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Date: 5/6/2021 12:43 PM
Subject: Case # : MS_2019-0003

To Mendocino County Planning Commission regarding Case # MS_ 2019-0003

Standing:

We are Gudrun and Guilford Dye, owning 45260 Caspar Point Road, Caspar being one parcel removed to the north of subject proposed development.

Comments:

Our neighbor Mrs. Carson spoke to us of her desires after applying for this split. She wishes another residence and separate property for her living companion. We sympathize with and understand her desires and only wish to suggest a less impactful solution.

Situation:

Approval of this first two acre lot split here will double the expected density and double environmental impact on Jug Handle State Reserve and its view shed.

The Caspar Point Road subdivision is the south border of Jug Handle State Reserve. Approved under a 1960s subdivision map, it now has 12 parcels, 7 of which are ocean front (one is owned and under preservation by California Parks and Recreation). We believe the parcels to have been established in the 5 Acre minimum category. Access is a private, gravel, community- maintained road.

Environmental planning at that time was to establish low density here to buffer the Jug Handle Reserve public access land from private development at higher density elsewhere and further south. We understand that was to preserve coastal natural resources and view shed.

There is no Home Owners Association nor, to our knowledge, C C and Rs owners relying on restrictions in coastal, state and county zoning laws.

Impact:

Approval inevitably will encouraging other ocean front lot splits in the future, changing the nature of the Jug Handle Reserve section of our coast. That could likely attract more lot split applications with impactful building on water front land elsewhere.

Road maintenance issues increase. The applicant has contributed efforts to organizing road repair so we appreciate that she understands this problem.

Water supply concerns have been expressed by neighbors. Subject property has one drilled well, now proposed to be shared.

Fire safety would be improved for this community if all homes had at least a 3000 gallon storage tank with Fire Department access.

Suggestion:

The applicants desires for another adjacent dwelling might be satisfied if the Planning Department would expedite approval of a traditional "mother in law" second residence on the existing property. That also would be consistent with existing code and with our County's need for more homes.

If she wishes to share ownership of her property, the applicant might consider retitling her land to add a joint tenant or establishing a partnership.

Finally, we appreciate Mrs. Carson's communicating with her neighbors on this issue and her expressed concern for our neighborhood.