

12 FEBRUARY 2025

TO: MICHAEL LAM
PROJECT PLANNER
COUNTY OF SANTA CRUZ.

FROM: BRUCE ALAN MASTICK
285 MIRACLE LN.
SANTA CRUZ, CA. 95060

RE: APPLICATION FOR A VACATION
RENTAL PERMIT FOR 220
MIRACLE LN. APN 068-271-06

MICHAEL,

AS THE ADJOINING NEIGHBOR TO THE SUBJECT PROPERTY'S REQUEST FOR A VACATION HOME RENTAL PERMIT, I WOULD LIKE TO HAVE ON RECORD MY LONG LIST OF CONCERNS. BECAUSE OF THE ALLOWED AMOUNT OF PEOPLE THAT COULD STAY AT THIS LOCATION, (10 OVERNIGHT AND AN ADDITIONAL 10 DURING THE DAY) HUGE CONCERNS ARE ON THE PRIVATE ROAD SITUATION. AS I AM SURE YOU HAVE NOTICED THIS IS A VERY NARROW LANE THAT SERVES 8 PARCELS. WE DO NOT HAVE CURRENTLY A ROAD MAINTENANCE & LIABILITY AGREEMENT. OVER THE 35 YEARS SINCE MY WIFE BUILT THE HOME WE LIVE IN, THE ROAD MAINTENENCE NEEDS HAVE BEEN MET WITH AN INFORMAL PROPORTIONALITY ARRANGEMENT THAT HAS BEEN SUCCESSFUL. THIS APPLICATION CHANGES THAT CONCEPT COMPLETELY AND WILL REQUIRE A FRESH NEW ANALYSIS AND A SUBSEQUENT ROAD MAINTENENCE & LIABILITY AGREEMENT BEING FORMALLY PUT TOGETHER BY AN ATTORNEY FAMILIAR WITH THESE KINDS OF SITUATIONS. STAYING ON THE SUBJECT OF THE ROAD, BESIDES BEING NARROW IT IS ALSO STEEP WITH A DEEP OPEN DRAINAGE DITCH (SWALE) ON THE WEST SIDE OF THE LANE. THIS RUNS THE ENTIRE LENGTH FROM THE BOTTOM OF THE LANE AS IT INTERSECTS REDWOOD DRIVE ALL THE WAY UP TO THE DRIVEWAY OF THE SUBJECT PROPERTY.

THERE ARE NO LIGHTS ON THE LANE, AND AN UNFAMILIAR DRIVER (WHICH MOST WILL BE) CAN EASILY DROP A WHEEL IN THE DITCH AND NOT BE ABLE TO GET OUT, DO DAMAGE TO THE VEHICLE, NEED A TOW TRUCK AND POTENTIALLY BLOCK THE ROAD FOR WHATEVER PERIOD OF TIME IT MAY TAKE FOR A SOLUTION TO THE PROBLEM.

PROBABLY, THE LARGEST CONCERN IS A MORE CATASTROPHIC SCENARIO. AT THE BOTTOM OF THE LANE WE INTERSECT REDWOOD DRIVE AT A VERY DECEIVING AND NEARLY BLIND APPROACH ON TO REDWOOD DR. THIS IS DUE TO THE CURVATURE OF THE ROAD AND ABUNDANT VEGETATION ON REDWOOD DR. ABSOLUTE DANGER CAN HAPPEN FROM EITHER DIRECTION, CARS COMING UP REDWOOD OR CARS COMING DOWN. AGAIN, I NEED TO MENTION THERE ARE NO STREETLIGHTS AND IT IS EXTREMELY DARK IN THE FOREST. I'VE EXPERIENCED NUMEROUS CLOSE CALLS AND IT IS QUITE EASY TO IMAGINE A SERIOUS ACCIDENT HAPPENING, WITH UNFAMILIAR DRIVERS.

PARKING IS ALSO A LARGE CONCERN WITH THE ALLOWABLE AMOUNT OF OCCUPANTS. THE NARROW DRIVEWAY TO THE HOUSE HAS ONLY LIMITED CAPACITY WITH TANDEM STYLE PARKING. THERE WOULD BE A POTENTIAL CONSTANT SHUFFLING OF VEHICLES TO ALLOW PEOPLE THAT MIGHT BE PARKED AT THE LOWER END OF THE DRIVEWAY IF THEY WANTED TO LEAVE. THERE CAN BE NO PARKING AT THE TOP OF THE DRIVEWAY BECAUSE IT IS THE FIRE DEPARTMENT TURN AROUND ALONG WITH THE BOTTOM OF THE DRIVEWAY ON 225 MIRACLE (DIRECTLY ACROSS THE LANE) BEYOND THE DRIVEWAY ENTRANCE TO 220 MIRACLE IS THE CONTINUATION OF THE PRIVATE ROAD RIGHT-OF-WAY AND NO PARKING SHOULD BE ALLOWED THERE BECAUSE OF THE HINDERANCE FOR EMERGENCY VEHICLE ACCESS. FOR CLARITY, THE PRIVATE DRIVE ENDS AT THE NORTH SIDE OF THE SUBJECT PROPERTY AND THE BEGINNING OF OUR PROPERTY. AT THIS POINT IT BECOMES AN ACCESS EASEMENT FOR 325 MIRACLE AND OUR DRIVEWAY.

THERE WILL BE NO TURN-AROUND OR ANY KIND OF ACCESS BEYOND THE END OF THE MIRACLE LN. PRIVATE ROAD. WE WILL FEEL THE NEED TO PROTECT OUR PAVING SURFACES, DRAINAGE SWALES AND GENERAL DAMAGE FROM EXCESSIVE USE CAUSED BY MORE VEHICLES. IN SUMMARY FOR ROAD AND PARKING ISSUES THIS LOCATION FOR A VACATION HOME HAS PLENTY OF PROBLEMS THAT NEED TO BE TAKEN IN CONSIDERATION TO DENY THIS APPLICATION.

HEALTH AND SAFETY CONCERNS ARE ALSO PLENTIFUL. ACCESS FOR EMERGENCY VEHICLES TOPS THE LIST, BUT WITH ANY VACATION RENTALS THE USE OF OUTDOOR FIRE PITS, BBQ'S AND GENERALLY CARELESS SMOKERS WILL BE A CONSTANT FEAR ANYTIME IT IS OCCUPIED.

ALL OF MIRACLE LN. ARE ON SEPTIC SYSTEMS AND I CAN LOGICALLY ASSUME HAVING THE POTENTIAL OF LARGE NUMBERS OF OCCUPANTS ALLOWED, WILL SURELY STRESS THE EXISTING SYSTEM. THIS SYSTEM IS LOCATED ON THE EASTERN SIDE OF THE PROPERTY ON THE BANK DIRECTLY ABOVE THE CREEK. I FEEL THAT IF AN EXPANSION TO THE LEECH FIELD IS NECESSARY IT WOULD BE IN CONFLICT FOR CODE COMPLIANCE DUE TO IT'S CLOSE PROXIMITY TO THE CREEK.

THE NOISE AND DISRUPTION A LARGE GATHERING CAN HAVE IS MAGNIFIED BECAUSE WE ARE IN A CANYON. THE SOUND ECHOES THROUGH THE NEIGHBORHOOD WITH GREAT VOLUME. I CAN SIT ON MY DECK AND LITERALLY HEAR EVERY WORD OF A PHONE CONVERSATION OF SOMEONE ON THE OTHER SIDE OF THE CREEK ON REDWOOD DRIVE, YES, I KNOW THERE ARE RESTRICTIONS THAT WOULD BE PUT IN PLACE BUT I GUARANTEE IF AFTER WHATEVER TIME FRAME IS POSTED, THERE CONTINUES TO BE NOISE THERE WILL BE A COMPLAINT CALLED IN TO THE POLICE DEPARTMENT. CERTAINLY NOT A GOOD USE OF THEIR TIME. THE DISTURBANCE TO THE NEIGHBORS

IS ONE THING, BUT THE DISTURBANCE TO THE ABUNDANCE OF WILDLIFE IS YET ANOTHER ISSUE. WE, IN THE NEIGHBORHOOD, HAVE ENJOYED LIVING IN THIS SERENE SETTING AND PART OF THAT IS BEING AMONGST FAMILIES OF MANY SPECIES OF ANIMALS. I AM NOT QUITE SURE WHAT THE ALLOWABLE PET CRITERIA IS FOR VACATION RENTALS, BUT THIS IS AN UNFENCED PROPERTY THAT HAS THE ABILITY TO CREATE HAVOC TO WILDLIFE WHETHER IT IS THE HUMAN ELEMENT OR POSSIBLY A PET DOG THAT DOES NOT HAVE A RESPONSIBLE OWNER.

I AM HOPING THAT ALL INVOLVED IN REVIEWING THIS APPLICATION CAN PLACE THEMSELVES IN THE SHOES OF THE 7 NEIGHBORS ON MIRACLE LN. AND ALL OF THE FOLKS ON REDWOOD DRIVE THAT HAVE VOICED OPPOSITION. THE THOUGHT OF, ON ANY GIVEN DAY THERE MAY BE AN ARRIVAL OF A HOUSE FULL OF RENTERS (REMEMBER THE ALLOWABLE LIMIT IS 20) IS ABSOLUTELY DEVASTATING TO ME AND WILL TAKE AWAY THE SOULFULNESS I FEEL WHEN I ARRIVE HOME TO THIS JEWEL OF A LOCATION IN THE FOREST.

THANK YOU IN ADVANCE FOR TAKING THE NECESSARY TIME AND CONSIDERATION WITH THIS SUBMITTAL.

I AM HOPING THAT PLANNING STAFF AND THE ZONING ADMINISTRATOR COME TO THE SAME CONCLUSION THAT A VACATION RENTAL IN THIS LOCATION IS INAPPROPRIATE!

SINCERELY,



BRUCE ALAN MASTICK

20 DEC. 2024

JAMES,

I AM REACHING OUT PERSONALLY AS YOUR ADJOINING NEIGHBOR TO ASK THAT YOU DROP THE PURSUIT OF TURNING YOUR HOME INTO A VACATION RENTAL. IT HAS MYSTIFIED ME WHAT MADE YOU THINK THIS WAS EVEN A REASONABLE THING TO DO TO OUR NEIGHBORHOOD, BUT SOMEHOW YOU DID. JUST THE THOUGHT OF COMING HOME ON ANY GIVEN DAY TO SEE 10, 20, OR EVEN MORE PEOPLE TRYING TO PARK, PARTYING, AND DISTURBING THE CALMNESS OF OUR SERENE, QUIET AND NATURE FILLED SETTING IS ABSOLUTELY DEVASTATING

SINCE YOUR SIGN WENT UP THE STRESS AND ANXIETY THIS HAS CAUSED THROUGHOUT MIRACLE LN. AND UP REDWOOD DRIVE HAS BEEN EVER PRESENT. THIS IS MADE CLEAR BY ALL THE LETTERS OF OPPOSITION ALREADY SENT TO THE COUNTY PLANNER AND BEYOND. IT IS A NIGHTMARE THAT I THINK ABOUT EVERY DAY, THAT HAS REALLY CREATED A HUGE DAMPER ON WHAT SHOULD BE SUCH A JOYFUL TIME OF YEAR.

JAMES, I AM PLEADING WITH YOU TO WITHDRAW YOUR PROPOSED DEVELOPMENT APPLICATION. I WILL MAKE MYSELF AVAILABLE TO DISCUSS ALL OF THE MANY REASONS WHY THIS IS INAPPROPRIATE AND SHOULD NOT BE ALLOWED. THIS WILL ALL COME OUT IN FULL FORCE AT A PUBLIC HEARING IF YOU CHOOSE TO CONTINUE DOWN THIS PATH. PUT YOURSELF IN OUR SHOES AND HOPEFULLY YOU WILL DO THE RIGHT THING FOR OUR NEIGHBORHOOD AND FOR YOUR NEIGHBORS.

SINCERELY,

~~BOB~~

BRUCE ALAN MASTICK