

July 25, 2017

Leslie & Steve Wall
45100 Drifters Reef Dr.
Mendocino, CA 95460
707-937-1188

Mr. Robert Dostalek
Planning & Building Services County of Mendocino County
Ukiah, CA 95482

Dear Mr. Dostalek:

In regards to CDP 2015-0031, we are one of the property owners on Drifters Reef Dr in Mendocino, and we'd like to share with your our views on the issue contained in this CDP application.

As you know, as property owners on Drifters Reef Dr., we own a 1/20th fractional share of the ocean front parcel set aside for shared use when the subdivision was established. Having this private access was one of the key reasons we chose to buy our property in 1997, since we greatly value the ability walk to the beautiful, natural, unaltered view at the ocean front bluff.

For us, it's essential that the aesthetics of the shared parcel remain intact since any significant change to the natural setting would harm the value of our property and our ability to use the shared parcel for personal use.

As such, we offer this input to you as you evaluate the CDP:

1. We understand that the Bowens may be sensitive to vehicular and non-vehicular encroachment upon their unimproved parcel, which led him to want to build a fence to ensure no trespassing takes place. We respect their concerns as fellow private property owners.
2. The access road to the shared parcel **does** cut across a very small southwestern tip of the Bowens' parcel property line. This has been the case since we bought 20 years ago. We understand that the Bowens may wish to formally re-route the road to avoid crossing their property line.
3. The Bowen parcel is currently undeveloped except for well testing, septic testing, the split-rail fence along the eastern property line and the wooden posts along the southern property line adjacent to the shared access road.

Given this understanding, our recommendations would be as follows:

1. We feel there is really no need to build view and sight-line limiting fencing to keep people off the Bowen parcel. We never encroach on their property when we use the shared parcel unless a frisbee, kite or dog fetching situation goes awry and we have to retrieve it. Other than that, the integrity of the Bowen parcel property lines are respected by other subdivision owners.
2. If it's important to the Bowens to reroute the front parcel access road to avoid crossing their property line, we feel this is a reasonable request and consistent with their rights as private property owners. That said, we do not believe it is necessary to alter the current access road routing since the current routing has been in place for over 20 years with no real issues we are aware of.
3. Of course, when and if the Bowen parcel is fully developed, the owner/builder would be free to erect fences, landscape, etc. to establish privacy for the new home as long as they are consistent with ESHA regulations, view easements and subdivision CC&Rs.
4. Drifters Reef is clearly identified as a private road, so the only users are property owners, guests and delivery service vehicles. As such, there is, effectively, nobody encroaching on the Bowen parcel based on our experience. If needed, we would support the installation of a sign at the entrance to Drifters Reef Dr. that clearly identifies the road as Private and No Ocean Access to further protect the private integrity of all parcels on Drifters Reef Dr.

In summary, we feel that all existing property owners on Drifters Reef can continue to respect the property lines on the Bowen parcel without building unneeded fences, planting landscaping, etc., and that this would represent a reasonable compromise to preserve the integrity of the shared ocean front parcel for all subdivision owners.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leslie Wall", followed by a long horizontal flourish.

Leslie & Steve Wall