

Brooke Larsen

From: Adrienne Thompson
Sent: Wednesday, June 29, 2022 3:48 PM
To: Brooke Larsen; Marco Rodriguez
Subject: FW: AP_2021-0010

From: Julia Krog <krogj@mendocinocounty.org>
Sent: Wednesday, June 29, 2022 9:23 AM
To: Adrienne Thompson <thompsoa@mendocinocounty.org>
Subject: FW: AP_2021-0010

Mendocino County
JUN 29 2022
Planning & Building Services

Julia Krog

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From: David Severn <nsn@pacific.net>
Sent: Tuesday, June 28, 2022 10:00 AM
To: Julia Krog <krogj@mendocinocounty.org>
Cc: Keith Gronendyke <gronendykek@mendocinocounty.org>
Subject: AP_2021-0010

Julia Krog,

Planning and Building Director,

Zoning Administrator,

It is hard for me to understand what keeps us big brained humans marching toward disaster, but like lemmings we do. The degree to which we are battering the Earth we are also battering the human psyche.

AP_2021-0010 is a handmaiden to dilemma in that it foments everything within the Ray's Rd. neighborhood that Municode Sec. 20.196.020 insists it must not, even reaching further by stimulating undercurrents of fear, mistrust, and disappointment that oozes beyond neighborhood into the broader community.

One person's vision for personal and commercial prosperity must not be allowed to batter our neighborhood vision of the life supporting tranquility of rural residential life.

I have in my possession 75 names of neighborhood and community people opposed to the issuance of a permit "in any form it may take" that will be presented at the hearing. The number is growing.

So here is the foundation of my opposition to AP_2021-0010. Municode Sec. 20.196.020 states that before any permit may be granted, it shall be shown that (B) adequate access roads are being provided and (C) That such use **will not** 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. I do not agree that it can be shown that it **will not** impact the neighborhood in any one of those disruptors listed.

The access on Ray's Rd. is not asphalt, it is chip-seal, prone to pot holes and is not a legitimate two lanes of traffic - squeezing down to one way only by a fine old oak tree across from my house and when cars or delivery vans stop or park on one side of the road. Speed, primarily by visiting guests on the far reaches of Ray's Rd. and Van Zandt Resort Rd. is a scary issue. Locals, including children, walk the road regularly and my grandkids and their friends often play there. If Ray's Rd. were a river it would be deemed fully appropriated.

Water in the neighborhood is getting scarcer and scarcer, wells are going dry or becoming inadequate to the point that people are buying it by the truck load. Our neighborhood should not have to supply hundreds of visitors with water.

And that brings up fire - for what other way might there be to cut down the risk of fire on the many acres of surrounding dry grass than to wet it down. People smoke, glampers smoke even when they might be strolling around. What do smokers do with their smokes when they're done? They throw them on the ground and hopefully but certainly not always step on them to put them out. Remember these are going to be city folks.

Then, of course, there's the noise. Amplified sound/music carries. On a recent Saturday evening and into the night music from inside the Philo Grange could be heard at my residence on Ray's Rd. and that is almost a mile away. Chapter 3-6 of the General Plan states: "Noise - which is, simply put, any unwanted sound - is a known health problem, not only because it causes actual physiological damage such as hearing impairment, but also because it inhibits general well-being and contributes to stress and annoyance. The health effects of noise arise from interference with activities such as sleep, speech, recreation and tasks demanding concentration or coordination." The Staff Report acknowledges "The project has the potential to generate noise levels in excess of standards established in the County General Plan." No amount of mitigation can be demonstrated to adequately sequester the free ranging nature of noise.

That section of the Ray's Rd. neighborhood in which the activity of AP_2021-0010 will take place is residential. Such proposed activity is for commercial purpose and will create a commotion come nuisance not only from guests and guest activity alone, but also from set-up, maintenance and clean-up with scurrying delivery trucks moving porta potty and waste, garbage, catering, band and whatever else might go into a glamping adventure. That the health, safety, peace, yes even potentially morals, comfort and general welfare of the surrounding neighbors will be stressed is almost guaranteed. And stress is a/the prime factor in the existential battering being visited upon the human psyche by the contemporary way of doing business.

Please deny AP_2021-0010 in any form it may presently be in.

I do want to thank you for taking on the hard task of acting judge in this matter and trust that as I speak mine you will stand by your own personal sense of truth and propriety. Having said that I would like to point out that while the General Plan does speak to the desire and necessity of involving community in planning matters it also gives the Planning Dept. 160 days to put together their case, it really only allows the public 10 days to see and respond to the final planning package.

David Severn

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PS – Please attach this to the AP_2021-0010 package and post it in the Public Comments section.