

Re: July 16th meeting agenda

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Belle Wood

Kyle Churchman <churchman.art@gmail.com>;BCPUD

Hi Kyle,

Josh is on the agenda for this weeks meeting. His item is number 6. I have attached a copy to this email.

I will include your letter along with his in the board book items. These letters will be uploaded to the website today.

Thank you and let me know if you have any questions.

--belle

From: Kyle Churchman <churchman.art@gmail.com>**Sent:** Sunday, July 13, 2025 8:00 AM**To:** BCPUD <bcpud@bcpud.org>**Subject:** July 16th meeting agenda

Dear BCPUD,

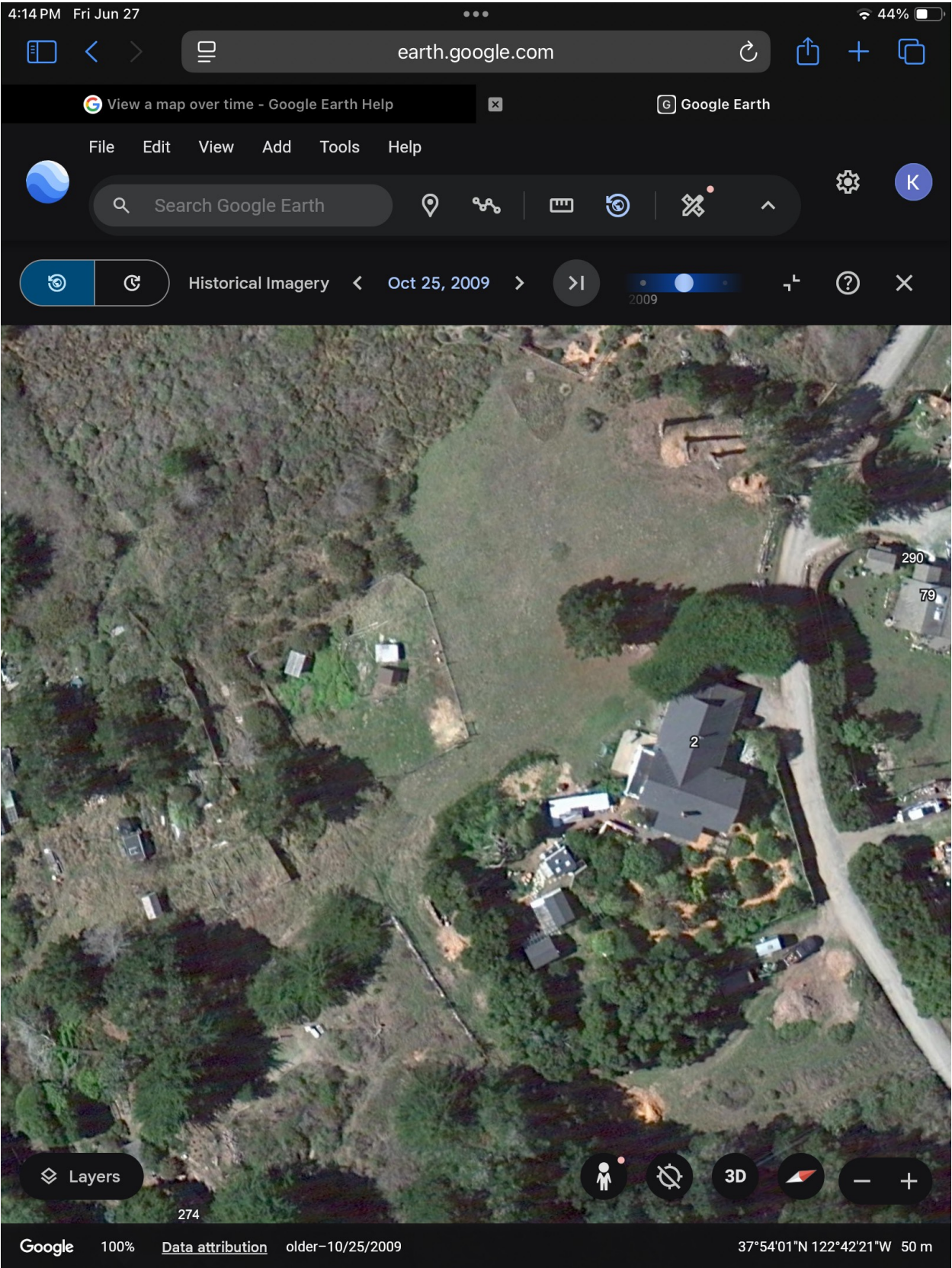
I thought Josh Churchman submitted enough to be part of this week's meeting, but I don't see his item on the agenda and we haven't received any information or confirmation. I've attached several photos that show our main concerns about Chuck Oakander's driveway (for 2 Opal rd), and his complete occupation of an abandoned part of Locust road. When did he get a permit to re-open Locust road between 2012 and now? No car had ever driven on that part of Locust for over 50 years. The previous owner of 2 Opal obviously planted a hedge to block the road completely (see my attached google earth photo from 1993). The previous owner (Brub) also built half his house in the middle of Locust. I have called a dozen Marin County agencies. No one knows why this was allowed. No permits were issued for construction in a road, and nothing can be "grandfathered in" to make that okay. The only legal option is to vacate a segment of Locust road and give Chuck ownership to the center of the road. That's the only way he could actually own the property his house was built on.

Your inability to enforce anything has caused a once beautiful grassy field (see 2012 photo) to be completely ruined (2024 photo). Chuck's driveway obviously cuts across Josh Churchman's property (2024 aerial photo overlayed with property lines). His propane tank is closer to our property than his (in the middle of a 60ft wide "road"). The propane tank, the shipping container, and every other structure you let him build on Locust, forces him to drive across our property every day. Does Chuck really get every inch of this massive Y in the road? Even a few feet of our property too? We (the Churchmans) technically own both sides of this Y. Can you please draw a line in the Y that distinguishes where Chuck's illegal structures and fences need to stop? If there were no structures in the road, we might be able to see the Ocean and enjoy our view again. If you don't address this soon, there will be a propane tank permanently installed in the middle of Locust, along with a massive fence, and a shipping container that's been on Locust for 15 years.

All I want is a grassy field again, but that's very easy to drive across. So, because of your inaction, I'm the third generation of Churchman men trying to stop someone from driving across my grassy field. Please stop allowing this! And please let this issue be heard at this week's meeting. Neighbors and lifelong friends are no longer speaking because you refuse to enforce and clarify the rules of paper roads. The last communication I had with Chuck and Cass was about how the BPUD is finally going to address why 2 Opal rd has been blocking half of Locust for over 70 years. Please don't delay this for another month.

Thank you,

Kyle Churchman



4:09 PM Fri Jun 27

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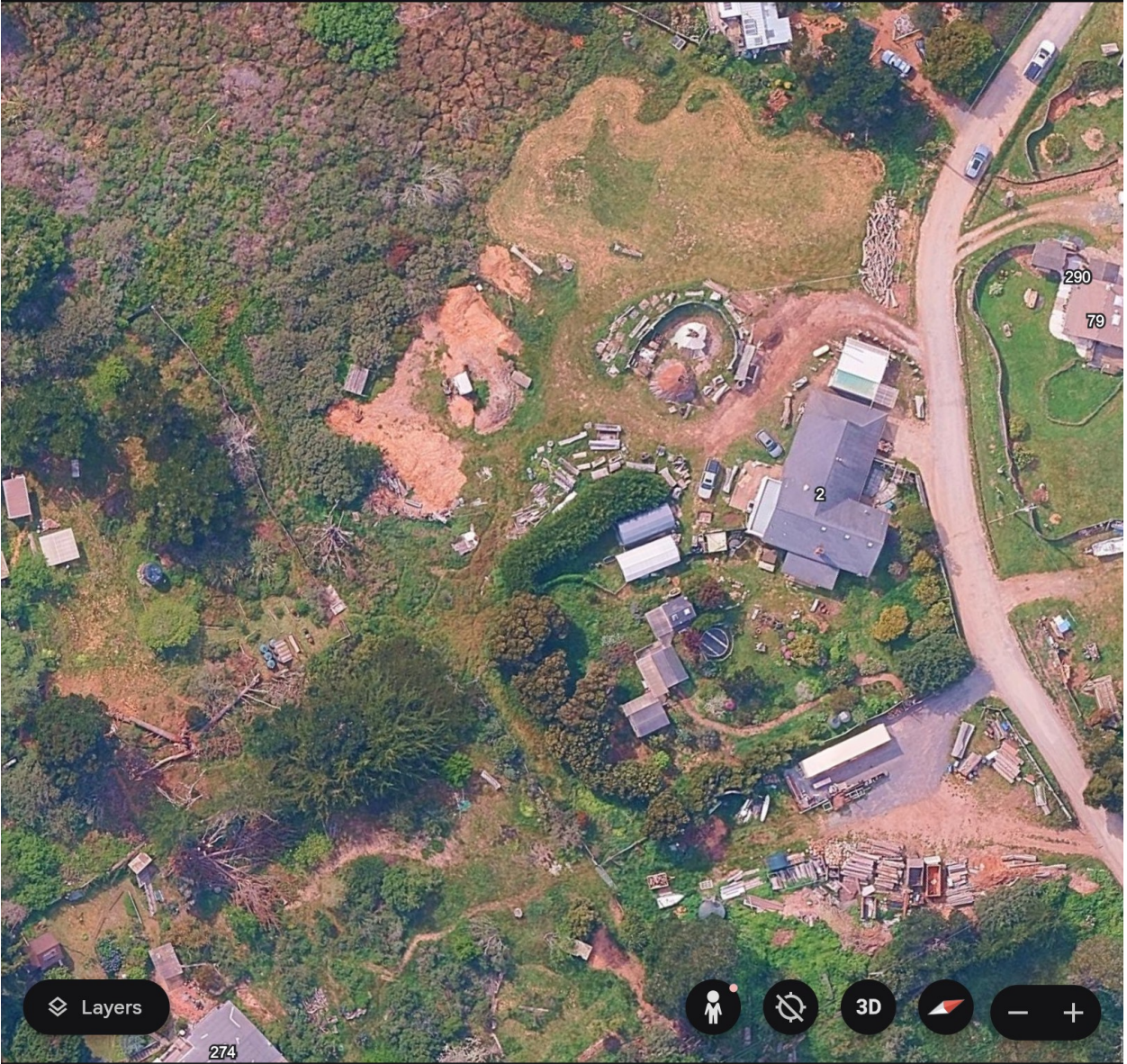
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Apr 30, 2024



2023 2024



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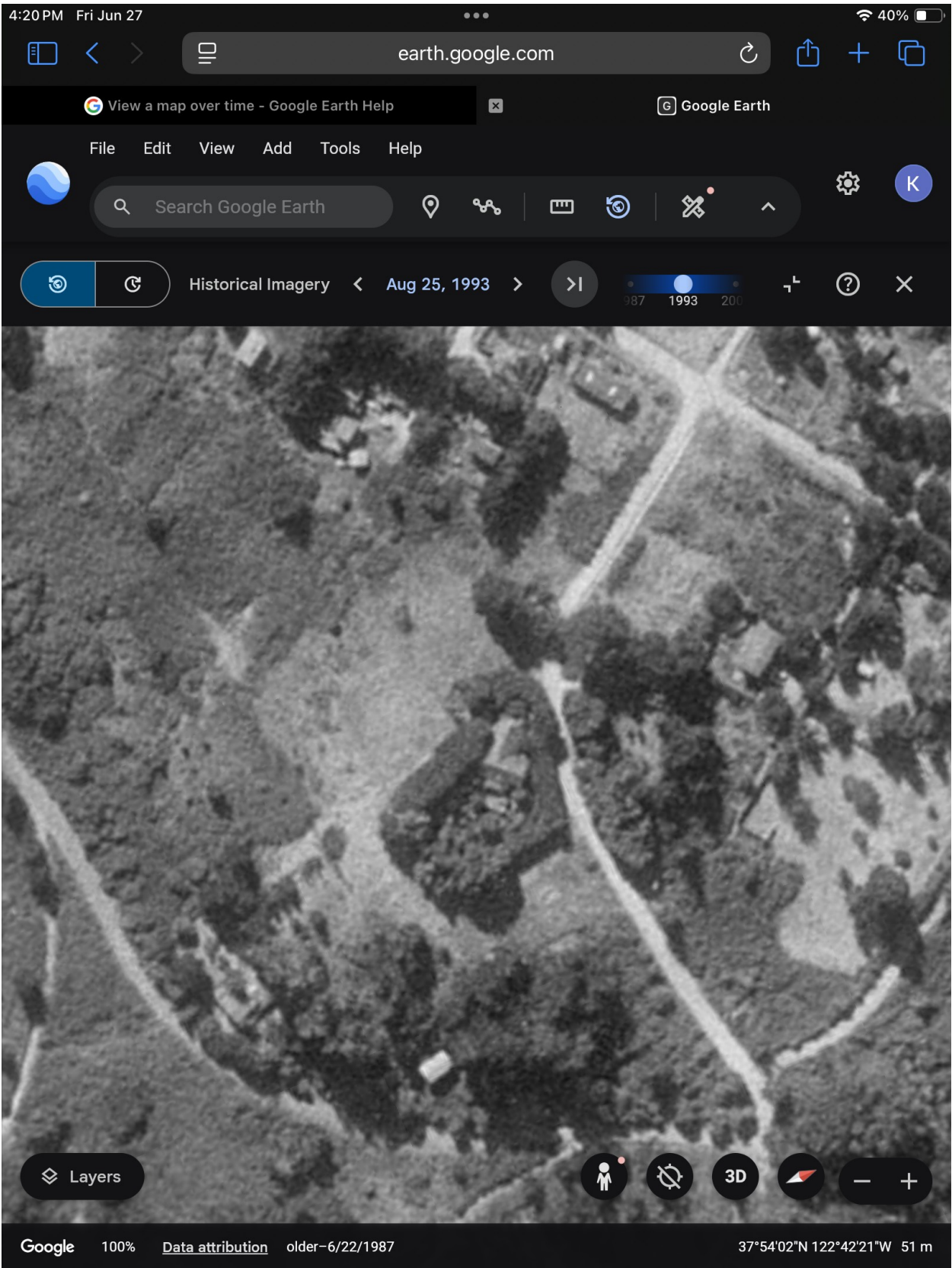
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Historical Imagery



Apr 30, 2024



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