

**From:** [Carla Grady](#)  
**To:** [PlanningAgency](#)  
**Subject:** Airbnb hosting re. coastal access  
**Date:** January 19, 2022 12:20:13 PM

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## EXTERNAL

Dear Commission members,

I do not fully understand what is at issue for you all re. your evaluation of vacation rentals in Sonoma County due to some problem with coastal access. It seems like a bizarre connection to make, to somehow blame visitors who stay in non-hotel vacation rentals for a problem occurring at our coastal parks. I don't get it. In any case, as an Airbnb host whose home (where my Airbnb guests stay) is in Forestville, I can attest that the majority of my guests are not here to go to the coast. I get a lot of folks coming for wine tasting vacations, so I am confident their visits help the local economy and do nothing to harm Sonoma County's outdoor beauty. Even though my place is a convenient half hour drive to Jenner, most guests are more interested in hiking inland among redwoods, not going to the coast. Many of my guests are weekenders from the Bay Area, so the coast is not their preferred destination when they come to Sonoma County. They get plenty of beach access from their own homes.

Many guests come for weddings. In the warm months, I would say more than half of my guests from far away places are here for weddings. The other half are here for the opportunity to play in the river (my home is a few blocks uphill from the river). Lots of my summer guests do day-long kayak trips from Healdsburg to Wholer bridge if they do not bring their own gear; others bring floaties in order to do day-long floats down the river, putting in at Steelhead Beach and taking out at Sunset Beach, now that there is a convenient shuttle bus for them. The river is the destination of choice in the summer, not the coast.

During winter holidays, guests from outside the region almost never are interested in the coast. They travel all over, sometimes doing day trips to San Francisco or Mendocino. Several recent guests who come from out-of-state have come to Sonoma County to visit family who live here.

In short, visiting the coast is about 14th on the list of activities that my guests engage in. SO. If your concern is about vacation rentals impacting the Sonoma Coast, I am confident my Airbnb guests are not causing any detrimental impact in that regard.

Also, please realize that, even though my house offers a full, well-stocked kitchen, 90% of my guests eat out at local restaurants while staying here. Thus, I hope you will not consider doing any further damage to the restaurant industry in Sonoma County by restricting vacation rentals here. In my limited observation, it is visitors to the county, much more than locals, who have kept the local restaurant industry afloat during these long, tough Covid months.

Thank you for your consideration.

Please decide wisely, and with full knowledge of all the circumstances at play.

Yours very sincerely,

Dr. Carla Grady,

Forestville Airbnb host

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Until justice is real,  
Carla*

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