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To: [PlanningAgency](#)
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EXTERNAL

On Jan. 13 I emailed the Planning Agency regarding my concerns Re: Sonoma County recommending regulating vacation rentals in the coastal zone. Immediately thereafter, I engaged in several emails with Gary Helfrick from Planning. He answered most of my questions, but, unfortunately did not alleviate my concerns and objections to the County's proposed action. In my last communication with him I stated "it seems the County is more interested in money and keeping tabs on us then promoting the provisions of the Coastal Act which keeps tourists flocking to the Sonoma Coast.

Then, over the holiday weekend I printed out the "Policy Options: Vacation Rentals--Vacation Rental Policy Recommendations." Interestingly, it states that "absent any permit or license program, it is difficult for Sonoma County to monitor if all vacation rental operators are paying the appropriate taxes on rentals." There it is! All at the expense of the Coastal Act.

Bottom line though, these policy recommendations virtually mirror those enacted in 2016 Ordinance 6145 relative to properties located throughout unincorporated Sonoma County, but not applicable to coastal zone properties.

I would argue that these substantial, comprehensive rules, regulations and restrictions are, on their face, a violation of the California Coastal Act. Their terms MUST impact an owners ability to provide/maintain affordable lodging that provides access to the Sonoma Coast for all, which is the purpose and stated intent of the Coastal Act.

If confronted by these comprehensive rules, regulations and restrictions and owner will 1.) probably be required to increase prices, 2.) revert to long term renting (1 yr.+), 3.) go underground, or 4.) sell. Any of which would frustrate and violate the provisions of the Coastal Act, and negatively impact the vast commercial ventures dependent on the tourist industry supported by vacation rentals, etc.

We, personally, have heard of no problems with vacation rentals in our area. Please let sleeping dogs lay. If it aint broke, don't fix it. Just leave us alone.

Barry & Mary Jill Hachmyer
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