

Jessie Waldman - Re: CDP_2020-0024 (Boothe) - CCC Additional Comments

From: Tara Jackson <tara@wcplan.com>
To: Jessie Waldman <waldmanj@mendocinocounty.org>
Date: 6/24/2021 11:26 AM
Subject: Re: CDP_2020-0024 (Boothe) - CCC Additional Comments
Cc: Vandy Vandewater <vandewaters@mendocinocounty.org>

Mendocino County

JUL 06 2021

Planning & Building Services

Hi Jessie,

Dates/Times:

Are you available on Monday:

- 11-12
- 12-1
- 2-3

Or

- 3-4
- Alternatively, do you have any availabilities on Tuesday or Thursday?

Items to discuss:

Clarification to Staff Report Sections Habitats and Natural Resources and Takings Analysis, Pages 6, 7 and 8:

6th paragraph

- “The mitigation fencing materials shall be consistent with the materials as shown on the Site Plan within the Staff Report”. Because the mitigation fence will be along the proposed single-family residence we request that there be flexibility with the materials used. Some of the house can serve as a fence. With the currently proposed language the applicant will need to place a rope fence along the exterior walls of the house. It does not allow for any interpretation such as “substantially in conformance”.
 - Potential language modification: “The mitigation fencing materials shall be consistent with the materials as shown on the Site Plan within the Staff Report or or similar symbolic fence or deck railing.”

Revisions to Conditions of Approval #11, 12, 20 and 23

20c.

- "A low wooded or rope mitigation fence shall be installed and maintained..."

Jackson #17

- Potential language modification: “A low wooded or rope mitigation fence, or similar fence or deck railing, shall be installed and maintained...”

22a.&b.

- It has not been our experience that staging plans include planting of native, regional appropriate species. Instead they show temporary fencing, material staging locations, where people park, etc.
- Also, we are confused as to why the staging and landscaping plans will be in the deed restriction. Any development pursued in reliance on this CDP will require staging and landscaping plans prior to issuance of a building permit, so we do not understand why the specifics of the plan would need to be on the title of the property.

23.a.ix

- “A low wooded or rope mitigation fence shall be installed and maintained...”
 - Potential language modification: “A low wooded or rope mitigation fence, or similar fence or deck railing, shall be installed and maintained...”

Look forward to discussing these details next week.

Thanks!

Tara Jackson, Planner
Wynn Coastal Planning, Inc.
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Fort Bragg, CA 95437
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On Jun 22, 2021, at 4:14 PM, Jessie Waldman <waldmanj@mendocinocounty.org> wrote:

Hi Tara,

I am not available to meet tomorrow afternoon.

I am including Vandy in this appointment request. I am available any time Thursday afternoon or next week.

Please provide the following:

1. List of Items you wish to discuss regarding CDP_2020-0024 (Boothe)
2. What date and times are you requesting as appointment options?

Thank you,

Jessie Waldman
Planner II
County of Mendocino - Planning & Building
120 W. Fir Street
Fort Bragg, CA 95437

"Due to the Health Officers Order, we have closed both the Fort Bragg and Ukiah public counters in Planning and Building Services. Our staff remain behind closed doors working on existing applications for permits and discretionary actions. We are still open for business. If you have new permit applications, we encourage you to mail, e-mail or send them into us through our new E-permit site at <https://www.mendocinocounty.org/government/planning-building-services>. If you have any questions, please e-mail us at pbs@co.mendocino.ca.us, or call our Fort Bragg offices at (707) 964-5379 and Ukiah offices at (707) 234-6650. We will respond to your calls and e-mails just as quick as we can."

>>> Tara Jackson <tara@wcplan.com> 6/22/2021 3:52 PM >>>

Hi Jessie,

Are you available to discuss via zoom or phone tomorrow afternoon? If so, would Vandy be able to join us? There are some items that we need clarification on, and it would be more efficient to discuss "in person".

Thanks!
Tara Jackson, Planner
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<IMAGE.png>

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On Jun 21, 2021, at 11:26 AM, Jessie Waldman
<waldmanj@mendocinocounty.org> wrote:

Good Morning Tara,

I see you have only two (2) comments on the Word Document.

To clarify your comment below regarding Staging and Landscaping, I have made changes to **Conditions 22 and 23, removed Condition 25** to state that a staging plan and a landscaping plan shall be required and recorded with the Deed Restriction, two (2) separate plans, where both shall show all restrictions and buffers as well proposed development. This condition is to memorialize the proposed development and all areas that shall not be developed to avoid or mitigate impacts to ESHA, Wetlands and Bluffs.

Also, Staff is requesting response and summary to the CCC June 17, 2021 comments emailed to you on Friday, June 18th at 10:53 am, see attached for ease of reference. Planning Staff has reviewed the Bio Survey and CCC and in not able interpret minimum requirement or success criteria from the WYNN report (Section 7.6) will be completed, **see Revised Conditions 20, 22 & 23**. Planning Staff suggest further elaboration shall be required from Wynn Coastal Planning, based on the CCC Comments.

And should Amy Wynn be providing additional comments, May Staff request this as soon as possible, as I am hoping to have this memorandum complete as soon as possible.
Thank you for your attention,

Jessie Waldman
Planner II
County of Mendocino - Planning & Building
120 W. Fir Street
Fort Bragg, CA 95437

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>>> Tara Jackson <tara@wcplan.com> 6/18/2021 2:12 PM >>>
Hi Jessie,

I am attaching the word document with my suggested edits. I continue to advocate that the materials used for the mitigation fence to be flexible (considering that half of the fence is the house).

Based upon Amy's experience, staging plans do not include plantings. Instead they show location of trucks, materials, temporary fencing, etc.

Regarding Melissa's commentary: I recommend caution on the part of the county prescribing success criteria. Instead, I think success criteria is something that biologists analyze and then devise along with with adaptive management plans should the criteria not be met for reasons beyond the capabilities of those completing the restoration (climatic shifts, pathogens, unusual weather patterns during the monitoring period). If an infeasible success criteria is prescribed by the county, we could be stuck in an indefinite mitigation and monitoring cycle.

That being said, requiring a botanist carry out the mitigation and monitoring seems reasonable. Additionally, should the County choose to require the MMRP, it seems reasonable that the County would need to review and approve the MMRP.

Amy is out of the office today, and she may have additional thoughts once she reviews the memo and Kraemer's additional comments early next week.

Thank you very much for the opportunity to review the DRAFT memo.

Sincerely,
Tara Jackson, Planner
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On Jun 18, 2021, at 10:53 AM, Jessie Waldman
<waldmanj@mendocinocounty.org> wrote:

Hello Tara,

See the attached additional Comments Planning Staff has received from the Coastal Commission on June 17, 2021.

Staff has not applied any additional changes to the drafted 2nd Memo as I am would like your comments as well.

Looking forward to any comments you and or the Land Owners may request.

Thank you,

Jessie Waldman
Planner II
County of Mendocino - Planning & Building
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Fort Bragg, CA 95437

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<CDP_2020-0024 (Boothe) CCC Comments 2021 0617.pdf>

<CDP_2020-0024 (Boothe) CCC Comments 2021 0617.pdf> <CDP_2020-0024 (Boothe) CPA 2nd Memo 2021 0610 DRAFT .doc>
