

Brooke Larsen - Fwd: case id: U_2021-0001 (Kung)

From: PBS PBS
To: pbscommissions; Brooke Larsen; James Feenan
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Mendocino County

OCT 20 2021

Planning & Building Services

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Public Comments item 6a, U_2021-0001 (Kung)

As a resident of Mendocino County since 1971, I add my strong objections to permitting this short-term rental in an established residential neighborhood. Please see a few of my concerns below.

Fire safety: This relatively remote rural neighborhood is served by narrow, unpaved, dead end roads connecting to the narrow, curving, dead end Albion Ridge Road, the only access/egress to Highway 1 for everyone along the road, including many residents on roads like G-South. Most dwellings are wooden structures on forested land. Extreme drought is predicted to continue. At any time, local firefighting resources could be limited due to fires elsewhere. Most local folks are aware, prepared, & well organized to deal with fire emergency. Transient occupants are unlikely to have this level of specific emergency preparedness & to be guided by sense of community responsibility.

Distance from emergency services: CHP & County Sheriff coverage is usually minimal even near coastal towns & on Highway 1. With the ambulance based at the hospital in Fort Bragg, response time can be critically long.

Water scarcity: Visitors are unlikely to practice stringent water conservation; there is no provision in the plan to limit consumption. Residents rely on private wells, many of which have gone dry. There is no

requirement for water storage on site.

Impacts on G Road South: Increased traffic will put undue wear & tear on this narrow, already marginal road with few solid turnouts. It is dusty in dry times, dangerously slick in several places when wet, prone to drainage problems, erosion, & washouts. Risk of injury to children & animals will increase. G Road is not publicly maintained.

Impacts on neighborhood quality of life: Dust & noise from increased road traffic. No restrictions on noise from parties, etc. at all hours. Privacy & security could be compromised by visitors trespassing on, damaging or removing property. Uncollected garbage will attract & be scattered by wildlife, including bears.

Critical shortage of local long term housing: Prices on already severely limited coastal housing stock have skyrocketed during the Covid19 Pandemic, putting home ownership out of reach for local working people. The two local listservs I regularly follow are packed with recurrent pleas for affordable rentals for working people (including families) & by those displaced by sales of previous rentals. The growing local scarcity of teachers, law enforcement, medical professionals, hospital workers, caregivers, tradespeople, artists & artisans, hospitality & food service workers, laborers, etc creates a cascade of losses to the coastal community & economy. Young people who grew up here are forced to move away.

Many well-researched, well-considered comments opposing this project are on file. Their points ring true to me. I hope the inland Commissioners now have an accurate grasp of the unique, specific coastal realities as well as deficiencies --especially re environmental impact--in the plan as cited in July 2021 by Annemarie Weibel:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.mendocinocounty.org%2fhome%2fshowpublisheddocument%2f44271%2f637617053698270000&c=E,1,1BL-4N4FYWrc73chHq8xCGPIOZCqS_lhJ5DUJWE7hNavx_qH7khN9U5-LRHxRsbafjvYtBPDkVXWVVVe8G3jPhkPGAPy5qymI5f45yEzyNJZGI,&typo=1

In view of the Big Picture, I urge you to deny the proposed project.

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