

Randall & Deborah Dexter

26941 North Highway One

Fort Bragg, CA 95437

(707) 964-4838

E-Mail: debdexter@me.com

March 16, 2019

County of Mendocino
Department of Planning & Building Services
120 W Fir Street
Fort Bragg, CA 95437

Attn: Juliana Cherry

Re: Case# CDP 2018-0016
Parcel # 069-060-16

Dear Ms Cherry,

We received the Public Notice of Pending Action Standard Coastal Development Permit for the above parcel. We have some comments and concerns regarding this action. We live on Parcel 1 on enclosed Parcel Map. The Edwards live on Parcel 2.

We will address these issues as stated on the Applicant's Statement on page 2 of the Coastal Permit Administrator Report for Standard CDP.

a. 100 foot defensible space, SOD, diseased trees.

Well...Mr. Edwards has already done most of this **UNPERMITTED** as soon as they moved here in August 2015. Most trees he removed were healthy, as seen in the Google Earth overhead shot enclosed in the full report of the Coastal Permit Administrator Report for Standard CDP. This was most stressful for us and surrounding neighbors. If everyone removed all trees, there would be no Mendocino Coast.

b. Widen Easement

I, Deborah Dexter, not Bob Edwards, contacted the Fire Dept in 2016 regarding the hard turn on the easement, plus the width of tree trunks on the turn had narrowed that part of the easement. My concern was my 95 year old Mother-in-law we were caregiving to and wanted to make sure emergency vehicles could make that turn to get to our house in case Emergency Medical vehicles were necessary. This paragraph on the Applicants Statement was my proposal to Bob Edwards to widen that turn, in which he said it was NOT okay to widen because Chief Orsi could drive the big fire engine truck, which they brought out to see, could make that turn.

c. Power Lines

Don't care about PG&E working under the power lines.

d. Change in Zoning

No way! We moved here to live in Rural Residential area NOT agriculture or farming.

e. Replanting of Trees

Yes, this needs to be done to restore that land after Mr. Edwards "Rape of the Land". That was a beautiful piece of land with many specimen plants and beautifully maintained. However, planting a Blueberry crop is ridiculous. Yes, same family as Huckleberries, but Huckleberries are symbiotic with Redwood trees. The water usage concerns me with crops of any type as our aquifer is fragile and many parcels are punched into same aquifer.

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f. Fencing

I took a look at Mr. Edwards drawing of plans. There can be no gates/fencing as proposed due to the easement. The easement is 60 feet wide, plus a 25 foot set back line on both the North and East side of his property. There can be no fencing or gates within that easement as per your own Department of Planning. Please refer to the attached parcel map, which clearly shows 60 foot width of easement and 25 foot set back lines. The easement is wide due to the power lines and easement is necessary to access and for repairs. I also have concern for the wildlife that live here. Foxes, Fishers, Turkeys, Quail, Deer. etc. Won't fencing of this type impede their ability to hunt, feed and move about?

The fence is after the fact, as the Edwards have no pets at this time.

The Edwards dog, Molly, a German Shepard, was a sweet dog and would greet me as I walked the easement to get our mail. I will at this time address the threat I was accused of. Yes, I did leave a message on the Edwards phone in 2016 or 2017? Stating that Molly was up in my heavily forested area of my property. I didn't mind that Molly was up there, but called the Edwards to tell them to keep Molly close to home as we had 2 bears and a mountain lion on our back property. I never threatened them or their dog in any way. I was just concerned because one of our little dogs was killed by a mountain lion on our property years ago. I take great exception to the implications the Edwards accused me of doing something harmful to their dog Molly. It broke our heart when the mountain lion killed our dog and didn't want the same for the Edwards. The Edwards let their dog run loose. Molly killed chickens on the Johnson's land on Sutliff Lane, which backs up to part of the easement. The reason no one asked them, "What happened to your dog?" is because the Edwards speak to no one here. They just ignore all neighbors.

g. Riparian area

The Edwards need to restore the Riparian land with the native plants they ripped up and habitat. **There is also a seasonal creek that runs behind their house.**

I have great apprehension of this plan. The Edwards, which are impossible to speak with, they just ignore you, but will send registered letter telling me to not trespass on the easement???? Most people that live around here are excellent stewards of the land. I cannot say this is true of the Edwards after living behind them for the past 4 years. They do not adhere to our Burn Pile rules, or developing the land rules, putting up No Trespassing signs all up and down the easement to my house, placing Trail cameras that point to my front deck. I have had to call the Sheriff due to Mr. Edwards ripping up our address sign. I also believe he has no knowledge of easement rights. Which are necessary if you have a 60 foot easement on two sides of your land.

The road on the easement was put in by Bobby Watkins of Watkins Sand & Gravel over 20 years ago at **our** expense. It is an engineered road with 3 French drains. I have great concerns regarding his widening of the road and how he will deal with the road base and road gravel. I just made a call last week to Geo Aggregates in Fort Bragg as the road on easement needs more road base and to be resurfaced. I will put this off until I hear what will be done with the easement. We also need full access to our property via the easement at all times. My propane service says we need to fix the road. I know as dominant tenement to the easement, I can maintain that easement. The Edwards need to know this too, as we are tired of being bullied by them trying to maintain our investment of the road on the easement.

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We have lived here, on this land, since 1990 and purchased our house and land in 1997. I have no idea why the Edwards are so fearful of us. We are both retired now, have no children and no pets since our little dog was killed in our woods. This is our forever home and just want to live peacefully in the beauty of the Mendocino Coast which we are so proud to be a steward to a piece of this beautiful land.

Our feeling is, the Edwards need to restore the property. The native species and habitat is a good place to start **BEFORE** they attempt any new projects. They destroyed so much, it needs to be restored properly.

Sincerely,

Randall & Deborah Dexter

See attached parcel map.

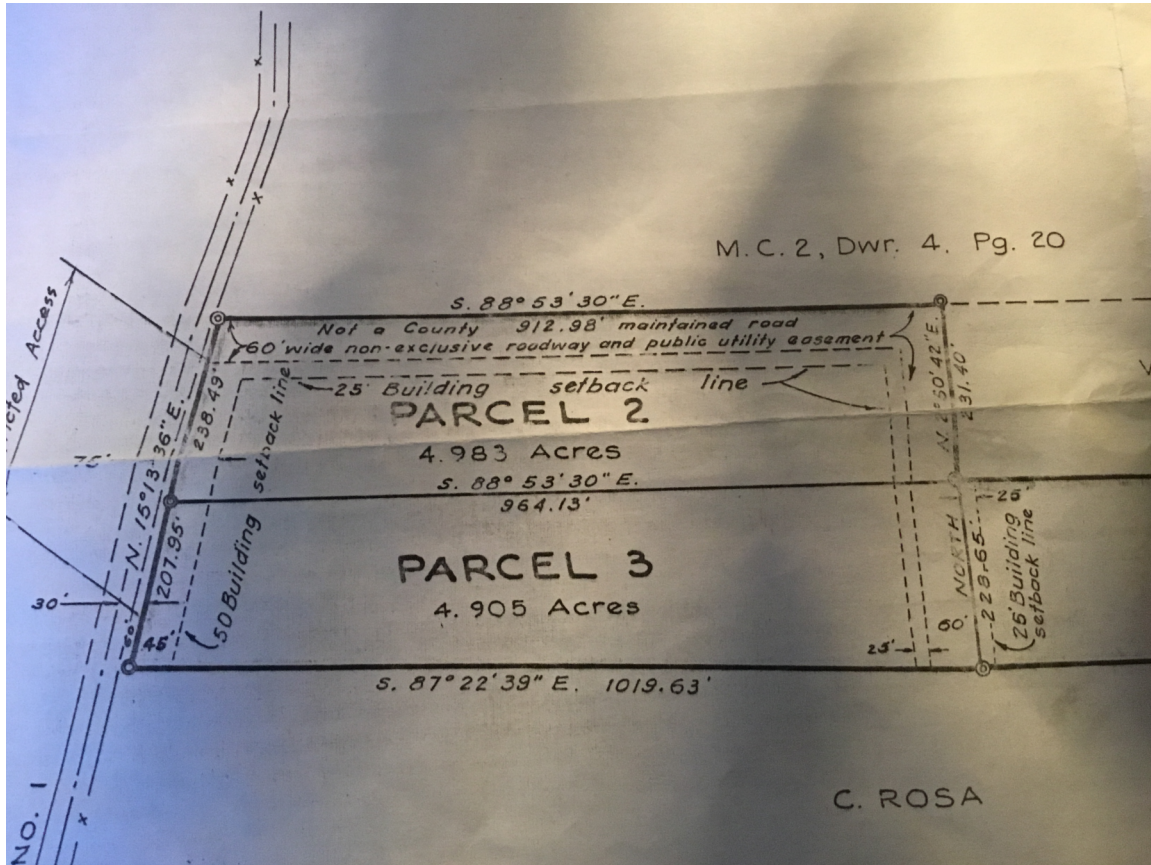
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