

Jessie Waldman - Re: CDP_2020-0014 and 2019-0045

Mendocino County

From: "Maria B. Hansen" <wisbarhansanelac@gmail.com>
To: Jessie Waldman <waldmanj@mendocinocounty.org>
Date: 10/20/2020 11:03 AM
Subject: Re: CDP_2020-0014 and 2019-0045

OCT 22 2020

Planning & Building Services

Good Morning, Jesse!

After carefully looking at the materials you have sent me, I have to admit I actually cannot make heads or tails of the site map.

For starters, please let me know which of the properties is under development today - is that the [Duggan](#) property or the [Herrmann](#) property?

I can't tell from the site map you sent me in relationship to where our house is situated, where is the goat barn going to be?

I also did read the study and guidelines on your website. It dates from 1982 - are the water table effects still considered relevant considering that we had a major drought in 2017 and are currently looking at this, 2020, being another drought year?

Is there a chance you or someone from your office could meet me - outside of course! - to explain exactly what is being built directly across from us?

Many thanks!!

Best regards,
Maria
Maria B. Hansen

On Thu, Oct 15, 2020 at 1:31 PM Jessie Waldman <waldmanj@mendocinocounty.org> wrote:

Hello Maria,

Thank you for the invite, however, I have to decline due to the current events occurring due to Covid-19. You are very sweet for the kindness.

When the two parcels were created under the Subdivision, CDMS 26-2001, a new encroachment (driveway access) was required to the new parcels to gain access from Navarro Ridge Road. The two parcels share access at that same access, currently. Under the current proposal of CDP_2020-0014, no new road is proposed to be developed off of Navarro Ridge Road at this time, only extension of the existing driveway further away from Navarro Ridge Road.

Hope this provides clarification.
Looking forward,

Jessie Waldman
Planner II
County of Mendocino - Planning & Building
120 W. Fir Street
Fort Bragg, CA 95437

"Due to the Health Officers Order, we have closed both the Fort Bragg and Ukiah public counters in Planning and Building Services. Our staff remain behind closed doors working on existing applications for permits and discretionary actions. We are still open for business. If you have new permit applications, we encourage you to mail, e-mail or send them into us through our new E-permit site at <https://www.mendocinocounty.org/government/planning-building-services>. If you have any questions, please e-mail us at pbs@co.mendocino.ca.us, or call our Fort Bragg offices at (707) 964-5379 and Ukiah offices at (707) 234-6650. We will respond to your calls and e-mails just as quick as we can."

>>> "Maria B. Hansen" <wisbarhansanelac@gmail.com> 10/15/2020 12:26 PM >>>
Thank you, Jesse. for your quick reply - If only I were more savvy about all of this!!!

I did read and try to understand what is available via the link.

I am curious - do I understand correctly that there is going to be a new road off of Navarro Ridge Road to go over Parcel 1 to access Parcel 2?

Please let me know the next time you are in our neighborhood, I'd very much like to meet you and invite you in!!! Miguel, my husband, (in the past, you possibly have heard him sing at the Albion River Inn when Martha- Flurry's partner - is there to play the piano) he makes wickedly good Irish Coffees and Margaritas -and/or we do also have delicious well water.

Maria

On Thu, Oct 15, 2020 at 12:16 PM Jessie Waldman <waldmanj@mendocinocounty.org> wrote:

Hello Maria,
Thank you for your email today.

I was able to review Mendocino County Coastal Groundwater Study and Development Guidelines and found that the subdivision(s) which created this parcel, and its contiguous parcels, is where Mendocino County Planning and Building Services took into consideration the impact of new land divisions and future development, regarding local water supply and hydrological effects. The Study and Guidelines are available on our Planning and Building Services Website, under Plans, <https://www.mendocinocounty.org/government/planning-building-services/plans>.

Regarding the Goat Barn, under CDP_2019-0045, see the attached overall and detailed site plan, approved on May 28, 2020. The Goat Barn will be northeast of the residence, more north of the garage.

Should you have further questions, please let me or our Planning Staff know.
Looking forward,

Jessie Waldman
Planner II
County of Mendocino - Planning & Building
120 W. Fir Street
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>>> "Maria B. Hansen" <wisbarhansanelac@gmail.com> 10/15/2020 11:33 AM >>>

Dear Jesse - you were amazingly patient and understanding about my concerns in regard to the well and septic across the road from us- thank you!!!

We are both 86 and have lived at 33821 Navarro Ridge Road for more than 25 years.

Naturally, we totally expect the properties across from us to be appealing because of the great natural beauty of our neighborhood.

I have 2 concerns about the 2 parcels being developed:

1. Are our ground water resources going to be negatively impacted in any way? That is probably unlikely.

My much bigger concern is about the goat barn:

2. Where exactly is the goat barn going to be situated?

Our bedroom and only openable window faces Navarro Ridge Road.

Years ago, when Van Phillips had goats way up the road from us, we could hear their constant bleating....the smell and the flies which the goats would attract could also invade our environment.

I see we have long passed the Public Hearing date, nevertheless I am hoping maybe you can give me some information that will reduce my worries!

Many many thanks!!

All the best,

Maria
Maria B. Hansen

[707-937-3568](tel:707-937-3568)