

Mendocino County

MAY 03 2021

Planning & Building Services

>>> Brian Christman <bchristman23@icloud.com> 5/4/2021 8:51 AM >>>

To:
Planning Commission
County of Mendocino Planning

Re:
MS 2019-003
45380 Caspar Point Road
Mendocino County
APN 118-010-27

Dear Planning Commissioners:

I am writing in regards to the property development request at 45380 Caspar Point Road by Julia Carson, specifically the subdivision of the existing 4.67 acres into two parcels with plans to build a new house on the portion closest to the road. I am a property owner in the Caspar Point Road neighborhood and have the following concerns about this proposal.

1) My understanding is that the proposed division will have a house in the narrowing portion of the existing 4.67-acre property. The house will be very close to adjacent parcels with a minimum setback on one side and a driveway away from minimum setback on the other. The two acres designated for the three-bedroom house includes thirty feet of the eastern edge, which is a non-exclusive easement and right of way for the road that serves the area. This makes the parcel really 1.96 acres of usable land space, and is increasing the housing density out of keeping with the well-spaced lots established in the neighborhood.

2) Water is a precious resource as we go into another year of drought and a number of Caspar residents had their wells run dry in 2020. Any new development will place increased demand on the limited water available for the area. There is a water tank for the existing house on the currently developed parcel, but that storage also is used to maintain the garden and the adjacent fruit trees. If water storage is added to what is needed on the new parcel it only increases the size of the development while highlighting the lack of natural water resource to support the dwelling unit.

3) One subdivision will only lead to more and will spoil the reason we chose to buy a house in this area. We feel if all the four acre lots of this shape get split or developed, the feel, beauty, enjoyment, and quality of our neighborhood would change. We are worried about quality of life, visual impact, and change in quiet and peacefulness. You need only to go to the Caspar South subdivision to see how different that community looks compared to Caspar Point Road area. Every view has several houses in it.

While we support the right of each property owner to have control over their land and buildings, we feel everyone should be playing fairly within the current rules, rather than requesting exceptions that impact the quality of life and limited water resources of the neighborhood. Therefore we object to the current proposal for the subdivision and development at 45380 Caspar Point Road.

Thank you for your consideration.

Brian and Katharin Christman