

November 8, 2019

Mendocino County Planning Commission
860 N. Bush Street, Ukiah, CA 95482

Use Permit U_2017-0032 - Squire

Dear Commissioner:

To allow sufficient time for you to read the enclosed documents for the November 21, 2019 hearing, we prepared this package for you.

As a neighbor on the 1.7 mile private road easement to the Squire property, **we strongly oppose approval of Use Permit U_2017-0032 for a vacation rental on this property. The following documents support opposition to this Use Permit:**

- 1) **SITE MAP:** Map showing the 1.7 mile private road easement through 5 parcels (Rhys Vineyards, Shanley/Quatrochi and 3 parcels owned by John Friedman) from Highway 128 to the Squire/Rand property.
- 2) **NEIGHBORS/PUBLIC:** Letters from both neighbors (Rhys Vineyards, LLC and John Friedman) on private road easement and letter from Peter Lit (public).
- 3) **3rd KITCHEN:** Letter from Nick Alexander (prior owner of Squire/Rand property) and a whistleblower regarding the 3rd kitchen in dwelling referred to as "shop" in Squire's Use Permit application Plot Plan and Project Description (through several iterations).
- 4) **LEGAL:** Legal argument from Terry N. Gross, Esq. finds the Commission will not be able to make the necessary findings to approve this permit application pursuant to Mendocino County Code 20.196.020. The location disrupts the neighborhood's health, privacy, safety, peace, morals, comfort and general welfare. Also due to privacy concerns, fire safety, the lack of a road maintenance agreement and failure to conform with the General Plan, the application must be denied. Additionally, outright denial is warranted based on false information in Squire's Use Permit application and the 3rd illegal residential dwelling with kitchen on the Squire/Rand parcel.
- 5) **LIABILITY:** Letter from MIV Insurance Risk Advisor regarding increased liability risk/cost to the neighbors on the private road easement from transient vacation renters on the Squire/Rand property.
- 6) **AIRBNB/VRBO:** Screen prints dated November 4, 2019 of Squire's Airbnb and Vrbo listings.
- 7) **VIOLATIONS:** Code Violation Complaints for illegally operating/advertising the vacation rental from early 2018 through present 2019.

Sincerely,



Don Shanley and Laura Quatrochi

967 Highway 128, Philo, CA 95466

707-895-2100, shanley@mcn.org

Cc to each Commissioner: Marilyn Ogle, Madelin Holtkamp, Alison Pernell,
Steve Perkins, Diana Wiedemann, Randy Jacobszoon, Greg Nelson



| | |
|----------------------------|-----------------------------|
| Property Data | |
| Owner Name | RAND KYLE (JEAN TTEE 1/) |
| Situs Address | 975 HIGHWAY 128, NAVA 95463 |
| APN | 02603040 |
| Mailing Address | 975 HWY 128, PHILO CA |
| Approximate Size | 40 acres |
| Deed ID | 0559620100430 |
| Land Value Assesse | 236607 |
| Improvement Value Assessed | 348179 |
| Total Value Assesse | 584786 |
| Use Code | TP64 |
| Zoning | TP |
| Preserve | TIMBERLAND PRODUCTION ZONE |

Private roadway from Hwy 128 to Squire's Airbnb

Rhys Vineyards, Wendling Hill, John Friedman (3) and Squire/Rand Parcels

Rhys Vineyards, LLC

July 30, 2019

County of Mendocino
Planning Commission
860 N. Bush Street
Ukiah, CA 95482

REF: U_2017-0032 – Stacey Squire
975 Highway 128
Philo, CA 95466

Dear Planning Commission:

Rhys Vineyards, LLC strongly opposes Use Permit U_2017-0032 for 2 important reasons:

- 1) As one of the three servient landowners, we do not want transient renters driving through our Bearwallow, Philo, Vineyard. Transient renters or strangers pose a nuisance, greater liability and expense to us and the other servient landowners on the private road.
- 2) Granting a Use Permit for an Airbnb eliminates housing for my employees and other professionals trying to locate to Anderson Valley. We are unable to move workers to this area because short-term rentals now dominate the available housing in the Valley.

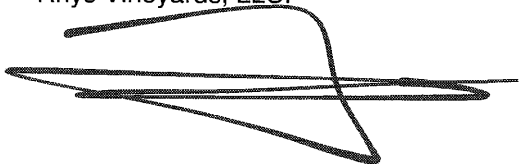
There are over 30 Airbnbs in Anderson Valley and all have direct access to a county road or state highway or are in a subdivision and are not on a 1.7 mile private, locked gate road through our Vineyard and 4 other properties. This Use Permit places an unfair burden on servient landowners on a private road and deprives workers of a long-term rental in Anderson Valley.

We respectfully request the Planning Commission reject this Use Permit.

Thank you.

Sincerely,

Rhys Vineyards, LLC.

A handwritten signature in black ink, appearing to be a stylized 'R' or 'Rhys', written over the printed name 'Rhys Vineyards, LLC.'.

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 the 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.

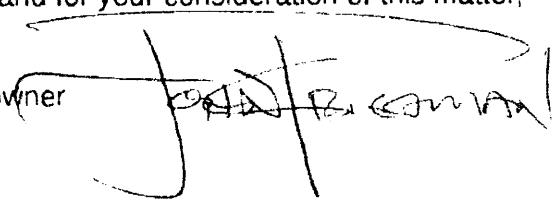
Then there is the nuisance of added traffic and the damage that some may cause pulling off the road onto my meadow. The boundaries of the right-of-way are not fenced as it passes about half-way through my place. When the only users were familiar with the land, ownership and the road this hasn't been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

PO Box 8564
Emeryville, CA
94662

A handwritten signature in black ink, appearing to read "John Friedman", is written over a horizontal line. The signature is stylized with a large, sweeping initial "J" and a long, horizontal stroke extending to the right.

County of Mendocino
Planning Commission
860 North Bush Street
Ukiah, CA 95482

September 9, 2019

Ref: U_2017_0032 - Stacey Squire. 975 Highway 128, Philo, CA 95466

Dear Planning Commission:

As a landowner in Mendocino County for over 50 years, I'm appalled that the County is considering an application to legitimize an Airbnb short term vacation rental that does not have direct, private access to a public road.

The Squire property is about 2 miles from Highway 128 at the far end of a private, gated roadway that runs through the middle of secluded neighboring parcels. The road to access the Squire property comes to a locked gate at the Shanley/Quatrochi property, approximately .3 of a mile from Highway 128. The road through the Shanley/Quatrochi property is slightly less than 1 mile. It then passes through at least one other property before reaching the Squire property. Squire will need to give nightly vacation renters the Shanley/Quatrochi gate combination to drive through their property and another neighboring parcel to access the rental. This practice constitutes a serious nuisance and threat to the privacy, security, peace and safety of the neighbors. It is conceivable that within a year, a hundred or more renters and their guests may have access to this otherwise private, secluded, protected homestead.

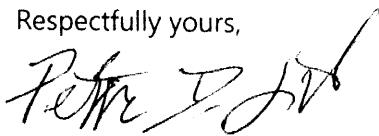
Also, a vacation rental on the Squire property significantly increases the neighbor's liability exposure because renters must traverse a roadway that is winding and steep in places. The neighboring properties are on a south-facing slope in a high fire hazard zone. Vacation renters who are urban drivers pose a threat driving in and out in slippery, wet conditions or when roadside vegetation is tinder dry.

As a longtime resident of Mendocino County, I strongly oppose a Use Permit for a short-term vacation rental on property that does not have private access to a publicly maintained road, and therefore becomes an invasion of a neighbor's privacy, security, and safety.

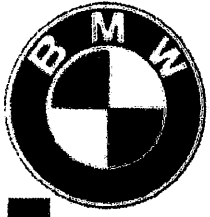
My friends, Don Shanley and Laura Quatrochi, are not marijuana users or growers; they have a right to privacy. Officers of the law must have a warrant to enter their property. Granting a use permit for a short term rental on the Squire property, allowing anyone access, gives Mendocino County's government approval to the public (any renter), violating rights that are constitutionally reserved.

It seems, in many respects, that our Federal government has subsumed the rights of its citizens to businesses. It is distressing to me that Mendocino County would follow this lead.

Respectfully yours,



Peter D. Lit
30995 Greenwood Road
Elk, CA 95432



NICK ALEXANDER IMPORTS • 6333 S ALAMEDA STREET • LOS ANGELES, CALIFORNIA 90001

(323) 583-1901

October 8, 2019

Dear Mr. Davis,

My name is Nick Alexander. I am the previous owner who sold the property to Ms. Squire. During my ownership I built the stables, hay barn, shop, and improved the existing cabin. The building marked shop on the map was originally constructed as a three stall garage/equipment shed. Later, I applied for a permit to convert the west 1/3 of the building into living quarters including a kitchen, bedroom, bathroom, living room and deck. I lived in that home for the balance of my ownership while I developed the rest of the property into a working horse ranch.

The property was covered with several large beautiful stands of one hundred plus year old second growth redwoods. Before I sold the property I placed an environmental easement on the property for the protection of those trees. It is inconceivable to me that Golden State Land Conservancy, the company assigned the duty to protect those trees, failed so miserably allowing Ms. Squire to log a large number of those trees. Then, the Executive Director, Marc Deprey, has the gall to write a letter stating what a wonderful job Ms. Squire has done caring for the property.

Now she wants to have short-term, transient renters. The road to the property is shared with other property owners. It is an old logging road. It is 1-1/2 miles long, steep, and narrow, not suited for tourists inexperienced in such conditions. Please do not allow Ms. Squire to misuse and abuse this remote, rural horse ranch any further.

Sincerely,

A handwritten signature in black ink, appearing to be 'Nick Alexander', written in a cursive style.

Nick Alexander

Previous Owner APN 026-030-40

ALEXANDER

November 1, 2019

Mendocino County Planning Commission
860 N. Bush Street
Ukiah, CA 95482

Use Permit U_2017-0032 – Squire

Dear Planning Commission:

I have known Ms Squire for many years and became aware of her Use Permit application. The following points, which I know to be true, may be useful in your deliberations:

1. Ms. Squire lives at the very end of a private road. The mostly dirt road is accessed by a coded gate, is narrow and steep and not well-suited for tourists unfamiliar with these conditions.
2. All neighbors strongly oppose having vacation renters driving through their properties.
3. Ms. Squire lives on the property in a building near the horse stables. This building is labeled “shop” on her site plan. Her home is complete with a full kitchen, bath, bedroom(s), garage space, breezeway and outdoor deck.
4. The vacation rental was built with a complete living/dining area, kitchen, bath, bedroom, outdoor deck and patio.
5. Ms. Squire’s land partner, Kyle also has a home on the property with a full kitchen, bath, living area and sleeping quarters.

Allowing tourists to rent one (1) of the three (3) homes on this parcel encourages additional traffic on the gated road by strangers and diminishes the privacy and safety of the neighborhood.

I prefer to remain anonymous to prevent a personal conflict with Ms. Squire. I can provide additional details if needed through legal counsel, Terry N. Gross.

Thank you for your time and consideration.

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. 1) See Enclosed.

→ 2. Structures / Lot Coverage

| | NUMBER OF UNITS | | Square Footage | | TOTAL |
|---------------------------------------|-----------------|--------------|----------------|--------------|-------|
| | existing | proposed | Existing | proposed | |
| Rand - Residence | 1 | 0 | 1800 | 0 | 1800 |
| Squire - Residence | 1 | 0 | 1096 | 0 | 1096 |
| Hay Barn | 1 | 0 | 1350 | 0 | 1350 |
| Horse Stables | 1 | 0 | 1300 | 0 | 1300 |
| Shop / garage | 1 | 0 | 1000 | 0 | 1000 |
| Storage | 1 | 0 | 190 | 0 | 190 |
| *No Kitchen Cabin / Sleep quarters | 1 | 0 | 180 | 0 | 180 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| 2. Structures/Lot Coverage | Number of Units | | Square Footage | | |
|---|-----------------------------|------------------------------|----------------|----------|---------------------------|
| | Existing | Proposed | Existing | Proposed | Total |
| <input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ | | | | | |
| Total Structures Area Landscaped Area Unimproved Area | 12,000 sq ft 2,000 sq ft | 0 0 | | | 12,000 2,000 14,000 |
| Riding Arena Landscaped orchards → 1,840,782 - | | | | | 1,861,698 |
| GRAND TOTAL (Equal to gross area of Parcel) | | | | | 1,861,698 |

Terry N. Gross, Esq.
PO Box 124
Elk, CA 95432
State Bar No. 140033
(707) 272-8579
terrvingrosslaw@gmail.com

November 5, 2019

Mendocino County Planning Commission

| | |
|--------------------------------|-----------------------|
| Commissioner Marilyn Ogle | District 1 Chairwoman |
| Commissioner Madeline Holtkamp | District 2 |
| Commissioner Alison Pernell | District 3 |
| Commissioner Steve Perkins | District 4 |
| Commissioner Diana Wiedemann | District 5 |
| Commissioner Randy Jacobson | Timber |
| Commissioner Greg Nelson | Agriculture |

Re: Squire/Rand Application for Use Permit U_2017-0032
Opposition to Legalize Existing Short-term Rental 1.7 miles from Hwy 128

Dear Planning Commissioners,

The Squire/Rand application demonstrates precisely why a Major Use Permit is necessary when a short term rental does not have frontage on a publicly maintained road.¹ The requirement allows the Commission to examine and evaluate each specific circumstance at a public hearing, where those individuals most affected by the application can voice their concerns. Here, not one other property owner on the private road supports Squire's application to legitimize her illegally-operating Airbnb.

A short-term rental, whether an Airbnb or otherwise, does not belong at the end of a private steep, winding, rural road that bisects the middle of private homesteads, and is bordered by bone-dry, valley grasslands. The proposed site is located nearly *two miles* from any publicly maintained roadway and further from emergency services. The neighborhood concerns are identical to what yours would be under the same circumstances:

- **Fire safety:** Easily ignitable vegetation surrounding the roadway and distance from emergency services.
- **Invasion of privacy:** Disclosure of privacy gate combinations and transients driving through the middle of private property.

¹ Mendocino County Code 20.164.015 - Residential and Agricultural Use types: (L) Room and Board. The renting of not more than two (2) room for occupancy by transient guests for compensation or profit provided the parcel has frontage on a publicly maintained road. A Major Use Permit is required if the parcel does not have frontage on a publicly maintained road.

- **Liability:** Personal liability for any injuries occurring on easement holder's property.²
- **Disrupted quality of life/Nuisance:** Strangers driving, running, cycling through private property and up and down a difficult roadway with blind curves.

Simply stated, transient traffic in this fragile and private environment constitutes a nuisance. It requires the disclosure of privacy gate combinations to strangers (already unlawfully disclosed to at least one Airbnb carload pending the hearing on this matter), and requires transit through extremely dry vegetation. *There is no road maintenance agreement* in place guaranteeing proper roadway upkeep, and the applicant has not participated in any of the brush or vegetation removal required to safeguard the entire easement (which she must use to access her property) for the fire season.

Most importantly, this application must be denied because it cannot meet the requirements of a Major Use Permit, primarily, Mendocino County Code 20.196.020 (C) which provides in pertinent part:

(C) 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 or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.

As demonstrated below, the Commission will be unable to make the findings necessary to approve this application. Staff's proposed conditions do nothing to alleviate the disruption and danger to the neighborhood of additional traffic on a steep winding road or the potential fire danger. Additionally, the application must be denied because the applicant has already been renting the unit despite being warned she must suspend operation pending the hearing on this application.

A. The Applicant Does Not Accurately Reflect Conditions on the Ground.

There are five parcels that transients will access by the easement, prior to reaching the rental site. The easement runs squarely through the middle of more than one of these parcels. All of the roadway, except for the short stretch of vineyard closest to Highway 128, is steep with blind curves.

The Squire application contains certain misrepresentations and mischaracterizations.

(1) There are currently no commercial vehicles used by any property owners on this road.

(2) Squire incorrectly states that her liability insurance will cover all rental activities, including those on the private road. This is simply not true, unless Squire adds all property owners as

² See, July 16, 2019 Letter from MIV Insurance to Laura Quatrochi and Don Shanley.

additional insureds and purchases additional coverage. Each property owner is personally liable for all injuries occurring on their property.

(3) The parcel map attached to the Squire application is confusing at the very least. Apparently there are at least two permanent residences on the parcel, one detached bedroom and one other accessory dwelling unit. The application fails to identify all existing residences, and other dwellings.

The easement which makes up the roadway is used by all property owners and is non-exclusive for ingress, egress and public utilities. Under California law³, when an easement impacts more than one property owner, each must pay their pro-rata share of the roadway upkeep **based on their usage**. Squire has never contributed to the maintenance of the complete easement roadway from Highway 128 to her driveway, the entirety of which she must use to access her property. Her neighbors - Rhys Vineyard and my clients - have cleared brush, removed steep grades where possible, chip sealed their portion of the road, and spent additional funds on fire/vegetation clearing. For at least a decade Squire has transported horses, heavy lumber trucks, cement trucks while constructing residential structures, including the proposed vacation rental. The applicant has failed to make any contribution to the upkeep of the entire 1.7 mile road and there is no road maintenance agreement in place compelling her to do so in the future.

B. Major Use Permit Findings Cannot Be Made.

In order to approve a major use permit, Mendocino County Code 20.196.020 requires the Commission to make the following findings:

(A) That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;

(B) *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;*

(C) 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 or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;*

(D) That such use preserves the integrity of the zoning district."

Contrary to the Staff Report the aforementioned findings cannot be made.

³ California Civil Code 845 provides in pertinent part: "If the easement is owned by more than one person on the absence of an agreement, the cost shall be shared proportionately to the use made of the easement by each owner."

1. The Short Term Rental Disrupts the Neighborhood's *Peace, Comfort and Safety*.

The entire neighborhood adamantly opposes this short-term rental. It disrupts their "privacy", "peace", "comfort" and "safety". Providing privacy gate combinations to strangers and transients is worrisome and dangerous. The road is at times narrow and very steep in places; the rural environment surrounding the road way is extremely fragile. The proposed site and the surrounding area is located, in part, in a "High Fire Hazard Zone". Due to heavy rains this past winter, the entire area, including the subject road, is surrounded with dry vegetation which easily ignites. A car pulled off the road or a carelessly lit or tossed cigarette, landing on dry valley grass and other vegetation, is a public health and safety threat not only to the neighborhood, but the entire Valley. The Airbnb guests hike and bicycle up and down the road. Unless the applicant hires a full time guard, it will be impossible to manage the comings and goings of transient traffic on either the road or through the neighboring private properties.

2. No Road Maintenance Agreement Insures Adequate Upkeep.

There is no road maintenance agreement guaranteeing adequate drainage, brush removal or road upkeep. Small landslides are not uncommon due to the steep slope. As previously mentioned, Squire has never contributed to the road repair initiated by her neighbors. These repairs have included mowing, cleaning culverts and maintaining the chip seal from Highway 128 through my clients' property. While her neighbors have maintained access, Squire's failure to participate is a violation of State law.

3. The Application is Inconsistent with the General Plan.

Mendocino County General Plan Chapter 6 sets forth specific Community Goals for Anderson Valley. Primary among them is to maintain and enhance Anderson Valley's rural, agrarian character (Goal CP-AV-1). While the staff report correctly cites to certain Community Goals and Policies to expand uses, including agriculture and tourism, the focus of development and community services is directed to the four existing communities and small towns- Yorkville, Boonville, Philo and Navarro. The overarching goal is to come up with a plan to coordinate and enhance agriculture and tourism to expand the Anderson Valley economy. This vacation rental is neither planned nor appropriately located.

4. The Illegal Airbnb is Active Pending Approval.

Despite being advised by planning staff several times that any "ongoing short-term rental activity must be suspended, pending approval of this Major Use Permit and any related building permits for the subject structure"(February 20, 2018 letter Jesse Davis to Stacey Squire), Ms. Squire continues to operate the short term rental. My clients, Laura Quatrochi and Don Shanley have run into strange cars and joggers driving and running through the middle of their parcel. When asked how they obtained the privacy gate combination, they responded that Ms. Squire gave it to them and that they were staying at "Stacey's Airbnb".

5. Already Existing Dwellings May Preclude the Vacation Rental.

Finally, Squire identifies two residences on her Plot Plan. One labeled "Rand Class K Residence" where Rand currently lives and the second dwelling labeled "Squire 2nd Residence/ bungalow". The bungalow is also referred to as "Yoga Studio" (BU_2018-1613) pending Change of Occupancy as an ADU or Airbnb vacation rental. On the Plot Plan Squire labels another structure near the PG&E pole, "shop". As the prior owner Nick Alexander states in a letter to the Commission, the structure labeled "shop" is a home with a full kitchen, bath, bedroom, garage and deck where he lived while on the property. As neighbors, vendors and workmen can attest this 3rd dwelling, **not** the "Squire 2nd Residence", is Squire's home.

Mendocino County Code Chapter 20.164.050 states: "An accessory dwelling unit shall **not** be allowed if more than one (1) dwelling unit (including farm employee housing, farm labor housing, temporary family care unit) is located on the parcel, or if there currently exists two (2) accessory residential units (any combination of guest cottages and detached bedrooms) on the parcel." This parcel has already exceeded its allotment for accessory dwelling units and grounds for outright denial of the permit.

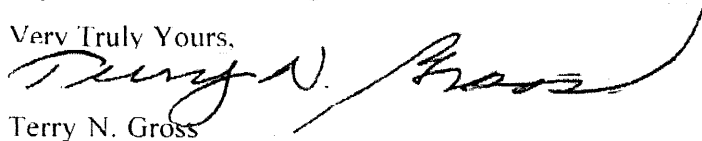
C. Conclusion

None of the permit conditions address the neighborhood's concerns - they allow for six occupants, no limit on cars, possible large gatherings with additional permits. All of the neighbors oppose the location of this short-term rental because it is a threat to, not only their privacy, but their "health, safety, peace, morals, comfort and general welfare". The findings necessary for a Major Use Permit are lacking, with or without the conditions.

Over the years, the Commission has granted other Major Use Permits for short-term vacation rentals, all of them were granted under significantly different circumstances from the one before you today. One was for a bedroom in an owner-occupied primary dwelling unit (U_2017-0014). Another had roads maintained by a long established road association (operating since 1975) and polled their neighbors prior to their application, who did not object. (U_2017-0013). Both applicants confirmed their presence full time on the property. Another request was regarding an unoccupied second home located .5 miles from Highway 128 - it affected no neighboring parties and quick, easy access for emergency vehicles existed. (U_2017-010). Here, neighbors are seriously impacted and strenuously object, there is no road maintenance agreement in place and emergency vehicles will have difficulty accessing the property.

For privacy and public health and safety concerns the entire neighborhood respectfully requests that the Planning Commission deny this application outright.

Very Truly Yours,



Terry N. Gross

Attorney for Laura Quatrochi and Don Shanley
cc: Deputy County Counsel, Matt Kiedrowski

Joseph E. Burger
James P. Capponi, CPCU
David J. Capponi, ARM
John H. Imrie, CPCU



Kent S. Imrie, CPCU
Thomas F. Malloy
Timothy P. Malloy
Edward J. Bystrowski

July 16, 2019

Laura Quatrochi and Don Shanley
967 Highway 128
Philo, CA 95466

Dear Laura and Don-

Thank you for bringing to my attention the proposed increase in liability exposure that will result from the ingress and egress of online vacation rental guests from a neighboring property over the private road easement that is situated on your property.

My understanding is that the neighbor requesting approval of a use permit for the vacation rental has arranged for Commercial General Liability Insurance covering the vacation rental business and premises that will extend liability coverage to the use of the private road easement.

As your insurance and risk management advisor, I strongly recommend that you be provided in writing direct assurance from the vacation rental general liability underwriters that the description of covered premises in their policy specifically includes the private road easement and that the two of you, individually, and Wending Hill, LLC be named on the policy as Additional Insureds. Furthermore, that the description of covered premises and operations be specific to also include all uses by the vacation rental business including, but not limited to, jogging, hiking, biking and any other recreational activity on the subject private road easement and adjacent properties not owned by the vacation rental business.

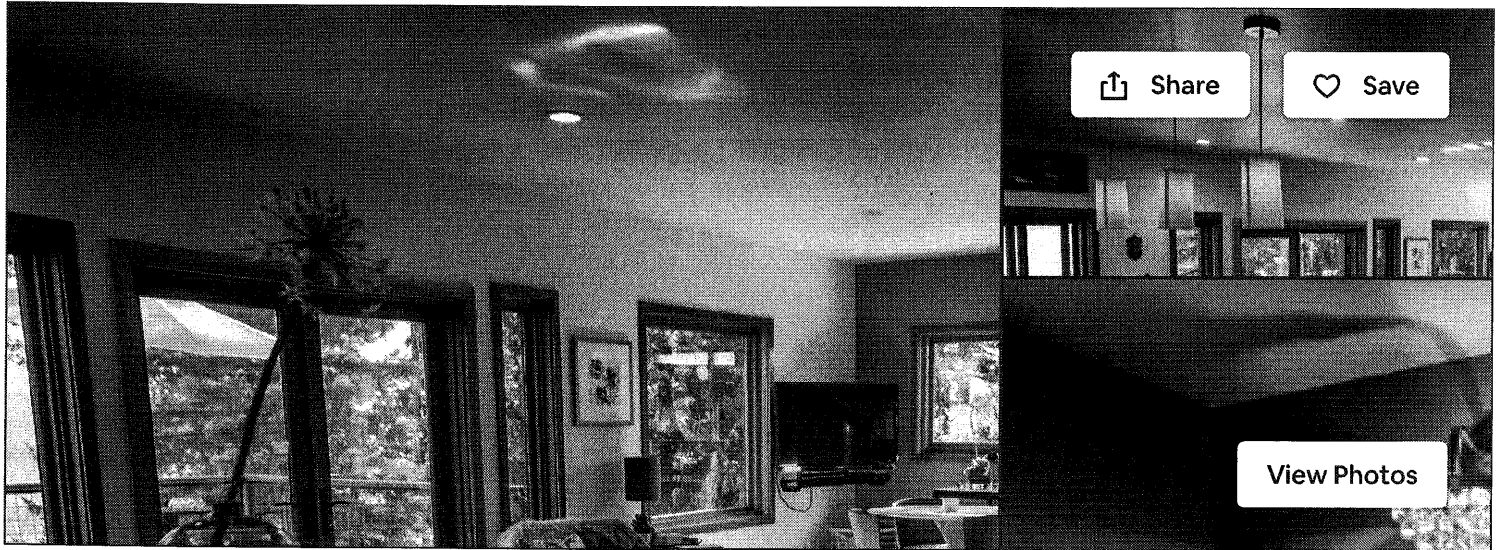
Commercial general plus excess or commercial umbrella liability limits should be required at minimum limits of \$6,000,000 Each Occurrence and \$7,000,000 Annual Aggregate to cover bodily injury and property damage to others arising from the vacation guests use of the private road.

Please let me know if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Kent S. Imrie", is written over a horizontal line.

Kent S. Imrie, CPCU



Urgent Accommodations for those displaced by Kincadee Wildfire - Sonoma County, CA, US



I need a place to stay

I can offer my space for free

RidgeHaven Bungalow(30 day or more rental)

Philo



Stacey

4 guests 1 bedroom 2 beds 1 bath

Entire home

You'll have the bungalow to yourself.

Private ranch at 1300 ft elevation, above the fog. Situated at the highest northerly point of Anderson Valley's "Deep End" premier pinot noir growing region w/breathtaking views of valley and beyond. Enjoy the peace and quiet, star filled nights, giant Redwoods, and small farm feel with horses, honey bees, lamb, fruit & olive orchards and wildlife. 15 minutes to Hendy Woods State Park and river, 10 minutes to fine dining and wine tasting, 20 min to Boonville, 30 min to Mendocino Coast.

The space

CURRENTLY THIS RENTAL IS ONLY AVAILABLE FOR LONG TERM (more than 30 days) Check back next spring/summer 2019 as it may become available then for short term renting. Thank You.

1000 sq ft new construction, open floor plan bungalow. Exterior is designed to fit the local historical charm, locally sourced and milled redwood and fir construction. Interior is modern Mid-century, Lux w/touches of global. Tons of natural light, well appointed full kitchen, Nespresso machine, d/w, gas cook stove, as well as tasteful stemware, tableware, and cooking necessities for gourmet meal preparation. Cal King Casper bed, high quality bed & bath linens and plush cotton robes. Joybird couch has COMFORTABLE pull out memory foam full size bed. RAIS Scandinavian propane fireplace, 54-inch Smart TV, walk-in shower, tub, washer/dryer, gas grill. Large outdoor patio space w/big view of valley. Perfect setting for honeymooners, romantic getaways, private retreats, couples with small dog or child and nature lovers.

Additional:

- grocery shopping service
- seasonal local produce basket delivery
- private wine tour driver

Guest access

Bungalow is situated away from other buildings, fully private with fenced yard that is exclusively for bungalow guests only.

Short walking trail and more few mile drive away.

Other things to note

Book 3 nights, get 4th night free.

Long term rates negotiable

Seasonal rates may apply, please inquire

Contact host

Amenities



Wifi



Free parking on premises



Kitchen



Breakfast

Show all 38 amenities

Sleeping arrangements



Bedroom 1

1 king bed



Common spaces

1 sofa bed

[\(https://www.vrbo.com/\)](https://www.vrbo.com/)

Where

mendocino-ca-usa

Check In

Nov 30

Check Out

Dec 31

Search

[View all 18 photos](#)

\$100 per night

☒ Your dates are availableCheck In
Nov 30Check Out
Dec 31Guests
2 guests**Total**

Includes taxes and fees

\$3,778.00[View details](#)**Request to Book***Free Cancellation until 11/16/2019***Stacey**[Ask owner a question](#)Navarro, CA, USA
18.4 mi to Mendocino center

House · 1000 sq. ft.

Sleeps: 3

Bedrooms: 1

Bathrooms: 1

Min Stay: 30 nights

For booking assistance, call Vrbo at **888-829-7076****Property # 1495538**

No Smoking

Internet

TV

Fireplace

Washer & Dryer

Heater

Exquisite Bungalow sits on top of ridge overlooking Anderson Valley

Private residence, sits at 1300ft elevation above the fog at the highest northerly point of Anderson Valley "Deepend" premier Pinot Noir growing region. With breathtaking views of valley and beyond this setting offers peace & quiet, wildlife and cool coastal influenced air. It is truly a private retreat in itself.

[View more](#)

Bedrooms



Bedrooms: 1



Sleeps: 3

Owner

StaceyMember
Since 2018[Ask owner a question](#)**Languages:** English, Spanish[View more about Stacey](#)

Lisa Washburn - Code Violation Complaint

From: <pbs@mendocinocounty.org>
To: <washburl@mendocinocounty.org>, <taylort@mendocinocounty.org>
Date: 9/3/2019 10:56 PM
Subject: Code Violation Complaint

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

Form Name: Code Violation Complaint
Date & Time: 09/03/2019 10:56 PM
Response #: 245
Submitter ID: 9863
IP address: 67.203.88.6
Time to complete: 32 min. , 19 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: Stacey Squire
Site Address of Violation: 975 Highway 128
City: Philo
Mailing Address: PO Box 590
City: Philo
Zip Code: 95466
APN: 026-030-40
Owner Phone: (707) 234-1890

Description of Complaint

Squire renting her Airbnb, RidgeHaven Bungalow prior to approval of Use Permit, U_2017-0032.

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?**

☐ Yes

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

☐ Email

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

Date of Complaint: 09/03/2019
Name: Donald Shanley/Laura Quatrochi
Phone: (707) 895-2100
Residence Address: 967 Highway 128
Mailing Address: 967 Highway 128
Email: shanley@mcn.org

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 the Vision Content Management System™. Please do not reply directly to this email.



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:

☐ County Dept. ☐ Other Agency ☒ Public

CASE #: U 2017-0032

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

SUBJECT Property Owner Name: Stacey Squire (& Kyle Rand)
PROPERTY Site Address of Violation: 975 Highway 128, Philo, CA 95466
INFO Mailing Address: PO Box 590, Philo, CA 95466
APN: 026-030-40 Owner Phone #: 707-234-1890

DESCRIPTION OF COMPLAINT:

Property owner (Squire) continues (from early 2018 through present) to advertise and rent Accessory Dwelling Unit when instructed not to engage in any ongoing short-term or long-term rental activities pending approval of a Major Use Permit and any related Building Permits for the subject structure.

Squire was again instructed in the September 19, 2019 Planning Commission Staff Report (Exhibit A #16), "The applicant shall remove any advertisement(s) that indicate the availability of the Accessory Dwelling Unit for use as a short-term (less than 30 days) or long-term (greater than 30 days) rental until compliance with Condition 18 is affirmed." #18 states, use of ADU for any commercial purpose, including the sale, lease, rent or employee occupancy of the structure is prohibited for a minimum of one (1) year from the date of issuance of the Certificate of Occupancy for BU 2018-1613.

As of today, November 4, 2019, Squire continues to advertise the structure on Airbnb and Vrbo. The Airbnb listing blocks the calendar but allows renters to contact Squire directly for rental availability. The site states, "CURRENTLY THE RENTAL IS ONLY AVAILABLE FOR LONG TERM (more than 30 days). Check back next spring/summer 2019 as it may become available then for short-term renting. Thank You." The Vrbo site indicates availability on a monthly basis. To prevent continued illegal renting and advertising, Squire must immediately "snooze" or "unlist" all listings.

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: Don Shanley and Laura Quatrochi Phone #: 707-895-2100
☐ by phone Signature: *Don Shanley* Date: 11/04/2019
☐ in person Residence Address: 967 Highway 128, Philo, CA 95466
☐ by mail Mailing Address: 967 Highway 128, Philo, CA 95466
☒ emailed Email: shanley@mcn.org

* 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.