

From: [Ray Meadows](#)
To: [PRMD-VacationRentals](#)
Subject: Re: ORD21-0005 Vacation Rental Ordinance
Date: March 15, 2022 4:59:22 PM

EXTERNAL

The moratorium on short term rentals in fire zones was known but thought to be temporary not permanent.

We are hoping it will expire someday given that no rebuilding has gone on anywhere near us.

Ray

On Tuesday, March 15, 2022, 04:05:20 PM PDT, PRMD-VacationRentals <prmd-vacationrentals@sonoma-county.org> wrote:

From: Gary Helfrich
Sent: March 15, 2022 2:59 PM
To: PRMD-VacationRentals <PRMD-VacationRentals@sonoma-county.org>
Subject: RE: ORD21-0005 Vacation Rental Ordinance

Hi Ray,

The new ordinances are changes in regulations, not zoning. If your property is within one of the wildfire exclusion zones, the restriction on vacation rentals should have been disclosed by the owner. The maps are informational at this point, since rezoning will require analysis of all affected areas and notification of landowners.

Gary

From: Chelsea Holup <Chelsea.Holup@sonoma-county.org> **On Behalf Of** PRMD-VacationRentals
Sent: Tuesday, March 15, 2022 2:42 PM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: FW: ORD21-0005 Vacation Rental Ordinance

From: Ray Meadows <meadowsray@yahoo.com>
Sent: March 15, 2022 2:06 PM
To: PlanningAgency <PlanningAgency@sonoma-county.org>; PRMD-VacationRentals <PRMD-VacationRentals@sonoma-county.org>
Subject: ORD21-0005 Vacation Rental Ordinance

EXTERNAL

Comment for Sonoma County hearing on short term rental ordinance

Last year we bought a property just off of Calistoga road in the area of the 2017 fire. Our nearest neighbor is 100 yards away. In order to afford this property, we will need to rent out the main house for at least half the year. We expect to travel a significant portion of the time and rent it out while we are away.

We'd prefer to do that as short term rentals as this would provide more flexibility for how often we can be in town and use our house. Also the higher rents from short term rental would allow us to rent it for less of the year.

Unfortunately, the maps published with this proposed ordinance seem to completely rule out the possibility of ever doing short term rentals here. This will hurt us by reducing the amount of time we get to spend in our house as we'll need to rent it for longer periods than otherwise needed.

Who exactly benefits from this restriction on our property? The reasoning here seems to be some vague reference to a fire risk but how is staying for periods longer than 30 days safer than a series of shorter stays? Granted, it might be safer for us to be out of the county rather than at our own house, but is that really a goal here?

The prior owners (as a condition of sale) cleared all burned trees within 100 feet and we spent another \$3,900 on brush clearance. We are right off of a main road. It is hard to see why our property (and therefore us) should be penalized relative to any others. A quick look at the amount of brush and trees around properties in areas where rentals are allowed indicates to me that this is a needlessly discriminatory policy.

Ray Meadows

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