

From: [Patty Elkus](#)
To: [PRMD-VacationRentals](#)
Cc: [Rick Elkus](#)
Subject: "Vacation House Rentals" - PACASO Rentals in the county of Sonoma
Date: March 15, 2022 12:44:02 PM

EXTERNAL

Thank you for providing this forum for neighborhood input.

In advance of your March 17th discussion regarding "Vacation House Rentals" in Sonoma, we as homeowners up here on Norrbom Rd, Sonoma, want to voice our concern regarding permitting of PACASO homes in our neighborhood.

We are on county land, outside the city limits. There was recently a house listed on the PACASO website on Hale Rd. Sonoma. When the neighborhood was alerted to this, there was unified concern and action against it through help with the <https://stoppacasonow.com> advocacy group and a slew of yard signs out on Norrbom saying NO PACASO. The listing has been removed from their website. **Looks like the neighborhood won this battle but as taxpayers, we are asking for the current zoning loopholes to be closed and for you to protect our neighborhood from future attempts.**

Our primary concern is the PACASO "Fractional Ownership" model puts our entire neighborhood in danger. **It is akin to a rental situation in practice.** We live in the extreme fire danger zone and are working as a neighborhood to organize and mitigate future catastrophic fire conditions. We have organized as land owners and are working on a plan to include:

1. Forestry management at our expense, (clearing dead trees and other natural fuel that would feed a forest fire), over hundreds of acres. Many of us suffered losses in 2017 due to the Norrbom Fire that swept through our properties. This is primarily an agricultural zone with several wineries growing grapes on hundred of acres. Dotted in amongst are a few residential homes.
2. Evacuation routes other than Norrbom Road (this involves accessing private gates on private properties)

In the PACASO Business Model, each house can have several "owners". **Who will be responsible for contacting several "owners" in case of fire emergency? Who will manage the evacuation of guests unfamiliar with their surroundings when seconds count?** This business model is not a fit for this neighborhood. **It puts tax paying owners here on Norrbom at undue risk.**

We vote NO vacation house rentals and NO PACASO Fractional Ownership here on Norrbom.

Sincerely,

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