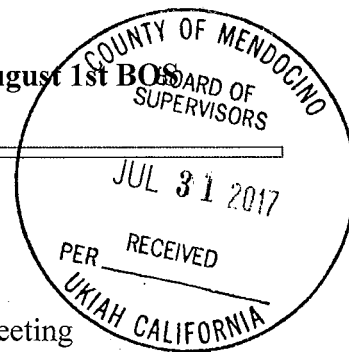


**Board of Supervisors - Homeowner Feedback on Agenda Item 5c) for August 1st BOS Meeting**



**From:** Michael Sherf <mjsherf@gmail.com>  
**To:** <bos@mendocinocounty.org>  
**Date:** 7/31/2017 8:08 AM  
**Subject:** Homeowner Feedback on Agenda Item 5c) for August 1st BOS Meeting

Hi Mendocino County Board of Supervisors,

As a homeowner and resident of Mendocino County, I feel compelled to provide feedback on the following agenda item in advance of tomorrow's Board of Supervisors Meeting:

**5c) Discussion and Possible Adoption of Urgency Ordinance Establishing Interim Restrictions on the Establishment of Short-Term/Vacation Rentals of Residential Property**

My wife and I own a home on Frog Pond Road in Little River, which we've lived in for over 10 years. Two of my neighbors have been running illegitimate Airbnb rentals for months, a situation which has resulted in negative impacts to their neighbors by significantly increasing traffic and attracting transients up our private road and otherwise peaceful community.

Frog Pond Road is a very narrow, windy, one-lane road about a mile long, with two signs at the beginning of the road stating "Private Road" and "Dead End" and "15 mph Speed Limit". Our home is about half-way up, where there is a posted "10 mph Speed Limit" sign before my property that applies to the remaining upper half mile of Frog Pond Road—where the two neighbors have been renting out their homes and ancillary buildings on Airbnb.

<https://www.airbnb.com/rooms/16191459>

<https://www.airbnb.com/rooms/17124436>

My wife and I and every one of our Frog Pond Road neighbors live in the Coastal Zone, so I am very aware of the building limitations that living in the Coastal Zone imposes on all of us. I have spoken with the Mendocino County Building and Planning department multiple times and understand that only one legal residence is allowed on a single parcel and that no other buildings on the property can have a kitchen or be rented out. Moreover, even if a neighbor did have a legitimate vacation home permit, which I can't imagine that Mendocino County would have allowed my neighbors to have, that traffic/environmental impacts need to be assessed. Additionally, I am told that a homeowner can't rent out their home or ancillary building as a vacation rental while also still living on the same parcel—which these neighbors clearly are doing. In fact, one neighbor has been renting out both her house and an ancillary building and the other is in the process of preparing another building on his parcel that I'm told he intends to also list on Airbnb.

Traffic has increased significantly on Frog Pond Road as a direct result of these AirBnb listings, and has become especially intolerable this summer. Often multiple families/cars accompany each of the Airbnb rentals, literally resulting in traffic jams up/down Frog Pond Road, considering it is

so narrow and difficult to find places to pull over or turn around. My wife and I have literally been stopped numerous times by people driving up the road who are lost and ask directions to one of the two AirBnb rentals. It is also my observation that vacation renters come and go much more often than residents, driving in/out for meals, sight-seeing, and various events, so that exacerbates the increased traffic congestion and additional pollution from car exhaust.

We chose our home and parcel because of the privacy and peacefulness that it offered us, but even more so because my wife suffers from Lupus and extreme chemical sensitivity and needs to live in an environmentally very clean place (air/water), which we gratefully found. As a result of the additional traffic on the road that these Airbnb rentals attract, my wife has increasingly suffered from respiratory distress lately. And, since we live on a dead end private drive and our house is located in a clearing more exposed to Frog Pond Road than most of our neighbors—my wife and I feel more vulnerable and less safe because of all the transients now coming in and out of our neighborhood. In fact, comments made on the Airbnb site give specific directions available to anyone on the Internet on how to find Frog Pond Road.

Additionally, my three grown children and six grandchildren are also residents in Mendocino County and spend a lot of time with my wife and I at our home. Especially considering that we live on a narrow private road, the increased Airbnb traffic and drivers unwilling to respect the posted speed limit have made it dangerous to walk with our children and grandchildren around our own home and neighborhood.

Another important point to note is that homeowners on Frog Pond Road are wholly responsible for repairing and maintaining our private road. The Airbnb rentals result in significantly more traffic, which means more wear-and-tear on the road that all homeowners have to share in the cost of fixing, so while these two neighbors are "raking in the bucks" there is ultimately a financial impact to their neighbors.

I respectfully request that you approve the moratorium on vacation rentals and, in cooperation with Mendocino County Building and Planning, impose unambiguous guidelines around granting vacation rental permits--so Mendocino County residents and homeowners can be protected from the proliferation of services like Airbnb that negatively affect our neighborhoods and the well-being of our residents and communities.

With utmost respect and sincerity,

Michael J. Sherf