

**From:** [Carrie](#)  
**To:** [PRMD-VacationRentals](#)  
**Subject:** Vacation Rental ordinance feedback  
**Date:** March 15, 2022 3:52:26 AM

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## EXTERNAL

Sonoma County planning division, PRMD:

I sent the feedback below a month or two ago, but don't see it in the public comments. In summary:

- 1. A 24 hour noise ordinance is needed. Not everyone has a 9-5 job. Why should residents be subjected to constant noise while in their home? This is unfair. These areas are zoned for residential, not commercial purposes. Yet these vacation rentals are commercial businesses.**
- 2. Vacation rentals need to be reduced, especially in oversaturated areas (e.g. along the river). My preference would be to eliminate vacation rentals. Build more motels or hotels. These are commercial businesses that disrupt the communities where residence try to live. We no longer have neighbors, we have businesses next to our homes.**
- 4. A complaint escalation process is needed. Despite what property managers say in community meetings, my personal experience is that these companies do not want to discipline the renters that are paying a lot of money to rent a party house. I have escalated to PRMD but there are no consequences to these property management companies for ignoring complaints.**

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We have a small home in Monte Rio on the river. Our family has been in Monte Rio for almost 100 years.

Over the last 10-20 years, the majority of homes on the river have been snatched up by investors and turned into "vacation rentals". The owners never use the homes. They are investments.

Noise travels over the river. Summers are a constant barrage of screaming, parties and loud music. We are in Monte Rio for the serenity and beauty, not to endure constant noise and related stress.

When I was a child, we had a real sense of community with our neighbors. This no longer exists with the transient vacation rentals. They have no investment in the community and no desire to be respectful to the full-time residents. A homeowner would be embarrassed to engage in this type of behavior but vacation renters do not care. They will never see their "neighbors" again.

Last summer I reached my saturation point and called the property manager of the party house across the river. I had to wake up early to work the next morning. I could not sleep due to the noise. The property manager refused to do anything about the noise. The next day I called the general manager, expecting her to take action on the issue. She first lied and told me it was the owners so they were exempt. (It was not the owners, it was vacation renters.) When I told her it was not and this has been a chronic problem, she told me to "kiss her ass".

The small vacation rental down the street has several SUVs and cars in front of it all year long. Two years ago this river rental had 30 people in it, including tents in the backyard and RVs parked in front. There is no oversight by the owners or property managers to confirm the number of people actually in the home. Septic tank/ Cesspools cannot handle this volume...and they overflow into the river. It is very common for multiple families to rent a one or two bedroom home. No one checks this.

I am completely against allowing any additional vacation rentals of the river. There needs to be a *decrease* in the amount of vacation rentals on the river, preferably a complete elimination. There is no geographic quota. The river homes are oversaturated with vacation rentals. This is not fair to the homeowners who live here.

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Thank you for your attention to this important matter.

Carrie

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