

pbscommissions - development at 25020 Ukiah Street

Mendocino County

From: Leona Walden <pacrdg@mcn.org>
To: <pbscommissions@mendocinocounty.org>
Date: 9/13/2021 12:36 PM
Subject: development at 25020 Ukiah Street
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SEP 13 2021

Planning & Building Services

Department of Planning and Building Services

In reviewing the Schmitt application for renewal of CPD_2018-0001 to construct a third residential unit (1484 sq ft) it states the property is zoned Mixed Use. It is my understanding that a residential unit on a mixed use parcel may be either long term occupancy or short term Vacation Rental. **Since there is no means of restricting the use to long term residential on mixed use parcels I am strongly opposed to this construction.**

While I support long term residential construction in normal times I am strongly opposed to more Vacation rentals in the village of Mendocino at any time. I am aware that many long term residential and offices spaces have been converted to short term vacation rentals to the detriment of the town's neighborly and civic minded nature.

My current primary concern is the water use. At this time, when Mendocino is mostly out of water, adding to the tourist population residing in the town is a detriment to those of us who have long term occupancy. Actually adding any more residential units at this time seems unwise.

I have owned my property at 45040 Capella Street/45061 Little Lake Street since the 1980s and have maintained it as long term residential and office spaces. In the past year and a half I have purchased over \$4500 in water and in March installed a 5000 water storage tank. As of two weeks ago my well is no longer able to maintain the full level in the tank despite the two residential tenants determination to use as little water as possible.

It has been reported on KZYX that the tourists use proportionately far more water than local residents. Tourism is a major revenue stream for the coast but it is best if they reside outside of the town of Mendocino on properties that have the sufficient water.

I am opposed to this project unless it is strictly and permanently a long term residence and sufficient water is available.

Sincerely, Leona Walden

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