

Proposal Statement to Accompany
Joining the Exclusion (X) Combining District
North Castle Rd and Half Moon St., Sonoma 95476
February 24, 2020

The proposed exclusion area includes sixteen parcels (sixteen owners) on **North Castle Rd** and six parcels (five owners) on **Half Moon St., Sonoma, CA**

Excluding vacation rentals for the area is warranted because:

1. Road Conditions: North Castle and Half Moon St. are narrow, rural streets with no effective shoulders for parking nor are there sidewalks or street lights. These streets barely allow passage of two oncoming vehicles. Neither street is up to county standards. Parts of North Castle and all of Half Moon St. are private roads maintained by residents. All of the traffic from the 22 parcels must pass through North Castle Rd. The roads are dangerous for oncoming traffic and for those unfamiliar with the area.
2. Fire Risk: This area is in a high-fire risk zone and was evacuated during the 2017 fires. One home was destroyed by fire and several of the properties suffered extensive damage to structures and infrastructure. There is only one egress point for the 22 parcels and the approximately 35 homes on Castle Rd. Firefighters valiantly saved many homes utilizing water supplies and roads to prevent the fires from reaching the valley floor. This is not an area that short-term visitors should be housed during fire season. We enjoy an effective neighborhood phone alert system which greatly facilitated evacuation In October, 2017.
3. Residential Character: All of the twenty three parcels in the proposed area have residential structures with the exception of one parcel on Half Moon St. (127-540-034 where the home was destroyed by the 2017 fires. Most of the parcels are occupied by full-time residents.
4. Neighborhood Support: This is a neighborhood populated by cooperative neighbors who assemble regularly, work together to maintain roads and ensure that

vegetation control minimizes fire dangers. We have met to discuss the implications of joining Exclusion X and all 22 parcel owners have subscribed to the proposal and contributed to fund the cost of the proposal submittal. We attached minutes of our meeting for your information. This is a tightly knit community that is wary of the additional traffic and noise that short-term vacation renters may bring, We appreciate your consideration and are willing to meet to discuss any aspects of our application.