

From: [Gary Helfrich](#)
To: [Alisa Sanders](#)
Subject: FW: Thank you for your commitment to Palmer Ave vacation rental situation
Date: Monday, March 13, 2023 2:10:12 PM

From: celia@ecovertex.com <celia@ecovertex.com>
Sent: Monday, March 13, 2023 1:30 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Thank you for your commitment to Palmer Ave vacation rental situation

EXTERNAL

Gary,

We thank you for taking the time to research what is happening on Palmer Ave, adjacent to the town of Sonoma but in the county. We appreciate your recent recommendation in your proposal regarding Palmer Ave and Harrington in Sonoma, though the 2 streets are not adjacent, they both are just steps away from the town of Sonoma and have become hot investment areas for short term vacation rental investors who are not part of the Sonoma community. Your number of 17% of the homes on the **two streets** will continue to expand because of its location to Sonoma downtown. However, the numbers are even more egregious when you isolate Palmer Ave.

Of the 15 properties in our cul de sac, 6 of them have PRMD permits to house vacationers (40%). And the total number of people they can accommodate is 38 strangers at full capacity in a night. I can assure you that on any day in the summer there are more people who are vacationers than the number of locals who live full time in houses on the street.

With 2 homes abutting our property as vacation rentals, we have often times have had to contend with about 30+ strangers a week who are enjoying their vacations literally 12 ft. away from our property line. We don't know who they are, whether they are meant to be in the yards next door. As they go about the enjoyment of their vacation, we hear them coming and going with no regard for the fact that it is still a neighborhood and/or a work day for the people who live there.

All of the homes on Palmer are on wells and we have worried constantly about how the aquifer that feeds our wells is faring. Yes, we have them measured and have seen some issues. The creation of small hotels in the area certainly puts much more strain on the use of water for the 38 vacationers a day that require more showers and laundry than a normal size family would use and most of the investors who have the homes seem unmotivated by water conservation since they are not part of our community.

Since we are a cul de sac and our property is at one end of the street closest to the exit, we watch cars and limousines and vacation vans turn around in our driveway as they miss the driveway to a rental home. It's not the life we imagined as we invested in a retirement home in the county because we wanted to raise vegetables and have a few chickens. Now we have become the "go to" location for vacationers who can walk to the town of Sonoma, but also enjoy a country setting.

While an (X) rating won't change the current 40% saturation in our cul de sac, it will keep Palmer Ave, Sonoma from deteriorating into a full-time vacation rental paradise for investors and short term vacation renters seeking the country experience while also being just steps away from downtown Sonoma.

Thank you for taking notice of our situation and we look forward to the passage of this recommendation.

Celia Canfield

"Women are the real architects of society." **Harriet Beecher Stowe**

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