



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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June 4, 2020

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg

Department of Fish and Wildlife
 California Coastal Commission
 South Coast Fire District

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2020-0010

DATE FILED: 1/30/2020

OWNER: GREGORY C & SANDRA L MOORE

APPLICANT: GREG & SANDRA MOORE C/O CABLE MOORE, INC.

AGENT: DALL & ASSOCIATES, STEPHANIE DALL

REQUEST: As follow up to Emergency Permit EM 2019-0002, a Standard Coastal Development Permit request to remove trees from a site where the Commission has directed habitat restoration on adjacent lands.

LOCATION: In the Coastal Zone, 1± mile north of Gualala town center, on the west side of Old Coast Hwy (CR 513) and 0.25± miles south of its intersection with State Route 1 (SR 1), located at 37900 Old Coast Hwy, Gualala (APN: 145-121-03).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

RESPONSE DUE DATE: June 18, 2020

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2020-0010

OWNER: GREGORY & SANDRA MOORE

APPLICANT: GREG & SANDRA MOORE C/O CABLE MOORE, INC.

AGENT: DALL & ASSOCIATES, STEPHANIE DALL

REQUEST: Follow up to Emergency Permit EM 2019-0002, a Standard Coastal Development Permit request to remove trees from a site where the Commission has directed habitat restoration on adjacent lands.

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APN/S: 145-121-03-00

PARCEL SIZE: 0.9 Acres

GENERAL PLAN: Coastal Element, Chapter 4.12 Rural Residential (RR5(1):U)
ZONING: Mendocino County Coastal Zoning Code, Rural Residential (RR:5)

EXISTING USES: Single-family Residential

DISTRICT: 5 (Williams)

RELATED CASES: U_2006-0009 Convert duplex to two dwelling units, TU_2010-0063 Encroachment Permit, BF_2009-0131 Demo duplex, BF_2009-0122 Guest Cottage, and several permits issued by the California Coastal Commission

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR5[RR1])	RR5[RR1]	0.9± acres	Residential
EAST:	Rural Residential (RR5[RR1])	RR5[RR1]	0.9± acres	Residential
SOUTH:	Rural Residential (RR5[RR1])	RR5[RR1]	0.9± acres	Residential
WEST:	Ocean	Ocean	Ocean	Ocean

REFERRAL AGENCIES

LOCAL

- Department of Transportation (DOT)
- Environmental Health (EH)
- South Coast Fire District
- Planning Division Ukiah

STATE

- California Coastal Commission
- California Dept. of Fish & Wildlife

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

Included in the referral packet are the following:

- 2020 filed application, site plan, and questionnaire
- Revised** 2019 Update Notes & Observations Moore Property Distressed Trees prepared by David Kelley
- Previous 2019 Update Notes & Observations Moore Property Distressed Trees prepared by David Kelley
- Summary of Coastal Commission actions presented via email from Destiny Preston
- Revised** Site Plan received 6-2-2020 depicts correct locations of removed vegetation

STAFF PLANNER: JULIANA CHERRY contact at cherryj@mendocinocounty.org

DATE: 6/3/2020

ENVIRONMENTAL DATA

1. MAC:

Gualala MAC. See MISC Map

2. FIRE HAZARD SEVERITY ZONE:

Moderate Fire Hazard. See Fire Hazard Zones & Responsibility Area Map

3. FIRE RESPONSIBILITY AREA:

South Coast Fire Protection District. See Fire Hazard Zones & Responsibility Area Map

4. FARMLAND CLASSIFICATION:

Urban and Built Up Land. See Farmland Classifications Map

5. FLOOD ZONE CLASSIFICATION:

Shore line flooding. See Special Flood Hazard Areas Map.

6. COASTAL GROUNDWATER RESOURCE AREA:

Critical Water Area. See Ground Water Resources

7. SOIL CLASSIFICATION:

Western Soils #225, Windy Hollow Loam

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

No

9. WILLIAMSON ACT CONTRACT:

No

10. TIMBER PRODUCTION ZONE:

No

11. WETLANDS CLASSIFICATION:

Shoreline area. See Wetlands Map

12. EARTHQUAKE FAULT ZONE:

No

13. AIRPORT LAND USE PLANNING AREA:

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

No

15. NATURAL DIVERSITY DATABASE:

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

No

17. LANDSLIDE HAZARD:

Coastal bluff. See Estimated Slope Map

18. WATER EFFICIENT LANDSCAPE REQUIRED:

No

19. WILD AND SCENIC RIVER:

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

No

21. STATE CLEARINGHOUSE REQUIRED:

22. OAK WOODLAND AREA:

CalFire, CDFW, Calif Coastal Commission

23. HARBOR DISTRICT:

No.

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

Rural Residential. See LCP Land Use Map 31: Gualala

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

Coastal Erosion - present development non critical. See LCP Land Capabilities & Natural Hazards

26. LCP HABITATS & RESOURCES:

Rocky Intertidal Areas. See LCP Habitats & Resources Map

27. COASTAL COMMISSION APPEALABLE AREA:

Appeal Jurisdiction. See Post LCP Certification & Appeal Jurisdiction Map

28. CDP EXCLUSION ZONE:

No

29. HIGHLY SCENIC AREA:

No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Rocky intertidal areas, bluff and shore line environs

31. BLUFFTOP GEOLOGY:

Bluff top site. See Slope Map and LCP Land Capabilities & Natural Hazards

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
790 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2020-0010
CDF No(s)	
Date Filed	1/30/2020
Fee	3,304.00
Receipt No.	33377
Received by	JAY
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Greg & Sandra Moore
Mailing Address Cable Moore, Inc. 4700 Coliseum Way
City Oakland State CA Zip Code 94601 Phone (510)436-8000

PROPERTY OWNER

Name Greg & Sandra Moore
Mailing Address Cable Moore, Inc., 4700 Coliseum Way
City Oakland State CA Zip Code 94601 Phone (510)436-800

AGENT

Name Dall & Associates/Stephanie Dall
Mailing Address 930 Florin Road, Suite 200
City Sacramento State CA Zip Code 95831 Phone (916)392-0283

PARCEL SIZE

.95 Square feet
 Acres

STREET ADDRESS OF PROJECT

37900 Old Coast Highway, Gualala, CA 95445

ASSESSOR'S PARCEL NUMBER(S)

145-121-03-00

I certify that the information submitted with this application is true and accurate.

Stephanie Dall January 20, 2020 x [Signature] January 20, 2020
Signature of Applicant/Agent Date Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Project is the already completed EM 2019-0002 follow-up for removal of 1 hazardous dead/dying Monterey cypress tree standing on the NE corner of property, at driveway intersection with Old Coast Highway, 2 hazardous dead/dying Monterey cypress further west between the Moore garage and northern property line, and 1 stump remaining from a failed hazardous Bishop pine downed by PG&E in August 2019 on the southeast corner of the driveway near its intersection with Old Coast Highway. Removed trees were in imminent danger of failure under winter storm conditions and posed a threat to utility lines, structures, and human health and safety as workers continue in restoration efforts south of the driveway alignment.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	<u>Not Applicable (Tree Removal)</u>	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures:	<u>Not Applicable (Tree Removal)</u>
Estimated employees per shift:	_____
Estimated shifts per day:	_____
Type of loading facilities proposed:	_____

4. Will the proposed project be phased? Yes No
If Yes, explain your plans for phasing.

Project was begun and completed on 12/19/2019 pursuant to EM 2019-0002

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

Residence shown on plot plan

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure Not Applicable (Tree Removal) feet.

8. Lot area (within property lines): .95 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	_____ square feet	_____ square feet	_____ square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet

Not Applicable (Tree Removal)

GRAND TOTAL: _____ square feet
 (Should equal gross area of parcel)

10. Gross floor area: Not Applicable (Tree Removal) square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:
 Not Applicable (Tree Removal)

Number of Spaces	Existing _____	Proposed _____	Total _____
Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	_____	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

12. Utilities will be supplied to the site as follows:

- A. Electricity Not Applicable (Tree Removal)
 - Utility Company (service exists to the parcel).
 - Utility Company (requires extension of services to site: _____ feet _____ miles)
 - On Site generation, Specify: _____
 - None
- B. Gas Not Applicable (Tree Removal)
 - Utility Company/Tank
 - On Site generation, Specify: _____
 - None
- C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No
 If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Not Applicable (Tree Removal)

14. What will be the method of sewage disposal? Not Applicable (Tree Removal)

- Community sewage system, specify supplier _____
- Septic Tank
- Other, specify _____

15. What will be the domestic water source? Not Applicable (Tree Removal)

- Community water system, specify supplier _____
- Well
- Spring
- Other, specify _____

16. Is any grading or road construction planned? Yes No
 If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

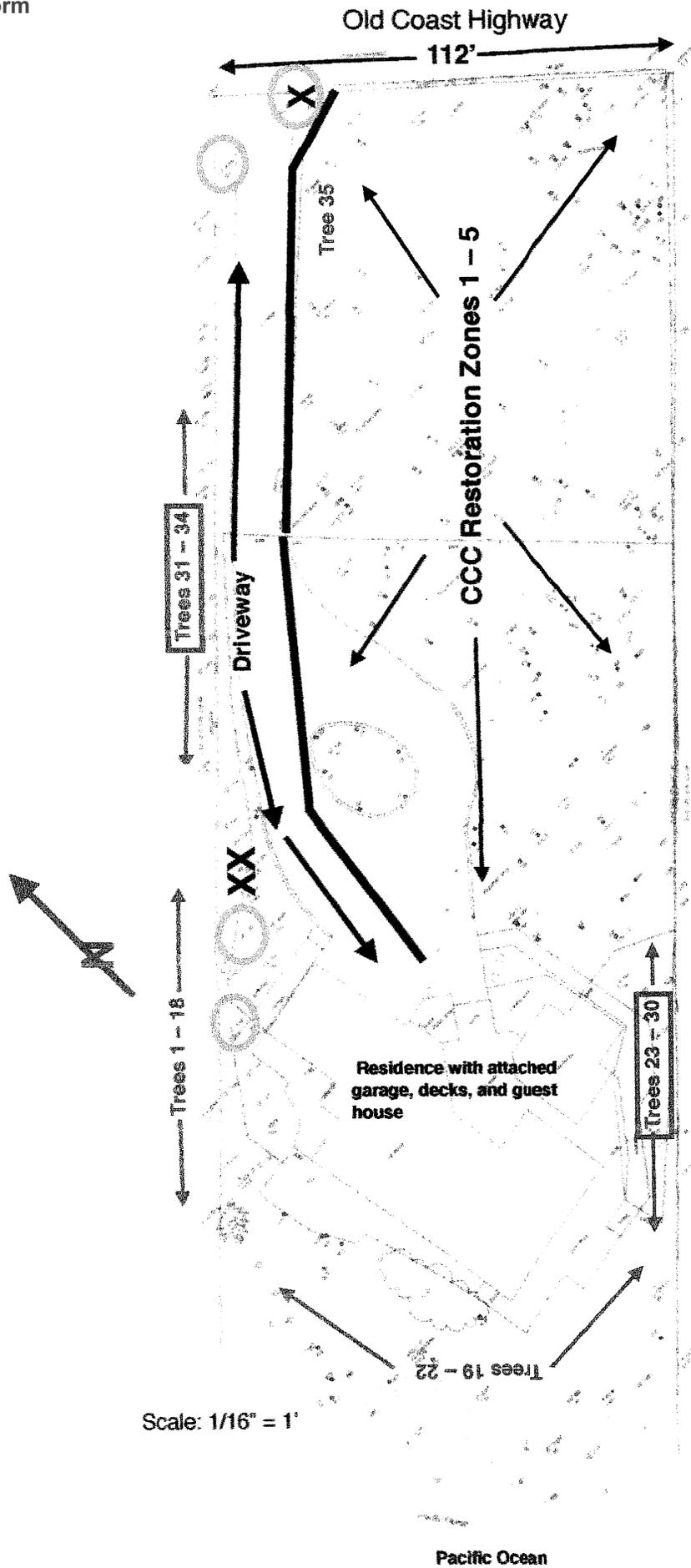
For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
- B. Amount of fill: _____ cubic yards
- C. Maximum height of fill slope: _____ feet
- D. Maximum height of cut slope: _____ feet
- E. Amount of import or export: _____ cubic yards
- F. Location of borrow or disposal site: _____

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site: _____ Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If you need additional room to answer any question, attach additional sheets.

Greg & Sandra Moore
37900 Old Coast Highway
Gualala, California 95445
APN 145-121-03 (0.95 acres)



Dead/Hazardous Trees To Be Removed

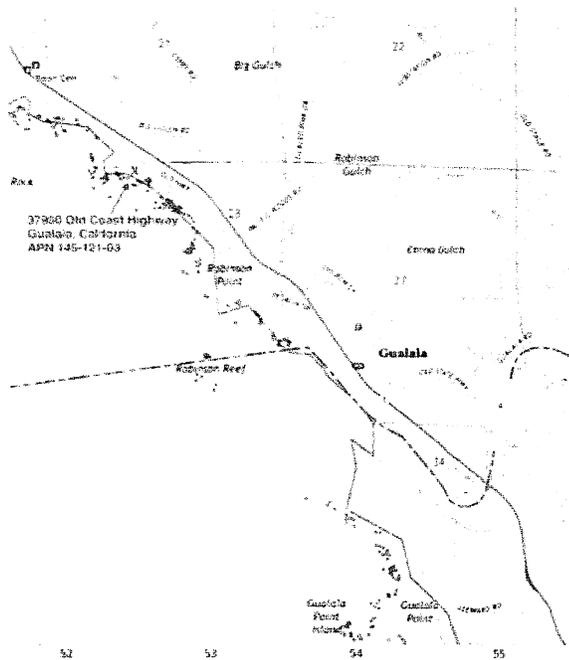


Dead/Hazardous Trees Felled Previously By Storm Or PG&E



Stump Of PG&E-Felled Tree To Be Removed





37900 Old Coast Highway
Gualala, California 95445
LOCATION AERIAL & MAP

DAVID B. KELLEY
Consulting Plant and Soil Scientist • Certified Arborist

Notes and Observations: Moore Property Distressed Trees

Update July 2019

Updated August 2019

Below, each distressed tree inspected on the Moore property is identified by species, identification number as used in this survey and as shown on the accompanying map and photographs, its approximate diameter-at-breast-height (dbh) in inches (taken at 54" above ground level, if possible), and other pertinent location or condition information. (Of the six trees originally identified as distressed and recommended for removal, two failed in late-season storms and one was declared a safety hazard and cut down by Pacific Gas and Electric Company crews.)

All trees are outside the site's Restoration Zones 1 – 5, as well as mapped ESHA and ESHA buffer. California Coastal Commission staff (Enforcement Staff Robert Modellmog – CCC/San Francisco and Policy Staff Tamara Gedik – CCC/Arcata) have determined the trees and their surroundings to be outside the Commission's retained permit and Consent Order authority, and within Mendocino County's post-LCP certification permit jurisdiction.

~~**#1NE** Bishop Pine near northeast corner of property, outside and north of restoration zone fencing on south side of driveway, west of Old Coast Highway roadway and ROW; previously mapped in 2013 arborist survey and 2018 Tree Removal Plan, but not slated for removal. (Identified as hazardous by PG&E in June 2019. (CUT DOWN BY PG&E MID-AUGUST 2019 WITHOUT OWNER PERMISSION)~~

- 22" dbh, single trunk
- Dead—several failed branches were found near base of tree
- Lower branches stripped (the lowermost remaining branch is approximately 18' above ground level)
- High exposure to winds (no protective canopies nearby)
- Potential targets: utility lines, roadway, fence, propane tank, people in the vicinity

Debris cleared per Mendocino County EM 2019-0002 (SDD)

~~**#2NE** Monterey Cypress near northeast corner of property, near northern property line just north of driveway, west of Old Coast Highway roadway and ROW; mapped and slated for removal in 2013 survey~~

- 38" dbh, triple trunk
- Easternmost cypress in east-west row of previously topped cypress trunks along property line
- Dead—one branch (easternmost) resting on utility line
- High exposure to winds (no protective canopies on western side)
- Potential targets: utility lines, other trees, driveway, roadway, fence, people in the vicinity

Removed per Mendocino County EM 2019-0002 (SDD)

~~**#3NC** Monterey Cypress in north central portion of property, near northern property line along fenceline to the north of driveway, off northeast corner of garage, just west of recently failed cypress with tilted root plate; mapped in 2013 survey. (FAILED IN MAY 2019 STORM – County authorized clearance 10 June 2019)~~

~~**#4NC** Monterey Cypress near northern property line just west of Tree #3NC (see above); mapped in 2013 survey. (FAILED IN MAY 2019 STORM – County authorized clearance 10 June 2019)~~

Page 1 of 2

Kelley & Associates Environmental Sciences, Inc.

Consultation in Earth, Environmental, and Agricultural Sciences

20 E. Baker Street • Winters, CA 95694

Tel: 530-795-6006 • Fax: 530-795-6008 • E-mail: dbkelley@jps.net

DAVID B. KELLEY**Consulting Plant and Soil Scientist • Certified Arborist****#5NC** Monterey Cypress just west of Tree #4NC; mapped in 2013 survey

- 16" dbh, single trunk
- Severe lean to east, possible root plate tilt
- Dead lower branches; upper branches with some green
- Moderate exposure to onshore winds (some protective canopies nearby)
- Potential Targets: garage, residences, generator, other trees, driveway, people in the vicinity

Removed per Mendocino County EM 2019-0002 (SDD)**#6NC** Monterey Cypress on property line west of Tree #5NC, mapped in 2013 survey

- 10" dbh, single trunk
- Pronounced lean toward residence, possible root plate tilt
- Most branches dead, a few possibly green in topmost canopy
- Moderate exposure to onshore winds (some protective canopies nearby)
- Potential targets: residence, fence, other trees, people in the vicinity

Removed per Mendocino County EM 2019-0002 (SDD)**Site Notes**

Some characteristics of the property are of concern, with respect to potential tree failure. These concerns include the following:

- All trees on the property are exposed to variable and turbulent winds during stormy periods, especially those trees surrounding the Moore residence.
- The soils in the vicinity of the residence are shallow above a strong lithic (bedrock) contact, which leads to shallow and poorly stabilized root plates.
- Most of the cypress trees have mulched or buried root crowns, an undesirable condition and arboricultural practice that can lead to decay problems at the root crown.
- Removal of other trees on the property over the last decade has led to the loss of protective canopies in the vicinity of the remaining trees, thus exposing the remaining trees to increased wind load.
- Most trees on the property (not just those discussed here) show indications of previous branch losses or removals, an indication that further branch losses are possible; the remaining trees should be examined to assess needs for remedial pruning or removal.
- UPDATE: Subsequent to inspection and identification as failing, Tree #3NC and Tree #4NC failed during a 2019 mid-May storm event, doing damage to the Moore property and its neighbor to the north (the County of Mendocino Department of Planning and Building subsequently authorized debris clearance on 10 June 2019); and Tree #1NE was declared a safety hazard to its electrical lines and cut down by PG&E in Mid-August 2019 without the owner's permission.

Recommendations. The remaining three trees identified and evaluated here remain at high risk of imminent failure, and hazardous to people, property, and structures. Their removals should be undertaken immediately upon receipt of all required regulatory sign-offs.

Until such time as the trees can be removed, work or other activities near these trees should be avoided, parking near them should be restricted, and care should be taken when approaching them, especially at times when soil is soft or wet and when conditions are windy.

DAVID B. KELLEY
Consulting Plant and Soil Scientist • Certified Arborist

Notes and Observations: Moore Property Distressed Trees
Update 2019

Below, I note each distressed tree inspected on the Moore property by species, its identification number as used in this survey and as shown on the accompanying map and photographs, its approximate diameter-at-breast-height (dbh) in inches (taken at 54" above ground level, if possible), and other pertinent location or condition information. All trees are outside the site's Restoration Zones 1 – 5, and mapped ESHA and ESHA buffer.

#1NE Bishop Pine near northeast corner of property, outside and north of restoration zone fencing on south side of driveway, west of Old Coast Highway roadway and ROW; previously mapped in 2013 survey, but not slated for removal

- 22" dbh, single trunk
- Dead—several failed branches were found near base of tree
- Lower branches stripped (the lowermost remaining branch is approximately 18' above ground level)
- High exposure to winds (no protective canopies nearby)
- Potential targets: utility lines, roadway, fence, propane tank, people in the vicinity

#2NE Monterey Cypress near northeast corner of property, near northern property line just north of driveway, west of Old Coast Highway roadway and ROW; mapped and slated for removal in 2013 survey

- 38" dbh, triple trunk
- Easternmost cypress in east-west row of previously topped cypress trunks along property line
- Dead—one branch (easternmost) resting on utility line
- High exposure to winds (no protective canopies on western side)
- Potential targets: utility lines, other trees, driveway, roadway, fence, people in the vicinity

#3NC Monterey Cypress in north-central portion of property, near northern property line along fenceline to the north of driveway, off northeast corner of garage, just west of recently failed cypress with tilted root plate; mapped in 2013 survey

- 32" dbh, double trunk, some apparent live-but-compromised branches in top of canopy
- Leaning to east; exhibits suspected root plate tilt; supports Tree #4NC (see below), which leans against it
- Moderate exposure to onshore winds (some protective canopies nearby)
- Potential targets: garage, fence, generator, residences, driveway, other trees, people in the vicinity

#4NC Monterey Cypress near northern property line just west of Tree #3NC (see above); mapped in 2013 survey

- 14" dbh, single trunk
- Severe lean to east; failed root plate, tilted out of ground on west side
- Resting on and supported by Tree #3NC; no other support
- Moderate exposure to onshore winds (some protective canopies nearby)
- Potential targets: garage, fence, residences, other trees, generator, people in the vicinity

DAVID B. KELLEY**Consulting Plant and Soil Scientist • Certified Arborist****#5NC** Monterey Cypress just west of Tree #4NC; mapped in 2013 survey

- 16" dbh, single trunk
- Severe lean to east, possible root plate tilt
- Dead lower branches; upper branches with some green
- Moderate exposure to onshore winds (some protective canopies nearby)
- Potential Targets: garage, residences, generator, other trees, driveway, people in the vicinity

#6NC Monterey Cypress on property line west of Tree #5NC, mapped in 2013 survey

- 10" dbh, single trunk
- Pronounced lean toward residence, possible root plate tilt
- Most branches dead, a few possibly green in topmost canopy
- Moderate exposure to onshore winds (some protective canopies nearby)
- Potential targets: residence, fence, other trees, people in the vicinity

Site Notes

Some characteristics of the property are of concern, with respect to potential tree failure. These concerns include the following:

- All trees on the property are exposed to variable and turbulent winds during stormy periods, especially those trees surrounding the Moore residence.
- The soils in the vicinity of the residence are shallow above a strong lithic (bedrock) contact, which leads to shallow and poorly stabilized root plates.
- Most of the cypress trees have mulched or buried root crowns, an undesirable condition and arboricultural practice that can lead to decay problems at the root crown.
- Removal of other trees on the property over the last decade has led to the loss of protective canopies in the vicinity of the remaining trees, thus exposing the remaining trees to increased wind load.
- Most trees on the property (not just the six discussed here) show indications of previous branch losses or removals, an indication that further branch losses are possible; the remaining trees should be examined to assess needs for remedial pruning or removal.

Recommendations. The six trees identified and evaluated here are at high risk of imminent failure, and hazardous to people, property, and structures. For those reasons, I recommend that removals be undertaken immediately upon receipt of all required regulatory sign-offs.

Until such time as the trees can be removed, work or other activities near these trees should be avoided, parking near them should be restricted, and care should be taken when approaching them, especially at times when soil is soft or wet and when conditions are windy.

From: "Preston, Destiny@Coastal"
To: Juliana Cherry
Date: 2/19/2020 4:42 PM
Subject: Commission actions - Moore - APN 145-121-03

Hi Juliana,

I wanted to assist Aurora with this research since the permit history here is fairly substantial. I am sharing what I have found so far from our permit tracking system (see attached). It is not an exhaustive search. We would need to double check our card catalogue, go through boxes of files stored in our office, and potentially order files from Sacramento. We may be able to do that in the next couple of weeks if the information included in this email does not suffice.

- * 1-86-018-W - garage (attached)
- * 1-MEN-06-118 - County permit to "convert existing legal non-conforming duplex to two single-family residences. Existing structure to remain 24+- feet in height. Remodel existing duplex, including removal of second kitchen, 530+- square foot addition, and 517+- square foot deck addition; construct a 605+- square foot detached second residential unit with a 528+- square foot garage below; and construct a 510+- square foot barn/shed with a maximum average height of 15+- feet. Associated development includes gravel driveway addition, fence, and connect to utilities."
 - o I presume you can locate what you need from this file since it is a County permit (Local Permit # CDU_9-2006).
- * A-1-MEN-07-021 - An appeal of the above-mentioned County action. The files are very large and I don't think I can attach them via email. I recommend you refer to these links to access the applicable staff reports:
 - o SI staff report <https://documents.coastal.ca.gov/reports/2007/7/Th16a-7-2007.pdf>
 - o Addendum & De Novo SR <https://documents.coastal.ca.gov/reports/2008/5/F17a-5-2008.pdf>
 - o Adopted Findings are attached.
- * Two Violation Records - One is open and pending, my understanding is that the orders listed below have been resolved.
 - o Consent Cease and Desist Order No. CCC-12-CD-07 <https://documents.coastal.ca.gov/reports/2012/11/W6-s-11-2012.pdf>
 - o Consent Restoration Order No. CCC-12-RO-07 <https://documents.coastal.ca.gov/reports/2012/11/W6-s-11-2012.pdf>
- * A-1-MEN-07-021-A1 - CDP amendment for proposed driveway changes; removal of specified unpermitted developments; ATF authorization for specified developments; placement of pavers; and restoration of ESHA & ESHA buffers impacted by unpermitted development.
 - o We would need to locate these files in our storage room and scan them before they could be sent to you.
- * G-1-13-0228 - Emergency Permit for the removal of three large cypress trees along the down-coast property line.
 - o See pages 9-10 of attached document titled "W12-2-2014."
- * A-1-MEN-07-021-A2 - Removal of three trees that were previously removed pursuant to Coastal Commission Emergency Permit G-1-13-0228, dated December 20, 2013, and proposing to remove an additional 11 dead/dying trees and several trunks from the subject property.
 - o Our records show this application was filed incomplete. I would have to look into the file to see if I can find any additional information.
- * A-1-MEN-07-021-A3 - The requested amendment will relocate an existing unauthorized 250-gallon propane tank to the northern corner of the property. The relocated propane tank will be sited on a 10-foot-long by 4-foot wide concrete slab adjacent to the driveway entrance, as depicted on the "propane tank relocation" site plan prepared by Michael Barron-Wike, dated February 13, 2014 and with a revision date of April 16, 2014. Propane gas lines will be installed underneath the existing gravel driveway to deliver gas from the tank to the house. A 4-foot-tall wood "trash/tank enclosure" will surround the propane tank slab. Two 2-3-foot-tall stainless-steel bollards will be installed at either end of the enclosure and filled with concrete to protect the enclosure from vehicles.
 - o See page 6 of the attached document "W9-6-2014"
- * 1-MEN-19-2654 - County Emergency Permit (Local Permit # EM_2019-0002)
 - o I presume you already have what you need for this since it is a County permit.

I hope this is helpful.

Thanks,

Destiny Preston |
Associate Coastal Planner
CALIFORNIA COASTAL COMMISSION
North Coast District Office
1385 8th Street, Suite 130
Arcata, CA 95521
(707) 826-8950 ext. 3



SUBJECT PARCEL/S

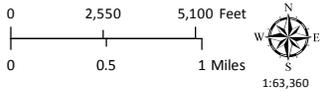
Gualala

Sonoma County



CASE: CDP 2020-0010
 OWNER: MOORE, Gregory & Sandra
 APN: 145-121-03
 APLCT: Greg & Sandra Moore
 AGENT: Dall & Associates
 ADDRESS: 37900 Old Coast Highway, Gualala

-  Major Towns & Places
-  Major Rivers
-  California Counties
-  Highways
-  Coastal Zone Boundary



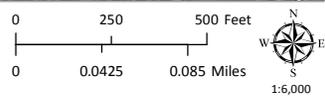
LOCATION MAP

SONOMA COUNTY PLANNING DEPARTMENT - 3/2/2020



CASE: CDP 2020-0010
 OWNER: MOORE, Gregory & Sandra
 APN: 145-121-03
 APLCT: Greg & Sandra Moore
 AGENT: Dall & Associates
 ADDRESS: 37900 Old Coast Highway, Gualala

-  Named Rivers
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads

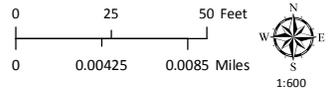


AERIAL IMAGERY

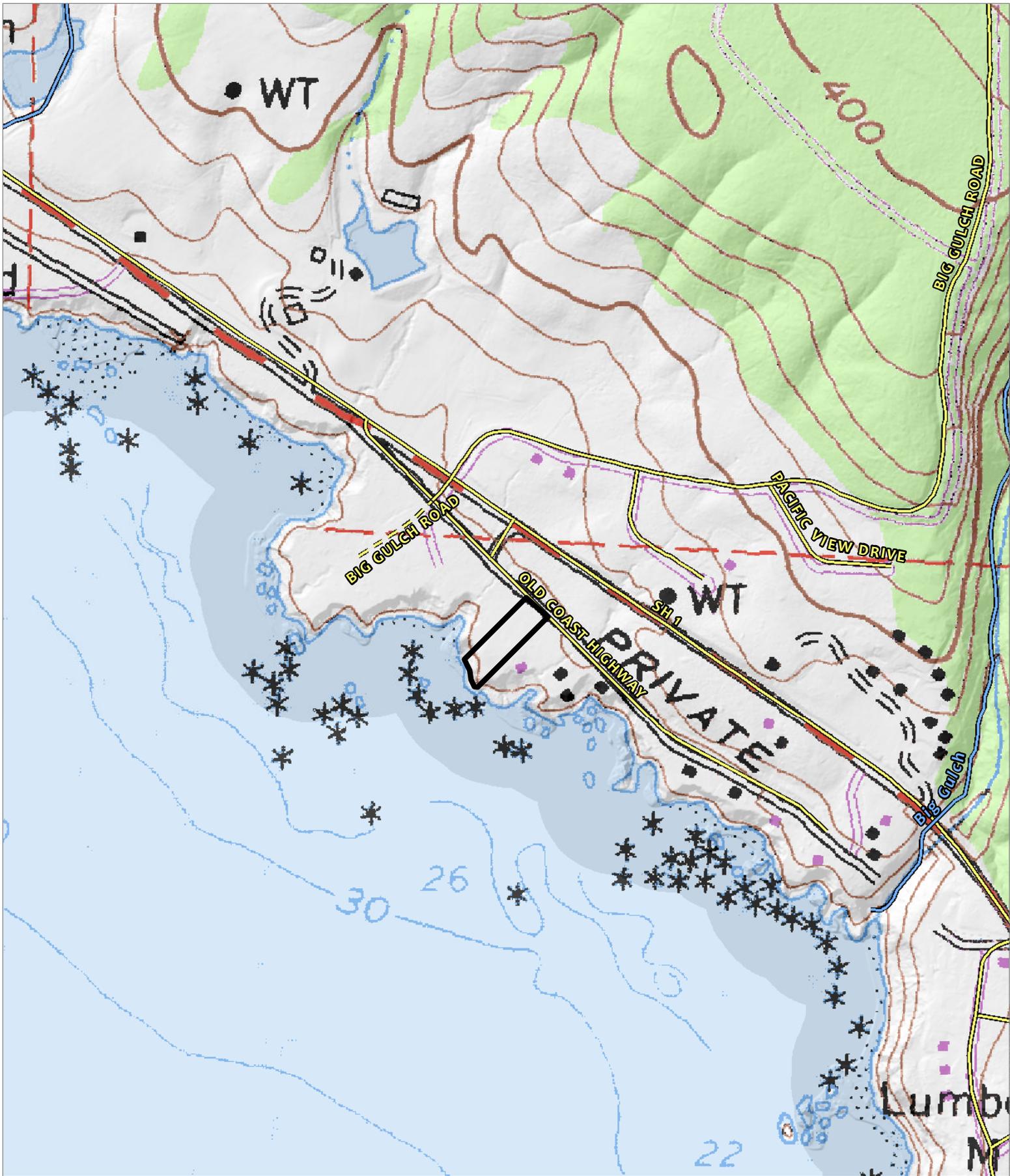


CASE: CDP 2020-0010
OWNER: MOORE, Gregory & Sandra
APN: 145-121-03
APLCT: Greg & Sandra Moore
AGENT: Dall & Associates
ADDRESS: 37900 Old Coast Highway, Gualala

 Public Roads

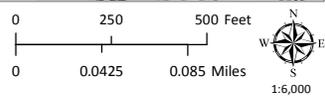


AERIAL IMAGERY



CASE: CDP 2020-0010
 OWNER: MOORE, Gregory & Sandra
 APN: 145-121-03
 APLCT: Greg & Sandra Moore
 AGENT: Dall & Associates
 ADDRESS: 37900 Old Coast Highway, Gualala

- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads

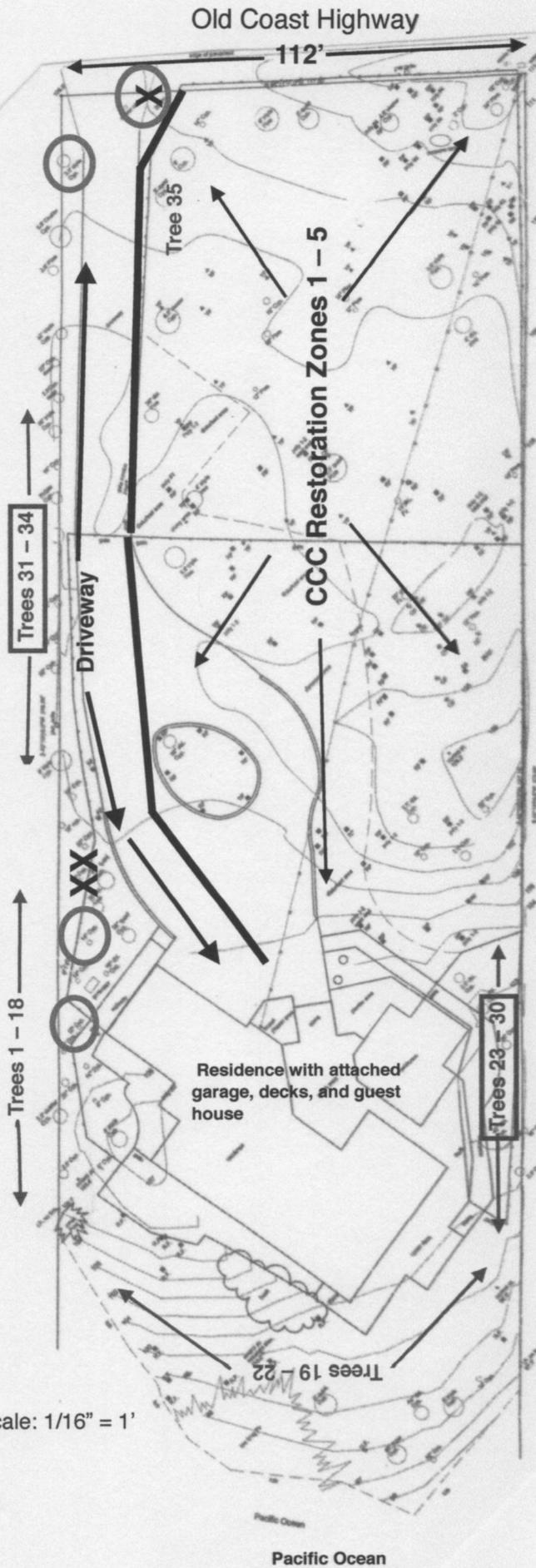


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

Greg & Sandra Moore
37900 Old Coast Highway
Gualala, California 95445
APN 145-121-03 (0.95 acres)



Scale: 1/16" = 1'



Dead/Hazardous Trees To Be Removed

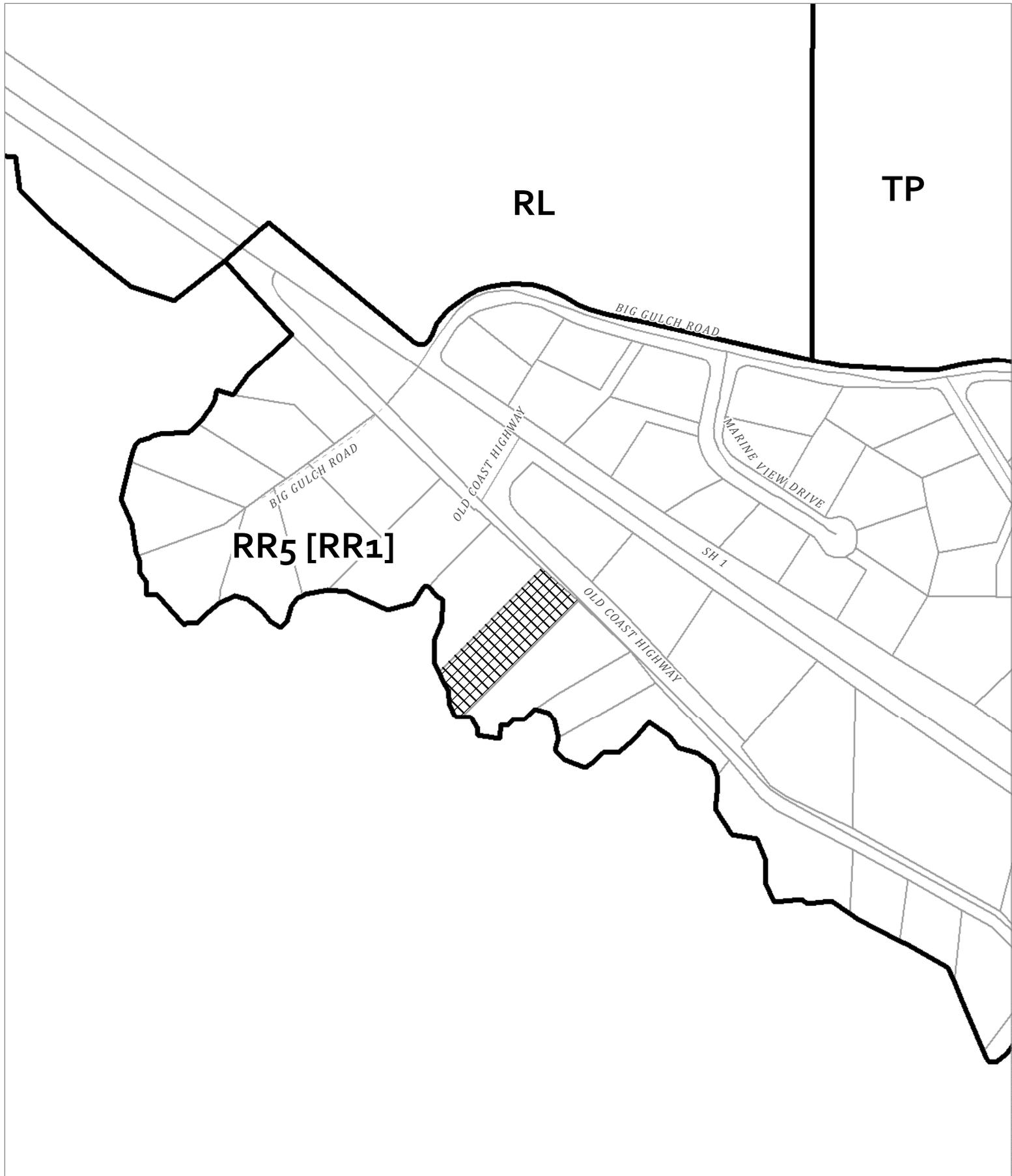


X

Dead/Hazardous Trees Felled Previously By Storm Or PG&E



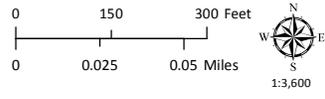
Stump Of PG&E-Felled Tree To Be Removed



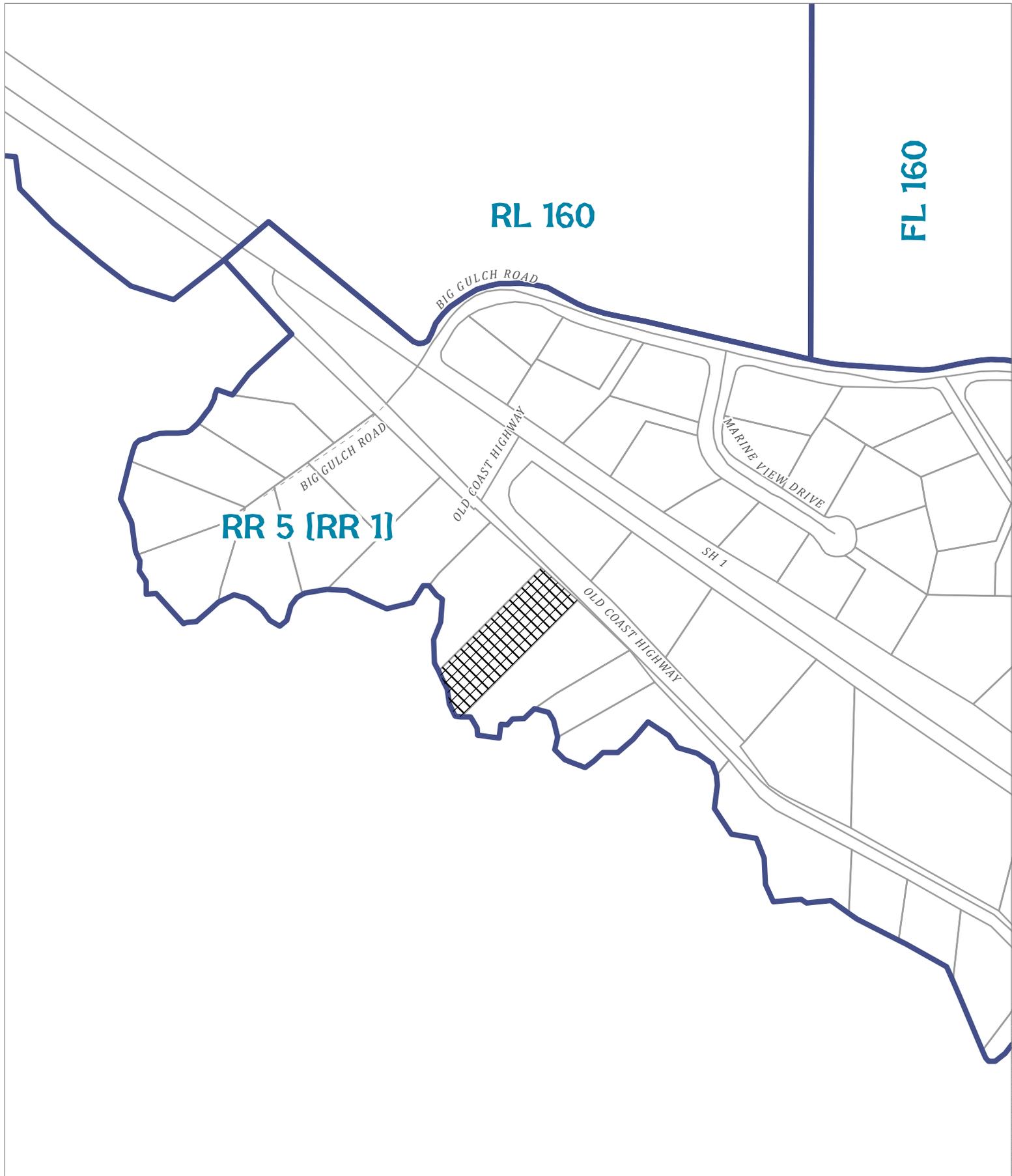
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/2/2020

CASE: CDP 2020-0010
 OWNER: MOORE, Gregory & Sandra
 APN: 145-121-03
 APLCT: Greg & Sandra Moore
 AGENT: Dall & Associates
 ADDRESS: 37900 Old Coast Highway, Gualala

-  Zoning Districts
-  Public Roads
-  Assessors Parcels

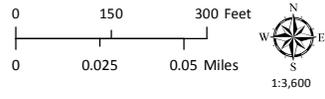


ZONING DISPLAY MAP



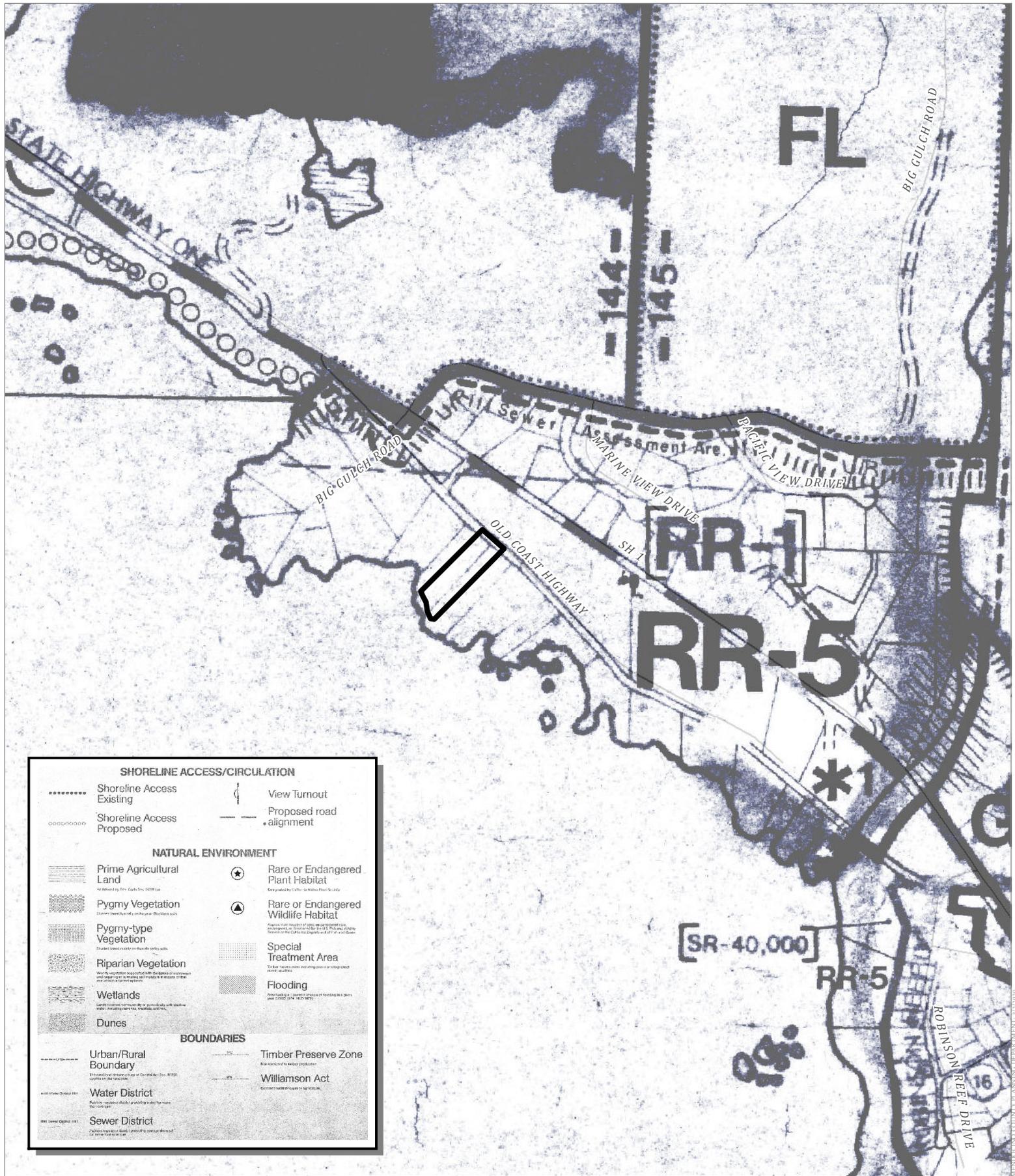
CASE: CDP 2020-0010
 OWNER: MOORE, Gregory & Sandra
 APN: 145-121-03
 APLCT: Greg & Sandra Moore
 AGENT: Dall & Associates
 ADDRESS: 37900 Old Coast Highway, Gualala

-  General Plan Classes
-  Public Roads
-  Assessor's Parcels



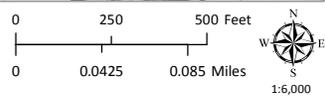
GENERAL PLAN CLASSIFICATIONS

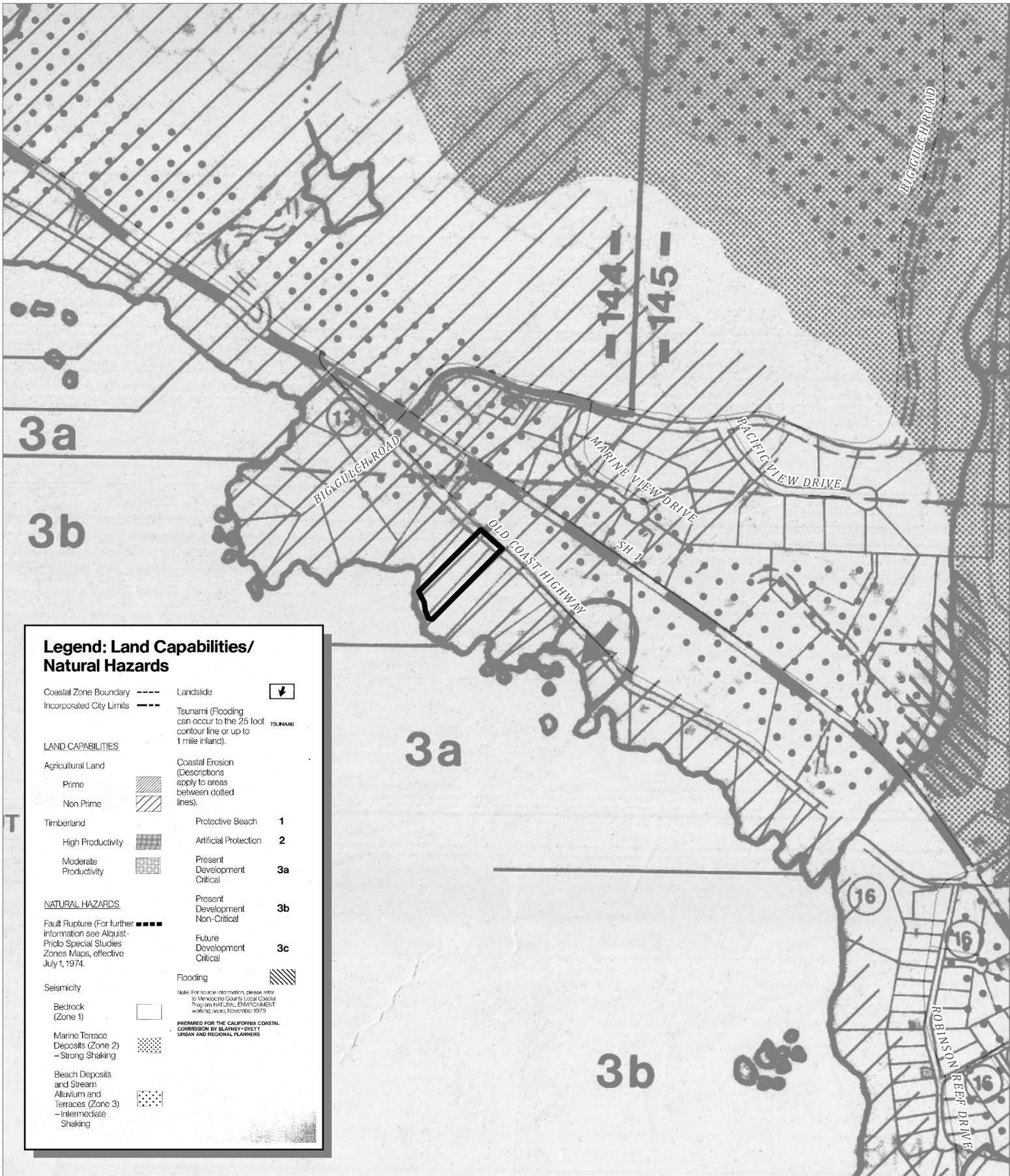
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2020



CASE: CDP 2020-0010
 OWNER: MOORE, Gregory & Sandra
 APN: 145-121-03
 APLCT: Greg & Sandra Moore
 AGENT: Dall & Associates
 ADDRESS: 37900 Old Coast Highway, Gualala

Public Roads





**Legend: Land Capabilities/
Natural Hazards**

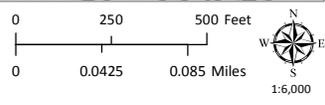
- Coastal Zone Boundary Landslide
 - Incorporated City Limits Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). TSUNAMI
- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
 - Timberland
 - High Productivity
 - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.)
 - Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
 - Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach **1**
 - Artificial Protection **2**
 - Present Development Critical **3a**
 - Present Development Non-Critical **3b**
 - Future Development Critical **3c**
 - Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program and Coastal Environment working paper, November 1979.

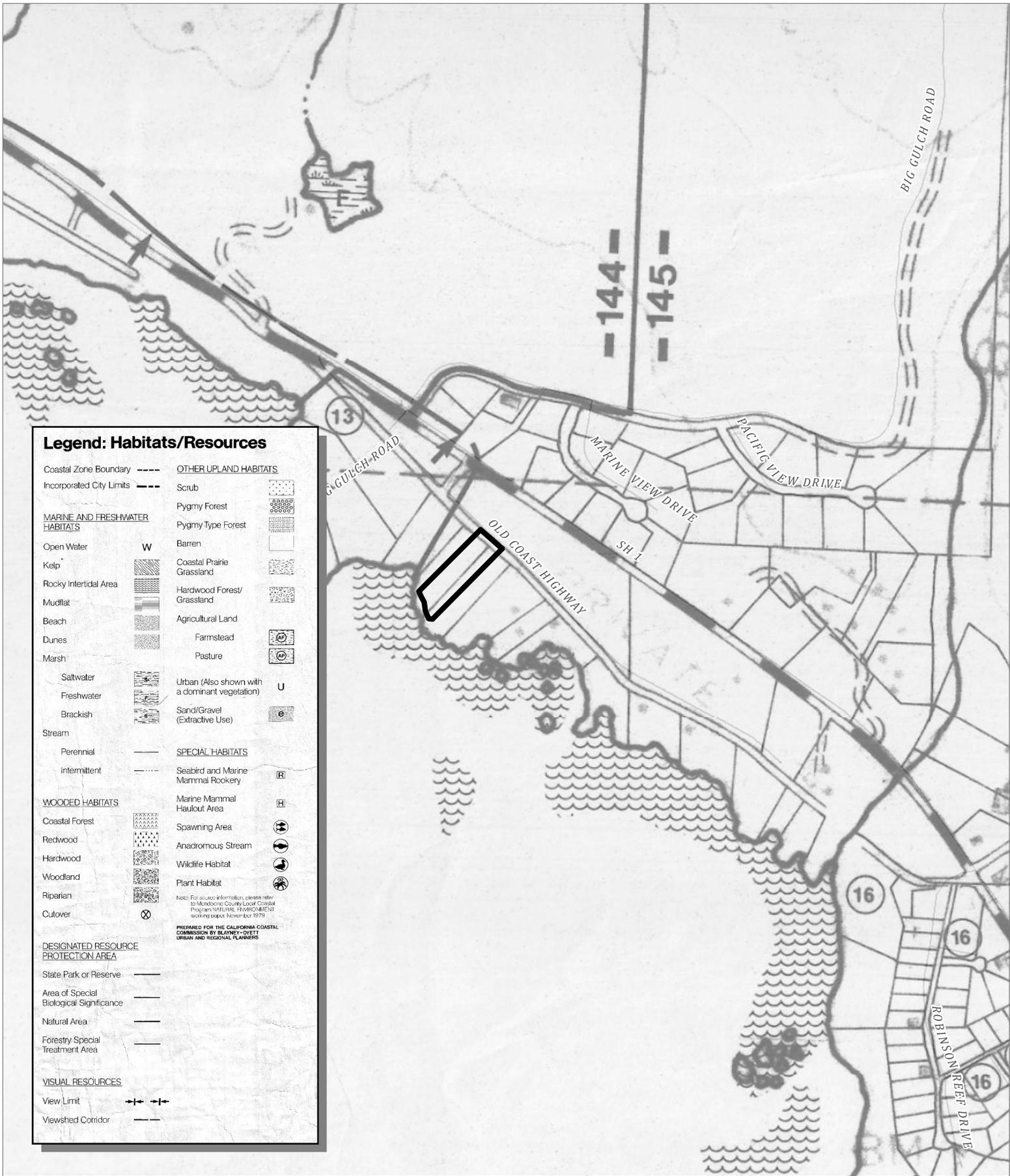
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-DWETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2020-0010
 OWNER: MOORE, Gregory & Sandra
 APN: 145-121-03
 APLCT: Greg & Sandra Moore
 AGENT: Dall & Associates
 ADDRESS: 37900 Old Coast Highway, Gualala

Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT 3/24/2020



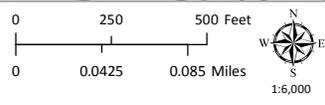
Legend: Habitats/Resources

- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- MARINE AND FRESHWATER HABITATS**
- Open Water **W**
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
- Saltwater
- Freshwater
- Brackish
- Stream
- Perennial
- Intermittent
- WOODED HABITATS**
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Cutover
- 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
- OTHER UPLAND HABITATS**
- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Prairie Grassland
- Hardwood Forest/Grassland
- Agricultural Land
- Farmstead
- Pasture
- Urban (Also shown with a dominant vegetation) **U**
- Sand/Gravel (Extractive Use) **e**
- SPECIAL HABITATS**
- Seabird and Marine Mammal Rookery **R**
- Marine Mammal Haulout Area **H**
- Spawning Area
- Anadromous Stream
- Wildlife Habitat
- Plant Habitat

Note: For source information, please refer to Mendocino County Local Coastal Program Natural Resource Inventory working paper November 1979.
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY SILVENEY-DYETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2020-0010
 OWNER: MOORE, Gregory & Sandra
 APN: 145-121-03
 APLCT: Greg & Sandra Moore
 AGENT: Dall & Associates
 ADDRESS: 37900 Old Coast Highway, Gualala

Public Roads





**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 trust may exist.

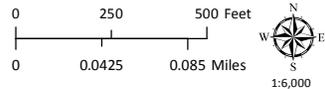
Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands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

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. §30015(b), and §30600(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30600(a)(3), 6(a)(4), and (a)(5). If questions arise concerning the precise location of the boundaries of any area depicted 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 map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

FEET

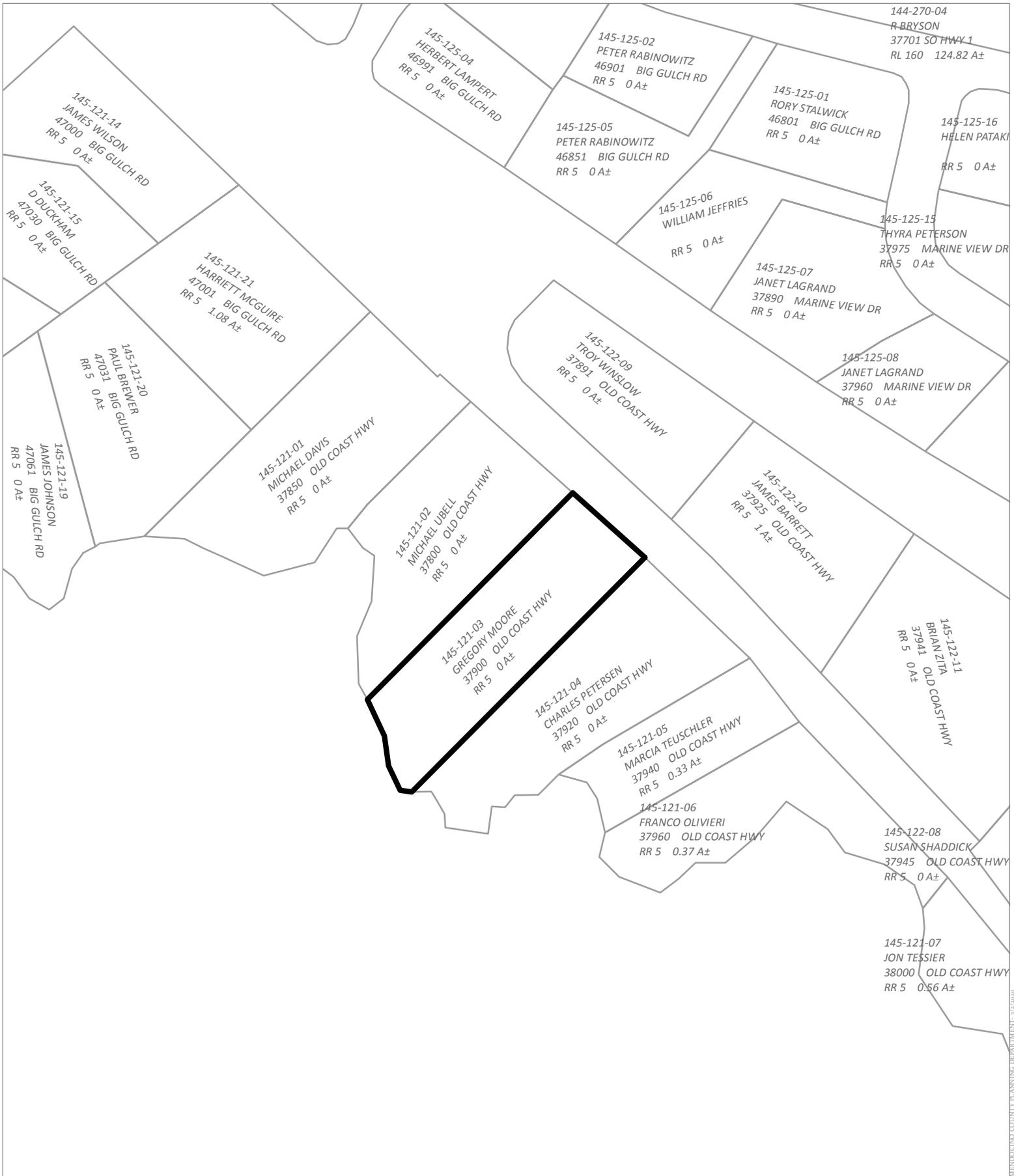
CASE: **CDP 2020-0010**
 OWNER: **MOORE, Gregory & Sandra**
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 APLCT: **Greg & Sandra Moore**
 AGENT: **Dall & Associates**
 ADDRESS: **37900 Old Coast Highway, Gualala**

Public Roads



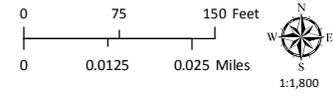
POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/24/2020



CASE: CDP 2020-0010
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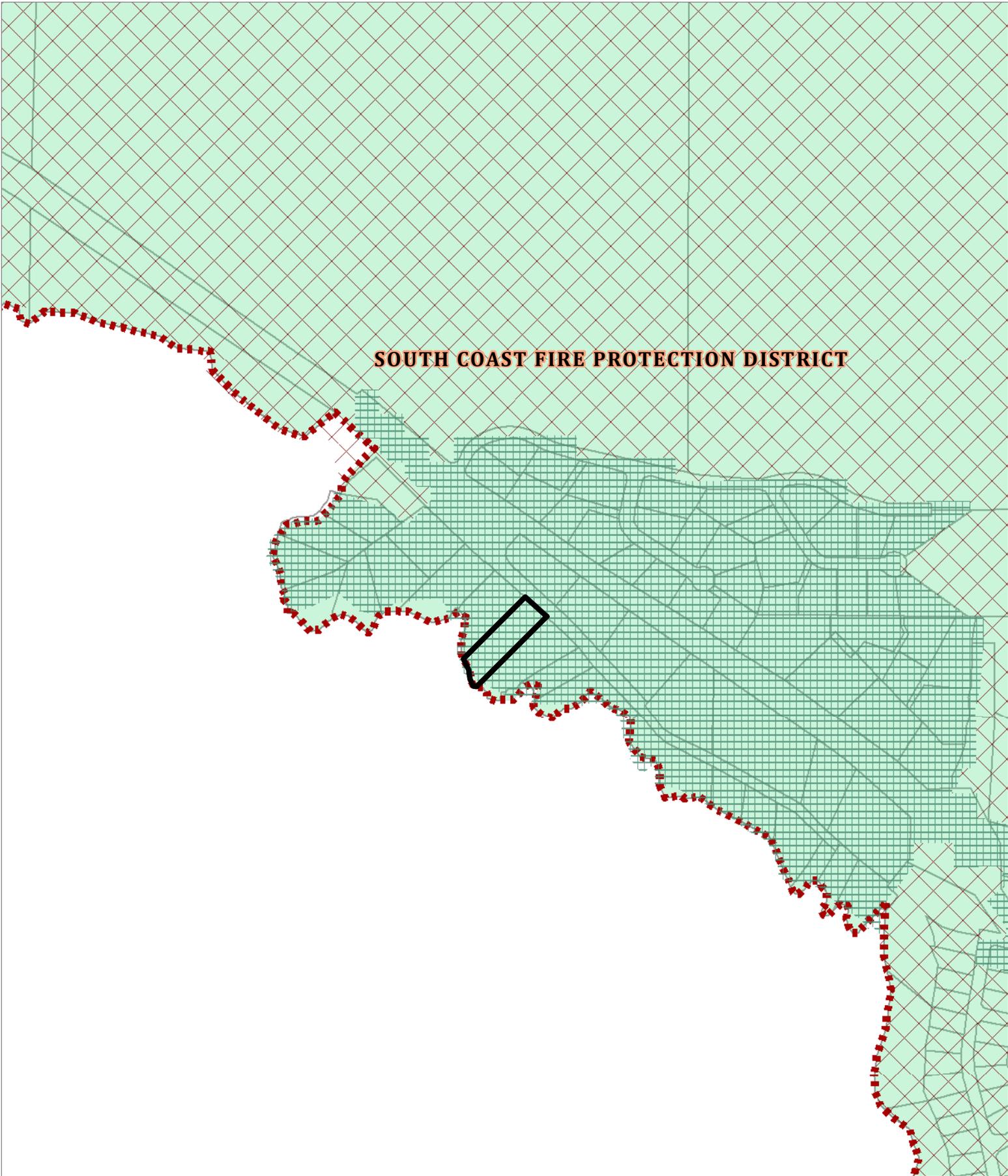
 Assessor's Parcels



ADJACENT PARCELS

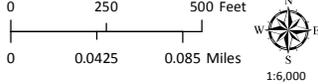
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2020

SOUTH COAST FIRE PROTECTION DISTRICT

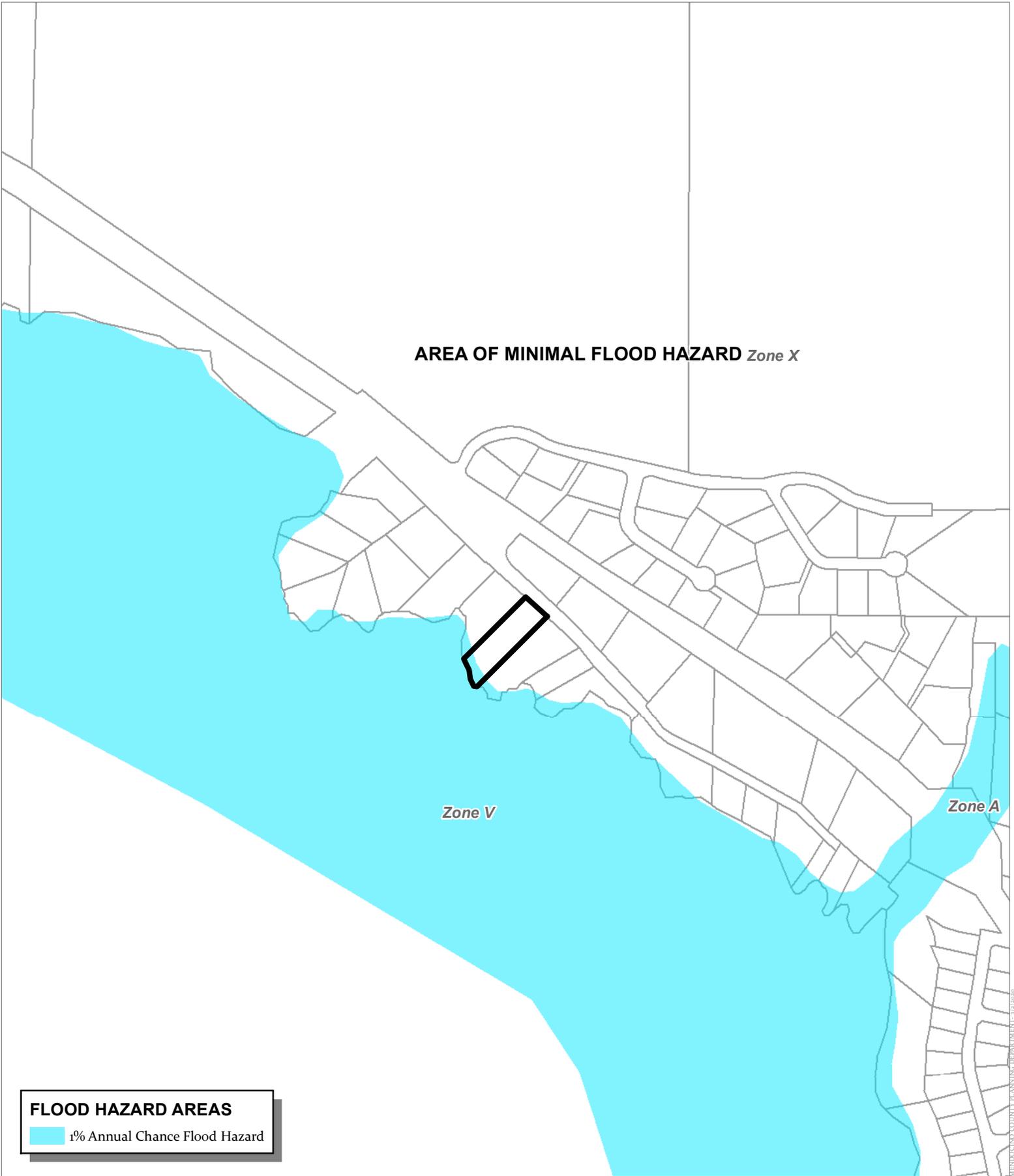


CASE: CDP 2020-0010
OWNER: MOORE, Gregory & Sandra
APN: 145-121-03
APLCT: Greg & Sandra Moore
AGENT: Dall & Associates
ADDRESS: 37900 Old Coast Highway, Gualala

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



AREA OF MINIMAL FLOOD HAZARD *Zone X*

Zone V

Zone A

FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

CASE: CDP 2020-0010

OWNER: MOORE, Gregory & Sandra

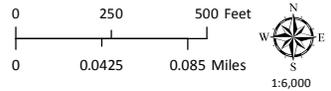
APN: 145-121-03

APLCT: Greg & Sandra Moore

AGENT: Dall & Associates

ADDRESS: 37900 Old Coast Highway, Gualala

Assessors Parcels



SPECIAL FLOOD HAZARD AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/2/2020

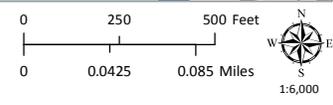


NATIONAL WETLANDS INVENTORY

	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Riverine

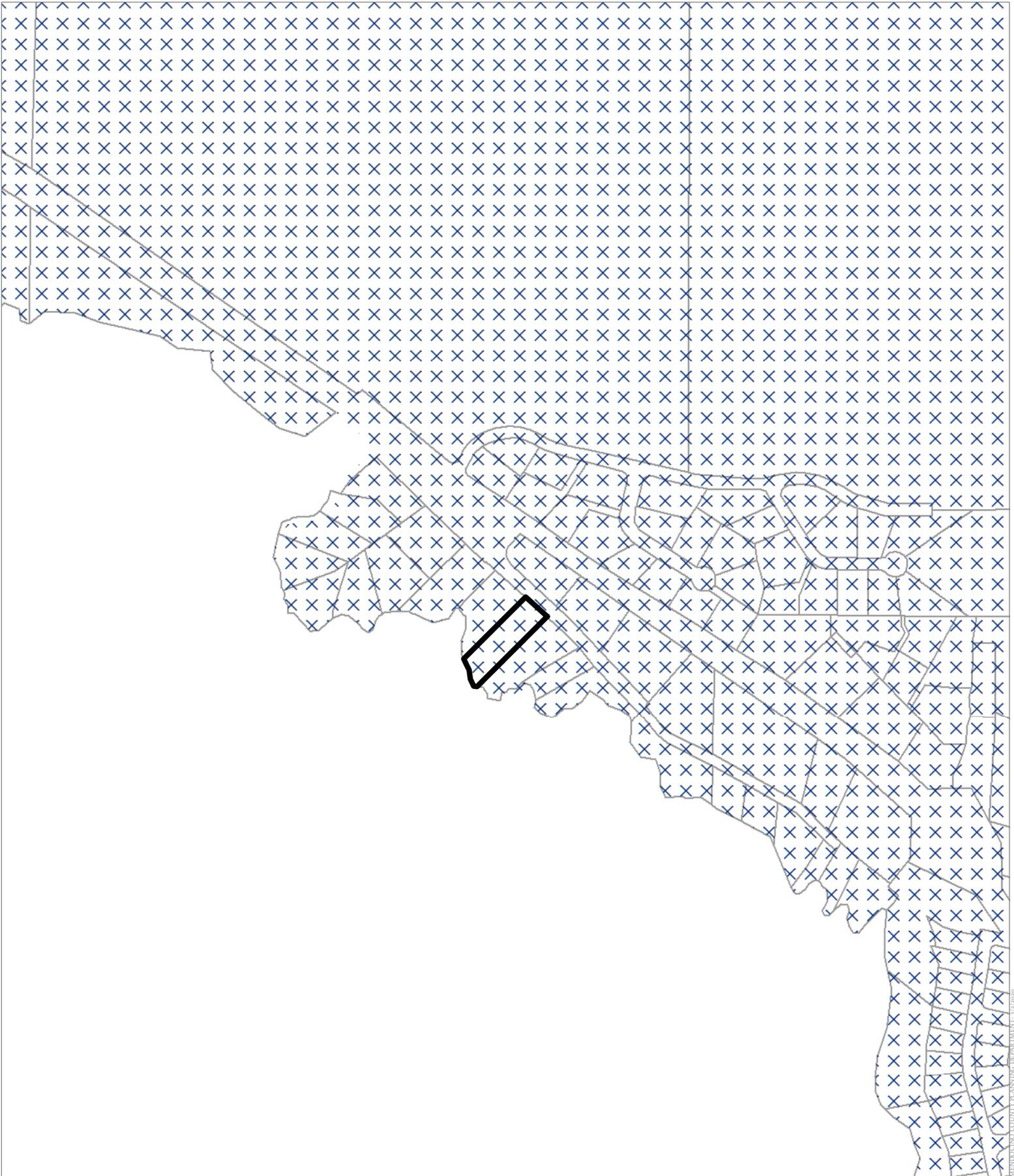
CASE: CDP 2020-0010
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 Assessors Parcels



WETLANDS

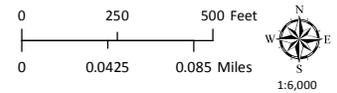
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/2/2020



CASE: CDP 2020-0010
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 Critical Water Areas

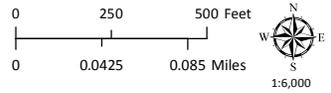
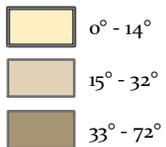
 Assessors Parcels



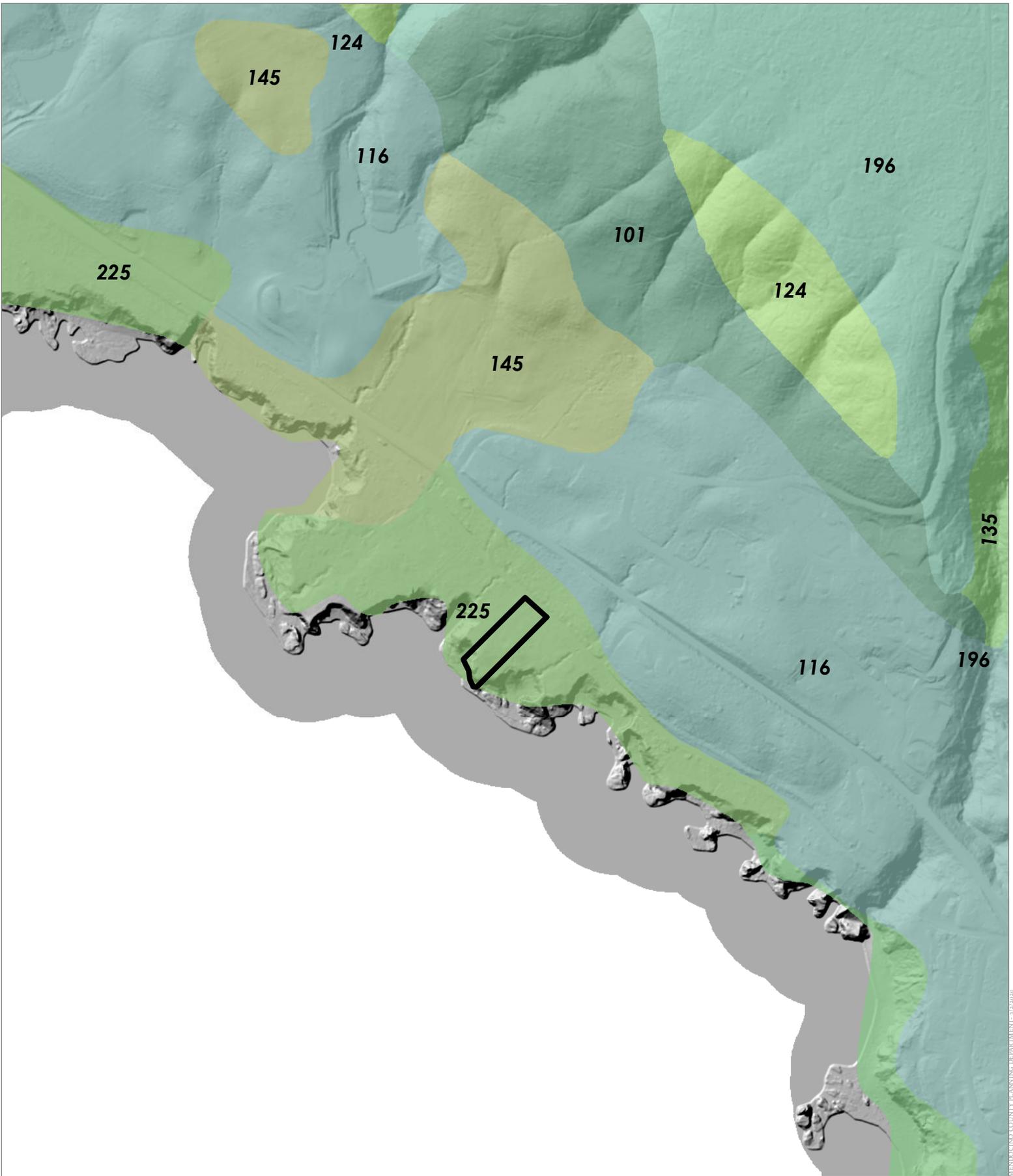
GROUND WATER RESOURCES



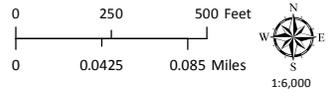
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ESTIMATED SLOPE

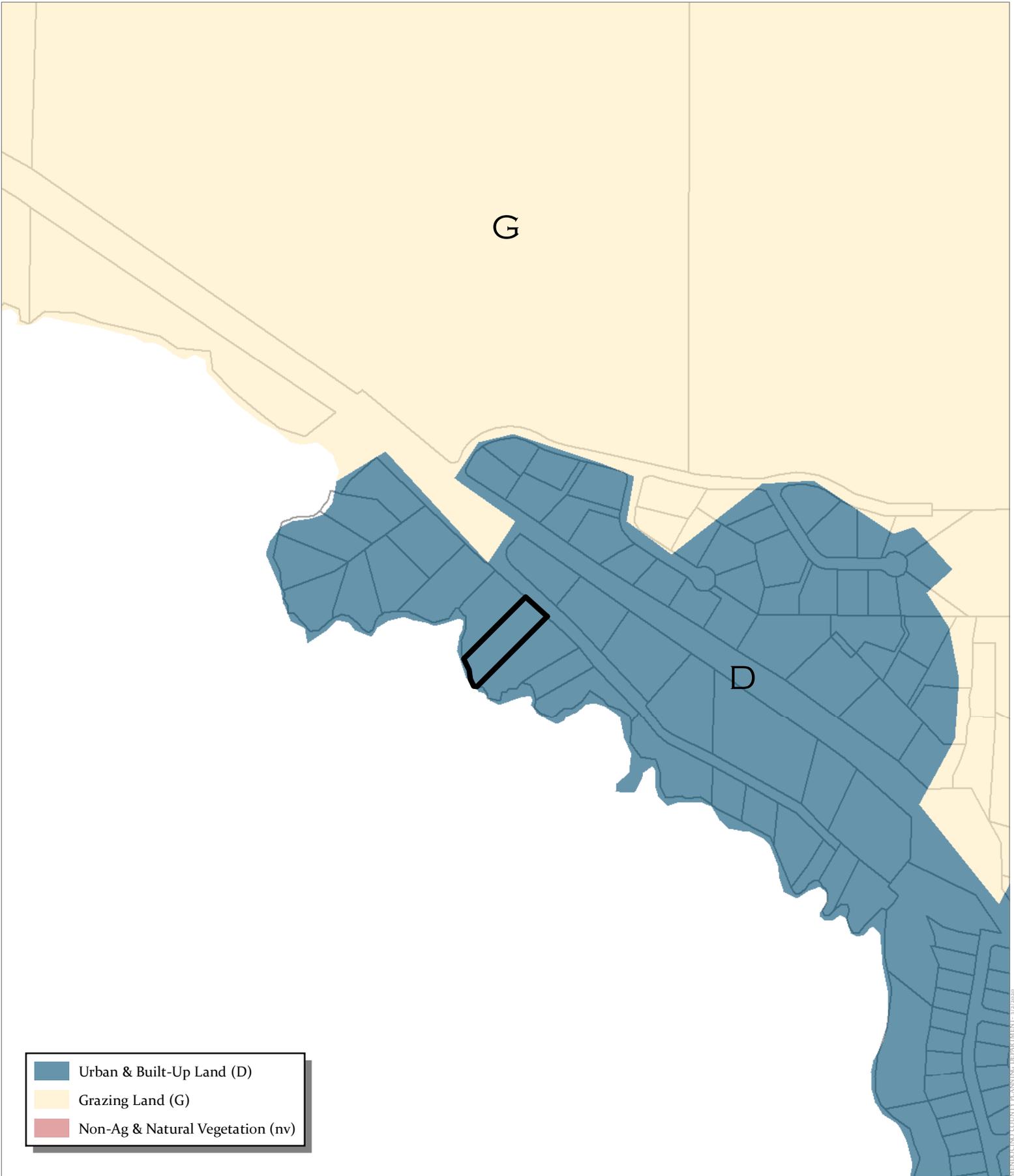


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WESTERN SOIL CLASSES

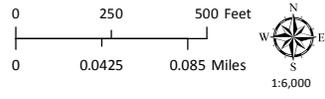
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/2/2020



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)

CASE: CDP 2020-0010
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Assessors Parcels



FARMLAND CLASSIFICATIONS