

February 17, 2022

Ms. Lynda Hopkins  
County of Sonoma  
575 Administration Dr.  
Santa Rosa CA 95403

Supervisor Hopkins:

This is to serve as a summary of the activities of the Lower Russian River MAC in 2021.

While we meet as a council every other Month via Zoom, our ad-hoc committees have worked throughout the course of the year on issues such as parking, trash, vacation rentals, and community communications. Specifically, the Ad-Hocs were formed at our first meeting in 2021 as follows.

1. **Vacation Rental AdHoc** – To augment existing research done by the previous year's AdHoc and collect additional data to better understand the neighborhood impact of Vacation rentals and to share their findings with the Lower Russian River MAC and the Sonoma County Board of Supervisors.
2. **Parking Permit AdHoc** – To gauge interest in and provide feedback in a Residential Parking Permit Program that may alleviate parking issues related to River Access by non-residents.
3. **Outreach/Communications AdHoc** – To create a resource that allows the Lower Russian River MAC to better communicate with constituents. This will include locations to post notices, neighborhood group contact information, moderators of online neighborhood groups, etc.
4. **Trash AdHoc** – Work with staff at District 5 to connect community clean-up efforts with available resources and ideas to address trash challenges.

We also, formed the first Lower Russian River MAC Standing Committee focused on Land Use. This was formed after months of debate on how best to approach formation, collecting input from LRRMAC and Coastal MAC Councilmembers, community input, legal advice, and opinions from the 5<sup>th</sup> District office.

Attached to this letter are the annual reports submitted by each of the committees.

Since the formation of the LRRMAC, we have faced numerous challenges (understanding what the MAC is and isn't, process and procedures, how to interact with each other and the communities we represent), disasters (fires and floods), and the Covid pandemic.

I believe that 2021 was a turning point for our MAC in that we have made significant progress on issues and processes that have a direct impact on the Lower Russian River. Of note, is the *Land Use Committee*, which holds bi-monthly meetings, has a process for working with Permit Sonoma, has a process for working with MAC Councilmembers on Land Use projects in their "district" and has a good working relationship with the Coastal MAC. Also, the *Vacation Rental Ad-Hoc* has put in an enormous amount of work collecting feedback from residents and establishing a working relationship with Permit Sonoma – all with the goal of providing consolidated feedback to inform the Board of Supervisors and Permit Sonoma as updates are considered to the Vacation Rental Ordinance. Many of the proposed changes to the ordinance (24-hour Hotline, Light and Noise rules, Proximity and Concentration Maps, etc.) will help with issues that the Vacation Rental Ad-Hoc committee has brought to light through their process.

It has been a pleasure serving as Chair this year and am looking forward to continuing on the MAC in any way that I can be helpful.

If you need further information or have any questions, please reach out.

Sincerely,

Pip Marquez de la Plata  
*Chair, Lower Russian River Municipal Advisory Council*



**2021 Year End Report  
Vacation Rental Ad Hoc Committee  
Lower Russian River Municipal Advisory Council (MAC)**

**Committee Members:** Vesta Copestakes, Chair; Nic Pereira; Lucy Hardcastle

Permit Sonoma/Sonoma County Planning Commission has been tasked with updating the Short-term Vacation Rental ordinance to better address current and future needs of our communities and this industry which relies upon using homes in residential neighborhoods for tourists/vacationers/short-term renters.

Over the last year the Planning Commission held numerous public workshops throughout Sonoma County to gather public input. Updates to the ordinance need to apply county-wide. The next public workshop will be held on January 20, 2022 for your input on changes the Planning Commission will be recommending to the Board of Supervisors.

Two years ago our LRRMAC VR committee conducted surveys of neighbors who live near vacation rentals, and people who rely upon this industry to make a living: owners, managers, maintenance personnel, and others. Challenges with the current ordinance were evident for both neighbors and tourist-dependent businesses. Our goal was to gather input and offer collective input to the Planning Commission that they could use when drafting the new ordinance.

**Top-of-mind for most people was enforcement of ordinance regulations.** Unlicensed operators competing with licensed businesses, and out-of-the-area managers who are unresponsive to neighbor complaints, noise, bright lights at night, barking dogs, parties, etc.

In response to these issues the Planning Commission hired a web-scraping company to find unlicensed operators to bring them into compliance, and is in the process of establishing a 24/7 complaint hotline for reporting problems. Resolution of the problem is reported back to the complainer and if the problem is not fixed within the ordinance timeline, managers/owners are cited with a strike against their performance record.

Both of these solutions to industry and neighbor complaints should help ease conflicts that scar the reputation of the industry as well as create better neighborhood environments. Our committee suggested local managers who can respond in a timely manner would help solve some of these problems.

**Density of VRs in neighborhoods** is still an issue in search of a fine-tuned solution. The Planning Commission has proposed examining each new license application by location, proximity, concentration, and potentially limiting the number of rental days per year. There is no way to generate one rule that applies to all situations so it would have to be a neighborhood-by-neighborhood appraisal before issuing a license.

**Emergency procedures for short-term renters** has also been addressed since too many neighbors felt that renters are left out of the emergency notification system and therefore pose a danger to themselves and neighbors when evacuations, etc. must be enacted. Procedures are being written into the new ordinance to cover how to address these concerns.

**Impact of housing availability for locals keeps coming up.** There is a study being conducted to determine how much impact losing residential homes to licensed vacation rental businesses is impacting neighborhood character as well as school enrollment. Since the housing market is volatile for many reasons, this is a challenge to identify but at least an attempt is being made. Under consideration to potentially lessen the impact of too many VRs is to limit licenses to two per owner.

**Land-use/Zoning Permit vs. Business License oversight** appears to be a potential solution to numerous problem issues. Using systems established in other communities as a model, both property owners and property managers would need to meet license standards to have the license reissued.

**Parking requirements** are especially relevant in our river communities where high-density housing on narrow roads is common. Requiring a minimum road width for on-street parking and off-street parking requirements on narrow roads for a limited number of cars would provide space for emergency vehicles as well as solve neighborhood problems where vacationers take up resident's parking spaces.

The Planning Commission is drafting a revised Vacation Rental Ordinance to present for public review in January 2022. After the next level of review and revision, the draft ordinance will be presented to the Board of Supervisors for review.

We feel our committee has helped the Planning Commission find ways to solve problems when this industry negatively impacts our Russian River neighborhoods. Since our local economy is very dependent upon tourism, finding solutions to how tourism can live in concert with our communities is essential as we move into the future. This revised ordinance must not only address current issues, it must anticipate potential problems as the pressure on rural communities to provide respite for urban dwellers increases in the coming years.



**FILE:** Vacation Rental Ordinance Update (ORD21-0005)

**DATE:** November 18, 2021

**TIME:** At or after 1:20 p.m.

**STAFF:** Gary Helfrich

### **SUMMARY**

**Supervisory District(s):** All  
**Location:** Countywide  
**Description:** Vacation Rental Ordinance Update Workshop  
**CEQA Review:** This public workshop is not a project under CEQA

### **RECOMMENDATION**

This report provides background, describes current efforts and identifies next steps to develop an updated Vacation Rental Ordinance (Section 26-88-120). This is an informational item to provide information and policy options for consideration by the Planning Commission as directed by the Board of Supervisors at their July 20, 2021 workshop. Staff request that the Planning Commission receive public comment and provide direction to staff for preparation of a draft Vacation Rental Ordinance tentatively scheduled to be heard on January 20, 2022.

### **EXECUTIVE SUMMARY**

On March 15, 2016, the Board of Supervisors adopted Ordinance 6145, establishing the current regulations of vacation rentals in unincorporated Sonoma County outside of the Coastal Zone. Regulation of vacation rentals in the Coastal Zone would require amendments to the Local Coastal Plan and Coastal Zoning Ordinance. Ordinance 6145 also established the Vacation Rental Exclusion Combining District (X-Zone), which prohibits vacation rentals in certain areas to preserve housing stock, protect neighborhood character, and avoid adding vacation rentals to areas with access limitations and high fire severity. The current ordinance can be found in Attachment 1.

### **Direction from the Board of Supervisors:**

On December 15, 2020, the Board of Supervisors adopted an urgency ordinance extending a more refined temporary cap on vacation rentals in specified locations within the unincorporated areas of the 1st and 5th Supervisorial Districts, as well as directed Permit Sonoma staff to return to the Board on July 20, 2021 with additional data and recommendations to improve the Vacation Rental program. After considering staff recommendations and input from stakeholders at the July 20, 2021 meeting, the Board of Supervisors directed staff to:

- (1) Conduct public outreach and informational workshops with stakeholders to help inform policy development.
- (2) Study the potential impact that Vacation Rentals may have on housing prices and housing availability.

- (3) Identify process that will shift from a zoning permit to business license program that will apply uniform standards countywide, including the Coastal Zone.
- (4) Improve tools for applications, reporting and resolving complaints, neighborhood notification, and enforcement of standards.
- (5) Improve standards for parking, road access, emergency response, water and wastewater capacity, and wildfire risk.
- (6) Develop land use policies to address Vacation Rental proximity and concentration in areas where high levels may adversely affect public health and safety, or neighborhood character.

Staff has developed policy options and process improvements based on a 3-month long public outreach program and research into best practices in other jurisdictions for consideration and recommendation by the Planning Commission. Based on direction received at this workshop, staff will prepare a draft ordinance and conduct additional public outreach in anticipation of bringing a draft Vacation Rental Ordinance to the Planning Commission on January 20, 2022.

Policy options materials from the July 20, 2021 Board of Supervisors meeting, including staff report and video of the hearing are available at: <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=5028766&GUID=8D2A9DC4-B392-47B9-9404-6D8B696CB155>. Policy options, and summary of regulations in surrounding areas is also provided as Attachment 1 to this memo.

### **CURRENT REGULATIONS**

The Board of Supervisors adopted the current Vacation Rental Code in March of 2016 (Ordinance 6145, Section 26-88-120 of Sonoma County Municipal Code). Key provisions are:

1. Defines “vacation rental” as the short-term rental of homes for less than 30 days at a time where the primary owner is not in residence;
2. Establishes performance standards that include limits on occupancy and guestrooms; maximum number of guests and daytime visitors, parking, trash facilities, amplified sound, and neighborhood notification; · Allows only one rental per parcel;
3. Does not allow vacation rental permitting of accessory dwelling units, multi-family units, affordable housing units, farmworker housing, farm family units, or on lands under a Williamson Act contract; Tents, yurts, RVs, and other provisions intended for temporary occupancy are not allowed as a part of a vacation rental; and
4. Rentals must have a certified property manager who lives within 30 miles of each rental and must respond to complaints within 60 minutes during the day and 30 minutes during quiet hours during any rental period.

Fiscal Year 21/22 fees for a vacation rental permit are \$638 with an annual monitoring fee of \$224. Property managers pay a onetime \$67 certification fee, and changes in property management is subject



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- (2) Study the potential impact that Vacation Rentals may have on housing prices and housing availability.

to an \$88 fee. Per County Municipal Code Section 12-11, permitted vacation rentals must remit payment of Transient Occupancy Tax, which is 12% of lodging revenue paid quarterly.

Ordinance 6145 also established Vacation Rental Exclusion Combining District that prohibits vacation rentals in the following areas outside the Coastal Zone:

1. Areas where there is inadequate road access or off-street parking;
2. Areas where the prevalence of vacation rentals is detrimental to the residential character of neighborhoods;
3. Areas where the residential housing stock is to be protected from conversion to visitor-serving uses;
4. Areas where, because of topography, access or vegetation, there is a significant fire hazard;
5. Areas where residential character is to be preserved or preferred; and
6. Other areas where the board of supervisors determines that it is in the public interest to prohibit the establishment and operation of vacation rentals.

#### **REGULATION IN THE COASTAL ZONE**

The current County practice to regulate vacation rentals through land use would require amending the Local Coastal Plan and Coastal Zoning Code, then have these amendments certified by the Coastal Commission as being consistent with the provisions of the Coastal Act. The Coastal Commission considers lodging provided by vacation rentals to be an important component of coastal access, and Commission staff has indicated that a Coastal Zoning Code amendment restricting vacation rentals on the basis of protecting housing or preserving neighborhood character would be difficult to certify. Commission staff indicated that a business license program establishing and regulating performance standards, without limiting location or number of Vacation Rentals, would likely be consistent with the Coastal Act, allowing inland performance standards to be applied in the Coastal Zone.

As there are not currently any provisions in the Coastal Zoning Ordinance regulating vacation rentals, the only current requirement to operate a vacation rental in the Coastal Zone is to obtain a Transient Occupancy Tax certificate and pay taxes on a timely basis. The County has no other regulatory mechanism at this time in the Coastal Zone.

#### **RESPONSE TO BOARD OF SUPERVISORS DIRECTION**

##### **Public Outreach**

Permit Sonoma Staff has presented workshops at meeting of Sonoma Valley Citizens Advisory Commission, Springs Municipal Advisory Council, Lower Russian River Municipal Advisory Council, Sonoma Coast Municipal Advisory Council, Geyserville Planning Committee, The Sea Ranch Association, Mission Highlands Homeowners Association, and Gehricke Rd Fire Safe Council. Outreach to industry stakeholder groups included North Bay Association of Realtors, Sonoma Coast Vacation Rental Owners, Sonoma County Coalition of Hosts, and The Sea Ranch Hosting Coalition.

Topics and comments raised during public outreach include:



1. Support for a licensing program was high among all groups, as was improved enforcement of standards. Industry groups were especially strong in support of a limiting Vacation Rental license to no more than two licenses per person.
2. Establishing a 24- hour complaint hotline, similar to the system used in Marin County, enjoyed near universal support from the public and industry stakeholders.
3. The public and industry stakeholders expressed concern regarding businesses that own and operate multiple Vacation Rentals. There was support for strengthening the existing policy prohibiting corporate operation of Vacation Rentals and limit licenses or permits to two per person.
4. The public and industry stakeholders support better enforcement of current Vacation Rental standards. Industry stakeholders also supported creating additional performance standards for property managers.
5. Industry stakeholders felt that the application process could be streamlined and simplified.
6. Process for neighbor notification of a Vacation Rental is inconsistent.
7. Vacation Rentals may interfere with evacuation during emergencies, especially during wildfires in areas with limited access. Renters should be provided with an evacuation plan, and property managers should be responsible for making sure that guests have left the premises when an evacuation order is issued.
8. The term “business license” may create problems with interpretation by home owners associations and CC&Rs that restrict business use of homes.
9. Regulation of vacation rentals by location, proximity, concentration, and rental days remains controversial. Residents who live near Vacation Rentals were strongly in favor of additional limits on vacation rentals, and industry stakeholders are skeptical that limits can be fairly implemented and are necessary in most situations.

#### **Vacation Rental Impact on Housing**

Through a Department Head authorization, staff has selected the services of Economic Forensics & Analytics to conduct a study of the impact of vacation rentals on the County’s housing stock. An administrative draft has been prepared, but gathering data necessary to generate actionable recommendations has proved more difficult than anticipated, as data sources with similar spatial boundaries are not available in all cases. Additionally, the housing market is influenced by multiple inputs, making it challenging to isolate the impact of Vacation Rentals on the housing market.

Economic Forensics & Analytics is in the process of gathering and analyzing additional data and report is still under review by County staff. It is anticipated the draft report will be released later this year.

#### **Business License Program**

Sonoma County remains the only jurisdiction in the Bay area that lacks a comprehensive business license program, and the only license program currently operating in Sonoma County is the Sonoma County Tobacco Retail License (Attachment 2). The significant advantage a license offers as compared to a Zoning Permit is streamlining enforcement and providing additional tools, such as progressive civil penalties, license suspension, and administrative revocation that are not available with a Zoning Permit.

Permit Sonoma Staff is proposing to use the Tobacco Retail License program as a template, and is recommending that the license be referred to as a “Vacation Rental License” rather than “Business License” to clarify this is a residential use.

Permit Sonoma staff recommends that a Vacation Rental License program be a component of the Vacation Rental Ordinance update with the following provisions in addition to those found in the current Vacation Rental Ordinance:

1. Vacation Rental Licenses automatically expire one year after the date issued and must be renewed. Renewal may be denied for Vacation Rentals with more than three violations within 12 months of the renewal date.
2. Vacation Rental Licenses are limited to one license per parcel
3. A Vacation Rental License shall not be issued to property owned by a corporation, as defined in Section 100-195 of the California Corporation Code.
4. No more than two Vacation Rental licenses shall be issued simultaneously to an individual.
5. Zoning permits issued for vacation rentals will automatically convert to a business license at least one year, but not more than two years from the effective date of the ordinance. Conversion will be on the same calendar day and month as the Zoning Permit was issued. Permits issued on February 29 of a leap year will convert on March 1. No fee is associated with the initial conversion, but fees will be required upon renewal.

### **Monitoring, Performance Standards, and Enforcement**

#### **Complaint Hotline**

Permit Sonoma is currently evaluating vendors to provide a 24/7/365 complaint hotline. This is a process improvement that can be implemented under the current ordinance. The Vacation Rental hotline is a staffed central point of for all short term rental complaints and provides a simple easy to use reporting system. The hotline will log the call or text, contact the property manager, record the action taken, and contact the complainant to verify that problem has been resolved. Information collected will go into a reporting database, allowing Permit Sonoma to monitor performance of both Vacation Rentals and property managers.

#### **Property Manager Performance Standards**

Under the current ordinance, the property manager has limited accountability for resolving complaints. While Vacation Rental owners may have their permit or license revoked for non-compliance with

standards, there is not a similar mechanism in the current code to revoke certification of property managers that fail to meet standards for responding to and resolving complaints. Staff recommends adding a performance standard section for property managers. This section would establish thresholds for suspension or revocation of a property manager certificate for repeated failure to adequately respond to and resolve complaints.

### **Hazards and Evacuation**

Staff recommends the following additions and modifications to the Vacation Rental Standards found in the current ordinance:

1. Evacuation plan: Vacation Rentals shall provide guests with a written evacuation plan identifying the Vacation Rental evacuation zone, evacuation route, and the Calfire Evacuation Checklist. Guests shall be informed that they are required to leave the property when a Voluntary Evacuation Order is issued by Calfire for their evacuation zone. The property manager is responsible for verifying that guests have been evacuated.
2. Emergency evacuation: Vacation Rental license or permit holders and Certified Property Managers of a Vacation Rental that does not comply with a voluntary or mandatory evacuation order are subject to permanent revocation of the Vacation Rental license and/or permit, and/or and permanent de-certification of the Certified Property Manager.
3. Additional restriction on outdoor fire areas: Outdoor burning, other than gas-fired appliances and gas-fired barbecues, is prohibited during Calfire Declaration of Fire Season and during Red Flag warnings outside of the Declared Fire Season.

### **Proximity and Concentration**

The only regulation currently available to limit vacation rentals is the Vacation Rental Exclusion Zone. Staff has found this to be a limited tool, and often has the effect of concentrating Vacation Rentals in nearby areas. At this time there are also temporary caps on Vacation Rentals in the burn zones, and specific areas of Sonoma Valley and the Lower Russian River. Evaluating the success of these measures has been difficult due to the impact of COVID-19 on the tourism industry, but staff feels that other tools, such as limits on proximity, concentration, and rental days, are better suited at balancing the needs of Vacation Rental owners and the neighborhoods where they are located.

Proximity is the distance between vacation rentals, concentration is the percentage of homes within a given area being used as Vacation Rentals, and rental days is a limit on how many days per year a Vacation Rental may operate. Staff is not recommending specific guidelines at this time, but review of other jurisdictions show the following standards:

1. Proximity – A proximity standard is generally applied in areas with high residential density, with the intent to prevent individual residents from being surrounded by Vacation Rentals. Proximity is not an effective policy in areas with large parcels. Staff recommends a proximity limit of 300-500 feet between Vacation Rental represents an effective distance.
2. Density – A density of 10% was used by Permit Sonoma staff to establish the recent Vacation Rental Cap in the Guerneville area. Density is an effective tool for managing Vacation Rentals in areas where Vacation Rentals are distributed evenly and the goal is to preserve neighborhood character.

3. Rental Days – Many jurisdiction limit all Vacation Rentals to a specific number of days per year, and the most common limit is 90 days per year. Rental day limits reduce the intensity of Vacation Rentals and may be an effective alternative to proximity or density limits.

### **Parking**

Off street parking is limited in many areas of Sonoma County, and often these areas are served by extremely narrow roads where on-street parking may interfere with emergency response. Additionally, the current ordinance is not clear on how a parking space is defined. Staff recommends the following standards for parking:

1. One on-site parking space for a Vacation Rental with up to two guestrooms or sleeping rooms
2. Two on-site parking spaces for a Vacation Rental with up to four guestrooms.
3. Three on-site parking spaces for a Vacation Rental with up to five guestrooms.
4. Off-street parking areas shall conform to standards of Sonoma County Code Section 26-82-030(q) Where on-site parking is limited or unavailable, one on-street parking space may be substituted for the required off street parking. Vacation Rentals with no on-site parking are limited to four persons.
5. Vacation Rentals may not block or obstruct parking on public streets, and signs may not be posted that “reserve” on-street parking for Vacation Rental guests or in any way indicate that parking on a public right of way is reserved for private use.
6. Vacation Rentals using on-street parking must demonstrate that adequate space is available on the public road for vehicles to be parked at least six feet from the road centerline, and provide a space that is twenty-four feet long by eight feet wide, consistent with Section 26-82-030(q). Where the roadway is less than twenty feet wide, evidence of adequate on-street parking area, in the form of photographs and/or drawings, shall be provided as part of the license application. Vacation Rentals are not permitted where no on-site parking exists and on-street parking is prohibited, or road width is inadequate to allow vehicles to park at least six feet from the road centerline.

### **Recommendations and Next Steps**

1. Provide staff with direction on incorporating policy options identified in this memo to develop a Draft Vacation Rental Ordinance
2. Staff will review the Draft Vacation Rental Ordinance scope and conduct environmental review consistent with the requirements of CEQA
3. Public outreach will continue throughout development of the Draft Vacation Rental Ordinance.
4. Staff anticipates bringing the Draft Vacation Rental Ordinance back to the Planning Commission on January 0, 2022 for public hearing.



**2021 Year End Report**  
**Outreach and Communications Ad Hoc Committee**  
**Lower Russian River Municipal Advisory Council (MAC)**

**Members:** Lisa Nahmanson (Chair: Forestville); Naomi Hufstutter (Guerneville)

**Objective:** To create a resource that allows the Lower Russian River MAC to better communicate with constituents. This will include locations to post notices, neighborhood group contact information, moderators of online neighborhood groups, etc.

**Result:** The MAC may roll out a LRRMAC Newsletter on social media and in print media to reach as broad an audience as possible. The bottom line is that people in our communities obtain information in many different formats from reading a flyer on a bulletin board at the post office or in a dog park, to picking up the Gazette or the RR Times, or viewing a post on Instagram or Facebook.

- **Solicited Input from all MAC members and alternates**
- **Created a google slide deck compiling all of the information received, including (but not limited to):**
  - **LRRMAC WEBSITE**
  - **LRRMAC YOUTUBE CHANNEL**
  - **LRRMAC FB PAGE**
  - **LRRMAC INSTAGRAM: TBD**
  - **LRRMAC NEWSLETTER: TBD**
  - **DISTRICT 5 SUPERVISOR'S NEWSLETTER**
  - **NEXT DOOR GROUPS**
  - **LOCAL FB GROUPS (CAZ LOCALS/RIO NIDO NEIGHBORHOOD COLLECTIVE)**
  - **PRINT MEDIA**
    - **SOCO GAZETTE**
    - **RR TIMES**
    - **PRESS DEMOCRAT**
    - **SONOMA WEST TIMES**
- **CHAMBERS OF COMMERCE/MERCHANTS ASSOCIATIONS**
- **LOCAL GROUPS (FRN/FOVG/HIA/FPA)**
- **FLYERS POSTED AT POST OFFICES AND OTHER KEY LOCATIONS IN EACH COMMUNITY (PARKS/BULLETIN BOARDS/SENIOR CENTERS)**



**2021 Year End Report  
Trash Ad-Hoc Committee  
Lower Russian River Municipal Advisory Council**

**Members:** Lisa Nahmanson (Chair: Forestville); Alice Teeter (Hacienda); Avi Gordon (Guerneville)

**Objective:** Work with staff at District 5 to connect community clean-up efforts with available resources and ideas to address trash challenges.

**Result:** This is a vibrant and dynamic Ad Hoc with myriad ongoing challenges. We would like to strengthen our impact in 2022.

**Trash Challenges started in 2021:**

- **Adopt-a-Road**
  - Promotion Phase (Alice/Avi)
- **Funding Trash Pick Up**
  - Grant Recipients Everclean North (Keary + Sally); Russian Riverkeeper
- **Republic Issues**
  - Enforcing uncovered loads
- **Clean California**
  - Public Art and Trash: building a project
- **Trash Cans**
  - Locations for bins that have 3 components: **landfill/recycling/composting**
- **Mowing Trash**
  - Coordinating adopt-a road clean ups with mowers to avoid microplastics in the River and surroundings
- **Unhoused and Trash**
  - Funding Pickups + Supplies + Trash Staging
- **Dumped Mattresses**
  - Bye Bye Mattress Program and the Illegally Dumped Mattresses Collection Initiative
- **Russian River Revitalization**
  - Launched project and merchandise available for holidays

**Additional Trash Challenges for 2022:**

- Leave No Trace
- Sonoma Coast Pledge
- SB 1383: Composting

**Attachments:**

Attachment 1. Current Vacation Rental Code Section 26-88-120

Attachment 2. Ordinance 6149 Tobacco Retail License

Attachment 3. July 20, 2020 BOS Regulation Summary and Policy Options



## **2021 Year End Report Land Use Committee Lower Russian River Municipal Advisory Council (MAC)**

**Members of the LRR MAC Land Use Committee:** Kyra Wink (Chair: Monte Rio/Villa Grande); Michael Nichols (Cazadero); and Nic Pereira (Guerneville)

The Lower Russian River and Coastal Municipal Advisory Councils, in consultation with, and by the direction of Supervisor Lynda Hopkins, decided in May of 2021 to appoint Standing Land Use Committees.

**Overall Goal:** To amplify local voices and empower the community to influence land use decisions being made for their neighborhoods.

### **Overall Guidelines:**

- The Land Use standing committees will meet once every two months (opposite the MAC Meetings)
- They will review permit applications and determine timing / planner / and scope of each project.
- Decide what action to take to open applications:
  - Decline to review application of lesser significance
  - Provide notification to MAC reps & to the community of Permit Sonoma hearings or next steps
  - Invite the permit applicant to provide a presentation at either a full MAC Meeting or at a special meeting
  - Compile and provide public comment data from presentations back to Permit Sonoma
  - Vote to have full MAC Recommend approval or disapproval of a permit
  - Tracking the projects if further action is required
  - The Chair shall review any event permits, which can have timelines of under 30-60 days when they are received and convene a special meeting if necessary
- The Land Use standing committee may make the determination of how each permit is to be reviewed based on perceived interest to the community, timing and other factors unique to the permit under consideration
- The Land Use standing committee will follow all public meeting regulations, policies, and procedures, and minutes will be kept and published on the Sonoma County website
- The Land Use Co will work with District 5 staff to set up timely notifications of meetings, communications with Permit Sonoma and community members

### **Summary of Land Use Standing Committee work for 2021**

- **August 18, 2021:** A Special Meeting was called of the LRR and Coastal Land Use Standing Committees to discuss the permit process specific to Event Permits
- **September 27th, 2021** - Within this meeting, it was agreed that the LRR LUC meetings would be held on the 4th Thursday of the month starting in January 2022. The November 2021 Meeting would be held on the 4th Monday due to the Thanksgiving Holiday. Communications about and from LUC will be through MAC Representatives, County/MAC Newsletters, LRRMAC/LAND USE Webpages and through Supervisor Hopkin's FB page. Permits of interest were reviewed



- **October 27<sup>th</sup>, 2021** – The Land Use Committee, by way of invitation from Eric Koenigshofer, Sonoma County planning commissioner for the 5<sup>th</sup> District, met with the Lok Property owner, architects, planners, lawyer and Efren Carrillo to survey the site of the proposed Guernewood hotel and resort. The purpose was to understand visually the footprint and height of the resort and to discuss community concerns
- **November 22<sup>nd</sup>, 2021** - Within this meeting there was a presentation regarding the Project Homekey program by Dave Kiff. There was an update and discussion regarding the Lok /Guernewood Resort project and permits still in process or new projects/applications of interest were reviewed



**2021 Year End Report**  
**Residential Parking Permit ("RPP") Ad-Hoc Committee**  
**Lower Russian River Municipal Advisory Council**

**Members:** Kyra Wink (Chair: Monte Rio/Villa Grande); Lisa Nahmanson (Forestville)

**Objective:** To gauge potential interest in and provide feedback for a Residential Parking Permit (RPP) program directed to alleviate parking issues by non-residents within Lower Russian River (LRR) Beach communities.

**Result:** After surveying LRR Beach Communities, there was not enough overall interest to move forward and support funding for a County-wide RPP Program. The Hacienda area strongly supported the RPP Program concept with the Forestville areas coming in second. Lynda Hopkins hopes to find support for the funding of 2 Parking Enforcement Officers (PEO).

- **FEBRUARY MEETING PRESENTATION:** Ad-hoc Chair Kyra Wink presented a synopsis of the RPP survey which ran from 12/17/2020- 2/5/2021; 336 Responses to the survey; Survey structure received some constructive criticism and produced some conclusions for us to build on moving forward.
- **MARCH 2021 AND APRIL 2021:** Ad-hoc committee sent outreach emails to all self-identified "Champions" from the survey: Forestville (17 people) Hacienda (13 people) Guerneville (7 people) Monte Rio (2 people):
  - Forestville Champions held meeting on zoom on 3/23/2021; Elise Weiland (Supervisor's Field Representative) explained percentages needed for county-wide ordinance drafting and next steps for Champions; Phil Grosse (President of Hacienda Improvement Association) discussed the power point presentation that he has shared with the County
  - Forestville Champions held second meeting on zoom to watch presentation from Phil Grosse and HIA on 3/26/2021
- **SINCE APRIL 2021**
  - There were some Champion led meetings in Forestville & Hacienda, however there was not enough interest within the LRR areas together or with other MAC/ Field Reps districts to support a County Residential Parking Permit Program.
  - Lynda Hopkins, in support of all the parking problems in the LRR, has proposed a County budget ask for (2) parking enforcement officers, funding through CHP, for the 2021-2022 year budget. The budget was said to have been finalized by the County Supervisors on 6/18/21 or before the end of the year.
  - The RPP Program Ad Hoc Co. meetings ended by mid-year due to lack for support/ interest by the LRR Communities.

(Suggested draft - To be inserted onto LRR MAC's letterhead)

February XX, 2022

Ms. Patricia K. Poppe, CEO  
Pacific Gas and Electric Co  
245 Market Street  
San Francisco CA 94105

Dear CEO Poppe,

On January 8, 2022, at approximately 1:30AM, a vehicle struck a PG&E transmission pole near 8244 Trenton Road, Forestville CA. The failure of one pole created a power outage affecting 12,611 ratepayers in Western Sonoma County from Forestville, to Bodega Bay including the communities of Guerneville, Jenner, Monte Rio and Cazadero along the lower Russian River. The power restoration process took up to 23 hours to restore energy delivery to all affected communities.

In addition to residential ratepayers, water companies, waste-water treatment facilities, internet service providers and anchor institutions were affected by the outage, which created a major public inconvenience and created public safety concerns.

The lack of PG&E's transmission redundancy *with the failure of only one pole*, affecting up to 20,000 residents for as long as 23 hours and creating a major public safety issue for many in a Tier 3 High Fire Treat Area is a major concern to the Lower Russian River Municipal Advisory Council.

We therefore ask, what is PG&E's engineering team planning to do to rectify this major issue within your energy transmission grid in Western Sonoma County and when can we expect to see a solution to your energy delivery grid breakdown implemented?

Sincerely,

Cc: Clifford Rechtschaffen – Commissioner – California Public Utilities Commission  
Alice Busching Reynolds – President California Public Utilities Commission  
Christopher Godley – Sonoma County OES  
Board of Supervisors Office – County of Sonoma  
Geof Syphers – CEO Sonoma Clean Power