

Brooke Larsen

From: doug@lichenestate.com
Sent: Thursday, November 17, 2022 10:11 AM
To: pbscommissions
Subject: Vacation Rentals in Anderson Valley

Dear Board of Supervisors,

Not sure I can be much help commenting on today's meeting, as I have the flu and can barely get a sentence out, but can offer some perspective.

We own a farm and winery in Anderson Valley, Lichen Estate, and I am a member of the Board of Directors of the Anderson Valley Winegrowers. We lived on the farm full time when my kids were little, but moved to Healdsburg at the end of 2009 where the kids went to school. Given the 50 mile commute one way, I often stay on the farm during the week. For the past twelve years, we have been using our primary residence on our the farm as both a primary residence when I'm here during the week (often) and a vacation rental on weekends (often). It's become an important part of our income. We would be unlikely to put it on the rental market if our ability to do short term rentals stopped. It has become an important part of our tasting room business as most of the folks who stay here buy wine, join the club, become repeat offenders. Last year we collected and paid the County \$6500 in occupancy taxes. Our winery generated \$16,000 in sales tax reported in Mendocino County. We employ eight people full time.

Our foreman and his wife live full time in a mobile home on our property. We'd like to do more with regard to worker housing. We can't afford to do that without a profitable business, and our ability to do short term rentals in our cottage has been core to that profitability.

While I understand and agree with concerns about a lack of affordable housing, stopping short term rentals will not solve that problem. The answer to a lack of housing is more housing, and what has prevented more housing in this Valley is primarily zoning, public water systems, public sewer systems. Current zoning requires every property in the Valley to perk and have its own water source. My understanding is we are trying to address this with a state grant in Boonville. Public water and sewer will allow for much higher density housing where it makes sense, in town. Let's work on the same for Philo. Zone for higher density in towns, build the public utilities that support higher density, and builders will come and build.

Best,
Doug

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