

Mendocino County

James Feenan - Fwd: Engelhardt Comments: 11/17/21 CPA Special Meeting: CDP 2019-0024, CDP 2019-0034 (Caltrans)

NOV 17 2021

Planning & Building Services

From: Julia Krog
To: James Feenan
Date: 11/16/2021 5:01 PM
Subject: Fwd: Engelhardt Comments: 11/17/21 CPA Special Meeting: CDP 2019-0024, CDP 2019-0034 (Caltrans)

>>> "S. Dall" <sdall49@aol.com> 11/16/2021 4:56 PM >>>
TO: Mendocino County PBS/Coastal Permit Administrator-

Beverly Engelhardt, is Trustee of the Engelhardt Trust/owner of APN 123-310-016, located on Navarro Ridge across from the Navarro Point Preserve, a portion of which has been condemned by Caltrans for the Navarro Safety Project.

Contact Information:

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Mrs. Engelhardt is unable to participate in the County hearings scheduled for tomorrow on the two Caltrans applications referenced above, and has requested that the points summarized below be submitted on her behalf for your consideration prior to any action on this items either now or in the future.

Summary of Mrs. Engelhardt's comments to the Mendocino County Coastal Permit Administrator:

Introduction:

- Resident of Navarro Ridge for over 30 years, and personally familiar with:
 - Highway 1 traffic and safety conditions adjacent to Navarro Ridge and Coastal Mendocino County.
 - Unstable geology along Highway 1 adjacent to Navarro Ridge, including on Engelhardt and neighboring properties.
 - Flora and fauna on the Navarro Point Preserve, and on Navarro Ridge itself.
 - Requests postponement of action on CDP 2019-0024 and 0034, until adequate information is in hand to identify and avoid potential significant impacts to coastal resources, the traveling public, and the Albion community
- OR
- Requests outright denial of CDP 2019-0024 and 0034, for failure to comply with the County's certified LCP.

Reasons in support of requests:

1. No need for CDP 2019-0024 (segment already straight and safe, and other locations far more dangerous; Project in CDP 2019-0034 is flawed (not most effective or least damaging).

2. Inadequate information available to County and Public to analyze and approve these projects, including, but not limited to:

- GEOLOGIC HAZARDS.

- geologic instability and failures triggered by construction activity in this area is well known.

- Proposed "slopecut" has high risk of destabilizing Engelhardt and neighboring properties.

- Caltrans told CTC in October 2020: all geological studies completed/no worries for adverse effects on remainder Engelhardt property, but referenced "report" recommended more geotechnical investigations before designing project (Report dated May 15, 2020).

- Caltrans, however, continued seeking access to Engelhardt property for geotechnical investigation into June 2021.

- On June 22, 2021 Caltrans attorney unexpectedly told Engelhardt trustees that seismic refraction surveys had been performed on other properties in the project area were all that would be needed, but never produced those studies to Engelhardt trustees.

- No such geotechnical investigation reports/boring logs found in documents posted to County web site when last checked/request to County for such documents unanswered.

- Nothing in County staff report either identifying or addressing geologic hazards in relation to project design, landform alteration, or human health and safety.

- In condemning Engelhardt and other properties, Caltrans avers it is indemnified against claims for damage to remainder of properties not condemned, leaving owners in the lurch if poorly designed projects fail.

- CEQA/NEPA Environmental Review.

- Project doesn't qualify for original Caltrans CEQA/NEPA exemptions because of its location and proximity to sensitive flora and fauna.

- Environmental information is outdated and inadequate even when done.

- The County cannot rely on either the Caltrans exemptions or its outdated biological information in determining Local Coastal Program consistency.

- More recent preliminary Navarro Ridge project area botanical survey by a well-known local botanist demonstrates the inadequacy of Caltrans site evaluations so far.

- LCP SCENIC PROTECTION.

- Highly scenic Navarro Ridge and Navarro Point Preserve not properly identified or afforded protection and enhancement required by LCP -- and imposed on private owners.

- LCP SENSITIVE PLANT PROTECTION.

- Sensitive trees and plant species not properly identified or afforded protection and enhancement required by LCP -- and imposed on private owners.

3. Project alternatives/cumulative impacts not addressed.

- Caltrans ignored cumulative effects and only addressed "no project" in its documents.

- County does not appear to have addressed either.

Conclusion:

The Engelhardt Trust thanks County staff for its efforts and appreciates the work done to keep California's highways safe, but proper steps have not been taken so far to protect coastal and human resources affected by these projects. Mrs. Engelhardt asks the County to either postpone action until the proper information and analysis can be made available to County staff to uphold the LCP, OR to deny the projects on November 17 and send Caltrans back to the drawing board to do it correctly, as private owners would be required to do.

Submitted on behalf of Beverly A. Engelhardt, Trustee
Engelhardt Living Trust

BY:

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