

Brooke Larsen

3a Tjogas

From: Barbara Stebbins <bstebbins14@gmail.com>
Sent: Monday, July 25, 2022 11:17 AM
To: pbscommissions
Subject: Comment Re CASE# CDP_2019-0017
Attachments: Screen Shot 2022-07-21 at 8.16.55 AM.png

Mendocino County

JUL 25 2022

Planning & Building Services

Dear Coastal Permit Administrator,

My name is Barbara Stebbins. My 2 siblings, Sarah Stebbins, Glenn Stebbins and I are co-owners of the property adjoining 41779 Roseman Creek Rd., the subject of Case # CDP_2019-0017. Our family has owned the property since 1972. We have several concerns about issuing an after-the-fact permit for the development on this property.

None of the three of us live on the property and for the last few years have only been able to visit occasionally. Our permanent resident neighbors on the road have reported concerns about developments on that property shortly after it was sold. They reported them to us, because our property adjoins the one in question. Many of these concerns have been verified with our own observations and by talking to others close by on the road.

Structures

Though the Coastal Permit Administrator report only mentions 1 shipping container, there are in fact, currently 2 shipping containers, as confirmed by my brother, Glenn Stebbins, who visited our property July 9-17, 2022. He also saw two trailers on the property, while the report only mentions one. In general, as the report mentions, there is very little level space, and currently many structures that take up most of the level space.

Mr. Tjogas' fence is clearly in violation of the road easement, as it is over 6 ft high and is right next to the road. He has also attached a material extension to the fence, presumably to prevent any clear view of the property from the road.

Clearing and Digging

Our neighbors have witnessed activities on the site since its sale that are also concerning, but do not appear in the report. Since Mr. Tjogas' purchase there was bulldozer type machinery that graded a new area on the property adjacent to the old graded pad. Neighbors also noticed that the excavated material, including trees, brush and dirt was pushed over the slope toward the little creek that drains into Roseman Creek. Another neighbor mentioned seeing a septic tank on the property along with a bulldozer. The septic tank was no longer visible the next day. So the assumption is that the owner installed an unpermitted septic tank, which could be a public health issue.

Planting

We understand that the growing of cannabis is not allowed within the Coastal Commission's jurisdiction. We are skeptical of Mr. Tjogas' claim that he will only be growing Bonsai trees, as that would certainly be a rare exception to the proliferation of illegal cannabis growing that is happening all along Roseman Creek Road. But our main concern with any agricultural activity would be the use of pesticides or fertilizer, which would be carried into Roseman Creek.

In summary we would request an additional inspection of the property prior to approving the application, to determine if a faulty septic system was installed, and if cannabis is currently being cultivated on the property.

Given the conflict in the number and location of structures on the property, we also recommend that if the application is approved, there should be a site inspection to guarantee compliance with the provisions in the report.

I have attached a screenshot of a Google Map picture of the property in question, which verifies many of the issues discussed in my comments.

Thank you for considering these comments,
Barbara Stebbins
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1210 W 4th Ave.
Eugene, OR 97402

Roseman Creek Road, Gualala, CA



Roseman Creek Rd



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Nearby

Roseman Creek Rd, Gualala, CA 95445

Gualala, California

Address: 41779 Roseman Creek Rd

Business type: Business

Category: Business

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