

Jocelyn Gonzalez-Thies

From: pbscommissions
Sent: Thursday, December 15, 2022 9:01 AM
To: Juliana Cherry
Cc: Jocelyn Gonzalez-Thies
Subject: FW: CDP_2021-0002 Carson

Mendocino County

DEC 15 2022

Planning & Building Services

From: Ray Duff <rayduff@mcn.org>
Sent: Wednesday, December 14, 2022 4:35 PM
To: pbs <pbs@mendocinocounty.org>
Cc: pbscommissions <pbscommissions@mendocinocounty.org>
Subject: CDP_2021-0002 Carson

Commissioners,

The present application, CDP_2021-0002 Carson, is located on Caspar Point Road; one of thirteen contiguous parcels. The only access to properties is unpaved gravel road with a five-foot diameter culvert under the road for stream crossing. Property owners have a right-of-way title to the road. The culvert is critical for property owners to reach their parcels, and it is failing. Attached are photographs taken in 2020. This matter is not discussed in the current application, nor in the previous application for a lot split.

Seven of thirteen parcels are developed, currently four of the seven have full time occupants and three have absentee owners. Six parcels are not developed. The State of California owns two parcels. We began a replacement process in November, 2020, and have yet been able to apply for a Coastal Development Permit to replace it.

We were told by County Planning a Coastal Development Permit (CDP) is needed and had to be signed by two property owners at location of culvert. Neighborhood property owners reached consensus on culvert replacement, hired a consultant for the CDP process, opened a bank account for contributions for replacement, and initiated process for CDP. We recently learned the consultant might not be able to assist us further, and given the circumstance of our neighborhood we cannot apply without assistance.

One of the two property owners who favored replacement refused to sign for the submission of the permit. This owner wants formation of a Road Association that assures protection from liability and assures financial support of all property owners in road maintenance including that of State of California. This is supported by the consultant who says participation of all parties is more likely if a road association exists. We may reach consensus on a Road Association, the expense involved in creating one, and agreement on property-owner participation in an association.

State Parks has been slow to respond as to how they will participate but now says they do not want a road association, and needs documentation describing how they might pay a one-time culvert repair agreement. These blocks prevent repairs to keep the easement safe for all users of the road, including owners, delivery companies, trash, phone and electrical utility companies, and emergency vehicles.

There is no doubt the culvert is damaged needs replacement, and enables property owners to reach their homes and parcels. As part of their easement-responsibility; we would like to assure safe access. Property owners plan a remote meeting in January, 2023 to attempt resolution of this matter.

We believe it is imprudent to permit further development in parcels on Caspar Point Road until the culvert is replaced.

Ray Duff
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