

SEP 27 2023

**To: Russell Ford, Mendocino County Planning Commission
cc: Rob Fitzsimmons**

**From: Dennis & Marilyn McClain
2308 Rancheria Road
Redwood Valley, CA 95470
(707) 485-5850**

Date: September 22, 2023

Re: 2304 Rancheria Rd, Redwood Valley short term rental permit (Airbnb)

Discussion on this permit application is scheduled for October 5, 2023 before your commission.

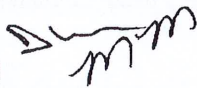
This Airbnb has been in operation for the past year. It has not been permitted and is in non-permitted buildings. We submitted a Code Violation Complaint on September 27, 2022. (Please see enclosure 1).

The conditions stated in our complaint of March 4, 2023 (enclosure 2) have only worsened, including numerous calls to Animal Control for unrestrained pets.

This location is at the end of a primitive private road and is accessed by an easement through two adjoining parcels, (enclosure 3). We have been at this location for many years and have always enjoyed the peace and tranquility until this past year.

We and the adjoining property owner, Shawn Nunnemaker, (enclosure 4) respectfully request this permit be denied and the owner be required to cease and desist the present operation.

**Thank you,
Dennis & Marilyn McClain
mayo-mcclain@comcast.net**



Code Violation Complaint

To mayo-mcclain@comcast.net

A new entry to a form/survey has been submitted.

Form Name: Code Violation Complaint
Date & Time: 09/27/2022 2:24 PM
Response #: 915
Submitter ID: 20987
IP address: 2601:648:4200:d4e0:c8a4:d089:43b9:47ff
Time to complete: 18 min. , 4 sec.

Survey Details

Page 1

1. **Referred by:**

(o) Public

Note: In order for Code Enforcement to investigate potential violations, the subject property address and/or parcel number must be correct.

2. **Subject Property Information**

Property Owner Name: Chester Collins
Site Address of Violation: 2304 Rancheria road
City: Redwood Valley
Mailing Address: 2304 Rancheria Road
City: Redwood Valley
Zip Code: 95470
APN: Not answered
Owner Phone: (707) 485-5850

Description of Complaint

Numerous vehicles going to "Chet's BandB" at 2304 Rancheria Road, Redwood Valley, CA. Chet advertises his cottages on "Airbnb in Mendocino" and is getting wonderful reviews. The sad part is all of his customers are using the private road in front of the other two homes (one is ours) next to Chet's Airbnb. The traffic is horrible but his business is doing great. People drive by, stop and ask where "Chet's BandB" is. It is at the end of our private road. Curious to know if Chet has a license to run a BandB and if he obtained permits to build these structures on his property.

This was on the site:

We built this space with a lot of love and "help from our friends."

The studio is independent from the main house. It has a beautiful stained glass window and a queen size mattress, it is modest and quiet. Sometimes horses and deer pass behind.

Note: to use the bathroom/shower you have to go to the main house, you can use the kitchen and all common areas.

Feel welcome!

Private room in tiny home hosted by Chet

- 1. 2 guests
- 2. 1 bedroom

Enclosure 1

3. · 1 bed

4. · 1 shared bath

Chet is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Great location

90% of recent guests gave the location a 5-star rating.

CONFIDENTIALITY: Every effort will be made to keep the complainants identity confidential within the limits of existing laws.

3. **Would you like to be notified of the results of this complaint?**

(o) Yes

4. **If yes, please choose the method you would like to be notified.**

(o) Email

5. **Please provide your contact information below to be notified of the results.**

Date of Complaint: 09/27/2022
Name: Dennis McClain
Phone: (707) 485-5850
Residence Address: 2308 Rancheria Road, Redwood Valley, CA 95470
Mailing Address: 2308 Rancheria Road, Redwood Valley
Email: Mayo-mcclain@comcast.net

Please Note: You will receive an auto response that we have received your complaint. Complaints that constitute potential health and/or safety hazards will be given priority. All other complaints will be investigated as they are received.

Thank you,
Mendocino County, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

Just page 1 of 6

DANIEL 234-6040



MENDOCINO COUNTY
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CA • 95482
120 WEST FIR STREET • FORT BRAGG • CA • 95437

PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org

CODE VIOLATION COMPLAINT

Referred by:

CASE #: _____

County Dept. Other Agency Public

* In order for Code Enforcement to investigate potential violations, the subject property address and/or parcel number must be correct.

SUBJECT PROPERTY INFO
Property Owner Name: Chester D. Collins
Site Address of Violation: 2304 Rancheria Road, Redwood Valley, CA 95470
Mailing Address: Same
APN: _____ Owner Phone #: (707) 513-9235

DESCRIPTION OF COMPLAINT:
Operating an airbnb at 2304 Rancheria Road which is called "The Magic Ranch". At all hours, every day, customers drive on the private road in front our house to get to Chet's Airbnb. There are three homes on this private road and Chet's is the third one on the end. Because it is difficult to find, people will stop and ask "Where is Chet's Airbnb?" With the help of friends he built these structures on his property. Where is his permit to build? Does he have a license to operate an Airbnb which he advertises? The traffic is horrible and becoming worse. My husband originally filed a complained in September 2022 but we have not heard from your department.

COMPLAINANT INFO:

CONFIDENTIALITY: Every effort will be made to keep the complainants identity confidential within the limits of existing laws.

Please check box if you would like to be notified of the results and check an appropriate box below on how you would like to be notified.

Printed Name: Marilyn McClain Phone # 707-485-5850

by phone Signature: Marilyn McClain Date: March 4, 2023

in person Residence Address: 2308 Rancheria Road, Redwood Valley, CA 95470

by mail Mailing Address: same

emailed Email: mayo-mcclain@comcast.net

* Please Note: You will receive an auto response that we have received your complaint. Complaints that constitute potential health and/or safety hazards will be given priority. All other complaints will be investigated as they are received.

page 1 of 6

Enclosure 2

Entire bungalow hosted by Chet

1. 3 guests
2. · 1 bedroom
3. · 1 bed
4. · 1 bath



\$69 night

4.80 · 35 reviews

6

9

Listing Description

[Back to top](#)

Can good vibes be built into a structure near a forest? Absolutley! Right off Highway 101. Family friendly and private. 2 buildings with easy no check check in!

One more question. Is love the answer?!! The international team that built this family friendly secluded getaway thinks so!

Everyone is welcome to use what we hoped would be the best, the safest, most private and awesome place that is priced right above a shoestring!!!

Use the kitchen in the main house and make some room in the fridge if you need it.

Feel free to stop by the main house to meet the team or use the kitchen!

2 of 6

Chester Collins

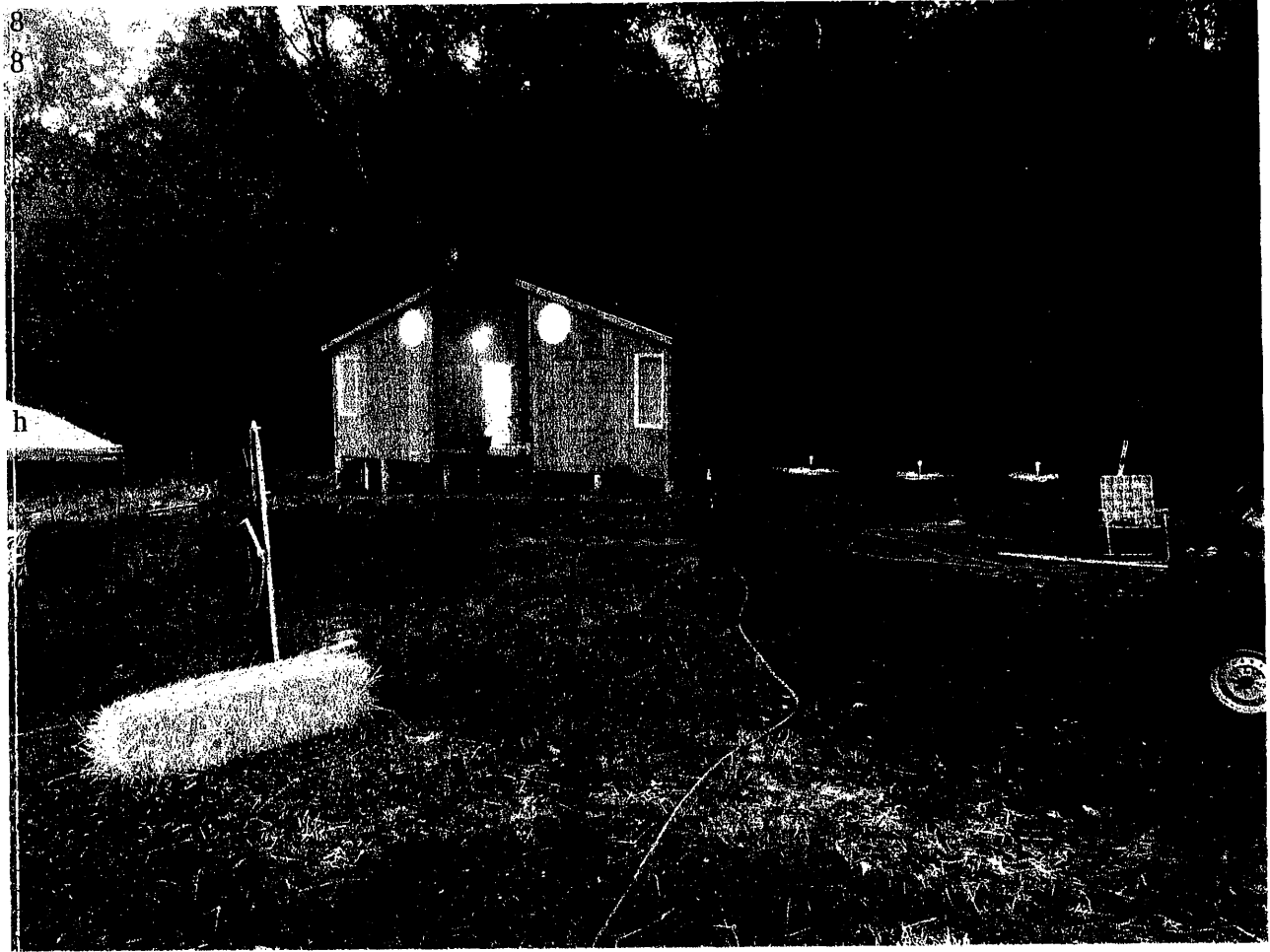
Chet is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

- 1. 3 guests
- 2. 1 bedroom
- 3. 1 bed
- 4. 1 bath

~~\$98~~ \$88 night

~~\$~~80 · [35 reviews](#)



Can good vibes be built into a structure near a forest? Absolutley! Right off highway 101. Family friendly and private.

2 buildings with easy no check check in!

One more question. Is love the answer?!! The international team that built this family friendly secluded getaway thinks so! Everyone is welcome to use what we hoped would be the best, the safest, most private and awesome place that is priced right above a shoestring!!! Use the kitchen in the main house and make some room in the fridge if you need it. Feel free to stop by the main house to meet the team or use the kitchen!

3 of 6

Chester Collins



4 of 6

Chester Collins

About this space

The Magic Ranch is located in Mendocino County right off the 101.

Featuring a relaxed outdoor environment plus a two story house with all amenities. An excellent location for renewal, spiritual practice and following your bliss wherever it may lead. Love is the answer!

The space

We built this space with a lot of love and "help from our friends."

The studio is independent from the main house. It has a beautiful stained glass window and a queen size mattress, it is modest and quiet. Sometimes horses and deer pass behind.

Note: to use the bathroom/shower you have to go to the main house, you can use the kitchen and all common areas.

Feel welcome!

Guest access

We are just a couple miles off Highway 101!

To get to the property on Rancheria road you reach the point where there is a group of mailboxes (among which is number 2304) once there, you have to turn left it is IMPORTANT to maintain a 5 mph SPEED on the private road , there is a house on the left, but you keep driving, there is a downhill through an open gate and you are here. We have ducks, chickens, roosters and dogs (sometimes the dogs bark when visitors arrive, but they are very affectionate)

\$47 night

4.82 · 112 reviews

4

7

p

e

r

n

i

g

h

t

5 of 6 Chester Collins

Tiny home hosted by Chet

1. 2 guests
2. · 1 bedroom
3. · 1 bed
4. · 1 bath



Fast wifi

At 11.7 Mbps, you can take video calls and stream videos for your whole group.

Chet is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Free cancellation for 48 hours.

aircover

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

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Feel welcome!

Tiny home hosted by Chet

1. 2 guests
2. · 1 bedroom
3. · 1 bed
4. · 1 bath



Fast wifi

At 11.7 Mbps, you can take video calls and stream videos for your whole group.

6 of 6 Chester Collins

To Daniel
From Marilyn McKinn
707 485 5850

Daniel,

Below is another website for Chet's airbnb rentals.

Hichee.com

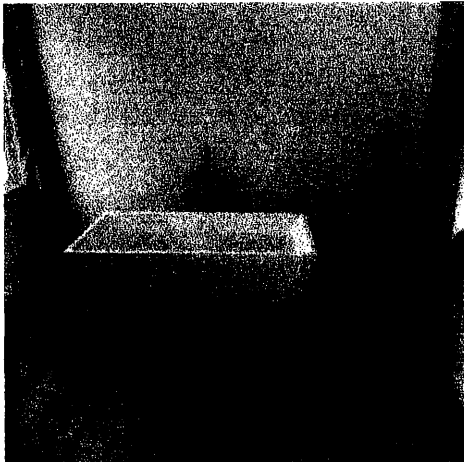
[Redwood Valley, CA 95470, USA Vacation rentals • comparison for Airbnb, Vrbo and Booking prices \(hichee.com\)](https://hichee.com)

Private room in the main house!. - Redwood Valley, California...

<https://hichee.com> › ... › California › United States

The Magic Ranch is right off Highway 101. In the heart of Mendocino county surrounded by woods and welcoming folks from all around the globe.

Photos



About Us

We help you find your perfect vacation rental at the best possible prices.

HiChee was founded in 2017 when a few tech friends and vacation rental property owners began talking about how the short-term rental market had changed and how several booking platform giants dominated the vacation rentals marketplace, sometimes to the disadvantage of both guests and owners.

The cost of marketing listings changed from a fixed subscription pricing model to a pay-per-booking percentage model, borne mainly by the guest "service fees." The combined fees between the guests and hosts added up to 15-20%. And it became advantageous to the host to start cross-listing their rental properties on multiple sites, since there were often no fixed charges.

Consequently, most vacation rentals are cross-posted on multiple websites at different prices. Most listings are on either VRBO or Airbnb or both. **However, it's the same vacation rental with the same hosts when guests arrive!**

As guests, we wanted to compare the prices and reviews across the different sites, but it was a hassle to open up numerous windows and tabs, and manage going back and forth between the sites. So we built a solution to make this easy -- HiChee.

For the hosts, we wanted to offer a **free**, low effort, and low risk marketing solution to boost their direct inquiries.

So today, HiChee.com has become a vacation rental comparison site that allows you to search for savings for over 12 million listings across Airbnb, Booking.com and Vrbo today, plus alternative booking platforms and direct-to-host websites. Using our listing URL search feature, you can compare prices from owners and these major booking sites (aka online travel agencies or OTAs), and get directly in touch our growing community of "True Verified Hosts" and property managers.

HiChee is the flagship product of the ShakaCode software agency. You can read about how we built the product here on ShakaCode.com/hichee. HiChee is also based on React on Rails, the Ruby gem created by the founder Justin Gordon for integrating Ruby on Rails with React.

To whom it may concern,

I am the current home-owner at 2293 Rancheria Road, Redwood Valley, CA. You are considering an application to approve an Air B&B for Chester Collins on October 17th, 2023. Mr. Collins is my neighbor and enjoys an easement across my property to permit access to his residence. I have lived on my property for 13 years and Mr. Collins has been my neighbor for that entire period.

I would like to state my objection to the granting of his request for this permit on several grounds:

- 1) The traffic from the illegal utilization of the property as an Air B&B has been a nuisance to his direct neighbors. Cars park illegally on my property due to the limited parking at his residence blocking access to my property and creating the need for myself or members of my household to go resolve the situation with Mr. Collins.
- 2) For whatever reason, his current Air B&B customers are unable from his directions to locate his property and a couple of times each week, I have individuals either knock on my door or drive into my driveway requesting directions to his property and disturbing my quiet enjoyment of my property.
- 3) The easement across my property that Mr. Collins enjoys is an area where my small children often ride their bikes, walk our dogs, or generally utilize for our purposes. The increased traffic and the speed with which they travel across the easement despite posted 5 MPH signs endanger my children and pets to the degree where I have had to tell them to stay off part of my property for fear they will be struck by a vehicle. Mr. Collins is generally apologetic about his guests, but has informed me that he can't control how they drive.
- 4) The easement when I purchased the property 13 years ago was understood to be for personal use and this is a commercial use. It is chip sealed, but not traditionally paved. The increased traffic levels damage the road and reduce its useful life. The road itself is barely a step up from a dirt road and is not designed for these levels of traffic.
- 5) Mr. Collins guests often play loud music late into the night outside which interrupts our quiet enjoyment of our property and forces us to close all of our windows on warm summer nights in order to maintain a regular schedule for my school aged children.
- 6) It is my understanding that Mr. Collins has built several stand-alone structures, some with bathroom facilities to accommodate guests beyond the typical use of a property of this size and scope. It is my fear that a permit will encourage him to expand his business further creating more challenges for his neighbors.

I would like to be clear that Mr. Collins has been a good neighbor, but this sort of activity presents challenges which prohibit myself and my household from quietly enjoying our property and I am opposed to the County issuing him a permit.

Thank you,



Shawn Nunnemaker