



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT – CDP STANDARD**

**CDP_2017-0026
MARCH 22, 2018**

SUMMARY

OWNER/APPLICANT: THOMAS MAURITSON AND LEIGH SKIZEWSKI
2305 LYTTON SPRINGS ROAD
HEALDSBURG, CA 95448

AGENT: WYNN COASTAL PLANNING
703 NORTH MAIN STREET
FORT BRAGG, CA 95437

REQUEST: A Standard Coastal Development Permit request to drill a water production well, trench ten linear feet, and connect the well to an existing tank located fifty feet from an existing Environmentally Sensitive Habitat Area.

DATE DEEMED COMPLETE: January 24, 2018

LOCATION: The site is 2± miles south of the Town of Little River, located west of Hwy. 1, located at 6010 N. Hwy. 1, Little River (APN: 121-040-16).

TOTAL ACREAGE: 1 Acre

GENERAL PLAN: Coastal Element, Mendocino County General Plan
Rural Residential, (RR5[RR1])

ZONING: Mendocino County Coastal Zoning Code
Rural Residential (RR5[RR1])

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Pursuant to Section 15303, Class 3(d) of the California Environmental Quality Act, the proposed water production well and trenching are categorically exempt from environmental review.

APPEALABLE: Yes, mapped Appeal Jurisdiction

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Juliana Cherry

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request to drill a water production well sixty feet west of a wetland, trench ten linear feet between the well and an existing, on-site water storage tank, and connect the proposed well to the tank. The tank is located fifty feet west of an environmentally sensitive habitat area or ESHA, which consists of hydric soils. All development would occur fifty to sixty feet west of a delineated ESHA boundary.

APPLICANT'S STATEMENT: "Drill a new water production well. Trench and connect new well to existing water storage tank." and "At present, [the property owners] share community [well] water. The Mauritson/Skizewski wish to have their own private water source."

RELATED APPLICATIONS:

On-Site/ APN 121-040-16:

- 1977 F-2457 and Permits 4687, P-4305, E-5457 and TE-1173 for a 2,065 SF house, 461 SF garage, and 321 SF deck.
- V 27-78 Variance granted and recognizing side yard 20-foot requirement
- 1979 Septic Permit 2530
- 1996 BF-96900935 Building Permit Application to set power pole, meter main, for water treatment system
- CE 2015-0036 Replace Well/Denied

Adjacent Parcel/ APN 121-040-19:

- CE 2015-0029 Replace Septic
- Several Building permits to repair and replace, including BF_2016-0545, 2015-0527, 2014-0914, and 1998-0866.

Adjacent Parcel/ APN 121-050-31:

- Site of well serving subdivision
- Several Building permits to repair and replace, including BF_2016-0054, 2015-0675, 2012-0289, and 2002-0018.

SITE CHARACTERISTICS: The site is located approximately 2 miles south of the Town of Little River, west of Highway 1 at 6010 North Highway 1, Little River (APN: 121-040-16). The parcel is located within the Rural Residential land use classification and zoning district, and it is identified on maps with the following characteristics: Highly Scenic Area and Tree Removal Area, Tsunami Inundation Zone and Flood Zone, and Marginal Water Resource Area. The parcel boundaries are asymmetric and a ten foot paved, curvilinear vehicle access easement crosses the property, as well as, the surrounding lots (Aerial Imagery). A water pipeline easement partially cross and or adjoins the parcel (APN: 121-040-16).

Onsite is an existing residence situated adjacent to the coastal blufftop. The land gradually slopes from east to west across the parcel. Elevations at the site range from approximately 135 feet above mean sea level (amsl) along the eastern corner of the site (approximate elevation of the existing tank), to approximately eighty three feet amsl at the location of the residence, to zero feet amsl at the site's western most land situated below the coastal bluff (See exhibit Topographic Map). There is no existing, proposed, or mapped shoreline access within the vicinity of the site (LCP Land Use Map 18: Albion). The parcel is currently developed with an 3,000 square foot single family residence, 5,000 square foot driveway, a tank, and other appurtenant infrastructure and accessory structures (See exhibit Site Plan). The existing water storage tank is approximately 570 feet east of the residential structure; it is also located on the north and west side of a gated driveway, which provides a cultural barrier between the tank and ESHA. Development would remain unchanged with the exception of connecting the proposed production well to the existing tank.

A *Biological Scoping, Botanical Survey and Wetland Delineation* report was prepared by Wynn Coastal Planning that mapped hydric soils approximately fifty feet east of the existing tank (Biological Report, 2017). Hydric soils are one of three parameters that may identify a wetland and are included in MCC Section 20.496.010 as an ESHA. The wetlands are down slope of the existing tank, proposed trenching area and proposed production well site. The Biological Report states that no rare plants, rare communities, or rare animal habitats were found in the study area. The hydric soils are dominated by non-native invasive Pampas grass (*Cortaderia jubata*). Sparse vegetation near the existing tank includes Tan oak (*Notholithocarpus densiflorus*), Silk tassel (*Garrya elliptica*), and some herbaceous plants.

The site does not contain prime farmland and is classified as Rural Residential (See exhibit Important Farm Land). The parcel is primarily designated as barren habitat and is underlain by marine terrace deposits (Zone 3), which is subject to intermediate shaking (See exhibit LCP Habitats & Resources; LCP Land Capabilities & Natural Hazards). The site is also subject to coastal erosion; however, it is classified

as “present development non-critical”. Furthermore, the westernmost portion of the site is located within a flood zone and tsunami inundation zone (FEMA Flood Zone). The site is located on the bluff edge and within the Appeal Jurisdiction area (See exhibit Appealable Areas). Mapping does not associate the following with the subject site: faults or landslides.

Offsite and located south of the parcel’s southeastern lot corner and within a recorded easement (for the purpose of laying and maintaining a water pipe line and the development of a spring) is a well and well shed. The well and well shed are located on parcel APN: 119-040-31 and this well serves the surrounding subdivision, including providing a connection to the existing tank on the project site, APN: 119-040-16. The existing tank is where the applicant seeks to store water from the proposed well.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands to the north, south, and east are designated Rural Residential (RR5). Immediately west of the site is the Pacific Ocean. The parcels immediately to the north, south, and east are developed with single-family residences and other accessory structures. The proposed well, trenching, and connection to the tank is consistent with surrounding land uses and development.

Table 1. Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	EXISTING USES
NORTH	RR5[RR1]	RR5[RR1]	1 acre	Residential
EAST	RR5	RR5	3.2 acres	Residential
SOUTH	RR5	RR5	1 acre	Residential
WEST	Ocean	Ocean	Ocean	Ocean

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified as Rural Residential (RR5[RR1]) by the Mendocino County General Plan. The Rural Residential classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability (Coastal Element Chapter 2.2). The proposed water production well, trench, and connection of the well to the existing tank are consistent with ancillary structures commonly associated with residential development, which is listed as a principally permitted use in the Rural Residential Land Use classification.

Zoning: The project site is located within a Rural Residential District, which is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability (Mendocino County Coastal Code Section 20.376.005). The proposed water production well, trenching, and connection between the proposed well and existing tank are ancillary structures commonly associated with the principally permitted uses within the Rural Residential District, pursuant to Mendocino County Coastal Zoning Code Chapter 20.376 RR -- *Rural Residential District*.

As proposed, the well location and ten lineal feet of trenching would comply with the development standards of MCC Chapter 20.376 *Rural Residential District*, including minimum front, rear, and side yards, building height limitations, and maximum lot coverage.

Visual Resources: The parcel is mapped as a Highly Scenic Area and Tree Removal Area; the proposal complies with the development regulations of MCC Chapter 20.504 *Visual Resource and Special Treatment Areas*, including those specified in MCC Section 20.504.015(C). Due to the fact that the site contains a minimal amount of tree cover at present, Staff recommends that the Tree Removal Area policies contained in MCC Section 20.504.015 (C)(9) are not appropriate for this site. The proposal to drill a water production well, trench, and connect the well to the existing tank would not cause a visual

disturbance in the area. As conditioned, Staff recommends the proposed would not have significant visual impacts.

Hazards Management: MCC Section 20.500.020(A) *Faults* -- There are no known faults in close proximity to the proposed development.

MCC Section 20.500.020(B) *Bluffs and Bluff Erosion* -- The project site is more than 570 feet east of the coastal bluff edge.

MCC Section 20.500.020(C) *Tsunami* -- The western portion of the parcel, which follows the shoreline, is mapped by Federal Emergency Management Act (FEMA) as a flood zone. A portion of the parcel is also located within a tsunami inundation zone. Neither flooding nor tsunami inundation would have a direct effect on the proposed project location, which is situated on land more than eighty feet above the mean sea level and more than 570 feet east of a coastal bluff face. Staff notes that northwest of the project site is Estuarine and Marine Deepwater (See exhibit Classified Wetlands).

MCC Section 20.500.025 *Fire Hazard* -- The parcel is located in an area classified as a "High Fire Hazard" severity rating (See exhibit Fire Hazard Zones & Responsibility Areas). Fire protection services are provided by the Albion Little River Fire District. The project application was referred to Albion Little River Fire District for input; however, no response was received. A standard condition requiring the property owner to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan could be addressed. With the inclusion of this condition, Staff finds the project to be consistent with Mendocino County policies for fire protection.

Habitats and Natural Resources: The site is primarily designated by barren habitat (See exhibit LCP Habitat and Resources). Of the eighty eight species of herbs, grasses, ferns, shrubs, and trees identified within one-hundred feet of the proposed well location, there are no rare plants, rare plant communities, or rare animal habitats found (Wynn Coastal Planning, 2017). One Environmentally Sensitive Habitat Area (ESHA), a wetland consisting of hydric soils, was identified on the eastern portion of the property. This ESHA was found to be dominated by pampas grass, an upland species. Within the pampas grass patches (*Cortaderia jubata semi-natural herbaceous stand*), over ninety percent of the area is dominated by non-native invasive pampas grass (*Cortaderia jubata*) and the remaining vegetation consists of (*Cortaderia jubata*), foothill sedge (*Carex tumulicola*), common horsetail (*Equisetum arvense*), California blackberry (*Rubus ursinus*), Pacific black snakeroot (*Sanicula crassicaulis*), bull thistle (*Cirsium vulgare*), and less than one percent red alder (*Alnus rubra*) (Wynn Coastal Planning, 2017).

South of the pampas grass patches and mapped hydric soils is a Eucalyptus stand (*Eucalyptus globulus semi-natural woodland stand*). Mostly off-site, this area is dominated by Eucalyptus (*Eucalyptus globulus*) with tan oak (*Notholithocarpus densiflorus*), senescing bishop pine (*Pinus muricata*), coyote brush (*Baccharis pilularis*), sword fern (*polystichum munitum*), miner's lettuce (*Claytonia perfoliata*), Bulbil bugle lily (*Watsonia meriana*), common rush (*Juncus effuses*) (Wynn Coastal Planning, 2017).

West of the pampas grass patches and mapped hydric soils are areas with common velvet grass-sweet vernal grass meadows (*Holcus lanatus-Anthoxanthum odoratum Semi-natural stands*), a portion of the area is dominated by the sweet vernal grass (*Anthoxanthum odoratum*) and common velvet grass (*Holcus lanatus*). The remaining vegetation consisted of blue wildrye (*Elymus glaucous*), purple awned wallaby grass (*Rytidosperma pencillatum*), rattlesnake grass (*Briza maxima*), orchard grass (*Dactylus glomerata*), Douglas iris (*Iris douglasiana*), and shore pine (*Pinus contorta ssp. contorta*). The areas with velvet grass are mostly off-site as the property boundaries narrows along the drive way (Wynn Coastal Planning, 2017).

From the study conducted, no wildlife were identified on the site; however, the species listed have the potential to occur on the project site: Western bumblebee (*Bombus Occidentalis*), burrowing owl (*Athene cunicularia*), osprey (Pandian haliaetus), pallid bats (*Antrozous pallidus*), silver-haired bat (*Lasionycteris noctivagans*), western red bat (*Lasiurus blossewillii*) and Sonoma Tree Vole (*Aborimus pomo*). Since there is potential for these wildlife species to occur at the site, protective measures are recommended within the report.

As noted above, the field survey revealed an ESHA on the eastern portion of the project site, located approximately fifty feet east of an existing tank and sixty feet east of the proposed well location (Wynn Coastal Planning, 2017). Two locations for the production well were examined in the report, including the proposed well site (Alternative A) and another site one hundred feet from the edge of the ESHA (Alternative B). Alternative B would require water to be pumped uphill to the existing tank and would require vegetation be disturbed by trenching. The proposed Alternative A location is preferred, because of its close proximity to the tank (within ten linear feet). Alternative A is a previously disturbed site where trenching would disturb less soil than Alternative B site (Wynn Coastal Planning, 2017).

Pursuant to MCC Section 20.496.050(A)(1), a one hundred foot buffer would be required from the identified ESHA, unless it can be demonstrated that one hundred feet is not necessary to protect the resources. A reduced buffer analysis was prepared by the biologist and as noted in their Reduced Buffer Analysis, the ESHA is not considered high quality habitat as it is dominated by invasive pampas grass and is identified as a wetland due to the presence of hydric soil. The report notes that a shared entrance road, the curvilinear driveway, serves as a mitigating buffer between the hydric soils and the proposed well (Wynn Coastal Planning, 2017).

It is the opinion of the biologist that the project, as proposed, is the least environmentally damaging and the most feasible option. Since the drilling of the well is not expected to exceed 2 days and no vegetation removal is proposed, the proposed development is expected to have minimal environmental impact to the surrounding natural resource areas. Planning and Building Services and California Department of Fish and Wildlife (CDFW) staff conducted a site visit together. On November 27, 2017, CDFW concurred with the recommendations of the biologist. Several conditions are recommended by the biologist to reduce potential impacts associated with development of the proposed project, thereby minimizing impacts to potential sensitive habitats and species within the vicinity.

The applicant agrees to remove pampas grass and replant or seed with native Pacific reedgrass within two years of the effective date of an approved coastal development permit for the well, trenching, and tank connection. Staff recommends that vegetation removal and planting shall be completed using hand tools. As conditioned, Staff recommends the well, trenching, and connection to the existing tank would not significantly impact the ESHA, sensitive habitats, or other resources. (See also, Groundwater Resources below.). While the area of hydric soils onsite are rather limited, during a two-year period, the applicant agrees to some restorative measures including removal of pampas grass.

Archaeological/Cultural Resources: For small projects, such as the proposed well and trenching, Planning and Building Services' procedure is to not refer the projects to either California Historic Resource Information Center (CHRIS) or Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Archaeological Commission in 2005 and again in 2014. It was determined to be an appropriate guidance document for what projects would require archaeological review. The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. As of this date, no response has been received from any of the three local tribes. Staff notes that a Condition advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, Staff recommends the project as consistent with Mendocino County policies for the protection of the paleontological and archaeological resource.

Groundwater Resources: The project site is located within a mapped Marginal Water Resources Area (See exhibit Ground Water Resources). The existing development has access to existing community well located on adjacent lands (APN 121-040-31). A portion of the water from the off-site well is stored in the existing tank situated on-site, on the north side of the curvilinear driveway, and fifty feet west of the mapped hydric soils. The proposed production well, trenching, and connection to the existing tank would not require additional water studies per MCC Section 20.516.015(B), which states that "Approval of the creation of any new parcels or additional building sites shall be contingent upon an adequate water supply during dry summer months which will accommodate the proposed parcels, and will not adversely affect the groundwater table of contiguous or surrounding areas...." The applicant is not proposing to create any new parcels or additional building sites.

On July 11, 2017, a referral response was received from the Department of Environmental Health (DEH).

Staff requested a condition of project approval requiring the property owner to obtain a well permit.

On December 26, 2017, a referral response was received from California Coastal Commission staff and a request to clarify whether the proposed well location would drawdown groundwater and impact the hydric soils (wetland) sixty feet to the east. Comments also included a reference to the purpose and applicability of Coastal Development General Review Criteria in MCC Sections 20.488.005(A) and (B). A response to this request was received from the applicant's agent on January 19, 2018. The additional information filed has been reviewed by staff and includes the following: (1) Clay soils documented in the area of the project would inhibit water from percolating below the clay layer. (2) The proposed well would draw water from fractured bedrock that is located below topsoil; below approximately thirty feet of brown, sandy clay; and below thirty to forty feet of weathered sandstone. (3) Well water would be drawn from fractured bedrock more than fifty feet below the surface soil. (4) California Code of Regulations and best drilling practices include installing an annular seal at least twenty feet below the surface to prevent surface water (and its contaminants, including E. coli bacteria) from being drawn into the well and well water. Based on the information submitted, staff finds that drawing water from fractured bedrock is unlikely to affect the shallow groundwater hydrology supporting a wetland characterized by hydric soils. Water would be drawn from fifty feet or more below the surface soils. Staff notes that the proposed development would not encroach into the fifty foot ESHA buffer. The buffer consists of an existing curvilinear driveway (or a cultural feature) between the ESHA and the proposed project.

As conditioned, Staff finds the development in conformance with the Critical Water Area policies, MCC Sections 20.488.005(A) and (B), and the proposed project would not adversely affect groundwater resources or the productivity of wetlands (hydric soils).

Grading, Erosion, and Run-Off: No grading is proposed. However, drilling and trenching would be required to connect the well to the existing tank. The project would be required to implement BMPs to prevent erosion and run-off during project construction and vegetate any bare soils as soon as feasible after the construction phase is complete. Recommended conditions of project approval also have the effect of limiting ground disturbance to the dry season. As conditioned, the project would not result in significant erosion or run-off impacts.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from residential land uses and its associated development (like drilling a well) were considered when the Coastal Element land use designations were assigned. Staff recommends the project would not impact transportation or circulation and would be provided with adequate access.

Public Access: The project site is located west of Highway 1 and is not designated as a potential public access trail location. As shown on LCP Map 18 *Albion*, existing public access to the shore is located southwest of the site. Existing development at the site is not currently visible from Highway 1 and the proposed well would also not be visible. The site includes existing vegetation along its southwestern boundary that partially obscures views of the existing development.

ENVIRONMENTAL DETERMINATION

The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the proposed well and ten feet of trenching meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3(d), Section 15303, which reads "Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction."

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. Drilling a water production well, trenching, and connecting the well to the existing tank would be ancillary development associated with the existing single family residence, which is a principally permitted use within the Rural Residential land use classification, and is consistent with the intent of the RR Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served for many years, and would continue to be served, by a septic disposal system, off site community well, the proposed private well, and existing tank; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, including the development criteria for Environmentally Sensitive Habitat and Other Resource Areas, Hazard Areas, Visual Resource and Special Treatment Areas, and the proposed preserves the integrity of the Rural Residential District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development to drill a water production well, trench, and connect the well to the existing tank, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. Drilling a water production well, trenching, and connecting the well to an existing tank is categorically exempt pursuant to Section 15303(d) of CEQA; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. The site is currently developed with a single-family residence and the proposed production well, trench, and connection to the tank would not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is located between the first public road and the sea and is not designated as a potential public access point; and
8. Pursuant with MCC Section 20.532.100(A)(1), no development shall be allowed in an Environmentally Sensitive Habitat Area (ESHA) unless the following findings are made: the resource as identified will not be significantly degraded by the proposed development, there is no feasible less environmental damaging alternatives, and all feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted. The proposed well location is sixty feet from the edge of an ESHA and the ten lineal feet to be trenched between the well and tank connection is separated from the ESHA by an existing, paved driveway. The potential for the well to drawdown surface water in the area has been examined and found unlikely. The applicant agrees to remove the pampas grass as a restorative measure within the area identified with hydric soils and located within their property boundary.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in

reliance on such permit has been initiated prior to its expiration.

2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. To comply with MCC Section 20.376.045, height is limited to a maximum of eighteen (18) feet above natural grade.
10. The property owners shall obtain a well permit from the Department of Environmental Health.
11. To ensure no impacts to the wetland, to reduce the occurrence of soil erosion, drilling and installing the water production well shall occur during the dry season (May – October) only. The access road shall continue to function as a buffer between the tank, well, and the wetland.
12. Prior to construction, a biologist shall flag the boundary of wetland and inform the contractors to avoid parking or staging materials in the environmentally sensitive habitat area.
13. If drilling or trenching is scheduled during the bird breeding season between February and August, a preconstruction survey is recommended to ensure that no nesting birds would be disturbed. No surveys would be required during the non-breeding season between September and January. If any nests are found near the project area, nests shall be flagged and construction crews shall be advised to avoid walking in those areas.
14. Trenching and drilling is encouraged between November 1 and August 1 to avoid disturbing young bats or their hibernation period. If it is necessary to trench, drill, or otherwise bat roost sites between

November and August, pre-construction surveys shall be performed by a qualified biologist within fourteen days of the onset of activities (such as trenching, drilling, vegetation removal, planting, or others).

15. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be vegetated with native vegetation and/or native seed mixes for soil stabilization.
16. The property owner will remove pampas grass from their property and mapped in Figure 5 of the May 16, 2017 Biological Scoping, Botanical Survey, and Wetland Delineation report. The property owner shall replant or seed the same area with native Pacific reedgrass within two years of the effective date of approved coastal development permit CDP_2017-0026. Vegetation removal and planting shall be completed using hand tools.

Staff Report Prepared By:

Date	Juliana Cherry Planner III
Appeal Period: 10 Days Appeal Fee: \$1,616.00	

ATTACHMENTS:

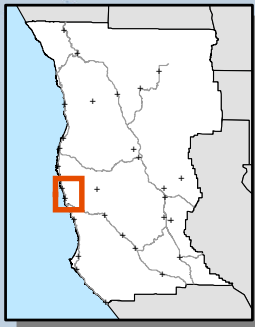
- | | |
|--|---|
| <ul style="list-style-type: none"> A. Location Map B. Aerial Imagery C. Site Plan D. Zoning Display Map E. General Plan Classifications F. LCP Land Use Map 18: Albion G. LCP Habitat & Resources H. LCP Land Capabilities & Natural Hazards I. Appealable Areas J. Highly Scenic/Tree Removal Areas | <ul style="list-style-type: none"> K. Adjacent Parcels L. Fire Hazard Zones & Responsibility Areas M. FEMA Flood Zone N. Ground Water Resources O. ESHA Map P. Plant Communities Q. Local Soils R. Topographic Map S. Important Farmland T. Classified Wetlands |
|--|---|

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning (Ukiah)	Comment
Environmental Health (FB)	Comment
Building Inspection (FB)	No Comment
Assessors	No Response
County Water Agency	No Response
US Fish & Wildlife Service	No Response
State Clearinghouse	No Response
Department of Fish & Wildlife	Comment
Department of Forestry and Fire Protection	No Response
Albion Little River Fire District	No Response
California Coastal Commission	Comment
RWQCB	No Response
Army Corp of Engineers	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

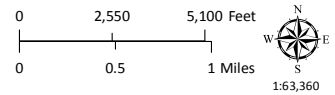
REFERENCES:

- Chapter 2.2. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino General Plan*. 1991. Ukiah, CA.
- Chapter 20. Mendocino County, Planning and Building Services, Planning Division. *Division II – Mendocino County Coastal Zoning Code*. 1991. Ukiah, CA.
- Mendocino County Coastal Zoning Code, §20.516.015(B) (2011).
- Wynn Coastal Planning. *Biological Scoping, Botanical Survey, and Wetland Delineation*. May 16, 2017.
- Wynn Coastal Planning. Letter to Juliana Cherry stamped received January 19, 2018.



CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River

- ▬ Coastal Zone Boundary
- ▬ Highways
- Major Towns & Places
- Major Roads
- ~ Major Rivers



LOCATION MAP

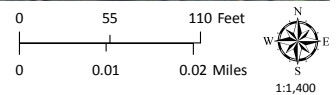
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2017-0026
OWNER: MAURITSON, Thomas ET AL
APN: 121-040-16
APLCT: Thomas Mauritson & Leigh Skizewski
AGENT: Blair Foster
ADDRESS: 6010 N Highway 1, Little River

--- Driveways/Unnamed Roads



AERIAL IMAGERY

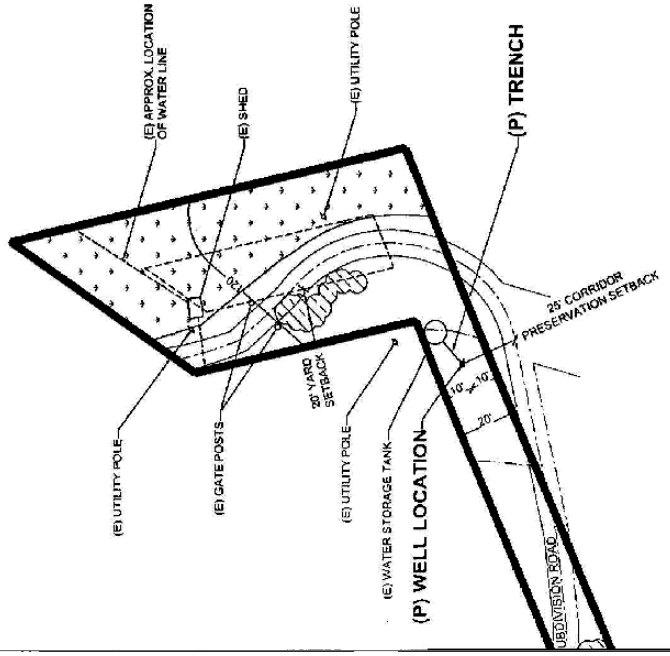
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

LANDS OF MAURITSON
 being a portion of Section 17, Township 16 North,
 Range 17 West, Mount Diablo Base & Meridian,
 Marinette County, WI.

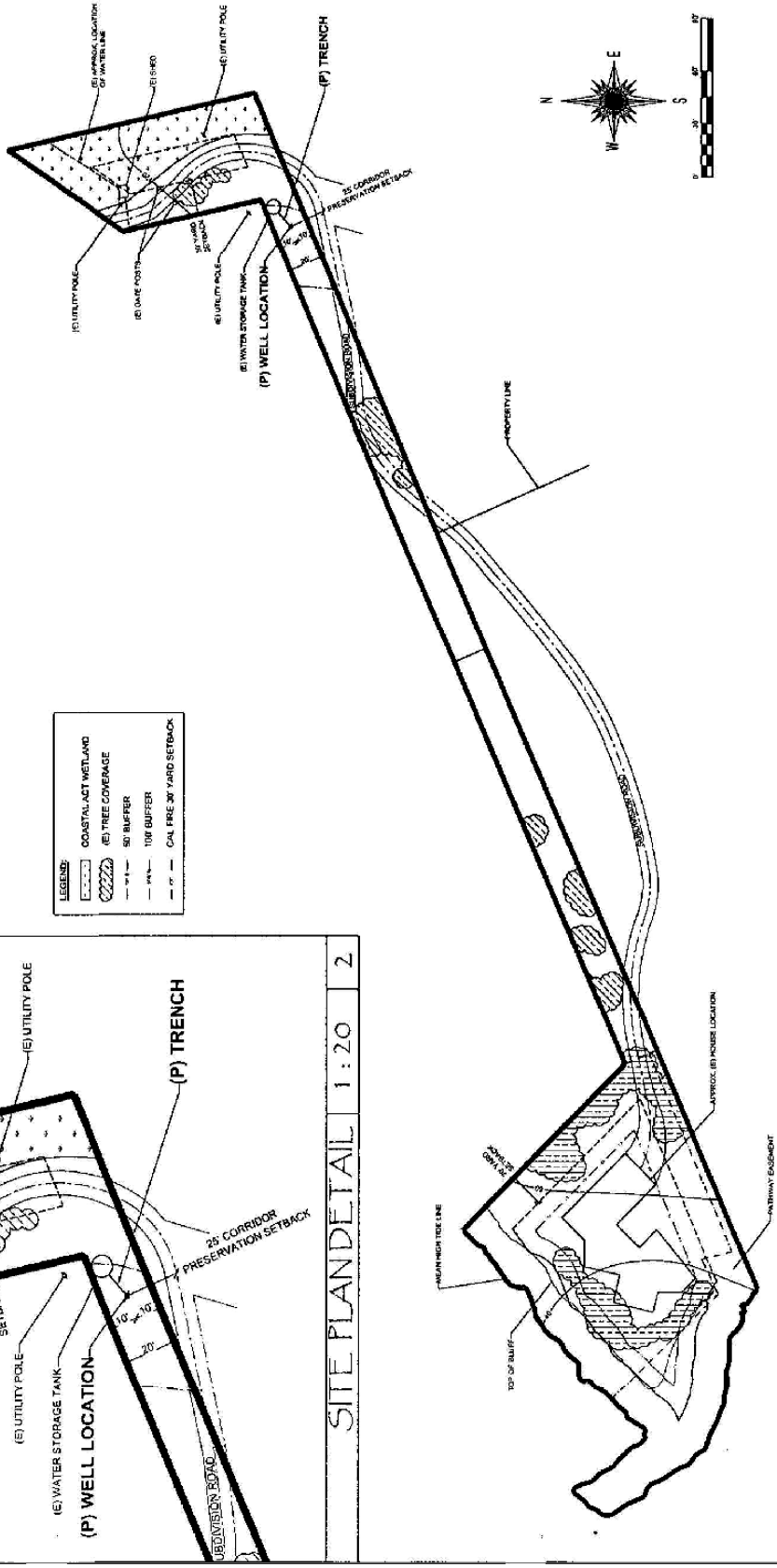
- General Notes:**
- APN (1)
 - General Plan Description
 - Map (1)
 - Map (2)
 - Map (3)
 - Map (4)
 - Map (5)
 - Map (6)
 - Map (7)
 - Map (8)
 - Map (9)
 - Map (10)
 - Map (11)
 - Map (12)
 - Map (13)
 - Map (14)
 - Map (15)
 - Map (16)
 - Map (17)
 - Map (18)
 - Map (19)
 - Map (20)
 - Map (21)
 - Map (22)
 - Map (23)
 - Map (24)
 - Map (25)
 - Map (26)
 - Map (27)
 - Map (28)
 - Map (29)
 - Map (30)
 - Map (31)
 - Map (32)
 - Map (33)
 - Map (34)
 - Map (35)
 - Map (36)
 - Map (37)
 - Map (38)
 - Map (39)
 - Map (40)
 - Map (41)
 - Map (42)
 - Map (43)
 - Map (44)
 - Map (45)
 - Map (46)
 - Map (47)
 - Map (48)
 - Map (49)
 - Map (50)
 - Map (51)
 - Map (52)
 - Map (53)
 - Map (54)
 - Map (55)
 - Map (56)
 - Map (57)
 - Map (58)
 - Map (59)
 - Map (60)
 - Map (61)
 - Map (62)
 - Map (63)
 - Map (64)
 - Map (65)
 - Map (66)
 - Map (67)
 - Map (68)
 - Map (69)
 - Map (70)
 - Map (71)
 - Map (72)
 - Map (73)
 - Map (74)
 - Map (75)
 - Map (76)
 - Map (77)
 - Map (78)
 - Map (79)
 - Map (80)
 - Map (81)
 - Map (82)
 - Map (83)
 - Map (84)
 - Map (85)
 - Map (86)
 - Map (87)
 - Map (88)
 - Map (89)
 - Map (90)
 - Map (91)
 - Map (92)
 - Map (93)
 - Map (94)
 - Map (95)
 - Map (96)
 - Map (97)
 - Map (98)
 - Map (99)
 - Map (100)

LEGEND:

[Symbol]	CONSTANT ACT WETLAND
[Symbol]	(E) TREE COVERAGE
[Symbol]	(E) BUFFER
[Symbol]	100' BUFFER
[Symbol]	100' BUFFER
[Symbol]	CAL FIRE 30' YARD SETBACK



SITE PLAN DETAIL 1:20 2



SITE PLAN 1:30 1

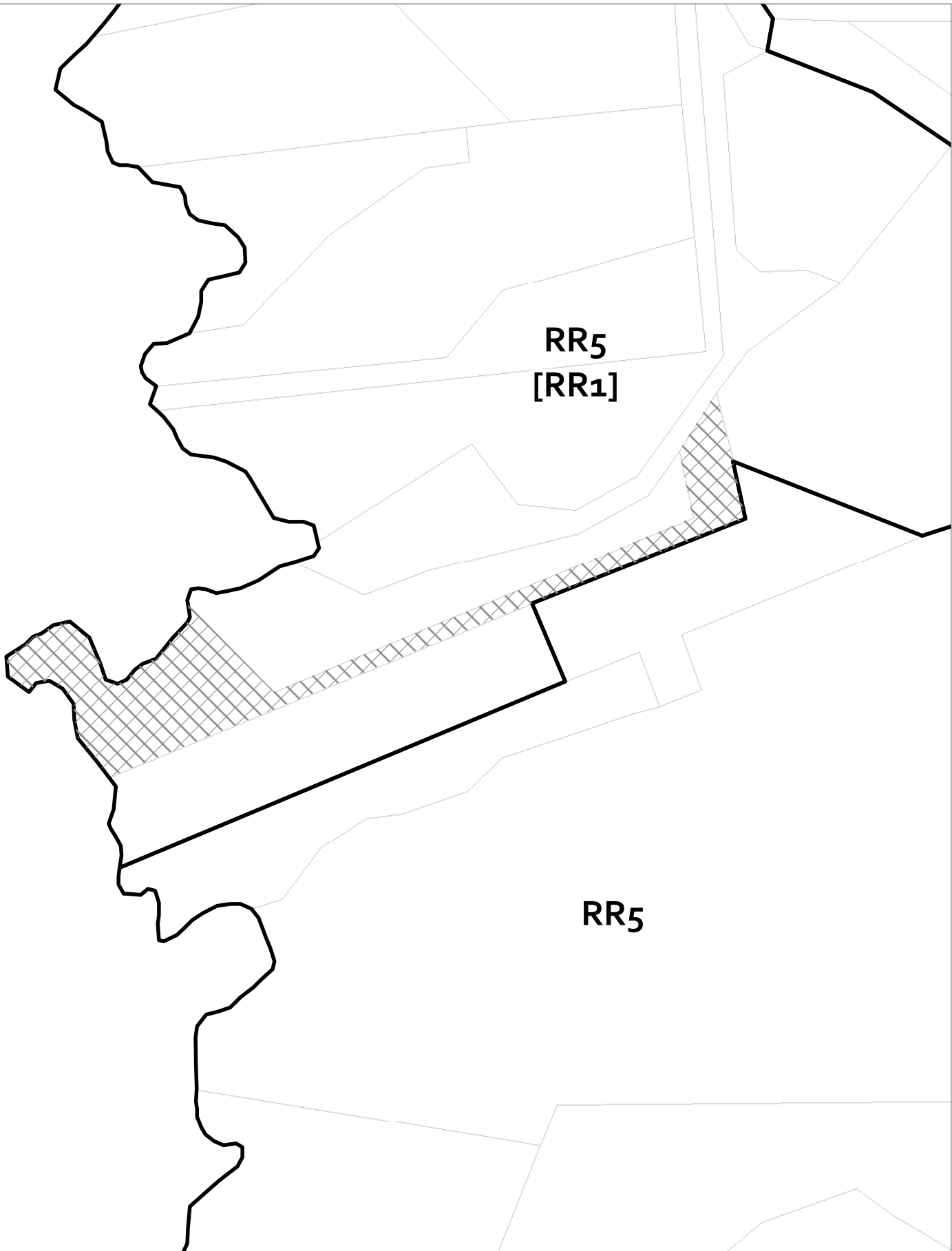
CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River

NO SCALE

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

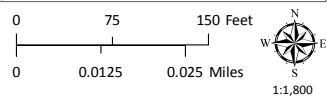
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

SITE PLAN



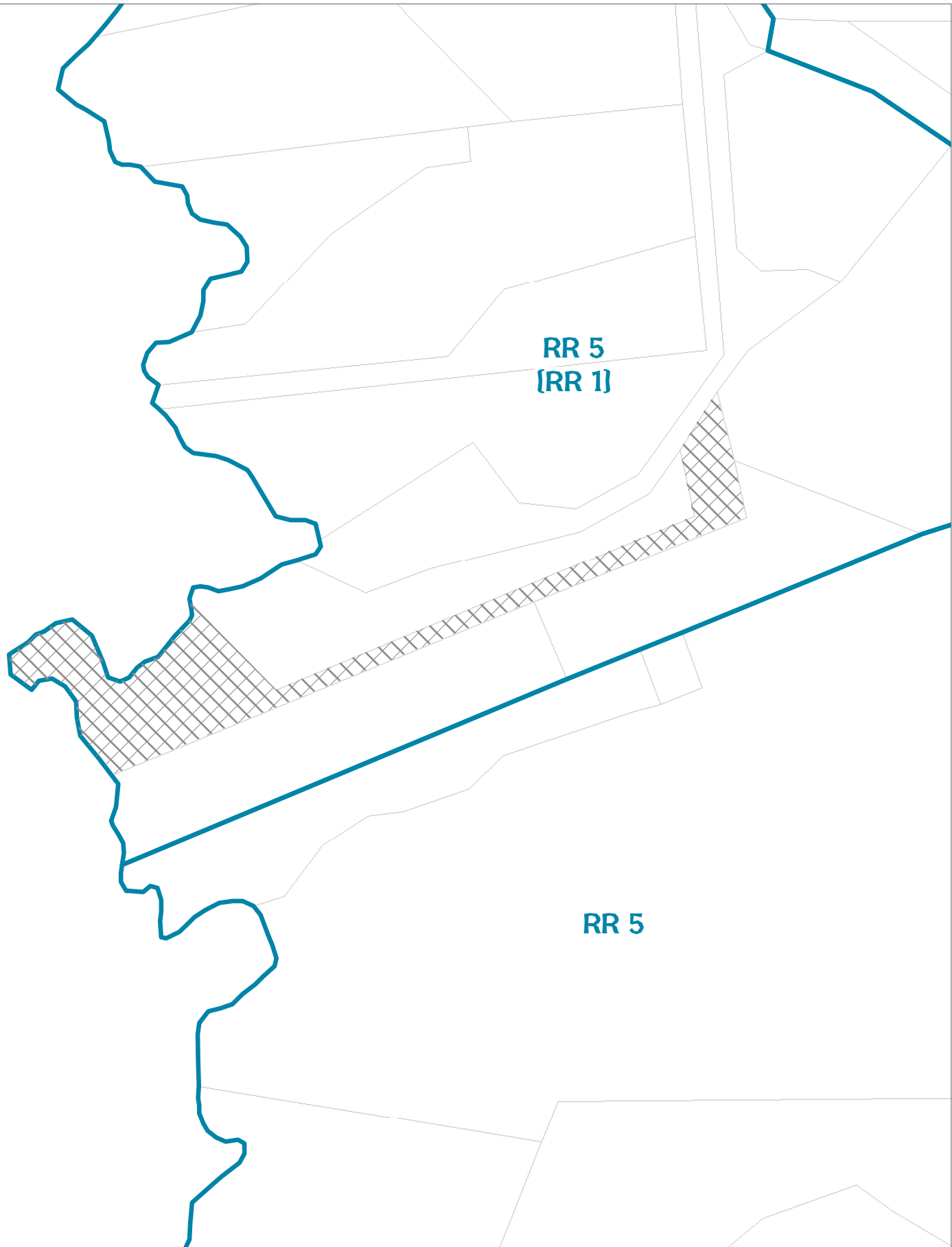
CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River

 Zoning Districts




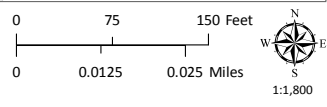
ZONING DISPLAY MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



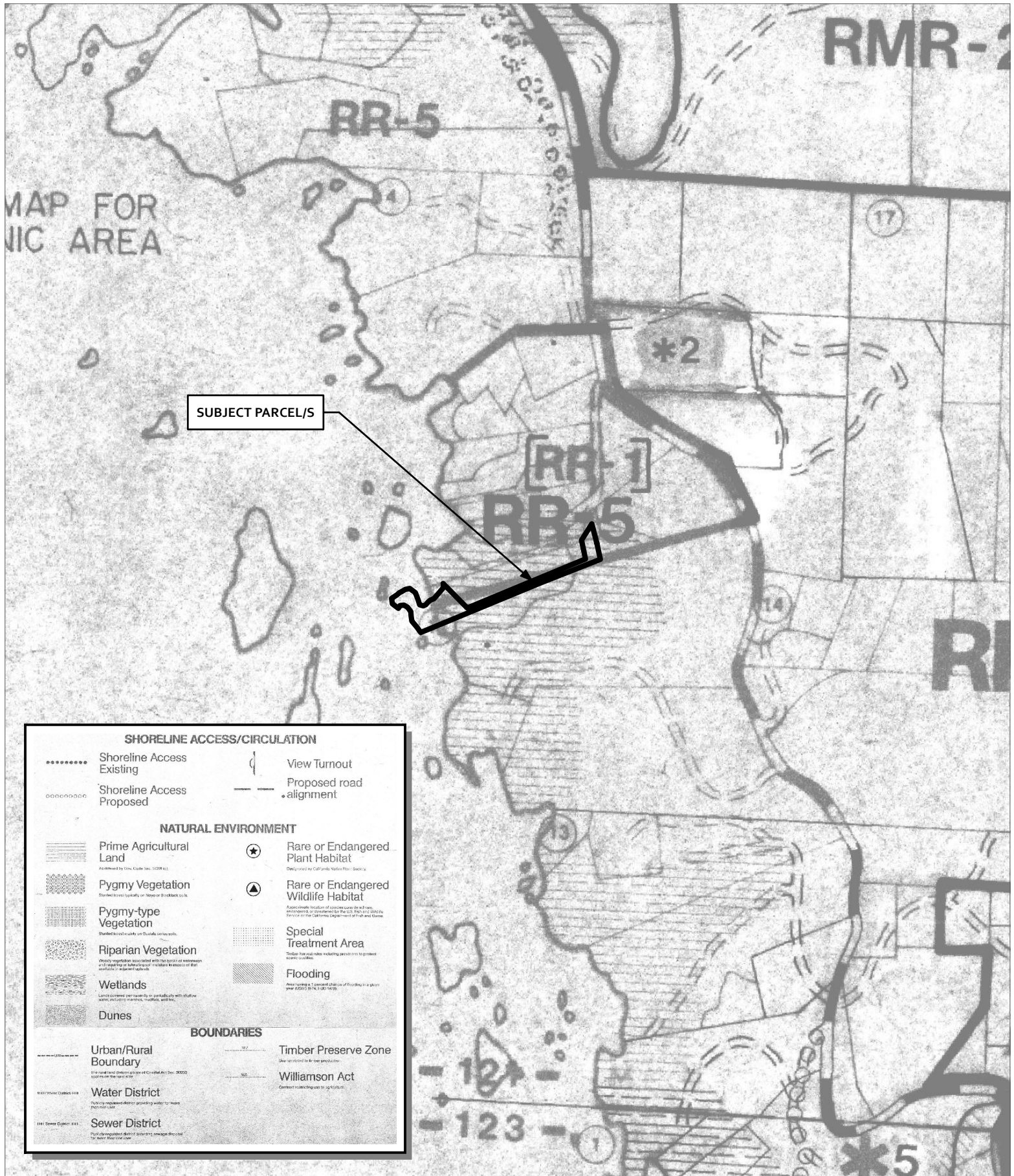
CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River

 General Plan Classes

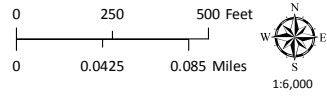


GENERAL PLAN CLASSIFICATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

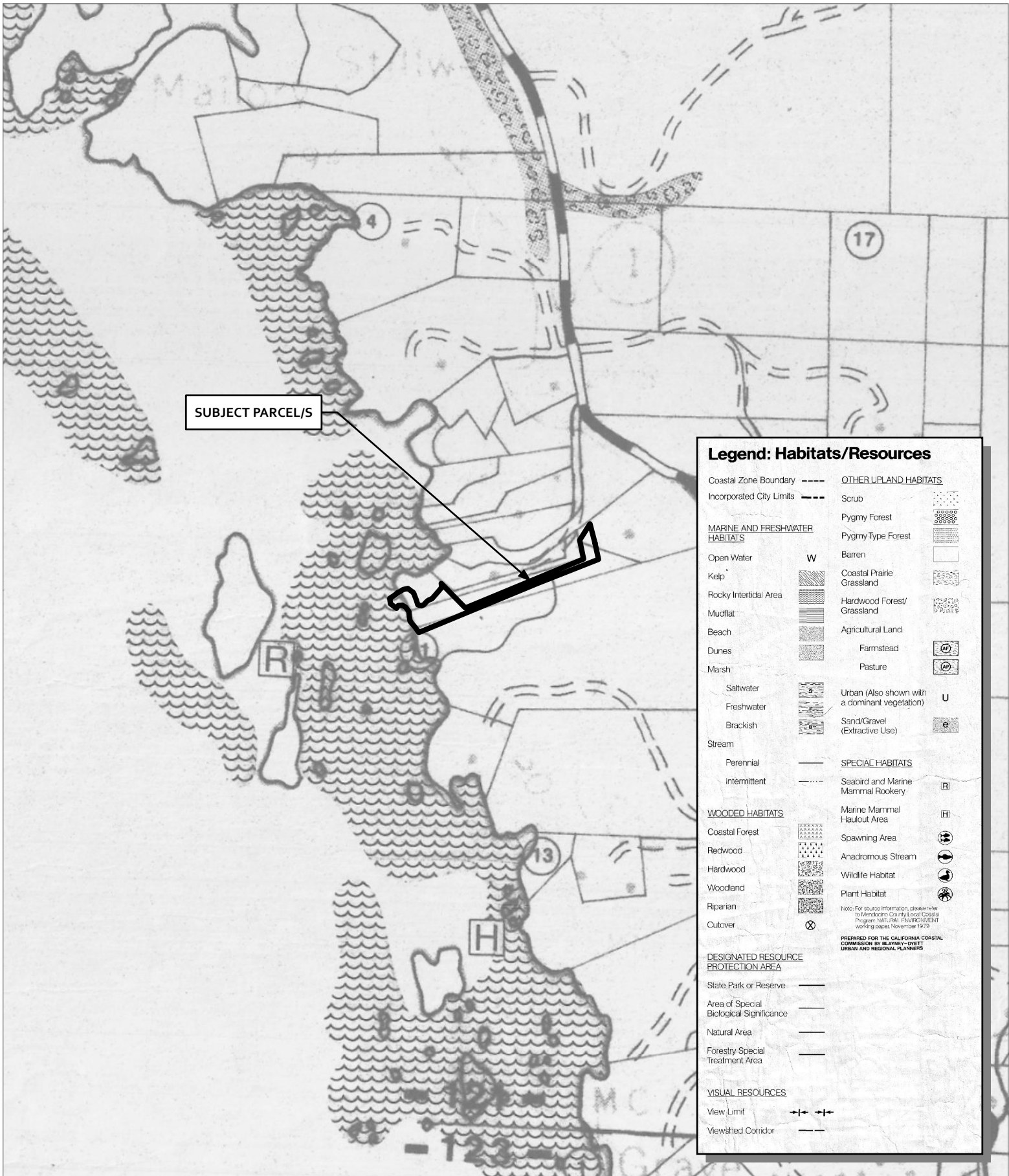


CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River



LCP LAND USE MAP 18: ALBION

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



SUBJECT PARCEL/S

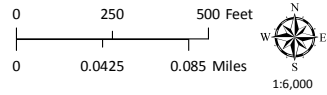
Legend: Habitats/Resources

Coastal Zone Boundary	----	OTHER UPLAND HABITATS	
Incorporated City Limits	----	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/ Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Pattern]
Marsh	[Pattern]	Pasture	[Pattern]
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)	e
Brackish	[Pattern]		
Stream		SPECIAL HABITATS	
Perennial	—	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	- - -	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
Riparian	[Pattern]		
Cutover	[Symbol]		
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	—		
Area of Special Biological Significance	—		
Natural Area	—		
Forestry Special Treatment Area	—		
VISUAL RESOURCES			
View Limit	—+—+—		
Viewshed Corridor	—		

Note: For source information, please refer to Mendocino County Local Coastal Program (LCP) Update (Environment working paper, November 1979)

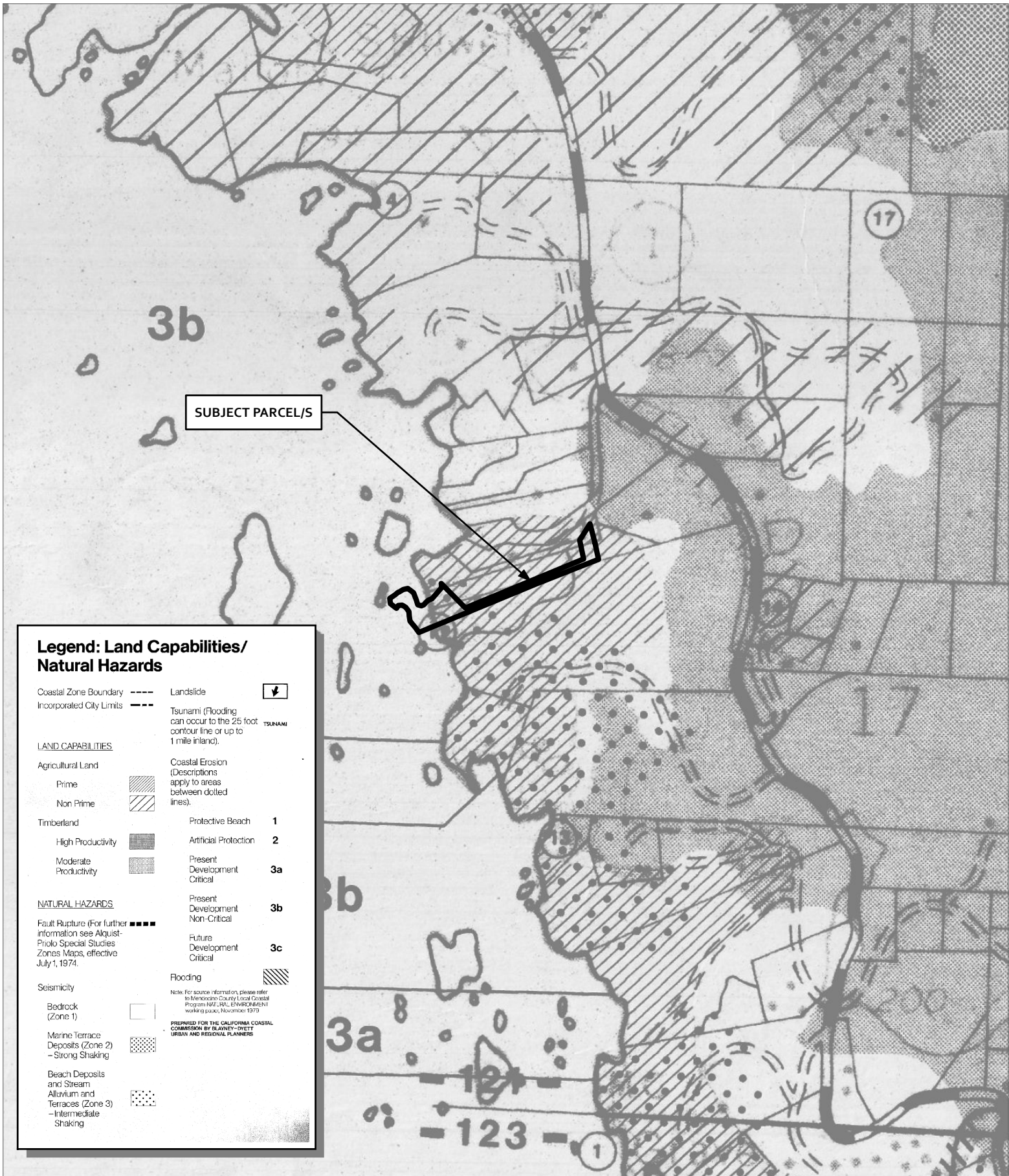
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAIR-FOSTER URBAN AND REGIONAL PLANNERS

CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritsen & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River



LCP HABITATS & RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

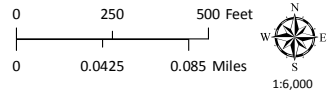


SUBJECT PARCEL/S

Legend: Land Capabilities/ Natural Hazards

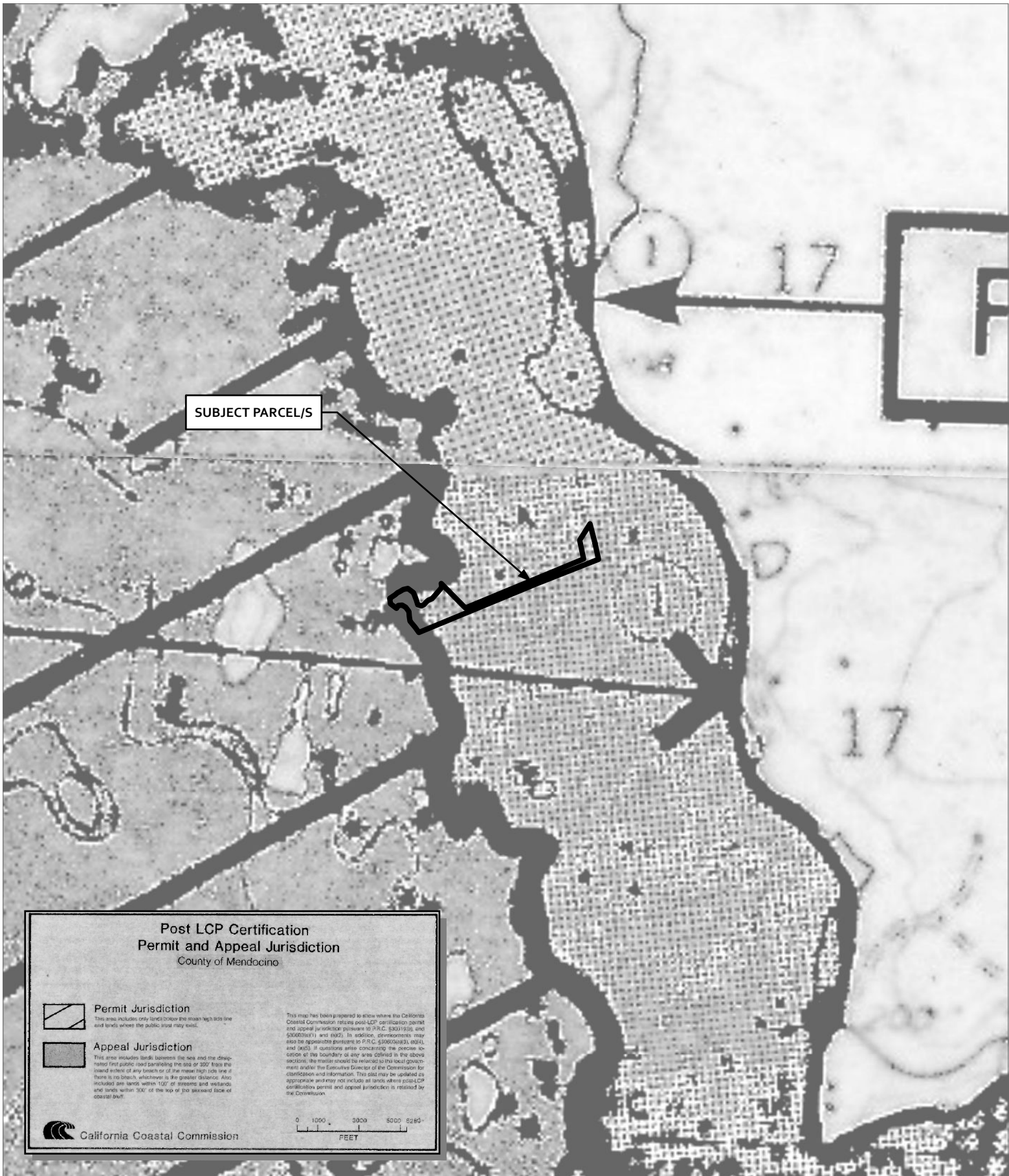
Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Philo Special Studies Zones Maps, effective July 1, 1974.		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.</small> PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DWYER URBAN AND REGIONAL PLANNERS	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritsen & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River



LCP LAND CAPABILITIES & NATURAL HAZARDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



SUBJECT PARCEL/S

**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public may stand.

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streets and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

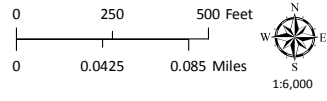
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30317.05, and §30605(a)(1) and (a)(2). In addition, circumstances may also be applicable pursuant to P.R.C. §30604(a)(3), 6041, and 3065. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

California Coastal Commission

0 1000 3000 5000 6250

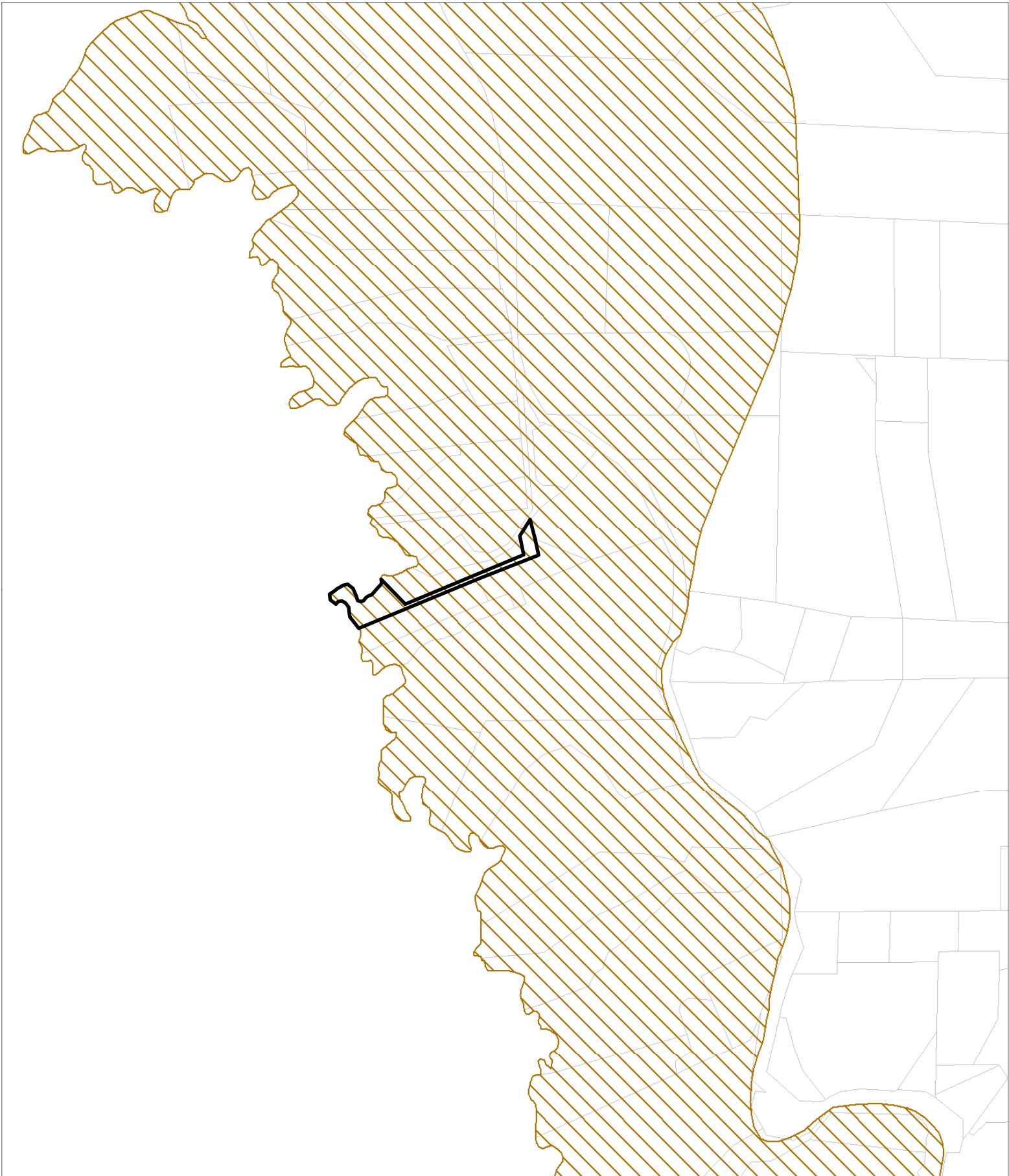
FEET

CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River




APPEALABLE AREAS

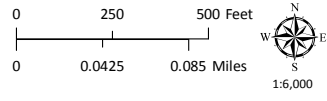
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: CDP 2017-0026
OWNER: MAURITSON, Thomas ET AL
APN: 121-040-16

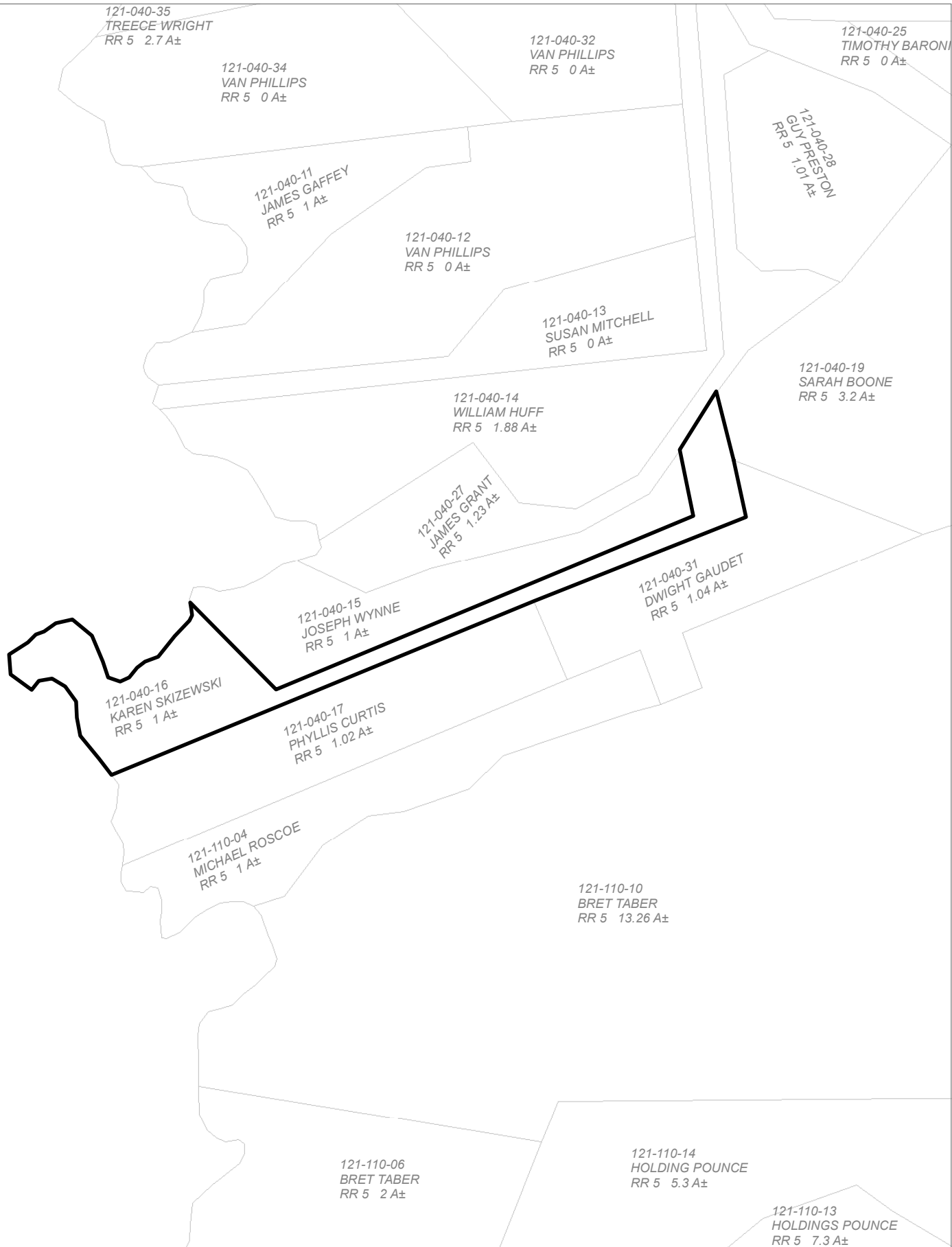
APLCT: Thomas Mauritson & Leigh Skizewski
AGENT: Blair Foster
ADDRESS: 6010 N Highway 1, Little River

 Highly Scenic Area

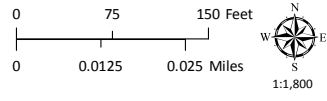


HIGHLY SCENIC & TREE REMOVAL AREAS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

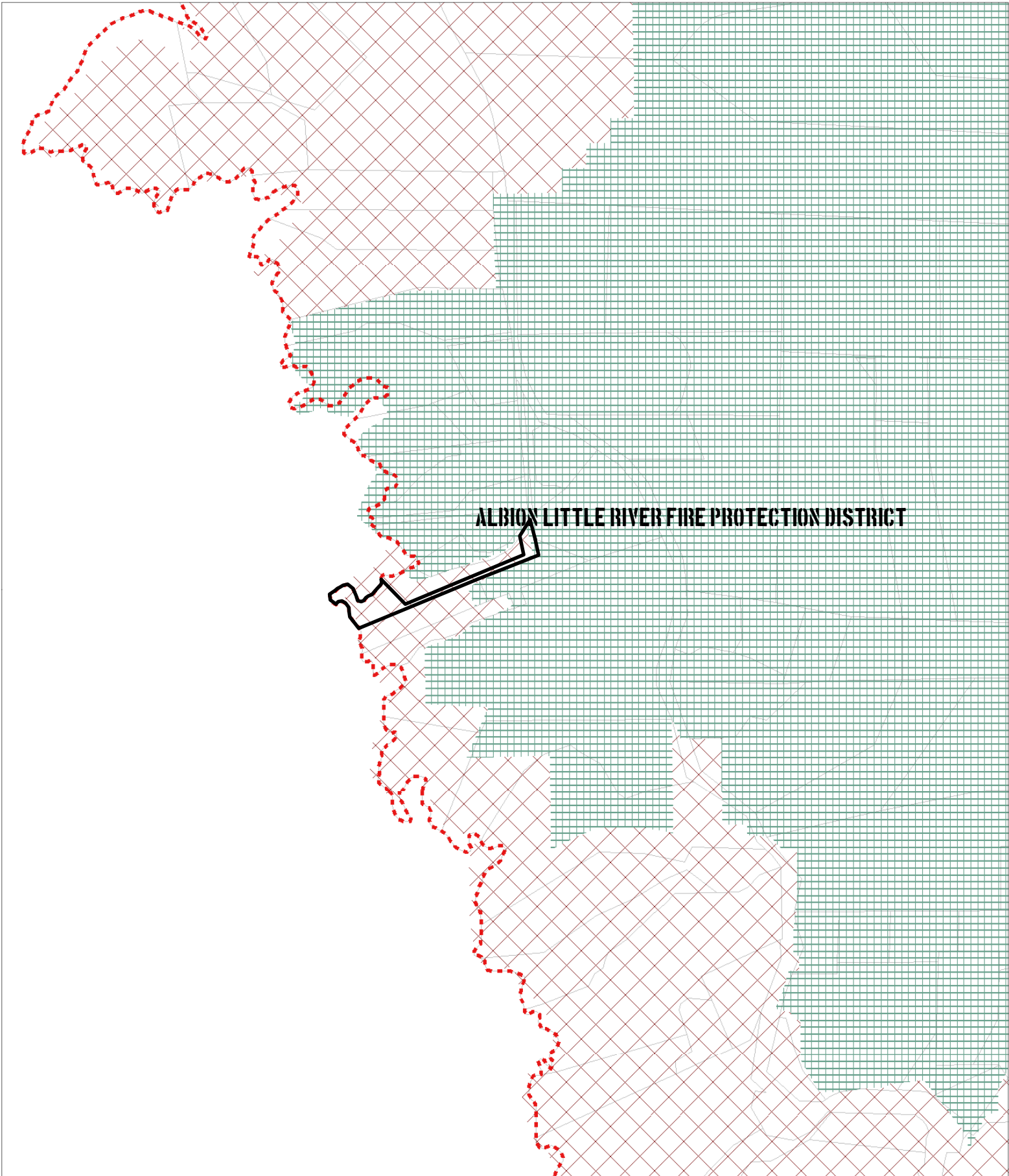


CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River



ADJACENT PARCELS

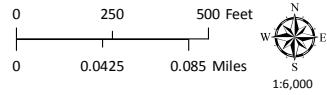
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



ALBION LITTLE RIVER FIRE PROTECTION DISTRICT

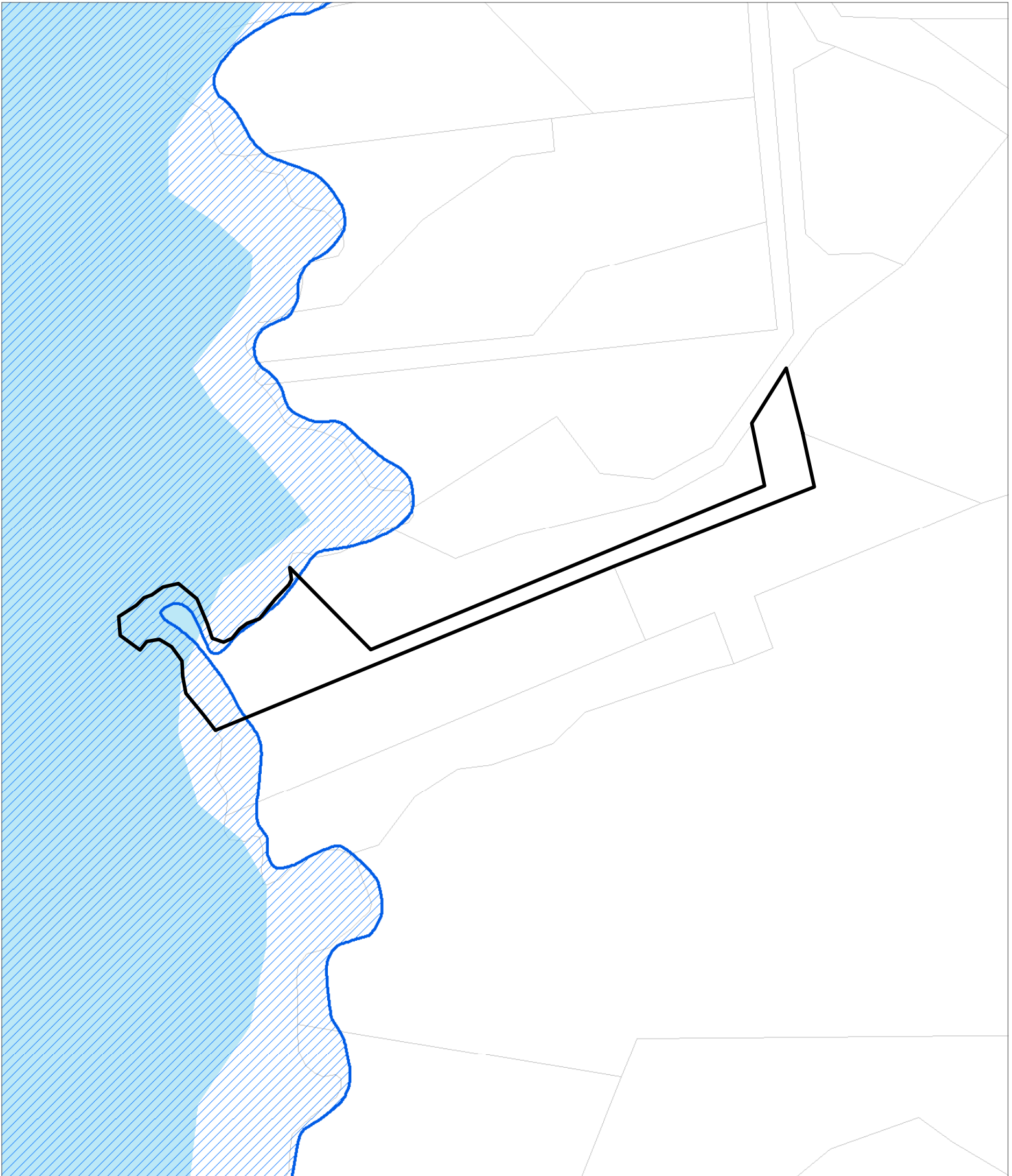
CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritsen & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River

-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard





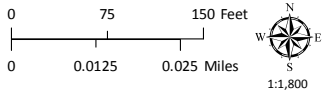
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



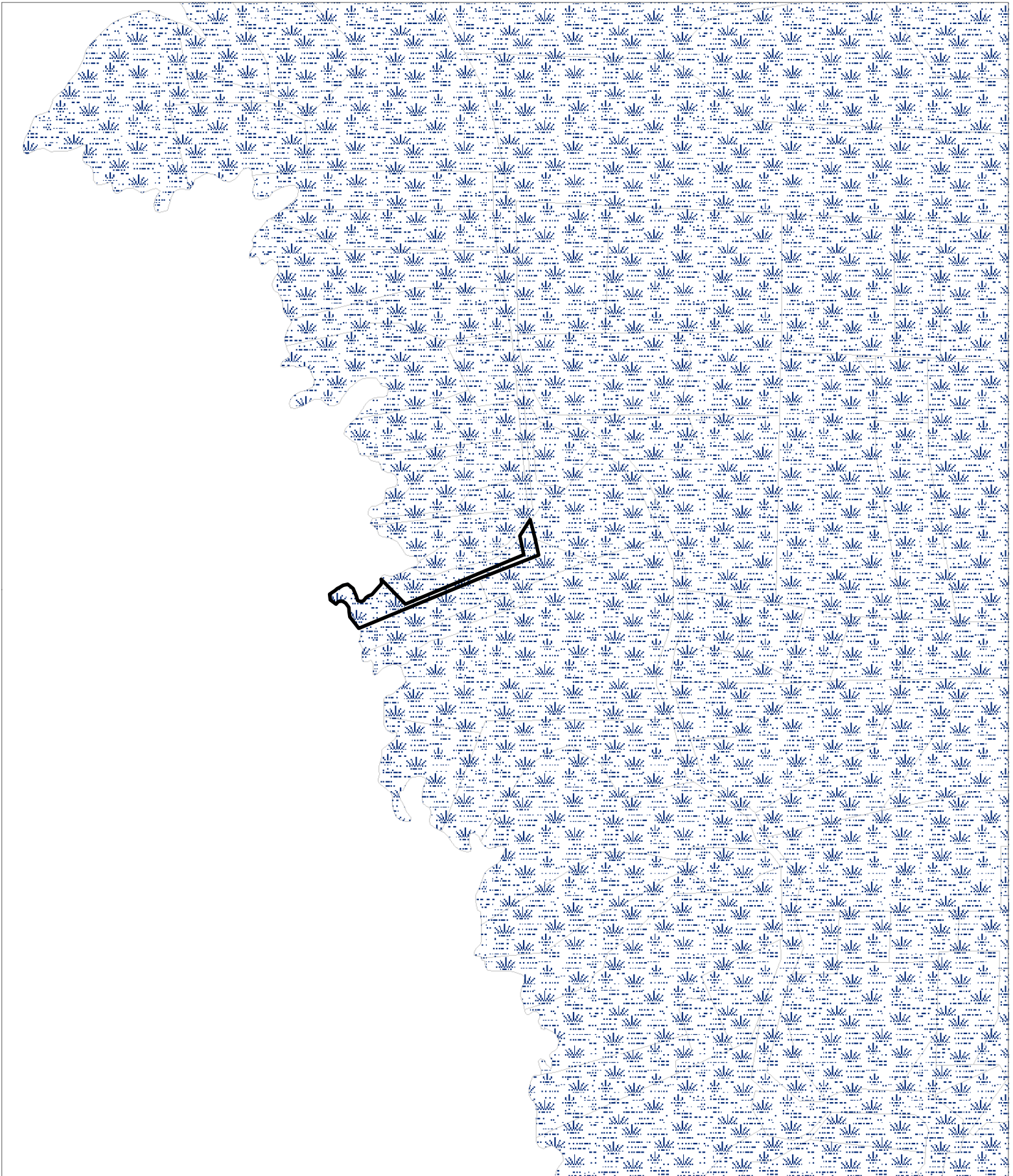
CASE: CDP 2017-0026
OWNER: MAURITSON, Thomas ET AL
APN: 121-040-16
APLCT: Thomas Mauritson & Leigh Skizewski
AGENT: Blair Foster
ADDRESS: 6010 N Highway 1, Little River

 Flood Zone
 Tsunami Inundation Zones

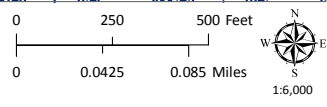
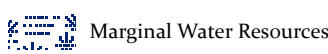


FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

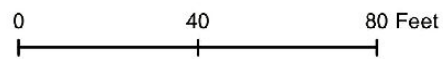
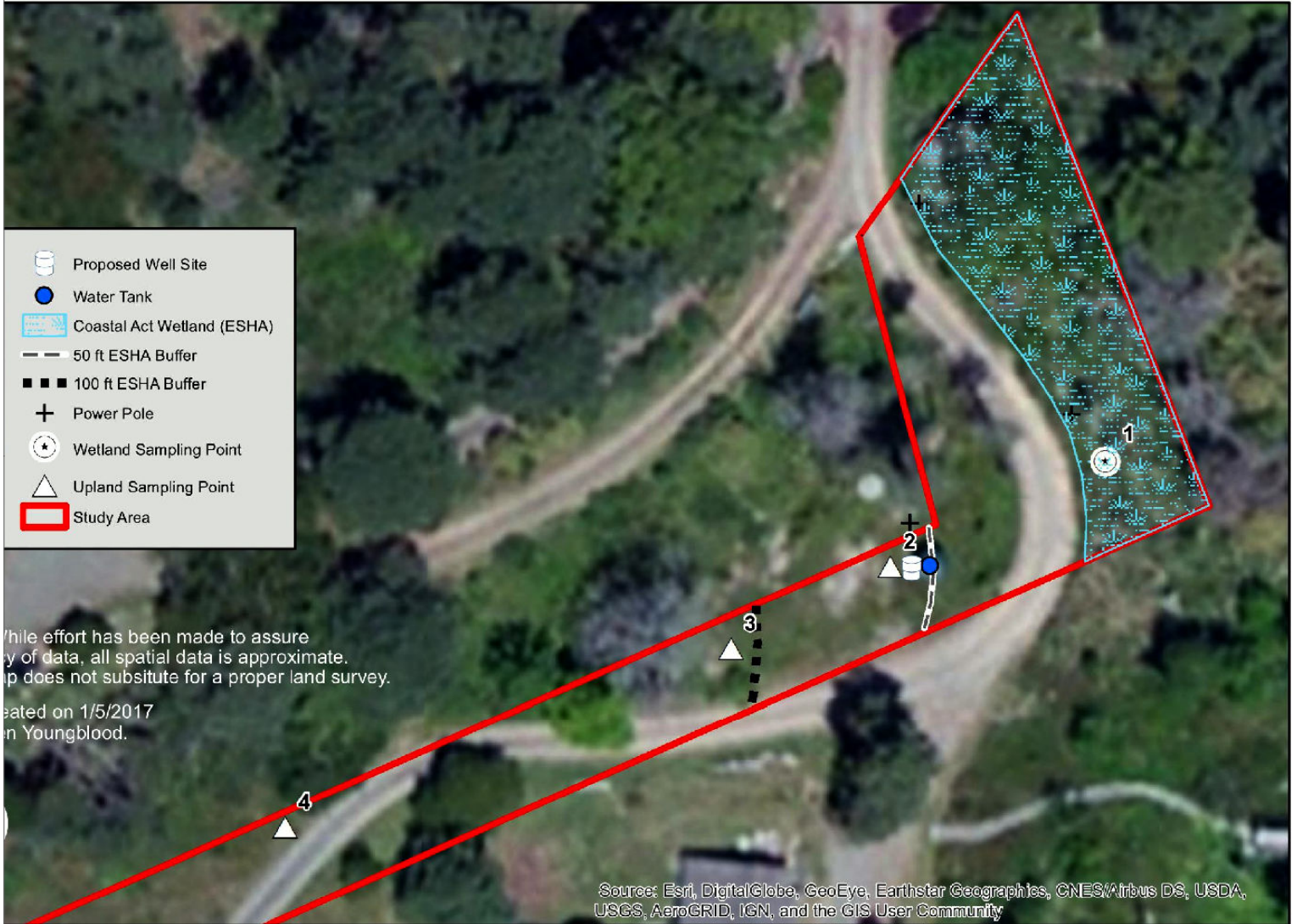


CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River



GROUND WATER RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



ESHA Map

Map of wetland delineation sampling plots (identified as 'Upland' and 'Wetland'), the Coastal Act wetland (ESHA), and the well site.

CASE: CDP 2017-0026
OWNER: MAURITSON, Thomas ET AL
APN: 121-040-16
APLCT: Thomas Mauritson & Leigh Skizewski
AGENT: Blair Foster
ADDRESS: 6010 N Highway 1, Little River

NO SCALE

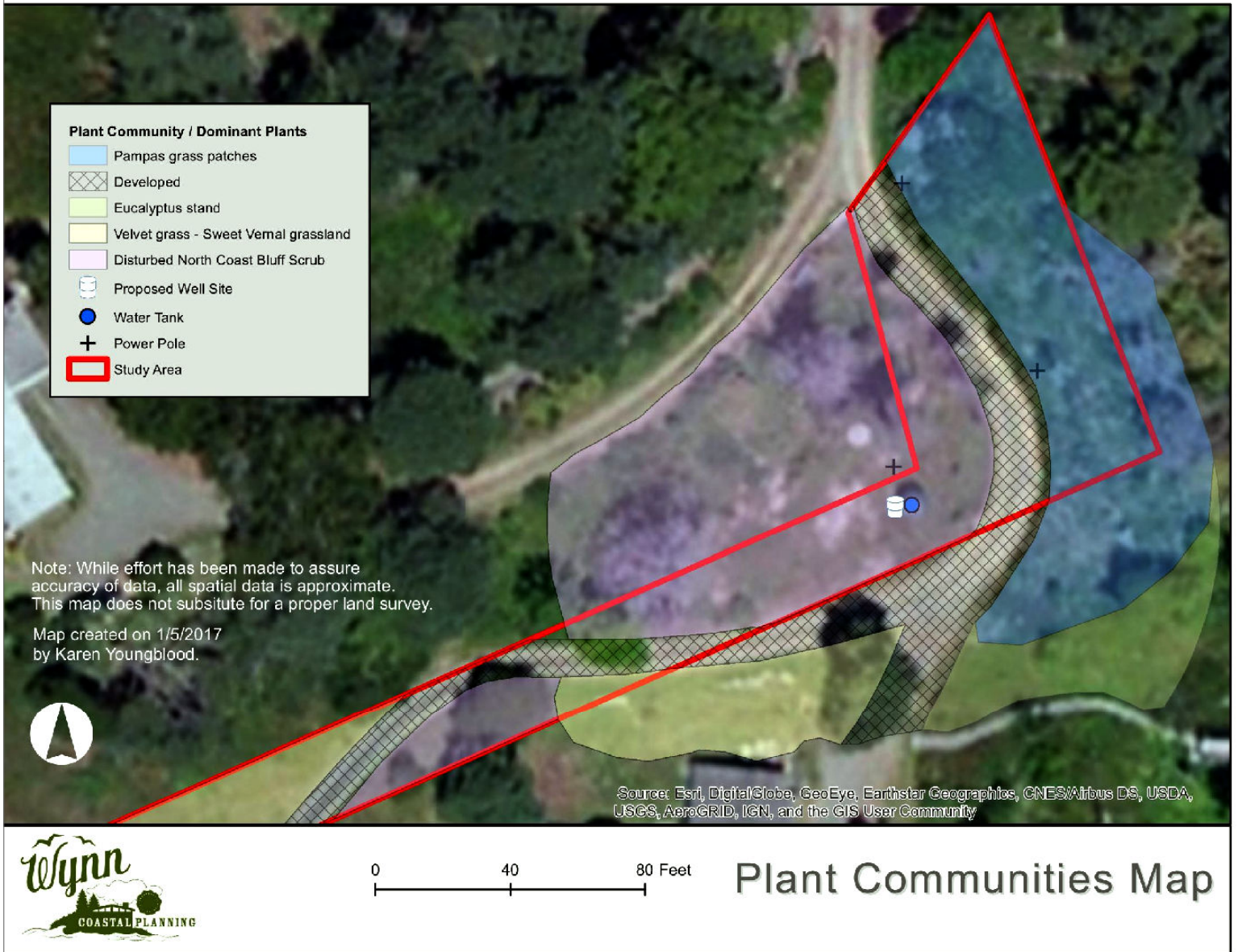


Figure 5. Map of plant communities observed in the study area on the Mauritson parcel.

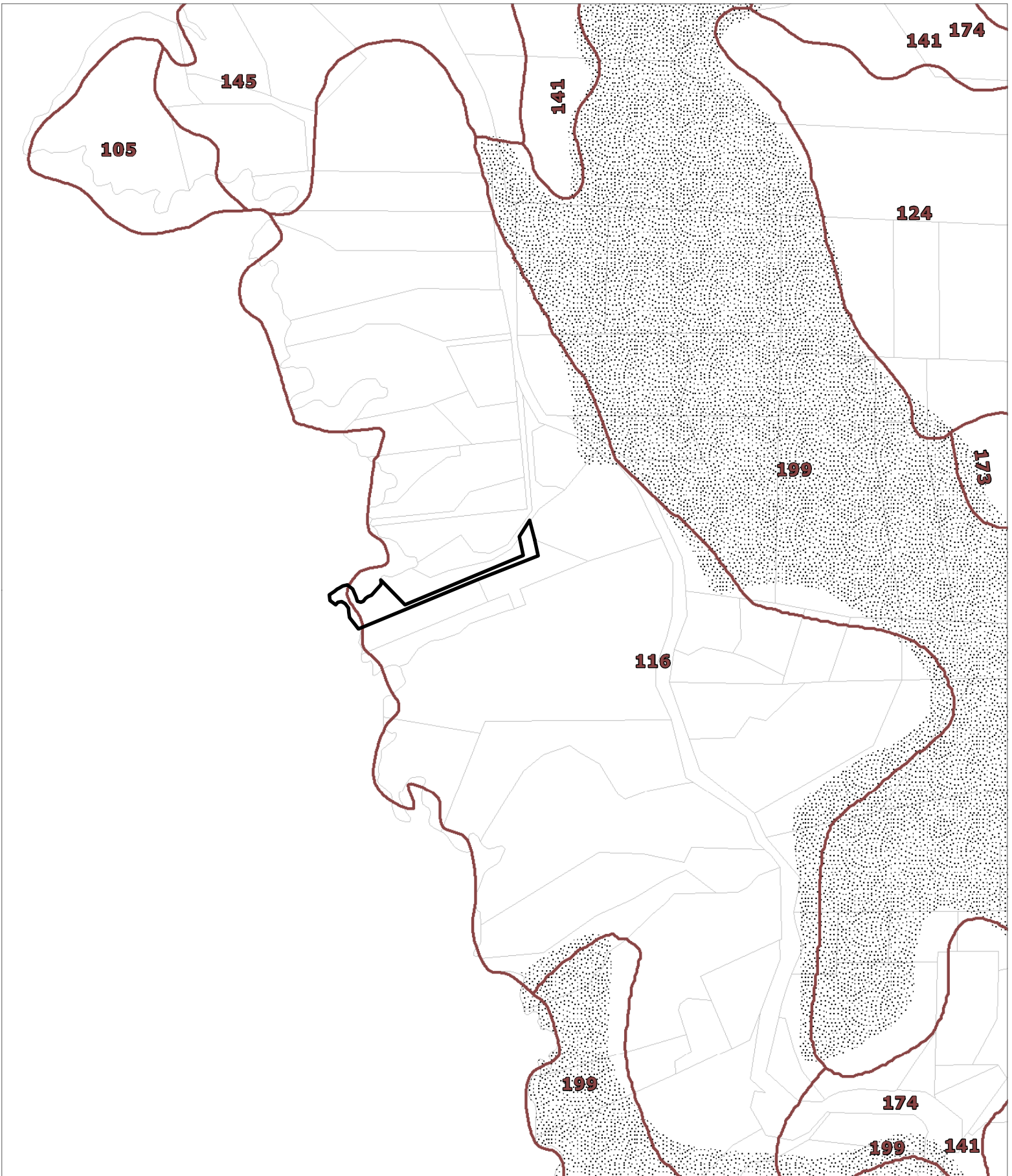
WYNN COASTAL PLANNING

CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River



NO SCALE

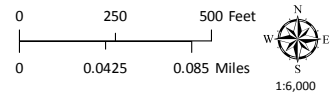
PLANT COMMUNITIES

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



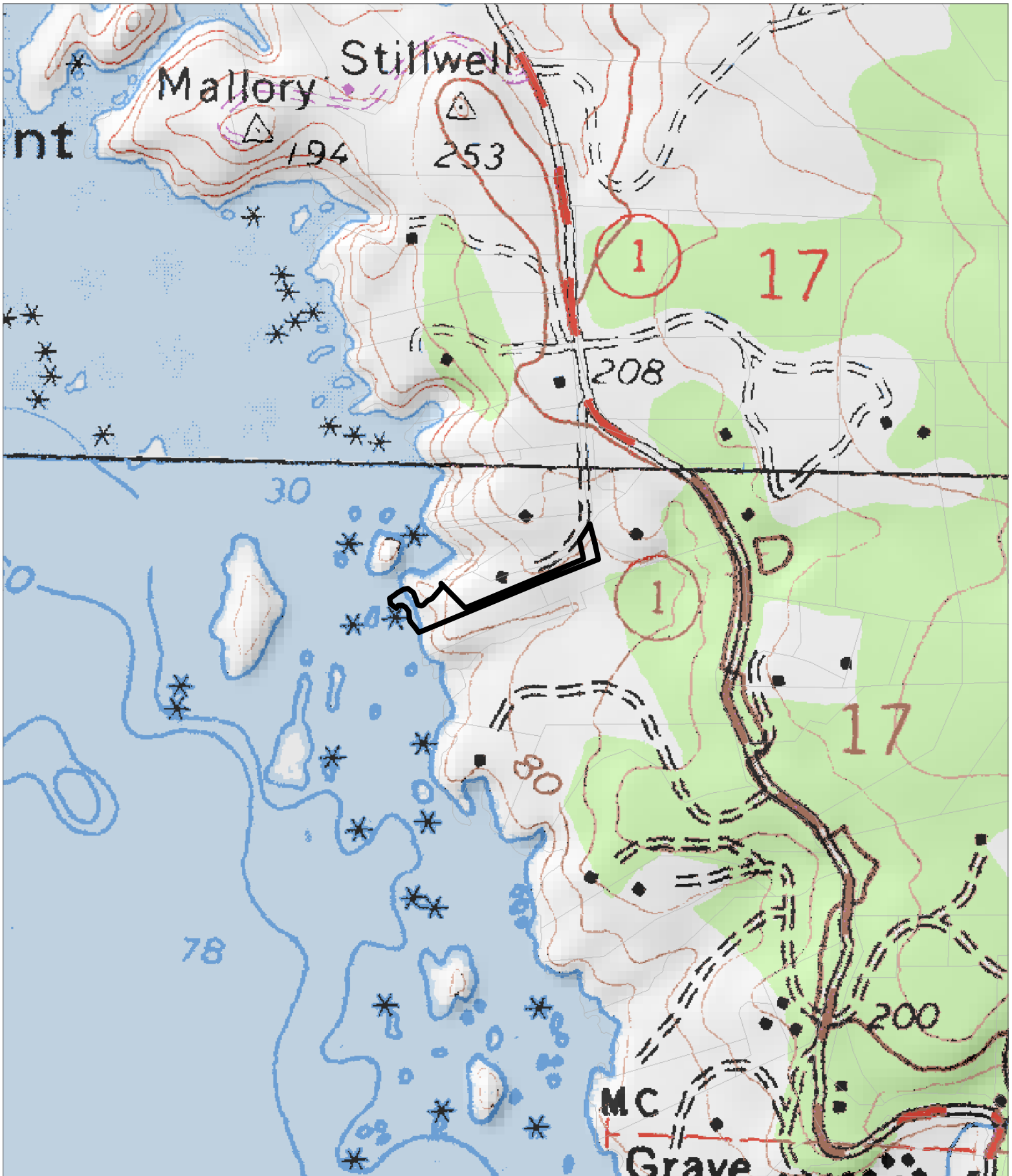
CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River

 Western Soil Classes
 Shinglemill-Gibney Complex

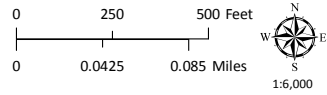


LOCAL SOILS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

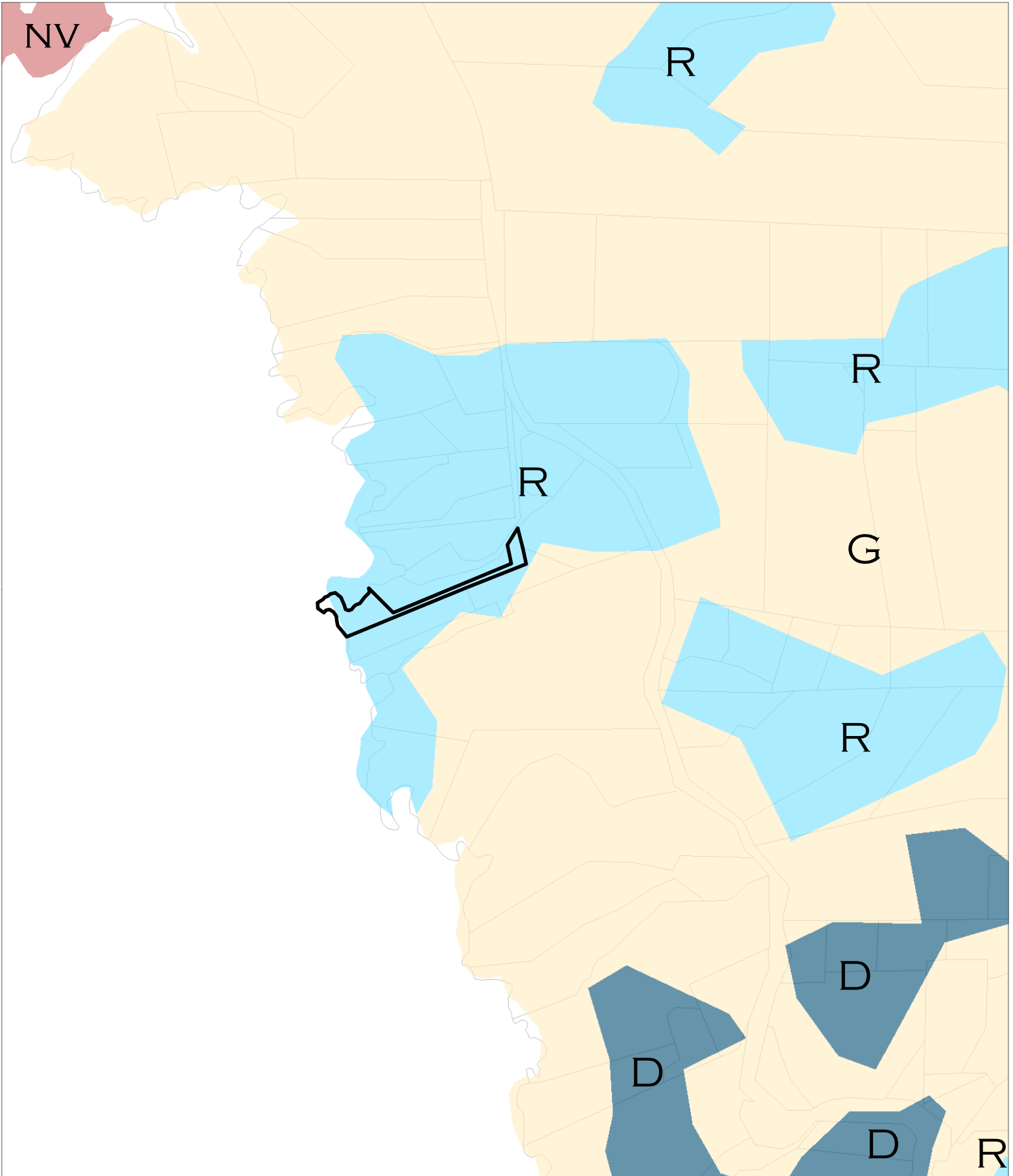


CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River



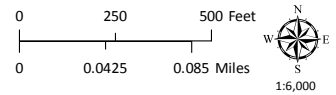
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



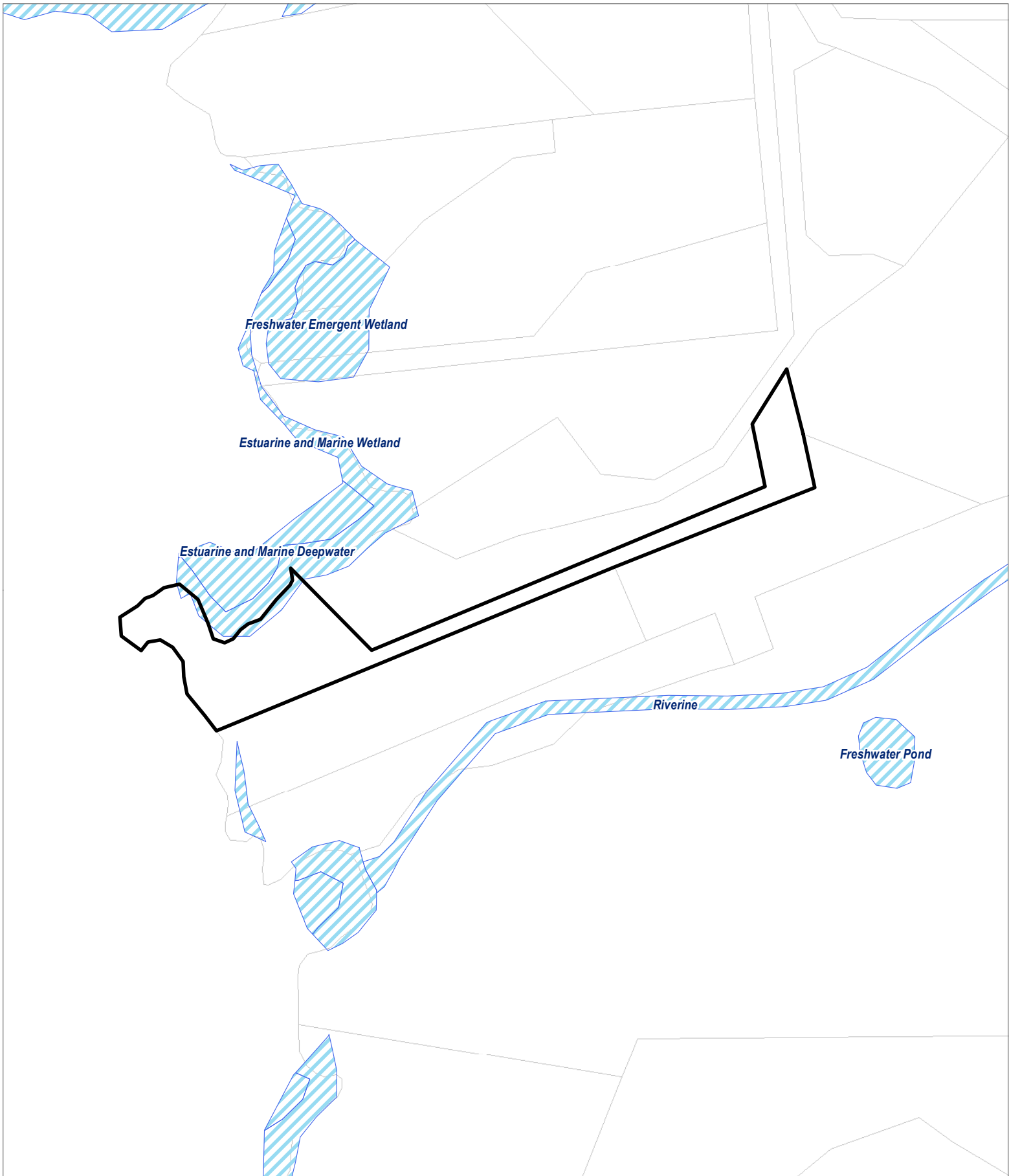
CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16
 APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River

 Urban & Built-Up Land (D)



IMPORTANT FARMLAND

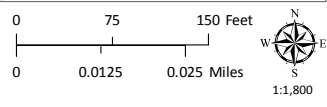
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: CDP 2017-0026
 OWNER: MAURITSON, Thomas ET AL
 APN: 121-040-16

APLCT: Thomas Mauritson & Leigh Skizewski
 AGENT: Blair Foster
 ADDRESS: 6010 N Highway 1, Little River

 Wetlands



CLASSIFIED WETLANDS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**