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MS 2019-0003

Public Comments for May 6th Hearing MAY 05 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

H. Heidt / W. Imhoff
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P.O.Box 980 ,
Mendocino, CA 95460
May 4,2021

We respectfully request that the applicants proposal for a minor subdivision of APN 118-010-27-00 be denied, to allow our Rural Residential designation to maintain a lower housing density and a more natural interface with surrounding natural resources.

The Caspar Point Road subdivision comprised 13 parcels totaling 38+acres was subdivided in 1964 borders Jug Handle State Reserve to the north. To the east across Hwy. 1 lies Historic Jug Handle Farm. The current owner of the Farm which overlooks our subdivision and Jug Handle Reserve is a nonprofit which provides visitor hospitality, lodging and natural history classes. Preserving a balance of natural beauty while accommodating the needs of a state nature reserve, a historic farm and a private property subdivision interface requires critical sensitivity.

With your decision we ask that you maintain the emphasis on Rural (agriculture) and make no exception to increase Residential density beyond what current zoning allows. The Coastal Element of the Mendocino County General Plan classifies the subject parcel as Rural Residential, which is intended "to encourage local small scale food production... The Rural Residential classification is not intended to be a growth area and residences should be located to create minimal impact on agricultural viability." (Chapter 2.2 of the County of Mendocino General Plan Coastal Element). The applicant's proposed subdivision of her parcel does not conform with the above stated County General Plan designation of Rural Residential. It accomplishes just the opposite by creating two parcels out of an existing parcel thereby increasing residential density while reducing agricultural viability with setbacks and redundant utility requirements. The principally permitted use designated for the Rural Residential land use classification is "one dwelling unit per existing parcel and associated utilities, light agriculture and home occupation" (Chapter 2.2 of the County of Mendocino General Plan Coastal Element). The applicants intention is to divide the "existing parcel" to build an additional dwelling. This is clearly contrary to Rural Residential classification and should be denied.

This opinion is further supported under (Chapter 3.5--2 of the County of Mendocino General Plan Coastal Element). "Other communities and service centers along the Mendocino Coast including Westport, Caspar, Little River, Albion, Elk and Manchester shall have special protection to the extent that new development shall remain within the scope and character of existing development by meeting the standards of implementing ordinances".

Respectfully Submitted By,

Hildegarde Heidt



William Imhoff

