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To: [PlanningAgency](#)
Subject: Comments on Vacation Rental
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EXTERNAL

I have the following concerns about vacation rentals. My home is located on Moriconi Drive. This neighborhood consists of approximately 20 homes on a dead end rural road. There are no sidewalks, fire hydrants, and parking places. The last 2 home sales were converted to vacation rental purposes. Not for full-time Sonoma County residential use. Our area is being converted from a family neighborhood to a tourist zone. I do not think there should be any vacation rentals on dead end rural roads.

Having unattended vacation rentals on dead end county rural residential streets is undesirable for the following reasons:

1. Changes character of neighborhood to tourist zone
2. Traffic and speeders on dead-end streets, risking families and children
3. Empty homes during the weekday - no neighbors- no community support
4. Every home sold as a vacation rental home is one less home for a full-time Sonoma County family. This lowers the housing stock.
5. Allowing vacation rentals is a business model that creates higher demand for these homes and raises prices of homes to further unaffordable levels.
6. This increases the risk of fire hazards. We have had 2 mandatory evacuations in the last 5 years. Will vacationers know how to evacuate. Use of fire pits by vacationers. No fire hydrants in neighborhood.
7. There is no infrastructure to support additional vacationers. Such as sidewalks and parking places.
8. Increased use of well water by vacationers. Our neighborhood is on well and septic systems.
9. Overuse of septic systems by vacationers.

Thank you Eric

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