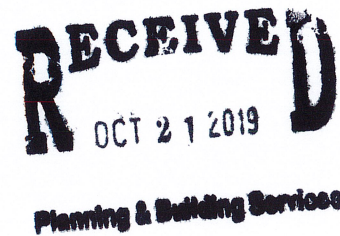


October 18, 2019



Chief Planner, Julia Acker Krog
Staff Planner, Juliana Cherry
County of Mendocino
860 North Bush Street
Ukiah, CA 95482

Re: CDP 2018-0020, Administrative Coastal Development Permit — Appeal

Dear Ms. Krog and Ms. Cherry:

I own two properties in Irish Beach that are contiguous to the property(s) owned by Mr. & Mrs. Greco. This includes the lot that the above permit focuses upon. My home is new, having been recently completed, address 14655 Cypress Point Road, Manchester, CA 95459.

While my home was under construction, one evening last year I noticed that Mr. and Mrs. Greco were near the yard examining the exterior. I invited them in for a tour, during which I pointed out to Mr. Greco how we could view the Point Arena Lighthouse from our upstairs window and hoped that he would take that into consideration with his future home plans. His response was less than what was hoped for. Nonetheless, when his story poles materialized we were still dismayed.

Since this time, Mr. and Mrs. Greco have purchased the lot contiguous to their property to the north. It was literally full of very large pine trees that were either dead or dying. We had been informed that this lot will not percolate a septic field and that it was purchased for approximately half its longtime asking price. Mr. Greco has spent time and money cutting the trees down. We appreciate this as he has lowered both the fire danger and eliminated the "fall" concerns. The stumps and tree parts currently remain however.

We have two requests which will improve this matter for us and the area in general without harming any other property owner: First, we request that Mr. & Mrs. Greco's home be moved ten (10) feet to the north, closer to the lot recently purchased by Mr. & Mrs. Greco. It will still remain on the lot for which it was designed. This ten feet will make a difference in our ability to still enjoy our view of the Point Arena lighthouse. Should a small variance to the setback be required to accommodate this modification, we request that you grant it for Mr. & Mrs. Greco's project. Secondly, we request that the permit not be issued until such time as both the stumps and the tree parts are removed from their contiguous property. We do not know what their plans are for this lot (lot merger?) and information on timelines for finishing the project of cleaning this lot is sparse. These stumps and tree parts might be here for sixty days...or sixty years. We do not know. These two actions, if taken by you, will aid our entire neighborhood... and in the scheme of things, Mr. & Mrs. Greco's project as well.

Thank you for your time, consideration and attention to this request.

Sincerely,

A handwritten signature in blue ink that reads "Michael A. Dunbaugh". The signature is fluid and cursive.

Michael A. Dunbaugh
mldunbaugh@gmail.com
530-592-7813

Enc. - two photographs, one of the stumps/wood and one of our view out the back window



