

From: Mai <peasnchoir@gmail.com>

Sent: Tuesday, April 1, 2025 11:32 AM

To: publiccomment@bcdc.ca.gov

Subject: Please enforce at 46 Sandy Beach Rd near Vallejo

Hello, I wish to remain anonymous, but live at Sandy Beach Rd and want to urge BCDC to do its job and follow through with enforcement started in April 2024. Clemence in house 46 built many unpermitted things, including extended decking and fencing over the Bay blocking views to it, and including a building, stair, and fence on a community-owned easement, which now forces people to park blocking the fire lane and make it difficult for residents and emergency services to get to our homes. I understand she has completely ignored BCDC compliance and enforcement for a year, and it is time for BCDC to cause her to remove both the illegal obstructions and the illegal encroachments on the Bay.

This construction was in violation of the purpose of BCDC, by pouring pilings and extending decking and fencing over the Bay without any review for impact on views and the Bay itself, including the construction process where they were dropping things into the Bay. Further, much of it encroaches on the neighbor to the south (house 16), compromising their privacy, and making it easier for fire to spread between houses in our snug community. It should be removed.

Much of the construction east of house 46 was on the SBIA easement, which Clemence knows she has no rights to build on, and when she sued the community to take over the easement, she had Solano Courts tell her clearly that this portion of the parcel does not belong to her and that was clearly in her deed when she bought.... But she has not removed the building or fences that block views and force parking in the Fire Lane, and has actually built more onto land where she has no right to build.

I understand that BCDC will likely require a permit application from her to remove the portions of construction over the Bay itself (so she does not do further damage to the Bay habitat in the removal process), but there is NO reason she cannot be required to remove the upland construction--fencing to the east and southeast of her house on the SBIA easement, and the outbuilding east of the house which is also fully on the SBIA easement--right away, so residents can see the Bay from our collective mailboxes, and more importantly, can park normally again and not in the Fire Lane. I am asking the BCDC to start with this phase of enforcement, to remove all structures on the Shoreline Band east of her border with the SBIA easement.

We want fair and consistent treatment here, as several other Sandy Beach residents who did not know they needed permits to repair or replace parts of their homes--fences, pilings, damaged decking--have been enforced against, and then worked collaboratively with BCDC to come into compliance. Why is this most egregious case, where they openly added square footage over the bay, and encroached on both their neighbors and the community parking (and then fully ignored BCDC officials), taking so long to enforce, and to remove illegal structures? The time is now, isn't this why BCDC exists??

We want quick and consistent treatment of these violations please, and for BCDC to state clearly that you will not and cannot permit construction where property rights for building do not belong to the applicant. Please first cause them to remove Shoreline structures soon, then give them a firm deadline for presenting you a plan to remove the previously non-existent Southwest, South, and Southeast decking, all railing and fencing within 5' of neighbors property lines (as required by Solano County), so more of the Bay is habitat, is visible to residents where we gather to chat over our mail, and so we are more fire safe.

Thanks so much for reading and for your consideration.