

From: [Dana Hope](#)
To: [McNamara, Cade](#)
Subject: Short Term Rental Ordinance
Date: Friday, January 26, 2024 3:10:12 PM

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Dear Humboldt County Board of Supervisors,

After reviewing the latest Short Term Rental Ordinance-Coastal draft I am extremely concerned about the future of my neighborhood, specifically in regard to section 61.05.10.2.1.1 Short Term Rental Permit Limitations. I live in the Big Lagoon Park Subdivision, which is along the ocean, North of Sue-Meg Start Park.

This subdivision is located within the North Coast Area Plan and is not one of the proposed permit limitation areas. BLPS is currently composed of 39 developed home sites, with the potential for 3 more vacant lots that could be developed. There are currently 4 short term vacation rentals in the Big Lagoon Park Subdivision. If each of the surrounding Area Plans, as well as the City of Trinidad, have rental permit limitations, and this subdivision is not included in those limitations, there is the potential for housing stock in this subdivision to become oversaturated with short term rentals. The Big Lagoon Park Subdivision has the same demographics as the homes along Patrick's Point Drive which is due South and is included in the limitations.

The Big Lagoon Park Subdivision is served by the Big Lagoon Community Services District (BLCSD), an all-volunteer organization which supplies water. In addition, BLCSD serves 3 other homes, as well as the Big Lagoon Union Elementary School. BLCSD has 1 working well and a very limited water supply. Both BLCSD and the BLUSD struggle for volunteers to fill Board positions and serve on committees to keep them viable. Additionally, data suggests that Short Term vacation rentals use significantly more water and place a greater demand on emergency services, which are very limited on the North Coast. This area has experienced 3 power outages this year alone and had over 11 days last year with no power at all. Many STR's do not have backup generators, or a secondary heat source. If the area becomes further saturated by STR's, I am concerned that BLCSD will have to outsource the management of the water district, raising rates to unaffordable levels for residents and/or potentially running out of water. In my 20+ years of living along the North Coast, I have witnessed first-hand the negative impact that Trinidad has experienced when neighborhoods are overpopulated by STR's.

I strongly urge you to either place a short-term rental limitation *specifically* on the Big Lagoon Park Subdivision or include the North Coast Area Plan as part of section 61.05.10.2.1.1.

Thank you for your time and consideration of my concerns and request,

Dana Hope