

James Feenan

Mendocino County

From: Kirk Lumpkin <kirk@twinberry.net>
Sent: Wednesday, June 7, 2023 11:03 AM
To: pbscommissions
Subject: Comments on Case#U_2022-0001

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Planning & Building Services

Comments on Case#U_2022-0001 Owner: T.H. Shamrock, LLC
Request: Major Use Permit for installation of a shotgun, rifle and pistol firearms range on the existing Shamrock Ranch.

First, our primary concern is NOISE. In the staff report for a Major Use Permit in the key issues section it states : *“That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort ...”* and so on. The noise created by guns being fired on the Shamrock Ranch already creates for us a nuisance that disturbs our peace and makes us feel less comfortable. It would appear that this firing range would mean more firing of guns which will make these issues worse. Sometimes it already sounds like there is a firing range over there when we hear shot after shot after shot in rapid succession.

In point 7 in exhibit A it says that *“the firing range shall be limited to the hours of 8:00a.m. through 9:00p.m.”* Frankly, we find those potential hours to be outrageously long. The absolute maximum that should be allowed would be 9am to 5pm like any normal business. We do not want to wake up to gunshots. It is also unclear from the application how often the firing range will be used.

At over 17,000 acres Shamrock Ranch is enormous and though it might be less convenient for them it would be better for their neighbors to locate the firing range much farther away from human habitation and even better that it be an indoor facility.

Just to make the point that not all of the application’s numbers can be trusted: the application says that they have 22 head of cattle while their website says they have over 300.

We also fear that in a real estate market where the value of rural land in Mendocino County has already taken a dive that the presence of a firing range next door could further reduce the value of our property.

Another potential issue is that although the application lists several Native American groups that have been consulted it does not appear to include input from Shamrock’s actual Native American neighbors, the Cahto tribe of the Laytonville Rancheria.

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