

TO: Supervisor Susan Gorin, Tennis Wick, Cecily Condon, and PRMD Planning Staff

From: 34+ neighbors of the Theodor Lane/Falcon Lane/Bacchus Court/Eveton Lane neighborhood of Sonoma Valley

We are thankful that you will be looking at solutions to deal with high concentration vacation rental areas in a December BOS meeting. This is long overdue.

As you know, the high concentration of vacation rentals in the Theodor/Falcon Lane non-exclusion zone is an unintended consequence of the exclusion overlay created by the 2016 VR Ordinance. **This was done without the knowledge or consent of the full-time residents of this area.** For two years we have been asking for some resolution as the number of vacation rentals has risen. So, we urge you, now is the time to fix this problem!

We understand that the December BOS meeting will look at areas of high concentration in the county in order to establish a cap in those areas (including Theodore Lane/Falcon Lane). **We all agree that the cap at the current number of permits is just too high - that is why we are having this discussion in December.** Our neighborhood is a dense, small lot, large 3-4 bedroom home neighborhood with narrow, privately maintained streets and just not appropriate for multiple vacation rentals. Not only are noise, parking, blocking of the roadway and trash bins an issue, but, more importantly, safety is a huge issue due to possible fire evacuations and Covid-19.

We, once again, strongly request that the County PLEASE establish a 20% cap for Theodor and Falcon Lanes. This percentage is a livable cap until we can be included under the exclusion zone. This percentage would be achieved through attrition over time. No permits would be unnecessarily revoked.

We are now at a 33% density on Theodor and Falcon Lanes. **46% of the homes on the lower block of Theodor Lane are vacation rentals.**

Would you buy a home in this neighborhood? When we re-surface our streets, will vacation rental owners contribute? They are not a part of our community except to profit from their investment. All but one live outside this county.

Many of us invested our life savings into this quiet, lovely neighborhood. To have this happen has been heartbreaking and infuriating and we feel Supervisor Gorin and the County has really let us down. Let's change that.

PLEASE put a 20% cap on vacation rentals in our neighborhood to protect our peace and our investment, not just of out-of-county investors.

Respectfully,

Cristina and Roger Bisio, 215 Theodor Lane
Joel Butterworth and Anna Koval, 186 Theodor Lane
Dr. Vicky Crandall, 203 Theodor Lane

Diane Barbera and Terry Tenopir, 165 Theodor Lane
Greg Holzer and Rosie Castro, 140 Theodor Lane
Leigh Cavalier and John Krzos, 289 Theodor Lane
Dr. Jennifer Karns, 164 Theodor Lane
Dr. Jerome C. Smith, MD and Jose Luciano, 150 Theodor Lane
Bobby and Jill O’Gorman, 255 Theodor Lane
Bob and Margie O’Gorman, 259 Theodor Lane
Marilyn Benedetti, 16890 Bacchus Court
Bill Devaughn and Rita McCabe, 16898 Bacchus Court
Greg and Michelle Gonzales, 16965 Falcon Lane
Margaret and Jean Bidegainberry, 16948 Falcon Lane
Gary Saperstein, 16926 Eveton Lane
Ann Iverson and Dan Bell, 16910 Eveton Lane
Leslye and Darell Choate, 16901 Eveton Lane
Alfred Chircop, Maureen Burns and Shean Burcop, 16923 Eveton Lane
Michael and Tim Stansfield-Church, 16947 Eveton Lane

Ann Iverson
Metaphor Artworks

