

Nicholas Brown

From: Michael Lam
Sent: Thursday, October 20, 2022 9:32 AM
To: Steve Guiney; steven guiney
Cc: Nicholas Brown
Subject: FW: Public Hearing Notice Item# 1.221123

Hi Steve,

Here is one piece of correspondence I received regarding application 221123, item #1 on Friday's agenda.

Thank you,
Michael Lam

From: victor@cambrianworks.com <victor@cambrianworks.com>
Sent: Thursday, October 20, 2022 1:23 AM
To: Michael Lam <Michael.Lam@santacruzcounty.us>
Subject: RE: Public Hearing Notice Item# 1.221123

Dear Michael Lam,

I am a resident of Debbie Rd, the road on which 17337 Debbie Rd, Los Gatos, CA (APN: 093-272-04) is located on, and to which Public Hearing Item #1.221123 applies.

Over the last few months we have been hearing noise from parties and encountering visitors to the aforementioned property that was sold earlier this year. Then we were recently surprised to learn that the owner, a Ms. Michelle Wang, was applying for a vacation rental permit for this property, which is in our neighborhood, and which is not zoned for vacation rentals or such property use. In addition, I am troubled by the request for determination that the proposal is exempt from further review under the California Environmental Quality Act (CEQA) when such use of a rustic, rural, and natural area as a vacation rental would most definitely impact the local neighborhood quality and environmental quality and was not discussed or made clear to any of the local residents.

It is my understanding that the purpose of the CEQA act is in fact to disclose to the public the significant environmental effects of a proposed discretionary project, through the preparation of an initial study, declaration of possible negative consequences, mitigations proposed for possible negative impacts, and possible even requirement to prepare an environmental impact report. None of this has taken place to my or our neighborhood's knowledge; and I respectfully request that exempting the proposal from such review would be a blatant violation of the act and its intent. This is especially true given that the neighborhood has several riparian zones or corridors which preserve the environmental quality of the creek and river systems in this neighborhood and that vacationers might not even be aware of.

As a result, I learned from one of my neighbors who shares our concern that a way to provide documentation about concerns with this vacation rental permit request was to email you before the public hearing. Please find my concerns detailed below. Basically, I oppose granting of such a permit and the proposed excepting from further CEQA review since I have already noticed several adverse effects of the improper use of this house as a vacation rental, and am very troubled by the continuing and likely future adverse effects and environment impact of granting a vacation rental permit and CEQA exemption for the project that Ms. Michelle Wang has requested for APN: 093-272-04.

As a result, as a 20-year resident of Debbie Rd., I would like to strongly voice my opposition to the granting of such a permit and exemption since it will adversely affect the community, and will pose risk to the local community, increased

damage and expense to our private road system (maintained by the residents living on the road by mutual agreement), impact the environment and quality of this rural area, and even increase fire risk. More details on my concerns are provide in the notes below.

Please count my inputs in the county's consideration of granting such a permit, and I am happy to provide follow up. But I would also like to comment, that Ms. Wang posting signage about her intended use of the property on her property, which is 0.7 miles down a private one lane road, is not the way to disseminate information for public and neighborhood awareness. Such posting in fact serves to hide that information, as only when that information was shared by residents who lives further down Debbie Road and happened upon it did we even learn of this permit request. The information should have been posted at the top of the road (publicly and clearly visible to all local residents potentially impacted). This is where the community posts all public notices. I would therefore ask, that in such limited traffic road areas, the notice be required to be posted at a common site (such as our mailboxes at the top of the road, that everyone passes) and also sent to local residents, not just a posting on the remote property out of direct view of 90% or more of the residents, and where its visibility is highly suspect and highly limited. I am also very troubled by this seeming like a deliberate attempt to not engage the community as required by the CEQA, which encourages enhanced public participation in the review process. No such public engagement has been followed.

Thank you very much for your consideration of my inputs.
Sincerely,

Victor Aguero,
Owner of 17269 Debbie Rd (APN: 093-272-14)
I can be reached at: victor@cambrianworks.com (my business email)
or my personal email (victor@aguero.com)

More Details on concerns about granting a vacation rental permit to APN: 093-272-04:

1) We have over the last few months continued to encounter folks wandering through our neighborhood on other people's property, seeming to think that this is open space land, like a public park, and that entering other folks property, interacting with their animals, and exploring someone else property is perfectly acceptable. We are a tight-knit community aware of outsiders entering and working in the area because there is always concern about how isolated the areas is, and how easy it would be for break-ins, theft, and accidents to happen without others knowing something was happening quickly. We are happy with our neighbors walking the roads, easements, and shared access roads, but the folks visiting the rental property do not seem to have constraints and wander onto other property, and across properties without realization that they are crossing into someone else's private property, not a public park. This includes not understanding or realizing the sensitivity of some of the species, and riparian corridor and areas that exists adjacent to some of our lands, and where human actions can significantly affect the environment.

2) The increased traffic on our road has already resulted in a handful of encounters with folks that I do not recognize as neighbors going down Debbie Rd., and not realizing the rules of the road for one-lane, steep, and windy roads. I have twice in these situations almost found myself being run into by the oncoming car, that did not realize they needed to slow down early on a down-hill and needed to navigate a one-lane situation. On such a windy road with many blind turns, folks not familiar with the locale frequently exceed their safe driving speed. They have also been clearly unaware, as the neighbors are, that the safe way of dealing with oncoming traffic on a single lane steep road is for the person going down to "back up" since it is less likely for them to go over a road edge and down a gully than for a person who is backing down, where gravity can quickly pull them off the road. First they don't realize the stopping distance needed when barreling downhill, and then they don't realize how risky it can be to back up when there are 65 to 85 degree slopes off the side of the road. Given the increased traffic, I am concerned for my safety, my wife's, that of my driving age children - two daughters who have recently been licensed.

3) We pay on a regular basis, about every 3-4 years on the order of \$2000 to \$2500 for road repair and maintenance by mutual agreement to maintain Debbie (a private road) in good condition. The increased traffic from the rental property

Ms Wang has been running has already been noticeable, and it does not seem appropriate to allow a business to operate in a residential/rural area driving up road wear and tear without some pre-agreed to plan to cover the road maintenance costs. Ms. Wang or her agent did not tell the previous owner of her intent to use the property for a vacation rental (which it was not zoned for), as the previous owners have told us they would not have approved of that knowing the neighborhood where they too had lived for several decades. Hence, at a minimum, before requesting a permit to operate a vacation rental, and not informing the local neighbors, Ms. Wang should first have arranged for neighborhood agreement on how her impact on the maintenance of Debbie Road would be addressed. I do not consider that a sufficient step for being eligible for a permit, but a minimum step that has not even been attempted.

4) We are very conscious of the fire risk in this neighborhood due to recent fires in California, and our evacuation two years ago during fires that hit the San Mateo and Santa Cruz country area (in 2020). Hence, another concern, and serious risk, that I have is about fire safety, and carelessness. Vacation renters who are not at risk of losing their life savings and property if they start a fire, or are partying and not necessarily aware of everything they or their guest are doing could readily start a fire (with something as small as a barbecue or a tossed cigarette), and devastate our neighborhood. And their primary instinct would be to get out as fast as possible, leaving those of us in the neighborhood trapped, with the added challenge of quickly evacuating residents (some elderly), and animals (including large animals such as horses), without certainty that there would be enough residents present or resources present to accomplish the evacuations. In short, after two years of efforts to make our community fire safe, and a FireWise district, such a vacation rental would dramatically increase the neighborhood risk and potential for devastation from fire.

5) Even though most vacation renters come for the peace and quiet of the neighborhood and the rustic qualities (the reason the neighbors have all purchased land in this area), we have already noticed noise and car activity from parties taking place down the road late into the night. The impact is noticeable, and not appreciated, and brings parties to the road that then find themselves navigating a single lane, windy, risky road late at night as they depart, while leaving the neighborhood concerned about safety, peace of mind, and whether there will be another fire evacuation or accident on Debbie road.

In short, this is not a business district, the noise bothers the neighbors and animals on our properties, the use of the property as a vacation rental will have an environmental impact, and adversely affects the community.

That is the end of my more detailed description, but I am happy to provide follow up if requested. (Victor Aguero, resident of 17269 Debbie Rd., Los Gatos, CA)

===== end of email =====

Michael Lam

From: Diane Enderle <dianeenderle@gmail.com>
Sent: Friday, October 21, 2022 1:18 AM
To: Michael Lam
Subject: 17337 Debbie Road - Conference I.D. 968 759 383 #

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.********

We are sending this message to let you know that we strongly object to any issuance of a Vacation Rental Permit to Michelle Wang for 17337 Debbie Road, Los Gatos, CA 95033. The basis for our objection lies in the fact that we live on a steep one lane private road in the mountains, complete with blind curves and few turnoffs, making it impossible for another vehicle to get by without one or the other having to back up or down! This leads to a much greater chance of an accident! Then, we have more wear and tear on the road and higher maintenance costs due to more traffic. We normally split the road costs equally between the ten houses on the road.

This house has been advertised as having hiking trails and camping. Any trails up here are on private property, resulting in lost people who are trespassing! Our fear is that camping leads to open fires! As you are well aware, we live with the constant real threat of fire up here!

Several of the other neighbors, who have been subjected to one or another violation, will be telling you about their concerns and objections to this Vacation Rental Application. We thank you in advance for your careful consideration in this matter.

Diane Enderle and Steven Smith
17260 Debbie Road
Los Gatos, CA 95033