

Mendocino County

SEP 11 2019

Planning & Building Services

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.

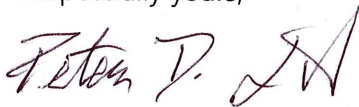
Also, a vacation rental on the Squire property significantly increases the neighbor's liability exposure because renters must traverse a roadway that is winding and steep in places. The neighboring properties are on a south-facing slope in a high fire hazard zone. Vacation renters who are urban drivers 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
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