

**Caitlin Schafer - Fwd: Case #: B\_2019-0034**

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**From:** Russell Ford  
**To:** Caitlin Schafer  
**Date:** 11/12/2019 4:55 PM  
**Subject:** Fwd: Case #: B\_2019-0034  
**Attachments:** B\_20190034PostingPacket.pdf

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Here's one more for the Black/Lyme BLA.

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>>> PBS PBS 11/12/2019 3:33 PM >>>

Planning & Building Services Staff

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>>> Jeanette Jacobi <jjacobi@pacbell.net> 11/11/2019 7:00 AM >>>

To County of Mendocino, Department of Planning and Building Services,  
Attn. Brent Schulz, Director Planning and Building Services  
CC. Zachary Jones/ Lyme Redwood Forest Company,

This letter is in regards to the proposed boundary line adjustment. Case#:B\_2019-0034  
(mendocinocounty.org/pbs)

I looked at the plans and visited Michelle Deering (a senior, local Real estate Agent). I asked for her input, in regards to what the implications would be as far as future development and the possible impact on neighboring property values. The proposed addition of 2.75 acres would provide the acreage needed to split Louise Black's property and built another dwelling.

I also talked to Louise Black, who assured me that she doesn't want to deforest the area behind my house. However she has already deforested the area behind her house. I voiced my concern about future sales of the property and offered to pay for a deeded easement or 1 acre buffer zone of the timber land. Louise Black declined.

Zachary Jones (Lyme Redwood Forest Company) advised me to send a letter to the Department of Planning and Building Services.

My concerns are:

1. The property line adjustment will enable a second dwelling. We are in a R2 neighborhood, 2 acres per home. The acquired property is timberland. So the most probable location would be right behind Tony and Sarah Philip's house (Zoned R2, close to electricity and road access). The timberland would provide the acreage. This would affect all of our ocean views.

2. The value and quality of life. If the trees/ forest were removed for gardening/ agriculture, or other purposes, some of which are already in progress behind Louise Black's house, we'd lose a quiet serene habitat and our water resources may be affected. There would also be an impact if the property was used as a campground, storage facility, etc. The more houses and density, the more traffic and noise will be in this neighborhood. We are on a private road and the residents have to pay for the upkeep of the road. Most of my neighbors including me bought their properties to ensure a quiet peaceful lifestyle.

3. The boundary adjustment will set a precedent for future sales of timberland.

I am strongly opposed to this property line adjustment. This is nothing personal. It's business, impacting my home value. I've witnessed the zoning changes and the high density developments in my neighborhood in the Bay area. I realize affordable housing is an issue everywhere; the mentioning of it opens all doors to new development and re zoning. I'm sure the Inglenook Subdivision was carefully planned. I don't think it is the intent of the planner to enable residents to enlarge and divide lots. It will impact our neighborhood significantly, if someone was to buy Louise Black's property in the future and develop it.

As a fair solution, I would suggest that any property adjustment will be no more than one acre, insuring that there is no development in the future. It would render the property as one dwelling, as intended in the Inglenook subdivision.

The other option would be to create a long term lease such as the Stanford land in Woodside, Palo Alto and Portola Valley California. Thus avoiding the boundary adjustment altogether.

I understand the dilemma Louise Black faces with her current property line and I'd love to see it resolved. My address is 33661 Simpson Rd. The proposed Boundary line will impact the entire west side of my property. If this property line adjustment is approved, I'd be very interested in buying the 1 acre behind my property. It would create a buffer zone and I won't have to worry about privacy and any future development. If there are costs involved with re scheduling the hearing, please let me know.

Thank you for your consideration.

Jeanette Jacobi, [650 224-1922](tel:6502241922)  
33661 Simpson Rd, Fort Bragg, CA 95437

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