

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

From: Ray Duff <rayduff@mcn.org>
To: Planning <pbs@mendocinocounty.org>
Date: 5/4/2021 11:33 AM
Subject: MS 2019-0003 Public Comments for May 6 Hearing
Cc: <pbscommissions@mendocinocounty.org>

Mendocino County

MAY 03 2021

Planning & Building Services

Planning Commissioners,

There are well documented regulatory reasons for disallowing a lot split to build in the coastal zone. What follows are practical and easily understood human reasons. The area in question is southernly-adjacent Jughandle State Reserve. Caspar Point Road is a border of the Reserve. The road is the northern-most portion of visual observation of the housing in this relatively undeveloped area.

Should this proposed two-acre split produce a house, it will make it that much easier for other two-acre plots to build. This could double buildout of this area which has served as a development buffer from sub division housing south of this area. Impact on the Coastal Zone will increase, and visual impact on the public using the Reserve will increase.

At this time gorse eradication has removed the visual barrier to some of this area. The eradication was done with proviso it be kept up by landholders. The proposed development will be visible from State Highway 1, this is expected to be permanent.

Visitors to Jughandle Reserve will also have full view of at least 700 feet of traffic on Caspar Point Road. As mentioned, the road is the Reserve's southern border. If the number of homes double by allowing building on two-acre parcels; the visual impact on visitors to Jughandle Reserve will be substantial.

There has been a need for housing in Mendocino County, and there may be a rationale for allowing this consideration in parts of the Coastal zone, as the zone is quite large when river tributaries are considered. However, there is no river here. This proposed development is west of the State Highway. It is also west of Caspar Street which is west of the Highway, and it is west of Caspar Point Road which is west of Caspar Street. The development is proposed is 600 feet from the Pacific Ocean.

We built our home in 1974. At that time we were required to have a berm to hide the dwelling from the Reserve as well as other considerations. We believed in the Coastal Zone protection values. If they applied then, they should apply now. The values do not include allowing two-acre property split for housing on ocean front property.

Sincerely,

Lorraine and Ray Duff

45300 Caspar Point Road

Caspar, CA 95420

Ray Duff
rayduff@mcn.org