

John R. Allison and Rebecca M. Picard
39701 North Highway 1
Westport, CA 95488

January 30, 2023

By Email and Priority Mail

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

Re: February 9, 2023 Zoning Administrator Hearing
Private Road Name Case RN 2022-0005 (Westport Way)

Dear Ms. Krog and Commission Staff:

We are writing to express our comments in opposition to the proposed name change for the frontage road serving our property. On October 18, 2022 we submitted written comments by email to Senior Planner Russell Ford, who replied by email on October 24 acknowledging his receipt of our comments. Those comments, attached as Exhibit A, contain additional information and are incorporated in this submission.

The request to change the name of the frontage road serving our property from North Highway 1 to Westport Way should be denied for the following reasons:

- Four of the seven developed parcels served by the frontage road have consistently maintained an address on North Highway 1 for more than 20 years. An address change would impose an unreasonable burden and hardship on a majority of the property owners the road currently serves.
- The Westport Volunteer Fire Department and other responding agencies have not experienced any confusion or delay in responding to 911 emergency calls to the North Highway 1 addresses on the frontage road. The proposed renaming of our frontage road is addressing a problem that does not exist. This proposed renaming should not be confused with the genuine need to rename the Seaview Drive that is located to the east and uphill from our frontage road, which is being addressed separately in Case RN 2022-0004 (Lincoln Ridge Road).

Ms. Julia Krog and Commission Staff

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- It would be helpful for all the parcels served by the frontage road to have sequential address numbers on North Highway 1 that are aligned with the properties to the north and to the south. That could be accomplished by changing the address of the property at 25071 Seaview Drive to 39801 North Highway 1, and changing the address of the property at 25051 Seaview Drive to 40001 North Highway 1. The property using 39901 Seascape Drive for an address could use 39901 North Highway 1, instead.

As mentioned, a majority of the owners of developed property served by the frontage road have used their address on North Highway 1 for many years. We bought our parcel in 2001 and built our home on it in 2008. Our address of 39701 North Highway 1 is on our purchase agreement, building permit documents, mortgage documents and homeowners' insurance policies. Our next door neighbors to the south, at 39601 North Highway 1, had purchased their parcel earlier. To their south, at 39401 North Highway 1, lived Marty and Lucy Fodor who had built their house many years earlier. The property immediately south of the Fodors, at 39247 North Highway 1, was a bed and breakfast known as the DeHaven Valley Farm for decades before becoming a private residence a few years ago. All four of these properties can readily be found on Google Maps by using their North Highway 1 addresses. Please see Exhibit B.

A field inspection of the frontage road and the surrounding areas to the north and to the south would reveal these facts:

- As noted in the Notice of Public Hearing, the frontage road is located a little over 2 miles north of Westport. At the north end of Westport is the Westport Beach RV Park and Campground at 37700 North Highway 1. Please see Exhibit C.
- North of the Westport Beach RV Park and Campground there is a private residence at 38501 North Highway 1. Please see Exhibit D.
- The next residence to the north, which is accessed off Branscomb Road, has an address of 39001 North Highway 1. Please see Exhibit E.
- Continuing north on Highway 1, at mile marker 79.3, is the southern entrance to the frontage road that is the subject of this renaming case. It provides access to 39247 North Highway 1 and properties to the north, including ours. Please see Exhibit F and Exhibit G.

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January 30, 2023

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- The owners of the properties at 39247, 39601 and 39701 North Highway 1 receive mail in mailboxes on Highway 1 at the foot of the southern entrance to the frontage road. Please see Exhibit H. The Fodors, at 39401 North Highway 1, received their mail at a Post Office box in Westport. They listed their address in the phone book as 39401 North Highway 1. Please see Exhibit I. (Lucy Fodor passed away in August 2021, and Marty Fodor passed away in December 2022.)
- The frontage road runs parallel and adjacent to the highway. The address signs on the frontage road for 30401, 39601 and 39701 North Highway 1 are shown in Exhibit J.
- The northern entrance to the frontage road is at mile marker 80.49, which is also the access route to Howard Creek Ranch Inn at 40501 North Highway 1. Please see Exhibit K.
- The frontage road is an easement created when a former sheep ranch was subdivided into 20-acre parcels in the early 1970s. All the properties served by the frontage road abut the east side of Highway 1 where the speed limit is 55 miles per hour. From the standpoint of safety, as well as storm water runoff, it makes sense to have two access points off Highway 1, at the south end and the north end of the frontage road, instead of having individual access points off Highway 1 for each parcel.

Please include this submission in the record for the Zoning Administrator hearing on February 9, and let us know if you have any questions or if you need additional information. The best way to reach us is to call John Allison at (707) 357-3732 or to send him an email at jrallison27@gmail.com.

Thank you for your consideration.

Sincerely,


John R. Allison


Rebecca M. Picard

cc Russell Ford
Supervisor Dan Gjerde

John R. Allison and Rebecca M. Picard
39701 North Highway 1
Westport, CA 95488

October 18, 2022
By Email

Mr. Russell D. Ford
Senior Planner
Mendocino County Department of Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

Re: Private Road Name Case RN 2021-0005 (Westport Way)

Dear Mr. Ford:

We are writing to express our comments regarding the proposed name change for the frontage road serving our property.

We bought our residential property in 2001 as raw land, and built our home on the property in 2008. Throughout the process the official address of our property was, and continues to be, 39701 North Highway 1, Westport. In 2010 we had a redwood burl sign custom made and installed at the foot of our driveway. Please see Attachment 1.

Most of the properties on the frontage road have a sequential address number on North Highway 1 that is in sequence with the properties immediately to the south of our frontage road and immediately to the north of our frontage road. The address of the property immediately to the south, on the southeast corner of North Highway 1 and Branscomb Road, is 39001 North Highway 1. Five of the seven developed properties on the frontage road continue the numbering sequence, with the numbers 39247, 39401, 39601, 39701, and 39901. The address of the property immediately to the north of the frontage road, Howard Creek Ranch Inn, is 40501 North Highway 1. Two of the developed properties along the frontage road have addresses of 25071 Seaview Drive and 25051 Seaview Drive. The remaining two properties along the frontage road are undeveloped with no posted addresses. Please see Attachment 2, which is an annotated copy of the "Westport Way" map enclosed with your October 6, 2022 letter.

EXHIBIT A

Mr. Russell D. Ford

October 18, 2022

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John Allison, one of the property owners signing this letter, became an active duty member of the Westport Volunteer Fire Department in February 2015 and has continued to respond to 911 emergency calls ever since. The Westport Volunteer Fire Department and other responding agencies have not experienced any confusion or delay in responding to 911 emergency calls to the North Highway 1 addresses shown on Attachment 2. As a result, the proposed renaming of our frontage road is addressing a problem that does not exist.

The dispatch problem that does need to be addressed involves confusion between the Seaview Drive in the village of Westport and the Seaview Drive to the east and uphill from the properties served by our frontage road which is a few miles north of the village of Westport. Please see Attachment 2, with the uphill Seaview Drive highlighted in yellow. In 2017, and again late last month, the Westport Volunteer Fire Department and other responding agencies were dispatched by CalFire's computer assisted dispatch (CAD) system to the Seaview Drive highlighted in yellow on Attachment 2 for serious medical emergencies that were actually occurring at residences located in the village of Westport.

Regarding our frontage road, it would be helpful for all the address numbers of properties served by the frontage road to be sequential. Right now, five of seven developed properties have numbers that are sequential. The other two developed properties could be brought into the sequence by changing the address of the property at 25071 Seaview Drive to 39801 North Highway 1, and changing the address of the property at 25051 Seaview Drive to 40001 North Highway 1.

We believe it is unnecessary to rename our frontage road. A majority of the developed properties – four out of seven – have had an address on North Highway 1 for many years. The two properties using Seaview Drive, and the one property using Seascapes Drive, could change their address to North Highway 1. That approach would avoid imposing the significant burden of a road name change, in terms of both time and expense, on the owners of a majority of the developed properties that are served by the frontage road.

While we oppose renaming of the frontage road, we would like to make two final points. First, the name "Westport Way" is likely to cause confusion because the frontage road is located outside the village of Westport which is a little more than two miles to the south. A preferable name would be "North Shoreline Drive" which is consistent with maps identifying the adjacent section of North Highway 1 as Shoreline Highway. Second, if the frontage road is renamed, we ask that the address number for our property continues to be

Mr. Russell D. Ford
October 18, 2022
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39701. The redwood burl sign at the foot of our driveway, shown on Attachment 1, was quite expensive in 2010. It would probably cost \$2,000 to \$2,500 to replace today.


To summarize our comments:


- Renaming our frontage road is unnecessary, and will not address the emergency dispatch confusion between the Seaview Drive in the village of Westport and the Seaview Drive to the east and uphill from the frontage road.
- Our top priority is to preserve the North Highway 1 numbering sequence for the five (out of seven) developed properties that have followed that sequence for many years – 39247, 39401, 39601, 39701 and 39901. Preserving those numbers would be consistent with the numbering sequence for properties on North Highway 1 to the north and to the south, and will also facilitate clear emergency dispatch and response.
- Our second priority is to preserve the North Highway 1 address name. That name has been used for many years for a majority (4 out of 7) of the residential properties served by the frontage road.
- If the frontage road is renamed, “North Shoreline Drive” would be preferable to “Westport Way.”

Please let us know if you have any questions or if you need additional information. The best way to reach us is to call John Allison at (707) 357-3732 or to send him an email at jrallison27@gmail.com.

Thank you for your consideration.

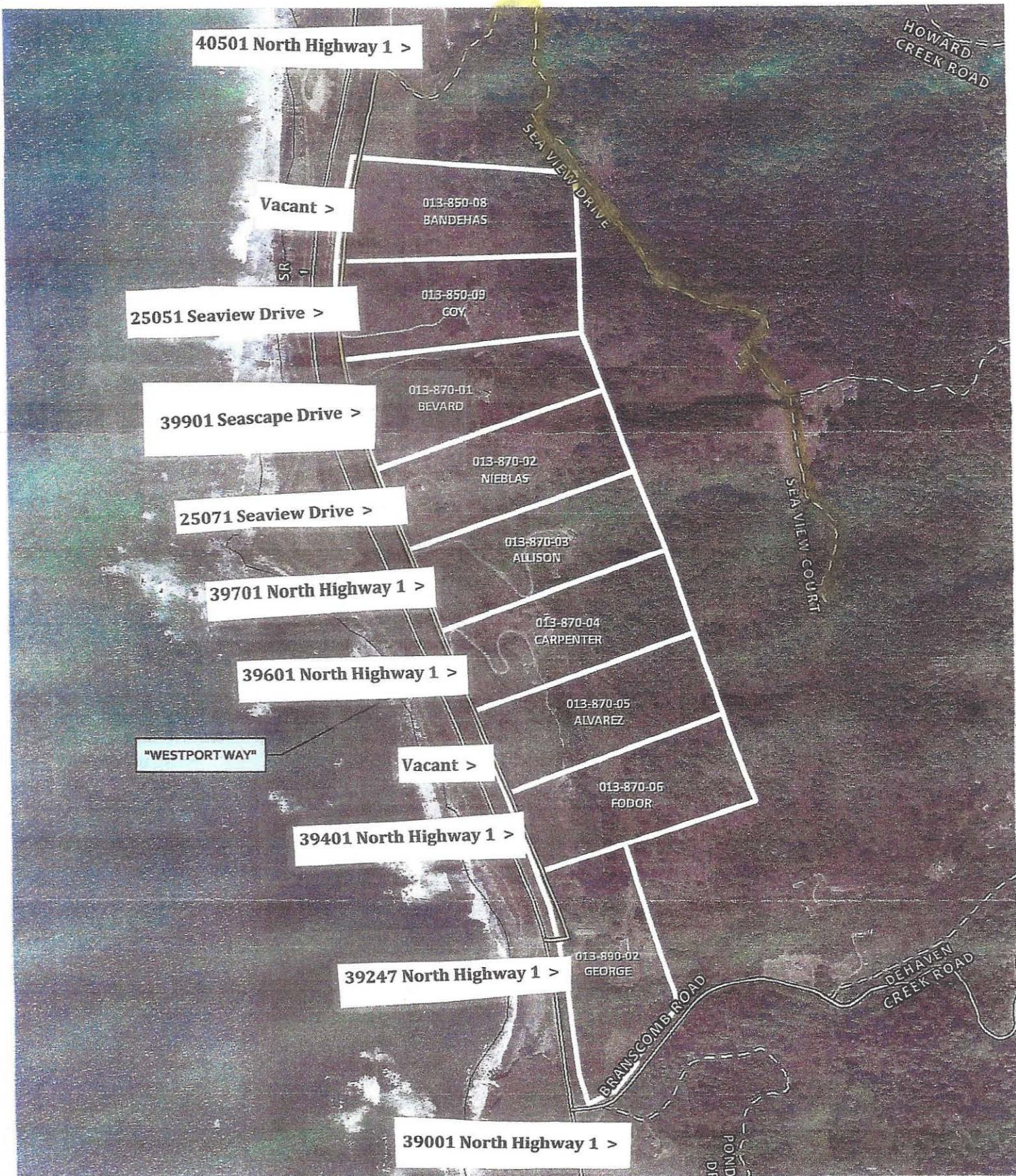
Sincerely,


John R. Allison


Rebecca M. Picard

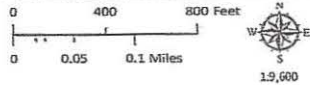


Attachment 1



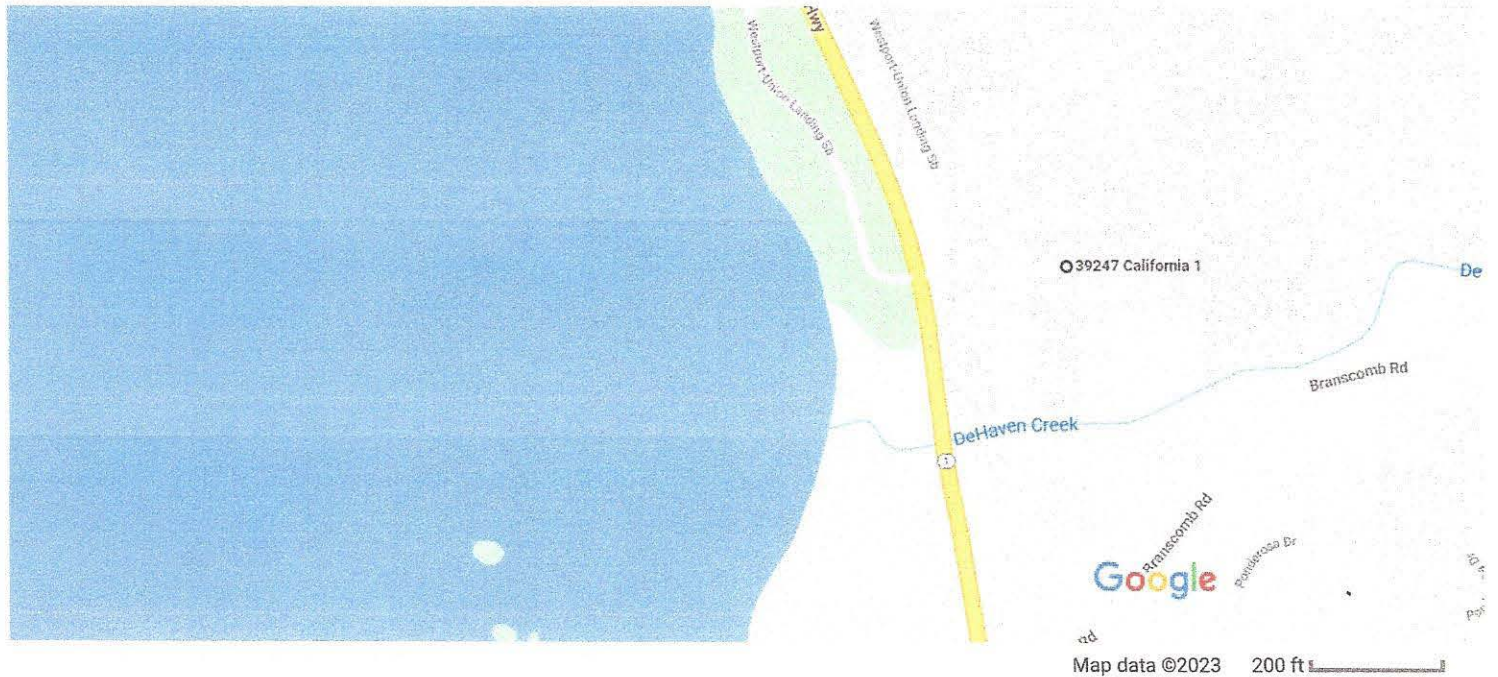
CASE: RN 2022-0005
 OWNER: Various
 APN: Various
 APLCT: County of Mendocino
 AGENT: County of Mendocino
 ADDRESS: Highway 1, Westport

== Public Roads
 = = = Private Roads



AERIAL IMAGERY

Attachment 2



Delays

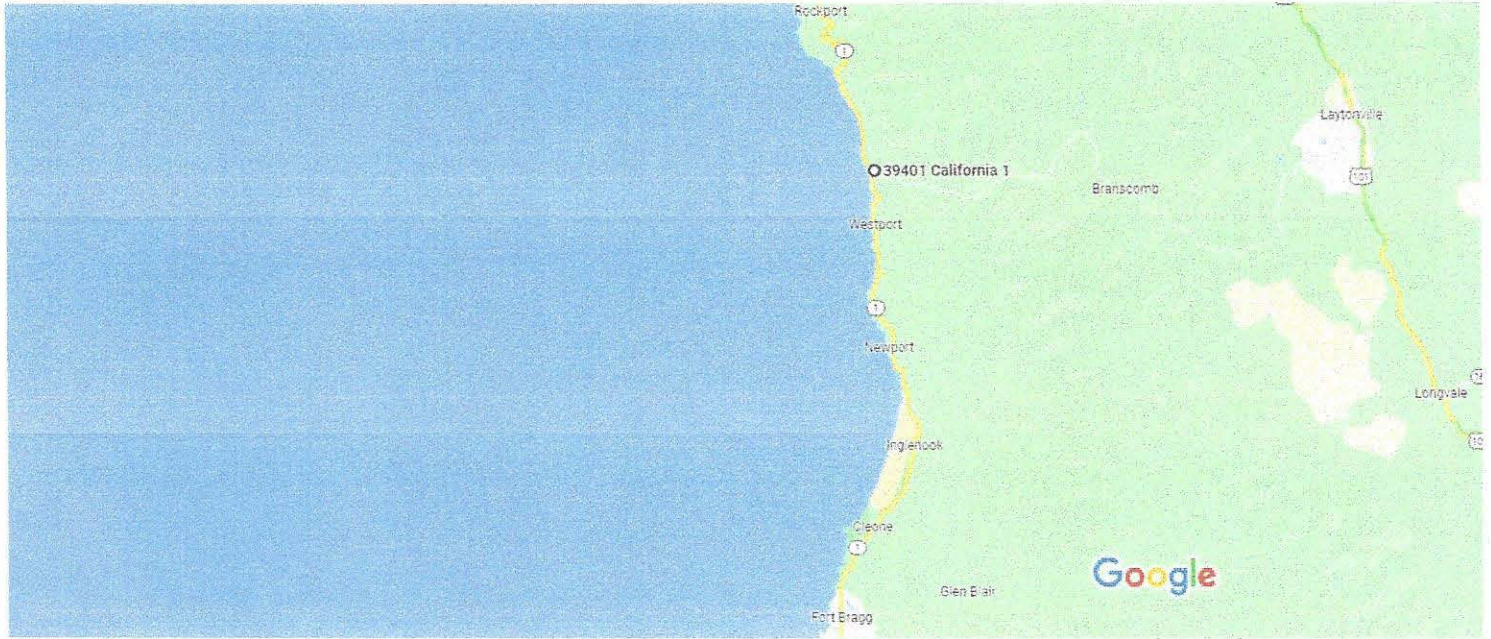
Light traffic in this area

No known road disruptions. Traffic incidents will show up here.



Google Maps search for 39247 North Highway 1, Westport CA
(performed on January 29, 2023)

EXHIBIT B



Map data ©2023 2 mi

Delays

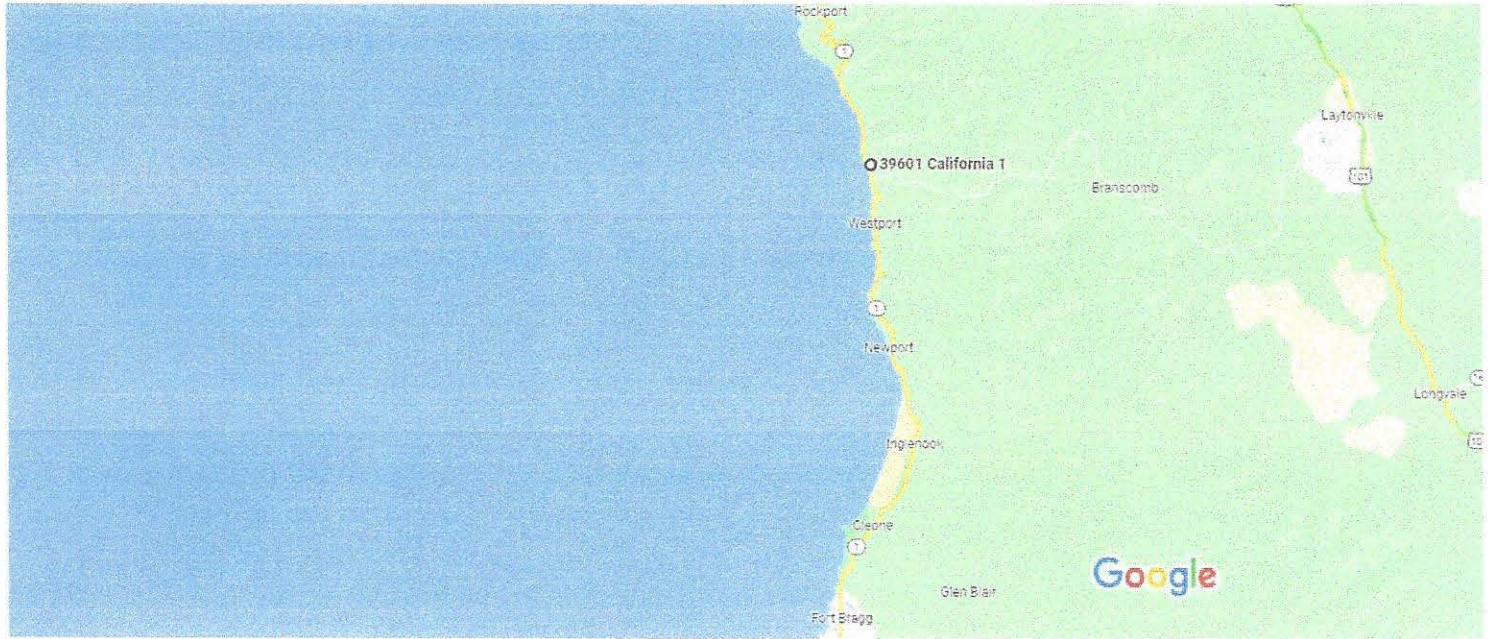
Light traffic in this area

No known road disruptions. Traffic incidents will show up here.



Google Maps search for 39401 North Highway 1, Westport CA
(performed on January 29, 2023)

EXHIBIT B



Map data ©2023 2 mi

Delays

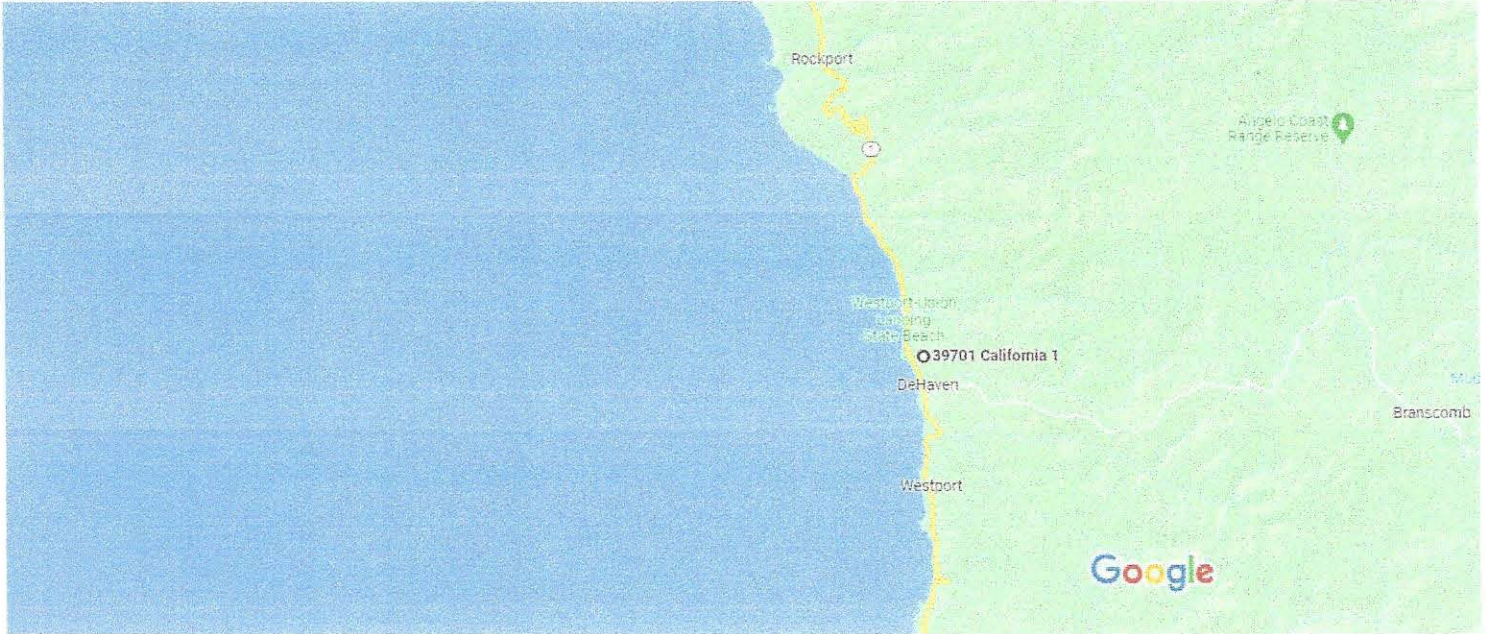
Light traffic in this area

No known road disruptions. Traffic incidents will show up here.



Google Maps search for 39601 North Highway 1, Westport CA
(performed on January 29, 2023)

EXHIBIT B



Map data ©2023 2 mi

Delays

Light traffic in this area

No known road disruptions. Traffic incidents will show up here.

Live traffic

Fast Slow

Google Maps search for 39701 North Highway 1, Westport CA (performed on January 29, 2023)

EXHIBIT B



EXHIBIT C



EXHIBIT D



EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT F



EXHIBIT G



EXHIBIT G



EXHIBIT H

Fernandez Gary 31570 Airport Rd Ft Brg.....	964-9475
Fernandez Howard	
33682 Madsen Ln Ft Brg.....	964-2812
Fernandez Stephen 231 E Fir Ft Brg.....	962-0163
Ferreira Arthur & Patricia.....	961-0192
FERRELLGAS	
135 N Main St Fort Bragg.....	962-0568
Ferrero Pat	
40725 Little River Airport Rd Ltl Rvr.....	937-1083
Fessler Daniel W	
33044 Virgin Creek Ln Ft Brg.....	964-5478
Feters Donald 32250 Hwy 20 Ft Brg.....	964-5751
Few Naomi Albn.....	937-3456
Fisher S Ft Brg.....	961-0888
Fisburgh Gabriele & Richard	
.....	937-4036
.....	937-2623
Fisero Tony 204 N Lincoln St Ft Brg.....	409-5028
Figueroa D	
33555 Pudding Creek Rd Ft Brg.....	964-6660
Figueroa Ernest 178 Jewett St Ft Brg.....	964-3638
Figueroa Eugene & Linda	
33071 Mill Creek Dr Ft Brg.....	964-9354
Figueroa John	
33271 Basin View Dr Ft Brg.....	964-2498
Figueroa Myra & Joe	
33047 Sherwood Rd Ft Brg.....	964-3174
Figueroa S Ft Brg.....	964-2651
Figueroa's Video Movies	
201 N Main Ft Brg.....	964-7434
Figueroa Daniel	
33000 Albion Ridge Rd Albn.....	937-2826
Figueroa Victor 201 S Corry Ft Brg.....	961-9631
Finger Alice Ft Brg.....	964-2911
Finger Judith Ft Brg.....	962-9454
Finger Erik 536 S Whipple Ft Brg.....	964-4205
Finger Lawrence PO Box 1072 Ft Brg.....	964-3595
Finger William & Maxine Mndcno.....	964-7451
Fiority Michael Lee	
33025 Burrows Ranch Rd Ft Brg.....	964-1505
Fiority Shanti Benoit Mndcno.....	937-4519
Fisher Patricia Ft Brg.....	964-3886
Fischer Ben & Susan	
33000 Albion Ridge Rd Albn.....	937-4281
Fisher D Ann & Eric Scott	
33000 Comptche Ukiah Rd Mndcno.....	937-5859
Fisher Baptist Church	
450 E N Franklin Ft Brg.....	964-3422
FIRST EQUITY	
330 South Main St Fort Bragg.....	964-0708
Flash Drilling Toll Free.....	800-637-4563
Flashbach D E & M	
33040 Orr Springs Rd Cmptch.....	937-2133
Fletcher Construction	
33000 Simpson Rd Fort Bragg.....	964-1647
Fletcher Michael H	
33000 Simpson Rd Fort Bragg.....	964-1647

Fischer N H & Charlene	
33641 Simpson Rd Ft Brg.....	964-0307
Fischer Sherry	
32250 Pudding Creek Rd Ft Brg.....	961-1549
Fish N 3800 Albion Ridge D Rd Albn.....	937-4612
Fish Thomas 44745 Forest Ct Mndcno.....	937-0951
Fisher Construction Michael	
33651 Simpson Rd Ft Brg.....	964-1647
Fisher Daniel Ft Brg.....	964-6540
Fisher John 19600 Benson Ln Ft Brg.....	964-0359
Fisher Judith Ft Brg.....	961-1207
Fisher V Cmptch.....	937-1344
Fishter G 23590 Branscomb Rd Wstpnt.....	962-0893
Fites Debra & Roger 125 Spring Ft Brg.....	961-6088
Fitzgerald Glynn & Doris Ft Brg.....	964-3256
Fitzgerald Wayne 31500 Cedar St Ft Brg.....	964-3472
Flaherty V Ft Brg.....	964-7240
Flannel Ken 44681 Crestwood Dr Mndcno.....	937-3917
Fleischman Chas	
31951 Westwood Dr Ft Brg.....	964-7141
Fleming Dennis 15040 Harris Ln Ft Brg.....	964-6819
Fleming M 18740 Hare Creek Terrace Ft Brg.....	964-8947
Fletcher Bill & Sally Ltl Rvr.....	937-2110
Fletcher John 32800 Hwy 20 Ft Brg.....	962-1652
Fletcher K Albn.....	937-1879
Fletcher Yolanda	
32688 Mill Creek Dr Ft Brg.....	962-1699
Fliessbach John	
44920 Little Lake Rd Mndcno.....	937-4127
Fliessbach S Mndcno.....	937-3892
Fling Collin	
43501 Little River Airport Rd Ltl Rvr.....	937-5684
Fling John J.....	937-3572
Fling John J.....	937-1079
Flood Sharon Mndcno.....	937-4817
FLOOR STORE THE	
126 N McPherson St Fort Bragg.....	964-8889
Flores Gerardo 169 Livingston St Ft Brg.....	964-4563
Flores Gustavo 276 Wall Ft Brg.....	962-0419
Flores Maria 1021 S Main St Ft Brg.....	961-6251
Flow Restaurant 45040 Main Mndcno.....	937-3569
Flowers Susann 820 N Harrison Ft Brg.....	409-5034
Flum Char Ft Brg.....	964-5035
Fodor Martin & Lucille	
39401 N Hwy 1 Wstpnt.....	964-5568
Fogarty Tom & Mary Mndcno.....	937-2752
Fonseca Melanie Ft Brg.....	962-9434
Foote Barbara	
43320 Little Lake Rd Mndcno.....	937-0115
Foote Kathy 31350 Country Rd Ft Brg.....	961-1333
Foote Linda E Mndcno.....	937-2122
Force Carl 535 Chestnut Ft Brg.....	962-9197
Force Carl E 204 N Sanderson Way Ft Brg.....	964-2185
Ford House Visitor Center-Mendocino	
735 Main Mndcno.....	937-5397
Ford Keller 44801 Woodstock Dr Mndcno.....	937-2900
Foreman C	
42551 Caspar Little Lake Rd Mndcno.....	961-6042

Foresight Science And Technology	
11750 Docker Hill Rd Cmptch.....	937-3377
Forestwalker Feather Ft Brg.....	964-7023
Forrest Francis Land Surveyor	
40261 Comptche Ukiah Rd Mndcno.....	937-9900
Forseter Max 16810 Ocean Dr Ft Brg.....	964-4279
Forseter Sarah 16810 Ocean Dr Ft Brg.....	964-0734
Forster Richard 28301 N Hwy 1 Ft Brg.....	964-2452
Fort Bragg Outlet 1031 S Main Ft Brg.....	962-9307
Fort Bragg Advocate News	
450 N Franklin Ft Brg.....	964-5642
Fort Bragg Bakery 360 N Franklin Ft Brg.....	964-9647
FORT BRAGG CENTER FOR LASER & COSMETIC DENTISTRY	
203 East Pine St Fort Bragg.....	964-2618
Fort Bragg City Of	
All Emergencies.....	911
Or.....	964-0200
City Hall 416 N Franklin Ft Brg	
Administration-City Clerk-Personnel.....	961-2823
Community Development-Building	
Permits-Zoning.....	961-2827
Engineering.....	961-2823
Water & Sewer Billing-Finance-Business License.....	961-2825
Fire Dept 141 N Main Ft Brg	
Non-Emergency.....	961-2831
Museum.....	964-4251
Police Dept 250 Cypress Ft Brg	
Business Calls.....	961-2800
Dispatch.....	964-0200
Public Works Yard.....	961-2836
Recreation Center.....	964-9446
Treatment Plants	
Wastewater.....	961-2834
Water.....	961-2835
Water-Turn On & Off.....	961-2825
Fort Bragg Cycle Supplies	
1290 N Main Ft Brg.....	964-0012
Fort Bragg Cyclery 301 N Main Ft Brg.....	964-3509
FORT BRAGG ELECTRIC INC	
489 S Harrison St Fort Bragg.....	964-9118
Fort Bragg Express 1004 S Main Ft Brg.....	962-9133
FORT BRAGG FEED & PET INC	
880 Stewart St Fort Bragg.....	964-3333
Fort Bragg Food Bank	
910 N Franklin Ft Brg.....	964-9404
FORT BRAGG FURNITURE FLOOR COVERINGS	
235 N Franklin St	
Fort Bragg.....	964-2501

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EXHIBIT I 64-9449

Carpet & Upholstery Cleaning also Area Rugs Cleaned In Shop

Perfume Free ~ Quick Drying ~ Cleaning For Allergy & Asthma ~ Insured + Licensed + Schooled



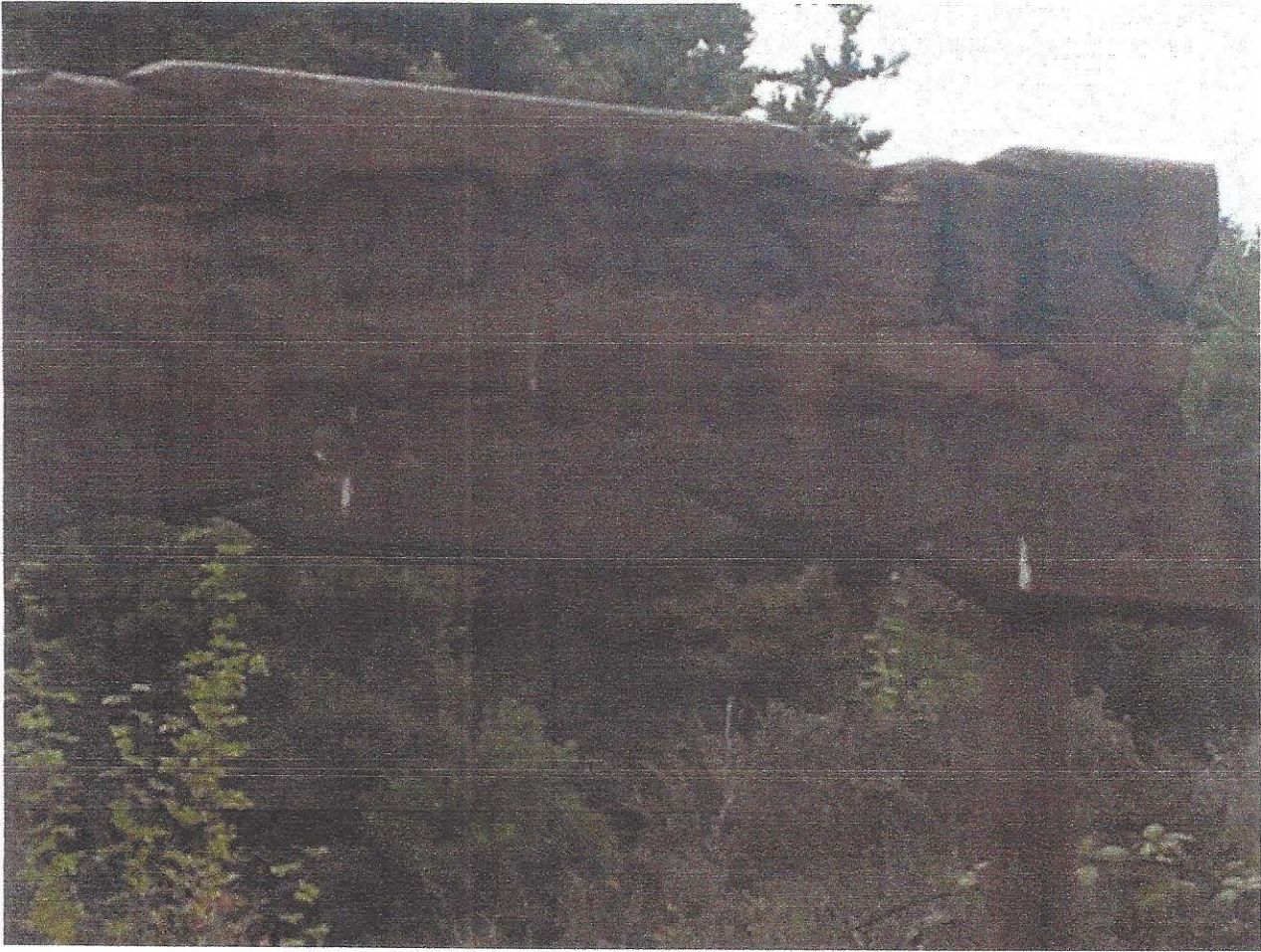


EXHIBIT J



EXHIBIT J



EXHIBIT J



EXHIBIT K