

pbscommissions - MS 2019-0003 Public Comments for May 6 Hearing

Mendocino County

APR 27 2021

From: "kereynolds@mcn.org" <kereynolds@mcn.org>
To: <pbscommissions@mendocinocounty.org>
Date: 4/24/2021 3:05 PM
Subject: MS 2019-0003 Public Comments for May 6 Hearing

Planning & Building Services

I am responding to a property development request on Caspar Pt Road, namely the coastal minor subdivision by Julia Carson of her 4.67 acres into two parcels of 2.67 acres and 2.0 acres. I am a property owner in this community and have the following reasons for objecting to this subdivision.

1. WATER is a limited resource and we are entering yet another year of drought. There is no assurance that the future will see an improvement in a substantially increased water supply. My property is only one acre and is not developed. Most parcels are larger than mine, but there are four parcels, associated with Caspar Pt Road, including mine, that are not yet developed but have the right to draw water at some point in the future. We do not need to establish additional water rights, especially not now.

2. EXISTING PARCEL SIZE LIMITATIONS IN THE COASTAL ZONE. I was under the impression that current Coastal regulations limited the extent to which parcels could be subdivided. A no-smaller-than 5 acres makes sense, especially in terms of controlling population density and reducing the demand on water resources. The fact that there are a few smaller parcels, established before current restrictions, in this neighborhood does not justify having more.

3. AVOID ESTABLISHING A PRECEDENT for further subdividing other parcels. Establishing a precedent is not a minor event. Subdividing one parcel leads to another. Well-spaced out housing is appropriate for this location.

Karen E Reynolds
Caspar Pt Road Neighborhood