

NEIGHBORHOOD MEETING MINUTES

Residents of N. Castle Rd. and Half Moon St

February 7 2020

Property owners present: Alan and Diane Arntz, Norm and Marty Burkhart, Michelle Cody, Theila and Barry Culbertson, Vivian Fortinos, Jon and Lisa Leeb, Josh and Amy Rassen, Barbara Sachs, John and Liz Sheela, Chuck and Cathy Williamson.

Property owners not able to attend, and providing direct communication: Dominick and Ginny Azzaro, Dolly and Andrew Behrens, Jenny Goff, Dorothea and Kevin Kaz, Ted and Angela Koros, Paula Moulton, and Juan and Lydia Rios.

1. Background. On January 28, 2020, the neighborhood became aware through e-mail communication that a 6600 square foot home in the neighborhood that has been listed for sale has been promoted as a possible AirBnB property. (See Attachment 1.)

i. The email promoted a robust response, starting within minutes. An exchange of multiple emails indicated a strong concern among neighbors that a local real estate agent is marketing this home as a "potential vacation rental". The ad suggested potential buyers confirm that the property is "not in the X zone".

ii. Concerns include that a single, one lane road that provides the only access to the area.

i. During the October fires of 2017, there was a mandatory evacuation of the neighborhood. The California Highway Patrol blocked access to Castle Rd, North Castle Road and Half Moon St. Only First Responders were allowed to enter the area for ten days.

iii. There are approximately 22 legal parcels along N. Castle Rd. and Half Moon St.

iv. Property owners and meeting participants present represented 11 of

those parcels.

2. **Meeting purpose:** to discuss the feasibility of applying to become an X zone.
3. Chuck Williamson presented the extensive research he has done. Chuck also prepared an outline of the Exclusion Zone process. See Attachment 2.
4. Meeting discussion continued at length.
 - i. The discussion was entirely in support of creating an X zone. Owners of 7 parcels who were not present had communicated prior to the meeting that they were in favor of applying to become a X zone.
 - ii. The condition of North Castle Road in the portion where the home is for sale, is of poor quality with a culvert crossing the road. The road quality throughout the whole area is poor, including multiple potholes.
5. A poll was taken with each owner indicating full support of moving ahead to create an X zone in the streets. This poll has also been circulated via email to those eight owners who were unable to attend. Seven of the eight owners also gave support to working towards a Neighborhood Exclusion District. The other party has not yet responded.
6. Each owner indicated willingness to participate in costs of establishing an Exclusion District. The cost was estimated to be \$10,000, or likely more. We may establish a bank account for these funds.
7. Chuck thought that if everyone was in agreement, we would move forward by getting everyone's signature and begin the application process.
8. A discussion ensued of next steps. These steps are to be completed within four days.
 - i. Jon and Josh will contact one property owner who was not present at the meeting
 - ii. Lisa will contact Sheryal (sp?) to find out who owns one parcel, and

will also contact the Jill Sabel.

- iii. Barbara will talk to a real estate agent who lives in another neighborhood that has become an Exclusion District.
- iv. Barry is talking with Larry.
- v. Theila is talking with the Azzaro's.
- vi. Norm will seek further information about the fire experience in this neighborhood in 2017.
- vii. Once an application has been prepared, we will make the real estate agent aware. (An associate in his office has already been contacted.)