



Lower Russian River Municipal Advisory Council
Regular Meeting

March 22, 2023 05:30 PM

El Molino Library, 7050 Covey Road Forestville, CA 95436

<https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/boards-commissions-committees-and-task-forces/list-of-boards-commissions-committees-and-task-forces/lower-russian-river-municipal-advisory>

March 9 Meeting Postponed to Wednesday, March 22 due to storm forecast

Chair - Rio Nido Representative Pip Marquez de la Plata • Vice Chair - Forestville Representative Lisa Nahmanson • Guerneville Representative Joe Rogoff • Guerneville Representative Nic Pereira • Pocket Canyon & Greater So Guerneville Representative Betsy Van Dyke • Monte Rio / Villa Grande Representative Cynthia Strecker • Cazadero / Duncan Mills Representative Mike Nicholls • Hacienda Representative Vicki Clewes • Forestville Representative Vesta Copestakes

REASONABLE ACCOMMODATIONS:

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-2866 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda, Chair Pip Marquez de la Plata

- Discussion
- Possible Action

3. Statement of Conflict of Interest

- Discussion

This is the time for the Chair, Vice Chair and Council Members to indicate any statements of conflict of interest for any item listed on this agenda.

4. Correspondence

- Discussion
- Possible Action

5. Consent Agenda

- Discussion
- Possible Action

These items are expected to be routine and non-controversial. The LRRMAC will act upon them at one time without discussion. Any Representatives, staff member or interested party may request that an item be removed from the consent agenda for discussion.

A.

February 16, 2023 Minutes

6. Council Member Comment: on Matters not listed on the agenda

- Discussion

Comments are restricted to matters within the Board's jurisdiction. Please be brief and limit spoken comments to one minute.

7. Public Comments

Discussion

On Matters not listed on the agenda: Comments are restricted to matters within the Board's jurisdiction. Please be brief and limit spoken comments to two minutes.

8. Supervisor Lynda Hopkins

Discussion

9. Vacation Rental Ordinance Update, Recap & Next Steps

Discussion Possible Action

Presentation from Permit Sonoma: Bradley Dunn, Ross Markey, and Gary Helfrich

10. Rural Broadband Update

Discussion Possible Action

Presentation from Ethan Brown, Interim Executive Director - Sonoma County Economic Development Board

11. Committee and Staff Reports

Discussion

A.

Staff report from Elise Weiland, including updates on Roads and Governance Study

B.

Community Clean Up Ad Hoc, Report from Chair Lisa Nahmanson

C.

Communications Ad Hoc, Report from Chair Joe Rogoff

12. Future Agenda Items

Discussion

Discussion regarding Pocket Canyon district name

Discussion regarding the development of a River MAC Land Acknowledgement

Presentation from Soco Connect

Presentation from the Independent Office of Law Enforcement Review and Outreach (IOLERO)

Presentation from Sonoma Water: Local Hazards Mitigation Plan

13. Adjournment



Lower Russian River Municipal Advisory Council
Minutes

Regular Meeting

February 16, 2023 06:00 PM

<https://sonomacounty.zoom.us/j/94021018277?pwd=QmM0SzEwa2JRV1ZMSm9Fc1pSak5NQTO9>
[https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/boards-commissions-committees-and-task-forces/lower-russian-river-municipal-advisory](https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/boards-commissions-committees-and-task-forces/list-of-boards-commissions-committees-and-task-forces/lower-russian-river-municipal-advisory)

Forestville Representative Vesta Copestakes • Forestville Representative Lisa Nahmanson • Guerneville Representative Joe Rogoff • Guerneville Representative Nic Pereira • Pocket Canyon & Greater So Guerneville Representative Betsy Van Dyke • Monte Rio / Villa Grande Representative Cynthia Strecker • Cazadero / Duncan Mills Representative Mike Nicholls • Hacienda Representative Vicki Clewes • Rio Nido Representative Pip Marquez de la Plata • Monte Rio / Villa Grande Alternate Patty Thayer

1. Call to Order

The meeting was called to order at 5:30 pm by Rio Nido Representative Pip Marquez de la Plata.

A. Pledge of Allegiance

Lead by Forestville Representative Vesta Copestakes

B. Roll Call

Present: Forestville Representative Vesta Copestakes, Forestville Representative Lisa Nahmanson, Guerneville Representative Joe Rogoff, Guerneville Representative Nic Pereira, Pocket Canyon & Greater So Guerneville Representative Betsy Van Dyke, Cazadero / Duncan Mills Representative Mike Nicholls, Hacienda Representative Vicki Clewes, Rio Nido Representative Pip Marquez de la Plata, Monte Rio / Villa Grande Alternate Patty Thayer

Absent: Monte Rio / Villa Grande Representative Cynthia Strecker

Staff Present:

Supervisor Lynda Hopkins, Leo Chyi, Elise Weiland, Debbie Ramirez, Tracy Lyons, Johannes Hoevertsz, Janice Thompson

2. Approval of Agenda, Chair Pip Marquez de la Plata Guerneville Representative Joe Rogoff motioned to approve. A second was made by Forestville Representative Vesta Copestakes. The roll call vote:

Aye Forestville Representative Vesta Copestakes Aye Forestville Representative Lisa Nahmanson Aye Guerneville Representative Joe Rogoff Aye Guerneville Representative Nic Pereira Aye Pocket Canyon & Greater So Guerneville Representative Betsy Van Dyke Aye Cazadero / Duncan Mills Representative Mike Nicholls Aye Hacienda Representative Vicki Clewes Aye Rio Nido Representative Pip Marquez de la Plata Aye Monte Rio / Villa Grande Alternate Patty Thayer Absent Monte Rio / Villa Grande Representative Cynthia Strecker

3. Statement of Conflict of Interest

There was no statement of conflict of interest.

4. Correspondence

There was no correspondence.

5. Consent Agenda

A. December 2022 Minutes

Monte Rio / Villa Grande Alternate Patty Thayer motioned to approve. A second was made by Cazadero / Duncan Mills Representative Mike Nicholls. The roll call vote:

Aye Forestville Representative Vesta Copestakes Aye Forestville Representative Lisa Nahmanson Aye Guerneville Representative Joe Rogoff Aye Guerneville Representative Nic Pereira Aye Pocket Canyon & Greater So Guerneville Representative Betsy Van Dyke Aye Cazadero / Duncan Mills Representative Mike Nicholls Aye Hacienda Representative Vicki Clewes Aye Rio Nido Representative Pip Marquez de la Plata Aye Monte Rio / Villa Grande Alternate Patty Thayer Absent Monte Rio / Villa Grande Representative Cynthia Strecker

6. Council Member Comment: on Matters not listed on the agenda

Lisa Nahmanson asked if the MAC can have a study session to consider adding a land acknowledgement at the beginning of the meetings. Betsy Van Dyke would like to consider changing name of the Pocket Canyon district to something that includes other areas it encompasses, eg. Vacation Beach. Vesta advised of an upcoming joint MAC / Forestville Planning Association town hall meeting being planned for April.

7. Public Comments

There were no public comments on items not on the agenda.

8. Supervisor Lynda Hopkins

Supervisor Hopkins gave an overview of the Draft DEIR / Housing Element process and answered council member questions and questions from the public.

9. Introductions and Oath of Office

The following new council representatives and alternates were sworn in by Leo Chyi: Vicki Clewes (Hacienda District); Joe Rogoff (Guerneville); Betsy Van Dyke (Pocket Canyon); Patty Thayer (Monte Rio/Villa Grande - Alternate); Kathleen Dahl (Guerneville - Alternate); Gregory Hennig (Pocket Canyon - Alternate)

10. Officer Elections: Chair Forestville Representative Vesta Copestakes motioned to approve. A second was made by Pocket Canyon & Greater So Guerneville Representative Betsy Van Dyke. The roll call vote:

Aye Forestville Representative Vesta Copestakes Aye Forestville Representative Lisa Nahmanson Aye Guerneville Representative Joe Rogoff Aye Pocket Canyon & Greater So Guerneville Representative Betsy Van Dyke Aye Cazadero / Duncan Mills Representative Mike Nicholls Aye Hacienda Representative Vicki Clewes Aye Rio Nido Representative Pip Marquez de la Plata Aye Monte Rio / Villa Grande Alternate Patty Thayer Abstained Guerneville Representative Nic Pereira Absent Monte Rio / Villa Grande Representative Cynthia Strecker

Pip Marquez de la Plata was nominated by Vesta and Betsy Van Dyke seconded the nomination.

11. Officer Elections: Vice Chair Rio Nido Representative Pip Marquez de la Plata motioned to approve. A second was made by Forestville Representative Vesta Copestakes. The roll call vote:

Aye Forestville Representative Vesta Copestakes Aye Forestville Representative Lisa Nahmanson Aye Guerneville Representative Joe Rogoff Aye Pocket Canyon & Greater So Guerneville Representative Betsy Van Dyke Aye Cazadero / Duncan Mills Representative Mike Nicholls Aye Hacienda Representative Vicki Clewes Aye Rio Nido Representative Pip Marquez de la Plata Aye Monte Rio / Villa Grande Alternate Patty Thayer Abstained Guerneville Representative Nic Pereira Absent Monte Rio / Villa Grande Representative Cynthia Strecker

Lisa Nahmanson was nominated by Pip Marquez de la Plata and Vesta seconded the nomination.

12. Roads Update

Johannes Hoevertsz gave an update on road repairs and paving in the Lower Russian River area. Regarding Moscow Rd., the project will be bid in April and both sites will be constructed at the same time, in 2023. Emergency plans are in place in the event of an evacuation.

Vesta asked about a planned roundabout at the intersection of River Rd and Mirabel. She would like to know if a center turn lane at Steelhead Beach can be included in that work. Janice Thompson will look into the viability of that. Patty asked about the villa grande drainage study and funding. Johannes provided details. Patty asked if there would always be one side of Moscow Rd open during the construction. Johannes said that both sides may be closed for a few hours, he would prefer that one side remains open, but that may be determined later based on construction needs. Sometimes a short duration of a double closure could expedite the completion of the project exponentially. Lisa asked about the advertising for Forestville Front Street sidewalk project. Advertising will be for a duration of 30 days. Likely by mid-May the project will be under construction. Betsy asked about Neeley Rd & trucks to the treatment plant. At the S curves near the fire access, there is a culvert that needs work. She wonders when repaving may be done. Johannes said to report the culvert to Soco Connect and the roads team will evaluate it. Janice responded that Neeley Rd is scheduled for repaving this summer. Joe asked about paving funding. Janice said District 5 has 40% of the roads and also 40% of the countywide paving budget. Pip pointed out that rumble strips between Korbel & Guerneville really seem to be effective. Janice confirmed that they are coming back on both sides of Rio Nido.

Public comment included feedback on the Moscow Rd repairs, accessibility for deliveries, emergency vehicles & timeline; Sweetwater water main; and Forestville decorative lighting.

Supervisor Hopkins shared: "Thanks, everyone, for sharing your perspectives and comments with us this evening. I've driven the site (and also have spent time up in the Terraces) and recognize what a critical route Moscow is. Johannes and I check in about the project at least once a week and sometimes more. The precarious nature of the slide and the importance of the road is why we are fronting the funds for repair with local dollars rather than waiting for federal funds to come in. Thanks again for coming, listening, and speaking tonight."

13. Governance Study Update

Elise reported that about 150 people participated in the Feb 4 Workshop. Rivergov.com will have updates. The survey is still open and available at rivergov.com. The consultant is putting together a report from the workshop. And the consultants will be analyzing county budget numbers and tax breakdown regarding service delivery in the Lower Russian River.

Public comment included appreciation to the event; would like to see slides from presentation; request list of initial stakeholder contacts;

14. Committee / Staff Reports

A. Land Use, Report from Chair Mike Nicholls

Chair Mike Nicholls submit a written report and gave a brief report. The video recording from the 2/9 Land Use meeting is available on the District 5 YouTube channel. <https://youtu.be/xuyebWj5WL8>

B. Trash Ad Hoc, Report from Chair Lisa Nahmanson

Chair Lisa Nahmanson gave a brief update from the first meeting. This committee is now called Community Clean Up

C. Communications Ad Hoc, Report from Chair Joe Rogoff

Chair Joe Rogoff reported that the first meeting is forthcoming, the agenda is forming and the committee will consider channels of communication & language accessibility.

D. Staff report, Elise Weiland

We are moving to in-person meetings in March. And meetings will be monthly instead of bi-monthly on the 2nd Thursday of each month and the land use meeting will be the 1st Thursday each month.

15. Adjournment

Joe Rogoff motioned to adjourn, Mike Nicholls seconded. The meeting adjourned at 7:56 PM



Lower Russian River Municipal Advisory Council
575 Administration Drive, Room 100A
Santa Rosa CA 95403

February 14, 2023

To: Lower Russian River MAC Representatives and Alternates
From: Michael Nicholls – Land Use Committee Chair
Subject: Land Use Committee Meeting – February 9, 2023

The Land Use Committee held a 1 hour 58 minute meeting on February 9, 2023 to approve the consent calendar, review one staff presentation and two issues, which allowed for public input prior to the regularly scheduled LRR Mac Meeting on February 16, 2023. A synopsis of the meeting follows. Member Hernandez requested an excused absence and was unable to attend the meeting, however provided written comments which were read into the record of the meeting. The meeting was recorded and a video is available on the District 5 YouTube website at <https://www.youtube.com/@sonomacounty5thdistrict/videos>

- **Definition of Land Use and Staff Update on Moscow Road Repairs** – Land Use is defined as *“the management of land for beneficial use and regulates framework for permitted use”*. The Moscow Road discussion does not follow under the strict definition of Land Use, however District 5 Representative Elise Weiland reviewed the consolidation of projects on Moscow Rd which will be brought to the county Board of Supervisors in March or April for approval to move forward. The County team has been working with state, federal, and local partners on ensuring the Moscow Road dual slides are addressed promptly and without the years-long delay that were faced on the initial 2019 slide. Johannes Hoevertsz, Director of PI (Public Infrastructure), brought together representatives from Cal OES, FEMA, Sweetwater Springs, PI Engineering and Leadership Team members. The first step was temporary stabilization which was addressed by PI roads team adding to the pavement on the uphill side of the road at the new slide in order to re-open that section for traffic. For the permanent plan, the plan is to address both slides at the same time, sticking with the plan to begin construction in early summer on the 2019 slide as soon as the sites dry out and design for the new slide repair concurrently. PI has received agreement from Cal Fish and Wildlife to extend the environmental permit to cover both sites. The funding item will come to the Board of Supervisors in April.
 - Member Thayer also commented positively on the accelerated repair by consolidation of both the 2019 and current year issues. Thayer also voiced concerns during the construction process regarding access and/or detours. Public comment included the fact the current situation is ‘scary’ for drivers, detours requiring transit onto the narrow one-car wide Monte Rio Terraces is unsafe, and that repairs should be completed by summer prior to vacation visitors arriving that are unfamiliar with the area and evacuation routes. This item will be an agenda item for the full MAC Council meeting on February 16th including representatives from the County Infrastructure Department. It was moved to advise the full MAC Council the Land Use Committee has been presented the item and for the record has electronically documented committee member and public comments. Motion passed on a 4-0-0 vote.

- **PLP18-0012 Guernewood Park Notice of Intent to Adopt A Revised Mitigated Negative Declaration Pursuant to the California Environmental Quality Act (CEQA)** – The committee was presented correspondence from California Department of Fish And Wildlife in the meeting packet. The public was advised the Initial Study/Mitigated Negative Declaration (IS/MND) will be recirculated for a second time due to additional measures required by the California Department of Fish and Wildlife.

 - Member Rogoff included concerns with traffic congestion, the site traffic surveys not including intersection of Old Cazadero, Guerneville lane intersections, and the notification within the planning document stating one parking space requirement per 100 sq/ft parking for events. The concern rests with up to 500 event participants which wouldn't comply with parking spaces dedicated for events. Member Rogoff expressed concern with evacuation during natural and man-made disasters. Member Thayer commented the 2023 Housing Element DEIR is interrelated and needs to be taken into account. Member Nahmanson questioned the criteria used in clearing CDFW mitigations. (Permit Sonoma investigated and found no issues with the six bio-species CDFW concerns and will recommend moving forward.) Public Comment included traffic on normal days is congested at the hotel area, was concerned there wasn't a safe way for pedestrians to walk from the hotel site to town, the potential for drinking and driving from hotel guests driving back from an evening in town and the lack of public sidewalks between the hotel site and the Fife Creek Bridge. Again, public comment is encouraged on the Guernewood Park Hotel project and may be submitted to Georgia.McDaniel@sonoma-county.org prior to 5PM on March 6, 2023. It was moved to advise the full MAC Council the Land Use Committee has been presented the item and for the record has electronically documented committee member and public comments. Motion passed on a 4-0-0 vote.

- **Overview of Housing Element – Draft Environmental Impact Report**– The committee had the opportunity to review the Draft EIR (DEIR) in the meeting packet prior to the meeting. Chair Nicholls encouraged public comment, however stressed the importance of written comments which would be included in the DEIR document. Written comments are to be addressed to PermitSonoma-Housing@sonoma-county.org and submitted no later than 5PM on February 13, 2023 for inclusion in the document.

 - Member Rogoff commented on a lack of infrastructure, the necessity of upgrades, and public safety issues. The issue of the current zoning of the Safeway Parking Lot flea market and MD gas property, including the former motel site allows for development, but was not considered in the Housing Element. Member Nahmonson commented that local granular knowledge from public comment is vital as local community members have historic as well as current knowledge on site impacts. Member Nahmonson also commented the deadline for public comment was 5PM on Feb 13th not 11:50PM as stated within the board packet. Member Hernandez, a realtor in Guerneville for over 50 years, in his written comments was not able to support any of the sites due to minimum density issues for workforce housing described in the the DEIR. Member Thayer commented the Governance Study indicated there were deficiencies noted in public services, road repair, sewer, water and transportation currently provided by the county which wouldn't support an additional 670 residents in Guerneville.. Member Thayer also commented on poor cellular coverage and potential congestion on existing towers with added subscribers. Chair Nicholls questioned whether or not the fragile west county PG&E Grid could handle the additional electrical load with added ratepayers on the grid. Comments from the public included a correction on the width of Sunset adjacent to parcel GUE-1 which is 8' not 18' wide, housing sites are not adjacent to public transportation corridors, lack of accessibility and compliance for ADA access, the need for Sweetwater Springs to expand their infrastructure on Sunset Av., January storms, created power outages on Sunset and Cutten of 5 and 6 days respectively. A negative impact of over 200% increase in population on Cutten in less than ¼ mile, water supplied in 6" main with 2" PVC pipe to Cutten Ct neighborhood, ABAG impacts of population increases of 40% to Guerneville, 110% to

Forestville and 70% to Graton, the impact of narrow one-lane country roads during times of commute hours, school hours, evacuation; and distribution of housing percentage is basically the same for unincorporated areas of the county and the city of Santa Rosa. Some sites designated in Forestville aren't suitable to support dense housing due to lack of infrastructure and accessibility issues. Scott Orr of Permit Sonoma responded to questions and indicated the county appealed to ABAG regarding the housing allocation, however the appeal was denied. Mr. Orr described the design review process which takes place for infrastructure impacts which hadn't been considered earlier in the Housing Element DEIR. The identification of sites does not mandate that the site will be developed. In fact several of the zone site selections were actually made in 2014 during the last housing element but not sold, rezoned or developed. If a site proceeds to the development stage, there are many steps from the conceptual design to actually building the project, which will require county as well as additional public input. This could include encroachment permits, building permits, grading permits, plumbing permits, etc. It was noted additional housing can trigger infrastructure development (i.e. bus stops, sidewalks, road widening, etc. which also requires public comment.) Flood Plain F2 sites do have some restrictions. Floodway F1 sites are non-buildable, period! Comments on the Housing Element DEIR comments will again be recirculated in the April/May timeframe for public comment and most likely will not move to the Board of Supervisors until late May or perhaps later. The state has pressured counties in denying certain funding streams should the housing element not formally be accepted by the County Board of Supervisors. It was moved to advise the full MAC Council the Land Use Committee has been presented the item and for the record has electronically documented committee member and public comments. Motion passed on a 4-0-0 vote.

Sincerely,



Michael Nicholls, Chair, Land Use Committee
Lower Russian River Municipal Advisory Council

Note: Permit Documents SPE22-0033 & Draft EIR included in meeting packet posted on the LRR MAC Website

Cc: Commissioner Eric Koenigshofer
Scott Orr



Vacation Rental Ordinance Update

District 5: Recap and Next Steps (March 2023)

For more info PermitSonoma.org/VacationRentals or contact gary.helfrich@sonoma-county.org or (707) 565-2404

What Changes Were Made in 2022 to Vacation Rental Regulations?

Vacation rentals play an important role in Sonoma County's tourism economy. However, they also have potential to cause detrimental impacts and pose a risk to the public safety, health and welfare, as well as impacting housing stock by conversion of full time housing. In 2022, the Sonoma County Board of Supervisors and Permit Sonoma took steps to improve regulation of Vacation Rentals to address these concerns.

On May 10, 2022 the Board of Supervisors also adopted a one year moratorium on accepting new Vacation Rental Applications to allow for time to adopt and implement the new regulations. The moratorium allows for a consistent application of rules among Vacation Rentals.

In '22, Supervisors Approved Ownership Restrictions, R1 Zoning Ban, and Caps

On August 2, 2022, the Sonoma County Board of Supervisors approved updates to the Vacation Rental Ordinance, including:

- Prohibiting new vacation rentals in R1-zoned (low-density residential) areas.
- Allowing for caps to be placed on vacation rentals in areas of concentration.
- Restricting corporate ownership of vacation rentals.
- Limiting Vacation Rental Licenses to one license per property owner.
- Incorporating the Vacation Rental Licenses and performance standards in Local Coastal Plan for rentals in the Coastal Zone.

New 24/7 Complaint Hotline to Improve the Community Experience

Last fall, Permit Sonoma launched a 24 hours a day, seven days a week hotline to improve service to those who report vacation rental ordinance violations.

Restrictions on when noise can be made, prohibitions of amplified sound and fire pit size limits are some examples of regulation violations that can be reported with the new hotline.

If the designated property manager does not resolve the issue within one hour or 30 minutes during quiet time (10 p.m. to 7 a.m.), a complaint may be submitted by calling the vacation rental hotline at **(707) 875-6619**.

Permit Sonoma encourages calling the Vacation Rental Hotline to help staff respond to and track concerns about vacation rental operations.

Business Licenses to Be Considered in Spring 2023

A Business License Program to address health, safety, and quality of life issues that can be created by vacation rentals is being proposed. The program is expected to return to the Board of Supervisors to be considered for approval this summer. The Business License program will among other things:

- Set maximum occupancy cannot exceed 12 guests regardless of number of bedrooms.
- Establish stricter parking requirements.
- Require providing and posting written evacuation instructions and that guests must leave the property when an evacuation warning is issued.
- Subject a property to periodic inspection for maintaining defensible space.
- Notify neighbors whenever a license is issued or renewed.
- Require response times for complaints: 30 minutes in the evening, 1 hour during the day.

In combination with the complaint hotline, the license program has more enforcement tools than a Zoning Permit, which can only be revoked through a public hearing. This allows progressive enforcement in proportion to the severity of the violation. Enforcement can be through fines, temporary suspension of the license, or revocation.



Vacation Rental Ordinance Update

District 5: Recap and Next Steps (March 2023)

For more info PermitSonoma.org/VacationRentals or contact garv.helfrich@sonoma-county.org or (707) 565-2404

Rezoning Communities in the Lower Russian River

The Board of Supervisors directed Permit Sonoma to identify communities with high concentrations of Vacation Rentals and recommend placing a cap (5% or 10%) on or an Exclusion Zone that prohibits new Vacation Rentals.

With the Vacation Rentals Moratorium expiring on May 9, 2023, Permit Sonoma is recommending expedited rezoning in the lower Russian River. The caps listed will be heard at the March 16 Planning Commission meeting and are anticipated for consideration at the April 24 Board of Supervisors meeting. The effort will prioritize communities with high concentration of vacation rentals that were mapped and evaluated as part of a 2020 urgency moratorium.

The neighborhood caps below and whether other communities not mapped in 2020 should have caps will be reexamined starting in late summer 2023. Community outreach meetings in Guerneville, Monte Rio, and Forestville that will include their surrounding communities are planned for July and August.

This gives Permit Sonoma time to seek feedback on the neighborhood level and tailor restrictions to individual neighborhoods. Feedback from those meetings will help Permit Sonoma determine if restrictions should be changed. If changes are proposed, Permit Sonoma anticipates bring them to the Planning Commission in late 2023.

Community Specific Recommendations

Armstrong Wood Road

Current Vacation Rental Concentration: 11.2%.
Area south of Laughlin Rd. is zoned R1. Apply Exclusion Zone (X) between Laughlin and Watson Rd.

Austin Creek

Current Vacation Rental Concentration 14.3%.
5% Cap Area.

Drake Road

Current Vacation Rental Concentration 13.1%.
Most of the community is zoned R1. Apply Exclusion Zone to parcels at the end of Southern Ave and APN 071-050-083, -077, and -075 to the east of Drake Rd.

Guerneville

Current Vacation Rental Concentration 12.0%.
All residential parcels are R1, or other zoning that prohibits Vacation Rentals. No rezoning recommended.

Hacienda

Current Vacation Rental Concentration 8.3%.
5% Cap Area.

Monte Rio

Current Vacation Rental Concentration 15.0%.
5% Cap Area with exception of small area of R1 parcels north of the Russian River.

Monte Rosa & Guernewood

Current Vacation Rental Concentration 14.0%.
Most of the community is zoned R1. Apply Exclusion Zone to Monte Rosa, north side of Woods Ave, and parcels between Duncans Rd and the R1 zoned area adjacent to the Russian River.

Neeley Road

Current Vacation Rental Concentration 25.5%.
Most of the community is zoned R1. Apply Exclusion Zone to residential parcel at the end of Neeley Rd.

Northwood

Current Vacation Rental Concentration 15.3%.
5% Cap Area.

Rio Dell

Current Vacation Rental Concentration 4.4%.
5% Cap Area.

Rio Nido

Current Vacation Rental Concentration 7.1%.
All residential parcels are R1. No rezoning recommended.

Summerhome Park

Current Vacation Rental Concentration 7.6%.
5% Cap Area.

Terraces and Villa Grande

Current Vacation Rental Concentration 13%.
5% Cap Area.

Vacation Beach

Current Vacation Rental Concentration 19.2%.
All residential parcels are R1. No rezoning recommended.