

**James Feenan - Fwd: Case #U\_2021-0001 (Kung) // "G" Road Vacation Rental // Commercial Development**

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**From:** PBS PBS  
**To:** James Feenan  
**Date:** 10/19/2021 10:06 AM  
**Subject:** Fwd: Case #U\_2021-0001 (Kung) // "G" Road Vacation Rental // Commercial Development

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Mendocino County

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>>> Carmen Goodyear <ttfarm@mcn.org> 10/19/2021 9:58 AM >>>

re: Major Use Permit // Case #U\_2021-0001 (Kung)

Dear Commissioners,

I am once again writing to share my objections regarding the application of a Major Use Permit for a vacation rental at the G Road South property. My concern about more vacation rentals in our residential neighborhood has not changed since my last correspondence to you in July. In fact, now that I am aware that Ms. Kung and Mr. Ma's **LLC property development company:**

- has purchased **yet another property at 32125 Albion Ridge Road** just west of the G Road property,
- is planning to **build another home on the G Rd property,**
- and owns **a third property on Navarro Bluffs Rd** that has been red-tagged due to permit violations, I am even more alarmed. Clearly these are not just second homes that they will reside in!

I urge the Planning Department to evaluate the zoning in our rural residential neighborhoods and pass an ordinance limiting vacation rentals in such areas of the County, especially given the fire risk, the stress of drought, and the lack of regular housing for our teachers, dentists, doctors, hospitality workers, and

their families. In addition the nuisance and danger of transient occupancy by visitors and their children - from out of town - occurring year round, with their noise, use of our narrow dead end rural roads, their lack of fire awareness, their neglected trash, and inadvertent trespassing on adjacent properties, are all troublesome.

I ask you to kindly read my original comments below. They are still 100% relevant today.

I live not far from "G" Road, and as a neighbor and long time Albion resident, I'm concerned about the proposed vacation rental application indicated above. Please deny the Major Use Permit to operate a vacation home rental in an existing single family residence U\_2012\_))1 (Kung). Here are my concerns:

**1. The landlord is not on site. As a result, the neighborhood is vulnerable to disrespectful and dangerous behavior by vacationers, with no legal recourse to mitigate the behavior. What shall the County do to protect neighbors from the following behavior by visiting vacationers which will inevitably occur?**

- visitors having loud parties after hours
- visitors bringing motorbikes and ride them on "G" Road
- visitors lighting fires outside without fire permits, in a proposed fire ring !!!
- visitors leave the fires unattended, potentially endangering the neighborhood with potential fire spreading to nearby homes
- **Albion Ridge Road is a dead end road. The proposed vacation rental would feature a 'fire ring' for outdoor fires, a potential danger to residents of Albion Ridge should an outdoor fire at this vacation rental get out of control. There is only one way out on this 7 mile long road.**
- visitors leaving trash on the property
- visitors bringing dogs that run free in the neighborhood
- the number of visitors in one month could total 90 / their impact would not be negligible for the neighbors
- visiting children running unattended on the road could cause a hazard for themselves and neighbors
- visitors trespassing on to neighboring properties would be problematic

2. *The property has now been virtually clear cut.* Were permits allowed for this? Unfortunately as a result of the property being virtually denuded, immediate neighbors have lost privacy and sound buffering that the trees afforded them previously.

3. Last but most importantly, we are losing much needed professionals as a result of the proliferation of vacation rentals and *lack of housing for those who wish to work and live here.* There are teachers, nurses, doctors, dentists, firefighters, restaurant and retail workers who need housing and cannot find it, so they don't settle here. Dentists and dental hygienists on the coast are in short supply, for example. Teachers are struggling to find housing. Some have had to leave the area. This is a definite concern for the well being of coastal residents and existing businesses who cannot find employees due to lack of housing. Ultimately allowing so many vacation rentals could seriously impact the local economy and quality of life on the coast of Mendocino County.

I strongly encourage you to deny this permit. Permitting another unsupervised vacation rental in a residential neighborhood is not in the interests of residents of Albion or the coast.

In addition, I urge you to consider writing an ordinance limiting vacation rentals going forward. Thanks kindly.

Sincerely,  
Carmen Goodyear  
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