

**Caitlin Schafer - Fwd: U\_2018-0022**

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**From:** PBS PBS  
**To:** Caitlin Schafer; James Feenan; Keith Gronendyke  
**Date:** 10/31/2019 3:20 PM  
**Subject:** Fwd: U\_2018-0022  
**Cc:** Brent Schultz

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Planning & Building Services Staff

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>>> <velasquez.family@aol.com> 10/31/2019 11:44 AM >>>

Please forward this amended letter and notice to Keith Gronendyke and Brent Schultz.

October 29, 2019

Mr. Keith Gronendyke  
Staff Planner  
County of Mendocino  
Department of Planning & Building  
860 N. Bush Street  
Ukiah, CA 95482

Dear Mr. Gronendyke:

Attached herewith please find a Google Earth photograph of the property located at: 24190 Prairie Flower Road in the town of Mendocino. You are familiar with this property as you are the staff planner for this property. Currently there is a public hearing, Case #U\_2018-0022. The purpose of attaching this photograph is to show the subject property upon which currently has been constructed an auto repair/heavy equipment commercial repair shop. As you know, this building was/is constructed w/out permits and the property owners are in the process of trying to

retroactively obtain proper permits to operate this commercial business in our residentially-zoned, single-family neighborhood. What you may not be able to see from the photograph is our well house, located at the entrance of our circular drive, adjacent closest to the subject property and virtually beneath the 30+ cars you see parked in the photograph. These leaking, broken down cars are parked virtually on top of our well. No protective cement pad has been put on the ground to prevent these leaking cars from seeping directly into our only water source, our well.

Previously the EPA had to come out and shut this business down (before they built this commercial building). That being said, due to these wildfires, the individual in charge of taking the violation complaints is “out in the field” and has been unable to get back to us to send us a copy of the last violations/reports the EPA filed against these property owners (again, for the same violation – parking leaking, broken down cars virtually on top of our well). We have also filed a new EPA Toxic Substances Complaint, and will be happy to forward a copy of this most current complaint as soon as we have heard back from the Department of Toxic Substances Control. Again, the wildfires across the State are causing delay.

As you are also aware, other neighbors in the neighborhood have turned this illegal business into Code Enforcement, and you (Code Enforcement) have been out to shut down the auto repair business temporarily. The business is only supposed to be operating as a “mobile service”, but from all that we can see (and hear), the business is still currently operating out of the shop. We too, at the end of last week, turned in a Code Enforcement Complaint, inasmuch as the entire commercial auto shop was constructed 10’ closer to our property line than allowed by CalFire. We are in the CalFire zone, necessitating all structures to be 30’ from all property lines. The shop is built 20’ from our property line. We have also checked with CalFire (before all of these wildfires began, 10/22/19) and as of that date, no exception has been applied for by the property owners located at 24190 Prairie Flower Road, Mendocino, CA.

We have requested from CalFire that no exception be granted for this commercial building to be built 10’ closer to our property line. Due to the nature of this type of business (gas, oils, chemicals, etc.), there is a much greater chance that a fire could be caused. There has already been a “total loss” at their previous house, burned to the ground on this same property. As you can see from the photograph, we are surrounded by Jackson State Forest. The old foundation and burnt debris from their first burned down home has just been shoved out into Jackson State Forest (and you can also see this from the photograph). We have much concern due to their previous history, as well as how “out of hand” their business becomes when not being closely monitored (with more than 30+ broken down cars, etc., parked upon the property before the initial Code Enforcement Complaint was filed).

We would respectfully request that you help us prevent this environmental hazard in our neighborhood. We are currently waiting upon the EPA, Department of Toxic Substances Control to conduct yet another investigation as to what is going on at the subject property. Again, due to these wildfires, this process is going to be greatly delayed. As soon as we have any report(s) from the EPA, we will forward this to you/your office.

Finally, this is written notice that we will be bringing a recording device to record the U\_2018-0022 Public Hearing on 11/14/19 @ 10:00 a.m.

Sincerely,

Ted & Christina Velasquez  
[\(530\) 388-0145](tel:(530)388-0145)

Cc: Brent Schultz, Director of Planning & Building Services

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