

From: [Ford, John](#)
To: [McNamara, Cade](#)
Cc: [Schatz, Elizabeth](#)
Subject: FW: Short Term Rental Ordinance
Date: Monday, December 04, 2023 1:28:38 PM
Attachments: [image001.png](#)

More for consideration.

John

John H. Ford
Director of Planning and Building
(707) 268-3738



From: Madrone, Steve <smadrone@co.humboldt.ca.us>
Sent: Saturday, December 2, 2023 5:00 PM
To: Greg Sidoroff <greg.sidoroff@gmail.com>; Ford, John <JFord@co.humboldt.ca.us>
Subject: Re: Short Term Rental Ordinance

Thank you Greg and Franya. I am forwarding your comments to our planning Director.
Steve

Steve Madrone
County of Humboldt
Supervisor, District 5
(707) 476-2395

From: Greg Sidoroff <greg.sidoroff@gmail.com>
Sent: Saturday, December 2, 2023 2:04 PM
To: Madrone, Steve <smadrone@co.humboldt.ca.us>
Subject: Short Term Rental Ordinance

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Dear Supervisor Madrone,

Thank you for seeking public comment on this very important issue, trying to find the right balance between property owners rights and community demographics. We are particularly concerned about the neighborhood density issues in regards to un-hosted STVR's. In the Big Lagoon Park Subdivision area there are 40, 1/3 acre lots that currently contain 4 STVR's- 2 whole home and 2 that are in ADU's on the main home's property. We encourage you to follow the Planning Commission's recommendations that current operators will have the ability to receive a permit if they meet all of the proper criteria. In addition, we strongly urge you to either add the Big Lagoon Park Subdivision (specifically Roundhouse Creek Rd, and Oceanview Drive) to the Trinidad Area Plan (for this specific issue only) where a 5% cap for the area would apply. Another option is to create a separate 5% cap area for Big Lagoon Park Subdivision. The Northern end of the Trinidad Area Plan is at Su-Meg State Park. The Big Lagoon Park Subdivision has the same qualities and benefits of homes located along Patricks Point Drive and years ago was connected via the old highway. It seems that the current draft plan from the Planning Commission has no cap at all for unincorporated areas that are not in the Humboldt Bay Region or any Community Area Plan.

<https://lostcoastoutpost.com/2023/dec/1/humboldt-planning-commission-oks-draft-short-term/>

Why:

Our community is provided water by the Big Lagoon Community Services District- that additionally serves the Big Lagoon Elementary School and 3 other private residences. It is an all volunteer organization that is currently short one board member and struggles to attract volunteers as it is, to keep the system going. There is one well, and a limited water supply. This well could fail at any time and has in the past, leading to days without any water service. There are numerous studies showing that STRV's use more utilities than standard single family occupancy homes.

The local school has only approximately 20 students, only one of which resides in the Big Lagoon Park Subdivision. The School constantly struggles to fill the Board and other volunteer positions. The Big Lagoon area is in high demand year round for STVR's - it is not as noted by others an area where the homes sit vacant 7-8 months a year. Therefore there is a high demand on all utilities. There are frequent power outages in our area- year to date we have had no power for 11 days in total. Most of the current STVR's do not have a backup generator or secondary heat source, and this leaves most without any internet or phone service for emergencies.

Finally, there is the increased demands on emergency services and the local safety issues that come into play with more STVR's. The community is situated on a perilous bluff, We can't tell you how many times we have seen unsupervised children from short term renters dangerously close to the edge.

In summary, in order for this community to continue to thrive we need to preserve the ability for more full time occupants to live here that can get involved and volunteer, help conserve our limited utility resources and potentially have their children attend the local school, and keep some sense of a neighborhood vs. a commercial hotel zone.

Thank you for your time and consideration

,

Greg Sidoroff & Franya Sidoroff

Trinidad, CA (Big Lagoon)