

Brooke Larsen

From: Cathleen Carr <ccarr_cmc@yahoo.com>
Sent: Monday, November 14, 2022 11:05 AM
To: Julia Krog
Subject: Re: CASE# U_2021-011 BPF POINT ARENA CONSERVATION LANDS LLC
Attachments: BPF PA Conserv LLC111422.docx

Dear Ms. Krog,

The Notice of Public Hearing that we received Thursday, 11/10/22 noted that response comments are invited and must be received by November 16. My comments, mailed Saturday, 11/12/22, will most likely not arrive to meet this deadline. Therefore, I am including our comments for the Committee's consideration on the agenda for 11/17/ 2022.

A copy of the comments is attached here.

Thank you for your kind consideration,

Cathleen M Carr

Mendocino County
NOV 14 2022
Planning & Building Services

Cathleen M Carr
Maureen L Carr
24640 Ten Mile Road
P O Box 1032
Point Arena, CA 95445

14 November 2022

Julia Krog, Director
County of Mendocino
Department of Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

VIA EMAIL: Krogj@mendocinocounty.org

**Re: Case # U_2021-0011: BPF POINT ARENA CONSERVATION LANDS LLC
APN 027-306-32 & 027-306-31 Reclassify use to Cremated Remains Disposer
And Expand Use . . .**

Dear Ms. Krog and Department of Planning and Building Services:

We would appreciate your including the following points of dispute in in the meeting agenda for Thursday, November 17, 2022. We at Parcel 2, or APN 027-306-2000, have shared a property line with APN 027-306-32 and APN 027-306-31 since our purchase of APN 027-306-2000 in January, 2004.

We hereby formally lodge the following points of dispute with BPF POINT ARENA CONSERVATION LANDS LLC's current plans for the following reasons.

1. NATURE OF DEVELOPMENT: We object to the development and "Improvements" BPF POINT ARENA CONSERVATION LANDS LLC advertises based on the environmental, health and safety effects they create.
1. CONSERVATION IS SECONDARY: The "improvements," as presented in the October 27, 2022 Notice of Public Hearing, are clearly "amenities" the owners can sell its "customers" to purchase trees at remarkable expense --under the guise of conserving "forest and vegetation" and giving decedents resting places.
2. NOISE: "Improvements" as presented in the Notice, require infrastructure establishment and construction, which, like the former infrastructure construction of "roads," "trails," and a "Visitors Center" on the 2016 purchase (were these permitted?), will inevitably result in ongoing noise.
3. TRESSPASS ACCESS: Establishment of low impact trails, *skid roads, landing areas and driveways*, and on-going forest management as well as "all-terrain vehicles [to] be used to transport mobility limited customers throughout the property as required" are developments that create "an attractive nuisance". Who can be sure that use of All-terrain vehicles will be

limited to “mobility limited customers” or to BPF Point Arena Conservation Lands LLC’s parcel boundaries?

4. Will “mobility limited customers” on All-terrain vehicles and their families assume they are welcome and constant visitors to our parcel? Since Better Place Forests purchased its initial parcel, we have had wandering hikers/visitors trespassing onto our property.
5. AERIAL VEHICLES- HELICOPTERS? “Landing pads” augur use by aerial vehicles, such as planes and helicopters. These vehicles ensure ongoing noise over all parcels. Have construction of an airport & landing pads been approved and permitted and current *live* residents been noticed of same?
6. WASTE DISPOSAL: Included among the environmental hazards this expansion causes is waste disposal. Where does/will BPF Point Arena Conservation Lands LLC dispose of its waste? Deposition into Moat Creek or the soil is unacceptable and contributes to health, safety, and environmental hazards.
7. PROPERTY VALUE DECREASE: Last and not least, reclassification and establishment of the current cremations disposal area can decrease our property value. Increase in BPF Point Arena Conservation Lands LLC’s profits at our expense is unacceptable on all fronts.

We look forward to participating in the November 17, 2022 public hearing at 9:00 AM.

Thank you for your kind consideration,

Cathleen M. Carr

Maureen L. Carr

Owners of APN 027-306-2000

cmc/mlc