

From: [Joan Geary](#)
To: [PRMD-VacationRentals](#)
Cc: [Susan Gorin](#)
Subject: Vacation Rental Ordinance Updates Meeting
Date: March 15, 2022 2:08:26 PM

EXTERNAL

Dear Planning Commission Members,

Thank you for reviewing the current Vacation Rental Ordinance. Much has happened during the years since it was first established.

-Fortunately, with the help of Supervisor Gorin, Winter Creek Lane (off Carriger Road) was deemed a Vacation Rental Exclusion Zone several years ago. At that time it was in the process of turning from a quiet country lane occupied by most residents for decades to a VR nightmare. As homes were sold they were consistently being converted to VR's that were not only ruining the peace on the road but also the safety of the residents (i.e., fire and road hazards, noise and other disruptions).

-Now Carriger Road is being targeted by developers and the entire area is being threatened. For example, a large rural property owned by the same family for over 120 years has been sold to a SF developer that is requesting permits to build two **EIGHT** bedroom homes. This property borders both Winter Creek Lane and Nevin Lane (another small rural lane). Please include this property, 17700 Carriger Road, in the vacation rental exclusion zone. In addition, this area is being directly threatened by several recent sales of agricultural land that buyers are seeking to convert to residential. When the property at the north end of Carriger was sold by Hanna several years ago vacation rentals were excluded from this property. **THERE NEEDS TO BE A COMPLETE BAN ON VACATION RENTALS AND PACASO/TIMESHARE USE from the north end of Carriger to LisRobin at minimum, and preferably to Craig Ave.**

Carriger Road is a very unique and historical area of Sonoma Valley. Please help us save the rural and quiet character of our neighborhood. There are many residents that are very concerned about this situation.

Sincerely,
Joan Geary

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