

BODEGA BAY CONCERNED CITIZENS

This letter is being sent regarding an appeal to the Board of Zoning approval on April 22' 2021 of the following project:

RE: File Number CPH18-0009

Applicant's Name: Pete Pederson and Taeko Kawasaki

Owner's Name: Vincent Chang

Site Address: 153 Harbor View Way, Bodega Bay

APN: 100-100-031

Reasons for Appeal:

The Application of Record submitted to Permit Sonoma is found to be the source of erroneous and incorrect information and does not show the unsuitability of this project to the site.

This site is located within the Coastal Zone of California and subject to the laws and regulations regarding development along the Coast. It is also subject to the regulations as outlined in the Local Coastal Plan and the California Coastal Act. The application, as approved, does not comply with any of these regulations.

The site is designated by the U. S. Department of the Interior, U.S. Fish and Wildlife Service to be within the

parameters of an important and significant wetland, one of only 19 of its kind in the entire United States. Though severely damaged by the developer of Harbor View Development in 2000, the wetland has now expanded to cover a larger area, including the Chang site. (see map attachment A). We have 30 years of records and photos regarding this site that can be furnished upon request.

The staff report written by Jennifer Faso did not contain the information regarding this site given to Permit Sonoma in October of 2019, did not contain proper information as to the agencies involved in the permitting process, did not include memorandums regarding the legality of the project, did not contain proper information regarding setbacks, regulations, permit history and did not contain important geological information . This information is crucial when staff reports are sent to the necessary agencies for approval.

With regard to the geology of the site, it is located within the Alquist-Priolo Zone and sits directly on major fault zones within the San Andreas. We have information from independent geologists and the State Department of Mines and Geology with regard to the instability of this site. The plans and specifications and geological report that are a part of the application contain misleading and wrongful information. No structure intended for human

Page 3 - CPH18-00099 - Chang Application

occupancy can be placed across the trace of an active fault or within 50 ft. of the surface trace of any fault. (USGS regulations).

For the above reasons and many more, we respectfully ask that a proper public hearing be heard before the Board of Supervisors with regard to this project.

Sincerely,

Margaret Briare
Representing the Bodega Bay Concerned Citizens
P. O. Box 998
Bodega Bay, California 94923

Email at briarepach@aol.com

This request is being sent electronically on this day, April 29, 2021 to the attention of Marina Herrera, Planner 111.