

July 10, 2021

County of Mendocino  
Department of Planning and Building Services  
N860 North Bush Street  
Ukiah, CA 95482

Mendocino County

JUL 12 2021

Planning & Building Services

Attention: Nash Gonzalez

Reference Case#: U 2021-0001

Date Filed: 1/12/2021

Owner: Cindy Kung

Applicant: Frank Ma and Cindy Kung

Request: Major Use Permit to operate a vacation home rental in an existing single-family residence.

In regard to the application to conduct a short term (vacation) rental business on the property located at 32125 Albion Ridge "G" Road, we have major concerns. We own and occupy a house located at 32001 Albion Ridge Road, which is approximately 280 feet from the subject's property.

We request that the Major Use Permit to allow a vacation rental **to be denied** for the following concerns:

Fire Risk:

- Vacation renters likely not have the fire risk knowledge for this area. Nor will they have knowledge of fire burning requirement and knowledge of fire safety techniques.
- Our property is within the range of fires being started by fire brands which may travel over a mile in distance as demonstrated in the 2017 Atlas Peak/Tubbs fires and again in the 2020 Glass Fire
- This area has only one paved exit route that dead ends. And the exit is to the west past this property as is the fire station. In the event of a fire, we may not be able to evacuate safely.

Water:

- We are conserving water and our wells are shallow. Typically vacation renters failed to observe conservation of resources which may have a negative impact on the properties in the area.

#### Wildlife:

- Residents on Albion Ridge Road are very aware of the wild animals and their habitat. There is a respect for the bears, large cats, foxes, skunks and deer. Vacation renters may not have knowledge of things such as not feeding the wild animals or leaving garbage unsecured. Renters may knowingly or unknowingly negatively impact the wildlife.

#### Traffic:

- Albion Ridge Road is a narrow and dangerous.
- Multiple speeding cars causing accidents.
- There is no safe parking, cycling or walking along this road – no shoulders.
- Added traffic will only make the issues worse

#### Noise:

- Because the owners have cleared the property, possibly without the required permit, the noise levels and privacy has already negatively impacted the nearby homes. Large gatherings will be heard, and vacationers will likely ignore the 10:00pm curfew. This is a quiet residential neighborhood, and the silence is wonderful.

#### Volume of Vacationers:

- Overnight guests could be in excess of 300 within a year with an additional unknown number of day visitors to the property.
- The number of days in a year that the property may be rented is not defined.

#### Lack of Oversight:

- There will be no one to enforce the expected rules for this property regarding:
  - Fire safety (The owners have already left a fire unattended that resulted in fire department being called.)
  - Volume of vacationers
  - Use of tents and campers
  - Water usage
  - Waste management
  - Excessive Noise
  - Parking enforcement

Though this application appears to be a request to rent a single-family residence to no more than three overnight guests for a few days when the owners are not using the property, it could very well be part of a residential business. One or more of the requestees is party to one more businesses which rent multiple houses on both long term (year or more) and short term (vacation rental one to seven days or more). It is not acceptable to include the subject property (directly or indirectly) in such an endeavor even though the application does not show the property being part of any formal business. The application does not restrict the number days per year that the property may be rented, it only says each rental will be for a (few) days. There is nothing to restrict the property from being rented most of the year to multiple individuals.

We request that you review our comments and take them into consideration when ruling on this issue.

Thank you,

Lawrence Eckerman and Susan Deringer Eckerman  
32001 Albion Ridge Road