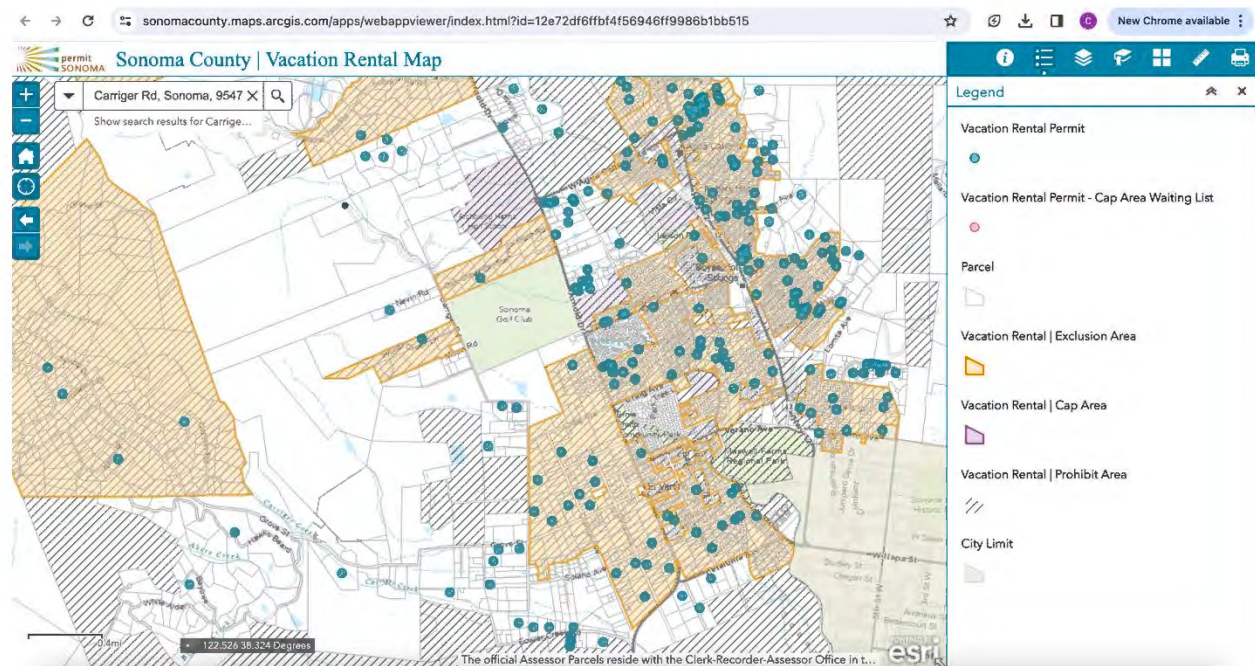
In anticipation of the planned community outreach in Phase 2, Preserve Carriger circulated a petition in the early fall which demonstrates that there is overwhelming support from the homeowners in the Carriger Road neighborhood to exclude short term vacation rentals. Please proceed with Phase 2 as promised, and protect the beauty, tranquility and environmental bounty of Carriger Road. Neighborhoods similar to ours throughout unincorporated Sonoma County also deserve an opportunity to protect their rural and neighborly quality through your Phase 2 community outreach efforts. Please hear them out. We cannot wait years for a new General Plan. Generations to follow will long appreciate your leadership on this important matter.

Thank you for your time and attention.

The Steering Committee of Preserve Carriger

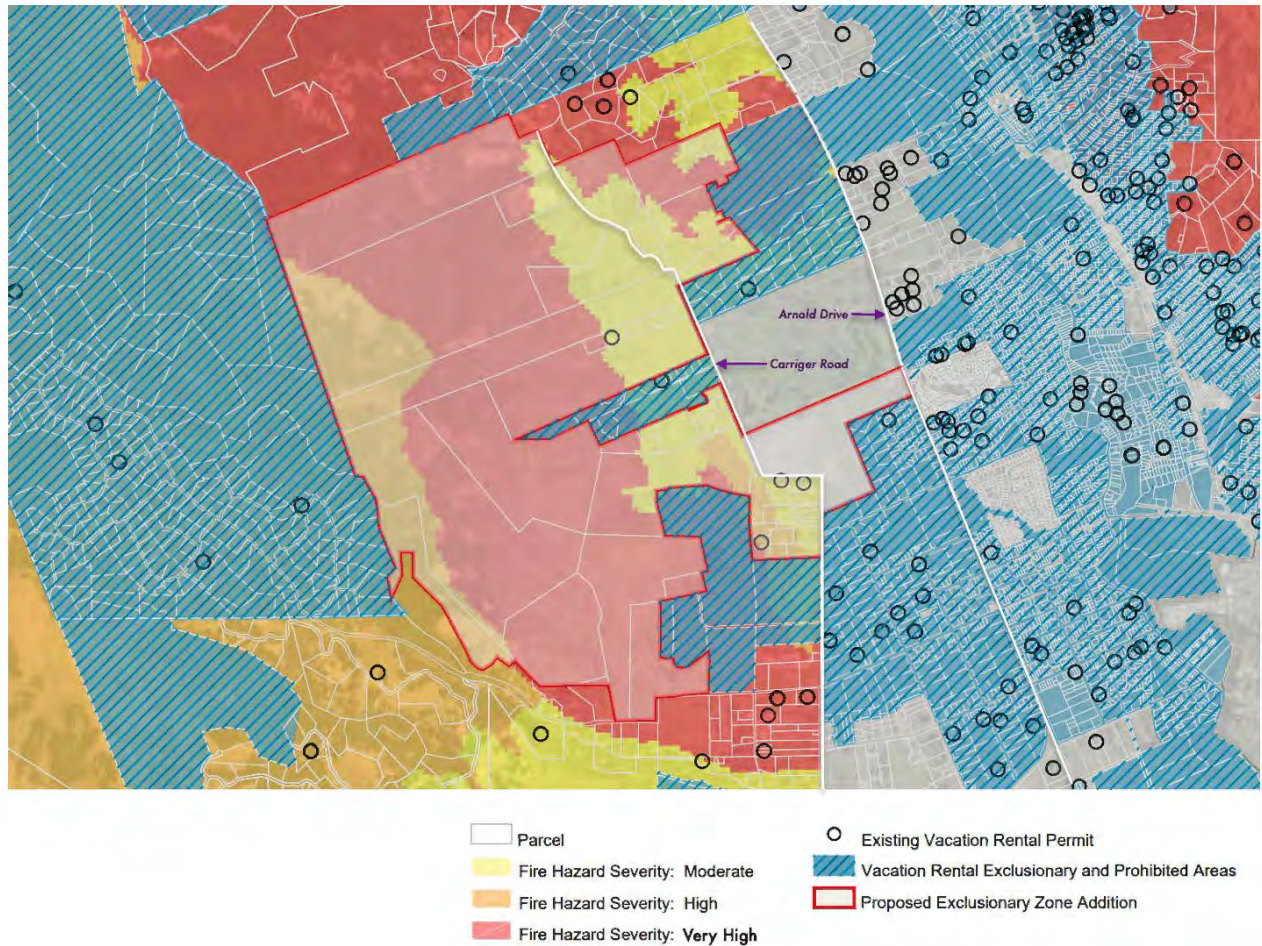
Alexandra Bowes
Richard DeNatale
Naomi Kaufman
Ray Kaufman
Craig Latker

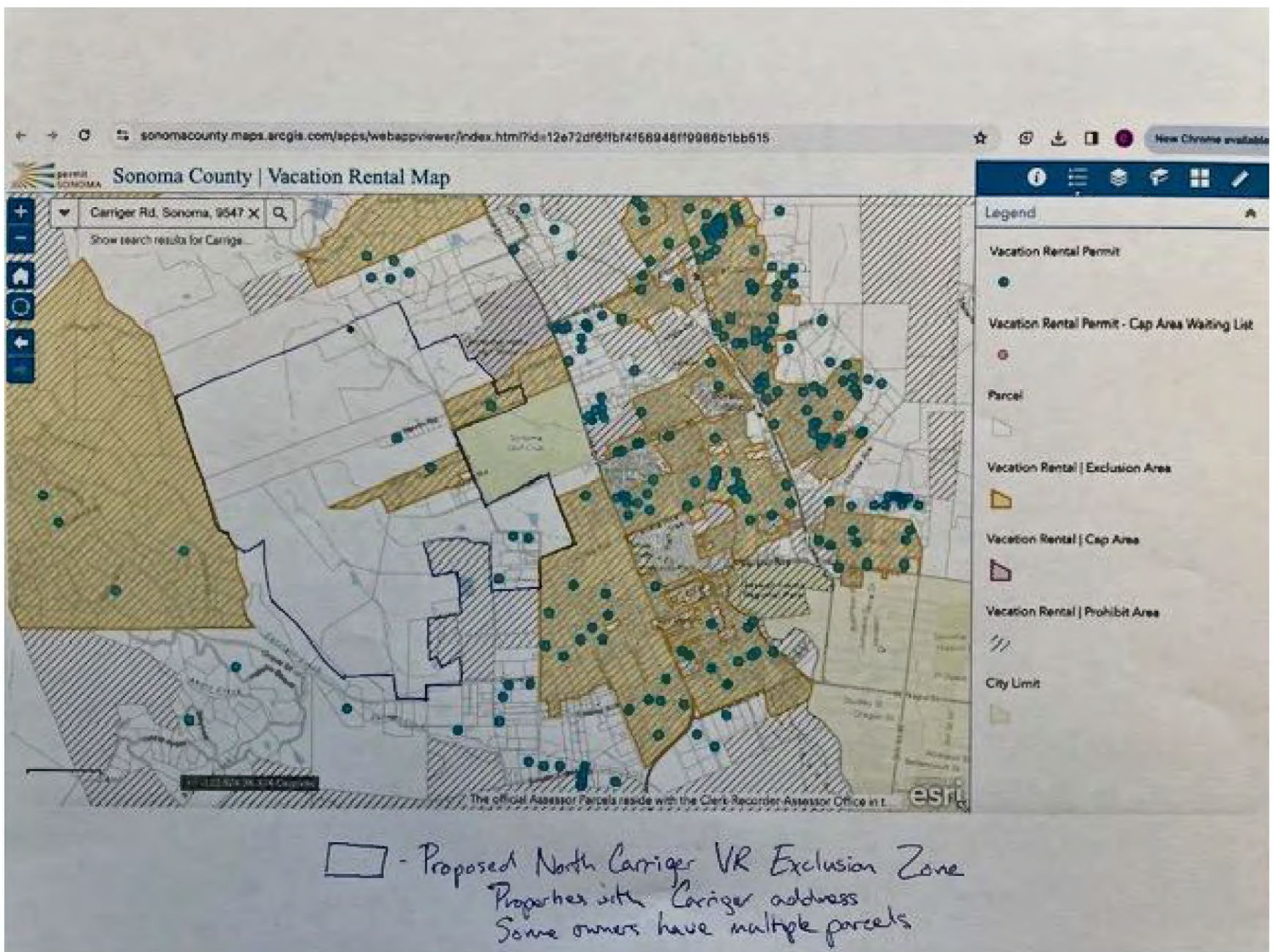
Claudia Lewis
Andrew Meisel
George Miers
Steven Roberts
Woody Scal



(The black dot is the north end of Carriger. All cross- hatched areas exclude or prohibit vacation rentals.)

Map of the approximate proposed Carriger Road Exclusion Zone (outlined in red) showing the current Vacation Rental Exclusion and Prohibited Areas (in blue) with an overlay of the Fire Hazard Severity Zone in the State Responsibility Area:





From: [Alexandra Bowes](#)
To: [Azine Spalding](#)
Subject: PERMIT SONOMA FILE No ZCE24-0006
Date: Saturday, June 1, 2024 11:48:53 AM

Hello-

I have lived for more than 35 years at 17500 Carriger rd with my family. My mom Frances Bowes also has a house on the

property and we are members of Preserve Carriger. I **support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercialvisitor-seving use and (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12+ guests.

I will attend the meeting.

Alexandra Bowes Stephen Williamson + Frances Bowes

From: [Allan Leonard](#)
To: [Azine Spalding](#)
Cc: Preservecarriger@gmail.com
Subject: Preserve Carriger Road
Date: Friday, May 31, 2024 10:22:50 AM

EXTERNAL

I have lived at 17694 Carriger Road, Sonoma for more than 47 years. I am a member of Preserve Carriger.

I support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

I strongly oppose the addition of vacation rental units in our quiet rural environment! Also concerning is the addition of more groundwater usage, especially now that Sonoma Golf Club now uses groundwater as their exclusive use of irrigation!

Respectfully submitted,

Allan Leonard
Carriger Road Resident

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From: [Craig Latker](#)
To: [Azine Spalding](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Monday, June 3, 2024 6:29:59 PM

EXTERNAL

Ms. Spalding,

We have lived at 17682 Carriger Road for 8 years now and are currently members of Preserve Carriger. We very much support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

We believe that it is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threatens safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercial visitor-serving use and, (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted and poorly managed aquifers.

Thank you for your attention in this matter,

Craig Latker and Richard DeNatale

--

LATKER DESIGN SOLUTIONS
80 Uranus Terr., San Francisco, CA. 94114
v. 415.861.3408 c. 415.250.4316

clatker@latkerdesign.com
clatker@gmail.com

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From: [Dave Haugen](#)
To: [Azine Spalding](#)
Subject: RE: County of Sonoma - Notice of Public Hearing - 19407 Wyatt Road
Date: Sunday, June 2, 2024 4:49:50 PM

EXTERNAL

Thanks Azine. This has my support! Good luck.

David Haugen
dhaugen@phelandevco.com

From: [Donna Yamagata](#)
To: [Azine Spalding](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Monday, June 3, 2024 8:50:35 PM

EXTERNAL

I have lived at 17950 Carriger Road for seven years. I am a member of Preserve Carriger. I **support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercial visitor-serving use and (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12+ guests.

I urge the Planning Commission to recommend approval of the vacation rental exclusion zone to the Board of Supervisors.

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From: ginny42763@aol.com
To: [Azine Spalding](#)
Subject: Re: PERMIT SONOMA FILE NO. ZCE24-0006
Date: Sunday, June 2, 2024 5:23:07 PM

EXTERNAL

On Sunday, June 2, 2024 at 05:16:21 PM PDT, ginny42763@aol.com <ginny42763@aol.com> wrote:

On Sunday, June 2, 2024 at 05:15:24 PM PDT, ginny42763@aol.com <ginny42763@aol.com> wrote:

Subject: Permit Sonoma File No. ZCE24-0006

I have lived at 17866 Carriger Rd for over 42 years. I am a member of Preserve Carriger. I **support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercial visitor-serving use and (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12+ guests. We have had the misfortune of living between 2 vacation rentals for many years on Winter Creek Lane and have endured countless episodes of reckless, rude and dangerous behavior by the short term renters. Fortunately, both property owners have currently ceased to operate as VRBOs, I think partially due to negative feedback from their neighbors. We all fear the outcome of the recently permitted megamansion with party barn and ADU on the large property directly behind our lane. We have been advised that the architect of the buildings also designed buildings/homes for Pacaso properties elsewhere in Sonoma county, which have disrupted many neighborhoods already.

We appreciate your serious consideration of a vacation rental exclusion.
Sincerely,

Ginny and Dennis McLeod

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From: [Joan Geary](#)
To: [Azine Spalding](#)
Cc: [Peter Whyte](#); [Supervisor Susan Gorin](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Saturday, June 1, 2024 7:19:59 PM

EXTERNAL

We have lived at 17872 Carriger Road for twenty years and are members of Preserve Carriger. **We strongly support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

A brief background of the area is needed to understand the importance of this proposal.

-Winter Creek Lane Vacation Rental Exclusion Zone

When we purchased our home over two decades ago, Winter Creek Lane (WCL) was part of a beautiful rural area known as Carriger Road, sporting all the treasured country characteristics. A 90-acre sheep ranch owned by one family for over 100 years; a 100-acre virgin property owned by a family for decades; two horse ranches owned for decades. Neighbors were always ready to lend a hand to anyone that needed it. It was truly a quiet, unique and special place.

Then VRs were introduced. The tranquility that we all had enjoyed was destroyed. Loud parties through the night, dangerous activities including hazardous fire issues, unsafe drivers and pedestrians, bright lights at night and, so on. Everything you have heard about and much more. Thankfully, Supervisor Gorin came to our rescue and we were able to create an exclusion zone on WCL.

With that said, WCL is just a small part of the very special and historical Carriger Road neighborhood. Since then many Carriger properties have been sold to non-residents and have been developed in an assortment of ways. The new purchasers see the unique beauty of the road and do not understand how many residents worked for decades to keep it intact. They immediately plan developments that destroy these characteristics and jeopardize the well being of the residents – both

humans and wildlife. More often than not, the developer's goals are to turn these properties into VRs. And the area that is being targeted has increased substantially over the years.

-PROPERTIES OUTSIDE OF THE WCL EXCLUSION ZONE

The proposed combining district offers a comprehensive exclusion zone that protects the residents from the negative impacts over the entire area and avoids the previous piecemeal approach. It also maintains and increases permanent housing availability that has been seriously eroded as a result of Vacation Rentals.

-FIRE DANGER & EVACUATION

Of utmost importance is fire danger and evacuation. It is difficult enough for those familiar with the area to maneuver the limited evacuation route. Dealing with strangers adds additional danger and confusion for all of us. Many are country properties located on single lane inlets and outlets in wooded areas in the hills.

-WILDLIFE CORRIDOR

-As you are aware, all wildlife requires open access to the land as well as food and water resources without disruption. They also need quiet and safe places as well as protection from light pollution. In order to breed productively they require open movement to different areas as well as consistency to return to their breeding areas on an annual basis.

-A combination of development, noise, fencing, bright lights and unfamiliarity with country practices are All impacting both humans and wildlife.

-A constant flow of unfamiliar people renting these properties will only increase the confusion and negative impact on all wildlife.

--[if !supportLists]-->- -High fences are being created around many of these properties to keep wildlife from accessing their needed resources. It is shocking to see how many animals are hopelessly searching for access to the land they have always known. **It is dangerous for both the human visitors and the wildlife. What would a visitor do if they were to come upon a mountain lion or a rattlesnake????**

Thank you for your consideration. We ask you with all earnest to please approve the proposed Vacation Rental Exclusion Combining District to the 332 parcels identified. And, going forward, establish strict guidelines in the General Plan to create and protect safe wildlife corridors along Sonoma Mountain and including the above mentioned area.

Sincerely,

Joan Geary & Peter Whyte

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From: [michael greenberg](#)
To: [Azine Spalding](#)
Cc: preservecarriger.org@gmail.com
Subject: Permit Sonoma File No. ZCE24-0006
Date: Monday, June 3, 2024 8:31:26 PM

EXTERNAL

I have lived at 17950 Carriger Road for seven years. I am a member of Preserve Carriger. I **support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercial visitor-serving use and (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12+ guests.

It is no secret that Sonoma has become a destination for weddings, bachelor and bachelorette parties, and other sorts of large gatherings. People don't come to wine country to drink tea...they come to drink excessively and party until all hours of the night. We therefore have a problem when emergencies arise, be they wildfires, earthquakes, or other calamities. Heavy concentrations of incapacitated people add nothing but nightmarish scenarios to what has already been proven to be difficult evacuations at best.

Add to that the fact that the old guard is giving way to developers and other profit seekers. We have within 50 yards of us a huge house being built, complete with pickleball courts, a golf hole, a bocce court, a vanity vineyard, and a putting green. I do not believe they are for personal use, and neither should you. Imagine the extraordinary depletion of ground water that will take place from that! Additionally, an 18 acre property adjacent to that development, formerly used as a horse boarding facility, has just been put up for sale. More opportunities for short term rental development.

The bottom line is we desperately need the help of the Board of Supervisors to act decisively to protect the safety and character of this corner of Sonoma from being effectively destroyed by short term rentals.

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From: [Woody Scal](#)
To: [Azine Spalding](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Monday, June 3, 2024 4:31:48 PM

EXTERNAL

I'm writing to strongly support adding the **Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

I've lived at 17686 Carriger Road for over 20 years and also own the adjacent parcel at 17684.

We are very concerned about short-terms rentals in our neighborhood. This area of Sonoma is wonderful for its quiet, peaceful setting, natural beauty, and recreation opportunities. Carriger Road is one of the few flat roads in the Valley where you can safely go on long walks and bike rides, and people in the area take full advantage of it. The many lanes in our area all funnel down to Carriger Road, which is narrow in spots, and fire risk and egress is a big concern of ours. We have seen our own wells and those of several neighbors decline significantly in water quality and production over the past few years. Finally, our area is a patchwork of smaller lots with single family homes interspersed among large parcels. These large parcels are being bought and developed into private compounds with huge houses sleeping many people, plus pool houses, ADUs, recreational barns, and sport courts. If these developments become short-term rentals, they essentially become private resorts for large parties and major occasions, bringing noise and traffic, plus impact on water, fire risk, and natural resources, in close proximity to existing smaller lots. That would truly change the character and significantly undermine the quality of life in our area.

Therefore, I believe that It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercial visitor-seving use and (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12+ guests.

Edward Scal

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From: [Ray Kaufman](#)
To: [Azine Spalding](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Saturday, June 1, 2024 10:38:27 PM

EXTERNAL

Dear Azine Spalding and Permit Sonoma,

We have lived at 17854 Carriger Rd, Sonoma, CA 95476 for around 30years. We are members of Preserve Carriger. **We support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercial visitor-serving use and (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12+ guests.

We have already been impacted by the development at 17700 Carriger. In 2018, we spent a considerable amount of money to drill a new well (as have a number of our neighbors) as our old well could no longer supply our modest one-story home with sufficient water to live. EX: shower when running the dishwasher, and or running the washing machine at the same time etc. Our old well was at 90 ft. To reach water we had to drill 390 feet. A developer from San Francisco has stated their intention is to build a one and in the future another seven bedroom vacation rental property with a pool, tennis court, a barn (party barn?) that would be able to sleep 12 people. They drilled a well in line with our well about 150 ft from our well. When they submitted their plans, they called it a family home. It is clearly intended to be a commercial enterprise in the midst of residential homes of diverse housing on both sides of the development. How long before we need to drill for more water? Of course, a family would be a welcome part of our neighborhood.

Many of us on Winter Creek and Nevin Lane have raised our families here. We are fortunate to live a simple rural life, where people can be seen riding bicycles and horses, runners, walkers, people walking their dogs, and mothers and fathers pushing baby carriages at the foot of Sonoma Mountain, a scenic corridor, in a world where resources are being strained. We hope to maintain this character for generations who come after us. We should all consider ourselves, citizens, elected officials, and relevant members of the government as stewards of the land.

Thank you for your consideration

Emiko, Naomi, and Ray Kaufman

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From: [Thomas Ogden](#)
To: [Azine Spalding](#)
Subject: Permit Sonoma File MO ZCE24-0006
Date: Thursday, May 30, 2024 7:23:52 PM

EXTERNAL

Regarding: Permit Sonoma File MO ZCE24-0006

Thomas and Sandra Ogden
17678 Carriger Road
Sonoma, CA 95476

Dear Sonoma County Planning Commission:

We are writing to strongly support the exclusion of vacation rentals to the Carriger Road neighborhood. We have lived at 17678 Carriger Road for 21 years and feel that further vacation rentals will change the character of the neighborhood from a place where people live and work with one another to a place for people who have no concern with the community.

We are in our 70s and depend on our neighbors for help when there's something urgent such as a fallen tree, flood warning or an urgent fire warning.

We very much hope that you will agree that there is no need to allow people to make money by turning a genuine residence in a community into a tourist attraction for

people with no tie to the place.

Sincerely,

Sandra and Thomas Ogden

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From: [Wildthyme](#)
To: [Azine Spalding](#)
Subject: Permit Sonoma File No.ZCE24-0006
Date: Monday, June 3, 2024 9:03:51 AM

EXTERNAL

Attention: Azine Spalding

My family has lived at the corner of Craig Ave. and Carriger Road for over 50 years. We are members of the Preserve Carriger Road Project and support the addition of Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

This quiet rural area with its vineyards, gardens, horses, chickens, ducks, donkeys and wildlife is more than worth preserving as an example of historical Sonoma Valley. The Carriger House built in 1847 overlooks the road. Often vacationers fail to care for property or to respect the neighbors. Stretches of Carriger Road are dangerously narrow. Wildfire evacuation and well water supply are problems which would be exacerbated by vacation rentals.

Thank you,

The Filipello Family

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From: [Richard Waxman](#)
To: [Azine Spalding](#)
Cc: Preservecarriger@gmail.com
Subject: Rental Exclusion
Date: Tuesday, June 4, 2024 9:21:56 AM
Attachments: [image003.png](#)

I have lived at 18340 Carriger Rd. for 21 years. I am a member of Preserve Carriger.
I support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercial visitor-serving use and (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12+ guests.

Richard Waxman

Richard S. Waxman

Managing Partner
M&A Business Advisors



Direct: 415-515-3487

100 Pine Street suite 1250
San Francisco, CA 94111

DRE#00559099 / 02089403

rwaxman@mabusinessadvisors.com

<https://mabusinessadvisors.com/>
<https://mabusinessadvisors.com/richardwaxman/>

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From: [Chris Yaryan](#)
To: [Azine Spalding](#)
Cc: [Sandra Shaw](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Tuesday, June 4, 2024 9:42:29 AM

Hello-

We have lived at 17930 Carriger Road for 25 years.

We are members of Preserve Carriger, and fully support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover will adversely affect this neighborhood for the following reasons:

- Will pose a risk to the preferred quiet rural residential character of the neighborhood.
- Will exacerbate the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area.
- Will reduce the housing stock available for residential use as opposed to commercial visitor-serving use.

Additionally, we have been limiting our daily water use for the last several years and are extremely conscious of the impact we have to the aquifer, and are very concerned about the large rental homes that will have a steady stream of 12+ guests.

Thank you for your attention to this matter,

Chris Yaryan
Sandra Shaw

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From: [carl speizer](#)
To: [Azine Spalding](#)
Subject: Permit Sonoma file No. ZCE24-0006
Date: Tuesday, June 4, 2024 9:23:01 AM

We have lived at 17830 Carriger Rd. for 12 years. I am a member of Preserve Carriger. We **support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

Sincerely,

Carl Speizer MD
Judi Cohen

From: [Adam Kahn](#)
To: [Azine Spalding](#)
Subject: Re: 052-152-001/052-152-002
Date: Tuesday, June 4, 2024 2:36:33 PM

EXTERNAL

Azine,

Thank you for your very informative response.

Please consider this email as my formal request to remove my two parcels from the proposed zoning overlay.

As I mentioned, I have already been through this several years ago with supervisor Gorin's office, they agreed and removed my two parcels in the last go around of the proposed overlay.

My parcels are adjacent to multiple commercial uses (golf course, elementary school, veterinarian, and a large 15 acre agricultural use.

Please keep me posted.

Please let me know if there is anything else I need to submit to process the aforementioned formal request.

Thank you!!

Adam J Kahn
415.806-2010

Trust Deed Investments, Inc.

CA Department of Business Oversight
NMLS # 295840

CA Department of Real Estate
License # 01885678

On Jun 4, 2024, at 2:20 PM, Azine Spalding <Azine.Spalding@sonoma-county.org> wrote:

Good Afternoon Adam,

Thank you for your patience- I just received your voicemail.

On 4/30/24, the Board of Supervisors directed Permit Sonoma to bring forward this zone change for select parcels within the Carriger Road area, including APNs 052-152-001 and -002.

If you do not support the zone change, you may submit public comment requesting that your parcels be removed from the project area as well as any other concerns you may have through tomorrow (6/5/24) at 5pm. These comments are added to the project record and are reviewed by the Planning Commission in advance of the hearing. You may also attend the Planning Commission meeting in person on 6/6/24 at the time and location on the notice to voice your comments. The Planning Commission will make a recommendation to the Board of Supervisors and the Board will ultimately make a decision on the Zone Change at a public hearing. You will also be able to submit public comment before the Board of Supervisors hearing tentatively scheduled for July 23, 2024, which will be reviewed by the Board in advance of the hearing.

The Planning Commission may consider the following alternative policy options during the hearing on Thursday:

- Modification of the boundaries of the proposed zone change; and/or
- Application of the Vacation Rental 10% Cap (X10) Combining District or the Vacation Rental 5% Cap (X5) Combining District.

I hope this helps, please let me know if you have any further questions.

Best,
Azine



**permit
SONOMA**

Azine Spalding
Planner I
2550 Ventura Avenue, Santa Rosa, CA 95403
www.PermitSonoma.org
o: (707) 565-1900
d: (707) 565-2541
Azine.Spalding@sonoma-county.org



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Planning Questions? Check out our FAQ Page!

<https://permitsonoma.org/divisions/planning/planningandzoningfaqs>

From: Adam J. Kahn <adamjkahn@sbcglobal.net>

Sent: Tuesday, June 4, 2024 9:14 AM

To: Azine Spalding <Azine.Spalding@sonoma-county.org>

Subject: 052-152-001/052-152-002

EXTERNAL

Azine,

Good morning.

Thank you for your time on the telephone yesterday.

I am following up to our call.

My properties are surrounded by commercial uses, I had a few discussions with supervisor Gorin's office the last time X over lay was proposed on my two parcels, they (at the time) assured me that there would be no zoning overlay on my properties.

Please have my two parcels removed from this zoning overlay, please feel free to call me with any additional questions.

Thank you!

ADAM J. KAHN

415.806-2010 cell

415.864-8405 fax

adamjkahn@sbcglobal.net

Department of Real Estate License # 01885678

Department of Business Oversight NMLS # 295840

TRUST DEED INVESTMENTS, INC.

414 Gough Street, #2

San Francisco, CA 94102

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Riley F. Hurd III
rhurd@rflawllp.com

June 5, 2024

Via E-Mail Only

Sonoma County Planning Commission
County of Sonoma
575 Administration Drive, Room 102A
Santa Rosa, CA 95405

**Re: Opposition To Proposed Zone Change to add the Vacation Rental
Exclusion (X) Combining District to 12311 Adine Court, Glen Ellen, CA
File No. ZCE24-0006**

Dear Members of the Planning Commission:

Our office represents the owners of the property located at 12311 Adine Court in Glen Ellen, CA (APN: 053-220-012). This letter is submitted in opposition the proposed zoning change to add the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma, as well as to the 56 parcels in the Trinity Oaks Subdivision off of Highway 12 in Glen Ellen. This change would wholly prohibit future vacation rentals on the subject parcels, thereby removing a critical property right from these landowners in one of the last areas in the region where rentals are allowed.

I. Background

The County of Sonoma has addressed many issues related to the regulation of Vacation Rentals over the past decade, and has drafted and adopted several rounds of Ordinances that regulate Vacation Rentals. The "Vacation Rental Ordinance Signed Final Summary Report Packet" provides an intense examination of the relevant issues, and includes a detailed Staff Report with Staff's recommendations related to the "Vacation Rental Ordinance and Establishment of Vacation Rental License Program ORD21-0005 Ordinance and Vacation Rental Urgency Moratorium."



Ragghianti|Freitas LLP

Page 2 of 3

Specifically, the Sonoma County Board of Supervisors adopted Ordinance 6145 on March 15, 2016, which created the Vacation Rental Exclusion ("X") Combining District.

Ordinance 6423 was later adopted by the Sonoma County Board of Supervisors on April 24, 2023, and applied the X Zone to certain parcels in the 1st, 4th, and 5th Supervisorial Districts.

4/24/2023	6423	Applied the X Zone to certain parcels in the 1 st , 4 th , and 5 th Supervisorial Districts.
3/15/2016	6145	Updated Vacation Rental regulations and performance standards, special use standards for hosted rentals and bed and breakfast inns and created the Vacation Rental Exclusion ("X") Combining District.

II. An Outright Ban Is Unnecessary

At this time, most properties in the region are prohibited from being vacation rentals. Closing the loop through an outright ban on the remaining properties is an extreme measure, and should not be resorted to unless (all) less restrictive measures have failed to achieve the goal of regulation. In this instance, there has been minimal/insufficient evidence presented to show that the already stringent series of Ordinances have failed to achieve the intended goals.

Blanket bans fail to take into account the important role that Vacation Rentals play in Sonoma County's tourism economy (See SoCo Final Summary Report, Discussion, Pg. 2.), as well as failing to balance the protection of private property rights, providing economic opportunities for Sonoma County residents, and providing visitor-serving accommodations for Sonoma County tourists. (See Marin Co. Jan. 2024 STR Report, Section II. Action.) Outright bans are also hard to enforce, driving the rental economy underground, while also depriving the region of vacation dollars and Transit Occupancy Taxes ("TOT"). The financial implications and benefits of a cap program versus a ban have been report on (see: <https://hbr.org/2024/02/what-does-banning-short-term-rentals-really-accomplish>).



Ragghianti|Freitas LLP

Page 3 of 3

Our clients bought their property with the intention of running a vacation rental since this area was one of the only ones not subject to a ban. Adding a prohibition now will interfere with their investment backed expectations. Many other regulatory alternatives exist for addressing the perceived issue of vacation rentals. Multiple jurisdictions have successfully implemented caps on the number of vacation rentals, which balances impacts with the critical TOT tax dollars as well as property rights. An example is found in Marin County: <https://www.marincounty.gov/departments/cda/planning/long-range-planning-initiatives/short-term-rentals>

The decision to ban rentals also requires careful review under CEQA. There are multiple variables in such a prohibition and this ordinance is undoubtedly a project that requires an Initial Study. In a recent Court of Appeal decision, *Keen v. City of Manhattan Beach* (2022) 77 Cal.App.5th 142, the Court held that the California Coastal Act overrides local cities' plans to implement short-term rental bans in coastal zones since such restrictions restrict coastal access, and therefore any such bans require Coastal Commission approval. While these properties are clearly not in the coastal zone, this case highlights that a ban on short term rentals is a project, and also the public policy that short-term access to desirable areas, such as the properties here, is a strong public policy.

III. Conclusion

We respectfully request that you carefully consider the full range of ramifications and the potential negative unintended consequences of this ban, and vote to **deny/not approve** the proposed Zone Change to add the Vacation Rental Exclusion (X) Combining District to the subject parcels. If you do decide to proceed, please strongly consider a license and cap program to at least allow some property owners the right to use their property to the fullest, while facilitating access to the area for potential visitors.

Thank you for your attention to this important matter.

Very Truly Yours,

A handwritten signature in blue ink that reads "Riley F. Hurd III". The signature is written in a cursive, flowing style.

Riley F. Hurd III

CC: Client

From: [Scott Armstrong](#)
To: [PlanningAgency](#)
Cc: [Azine Spalding](#); [Susan Gorin](#); [Tara Abrahamovich](#)
Subject: Comments for FileZCE24-0006: resolution to expand the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Sub...
Date: Wednesday, June 5, 2024 7:35:44 AM

EXTERNAL

From: Scott Armstrong & Tara Abrahamovich
12294 Jerri Drive, Glen Ellen, CA 95442
sarmstrongsf@gmail.com; tabrahamovich@gmail.com

Dear members of the planning commission -

We are writing today to express our concern and opposition to the resolution to expand the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Subdivision off of Highway 21.

First and foremost - as a homeowner in the area since 2019, we were surprised to learn that a proposal that could have a significant impact on our property rights, value, and our community would be processed without community engagement. **The hearing notice from the county was the first time we heard about this.**

We have had a chance to review the staff report, public comment made by the Preserve Carriger coalition on April 30, 2024, and subsequent individual emails by same members and have the following comments:

- The Preserver Carriger group represents a **very small minority**, about 30 properties mainly on Carriger Rd and even then that does not include ALL properties on Carriger Rd. They do not represent the majority of 332 homes in the Carriger Parcel or 56 homes in Trinity Oaks. They also state in their letter that a petition was circulated in the fall showing overwhelming support. We never received this petition and so it calls into question the validity of their argument around broad support for this proposal. The petition is not posted anywhere in the documents.
- The staff report as well as the letter by Preserve Carriger state concerns around fire safety, resources, and wildlife. The county currently has a very strict permitting and licensing process that limits occupancy in vacation rentals. Consequently, whether these EXISTING homes are occupied by owners or visitors makes no difference in the use of resources. Furthermore, specific to the Carriger Parcel:
 - as shown in the map on page 4 of the public comment dated April 30, 2024, there are only 4 outstanding permits in the expansion Zone in the Carriger Parcel. This is a very low % of the affected homes in the Carriger Parcel. It is hard to argue an undue burden on our resources. It is also worth noting that none of those permits are for homes on Carriger Rd., who's residents seem most concerned.
 - Grove street is a major road with heavy traffic - it does not have access issues. especially in the lower part. The properties further up the road are already in the Exclusion Zone.

There is concern around erosion of character due to vacation rentals. The community includes a large number of retirees or close to retirement homeowners, Many rely or plan to rely on the additional income. Taking away this option will force out these individuals and makes properties in the area suited for a small portion of buyers seeking 2nd homes in the wine country who have the means to have their properties vacant the majority of the time. This not only impacts property values but will also pose an existential threat to our community's character, and local businesses and service providers.

In conclusion, it is difficult to justify the expansion of the zone based on the following:

- The current impact of vacation rentals in the proposed expansion zone is minimal to none with a total of 4 existing permits in the Carriger Parcel. Claims of nuisance are unsupported as there have not been any complaints related to short term rentals in the last 2 years.
- It is unfair to base a decision based on the will of a vocal minority. The vast majority of the affected homeowners have not been heard of or engaged with. Any further expansion should include all representative homeowners.
- The ordinance will limit property rights and disproportionately affect retirees who will be forced out of the area in time. Their children will also be less likely to keep these properties, leading to a change in the fabric of the community over time to a transient second home enclave.

Based on these various factors I encourage you not to expand and include the proposed area in the vacation rental Exclusion (X) Combining District at this time.

Thank you for your service to our community.
Scott Armstrong and Tara Abrahmovich

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From: [Tiba Aynechi](#)
To: [PlanningAgency](#)
Cc: [Susan Gorin](#); [Azine Spalding](#)
Subject: Comments for FileZCE24-0006: resolution to expand the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Sub...
Date: Tuesday, June 4, 2024 10:22:18 PM

EXTERNAL

From: Tiba Aynechi & Amir Salek
1350 Grove St., Sonoma, CA 95476
aynechi@gmail.com

Dear members of the planning commission -

We are writing today to express our concern and opposition to the resolution to expand the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Subdivision off of Highway.

First and foremost - as a homeowner in the area since 2017, we were surprised to learn that a proposal that could have a significant impact on our property rights, value, and our community would be processed without community engagement. **The hearing notice from the county was the first time we heard about this.**

We have had a chance to review the staff report , public comment made by the Preserve Carriger coalition on April 30, 2024, and subsequent individual emails by same members and have the following comments:

- The Preserver Carriger group represents a **very small minority**, about 30 properties mainly on Carriger Rd and even then that does not include ALL properties on Carriger Rd. They do not represent the majority of 332 homes in the Carriger Parcel or 56 homes in Trinity Oaks. They also state in their letter that a petition was circulated in the fall showing overwhelming support. We never received this petition and so it calls into question the validity of their argument around broad support for this proposal. The petition is not posted anywhere in the documents.
- The staff report as well as the letter by Preserve Carriger state concerns around fire safety, resources, and wildlife. The county currently has a very strict permitting and licensing process that limits occupancy in vacation rentals. Consequently, whether these EXISTING homes are occupied by owners or visitors makes no difference in the use of resources. Furthermore, specific to the Carriger Parcel:
 - as shown in the map on page 4 of the public comment dated April 30, 2024, there are only 4 outstanding permits in the expansion Zone in the Carriger Parcel. This is a very low % of the affected homes in the Carriger Parcel. It is hard to argue an undue burden on our resources. It is also worth noting that none of those permits are for homes on Carriger Rd., who's residents seem most concerned.

From: [brad hall](#)
To: [Azine Spalding](#)
Subject: We support VR Exclusion in Trinity Oaks
Date: Wednesday, June 5, 2024 11:56:24 AM

EXTERNAL

Hello - My wife and I are full time residents on Bonnie Way in Trinity Oaks, Glen Ellen. We are in full support of designating Trinity Oaks as a Vacation Rental (VR) exclusion zone. I note from the Sonoma County GIS map database that there are already 7 permitted VR's in our neighborhood of 56 parcels. I've attached an image from the GIS database indicating the locations of the already permitted VR's. Doing the math shows that there are already 12.5% VR's of the total number of parcels in Trinity Oaks. That is above the 5 or 10 % percent thresholds that I thought were part of the present regulations on VR's in neighborhood communities. This existing exceedance is only worsened by the fact that 8 of the 56 parcels in Trinity Oaks have not been rebuilt since the 2017 Nunns fire, so 7 out of 48 EXISTING homes make that percentage of VR's nearly 15% of the total number of homes in our neighborhood, significantly above the present county guidelines.

Thank you for considering our comments, and I hope to attend the meeting at the planning department on June 6.

Brad Hall and Jo Ann Campbell
214 Bonnie Way, Glen Ellen CA



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From: [Maurice Harrell](#)
To: [Azine Spalding](#); [Marion Harrell](#); preservecarriger@gmail.com
Subject: Subject: Permit Sonoma File No. ZCE24-0006
Date: Wednesday, June 5, 2024 12:10:13 PM

EXTERNAL

To: Azine.Spalding@sonoma-county.org
bcc: Preservecarriger@gmail.com
Subject: Permit Sonoma File No. ZCE24-0006

We have lived at 17680 Carriger Road for 21 years. We are members of Preserve Carriger. We strongly **support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area** identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the basic deep public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover:

- (1) poses a risk to the preferred quiet rural residential character of the neighborhood,
- (2) it greatly exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area,
- (3) reduces the housing stock available for residential use as opposed to commercial visitor-seving use,
- (4) it really greatly threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly from large rental homes that will have a steady stream of 12+ guests.

Sincerely,
Maurice and Marion Harrell
(707) 933-0203
meharrellca@gmail.com

THANK YOU FOR ALL THAT YOU DO TO PRESERVE OUR BEAUTIFUL NEIGHBORHOOD!

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From: [Michael Browning](#)
To: [Azine Spalding](#)
Cc: [Larry Maiman](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Tuesday, June 4, 2024 11:34:08 AM

EXTERNAL

Hello:

We are writing to you about the Vacation Rental Exclusion district — the Carriger Road Project Area I think it is called.

We live at 17650 Carriger Road and have lived here since 2019.

We are members of Preserve Carriger because we love this area and hope that we can retain the qualities that make it such an incredible corner of the valley.

We support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover:

- (1) poses a risk to the preferred quiet rural residential character of the neighborhood
- (2) exacerbates the risk of wildfire and safe evacuation
- (3) reduces the housing stock available for residential use as opposed to commercial visitor-serving use, and
- (4) threatens the groundwater supply in an area heavily dependent on wells drawing from rapidly depleting aquifers.

Thank you for your consideration of the views of the people who live in this area!

Sincerely,

Michael Browning and Larry Maiman

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Richard Waxman
Amy Weiss
Andy Weiss
Peter Whyte
Stephen Williamson
James Wolfe
Donna Yamagata
Chris Yaryan
Sandra Yaryan

To: Sonoma County Planning Commission

Re: Permit Sonoma File No. ZCE24-0006/Zone Change to Add X Zoning to Carriger Road and Trinity Oaks Neighborhoods

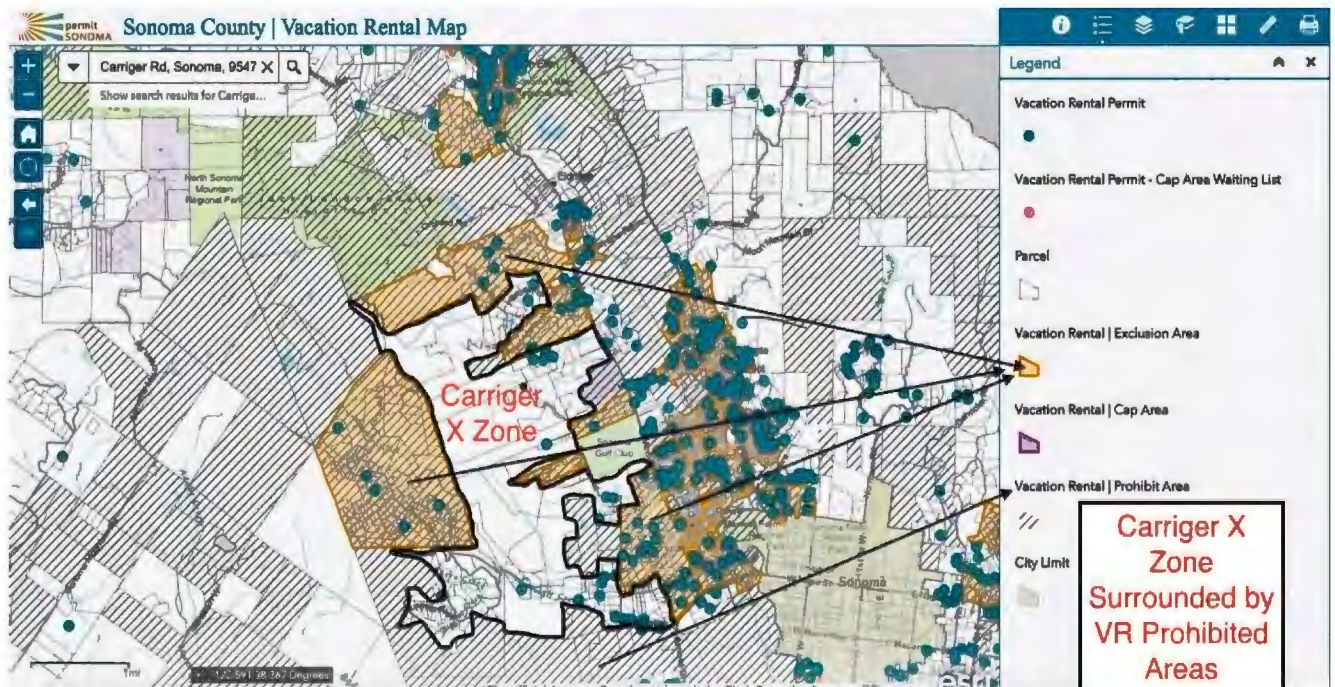
Hearing Date: June 6, 2024

Dear Commissioners:

Preserve Carriger is an alliance of 70+ concerned community members who are dedicated to protecting the beauty, rural character and recreational use of the Carriger Road neighborhood at the foot of Sonoma Mountain. It was formed over 12 years ago and has brought this neighborhood closer together in the common quest of preserving its rural residential character, a stated priority under the General Plan, as well as protecting it from wildfire risk and the depletion of groundwater.

We are writing in support of Permit Sonoma's recommendation of a Zone Change to add the Vacation Rental Exclusion (X) Combining District to 332 parcels located in the Carriger Road Project Area ("Carriger X Zone") identified in attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report. We are limiting our comments to the Carriger Road area because it is the neighborhood we are most familiar with.

We had previously urged Permit Sonoma and the Board of Supervisors to exclude vacation rentals on a smaller area from the Craig Avenue intersection with Carriger Road to its north dead end, including all of its adjacent private one-way lanes. (See Public Comment letter to Board of Supervisors for April 30 hearing already in this file). We realize that Permit Sonoma was rightly concerned that excluding rentals only in this smaller area would just push future vacation rentals into the Fowler Creek/Solano/George Ranch areas to the south and to the Sobre Vista areas to the north, both of which already have a high concentration of vacation rentals. **Creating the larger exclusion zone for the designated 332 parcels fills in a necessary hole - to the west, south, east and north, *all of the surrounding properties are already in vacation rental exclusion zones or vacation rentals are otherwise prohibited.*** (See Vacation Rental Map on the following page). Leaving out any portion of this area will only invite vacation rentals in. The larger Carriger X Zone is a more comprehensive approach than the piecemealing of exclusion zoning in the past, and we hope that Permit Sonoma continues to follow this approach in the recently commenced General Update process to better protect housing stock, residents, biotic resources and wildlife from the negative impacts of vacation rentals.

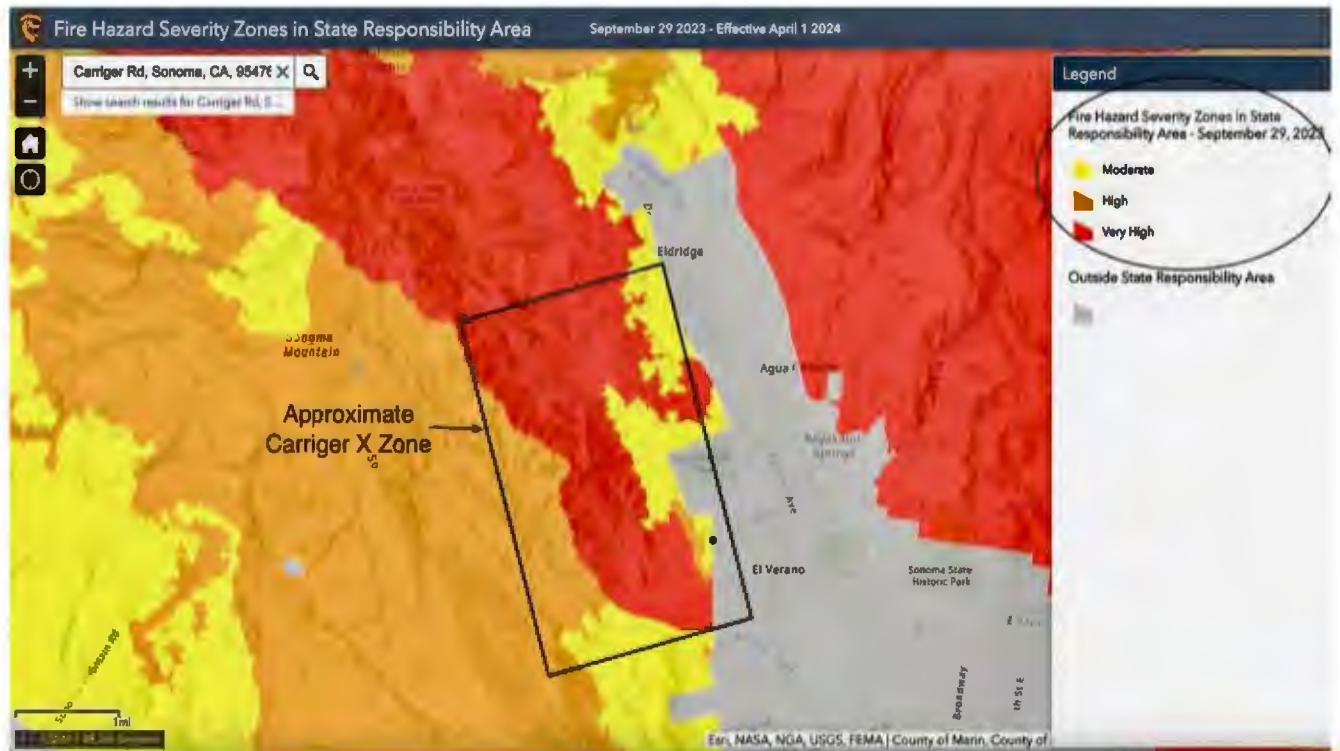


Permit Sonoma Planning and Fire Prevention Staff have determined that the proposed Carriger X Zone meets not just one, but *all six* criteria listed in Article 79 for imposing a Vacation Exclusion X Combining District. (Staff Report p. 7 “Staff Analysis”). This is not surprising to the neighbors who live here who not only highly value the unique residential character as well as the rich biotic, riparian and agricultural resources of this area, but who also fully understand the challenges we face with climate change increasing both fire risk and groundwater availability. If vacation rentals were to increase beyond the currently active 10% of the housing stock here, it would put not only our quality of life but our safety at greater risk. Short term vacation rentals are not consistent with every neighborhood, particularly where the threat of wildfires is high and groundwater is continuing to be depleted.

We highlight four of these criteria below, as well as a concern regarding the availability of groundwater, which we suggest become a new criteria for vacation rental exclusions in the General Plan Update when it incorporates the important planning work of the Sonoma County Groundwater Sustainability Agency.

1. **There is inadequate road access (factor a) and a significant fire hazard due to topography, access and vegetation (factor d).**

The vast majority of the 3,000 plus acres in the Carriger X Zone is in the State Responsibility Area and is designated a Very High and High Fire Hazard Severity Zone according to CalFire:



These are the foothills of Sonoma Mountain with vast oak woodlands. Residents need to be protected from any increase in wildfire risk in this very vulnerable location, particularly those living on steep single lane roads. For example, the north end of Carriger Road has at least 8 homes in this Very High Fire Hazard Severity Zone, and more homes are just at its edge. The north end of Carriger Road dead ends, and all of its offshoot narrow single private roads also dead end. All of the Carriger Road and side lane residents of the parcels from the Carriger dead end to Craig Avenue (1.2 miles) must funnel to Craig to evacuate to Arnold Drive. Many of the roads in the Carriger X Zone are substandard both in terms of road width and condition. The combination of enhanced fire risk due to topography and vegetation in combination with inadequate road width, condition and access in this State Responsibility area increases wildfire risk, fire response times and fire evacuation risk for all residents in the Carriger X Zone.

2. The prevalence of vacation rentals is detrimental to the residential character of neighborhoods (factor b) and the residential area is to be preserved or preferred (factor e).

All of the 332 parcels in the Carriger X Zone are zoned either Agriculture and Residential, Diverse Agriculture, Resources and Rural Development or Rural Residential, and the majority is further designated and protected as Scenic Resource, Oak Woodland, Valley Oak Habitat, Riparian Corridor and Taylor Mountain/Sonoma Mountain districts. These zoning designations strongly indicate the intent to preserve and prioritize agricultural use and rural residential character. In addition, the Carriger X Zone contains hundreds of acres of conservation easement land that support a wildlife corridor from Marin to the southern portion of Sonoma Mountain. The patchwork of 100 acre vineyards, farms and equestrian facilities alongside 1-3 acre residential parcels at the base of extensive oak woodlands and creeks is precisely the type of rural area that should be protected from the commercial lodging use of short-term vacation rentals.

In addition to the 10% currently active vacation rentals, our area is increasingly threatened by investors purchasing large homes for, or developers purchasing large agricultural parcels with plans to build, luxury vacation rentals. Their higher occupancy potential heightens the fire risks, noise, water issues,

Carriger Road is one of the true gems of Sonoma Valley for recreation. Its relatively quiet, flat, 2 mile length is ideal for walking, cycling and running, making it unique in our area. Every day you can see many residents and neighbors taking advantage of this amenity. Increased traffic from vacation rental guests would greatly threaten this community asset.

I support Short-Term Vacation Rental Exclusionary Zoning on Carriger Road north of Craig Avenue to its dead end, including parcels on adjacent lanes (including Lis Robin, Mossi, Winter Creek, Oak Creek, Nevin and Carriger Hills Lanes). I believe that excluding short term rentals is necessary to (1) preserve the quiet rural character of this uniquely scenic neighborhood at the foot of Sonoma Mountains; (2) protect it from wildfires and provide for safe fire evacuation; (3) conserve the groundwater supply in an area with already depleted aquifers; and (4) allow residents of Sonoma to continue to recreate safely on Carriger Road.

3. **The groundwater availability is negatively impacted by intense vacation rental usage.**

Adequate and safe water supply is vital to all residents. The vast majority of parcels in the Carriger X Zone are completely dependent on private wells for their water. Three years of extreme drought has severely depleted the aquifers in this El Verano area, causing wells to fail and/or water quality to diminish requiring expensive filtration systems. Two winters of heavier rain has barely begun to replenish these aquifers. Long-term residents are having to drill new wells or deepen existing ones and are living in fear of losing their water supply in the next decade.

While the Staff report indicates that the majority of the Carriger area parcels are located in the Class 1 Major groundwater availability area, with the remaining in the Class 3 Marginal availability area, these designations are woefully out of date. The [Groundwater Availability Map](#) specifically states that: “The original boundaries were derived from both Sonoma County Water Agency Hydrology Maps and County of Sonoma General Plan, March 23, 1989. This dataset is not parcel specific and is **based on surface geology from a study by C. Armstrong Report 120, 1980.**” Hopefully, the General Plan Update will require that this 40+ year-old map be updated.

Preserve Carriger is grateful for the careful work of the Planning and Fire Prevention Staff and we urge you to adopt its recommendation for the Carriger X Zone. Generations of Sonoma residents will thank you for protecting and preserving this neighborhood.

The Steering Committee of Preserve Carriger

Alexandra Bowes
Richard DeNatale
Naomi Kaufman
Ray Kaufman
Craig Latker
Claudia Lewis
Andrew Meisel
George Miers
Steven Roberts
Woody Scal

Jotform - Carriger Road Petition Supporters Excel Report 1 (2024-05-01)

	IP	Submission ID	Submission Date	Street Address	Multiple parcels or addresses	Do you use Carriger Road for recreation ?	What type of recreation?
1	2601.645.701:5380:a0d8:49d7:fcba:559	5753295599554644361	2023-11-09 00:59:19	17854 Carriger Road		Yes	Walking
2	76.77.177.122	5752950442218821803	2023-11-08 15:24:04	18000 Carriger Road		Yes	Walking - Biking - Running
3	64.80.36.10	5752046870162857182	2023-11-07 14:18:07	18000 Carriger Road		Yes	Walking
4	98.63.82.226	5750475506226693962	2023-11-05 18:39:10	1230 oak creek drive		Yes	Walking - Biking - Running
5	98.63.82.226	5750376406221099221	2023-11-05 15:54:00	1230 Oak Creek Drive		Yes	Walking - Biking
6	73.92.189.254	5748472744526265909	2023-11-03 12:01:14	17688 Carriger Road		Yes	Walking - Biking
7	98.47.157.36	5747479386371441064	2023-11-02 08:25:38	1233 Stevens Gate Road		Yes	Walking - Biking - Running
8	73.158.179.30	5747455800399784941	2023-11-02 07:46:20	17570Carriger Road		No	
9	70.36.194.254	5741824704523184079	2023-10-26 19:21:10	17930 Carriger Road		Yes	Walking
10	73.15.125.5	5741666475525466078	2023-10-26 14:57:28	18360 Carriger Rd	2 parcels	Yes	Walking - Biking
11	216.73.160.214	5741652614121246586	2023-10-26 14:34:21	17950 Carriger Rd		Yes	Walking
12	24.4.78.103	5740718003019130220	2023-10-25 12:36:40	19026 Orange Ave		No	
13	173.239.254.38	5740636548341642074	2023-10-25 10:21:26	17858 Carriger Road	N/A.	Yes	Walking - Biking
14	24.4.78.249	5740245929423236566	2023-10-24 23:29:52	17680 Carriger Road		Yes	Walking - Biking - Running
15	24.4.78.249	5740244069427096762	2023-10-24 23:26:46	17680 Carriger Road		Yes	Walking - Biking - Running
16	73.92.189.254	5739735774523824089	2023-10-24 09:19:37	17688 Carriger Road		Yes	Walking - Biking
17	89.104.241.1	5739492241141292778	2023-10-24 02:33:44	17500 Carriger rd	3 parcels Frances Bowes (my mom) also agrees	Yes	Walking - Biking - Running
18	24.4.77.132	5739296852312008844	2023-10-23 21:08:05	17692 Carriger Rd		No	
19	174.195.85.93	5739278273955520395	2023-10-23 20:37:07	17692 Carriger Road		Yes	Walking
20	174.195.85.93	5739272683955982516	2023-10-23 20:27:48	17692 Carriger Road		Yes	Walking
21	73.93.148.242	5739249502424348009	2023-10-23 19:49:10	18320 Carriger Rd	Yes I do.	Yes	Walking
22	50.168.54.23	5739088913241021656	2023-10-23 15:21:31	17678 Nevin Lane		Yes	Walking
23	73.70.136.114	5739070754119658653	2023-10-23 14:51:15	17650 Carriger Road		Yes	Walking - Biking
24	70.36.194.254	5739067884521778695	2023-10-23 14:46:28	17930 Carriger Road		Yes	Walking - Biking
25	76.132.0.15	5739067375106242341	2023-10-23 14:45:37	18460 Carriger Rd		Yes	Walking
26	73.15.124.24	5739061464249450454	2023-10-23 14:35:46	1222 Oak Creek Drive		Yes	Walking
27	89.104.241.1	5739061221146600164	2023-10-23 14:35:22	17500 Carriger Rd		Yes	Walking - Biking - Running
28	108.147.93.50	5735349180532629868	2023-10-19 07:28:39	17856 Carriger Road		Yes	Biking
29	108.147.93.50	5735348820534548851	2023-10-19 07:28:02	17856 Carriger Road		Yes	Walking
30	76.132.0.156	5730284606513755235	2023-10-13 10:47:40	17900 Carriger Road		Yes	Walking
31	73.15.125.5	5728712665528142053	2023-10-11 15:07:46	18360 Carriger Road		Yes	Walking
32	69.181.4.61	5727743491643694855	2023-10-10 12:12:29	18024 Carriger Rd.		Yes	Walking
33	76.132.0.122	5725942212218470398	2023-10-08 10:10:21	17854 Carriger Road		Yes	Walking - Biking
34	76.94.52.97	5725011347922062976	2023-10-07 08:18:54	19026 Orange Ave		Yes	Walking
35	73.93.148.8	5724976828847326234	2023-10-07 07:21:22	18490 Carriger Rd	We also have an adjacent home on 18470 Carr	Yes	Walking

36	104.28.124.35	5724420785342617411	2023-10-06 15:54:38	18310 Carriger Rd		Yes	Walking
37	73.15.125.4	5724376694527092407	2023-10-06 14:41:09	18757 Orange Ave		Yes	Walking
38	172.243.233.42	5724335752438447829	2023-10-06 13:32:55	17866 Carriger Rd		Yes	Walking - Biking
39	24.4.79.13	5724198333197990749	2023-10-06 09:43:53	17858 Carriger Rd		Yes	Walking - Running
40	85.8.130.30	5722887350309946373	2023-10-04 21:18:55	417 Stagecoach Rd	None additional.	Yes	Walking
41	12.185.164.50	5722612670543915847	2023-10-04 13:41:07	20395 Mocabee Road		Yes	Walking
42	69.181.6.166	5722562196614301099	2023-10-04 12:16:59	17830 CARRIGER RD.		Yes	Walking - Biking
43	98.97.59.222	5722561192221532961	2023-10-04 12:15:19	17872 Carriger Road		Yes	Walking
44	98.97.59.222	5722509662224134932	2023-10-04 10:49:26	17872 Carriger Road		Yes	Walking
45	50.209.178.221	5722481101227571256	2023-10-04 10:01:50	18460 Carriger Rd	One address	Yes	Walking
46	73.170.222.124	5722438514211471323	2023-10-04 08:50:52	17694 Carriger Rd		Yes	Walking
47	12.185.164.50	5722408760542688974	2023-10-04 08:01:16	20395 Mocabee rd		Yes	Walking
48	17.234.13.179	5722050159717840155	2023-10-03 22:03:35	17862 Carriger Road	17862 Carriger Road	Yes	Walking - Biking
49	73.158.189.94	5722040724995753869	2023-10-03 21:47:52	17682 Carriger Road		Yes	Walking
50	73.158.189.94	5722038994999573776	2023-10-03 21:44:59	17682 Carriger Road		Yes	Walking
51	99.47.114.59	5722013399544551032	2023-10-03 21:02:19	1280 Craig Ave. corner Carriger Rd		Yes	Walking
52	73.92.178.141	5722008421417499451	2023-10-03 20:54:02	1265 Craig Ave.		Yes	Walking
53	73.70.136.114	5721996394116987485	2023-10-03 20:33:59	17650 Carriger Road		Yes	Walking - Biking
54	76.132.0.15	5721992995105420293	2023-10-03 20:28:19	18460 Carriger rd	One parcel	No	Walking - Biking
55	64.7.76.166	5721952566618711010	2023-10-03 19:20:56	17950 Carriger Rd		Yes	Walking - Biking
56	76.126.72.239	5721952019322239864	2023-10-03 19:20:01	17840 carriger rd		Yes	Walking - Biking
57	69.181.6.166	5721945606612903483	2023-10-03 19:09:20	17830 Carriger Road	We also own 17832 Carriger.	Yes	Walking - Biking
58	98.47.157.36	5721935776372163341	2023-10-03 18:52:57	1233 STEVENS GATE RD		Yes	Walking - Biking
59	98.47.122.182	5721911672816893774	2023-10-03 18:12:47	18220 Carriger Road	2 parcels on Carriger	Yes	Walking - Biking - Running
60	172.243.233.42	5721849242435745064	2023-10-03 16:28:45	17866 Carriger Rd		Yes	Walking - Biking
61	73.15.121.68	5721733128617877512	2023-10-03 13:15:12	17678 Carriger Road		Yes	Walking
62	24.4.141.53	5721638683518377310	2023-10-03 10:37:48	17686 Carriger Road	Second parcel at 17684 Carriger Road	Yes	Walking - Biking - Running
63	24.4.141.53	5720835423519864503	2023-10-02 12:19:02	17686 Carriger Road	Second parcel at 17684 Carriger Road	Yes	Walking - Biking

Jotform - Carriger Road Petition Supporter Comments Excel Report 2 (2024-05-01)

	Street Address	Comments
1	17854 Carriger Road	A little house on Winter Creek Lane, off of Carriger Road has been Home for 30 years. Growing up, there was no influx of strangers or risk of meeting transients along this dead end stretch of country road. Even as a small framed girl, starting at 9 years old, I could walk our golden retriever (Sammy), pick wild blackberries, or take apples from our tree to the horses (and donkey) up Winter Creek Lane, and up or down Carriger Road (as far as the "S" curb), alone, until sun down. Along with the above listed protection of finite resources and fire safety, an exclusion zone also preserves this free range childhood and pastoral peace for the families living along this old country road now, and hopefully, for many childhoods to come.
2	18000 Carriger Road	We purchased our home over 10years ago because of the unique quiet, walking nature of Carriger Road.
3	18000 Carriger Road	
4	1230 oak creek drive	
5	1230 Oak Creek Drive	We love the neighborhood environment of the Carriger Road neighborhood. People who live on or near the road take pride in maintaining its pastoral feel (picking up garbage, being respectful of neighbors when entertaining with regard to noise, traffic, etc). In our experience, the transitory nature of short term rentals has negatively impacted our experience of this community and our property.
6	17688 Carriger Road	I walk and ride with my young grandchildren on Carriger which is narrow. More cars from constant short term rentals are a concern. These short term renters will be unfamiliar with Carriger Road and likely will be a greater danger to the safety of children.
7	1233 Stevens Gate Road	Please do all you can to preserve Carriger Road as a quiet, peaceful country lane.
8	17570Carriger Road	
9	17930 Carriger Road	
10	18360 Carriger Rd	
11	17950 Carriger Rd	
12	19026 Orange Ave	
13	17858 Carriger Road	Homeowner.
14	17680 Carriger Road	Carriger Road is typical of the quiet country charm that has always been associated with Sonoma and we must strive to keep it that way.
15	17680 Carriger Road	Carriger Road is a recreation treasure for so many people who live in Sonoma and it must be protected from the disruptions caused by vacation rental party people.
16	17688 Carriger Road	We walk and ride bicycles with our young grandchildren on Carriger Road.
17	17500 Carriger rd	See above my mom agrees and has parcels on the property
18	17692 Carriger Rd	
19	17692 Carriger Road	As a 44 year resident of Carriger Road (Nevin Lane), we have face increased water shortage over the last five years, as well as increased fire risk. I am against short term rentals our neighborhood, which could negatively impact these existing issues. Additionally, increased traffic imposed by transient renters will negatively affect traffic conditions on our single-lane rural road (Carriger) with no outlet on the north end. We are strongly opposed to short-term rentals on the north end of Carriger Road, please approve this exclusionary zoning.
20	17692 Carriger Road	We have lived on Carriger Road (Nevin Lane) for over 40 years and feel very strongly that the rural character in this part of the valley must be preserved. Additionally, limited water supply (without access to city water) and increased fire risk over the past decade add to the importance of preventing short term rentals that will further impact these existing problems.
21	18320 Carriger Rd	
22	17678 Nevin Lane	
23	17650 Carriger Road	Please help us provide the preservation of our Carriger Road. It so important to so many of us! Thank you.
24	17930 Carriger Road	
25	18460 Carriger Rd	
26	1222 Oak Creek Drive	
27	17500 Carriger Rd	
28	17856 Carriger Road	
29	17856 Carriger Road	
30	17900 Carriger Road	
31	18360 Carriger Road	I am very concerned by the possibility of MORE traffic activity on our beautiful narrow road. We live bordering a very sharp blind curve and speed limits are often not observed as it is. Increased traffic is a danger, in particular, from renters/visitors not familiar with the area.
32	18024 Carriger Rd.	
33	17854 Carriger Road	Currently there is a proposal the build a 7 bedroom and a 6 bedroom, both with pools, tennis courts, etc literally across the fence from us. Our area is a scenic, agricultural, quiet neighborhood. Families (members of the Sonoma community are welcome. A commercial enterprise that effects our safety (road & fire), peace, and serenity is not appropriate. Thank you for your serous consideration. Emiko, Naiomi, and Ray Kaufman
34	19026 Orange Ave	Our roads in this area are narrow & rough due to the asphalt patching of potholes only. The roads are already busy w/use by present property owners, current VRBO's, numerous maintenance crews &/or delivery vehicles. There appears to be more heavy equipment on our tiads due to renovations of properties or construction of new homes, where older homes have been demolished.
35	18490 Carriger Rd	
36	18310 Carriger Rd	
37	18757 Orange Ave	I walk this road 2 times per day. There are approximately 80 people that either live near by (or drive) to this area to walk. It is a popular country haven as there are few cars and it is safe as well as beautiful to walk.
38	17866 Carriger Rd	An oversized vacation rental in this area is inappropriate and destroys the ambience of a rural area with private homes. The road is very narrow and fire danger is always a concern. The local water table has been dropping for years and can't be sustained by adding large facilities for tourists.

39	17858 Carriger Rd	
40	417 Stagecoach Road	Owners of 17858 Carriger Road, Sonoma, CA.
41	20395 Mocabee Road	
42	17830 CARRIGER RD.	
43	17872 Carriger Road	The vacation rental exclusion zone on Winter Creek Lane has worked well. Thank you Supervisor Gorin, It wont mean much if this new development is allowed to have vacation rentals in two huge houses.
44	17872 Carriger Road	
45	18460 Carriger Rd	It's a dead end and adding traffic to this part of Carriger is nuts! It's also a lovely ag area and adding a party rental house to the mix is crazy. Having large events there would be a big nuisance!
46	17694 Carriger Rd	We live in a quiet rural setting, and "vacation rental" property is not appropriate for our location!
47	20395 Mocabee rd	
48	17862 Carriger Road	Our kids play on the road and we like to walk the dog aswell and often cars speed down this road because its long and straight. Increased traffic will inevitably lead to higher risk of accidents. Also given this is a country road there is no side walk and when two cars pass, pedestrians are forced into the ditch. Cars literally brush past you. It's extremely dangerous.
49	17682 Carriger Road	
50	17682 Carriger Road	
51	1280 Craig Ave. corner Carriger	Carriger Road is one of the most beautiful and safest streets in Sonoma Valley for walking, running, bike riding with or without your dog. Don't let the rural character of this neighborhood be destroyed by vacationers who don't respect or appreciate its beauty and serenity.
52	1265 Craig Ave.	
53	17650 Carriger Road	
54	18460 Carriger rd	
55	17950 Carriger Rd	Carriger Road is a fragile ecosystem that is being severely tested by enormous development to our north and east. The residents of this entire surrounding neighborhood deserve to be protected given that we have no public water, no public sewage, and no noise ordinances to mitigate the damage done by short term rentals. Please protect us from the damage done by these business entities.
56	17840 carriger rd	I have a permit for short term rental and, I have stopped renting many years ago because of the damage that I saw was happening to our community. I would gladly Rescind this permit if it meant to preserve our "carriger" lifestyle.
57	17830 Carriger Road	We *strongly* support this petition! Please keep Carriger Road safe for residents and those using it for recreation. Please do not allow vacation rentals of any kind as they will irrevocably change our lovely road. Thank you.
58	1233 STEVENS GATE RD	
59	18220 Carriger Road	This is a quiet residential street used by all the people of Sonoma for walking and biking. The increased traffic due to short term rentals is inappropriate for this area.
60	17866 Carriger Rd	
61	17678 Carriger Road	
62	17686 Carriger Road	
63	17686 Carriger Road	

From: roknrobin@aol.com
To: [Azine Spalding](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Tuesday, June 4, 2024 10:31:58 AM

EXTERNAL

Dear Ms. Spalding

We are members of Preserve Carriger and have lived at 17688 Carriger Road for the past 6 years. We support adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area identified in Attachments 2 and 3 of Permit Sonoma's June 6, 2024 Staff Report.

We are concerned about permitting additional future vacation rentals with intense use and frequent turnover because we believe it will pose a risk to the preferred quiet rural residential character of the neighborhood.

We believe it will also exacerbate the risk of wildfire and threaten safe evacuation due to the topography and narrow substandard and often steep roads in this area.

We also do not want the housing stock available for residential use decreased due to increased commercial use.

Finally, allowing these future rentals threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12 plus guests.

Thank you very much,

Robin and Andy Meisel

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ALLIANCES IN MEXICO

June 5, 2024

VIA U.S. MAIL AND E-MAIL
(azine.spalding@sonoma-county.org)

Azine Spalding
Project Planner
Sonoma County Planning Commission
2550 Ventura Avenue
Santa Rosa, CA 95403-2859

**Re: Permit Sonoma File ZCE24-0006; 16555 Arnold Drive
(APN Nos.: 133-010-007, 008, and 009)**

Dear Azine:

I own a home located at 16555 Arnold Drive, Sonoma, as well as two (2) adjacent undeveloped lots, all of which have been in my family for over forty years. I submit the following comments in lieu of an appearance at the public hearing on June 6 when I will be traveling and out of town. Generally, I don't oppose the intent and land use considerations behind the zoning proposal, but it's application is too broad.

1. The Proposed Rezoning is Too Broad. The proposed zone change treats all 332 parcels the same. The six (6) homes accessed via Adeles Way represent a unique community with its own set of residential characteristics, property restrictions and good access to main thoroughfare Arnold Drive. This small subdivision does not use or even have access to Carriger Road, Grove Street or Sobre Vista Road.

2. Road Access. 16555 Arnold Road has good primary access to Arnold Drive, a main thoroughfare.

3. Residential Character. The residential character of the Adeles Way subdivision has been appropriately maintained and enforced without the need for a zoning change.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200
SAN FRANCISCO, CA 94105-1127

PHONE: +1 415 957 3000 FAX: +1 415 957 3001

Azine Spalding
June 5, 2024
Page 2

4. Housing Stock Conversion. This concern is not applicable to the undeveloped parcels.

5. Public Interest. It is unclear how this objective is achieved by imposing a blanket vacation rental exclusion such as the one proposed. The public interests would be better served in minimizing the density and environmental impacts from proposed developments near the Hanna Boy's Center and the State Development Center.

6. Taking/Condemnation. Imposing a blanket restriction such as the Vacation Rental Exclusion (X) combining district to 16555 Arnold Drive will most likely result in a diminution in value of the downzoned parcels.

Three of the six property owners on Adeles Way have made or will make similar comments; the other three are non-committal or have not been fully apprised of the zoning change and hearing date. I would be happy to discuss this on a parcel-by-parcel basis but object to the proposed resolution and area of inclusion in its present form. For instance, while we have no plans to apply for a vacation rental license, it might be reasonable to withdraw one of our three parcels from the rezone area.

Very truly yours,



John C. (Clint) Callan, Jr.

JCC/dm

From: [Victoria Hanly](#)
To: [Azine Spalding](#)
Subject: Opposition to Vacation Rental Exclusion (X) at Trinity Oaks- File No. ZCE24-0006
Date: Wednesday, June 5, 2024 4:59:47 PM

EXTERNAL

Hi Azine,

My husband and I own the property at 210 Sylvia Dr in Glen Ellen located in the Trinity Oaks subdivision.

We are not able to attend the meeting tomorrow but would like to make it known that we **oppose** the proposed zoning revision.

We have not, do not currently, and do not intend to use our home for short term vacation rental in the future, but we believe that such a restriction to our community and the other areas that are included in the proposal, pose an unnecessary restriction. It further violates our private property rights, and will certainly affect the property values in the proposed areas negatively.

There are already many (vacation) rental restriction tools in place for the county to use and enforce, and to implement further blanketing zoning restrictions seems like an unnecessary measure, and acts like a penalty to us property owners.

We respectfully ask that this proposed Zoning Change to add the Vacation Rental Exclusion (X) Combining District to proposed areas be **rejected/not approved**.

Sincerely,

Brian and Victoria Hanly
210 Sylvia Dr, Glen Ellen 95442
(916)847-2758

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ALLIANCES IN MEXICO

June 5, 2024

VIA U.S. MAIL AND E-MAIL

(azine.spalding@sonoma-county.org)

Azine Spalding
Project Planner
Sonoma County Planning Commission
2550 Ventura Avenue
Santa Rosa, CA 95403-2859

**Re: Permit Sonoma File ZCE24-0006; 16555 Arnold Drive
(APN Nos.: 133-010-007, 008, and 009)**

Dear Azine:

I own a home located at 16555 Arnold Drive, Sonoma, as well as two (2) adjacent undeveloped lots, all of which have been in my family for over forty years. I submit the following comments in lieu of an appearance at the public hearing on June 6 when I will be traveling and out of town. Generally, I don't oppose the intent and land use considerations behind the zoning proposal, but it's application is too broad.

1. The Proposed Rezoning is Too Broad. The proposed zone change treats all 332 parcels the same. The six (6) homes accessed via Adeles Way represent a unique community with its own set of residential characteristics, property restrictions and good access to main thoroughfare Arnold Drive. This small subdivision does not use or even have access to Carriger Road, Grove Street or Sobre Vista Road.

2. Road Access. 16555 Arnold Road has good primary access to Arnold Drive, a main thoroughfare.

3. Residential Character. The residential character of the Adeles Way subdivision has been appropriately maintained and enforced without the need for a zoning change.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200
SAN FRANCISCO, CA 94105-1127

PHONE: +1 415 957 3000 FAX: +1 415 957 3001

Azine Spalding
June 5, 2024
Page 2


4. Housing Stock Conversion. This concern is not applicable to the undeveloped parcels.

5. Public Interest. It is unclear how this objective is achieved by imposing a blanket vacation rental exclusion such as the one proposed. The public interests would be better served in minimizing the density and environmental impacts from proposed developments near the Hanna Boy's Center and the State Development Center.

6. Taking/Condemnation. Imposing a blanket restriction such as the Vacation Rental Exclusion (X) combining district to 16555 Arnold Drive will most likely result in a diminution in value of the downzoned parcels.

Three of the six property owners on Adeles Way have made or will make similar comments; the other three are non-committal or have not been fully apprised of the zoning change and hearing date. I would be happy to discuss this on a parcel-by-parcel basis but object to the proposed resolution and area of inclusion in its present form. For instance, while we have no plans to apply for a vacation rental license, it might be reasonable to withdraw one of our three parcels from the rezone area.

Very truly yours,



John C. (Clint) Callan, Jr.

JCC/dm

From: [Craig Lipton](#)
To: [PlanningAgency](#)
Cc: [Susan Gorin](#); [Azine Spalding](#)
Subject: Comments for FileZCE24-0006: resolution to expand the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Sub...
Date: Wednesday, June 5, 2024 6:18:57 PM

EXTERNAL

From: Craig Lipton
12455 Dunbar Road, Glen Ellen, CA 95442
cslipton@gmail.com

Dear members of the planning commission,

We are writing today to express our concern and opposition to the resolution to expand the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Subdivision off of Highway.

I have several concerns, which have been identified and expressed by others in my neighborhood.

The primary reason this resolution needs to be tabled is for lack of community input. The Preserver Carriage group misrepresented to the commission a petition had circulated in the fall and the resolution had overwhelming support from the impacted property owners. This is categorically false and for this reason alone, the resolution should be put on the backburner until there is community input. It would be a *miscarriage* of justice to allow this resolution to proceed on such a fraudulent basis.

For this reason alone, I encourage you not to pass this resolution until all the families of the impacted parcels can have a chance to discuss the matter and have their voices heard.

Thank you for your consideration and outstanding contribution to our county.

Regards,

Craig Lipton

Craig, Eli and Esme' Lipton
12455 Dunbar Road
Residents since 2000

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From: [Dallas Kashuba](#)
To: [Azine Spalding](#)
Subject: 16490 Arnold Drive
Date: Wednesday, June 5, 2024 8:23:05 PM

EXTERNAL

Hello,

I'm the owner of a sonoma property at 16490 Arnold Drive, adjacent to the 16555 Arnold property owned by Clint Callan. I don't know the details of the Carriger Road situation but I know that our property is not related in any way other than being a nearby parcel. There are 6 properties in our area that share a private road with direct access to Arnold Drive. The former owner of our property used the property as a vacation rental and I know at least one of our adjacent property neighbors on Sobre Vista also does currently with no apparent problems.

Our parcels should be excluded from this proposal as we do not share the issue being addressed.

I will not be able to attend the meeting in person as I only just learned about it late last week, but I will plan to join via Zoom to follow along.

Thank you!

- Dallas Kashuba, 16490 Arnold Drive

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From: [Jack Brethauer](#)
To: [PlanningAgency](#)
Subject: Comments for FileZCE24-0006: resolution to expand the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Sub...
Date: Thursday, June 6, 2024 5:54:11 AM

EXTERNAL

Dear Planning Commission,

I oppose expanding the Vacation Rental Exclusion 'X' zone to the area of the 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Subdivision off of Highway.

The expansion would harm our community by:

- Displacing retirees and families who rely on rental income to maintain their homes.
- Changing the community character to transient second homes.
- The current permitting process effectively limits vacation rentals' impact. There are minimal existing rentals in the proposed zone.
- Restricting rentals beyond the already minimal amount in the area will hurt local businesses and service providers

The arguments put forward in support of this change have been refuted at length in prior deliberations of the planning commission and board of supervisors in other recent considerations of short term rental policies. Water use, fire evacuation, traffic congestion, environmental impact, noise levels, etc are all strawman arguments (and put forward by the NIMBY crowd that is opposed to any effort to address our housing crisis). Please apply logic and common sense and dismiss these arguments for what they are: scare tactics employed by the affluent and privileged minority.

The proposal lacks community engagement and would unfairly impact residents. "Preserve Carriger" represents a very small minority of homes in the area and does not speak for the majority, the vast majority of whom were not consulted. Given the under-the-radar nature of the petition and proceedings, this effort appears designed from the beginning to limit input to only the small group in favor of the change. To continue would be a validation of oligarchy, not representative democracy.

In conclusion, I urge you to reject the expansion proposal.

Jack Brethauer & family
12240 Adine Ct
Glen Ellen

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From: [Linda Bjone](#)
To: [Azine Spalding](#)
Subject: Against zone change to exclude vacation rentals
Date: Wednesday, June 5, 2024 7:37:56 PM

EXTERNAL

Dear Planning Commission and Azine Spalding, project planner:

We are against excluding vacation rentals. For the following reasons:

- *This is a double standard. Those with rentals can continue to rent.
- *This effects property values at time of sale
- *Properties are approved for X amount of people. Rentals can only match that amount of people. So, no additional natural resources are used during rental.
- *Rental standards should be enforced. Increasing rentals doesn't mean standards decrease.

Thank you.

Sincerely,

property owner Linda Bjone and Subhash Mishra
1275 Fowler Creek Rd
Sonoma, CA 95476

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From: lindsay@specializedpermitting.com
To: [PlanningAgency](#)
Subject: ZCE24-0006 - Public Comment - Lindsay Darrimon
Date: Wednesday, June 5, 2024 3:31:58 PM
Attachments: [Vacation Rental Perf Standards 2022-2024 \(002\).xlsx](#)

EXTERNAL

Dear Planning Commissioners,

I would like to provide you with factual information regarding short-term rentals in Sonoma County.

Complaint Calls for Vacation Rentals

- Attached is the complaint call log for short term rentals in Sonoma County for the last 2 years which was provided to me by Permit Sonoma. There are 75 complaints total in the past 24 months that were moved to potential violations and of those only 63 moved on to violation status. None of the violations on the complaint log came from the Carriger Rd or Trinity Oaks neighborhoods.

Influx of Vacation Rentals to Carriger Rd & Trinity Oaks

- 13 of the 28 permitted short-term rentals in the Carriger Rd area obtained their permit within the last 5 years so over half have been operating since 2018 or earlier, this is not a large influx to this area despite the exclusion zones adjacent to the neighborhood being in existence since 2016. 2016 was the largest influx of vacation rental permit applications that the county has seen in the last 13 years and that was due to exclusion zones being adopted. Homeowners applied out of fear at that time of losing their property rights not because they intended to rent their property out short term.
- 2 out of the 7 permitted short term rentals in the Trinity Oaks neighborhood obtained their permit in the last 8 years, the other 5 permits have been operating since 2016.

5 Bedroom Maximum for Short Term Rentals

- The Preserve Carriger group assumes that two large 8-bedroom homes being built in the neighborhood will be turned into short term rentals. First, the owner of these parcels has not applied for short-term rental permits. Second, there is a 5-bedroom maximum allowed for short term rentals so it is unlikely that someone is building an 8 bedroom home to not be able to rent out 3 bedrooms. More likely these will be luxury second homes that are rarely occupied and do not provide any occupancy tax revenue to the county or support local small businesses regularly.

Wildfires and Short Term Rentals

- Short-term rental guests must evacuate at the warning stage, though they are usually gone well before that or have cancelled their reservation if there is even a hint of a wildfire before they arrive.

Water Scarcity for Carriger Rd

- While I sympathize with the homeowners that are having water issues, Carriger Rd is rated Zone 1 for groundwater availability. This is the highest rating possible within the county.

Preserve Carriger

- If you really look at the items, the Preserve Carriger group is presenting as issues regarding having short term rentals in their neighborhood it becomes evident that the real issue is that they do not want any new development in their neighborhood at all. Short term rentals don't exacerbate the issues they are highlighting they are simply the

scapegoat for this neighborhood and many others.

Trinity Oaks

- Similar is true of the Trinity Oaks neighborhood where a homeowner there reached out to me to last year see how they could stop their neighbor from obtaining a short-term rental permit. They had no proof that the homeowner next to them was building a home intended for short term rental use and to date that neighbor still has not applied for a short-term rental permit.

Number of Vacation Rental Permits in Sonoma County

- Permit Sonoma says there are about 2,000 vacation rental permits (excluding the coast), there are actually at least 150 homes that permits have expired due to the sale of the property that are still being included in the count 2,000
- Operating vacation rentals are far fewer than 1,850 permit count. To date 1,109 vacation rental license applications have been accepted. As of June 15, 2024 all vacation rental owners (excluding the coast) will have to have a vacation rental license to operate. The number of operating vacation rentals in the county is far lower than the permit number being quoted.
- With increased insurance costs or the inability to obtain “landlord” insurance (for short term and long-term rentals), homeowners are listing their properties for sale at a higher rate this year regardless of if they are eligible to be a short term rental in the future or not, and higher end homes that would not be considered affordable housing at all are sitting on the market for longer and longer periods of time even if they are eligible to be short term rentals.
-

Thank you for your time and attention to this matter.

Lindsay Darrimon

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Permit No	Record	Status	Status Date	Description	#	Street Name	Street Type	City	Opened Date	Parcel No.	Created By	Record Type	Assigned to Staff	District
VCM22-0205	Complaint	Closed	3/4/2022	Vacation Rental performance standards violation.	14465	Old Cazadero	Rd	Guerneville	3/4/2022	072-080-013	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0298	Complaint	Closed	4/6/2022	Vacation Rental performance standards: Property manager non responsive to multiple complaints about noise.	15555	Riverside	Dr	Guerneville	4/6/2022	070-120-068	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0391	Complaint	Closed	4/28/2022	violation; noise	14855	Old Cazadero	Rd	Guerneville	4/28/2022	072-040-013	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0422	Complaint	Closed	5/6/2022	Vacation Rental performance standards; noise and property manager	6864	Eagle Ridge	Rd	Penngrove	5/6/2022	136-240-010	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0474	Complaint	Closed	5/17/2022	Vacation Rental Performance standards; Noise, excessive cars, amplified music, too many guests	3097	Wood Valley	Rd	Sonoma	5/17/2022	127-122-084	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0511	Complaint	Closed	5/31/2022	Vacation Rental performance standards; Noise, excessive parking, excessive occupancy	5283	Vista Grande	Dr	Santa Rosa	5/31/2022	039-100-015	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0501	Complaint	Closed	6/15/2022	Vacation Rental Performance Standards; Advertising.	8093	Mill Station	Rd	Sebastopol	5/24/2022	061-180-037	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0625	Complaint	Closed	6/30/2022	Vacation Rental Performance standards; property manager	16650	Coleman Valley	Rd	Occidental	6/30/2022	074-170-039	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0735	Complaint	Closed	8/3/2022	Vacation Rental Performance Standards Violation; Noise	190	Theodor	Ln	Sonoma	8/3/2022	056-094-020	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM22-0734	Complaint	Closed	8/3/2022	Vacation Rental performance standards; unable to reach PMR by phone	6864	Eagle Ridge	Rd	Penngrove	8/3/2022	136-240-010	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-0749	Complaint	Closed	8/5/2022	Vacation Rental performance standards ; Noise - fighting	15560	Monte Rosa	Ave	Guerneville	8/5/2022	072-031-080	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	5
VCM22-0837	Complaint	Closed	8/31/2022	Vacation Rental Performance Standards	3360	Westach	Way	Sonoma	8/31/2022	135-061-021	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM22-0838	Complaint	Closed	8/31/2022	Vacation Rental performance standards; Trash Cans	190	Theodor	Ln	Sonoma	8/31/2022	056-094-020	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM22-0839	Complaint	Closed	8/31/2022	Vacation Rental Performance Standards; Trash Cans	203	Theodor	Ln	Sonoma	8/31/2022	056-093-013	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM22-0997	Complaint	Closed	9/30/2022	Vacation Rental Performance Standards Violation; Noise x3	11799	Barnett Valley	Rd	Sebastopol	9/30/2022	073-080-029	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-1006	Complaint	Closed	10/4/2022	Vacation Rental performance standards; Noise & Property manager response	1366	Wilson	Rd	Cloverdale	10/4/2022	116-220-025	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	4
VCM22-1007	Complaint	Closed	10/4/2022	Vacation Rental Performance Standards; Noise - property manager response	116	Nolan	Ct	Forestville	10/4/2022	083-130-071	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-1111	Complaint	Closed	11/2/2022	Vacation Rental Performance Standards- Noise	9412	Mervin	Ave	Kenwood	10/27/2022	050-263-066	GLOPEZ	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM22-1158	Complaint	Closed	11/30/2022	Vacation Rental Performance Standards: Advertising the property as a 6 bedroom property allowing 18 guests	95	Lytton Station	Rd	Geyserville	11/15/2022	091-090-050	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	4
VCM22-0760	Complaint	Closed	12/20/2022	Vacation Rental performance standards; Violation of ZPE15-0661 Noise Complaint	16471	Watson	Rd	Guerneville	8/10/2022	069-190-027	ADELACR2	Enforcement/Complaint/NA/NA	Nathan Peacock	5
VCM23-0191	Complaint	Closed	3/1/2023	Vacation rental performance standards	17905	Santa Rosa	Ave	Guerneville	3/1/2023	072-214-024	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0251	Complaint	Closed	3/20/2023	Vacation Rental performance standards - Advertising is exceeding maximum occupancy (4 guests allowed, 11 advertised, 2 bedrooms allowed, 5 advertised); CWOP- Build office structure without permit, convert office to ADU without permit	11928	Pine Ridge	Rd	Forestville	3/15/2023	081-281-049	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0248	Complaint	Closed	3/22/2023	Vacation Rental Performance Standards Violation - Advertising is exceeding maximum occupancy	8093	Mill Station	Rd	Sebastopol	3/15/2023	061-180-037	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0298	Complaint	Closed	4/5/2023	Vacation Rental Performance Standards violation - property manager	116	Nolan	Ct	Forestville	4/5/2023	083-130-071	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0313	Complaint	Closed	4/10/2023	Vacation Rental performance standards - Parking	11928	Pine Ridge	Rd	Forestville	4/10/2023	081-281-049	JHARELA1	Enforcement/Complaint/NA/NA		
VCM23-0284	Complaint	Closed	4/12/2023	Vacation Rental Performance Standards; Guestrooms & overnight occupancy	5455	Gates	Rd	Santa Rosa	3/28/2023	028-300-007	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	
VCM23-0332	Complaint	Closed	4/17/2023	Vacation Rental Performance Standards - Noise	14756	Marys	Ln	Guerneville	4/17/2023	069-290-049	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	
VCM23-0360	Complaint	Closed	4/27/2023	Vacation Rental Performance Standards - Advertising 20 beds with 8 allowed ; Operating a Vacation Rental in a Travel Trailer (Airstream); Occupied Travel Trailer; CWOP- Convert Garage to dwelling structure (Cottage); CWOP- Convert tree house to dwelling space with bunk beds.	4728	Bennett Valley	Rd	Santa Rosa	4/27/2023	049-170-036	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0399	Complaint	Closed	5/10/2023	Vacation Rental performance standards violation - Noise, Property manager	15560	Monte Rosa	Ave	Guerneville	5/9/2023	072-031-080	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0401	Complaint	No Violation	5/10/2023	Vacation Rental Performance standards; Noise	141	Theodor	Ln	Sonoma	5/10/2023	056-093-007	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0425	Complaint	Closed	5/17/2023	Vacation Rental Performance Standards violation; Trash cans	190	Theodor	Ln	Sonoma	5/17/2023	056-094-020	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0413	Complaint	Closed	5/17/2023	Vacation Rental Performance Standards violation; loud party, property manager non response	1281	Felder	Rd	Sonoma	5/15/2023	142-027-007	ADELACR2	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0402	Complaint	Closed	5/17/2023	Vacation Rental performance standards violation: noise	8828	Brown	Ave	Kenwood	5/10/2023	050-175-031	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VPL23-0174	Zoning Violation	File Closed	5/17/2023	vacation rental performance standards 20 beds advertised.	4728	Bennett Valley	Rd	Santa Rosa	4/27/2023	049-170-036	GLOPEZ	Enforcement/Violation/Zoning/NA	Andrew Smith	
VCM23-0426	Complaint	Closed	5/18/2023	Vacation Rental performance standards; Noise	11799	Barnett Valley	Rd	Sebastopol	5/18/2023	073-080-029	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0427	Complaint	Closed	5/18/2023	Vacation Rental Performance Standards Violation; Noise	16471	Watson	Rd	Guerneville	5/18/2023	069-190-027	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0419	Complaint	Void	5/18/2023	Vacation Rental Performance Standards violation; Loud Party, loud music	16471	Watson	Rd	Guerneville	5/16/2023	069-190-027	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0441	Complaint	Closed	5/22/2023	Vacation Rental Performance Standards Violation - Amplified Music	16715	Guernewood	Rd	Guerneville	5/22/2023	071-192-006	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	
VCM23-0442	Complaint	Closed	5/23/2023	Vacation Rental performance standards violation- Amplified music	16471	Watson	Rd	Guerneville	5/22/2023	069-190-027	GLOPEZ	Enforcement/Complaint/NA/NA	Jessica Hareland	
VCM23-0518	Complaint	Not Verified	6/26/2023	Vacation rental performance standards violation- Noise	10408	Scenic	Dr	Forestville	6/14/2023	082-290-006	ROCKSOLIDUSER	Enforcement/Complaint/NA/NA	Jessica Hareland	
VCM23-0567	Complaint	Closed	7/5/2023	Vacation Rental Performance Standards - Property manager report	15555	Riverside	Dr	Guerneville	7/5/2023	070-120-068	PRAMIRE1	Enforcement/Complaint/NA/NA	Jessica Hareland	
VCM23-0583	Complaint	Closed	7/10/2023	Vacation Rental Performance Standards Violation - noise limits, requirements for internet listing	10791	Forest Hills	Rd	Forestville	7/10/2023	082-243-006	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	
VCM23-0584	Complaint	Not Verified	7/10/2023	Vacation Rental Performance Standards Violation - exceeding number of people	21780	Moscow	Rd	Monte Rio	7/10/2023	095-066-002	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	
VCM23-0601	Complaint	Closed	7/14/2023	Vacation Rental performance standards - noise after 9pm	20521	Palmer	Ave	Sonoma	7/14/2023	128-311-073	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	
VCM23-0633	Complaint	Closed	7/25/2023	Vacation Rental Performance Standards Violation - Operating a Vacation Rental in an ADU	8854	Egg Farm	Ln	Kenwood	7/25/2023	050-161-026	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM23-0648	Complaint	Closed	8/1/2023	Vacation Rental Performance Standards Violation - loud noise after quiet hours	14735	Carrier	Ln	Guerneville	7/31/2023	069-290-017	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0667	Complaint	Not Verified	8/7/2023	Vacation rental performance standards violation- Noise	11920	Windy Hollow		Healdsburg	8/7/2023	086-140-053	GLOPEZ	Enforcement/Complaint/NA/NA	Jessica Hareland	4
VCM23-0655	Complaint	Not Verified	8/7/2023	Vacation Rental Performance Standards Violation - Loud Noise	116	Renz	Ln	Geyserville	8/1/2023	140-270-031	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	4
VCM23-0692	Complaint	No Violation	8/10/2023	Vacation Rental Performance Standards Violation - Garbage Cans	323	Bodmer	Ln	Santa Rosa	8/10/2023	028-130-001	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	1
VCM23-0727	Complaint	Closed	8/17/2023	Vacation Rental Performance Standards Violation - Noise	11799	Barnett Valley	Rd	Sebastopol	8/17/2023	073-080-029	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	5
VCM23-0669	Complaint	Closed	8/17/2023	Vacation rental performance standards violation- Noise	14725	Canyon 7	Rd	Guerneville	8/7/2023	070-291-011	GLOPEZ	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0679	Complaint	Closed	8/18/2023	Vacation Rental Performance Standards Violation - Barking Dog	14831	Northern	Ave	Guerneville	8/8/2023	071-021-026	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0677	Complaint	Closed	8/23/2023	Vacation Rental Performance Standards Violation - Noise	19444	Redwood	Dr	Monte Rio	8/8/2023	094-190-049	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0820	Complaint	Closed	9/28/2023	Vacation Rental Performance Standards; Noise & Outdoor fire	8093	Mill Station	Rd	Sebastopol	9/12/2023	061-180-037	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	5

VCM23-0866	Complaint	Closed	10/3/2023	Vacation rental performance standards violation- Advertising 10 guests.	848	Dragonfly	Ln	Healdsburg	9/28/2023	086-150-041	GLOPEZ	Enforcement/Complaint/NA/NA	Jessica Hareland	4
VCM23-0903	Complaint	Closed	10/11/2023	Vacation Rental Performance Standards Violation - maximum overnight occupancy	21684	MONTE VISTA	Ter	MONTE RIO	10/9/2023	095-074-014	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0918	Complaint	Closed	10/11/2023	Vacation Rental Performance Standards - property manager report	8215	Appian	Way	Sebastopol	10/11/2023	084-100-028	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0917	Complaint	Not Verified	10/11/2023	Vacation Rental Performance Standards Violation - Noise	1366	Wilson	Rd	Cloverdale	10/11/2023	116-220-025	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	4
VCM23-0913	Complaint	Closed	10/12/2023	Vacation Rental Performance Standards Violation - Guestrooms and overnight guest count	19444	Redwood	Dr	Monte Rio	10/10/2023	094-190-049	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0904	Complaint	Closed	10/12/2023	Vacation Rental Performance Standards Violation - guestroom violation	17790	Old Monte Rio	Rd	Guerneville	10/9/2023	072-214-014	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0905	Complaint	Closed	10/12/2023	Vacation Rental Performance Standards Violation - guestroom violation	15108	Canyon 2	Rd	Guerneville	10/9/2023	070-258-002	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0906	Complaint	Closed	10/12/2023	Vacation Rental Performance Standards Violation - guestroom and overnight occupancy	15560	Monte Rosa	Ave	Guerneville	10/9/2023	072-031-080	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0916	Complaint	Closed	10/13/2023	Vacation Rental Performance Standards Violation - overnight guests & guestrooms	15930	Wright	Dr	Guerneville	10/10/2023	071-120-064	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0945	Complaint	Closed	10/24/2023	Vacation rental performance standards violation - Property manager report	10530	Woodside	Dr	Forestville	10/23/2023	082-180-010	GLOPEZ	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0947	Complaint	No Violation	10/24/2023	Vacation Rental Performance Standards: Noise	20521	Palmer	Ave	Sonoma	10/24/2023	128-311-073	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM23-0907	Complaint	Closed	10/31/2023	Vacation Rental Performance Standards - Amplified Music (10/7/2023 1500 hrs)	11799	Barnett Valley	Rd	Sebastopol	10/9/2023	073-080-029	ADELACR2	Enforcement/Complaint/NA/NA	Andrew Smith	5
VCM23-0949	Complaint	Closed	11/2/2023	Vacation Rental Performance Standards Violation - Guestrooms	14850	Old Cazadero	Rd	Guerneville	10/25/2023	072-070-032	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0966	Complaint	Closed	11/3/2023	Vacation Rental Performance Standards Violation - # of guests, # of bedrooms	13992	Fern	Rd	Guerneville	10/31/2023	072-120-038	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-1006	Complaint	Closed	11/14/2023	Vacation Rental Performance Standards violation - Trash Cans	13502	Gibson	St	Glen Ellen	11/14/2023	054-290-042	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM23-0964	Complaint	Closed	11/15/2023	Vacation rental performance standards violation- Number of guestrooms	16208	Rio Nido	Rd		10/31/2023	069-140-044	GLOPEZ	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM23-0676	Complaint	Closed	11/29/2023	Vacation Rental Performance Standards Violation - Noise	19800	Hwy 116		Monte Rio	8/8/2023	094-130-012	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM24-0048	Complaint	No Violation	1/18/2024	Vacation Rental Performance Standards Violation - # of bedrooms, # of guests	16338	1st	St	Guerneville	1/18/2024	070-040-043	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5
VCM24-0188	Complaint	Closed	3/25/2024	Vacation Rental Performance Standards violation; Noise (Pool pump)	18545	Happy	Ln	Sonoma	3/7/2024	056-481-027	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM24-0218	Complaint	No Violation	3/26/2024	Vacation Rental Performance Standards violation; Noise	2545	Acacia	Ave	Sonoma	3/14/2024	135-042-014	ASMITH	Enforcement/Complaint/NA/NA	Andrew Smith	1
VCM24-0253	Complaint	Received	3/27/2024	Vacation Rental Performance Standards Violation - number of guests, number of bedrooms	19540	King Ridge	Rd	Cazadero	3/27/2024	106-240-020	JHARELA1	Enforcement/Complaint/NA/NA	Jessica Hareland	5

From: [Dr.Rebecca Bailey](#)
To: [Azine Spalding](#)
Subject: Fwd: We support VR Exclusion in Trinity Oaks
Date: Wednesday, June 5, 2024 1:53:12 PM

EXTERNAL

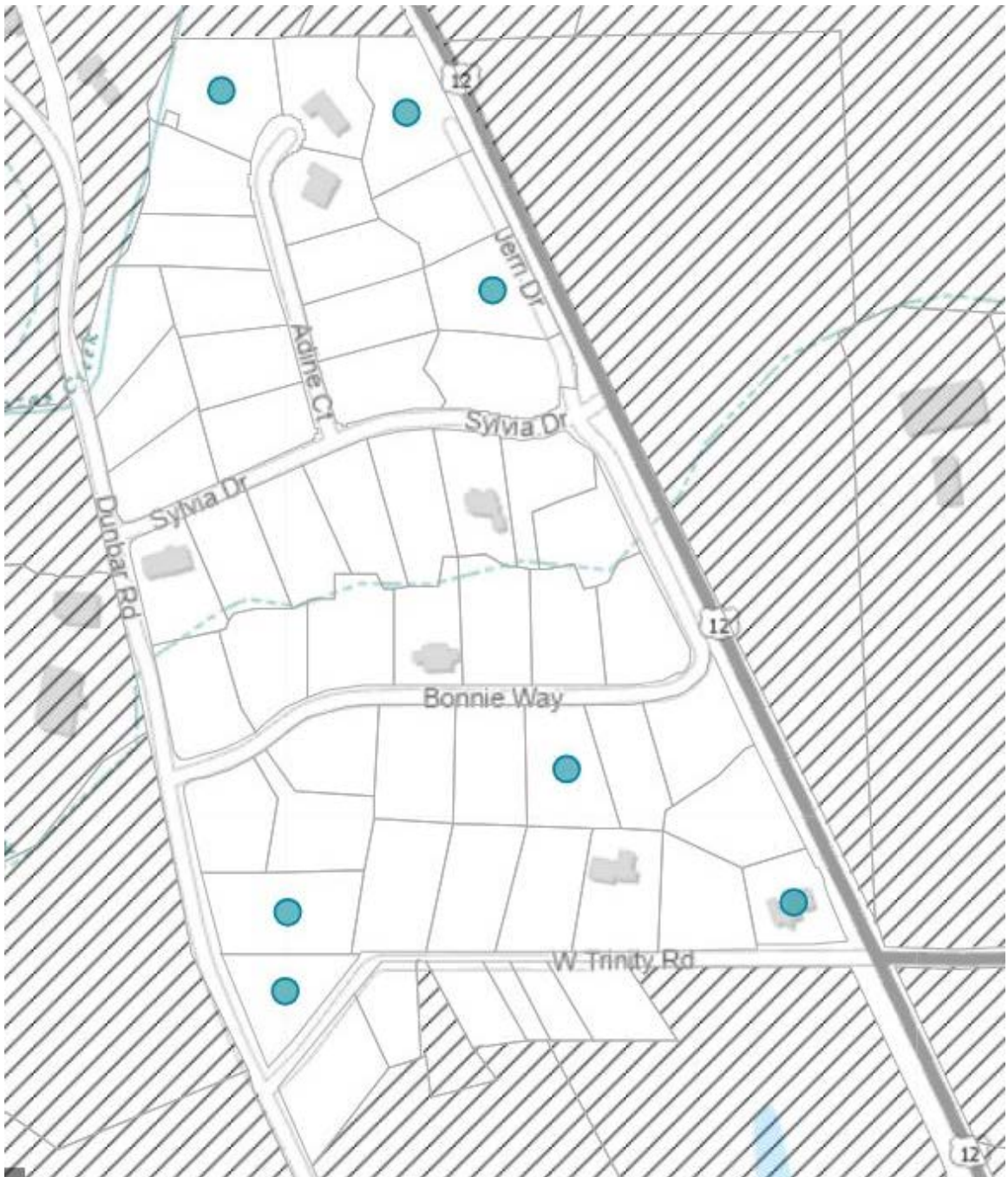
Rebecca Bailey, Ph.D.
Director. Transitioning Families

Begin forwarded message:

We are in full support of designating Trinity Oaks as a Vacation Rental (VR) exclusion zone. I note from the Sonoma County GIS map database that there are already 7 permitted VR's in our neighborhood of 56 parcels. I've attached an image from the GIS database indicating the locations of the already permitted VR's. Doing the math shows that there are already 12.5% VR's of the total number of parcels in Trinity Oaks. That is above the 5 or 10 % percent thresholds that I thought were part of the present regulations on VR's in neighborhood communities. This existing exceedance is only worsened by the fact that 8 of the 56 parcels in Trinity Oaks have not been rebuilt since the 2017 Nunns fire, so 7 out of 48 EXISTING homes make that percentage of VR's nearly 15% of the total number of homes in our neighborhood, significantly above the present county guidelines.

Are neighborhood peace is being shattered as is the protected space created for trauma survivors.

Dr. Rebecca Bailey and Charles Holmes
178 Sylvia dr
Glen Ellen ca 95442.



<Trinity Oaks VR's.JPG>

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From: [Rich and Vera Hagler](#)
To: [Azine Spalding](#)
Subject: Permit Sonoma File No. ZCE24-0006
Date: Wednesday, June 5, 2024 12:59:17 PM

EXTERNAL

Dear Azine Spalding and Permit Sonoma,

We purchased and moved to 17858 Carriger Road in June of 1987 and are Preserve Sonoma members. We reviewed the ZCE24-0006 Planning Commission Staff Report and strongly support the Proposed Resolution (Attachment 1) adding the Vacation Rental Exclusion Combining District to the 332 parcels identified as the Carriger Road Project Area as identified in Attachments 2 and 3.

For brevity, our concerns are well documented in the Staff Analysis section of the Report. Itinerant guests rarely show respect for the adjacent residents or any measure of stewardship of the surroundings. Our property continues to be adversely affected by the opaque, incremental, likely- commercial interests at 17700 Carriger with a multi-thousand gallon tank farm and well site slapped disrespectfully in our viewshed and within 100 feet of our pre-existing domestic well.

It is in the long term public interest of Sonoma County to exclude vacation rentals in the Carriger Road Project Area because permitting additional future vacation rentals with intense use and frequent turnover; (1) poses a risk to the preferred quiet rural residential character of the neighborhood, (2) exacerbates the risk of wildfire and threaten safe evacuation due to the topography and narrow, substandard and often steep roads in this area, (3) reduces the housing stock available for residential use as opposed to commercial visitor-serving use, and (4) threatens the groundwater supply in an area heavily dependent on wells drawing from already depleted aquifers, particularly large rental homes that will have a steady stream of 12+ guests.

Thank you for the opportunity to document our support of the Proposed Resolution.

Sincerely,
Rich and Vera Hagler

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From: Robert Dusenbury <robertdusenbury@gmail.com>

Sent: Tuesday, June 4, 2024 1:52 PM

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

Subject: Proposed Vacation Rental Ban in Trinity Oaks Neighborhood (Project # ZCE24-0006)

EXTERNAL

Hello,

I am writing to express my concern about the proposed ban on short-term vacation rentals in the Trinity Oaks neighborhood (Project # ZCE24-0006). We purchased our home in 2014 to serve primarily as our children's college fund and secondarily as a getaway from San Francisco. We love it up there and now intend to move in full-time when our youngest heads to college in 5 years. It feels like the County is systematically trying to take away our right to use the property as we have for the last 10 years, which would force us to sell before we can move in.

As I understand, the rationale behind the proposed legislation is based primarily on the following concerns.

1. Housing affordability. There is nothing in Trinity Oaks that would remotely qualify as affordable housing. In terms of supporting the local economy, In addition to the 12% tax paid to the County, we employ multiple local service providers. We pay \$350 per cleaning to our local independent cleaner, \$900 per month to our local independent yard caretaker, and \$370 per month to the local independent pool & spa service. That income helps these people afford living in Sonoma.
2. Fire safety. If another wildfire approaches the neighborhood, guests have to leave at the warning stage, are the first ones to depart, and they don't return. They have no vested interest in sticking around to play firefighter.
3. Noise and nuisance. There have been no formal complaints in the neighborhood in the last 2 years. The last 2 phone calls I received from the same neighbor about noise occurred when the source of the noise was actually my full-time next door neighbor playing music during the day.

4. Water resources. The Trinity Oaks neighborhood is on City water. It is new vineyards drawing the water table down in the Carriger neighborhood.

From my view there is no viable basis for fully excluding short-term rentals in the Trinity Oaks neighborhood. Of 52 total parcels, 7 have permits to operate as short-term rentals. There have been no formal complaints to PRMD about any of those 7 rental houses in over 2 years. What is the problem?

Also, this legislation has not followed due process. Susan Gorin has put this legislation forward without organized support from the Trinity Oaks neighborhood. Rather, Supervisor Gorin is friends with a few individuals in Trinity Oaks and is disproportionately representing their interests in proposing this ban. It is a form of soft corruption.

I understand the concerns around having too many short-term vacation rentals in any neighborhood. There are also concerns around completely excluding them, primarily harm to well-intended owners and the local economy. Capping the total number of rentals at 10% of the total housing stock is a proper regulatory measure. Banning rentals in my neighborhood is not.

Please consider the broad range of guests hosted at short-term vacation rentals and how much they contribute to the vibrancy of Sonoma County.

Thank you for your consideration.

Robert Dusenbury
168 Bonnie Way, Glen Ellen

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From: [Sonoma County Coalition of Hosts](#)
To: [PlanningAgency](#)
Subject: Sonoma County Coalition of Hosts and Friends June 6, 2024 Public Comment ZCE24-0006
Date: Wednesday, June 5, 2024 1:27:22 PM

EXTERNAL



Dear Planning Commissioners,

I am writing on behalf of the Board of Directors of the Sonoma County Coalition of Hosts and Friends. My name is Carl Rashad Jaeger and I am the President of the Board.

We oppose the creation of Exclusion Zones (X Zones) in both the Carriger Road and Trinity Oaks communities for the following reasons:

1. Neighborhood Character: Many of the short term rentals that exist in these neighborhoods have been in existence for many years, and are part of what makes neighborhoods like these in Sonoma County great. We are a nice place to live and visit when both are done properly. We are a welcoming place.
2. Neighborhood Character: Many of the permit holders live in their homes, and rent out their homes on a short term basis when they travel to see loved ones, or have to be away from home for a number of reasons. These people have been part and parcel of the neighborhood for years.
3. Regulations that focus in on noise, nuisance and safety are far better at controlling issues that might disturb neighbors than caps or bans. Proper regulation allows the economy to grow, jobs to be solid, and allows the activity to take place at a great benefit to restaurants, book stores, cafés and other small businesses in the area.
4. Fire Safety: It is already legislated that short term rental guests must leave at the warning stage of any fire danger, before residents in the community are

required to leave.

5.
Fire Safety: Regulation which supports proper signage and guest education makes travelers even more aware of fire safety issues as they visit our county.
6.
Water Supply: It is our understanding that the water districts in these communities are Zone 1, meaning they have some of the best water supply in the county. Additionally, it is up to the building department to decide whether there is adequate water to build. Short term rentals are capped with the number of guests that can visit and use water. The same is not so for residences that are primary and second homes. No vacation rental is occupied 365 days per year, and uses on average less water than a residence might.
7.
Housing Stock: The notion that Vacation Rentals take housing stock off the market does not really hold water. Unlike second homes that many wealthy people own in the county, vacation rentals can often be occupied by residents for part of the year, and rented out when they travel, as we have noted above.
8.
Housing Stock: In many cases Vacation Rentals allow seniors and others who need to rent out their home on a short term basis, whether planned or for an emergency, to make money that helps them with repairs, maintenance, medical bills, and other difficulties.

We support well crafted regulation that focuses in on Noise Nuisance and Safety, but oppose strongly the creation of exclusion zones or caps that take away a homeowner's right to invite people into their home in a safe, welcoming and legal manner.

With Regards,

Carl R. Jaeger

President — [Sonoma County Coalition of Hosts and Friends](#)

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From: [Tiba Aynechi](#)
To: [Azine Spalding](#)
Cc: [PlanningAgency](#); [Susan Gorin](#)
Subject: Re: Comments for FileZCE24-0006: resolution to expand the Vacation Rental Exclusion (X) Combining District to 332 parcels accessed via Carriger Road, Grove Street, Sobre Vista Road, and other nearby roadways in Sonoma and 56 parcels in the Trinity Oaks Su
Date: Wednesday, June 5, 2024 5:55:46 PM

EXTERNAL

Dear Azine

Thank you for your acknowledgement and response.

I have just had a chance to review some of the updated comments. I noticed that the comment submitted by Michael Browning, now includes a list of petitioners.

In reviewing the list, I would like to emphasize that all are residents of Carriger Rd with a few exceptions. There are also multiple responses from the same address. Consequently, it would be quite unfair to base a decision based on the view of residents of a single street, representing 30-40 homes, when the entire affected area is closer to 400 homes.

Respectfully,
Tiba Aynechi

From: [tony pisacane](#)
To: [Azine Spalding](#)
Subject: support for vacation rental exclusion in trinity oaks
Date: Thursday, June 6, 2024 9:26:35 AM

EXTERNAL

good morning- as a long term full time resident of trinity oaks (197 west trinity, glen ellen) i am writing expressing my support to have trinity oaks added to the vacation rental exclusion. my immediate experience with this issue relates to a neighbor on bonnie way whose property is directly behind us. this neighbor purchased the property and assumed an existing permit came with the property. when i called the county they informed the owner that it did not and they would have to apply for a permit. subsequently they obtained a permit but never complied with regulations such as notifying neighbors, identifying a property manager, living within a certain distance of the rental property among others. it makes me wonder what other regulations they are not following including collection of taxes. any info we know about this property has been obtained from the county. i cant speak for other properties here but these owners have no connection to this close knit community and have shown this in extreme sense by building a big bonfire in the backyard at night after the 2017 fire to burn some construction materials. subsequently the fire department was called and dealt with the situation but this highlighted their detachment from the stress the area was under after the fires. also, without notification, our community was unable to protest the application at the time because the trinity oaks association ccr's prohibit such rental agreements. i think it is unrealistic to have these types of rentals in neighborhoods where people come in to behave in a manner outside of the neighborhood norms.

thanks for your time and considering our situation.

regards, tony pisacane 197 west trinity road glen ellen

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From: [Rebecca Bailey](#)
To: [Susan Gorin](#)
Cc: [Azine Spalding](#)
Subject: Fwd: Hello Trinity Oaks thoughts
Date: Sunday, July 7, 2024 6:33:30 PM

Good Morning,

I am writing to you about the Trinity Oaks vacation exclusion. My husband and I are asking that this small neighborhood have the opportunity to return some of its original flavor. We chose to live here due to the community feel and connection between neighbors. Of course, the fire has changed the feel, yet we still hold out for hope that some of the neighborhood feel will return. Houses are being rebuilt as we speak, next to our lot 178 Sylvia Dr. lot, and across the street. We hold our breath hoping the noise and irresponsibility of the vacation rentals will not be the result. The sound ordinance may indeed apply to this area but the thought that a Sheriff routinely has the time or bandwidth to respond to a call out in our unincorporated area is nonsensical. Yes, they will respond but other priorities tend to understandably push a call to the end of the line. We deserve protection even if some of the applications are ending. Please consider when we all built our ADU's on Sylvia each of us signed a document stating we would NOT have vacation rentals in those domiciles and yet perhaps a new build will be able to provide vacation housing. That would be considered salt in the wound.

Please consider we have lost so much since the fire. I look forward to a time when knowing our neighbors again is not a fantasy, Neighbors care about, water, garbage, noise, and safe driving in the small streets.

I

Thank you for listening

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