

County of Mendocino
Case # CDP-2021-0011

JAN 24 2024

Trulee Lee & Yoshiyuki Karahashi Planning & Building Services

Mr. Keith Gronendyke – As long term property owners residing at 33575 Pacific Way, we strenuously oppose the expansion of rental property proposed by the applicant. To approve the subject application will seriously compromise the very essence of residential coastal living by permitting an aggressive infusion of ad hoc temporary residents – under the banner of unlimited commercial development. This proposed expansion does little, if anything, to increase the housing stock of Mendocino County nor does it provide a remedy to alleviate the plight of the unhoused. To this end, our specific concerns are as follows:

1) **Increased traffic Considerations** – The staff analysis is silent as to the adverse consequences of increased commercial and renter traffic on the narrow and unpaved private and public access roads to the rental property, nor does the analysis propose requiring the applicant to consummate a road maintenance agreement with the road owner. Additionally, with the increased vehicle traffic and, in turn, probably congestion – public safety considerations (police, fire and medical) are not addressed. Further, knowing that this deficiency exists – it is somewhat surprising that the report authors, as a proactive option, did not suggest the formation of a Permanent Road Division (PRD) as an equitable solution. Finally, it is observed that the center line of Pacific Way is not visibly striped, adding to the propensity and likelihood of serious traffic accidents – again, not mentioned in the staff analysis.

2) **Water usage and availability** – The source of water for the proposed development resides with a shallow surface well located on the Giusti property. Historically, the Giusti property (a single family residence) has been subjected to water shortages. So much so that the Giusti's were compelled to drill a new well, as the existing water supply was insufficient to their needs. The staff report does not adequately address the quality and quantity of the existing water supply. This is of critical importance as the consumption of water will be significantly increased by three rental units. Absent a qualitative analysis, we believe that water quality and quantity is a matter of pure conjecture. A final

consideration is that of fire flows necessary to combat aggressive structural conflagrations. This is of paramount importance given the prevailing coastal wind conditions, the lack of fire hydrants, the close proximity of adjacent residences, and the remote availability of fire suppression resources. In essence, a recognized prescription for disaster – in the interest of public safety and neighborhood well being - this must be addressed by County development requirements.

3) **Septic system adequacy** – The staff report does not adequately cover the increased capacity and use of the system (tank and leach field). With the increase of the rental units, there is no empirical or testing evidence indicating that accelerated use will be supported by the existing system. In fact, local experience tells us that the life expectancy of a system for a single family residence is between twenty and twenty five years. Thus, by increasing the use capacity by two additional rental units, the system is on the cusp of failure.

4) **Growth Inducement Impact** – Unfortunately, the staff report, again, is silent in this important arena. From a quality of life perspective – unflagging commercial development and expansion will undermine the very foundation of tranquil and enjoyable coastal living – for, is it not a responsibility of County government and the Coastal Commission to focus on the public good vis a vis private development interests?

5) **Conclusion** – Years ago, we were attracted to the Ft. Bragg/Mendocino area by the beautiful scenery, the friendliness of the residents coupled with the professionalism of local government. Mendocino County, from our perspective, is an oasis of tranquility and civic reasonableness. Where folks can achieve their own destiny – without undue interference from others. We are supportive of reasonable and planned development. In our judgement Case # CDP-2021-0011 does not reside in that category.

Mr. Gronendyke - Thank you for the opportunity to express our viewpoint, it is most appreciated. Our best regards...Judith and David Kehoe, 01/23/24