

From: [Chris Falley](#)
To: [PlanningAgency](#)
Subject: Not in support of Vacation Rental Ordinance
Date: March 16, 2022 9:17:25 PM

EXTERNAL

Hello,

My name is Christina Falley and I own property in Guerneville.

I do not live there full time, nor do I rent it out.

However, I believe the proposed ordinance is so restrictive it will hurt our community.

First, every time property is for sale, any local or person wanting to be a local already can purchase property...they don't. In fact, the properties near our property that are in the worst condition are those owned by locals- not the rental properties. This impacts property value's for all of us.

Creating such barriers for rentals will de-incentivize people who purchase here, improve properties, drive revenue to local businesses and introduce people to the area. A number of people I know who have moved here full time, began as vacation rental people.

The Russian River area has ALWAYS been a resort area. The livelihood of our community is largely supported by the tourism- and people visiting need places to stay. Are some of the tourists rowdy? Certainly! And some of the locals are too. In my experience overall everyone is respectful. It is rare to have issues. A restrictive ordinance to address an occasional problem, seems like an inappropriate response. There are likely many unintended consequences that will come from it.

Regarding parking/congestion. On our road there are locals who have broken down cars sitting along the road. In fact I've even seen hand scribbled notes in the window: "I live down on _____ Lane. Do not tow this car, I'll get a new battery when I can afford it."

Our roads are narrow, many of the homes were designed for weekend get-always in an era before everyone had cars (too bad the train no longer comes our our communities) - but none of this is BECAUSE OF the rentals.

There are many things we need to focus on-vacation rentals are just a distraction. I believe people truly believe this ordinance will be helpful. I also believe many of the problems that they believe this addresses will NOT be resolved with this ordinance. If passed, I suspect there will be great disappointment that this is not the magic pill people hope for.

What are the real issues?

Local jobs- not having vacation rentals will not fix this and in fact may hurt it.

Difficulty finding employees. More likely having the local high school open would be more helpful.

Local fire risks-rentals are not the culprit/cause of our fire risks. Homelessness encampments, teaching water-saving techniques, encouraging gray water systems, etc. may be a better focus to address this. Making property owners clean up their years of debris in ditches/yards (these are not vacation rentals, by the way) would help as well.

Homelessness- could we please focus on this and spend the energy this issue has consumed on address the major human rights issue right here in our community?

Use of resources- frankly many properties are not occupied 100% of the time minimizing wear on the roads, parking congestion, and use of other resources such as water.

Everyone needs to be accountable; locals, vacation property owners, businesses...all of us. I suppose it would be more like a HOA, and many of us in Guerneville are there because we prefer individualism, to put in many more parameters on everyone. But restrictively punishing people- many of whom love our community, care for the property better than many, pay enormous taxes, and keep money flowing to the area seems like a decision that leads us in a dangerous direction.

Thank you for considering the many negative consequences such an ordinance will have on our dear communities. Please do not pass this damaging ordinance,

Christina Falley

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