

From: [Sonoma County Coalition of Hosts and Friends](#)
To: [BOS](#)
Cc: [Doug Bush](#)
Subject: Public Comment - August 12, 2025, Agenda Item #43, File #2025-0802
Date: Monday, August 11, 2025 4:58:27 PM
Attachments: [Outlook-qqt0ili3](#)

EXTERNAL



Public Comment from Sonoma County Coalition of Hosts & Friends

Re: Inclusion of Resort Overlay and Vacation Rental Overlay in the Russian River – Sonoma County Board of Supervisors — August 12, 2025, Agenda Item #43, file #2025-0802

Dear Chair and Honorable Supervisors,

On behalf of the **Sonoma County Coalition of Hosts**, we ask for clarification regarding the status of the **Resort (or Vacation Rental / Inclusion Zone) Overlay in the Russian River** area as it pertains to the materials and recommendations in Permit Sonoma's "General Plan Sonoma: Community Visioning Outcomes and General Plan Scope Recommendations" prepared for Agenda Item #43, file #2025-0802.

Based on recent correspondence with Permit Sonoma staff and Supervisor Hopkins' office, we understand that the **Resort Overlay for the Russian River is not currently included in Permit Sonoma's workplan**, nor has it advanced in the General Plan Update process to date. We note that **Supervisor Hopkins first introduced the concept on August 2, 2022, at the Board of Supervisor's meeting, referring to it at the time as an "inclusion zone,"** which has more recently been referred to as the Resort Overlay. Since that introduction, there has been no forward movement on this matter, and it was not discussed during recent General Plan update meetings. Community members continue to express strong support for this overlay, given its importance for sustainable tourism and equity in vacation rental regulation throughout the region.

There is also a growing concern regarding **accurate vacation rental numbers** within Sonoma County. Over the past year, all inland vacation rental owners have been required to hold active licenses, highlighting discrepancies between operating rentals and legacy permit counts, which have significant implications for caps and tax revenue planning. We urge that current operating data – not outdated permit records – guide future Board decisions.

Our Requests:

1. **Clarification:** Is the Resort Overlay for the Russian River included as a specific policy

consideration, programmatic element or mapped feature in any General Plan, Scope Report, or policy development materials provided or prepared for the August 12, 2025 Board discussion?

2. **Direction if Excluded:** If the Resort Overlay is **not** included, we respectfully request the Board to **direct Permit Sonoma to ensure that the Resort Overlay (and related Vacation Rental Overlay for the Russian River) is included in the scope for General Plan policy development** as part of the next phase. This action would directly reflect community input favoring tourist-supportive policies, robust economic diversity, and accurate data-driven decisions for short-term rental management.

As a coalition representing local hosts, residents, and small businesses, we view the Resort Overlay as essential to preserving and balancing the historical vacation-loving community character of the Russian River area, while also supporting tourism, housing, and long-term economic sustainability. We hope the Board will recognize and respond to this critical need in ongoing planning efforts.

Thank you for your attention to this matter and for supporting transparent, inclusive General Plan policy development that addresses real needs in the Russian River region.

Respectfully,

Sonoma County Coalition of Hosts & Friends

Carl R. Jaeger, President

Lindsay Darrimon, Vice President

Alex Cvetkov, Board Member

Charles Metz, Board Member

Dan Gudino, Board Member

Donna Martin, Board Member

Mark Watson, Board Member

PREVIOUS CORRESPONDENCE

----- Forwarded message -----

From: **Tracy Lyons** <Tracy.Lyons@sonoma-county.org>

Date: Fri, Dec 6, 2024 at 2:35 PM

Subject: Re: Resort Overlay in the Russian River and Accurate Vacation Rental Numbers

To: Carl Jaeger <carl@scottstreetfilms.com>

Cc: district5 <district5@sonoma-county.org>

Hi Carl,

Thanks for looping back. The resort overlay is not something that's currently in Permit Sonoma's workplan, so there hasn't been any forward movement on this. The likeliest scenario is that it will be addressed as part of the General Plan Update process taking place over the next 5 or so years.

That said, I'd still be more than happy to connect. Perhaps it would make sense for me to invite someone from Permit Sonoma's vacation rental team if they're available. They committed to doing a crosscheck of the data Lindsay shared and make updates to the system if they identify any properties that have been sold or are disqualified for some other reason and responded with the following in response to my inquiry about the active permit discrepancy:

We are working with our tech staff to improve our ability to identify changes of ownership (among other things) and we now have a way of generating reports that highlight discrepancies between the VR permit recipient, and the current owner of the property. That said, our own process is only as good as the information we have from the recorder's office and my understanding is that their ownership data can lag by 6-12 months or more.

Detecting ownership changes can be more complicated than simple changes in the listed owner of record as property owners may file new deeds reflecting Trust and LLC ownership for estate planning purposes or for property transfers between family members. We have requested that our permitting system automatically flag changes in ownership when a new license application or renewal is submitted, but this request is tied to a larger automation process that will likely not be live for some time.

I recently asked where they are with the request/automation process, and am still awaiting an update.

My availability is extremely limited over the next few weeks, but I could meet via Zoom 12/18 , 9:30-10am or 12/19, 3:00-3:30pm. Would either timeframe work for your schedule?

Kindly,

Tracy Lyons (she/her)

Chief of Staff

Supervisor Lynda Hopkins

575 Administration Drive 100A

Santa Rosa, CA 95403

707.565.2212 (landline)

Sign up to receive Supervisor Hopkins' newsletter [here](#).

Inscríbese para recibir el boletín del Supervisor Hopkins en español [aquí](#).



From: Carl Jaeger <carl@scottstreetfilms.com>
Sent: Friday, December 6, 2024 9:45 AM
To: Tracy Lyons <Tracy.Lyons@sonoma-county.org>
Subject: Fwd: Resort Overlay in the Russian River and Accurate Vacation Rental Numbers

EXTERNAL

Tracy,

I know you are crazy busy, but would love to catch up on this issue. The resort overlay is something that Supervisor Hopkins had advocated for previously, but we have not heard anything about it from Permit Sonoma or anyone. Also, Lindsay highlighted the big discrepancy regarding active permits in the county system. Any chance we can connect on this sometime in the next two weeks?

Best,

Carl 415-505-2275. Hope all is well.

----- Forwarded message -----

From: Sonoma County Coalition of Hosts <sonomacountycoalitionofhosts@gmail.com>
Date: Wed, Oct 30, 2024 at 11:01 AM
Subject: Resort Overlay in the Russian River and Accurate Vacation Rental Numbers
To: <district5@sonoma-county.org>



Greetings Tracy,

We hope you are doing well!

As a coalition, we have been hoping to see movement on the resort overlay for the Russian River that Supervisor Hopkins has been advocating for. Because this was not discussed during the General Plan update meeting last week, we wanted to see how we could be of further assistance in providing community engagement and data to look at the actual concentration of the Russian River short term rentals.

We spoke about 6 months ago regarding the discrepancy in vacation rental permit counts within the county. Now that all inland vacation rental owners are required to have vacation rental licenses, as of June 16, 2024, we thought this would be a good

time to review the numbers.

Attached are the current vacation rental licenses for the county. As you can see there are 1419 on this list which is about a month old. As of today there are 1466 vacation rental licenses that have been applied for which includes 30 licenses for coastal properties. The coastal properties are not required to have a vacation rental license until April 11, 2025, so we will have a better picture of the number of coastal rentals at that time.

That would mean there are 1,436 short term rentals operating in the inland areas of unincorporated Sonoma County, which is **far fewer** than the 1,847 which Permit Sonoma presented at the April 24, 2023, planning commission meeting. Previously, we provided information about 200 properties that had sold over the course of the last 10 years, which the permit office is still counting 160 of those in the total permit count. To date, none of those properties have applied for a vacation rental license, which should indicate that the information we provided was correct and are no longer owned/operated as short-term rentals.

Because of this discrepancy in data, this means that cap areas that were put in place last year do not have the concentration of short-term rentals presented at the time the caps were adopted. Basing the caps on permit numbers rather than operating short term rentals will affect transient occupancy tax revenue for the county and tourism support of local businesses moving forward.

We would love an update on Supervisor Hopkins intentions for the resort overlay. Is it still in the works?

Please don't hesitate to reach out if we can be of assistance.

Best,

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

Carl R. Jaeger, President

Lindsay Darrimon, Vice President

Alex Cvetkov, Board Member

Charles Metz, Board Member

Dan Gudino, Board Member

Donna Martin, Board Member

Mark Watson, Board Member

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From: [Brice Matson](#)
To: [GeneralPlan](#)
Subject: Forestville Skatespot
Date: Monday, August 11, 2025 11:01:23 AM

EXTERNAL

Attn: Haleigh Frye

I live in Forestville and I strongly support the Forestville Skatespot project to build a park and community hub in West County. I have been volunteering for the project for 4 years and have 2 school-age children who would benefit from a public park in our community. I feel as though our community is often left-out of park funding and other community-based opportunities that other incorporated communities have access to, even though our elected officials are supportive.

I urge the Board of Supervisors to include dedicated community park funding in the General Plan. This funding is crucial for the ongoing maintenance and operation of vital resources like the proposed Skatespot in unincorporated areas such as Forestville.

Sincerely,
Brice Matson

Brice Matson
tel: (831)601-6268
web: bricematson.com

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From: [Camille Matson](#)
To: [GeneralPlan](#)
Subject: Public Comment for BOS Agenda Item #43, File 2025-0802
Date: Monday, August 11, 2025 9:31:25 AM

EXTERNAL

Attn: Haleigh Frye

I live in Forestville and I strongly support the Forestville Skatespot project to build a park and community hub in West County. I have been volunteering for the project for 4 years and have 2 school-age children who would benefit from a public park in our community. I feel as though our community is often left-out of park funding and other community-based opportunities that other incorporated communities have access to, even though our elected officials are supportive.

I urge the Board of Supervisors to include dedicated community park funding in the General Plan. This funding is crucial for the ongoing maintenance and operation of vital resources like the proposed Skatespot in unincorporated areas such as Forestville.

--

Camille Matson
(E) camilledoumat@gmail.com (M) 831-277-5922

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From: [Vesta Copestakes](#)
To: [GeneralPlan](#)
Subject: Public Comment for BOS Agenda Item #43, File 2025-0802 - Attn: Haleigh Frye
Date: Monday, August 11, 2025 1:00:32 PM

EXTERNAL

I have lived in Forestville for 35 years and appreciate that we have both our Youth Park as well as our Downtown Park, but we really need an activity for local youth that is **not a team sport** or requires adult supervision. Our independent youth who are not on a team but are physically and athletically active need a place to practice their skills.

Forestville residents have been working on installing a **skate park** near downtown for many years and are closer than ever to accomplishing that goal. The skate park even has a place now, close to our elementary school downtown. District 5 is very supportive so now we need all the other districts to support our efforts as well.

Unincorporated areas, like ours, that **do not have a parks district** and likely won't since our two parks are locally-owned and funded (no tax dollars), need to be included in your General Plan support for **small community parks funding**.

I am unable to attend your public comment since I am responsible for my granddaughter on Tuesday, August 12. Therefore, please take this email as my support for funding Forestville SgateSpot in your general plan funding approvals.

THANK YOU for anything you can do to help us make this dream a reality for our local children.

Vesta Copestakes
9455 Argonne Way Forestville, CA
vesta@sonic.net
707-887-0253 landline
707-889-0069 cell

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From: [Eric Feith](#)
To: [GeneralPlan](#)
Cc: [Eric Feith](#)
Subject: Public comment for BOS agenda item #43, File 2025-0802 attn: Haleigh Frye
Date: Monday, August 11, 2025 4:12:25 PM

EXTERNAL

Hello, Sonoma County BOS and Haleigh Frye in particular!

I am a 25 year resident of Santa Rosa and a 40 years long skateboarder. I have also built skateparks in multiple locations in our fine state as well as in Mexico. I've also mentored youth in skateboarding. I used to have to search out sometimes unsavory places to skateboard so I know the importance of having a safe public space.

I fully support the FORESTVILLE SKATESPOT! :)

Skateboarding, like sports, music, or other organized activities teaches determination, follow through, builds character and community, and fosters creativity and collaboration.

The advantage skateboarding has over those other things, is it can be done at any scale, with no formal organization, and hardly any start up cost. There are endless ways to enjoy skateboarding and to share it.

Once a safe, public space is available, there's virtually nothing more to do. No grass to water or cut, no hardwood to maintain, no nets to replace.

That's why I fully support the FORESTVILLE SKATESPOT! :)

Not only does skateboarding provide all the benefits I mentioned above, but a public space for it also fosters a sense of ownership and the pride of that. Skateboarders are remarkably resourceful, and I can testify to the amazing job we do voluntarily keeping our spots clean, rideable, and a safe atmosphere for riders of any age and their families.

That's why I fully support the FORESTVILLE SKATESPOT! :)

Please join us in providing this inexpensive and wonderful opportunity to provide youth and the community with this amazing vehicle for growth, bonding, and creativity.

Thank you for your consideration. And please let me know how I might be able to help!

Eric Feith
Feith Realty
Real Estate Broker
Lic# 01826509
619-252-7042 cell

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From: [Tayler Hockett](#)
To: [GeneralPlan](#)
Subject: Public Comment for BOS Agenda Item #43, File 2025-0802
Date: Monday, August 11, 2025 8:45:10 PM

EXTERNAL

Dear Haleigh Frye,

Thank you for your time. I wanted to email in support of the Skatespot skate park. As a parent, former skater, and school counselor having a safe place for kids to be outdoors is immensely important to me. We live off Summer Home Park and often take our little one to the bike path or youth park because our roads are narrow and not ideal for playing. I'm sure you have gotten a lot of emails to say the least so I'll be brief. I have been on the board of the Skatespot for while because skateboarding and outdoor activities are important. Being outdoors, exercising and playing improve mental, physical health, social connections and are beneficial in social and motor development in children. as a school counselor and mental health professional these are foundational things we need as people and as a community. As a skater, a park keeps kids safe by giving them a place to go and skate, and as a parent I want a place for my kiddo to skate in our town. I love my family and I love our community, so this is important.

Of course, happy to help where I can and do the work need to make it happen.

Thank you and with all sincerity I appreciate your time and work.

-Tayer

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From: [Jan Kahdeman](#)
To: [GeneralPlan](#)
Subject: Public Comment for BOS Agenda Item #43, File 2025-0802
Date: Monday, August 11, 2025 1:42:07 PM

EXTERNAL

Attn: Haleigh Frye

Hello:

I am a 42-year resident of Sonoma County. I live in in Sebastopol and consider the entire West County my home.

I'm writing in support of the Forestville Skatespot. As such, I want support for small, local parks to be included in the Sonoma County General Plan Update.

Our towns without dedicated parks departments deserve parks. Forestville deserves to have a skate park where people of all ages can come together in the spirit of community and healthy outdoor activity. Our youth deserve a safe place to play and be active.

I was around and raising my own kids when Sebastopol fought for and eventually won the support needed to put in our wonderful skate park. I continue to care about our West County youth, and I want them to have a skate park in Forestville.

Thanks for your attention and commitment to our communities.

Sincerely,
Jan Kahdeman

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From: [Michael Minard](#)
To: [GeneralPlan](#)
Subject: Public comment for BOS agenda item #43, File 2025-0802. ATTN: Haleigh Frye
Date: Monday, August 11, 2025 5:36:56 PM

EXTERNAL

Hello!

My name is Michael Minard. I am emailing today in support of the Forestville SkateSpot Project. As a resident of Sonoma county for 36 years now, and a skateboarder for over 25 of those, I can personally attest to how important and positively influential skateparks can be in our personal lives and our communities. I grew up just shy of a mile from the Youth Community (skate)Park in Santa Rosa, and what a gift that was. I essentially grew up at that skatepark, often joking that it was like a second home to me. Not only did it provide opportunity for fun independent physical activities outside, but it was also a place that cultivated curiosity, creativity, friendship, art, enthusiasm, courage and respect. This place was such a positive influence on me that, not only did I skate it all throughout my adolescence, I still continue to use the park today! Like me and my SR Skatepark, I believe Forestville and its community could benefit similarly and immensely from having a dedicated skatepark for skateboarders and other wheeled friends alike!

I urge the board, please support the inclusion of small community park funding, maintenance and operations in the new general plan, especially in the unincorporated areas that lack local park management, like forestville!

Thank you for your time,
M. Minard

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From: [Stephanie P.](#)
To: [GeneralPlan](#)
Subject: Public Comment for BOS Agenda Item #43, File 2025-0802
Date: Monday, August 11, 2025 10:18:10 AM

EXTERNAL

Attn: Haleigh Frye

My name is Stephanie Pau, a full-time resident of Sonoma County, and a supporter of the Forestville Skatespot. I am writing to express my strong support for this group's decade-long mission to establish a new community hub and recreation area in West County.

Skateparks offer inclusive gathering spaces for people of all ages, backgrounds, and skill levels. They provide a safe place for young people to spend time, promote physical and mental health, and help revitalize underused spaces like the empty lot on Packinghouse Road in Forestville. A well-designed park can attract visitors and bring foot traffic to the town's small businesses. Moreover, skate parks are proven to bring down crime. Public skateparks are much more than just places to skate--they're vibrant, inclusive spaces that benefit the community in many ways.

I urge the Board of Supervisors to include dedicated community park funding in the General Plan. This funding is especially crucial in unincorporated areas like Forestville, which lack their own local parks management. Thanks for your time and consideration.

Sincerely,
Stephanie Pau

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From: [Deb Votek](#)
To: [GeneralPlan](#)
Subject: Citizen input regarding Sonoma County General Plan
Date: Monday, August 11, 2025 4:04:52 PM

EXTERNAL

Please consider civic participation in decision making has been ignored with many citizens voicing opposition to 990 new housing units on the Sonoma Developmental Center.

The Developer calls the plan " Urban development" and it is not in an urban area. This is RURAL agricultural wildlife corridor land. The people of Glen Ellen face significant wildfire

risks already with a lack of adequate Emergency Evacuation Routes. Remember the greenbelt that encourages housing within city limits. The general Plan should prioritize harmful

exposure of demolition and debris pollution near State Parks, Audubon Canyon Ranch, the wildlife corridor and the people that choose to live in rural areas.

I hope the General Plan will prioritize affordable housing so teachers, firefighters and young people with families will be able to afford to live in Sonoma County. I request that new housing

will be built near existing public transportation and already existing roads so citizens can safely commute to their city jobs. I request that any new buildings consider lighting that respects

dark skies, and considers availability of water, sewer, and garbage disposal. Sonoma County depends on tourism and agriculture. I have lived in this county for over 40 years. I do not

want to see the beauty of green vistas and life quality degraded by lack of environmental protections and the safety of citizens compromised by overdevelopment in rural areas.

**Respectfully,
Deborah Votek
deblouvo85@sonic.net**

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From: [Joe Votek](#)
To: [GeneralPlan](#)
Subject: SDC
Date: Monday, August 11, 2025 6:37:44 PM

EXTERNAL

Respect existing urban boundaries. Do not allow an urban development in an area that does not have adequate infrastructure. Another hotel in Sonoma Valley? Really? Prioritize affordable housing for people living & working in Sonoma Valley.

Do the right thing! Listen to the people, not the developers!

Sincerely,

Joe Votek

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From: [Mark Wiley](#)
To: [GeneralPlan](#)
Subject: Public Comment for BOS Agenda Item #43, File 2025-0802: Attn: Haleigh Frye
Date: Monday, August 11, 2025 8:37:03 PM

EXTERNAL

Greetings!

My name is Mark Wiley, a Sonoma County resident since 1977. I live in Sebastopol, and am 100% in favor of Forestville doing what Sebastopol did so many years ago: build a skatepark! I've been locking the Sebastopol skatepark every night since the park opened in 2008. A few years ago, lights were added so the park stays open til 10pm every night. Never having skated myself, I love seeing young girls, young women and of course lots of guys taking to the sport. Overall a very respectful crowd, happy to have a safe place to gather and be with their friends. Places like the Sebastopol SkateGarden and soon the Forestville SkateSpot give young folks a Place, and we all need a Place. Let it grow and let it flourish and watch the flower change! Please join with us in approving the necessary funding, permits and everything it takes to make this happen.

Mark

Donate blood Save lives.
vitalant.org

=====

Mark Wiley, Macintosh Consulting Services

- Set-up and training: computers, iPhones, iPads, etc.
- Maintenance and troubleshooting on all devices
- e-mail, text and phone tech support
- General Mac consulting

The doctor still makes house calls . . .

Box 707
Graton, CA 95444
707 543-6432
mark@markofthemacs.com

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From: [Stephanie Albert](#)
To: [GeneralPlan](#)
Subject: Public Comment for BOS Agenda Item #43, File 2025-0802
Date: Tuesday, August 12, 2025 6:56:17 AM

EXTERNAL

Attn: Haleigh Frye

I am writing, as a resident of Sonoma County, in support of the Forestville Skatespot project. As healthcare provider and a mother, I know just how important it is for kids to have the opportunity to both stay active, and to have a place to spend time together in real life (not just on social media!). This project will offer the kids in Forestville and West County a place to do both.

I ask for the board to support the inclusion of small community park funding, maintenance and operations in the new General Plan, especially for unincorporated areas that lack their own local parks management district.

Thank you for your time and attention.

Stephanie Albert
Forestville Resident
707.327.0875

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From: [Glenn Melosh](#)
To: [GeneralPlan](#)
Subject: Groundwater recharge
Date: Tuesday, August 12, 2025 8:18:47 AM

EXTERNAL

Given expectations that climate change will bring heavier rain and longer droughts, it is essential that we care for our aquifers. The water we restore to the ground may be essential to survival of habitats, farms, and gardens. This is a key issue of survival that should be represented in our general plan policies which should support regulations that new development should require no new runoff either by direct recharge of local groundwater or contribution to larger scale recharge projects. We should commit to recharging groundwater everywhere, not just in Sonoma where wells are drying up.

--

Glenn Melosh
707 217-8105
gmelosh@gmail.com

rock the earth

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