

From: Cherie Prior <cherie.prior@life-assist.com>
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Subject: CASE#: CDP_2021-0011 - Comments for Public Hearing 1/25/24

JAN 25 2024

Planning & Building Services

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CASE#: CDP_2021-0011
DATE FILED: 05/11/2021
OWNER/APPLICANT: TRULEE LEE & YOSHIYUKI KARAHASHI

We would like to respectfully address concerns regarding the proposed coastal permit for the purpose of the expansion of the vacation rental business as follows:

- The property in this case, is accessed by a 226 foot long *easement* across the private property belonging to Dean and Cherie Prior. The private roadway was once paved, and is now in a deteriorated condition, requiring frequent upkeep and maintenance which has been incurred at the expense of the owner. The proposed project would contribute to new sources of traffic on local and regional roadways, including the private roadway. The expansion of the Single-Family Residence (SRF) with an additional 407 sq. ft. and the conversion of the Workshop into a cottage, would increase the occupancy of the vacation rentals and traffic. The proposal could take what was once vacation property with occupancy of 4 and is currently 6, to a rental occupancy of 10+ adding multiple vehicles to the daily traffic, as well as vehicles for housekeeping and maintenance. There are also concerns about the construction vehicles that will need to access the property via the private roadway during construction.

If the expansion of the Single-Family Residence and/or the workshop project are approved, Perhaps the private roadway should be returned to an asphalt paved roadway to accommodate the increased use by tenants of the vacation rentals, with the expectation that the costs and future maintenance be shared with the owner of the private roadway.

- It is unclear what the scope of work for the garage remodel will include. Will it be used as a dwelling in the future? We would like clarification.
- The current well for the property accesses the same water source as our residence. It is a concern that the increased water usage could impact our access to water, especially during times of drought.

Thank you for your consideration of our concerns.

Warm regards,

Dean & Cherie Prior
33600 Pacific Way
Fort Bragg, CA 95437
916-947-9210
916-801-4804