

From: [MARY LAWLER](#)
To: [PRMD-VacationRentals](#); [MARY LAWLER](#); [Tony Knickerbocker](#)
Subject: response to vacation rental ordinance update
Date: March 14, 2022 12:30:34 PM

EXTERNAL

Hello:

We have a short term vacation rental in the community of Salmon Creek Bodega Bay, parcel #101-020-022-000. We have rented this property since 2013 and the property has been in my family since 1972. We have been a resident of Sonoma County for over 30 years as were my parents.

We rent exclusively through Airbnb format and per their agreement with the county, they collect and pay all TOT taxes. For the year of 2021 this was approximately \$7,800. We have paid these taxes since renting the property. After expenses, our net is approximately \$32,000 which is the primary income for myself and my husband. As noted in the press release, my guests contribute significantly to the local economy that is reliant on this income as it has been for decades.

We appreciate and are in agreement with safety concerns. The challenge is the requirement of being within a 30 mile road distance. We are 37.5 miles from the property. We perform all services to the cabin from repairs to guest and community concerns. As a long time property owner in this location we have a long standing connection with our neighbors and hold those relationships in high regard and are very responsive to any of their concerns. We provide off street parking and list quiet times for guests so they are aware of the noise ordinance. The one issue that occurred in all of this time was a request to trim the shrubbery in the back garden to open the view for my neighbor located behind us. To date, in the eight plus years, we have not had a single complaint involving vacation rental status. Please consider either that the requirements are either to be a resident of Sonoma County or at least to the Napa County line, this seems both fair and in the best interest of the county to support its residents and taxpayers.

We appreciate that in some locations the 30 mile requirement may make some sense, but question that it is appropriate in Sonoma County. There are many 30 mile roads within the county that would take longer to drive than the 37.5 miles of my route. We also ask for the specific concerns that set this arbitrary distance requirement. I drove 42 miles to work for 23 years and never had an issue with either punctuality or responsiveness. Our driving time to our vacation rental is one hour door to door- we are available 24 hours a day to guests by both text and phone and always respond promptly. We are hard pressed to envision a property manager that would respond any faster. This is our only rental and we invest considerable

energy in making it a safe and enjoyable lodging. With the increase in fuel costs and insurance, we cannot take on an additional expense of a property manager especially as this would be pro forma only as we would still be the caretakers of the property and guests.

We can provide comments from all of my immediate neighbors on all sides of the property to the accuracy of my statements.

We ask the county to consider the human face of this proposed update. It would devastate us financially. We are in our late sixties and seventies with no other options.

Mary P Lawler
Anthony Knickerbocker

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