

August 1, 2019

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

Dear County Planning Commission,

I am writing to object to the granting of a Use Permit for Short Term Rental to Stacy Squire. This is CASE # U-2017-0032.

I am the next door neighbor to Squire and Rand the owners of the land with the place Stacy Squire want to rent out. Their property is accessed by a dirt drive through my property. This is a private, not a public access. Further, entry is through a locked gate at the bottom of the drive on Route 128 [no. 975]. Public use for such 'Air-B&B' type usage would mean distributing the gate combination.

I wish they had discussed their plans with me before going ahead with this because of the impact on me, my property, and on the neighbors below me that opening this up to the public would have.

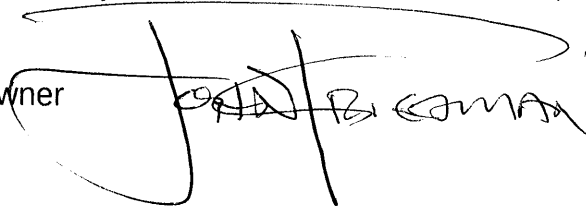
The drive was never intended for public use. This new use poses a substantial liability to me should one of their 'guests' be injured coming or going or hiking or just have a car accident on this drive. It is not paved, dips, twists and tilts so could well be challenging to drivers not expecting and unfamiliar with such conditions, especially in wet weather, the dark or if they are a bit impaired after some celebrating.

Then there is the nuisance of added traffic and the damage that some may cause pulling off the road onto my meadow. The boundaries of the right-of-way are not fenced as it passes about half-way through my place. When the only users were familiar with the land, ownership and the road this hasn't been a problem.

Stacy Squire may need to supplement her income but I think not at the expense of her neighbors.

Respectfully yours and for your consideration of this matter,

John Friedman  
adjacent property owner

A handwritten signature in black ink, appearing to read "JOHN FRIEDMAN", with a large, sweeping loop at the end.

PO Box 8564  
Emeryville, CA  
94662