

CASE#: CDP_2021-0019

Dear Board Members,

We are writing in response to the Public Notice we recently received from the Mendocino County Department of Planning and Building Services regarding your consideration of a resolution at the upcoming meeting on June 22, 2021: "Authorizing the Processing of a Consolidated Coastal Development Permit by the California Coastal Commission for the California Department of Transportation to widen and upgrade the bridge rails on the Jack Peters Creek Bridge on State Route 1 at post mile 51.87 in Mendocino County."

The Public Notice indicated the Board meeting is to be held virtually and is not open to the public (per State Executive Order). In lieu of participation in the meeting in person, this letter is being sent to the Board per the instructions in the Public Notice.

We are writing as property owners of 44791 Baywood Drive (Parcel 118-330-57) which is located directly adjacent to the Jack Peters Creek Bridge right-of-way and extends up the hillside directly above the Bridge as shown in Figures 1 and 2 below. We are writing, along with our architect, Mr. Ronald Crawford, to express our concerns related to the potential for this project to adversely affect the recently approved development of the 'Boyle Residence' on this parcel, which is now in the later stages of construction - as can be seen in the Figures. We kindly request that we have the opportunity to review the architectural drawings and plans for the proposed upgrades to comment on, and potentially iterate, before this project is approved or commences.

As can be seen in Figures 1 and 2, the Jack Peters Creek Bridge serves as the centerpiece of the view from the new Boyle residence. Jack Peters Creek can be seen as it enters the Pacific Ocean below the Bridge, and there is a beautiful view of the Pacific Ocean, Elephant Rock, and the Mendocino Headlands above the Bridge. As also shown in the photos, the Bridge structure itself with the existing handrails and structure, is aesthetically pleasing and appears in good condition.

Understandably, the view from the Boyle's property shown in Figure 2, that includes the Jack Peters Creek Bridge in the center, was one of the main reasons the Boyle's purchased this property to build their new residence, and this view provides a substantial amount of the value of the residence they are building on this site. It should also be noted that the Boyles have a unique interest since this view - that includes the Bridge at the center - is not part of the view corridor of any of the other residences in the area, which are all up much higher, with more open panoramic views that do not include the Bridge.



Notably, we (the Boyles and Mr. Crawford) have worked thru the time-consuming and expensive processes required to obtain the Coastal Development and Mendocino County building permits for this residence. This has notably required substantial work to overcome challenges building on this site including a 400 ft road to access the site, and suitable water drainage and foundation systems to stabilize the structure and prevent degradation of the hillside. Most importantly, we (the Boyles and Mr. Crawford) have collaborated, to create an aesthetically pleasing structure that not only takes advantage of the magnificent view of the natural surroundings and the Jack Peters Creek Bridge but also, we believe, goes above and beyond the spirit of the Coastal Commission and Mendocino County to preserve the beauty of the California coastline view for public area from which this new residence can be seen. We have been committed to building a residence that is environmentally sound, energy efficient, and when completed, will blend with the natural surroundings.

With regard to the proposed changes to the Jack Peters Creek Bridge, it is thus obvious why we have an interest in the proposed Resolution (Case# CDP_2021-0019), particularly since we have not seen drawings of the proposed changes to the existing Bridge structure. Notably, we have spent a great deal of time on the Boyle residence property this past year during the building process, and have only rarely observed foot traffic across this bridge during this period. Additionally, we have noted that there are other bridges with longer spans that have similar low guard rails and limited areas to walk that are located along Highway 1 to the north and south of the Jack Peters Creek Bridge. Nevertheless, we do appreciate the potential value of upgrading the walking area and guard rails, and recognize that these upgrades could make this Bridge safer to cross on foot, and thus serve the public good.



Our simple request is that we (the Boyles and Mr. Crawford) have the opportunity to review, comment on, and potentially contribute to iterations of the proposed plan for this project before it is approved or commences. The intention is to work with the principles from the Department of Transportation to ensure that the Bridge upgrades are done in such a way as to avoid negatively impacting the aesthetic appeal of the Bridge, and the view from the adjacent new Boyle Residence in which the Bridge is a central element. We certainly do not want these upgrades to unnecessarily degrade that view so as to affect our enjoyment of our new residence, or the value of our investment in this property.

In summary, we do not want to stand in the way of progress and will support upgrades if that is what is deemed to be needed and appropriate to serve the public interest. We cannot, however, provide support for the current proposal without first viewing the proposed upgrade plans. We make the request to review the details of the proposed project before it is approved in a spirit of cooperation and good will. Perhaps we will review the plan and find it to be acceptable. In any case, we are certain that a reasonable plan can be developed without additional cost that equally serves everyone's interest.

Sincerely

Walt and Gail Boyle Ron Crawford