COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET· UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
JULIA KROG, ASSISTANT DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

November 23, 2021

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, December 9, 2021, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via Telecomment, and is available for viewing on the Mendocino County YouTube page, at https://www.youtube.com/MendocinoCountyVideo

CASE#: CDP_2020-0036
DATE FILED: 12/14/2020
OWNER/APPLICANT: RONALD & VICTORIA CATON
AGENT: HOWARD CURTIS
REQUEST: Standard Coastal Development Permit to construct an addition to the single-family residence and conduct repairs and maintenance to the legal non-conforming cottage (2nd residence with attached garage). Also, follow up to Emergency Permit, EM_2020-0004, to remove eleven (11) dead Cypress Trees on the northwestern portion of the parcel.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.0± miles north of the town of Gualala center, on the west side of Old Coast Highway (CR 513), 0.25± miles south of its intersection with Highway 1 (SR 1); located at 38050 Old Coast Highway, Gualala; APN: 145-121-08.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JESSIE WALDMAN

The staff report, and notice, will be available 10 days before the hearing on the Department of Planning and Building Services website at: https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator.

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.org no later than December 8, 2021. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail, in lieu of personal attendance, at pbscommissions@mendocinocounty.org.

To submit public comments via Telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this

project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services

COASTAL PERMIT ADMINISTRATOR STAFF REPORT FOR STANDARD CDP

DECEMBER 9, 2021
CDP_2020-0036

SUMMARY

OWNER APPLICANT:	RONALD & VICTORIA CATON 1828 FALLBROOK DR ALAMO, CA 94507
AGENT:	HOWARD CURTIS PO BOX 101 MANCHESTER, CA 95459
REQUEST:	Standard Coastal Development Permit to construct an addition to the single-family residence and conduct repairs and maintenance to the legal non-conforming cottage (2nd residence with attached garage). Also, follow up to Emergency Permit, EM_2020-0004, to remove eleven (11) dead Cypress Trees on the northwestern portion of the parcel.
LOCATION:	In the Coastal Zone, 1.0± miles north of the town of Gualala center, on the west side of Old Coast Highway (CR 513), 0.25± miles south of its intersection with Highway 1 (SR 1); located at 38050 Old Coast Highway, Gualala; APN: 145-121-08.
TOTAL ACREAGE:	0.45± Acres
GENERAL PLAN:	Rural Residential, 5-acre minimum with an alternate density of 1-acre minimum, RR5(1) General Plan, Coastal Element Chapter 4.9
ZONING:	Rural Residential, 5-acre minimum with an alternate density of 1-acre minimum, RR5(1) Mendocino Coastal Zoning Code
SUPERVISORIAL DISTRICT:	5 (Williams)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt
APPEALBLE:	YES (West of 1st Public Road & Bluff top)
RECOMMENDATION:	APPROVE WITH CONDITIONS
STAFF PLANNER:	JESSIE WALDMAN

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request as follow up to Emergency Permit, EM_2020-0004, to remove eleven (11) dead Cypress Trees on the northwestern portion of the parcel.

Included in the Standard Coastal Development Permit is the request to add 390 square feet to the existing single-family residence and construct 300 square feet of additional decking. Also, the proposed project

requests to make repairs and maintenance to the legal non-conforming second residential unit with attached garage located within fifty (50) feet of the bluff top edge. The overall proposed maintenance of the non-conforming second residential unit will be less than fifty (50) percent and includes residing, painting, and reroofing and window replacement.

APPLICANT'S STATEMENT:

(A) Cypress Tree Removal Project (EM_2020-0004)
(B/C) Existing Residence Room Expansion, Existing Deck Modification and Expansion
(D) Existing Cottage Modification, Excising Window Replacements. Existing Garage Door Replacement

RELATED APPLICATIONS ON-SITE:

- EM_2020-0004 Tree Removal Project

Neighboring Property

- APN: 145-122-08 CDP 61-02 (Single-Family Residence and Garage)
- APN: 145-122-04 CDP 108-01 (Single-Family Residence, Garage and Guest Cottage)

SITE CHARACTERISTICS: The 0.4± acre subject parcel is located west of Old Coast Highway (CR 513), 1.0± miles north of the town center of Gualala, as shown on the *Location Map.* The site is surrounded by parcels of similar size and zoning (Coastal Rural Residential (RR)) that are greater than 0.5 acres but less than 5 acres in size, as shown on the *Aerial* and *Adjacent Parcels Map*. The parcel is located on a bluff top to the Pacific Ocean. The subject parcel was originally developed in 1948 with a 580± square foot single-family residence with a 515± square foot attached garage. A 1,060± square foot single-family residence was constructed in 1953. The larger of the two residences is considered the main residence. The smaller is referenced as the cottage.

Multiple studies were submitted, and are kept on file with the Mendocino County Department of Planning & Building Services, which are as follows:

- Environmentally Sensitive Habitat Area (ESHA) Survey, prepared by Aaron Arthur of WRA Environmental Consultants (March, 2021)

- Geotechnical Report, conducted by Thomas E. Cochrane (Cochrane, September 2021)

- CalFire 492-20 Completed

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential (RR), where the adjacent parcels are developed with residential uses, as shown on the *Aerial Imagery* and *Local Coastal Program (LCP) Land Use Map 31: Gualala* maps. The proposed improvements to the single-family residence, second residential unit and ancillary development are consistent with the surrounding land uses and development.

Table 1: Surrounding Land Use and Zoning

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential RR5(1)	Rural Residential RR5(1)	2.5± Acres	Residential
EAST	Rural Residential RR5(1)	Rural Residential RR5(1)	0.5± Acres	Residential
SOUTH	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean
WEST	Rural Residential RR5(1)	Rural Residential RR5(1)	0.5± Acres	Residential

PUBLIC SERVICES:

Access: OLD COAST HIGHWAY (COUNTY)
Fire District: SOUTH COAST FIRE PROTECTION DISTRICT
Water District: NORTH GUALALA WATER COMPANY
Sewer District: NONE

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed development is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Code as detailed below:

Land Use: The project site is located within the boundaries of the Local Coastal Program (LCP) area and is shown on the *LCP Land Use Map 31: Gualala* map. The subject parcel is classified as Rural Residential (RR), by the Mendocino County General Plan, as shown on the *General Plan Classifications* map.

The Coastal Element Chapter 2.2 Rural Residential classification states:

> *"… 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."*

The Coastal Element Chapter 2.2 Non-Conforming Use objective states:

> *"To allow for the continued utilization of lawfully existing improvements and uses made nonconforming by the adoption of this Coastal Element of the General Plan, where the use is compatible with adjacent land uses and where it is not feasible to replace the activity with a conforming land use. The intent is that as a result of this general plan process, if land use classification or zoning changes occur on parcels of land where improvements are in place and where activities have been or are being carried out as an allowed use in that classification or zoning district, the specific use may be continued and shall be entitled, subject to the requirement of consistency with all applicable Local Coastal Plan provisions other than land use designations, to all the rights, privileges and uses allowed prior to the classification or zoning changes. Right of expansion shall be allowed only through issuance of a conditional use permit. This section is not intended to negate the requirements for use permits when appropriate or specified elsewhere in the County Code."*

The parcel was originally developed in in 1948, prior to the Coastal Act and Mendocino County's Local Coastal Program (LCP) and the use of the site for two residential units is considered legal nonconforming. The proposed repairs to the cottage (second residential unit) is neither requesting to increase the non-conforming use nor relocate it and the repairs will remain within the existing cottage footprint, thus the use may continue and is consistent with Mendocino County Code Coastal Element Chapter 2.2 Rural Residential and Non-Conforming Use Policies.

The proposed development, including the addition to the existing single-family residence, is consistent with allowed residential development and allowed accessory uses associated with residential development per Mendocino County Coastal Element Chapter 2.2.

Zoning: The project site is located within a Rural Residential (RR) district, as shown on the *Zoning Display Map*.

The tree removal allowed under EM_2020-0004 constituted Major Vegetation Removal (MVR) and was determined to be considered development, per Mendocino County Code (MCC) Section 20.308.080(C)(1), which states:

> *The removal of more than fifteen (15) trees or ten (10) percent of the total number of trees on the parcel, whichever is less, with a diameter of twelve (12) inches or a circumference of thirty-eight (38) inches or more measured at four and one-half (4 ½) feet vertically above the ground…*

Given the location of the property on a bluff top, the location of the removed trees within fifty (50) feet of the bluff edge, the combination of winter weather and the deterioration of the trees, it was stated by an arborist that if left in their current condition they would be dangerous to both the property and the health of the occupants. EM_2020-0004 was granted for the removal of eleven (11) Cypress Trees located at the northwest parcel boundary line on September 29, 2020 and the work was completed.

The RR district, per Mendocino County Code (MCC) Section 20.376.005, states:

> *"… 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*."

The addition to the existing single-family residence is more than a 10 percent addition to the existing single-family residence. The use and intensity of the single-family residence does not increase or decrease the principally permitted uses allowed per the RR district.

The purpose of Nonconforming Uses and Structures, per Mendocino County Code (MCC) Section 20.480.005 and 20.480.005(A) states:

> *"To allow for the continued utilization of lawfully existing improvements and uses made nonconforming by the adoption of the Coastal Element of the Mendocino County General Plan and this Division, where the use is compatible with adjacent land uses and where it is not feasible to replace the activity with a conforming land use.*
>
> *(A) A nonconforming use is a use of a structure or land which was lawfully established and maintained prior to the adoption of this Division but which does not conform with the use regulations for the zone in which it is located."*

Nonconforming Uses and Structures may be continued and maintained, per Mendocino County Code (MCC) Section 20.480.010(A), states:

> *"(A) A legal nonconforming use or structure may be continued if it conforms to the following criteria:*
> *(1) If the existing use is contained within a structure built or modified to accommodate the existing use, conformance is required with the applicable building code and/or zoning code in effect at the time of construction or modification.*
> *(2) The use must be compatible with adjacent land uses, such that its hours of operation, noise levels, aesthetic impacts, and traffic to the site do not now significantly adversely impact adjacent land uses.*
> *(B) Routine maintenance and repairs may be performed on a nonconforming structure or site."*

Remodeling, rehabilitation and reconstruction of legal nonconforming structures may occur, per Mendocino County Code (MCC) Section 20.480.015, states:

> *"Existing legal nonconforming structures may be remodeled, rehabilitated or reconstructed as long as the exterior dimensions of the building remain the same."*

Expansion or Reduction of Nonconforming Uses, per Mendocino County Code (MCC) Section 20.480.025(A), states:

> *Existing legal nonconforming uses conforming with Section 20.480.010 may be expanded or reduced to a use of lesser intensity through the issuance of a Coastal Development Use Permit*

The cottage is by definition a legal non-conforming use, as it was developed as a single-family residence in 1948, then converted to a cottage in 1953, prior to the Coastal Act and certification of the Mendocino County Local Coastal Program (LCP). The proposed project includes continuance and maintenance of the cottage, including residing, painting, and reroofing and window replacement. The overall proposed maintenance of the cottage will be less than the fifty (50) percent threshold per MCC Section 20.532.020. The proposed use of the cottage is neither requesting to expanded or be reduced to a use of lesser intensity. Therefore, the continuance and maintenance of the non-conforming use is consistent with Mendocino County Code (MCC) Zoning Ordinance Chapter 20.480.

The parcel's RR zoning designation requires a 5-acre or 1-acre minimum parcel size, where the established 0.4± acre parcel is legally non-conforming in size, yet the locations of the proposed development is considered consistent to setback requirements. The proposed project will be located outside the required setbacks; 20 feet front and rear, and 6 feet on side yard setbacks and outside the 25 foot corridor preservation setback. The proposed addition to the existing single-family residence will be located 20 feet from the southern side yard parcel boundary lines, 36 feet 8 inches west of the front yard parcel boundary lines. The proposed development will be 37 feet east of the bluff top edge. As currently proposed, the addition to the existing single-family residence will comply with the minimum setbacks from parcel boundary lines and bluff edges per the RR zoning designation and 37 foot bluff top setback recommended by the *Geotechnical Report* (Cochrane), as shown of the *Site Plan* map.

The proposed developments will result in an overall lot coverage of 20 percent, which maximizes and is consistent with the 20 percent allowable. As currently proposed, the development will be a maximum height of 15 feet and will be consistent with the RR district maximum 28 foot building height allowance.

As currently proposed, the project will conform to the development standards of MCC Chapters 20.376, 20.480 and 20.532 and Division II of Title 20 of Mendocino County Code.

Visual Resources: The site is not mapped as a Highly Scenic Area, therefore, the proposed development is subject only to the Policy 3.5-1 of the Coastal Element, which states:

> *"The scenic and visual qualities of Mendocino County coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas…"*

The proposed residence would not be visible from State Route 1, or any park, beach or recreation areas and would not be out of character with surrounding development. With an average building height of 15 feet 6 inches, the residence complies with the 28 foot height limitation.

Condition 11 is recommended to require an exterior finish schedule for proposed materials and colors which will be visually compatible with the character of the surrounding area consistent with Mendocino County Coastal Element Policies 3.5-1 and Chapter 20.504.015(C) of the Mendocino County Code (MCC).

With added conditions, the proposed project will not increase view obstruction from nearby public areas and is visually compatible with the character of surrounding areas and will be consistent with the Local Coastal Program policies related to parcels to be developed within Highly Scenic Areas, including protection of ocean views, natural setting, undergrounding overhead utilities, and access roads. Policy 3.5-1 of Chapter 3.5 and the development standards of MCC Chapter 20.504 regulations.

Hazards Management: The proposed project is located on a bluff top to the Pacific Ocean and is within an area of "Bedrock (Zone 1)" and "Moderate Fire Hazard", as shown on *the LCP Land Capabilities & Natural Hazards* and *Fire Hazard Zones & Responsibility Areas* maps.

Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the South Coast Fire Protection District. A State Fire Safe Regulations Application Form, CalFire File Number #492-20, was issued for the project. The proposed project was referred to both fire protection agencies, where South Coast Fire Protection District made no response at this time. **Conditions 5 and 6** are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction to ensure any fire protection policy or plan will be addressed. With the inclusion of these conditions, the proposal would be consistent with Mendocino County policies for fire protection.

Chapter 3.4 of the Mendocino County Coastal Element addresses Hazards Management within the Coastal Zone. The proposed repairs and addition are located in a relatively flat area with the coastal bluff approximately 37 feet west of the proposed improvements. The proposed repairs at the cottage and addition will not encroach any further upon the bluff edge than existing development.

A *Geotechnical Report* was conducted by Thomas E. Cochrane (Cochrane, September 2021) where the report determined a 100 year cumulative amount of bluff retreat of 25 feet foot sea level projection setback. Cochrane states the proposed 37 foot setback to the bluff top is conservative and adequate to ensure the proposed addition at the existing residence will not expose the occupants to hazards related to the blufftop location of the parcel. Cochrane recommends conditions to ensure protect for bluff retreat and sea level rise, as follows:

> *The spread footings trenches should be excavated at least 18 to 24 inches in depth through the root zone into more stable soil. A qualified soils person should be on site to direct the excavator to a sufficient depth to support the one-story structure. The added foundation should be attached with epoxied rebar to the existing foundation.*
>
> *… 37 feet setback for this property and allow the small addition to the main residence.*
>
> *Keep surface waters and water form house gutters directed to the natural drainage area south of the property.*

Condition 12 is recommended by Staff requiring the applicant provide evidence that a qualitied geotechnical or civil engineer has reviewed the final grading and building plans to ensure all foundation specifications and techniques will follow the recommendations cited in the geotechnical report and to ensure the proposed development addresses any geological protection policy or plan from County, State and Federal agencies having jurisdiction.

Seawalls, breakwaters, and other structures altering natural shoreline processes or retaining walls are not proposed. It is the policy of the California Coastal Commission (CCC) and Mendocino County to require recordation of a deed restriction as a condition of development on blufftop parcels, prohibiting the

construction of seawalls and requiring that permitted improvements be removed from the property if threatened by bluff retreat. The restriction requires that the landowner be responsible for any clean-up associated with portions of the development that might fall onto a beach or into the ocean. In accordance with a staff memorandum dated June 1, 2004, **Condition 13** is recommended by Staff requiring the property owner to record a deed restriction prior to the issuance of any building permit associated with this Coastal Development Permit.

While portions of the land, for example the shoreline, are subject to flooding and tsunami, the proposed area for development is atop a coastal bluff approximately 100 vertical feet above the shore. Flooding is unlikely to affect lands proposed for development.

With added conditions, the proposed project will be consistent with the Local Coastal Program policies for hazard areas, including geologic hazards (faults, bluffs, tsunami, landslides, and erosion), fire and flood hazards Chapter 3.4 and will be consistent with MCC Chapter 20.500 regulations.

Habitats and Natural Resources: Both the Mendocino County Coastal Element and Mendocino County Code (MCC) address Environmentally Sensitive Habitat Areas (ESHA). MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures. The site is designated as “Barren”, as shown on the *LCP Habitats & Resources* map.

Aaron Arthur of WRA Environmental Consultants conducted an *Environmentally Sensitive Habitat Area (ESHA) Survey* in March, 2021. The survey found that there are no biological Environmentally Sensitive Habitat Area (ESHA) on-site, yet recommends Best Management Practices to protect biological resources are demonstrate good stewardship of the site. Within the Study Area, a Monterey cypress grove was located on the western edge, on the bluff face and intergrades with the developed portions of the property. EM_2020-0004 was granted for the removal of eleven (11) Cypress Trees, as they were diseased and a threat to people and structures, and were located at the northwest parcel boundary line. The tree removal was completed under the issued EM_2020-0004. No further tree removal is requested at this time. The canopy is over 75 percent composed of Monterey cypress (*Hesperocyparis macrocarpa*), with a few scattered shore pine (*Pinus contorta* ssp. *contorta*) and Bishop pine (*Pinus muricata*). **Condition 14** is recommended, as described within Section 6 *Project Analysis and Recommendations* of the *Environmentally Sensitive Habitat Area (ESHA) Survey (WRA, 2021, pg. 17),* to prevent disturbance to all ESHA’s during construction of the proposed project.

With added conditions, the proposed project will not significantly impact sensitive habitats or resources and is consistent with the Local Coastal Program policies related to Chapter 3.1 and MCC Chapter 20.496 regulations.

Grading, Erosion, and Run Off: The area of the proposed project is located in a relatively flat area, with gentle sloping towards the coastal bluff approximately 37 feet from the proposed improvements, as shown on the *Topographic, Site Plan* and *Slope* maps. Some grading will be required to accommodate the proposed development. Best Management Practices shall be implemented during construction to prevent delivery of sediment over the bluff edge.

Condition 12 is recommended by Staff requiring the applicant provide evidence that a qualitied geotechnical or civil engineer has reviewed the final grading and building plans to ensure all foundation specifications and techniques will follow the recommendations cited the geotechnical report and to ensure the proposed development addresses any geological protection policy or plan from County, State and Federal agencies having jurisdiction.

Condition 13 is recommended by Staff requiring the property owner to record a deed restriction prior to the issuance of any building permit associated with this Coastal Development Permit. The restriction requires that the landowner be responsible for any clean-up associated with portions of the development that might fall onto a beach or into the ocean. Seawalls, breakwaters, and other structures altering natural shoreline processes or retaining walls are not proposed. It is the policy of the California Coastal

Commission (CCC) and Mendocino County to require recordation of a deed restriction as a condition of development on blufftop parcels, prohibiting the construction of seawalls and requiring that permitted improvements be removed from the property if threatened by bluff retreat.

Condition 14 is recommended, as described within Section 6 *Project Analysis and Recommendations* of the *Environmentally Sensitive Habitat Area (ESHA) Survey (WRA, 2021, pg. 17),* to prevent disturbance to all ESHA's during construction of the proposed project.

With added conditions, the proposed project is consistent with the Local Coastal Program policies related to grading, erosion and runoff protection and hazard area Chapter 3.4 and will be consistent with MCC Chapters 18.70.027, 20.492 and 20.500 regulations.

Groundwater Resources: The site is designated on the Mendocino County Coastal Groundwater Study Map as a Critical Water Resource Area, as shown on the *Ground Water Resources* map. The subject property is already developed with a single-family residence and accessory improvements. The proposed project supports the existing residential uses of the parcel. The project was referred to the Mendocino County Division of Environmental Health (DEH), where DEH had no comment based on the proposal not increasing usage.

Without additional conditions, the proposed project is consistent with the Local Coastal Program policies related to groundwater resources Chapter 3.8 and will be consistent with DEH regulations.

Archaeological/Cultural Resources: The proposed development was referred to Northwest Information Center at Sonoma State University (SSU) and the Mendocino County Archaeological Commission (ARCH), where ARCH responded with the request to schedule for the next available hearing, depending on comments submitted by SSU. The applicant submitted a Cultural Resources Study, prepared by Eileen Barrow, MA/RPA, dated September 2, 2021. The project and survey were reviewed by the Mendocino County Archaeological Commission on September, 2021, where the survey was accepted. Since resources were not identified in the survey, the Archaeological Commission recommended **Condition 9**, which advises the property owners of the "Discovery Clause." The "Discovery Clause", prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

The project was referred to three local tribes for review and comment, Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. As of this date, no response has been received from the Sherwood Valley Band of Pomo Indians and the Cloverdale Rancheria local tribes, where the Redwood Valley Rancheria local tribe responded with no comment.

Staff notes that **Condition 9** advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project.

With added conditions, the project will be consistent with Mendocino County policies for the protection of the paleontological and archaeological resources, including Coastal Element Policy 3.5-10 and MCC Chapter 22.12 regulations.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. In addition, the property is already developed with the current residential density, which will not be altered by the proposed project. Access to the site is provided by an existing private driveway from Old Coast Highway (CR 513).

Without additional conditions, the project is consistent with Mendocino County Coastal Element Chapter 3.8 and MCC Chapter 20.516 regulations and policies for transportation, circulation, utilities, and public services protection.

Public Access: The site is located on the west side Old Coast Highway (CR 513), approximately 0.25 miles west of its intersection with State Route 1 (SR 1) and is subject to policies related to public access. The nearest existing public access is Bourns Landing Blufftop Access, approximately one (1) mile north along SR 1, as shown on the *LCP Land Use Map 31: Gualala* map. The proposed project will not impact any existing or proposed public access.

Without additional conditions, Staff finds the project to be consistent with Mendocino County policies for Coastal Shoreline Access Element Chapters 3.6 and Chapter 4.9; and will be consistent with MCC Chapter 20.528 regulations.

ENVIRONMENTAL DETERMINATION: The project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Title 14, Article 19, Section 15301, Class 1 (a) *existing facilities – such as interior and exterior alterations and additions ... may be constructed,* Class 1 (d) *the restoration or rehabilitation of deteriorated … structures* and Class 1(e) *additions to existing structures provided that the addition will not result in an increase of more than… 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is*.

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 to construct an addition to the existing single-family residence, repairs and maintenance to the existing cottage (legal non-conforming cottage (2nd residence with attached garage)), ancillary development and tree removal and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), Coastal Residential Land Use Types are principally permitted in the Rural Residential classification; single-family residential land uses conform to the goals and policies of the certified Local Coastal Program, including policies identified in the Coastal Element Chapter 2.2 (Rural Residential Land Use and Non-Conforming Use Classification), Chapter 3.4 (Hazards Management), Chapter 3.5 (Visual Resources, Special Communities and Archaeological Resources) and Chapter 3.6 (Shoreline Access and Trail/Bikeway System), Chapter 3.8 (Transportation, Utilities and Public Services) and Chapter 4.12 (Iverson Road to Sonoma County Line Planning Area). The proposed development to construct an addition to the existing single-family residence, repairs and maintenance to the existing cottage (legal non-conforming cottage (2nd residence with attached garage)), ancillary development and tree removal are principally permitted uses within the Rural Residential land use and Non-Conforming Use classifications and are consistent with the intent of the Rural Residential and Non-Conforming Use Classifications; and

2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development to construct an addition to the existing single-family residence, repairs and maintenance to the existing cottage (legal non-conforming cottage (2nd residence with attached garage)), ancillary development and tree removal would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The subject parcel currently is served by an existing on-site septic system, existing driveway from Old Coast Highway (CR 513) and connected to North Gualala Water Company. No increase of water or septic will result from the proposed project; and

3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development to construct an addition to the existing single-family residence, repairs and maintenance to the existing cottage (legal non-conforming cottage (2nd residence with attached garage)), ancillary development and tree removal is consistent with the purpose and intent of the Rural Residential and Non-Conforming Use Zoning Districts, as well as all other provisions of Division II of Title 20 of the Mendocino County Code. The proposed development preserves the integrity of the Rural Residential and Non-Conforming Use Zoning Districts by allowing the continued use of principally permitted uses and accessory development in the Rural Residential and Non-Conforming Use Zoning Districts; and

4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). Condition 15 is recommended to ensure compliance with CEQA requirements for categorically exempt projects. Construction of an addition to the existing single-family residence, repairs and maintenance to the existing cottage (legal non-conforming cottage (2nd residence with attached garage)), ancillary development and tree removal are categorically exempt pursuant to Title 14, Article 19, Section 15303, Class 1(a), Class 1(d) and Class 3(e); and

5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development to construct an addition to the existing single-family residence, repairs and maintenance to the existing cottage (legal non-conforming cottage (2nd residence with attached garage)), ancillary development and tree removal will not have any adverse impact on any known archaeological or paleontological resources. The Mendocino County Archaeological Commission accepted the cultural report on September 8, 2021. **Condition 9** is recommended to ensure protection if archaeological sites and artifacts are discovered during ground disturbance activities; 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 proposed development. Construction of an addition to the existing single-family residence, repairs and maintenance to the existing cottage (legal non-conforming cottage (2nd residence with attached garage)), ancillary development and tree removal are not anticipated to significantly affect demands on public services. Solid waste is available either at curbside pick-up or at the South Coast Transfer Station (several miles away). The proposed development would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned and the parcel was already developed with the current density since 1953; and

7. Pursuant with MCC Section 20.532.095(B), the proposed development to construct an addition to the existing single-family residence, repairs and maintenance to the existing cottage (legal non-conforming cottage (2nd residence with attached garage)), ancillary development and tree removal will not diminish public access and conforms to the goals and policies of the Coastal Element Chapters 3.6 and Chapter 4.9 of the Mendocino County General Plan. Shoreline access is available within walking distance of the residence at Bourns Landing.

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. The use and occupancy the premises shall be established and maintained in conformance with the provisions of Division II or Title 20 of the Mendocino County Code.

3. 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.

4. 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.

5. This permit shall be subject to the securing of all necessary permits for the proposed development

from County, State and Federal agencies having jurisdiction.

6. The Applicants shall secure all required permits for the proposed development as required by the Building Inspection Division of the Department of Planning and Building Services.

7. 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.

8. 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.

9. 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.

10. Any Building Permit request shall include all conditions of approval of Coastal Development Permit CDP_2020-0036. Conditioned shall be attached to or printed on the plans submitted.

11. Prior to issuance of a Building Permit, the property owner shall furnish exterior finish schedule and exterior lighting details consistent with Mendocino County Coastal Element Policy 3.5-4 and Mendocino County Code of Ordinances Sections 20.504.015(C) and 20.504.035, for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.

12. Prior to issuance of a Building Permit, the applicant shall submit evidence that a qualitied geotechnical or civil engineer has reviewed the final grading and building plans. No development shall be permitted within 37 feet of the bluff top edge.

13. Prior to the issuance of any building permit associated with this Coastal Development Permit, the Applicants, as landowner, shall execute and record a deed restriction, in a form and content acceptable to the Coastal Permit Administrator and County Counsel, which shall provide that:

    a. The landowner understands that the site may be subject to extraordinary geologic and erosion hazards and the landowner assumes the risk from such hazards; and

    b. The landowner agrees to indemnify and hold harmless the County of Mendocino, its successors in interest, advisors, officers, agents and employees against any and all claims, demands, damages, costs, and expenses of liability (including without limitation attorneys' fees and costs of the suit) arising out of the design, construction, operation, maintenance, existence or failure of the permitted project. Including, without limitation, all claims made by any individual or entity or arising out of any work performed in connection with the permitted project; and

c. The landowner agrees that any adverse impacts to the property caused by the permitted project shall be fully the responsibility of the applicant; and

d. The landowner shall not construct any bluff or shoreline protective devices to protect the subject structures or other improvements in the event that these structures are subject to damage, or other erosional hazards in the future; and

e. The landowner shall remove structures on the parcel, including septic infrastructure, when bluff retreat reaches the point where the structures are threatened. In the event that portions of the subject structures or other improvements associated with the subject structures fall to the beach or ocean before they can be removed from the blufftop, the landowner shall remove all recoverable debris associated with these structures from the beach and ocean and lawfully dispose of the material in an approved disposal site. The landowners shall bear all costs associated with such removal; and

f. The document shall run with the land, bind all successors and assigns, and shall be recorded free of all prior liens and encumbrances, except for tax liens.

14. All recommended Mitigation and Avoidance Measures of the *Environmentally Sensitive Habitat Area (ESHA) Survey*, by WRA Environmental Consultants (WRA) are required to provide for the protection of non-status biological resources Conditions are as follows:

    a. 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; and

    b. To the maximum extent feasible, store equipment and materials in existing developed areas, particularly hardscaped areas; and

    c. Provide and maintain spill prevention materials, particularly for solvents, gasoline, oil, paint, and other liquids; and

    d. Provide and maintain sediment migration materials (e.g., weed-free straw waddle, sediment fences); should precipitation of greater than 0.25 inches over a 24 hour period occur during construction and there is substantial bare mineral soil, then deploy such materials between the location of bare soil and the bluff face

15. To record the Notice of Exemption, the applicant shall pay a fee of $50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

Staff Report prepared by:

11-12-2021
DATE

JW WALDMAN
JESSIE WALDMAN
PLANNER II

Appeal Period: 10 Days
Appeal Fee: $1,616.00

ATTACHMENTS:

A. Location Map
B. Aerial Map (Vicinity)
C. Aerial Map
D. Topographical Map
E. Site Map
F. SFR Floor
G. SFR Elevations SN
H. SFR Elevations EW
I. Cottage Floor
J. Cottage Elevations EW
K. Cottage Elevations SN
L. Zoning Display Map
M. General Plan Classifications
N. LCP Land Use Map 31: Gualala
O. LCP Land Capabilities & Natural Hazards
P. LCP Habitats & Resources
Q. Appealable Areas
R. Adjacent Parcels
S. Fire Hazards Zones & Responsibility Areas
T. Wetlands
U. Groundwater Resources
V. Slopes
W. Soils
X. Environmentally Sensitive Habitat Area (ESHA) Survey (WRA)
Y. Geotechnical Report (Cochrane)
Z. CalFire #492-20
AA. EM_2020-0004 (Caton) Packet

AGENCY COMMENTS: On multiple dates, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. See the below table for a list of agencies, dates referred and states of no response, comments or no Comments

REFERRAL AGENCIES	Referral sent on 4/05/2021	Referral sent on 6/24/2021	Comments
Assessors' Office	X	-	No Response
Archaeological Commission (ARCH)	-	X	Comments
Building Inspection-FB PBS	X	-	
California Coastal Commission (CCC)	X	-	Comments
California Department of Fish & Wildlife (CDFW)	X	-	No Response
California Department of Forestry & Fire (CalFire)	X	-	Comments
Cloverdale Rancheria	X	-	No Response
Department of Transportation (DOT)	X	-	No Response
Environmental Health-FB (EH)	X	-	No Comment
Gualala MAC	X	-	Comments
Planning –Ukiah PBS	X	-	No Comment
Redwood Valley Rancheria	X	-	No Response
Sherwood Valley Band of Pomo Indians	X	-	No Response
Sonoma State University-NWIC (SSU)	-	X	Comments
South Coast Fire District	X	-	No Response

REFERENCES:

(Coastal Element) Mendocino County, Planning and Building Services, Planning Division. The County of Mendocino General Plan, Coastal Element. 1985. Accessed September 29, 2021, at: https://www.mendocinocounty.org/government/planning-building-services/plans/coastal-element

(MCC, 1991) Mendocino County Department of Planning and Building Services. October 1991. Mendocino County Zoning Code Coastal Zoning Code, Title 20 – Division II of the Mendocino County Code. Accessed September 29, 2021, at: https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIMECOCOZOCO

Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 131: Gualala [map]. 1985. Accessed September 29, 2021, at: https://www.mendocinocounty.org/government/planning-building-services/county-maps/coastal-zone-local-coastal-program-lcp-maps

Mendocino County Department of Planning & Building Services. June 2007. Fire Hazard Zones & Fire Responsibility Areas [map]. Accessed September 29, 2021, at: https://www.mendocinocounty.org/government/planning/Fire_Hazard_Severity_Map.pdf

Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map]. Accessed September 29, 2021, at: http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf

(WRA) WRA Environmental Consultants, Environmentally Sensitive Habitat Area (ESHA) Survey. March 2021.

(Cochrane) Thomas E. Cochrane. Geotechnical Report. September 2021.

Eileen Barrow, MA/RPA. Cultural Resources Study. September 2, 2021.

CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

Major Towns & Places
Highways
California Counties
Major Roads
Coastal Zone Boundary

0 2,550 5,100 Feet
0 0.5 1 Miles
1:63,360

LOCATION MAP
ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2020

CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

Named Rivers
Public Roads

0 100 200 Feet
0 0.015 0.03 Miles
1:2,400

AERIAL IMAGERY

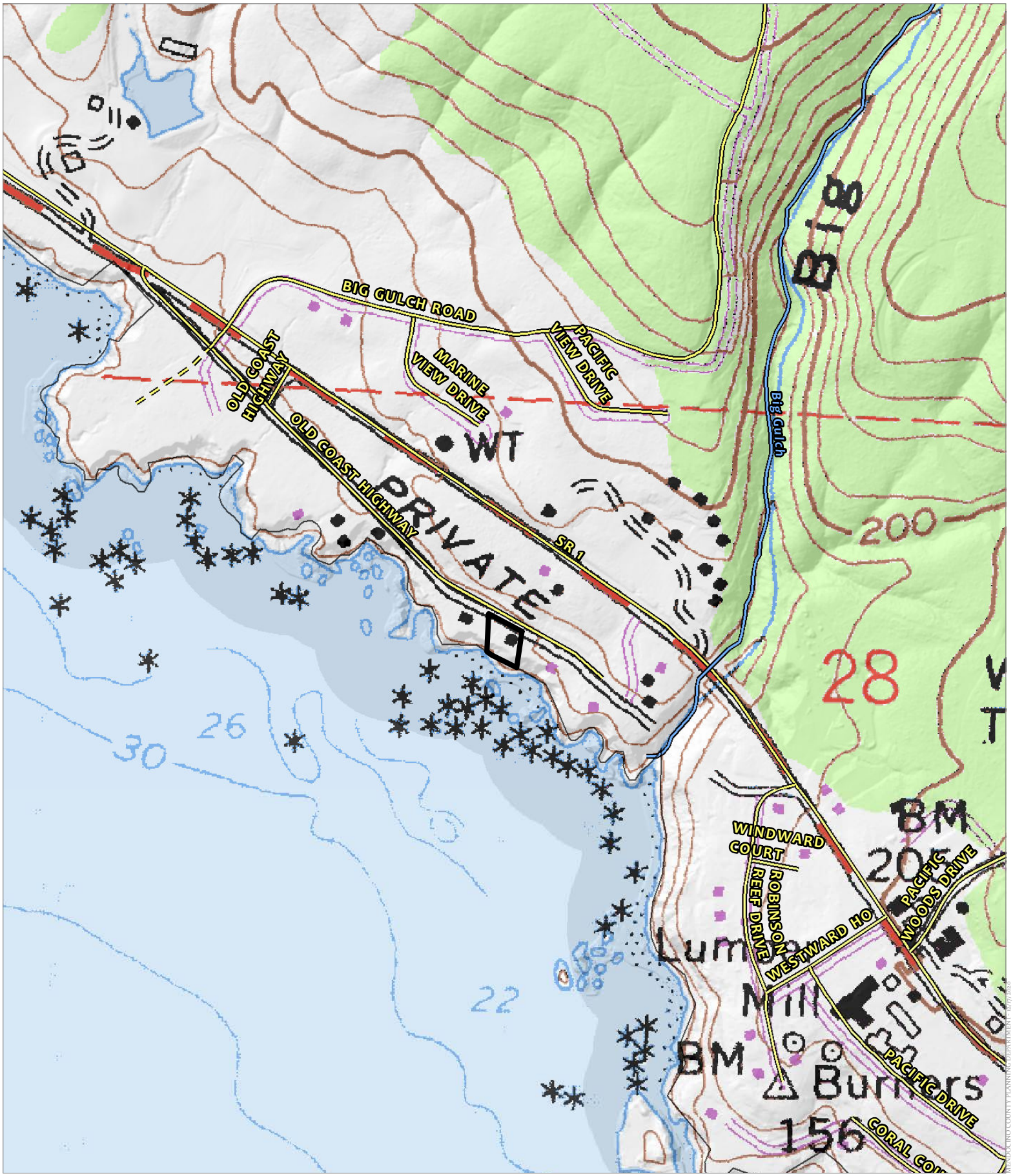
ATTACHMENT B

CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

Public Roads

0 25 50 Feet
0 0.00425 0.0085 Miles
1:600

AERIAL IMAGERY
ATTACHMENT C



CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

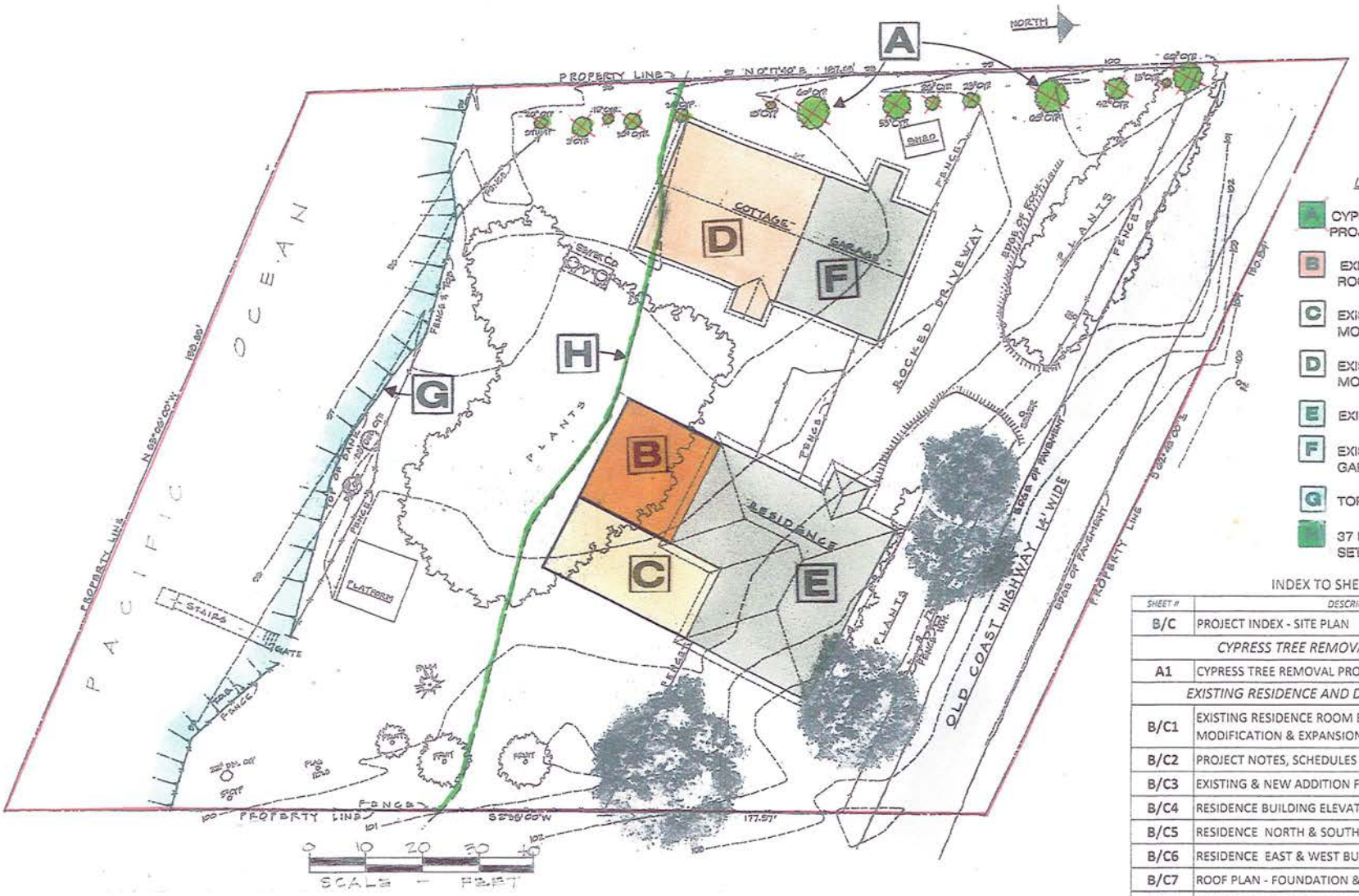
Named Rivers

Public Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

ATTACHMENT D



PROJECT INDEX-SITE PLAN

LEGEND

- A CYPRESS TREE REMOVAL PROJECT (EM 2020_004)
- B EXISTING RESIDENCE ROOM EXPANSION
- C EXISTING RESIDENCE DECK MODIFICATION & ADDITION
- D EXISTING COTTAGE MODIFICATION
- E EXISTING RESIDENCE
- F EXISTING ATTACHED GARAGE
- G TOP OF EXISTING BANK
- 37 FOOT BUILDING SETBACK LINE

INDEX TO SHEETS

HOWARD E. CURTIS
ARCHITECT
P.O.B. 675, Gualala, Ca. 95445 - hcurtis@mcn.org - 707.882.1801
C 14189 PLS 3501

CATON RESIDENCE MODIFICATION
38050 OLD COAST HIGHWAY, GUALALA, CA 95445
APN 145-121-08

B/C

ATTACHMENT E

HOWARD E. CURTIS
ARCHITECT
P.O.B. 675, Gualala, Ca. 95445 · hcurtis@mcn.org · 707-882-1801
C 14169 PLS 3501

CATON RESIDENCE MODIFICATION
38050 OLD COAST HIGHWAY, GUALALA, CA 95445
APN 145-121-08

B/C3

EXISTING & NEW ADDITION FLOOR PLAN

3/16" = 1'-0"

ATTACHMENT F

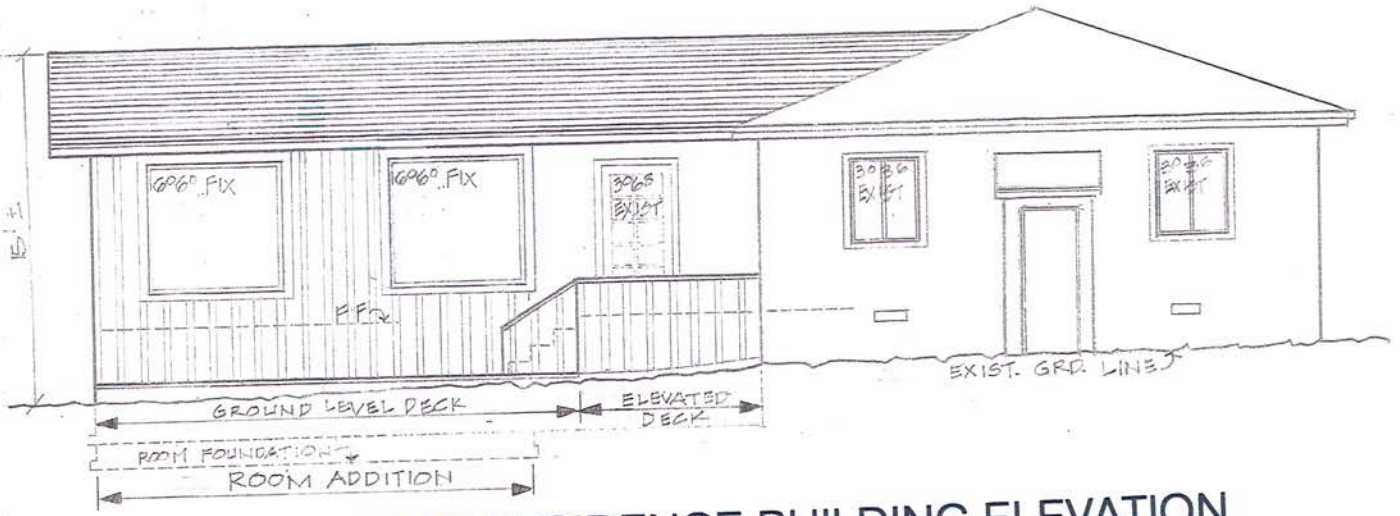
HOWARD E. CURTIS
ARCHITECT
P.O.B. 675, Gualala, Ca. 95445 - hcurtis@mcn.org - 707-882-1601
C 14189 PLS 3501

CATON RESIDENCE MODIFICATION
38050 OLD COAST HIGHWAY, GUALALA, CA 95445
APN 145-121-08

12-12-20

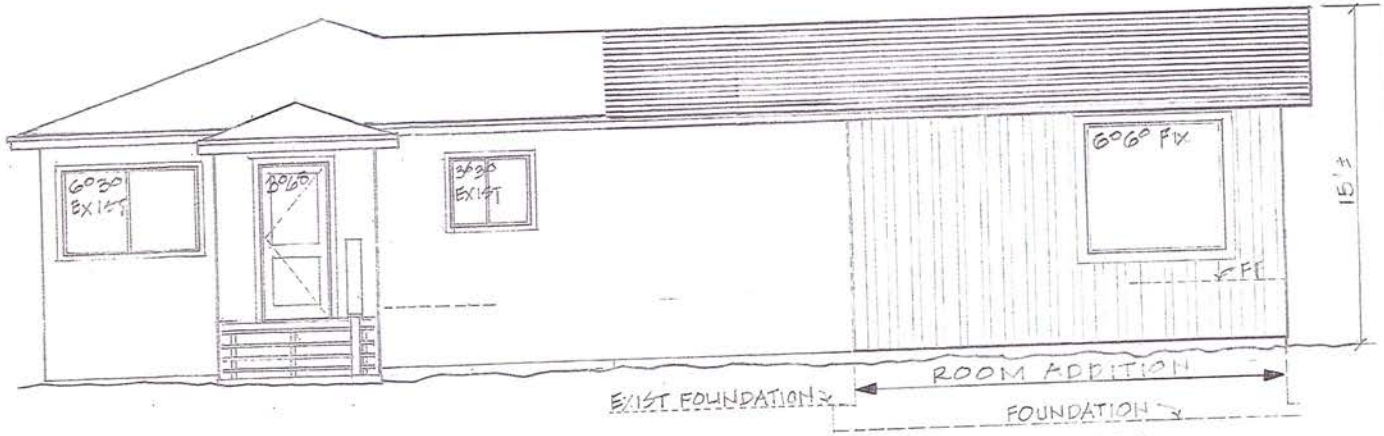
B/C5
OF 8

ATTACHMENT G



EAST RESIDENCE BUILDING ELEVATION

3/16" = 1'-0"



WEST RESIDENCE BUILDING ELEVATION

HOWARD E. CURTIS
ARCHITECT
P.O.B. 675, Gualala, Ca. 95445 - hcurtis@mcn.org - 707.882.1801
C 14189 PLS 3501

CATON RESIDENCE MODIFICATION
38060 OLD COAST HIGHWAY, GUALALA, CA 95445
APN 145-121-08

12-12-20

B/C6

OF 8

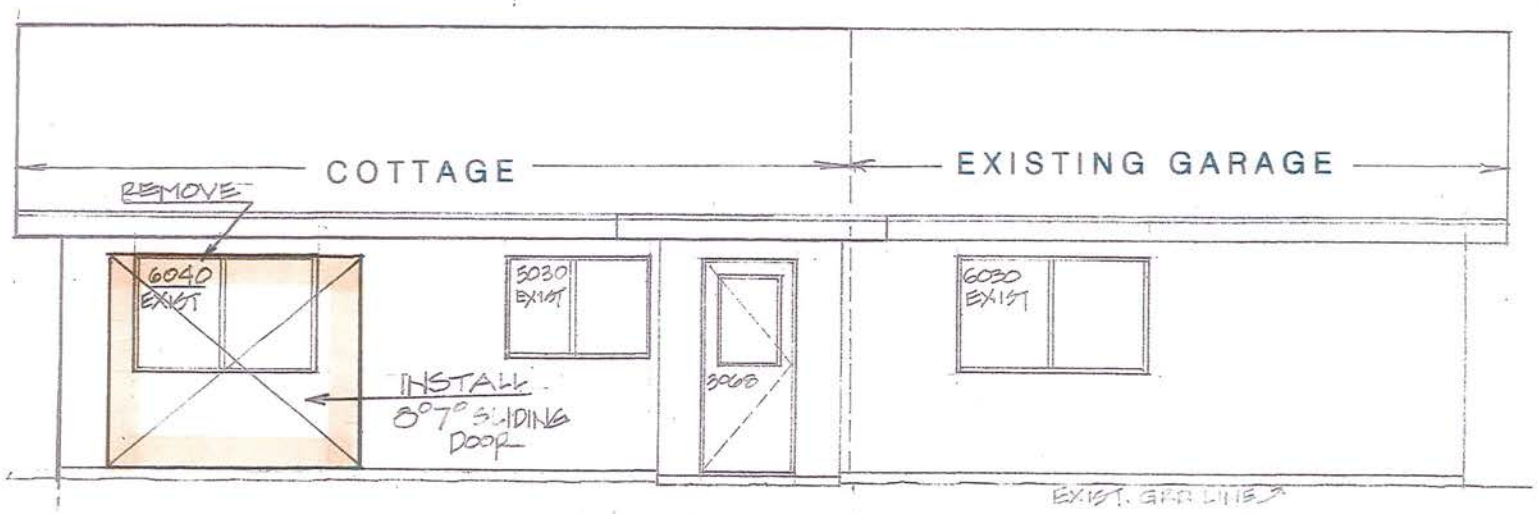
ATTACHMENT H

HOWARD E. CURTIS ARCHITECT P.O.B. 675, Garberville, Ca. 95542 · howard@wiconet.org · 707-986-1601 C 11189 PLS 3501	CATON RESIDENCE MODIFICATION 38050 OLD COAST HIGHWAY, GUALALA, CA 95445 APN 145-121-08	D2 OF 4

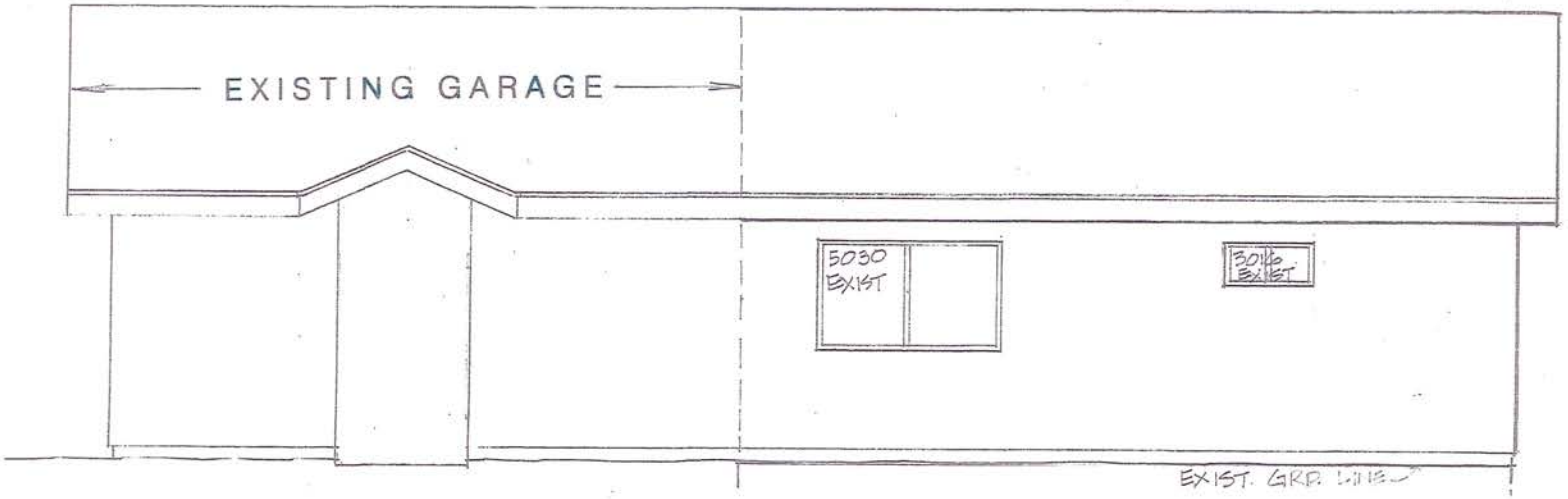
NORTH

COTTAGE / GARAGE FLOOR PLANS (existing) 1/4"=1'-0"

ATTACHMENT I



EAST COTTAGE ELEVATION ¼"=1'-0"



WEST COTTAGE ELEVATION ¼"=1'-0"

HOWARD E. CURTIS
ARCHITECT
P.O.B. 675, Gualala, Ca. 95445 - hcurtis@mcn.org - 707.632.1001
C 14089 PLS 3501

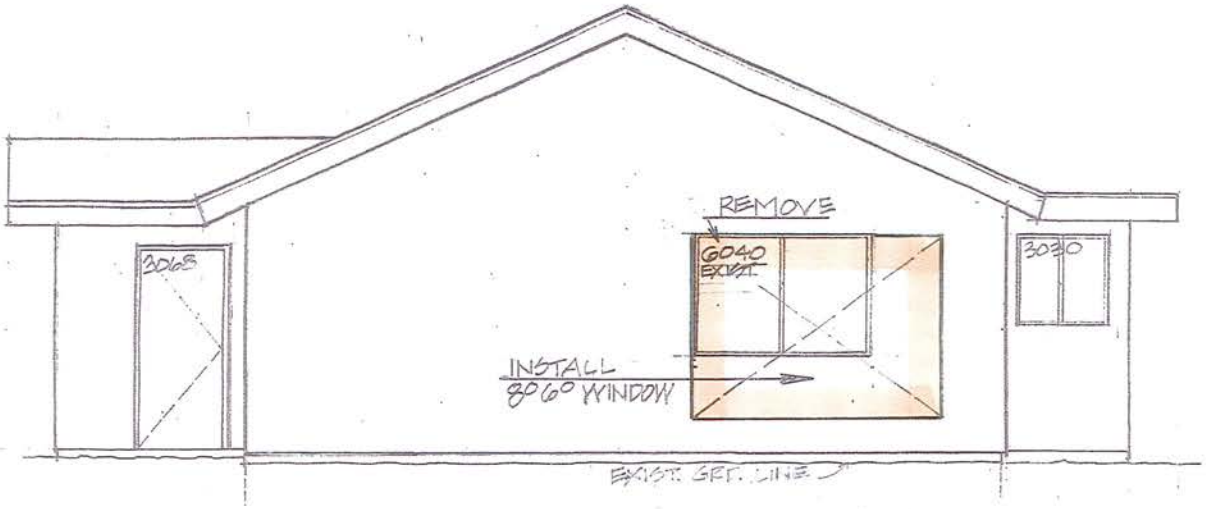
CATON RESIDENCE MODIFICATION
38050 OLD COAST HIGHWAY, GUALALA, CA 95445
APN 145-121-08

1-5-21

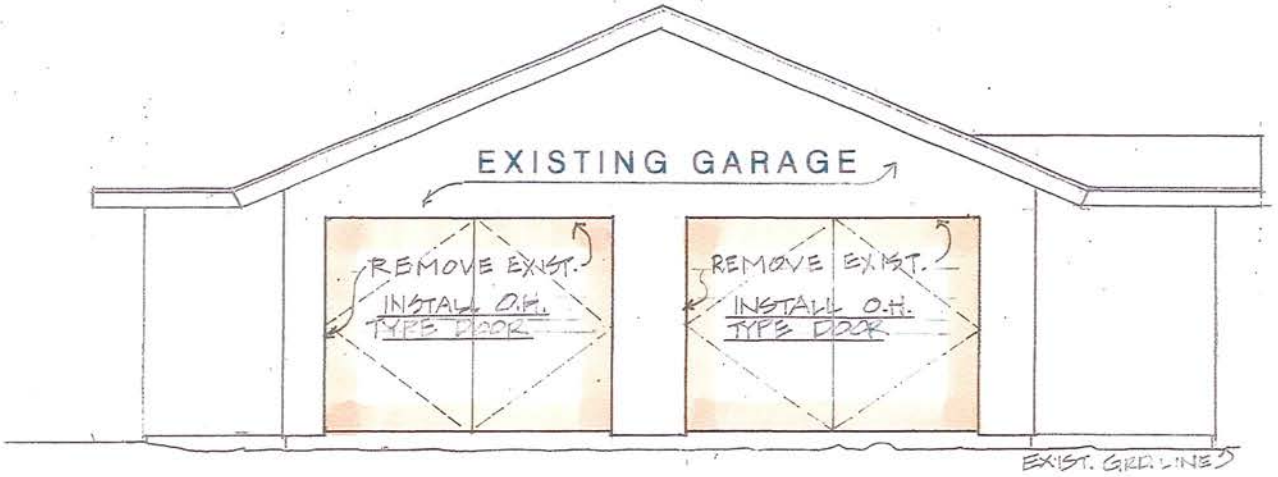
D3

OF 4

ATTACHMENT J



SOUTH COTTAGE ELEVATION 1/4" = 1'-0"



NORTH ELEVATION @ GARAGE 1/4"=1'-0"

ATTACHMENT K

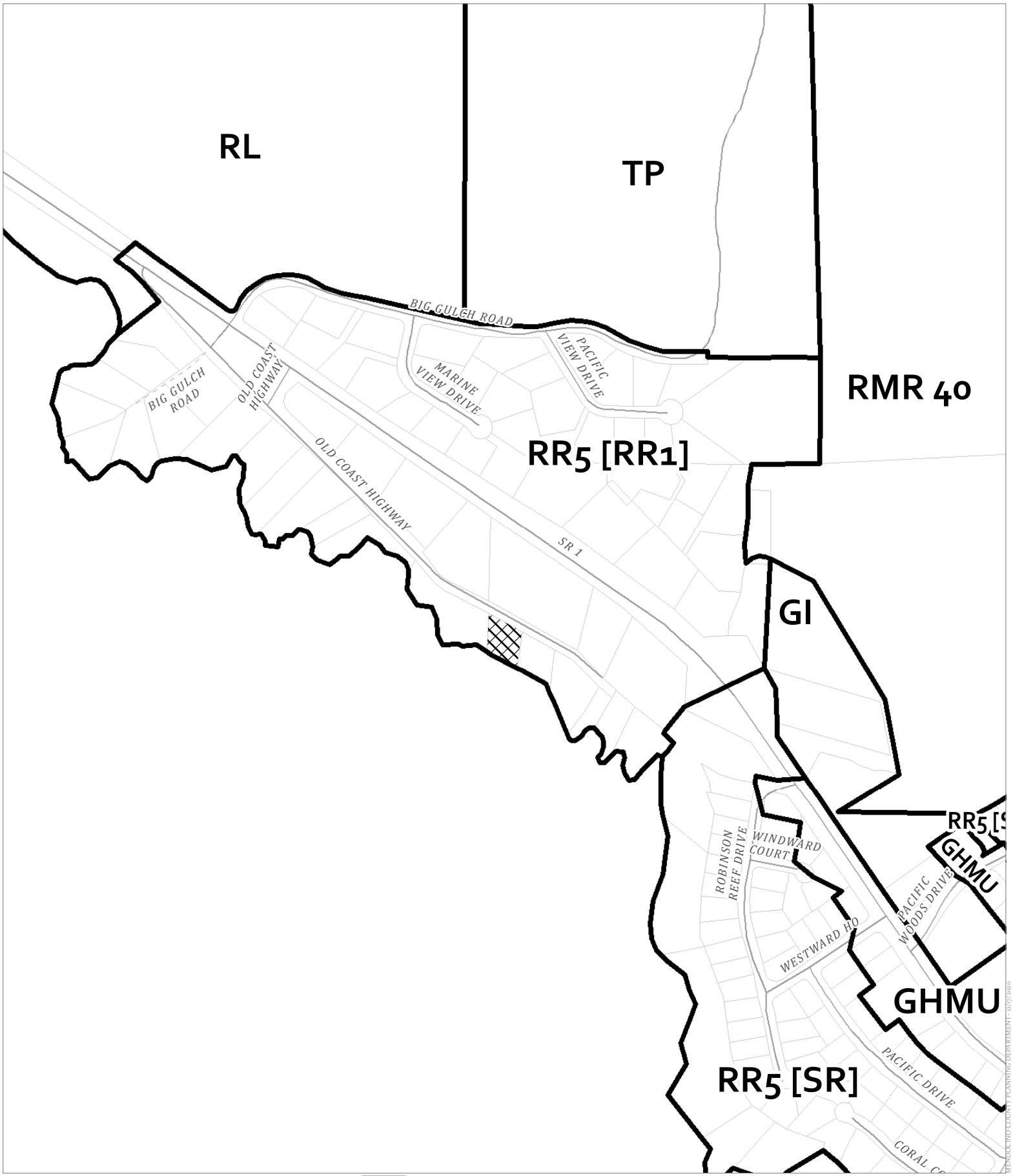
HOWARD E. CURTIS
ARCHITECT
P.O.B. 675, Gualala, Ca. 95445 - hcurtis@mcn.org - 707.882.1601
C 14189 PLS 3501

CATON RESIDENCE MODIFICATION
38050 OLD COAST HIGHWAY, GUALALA, CA 95445
APN 145-121-08

1-5-21

D4

OF 4

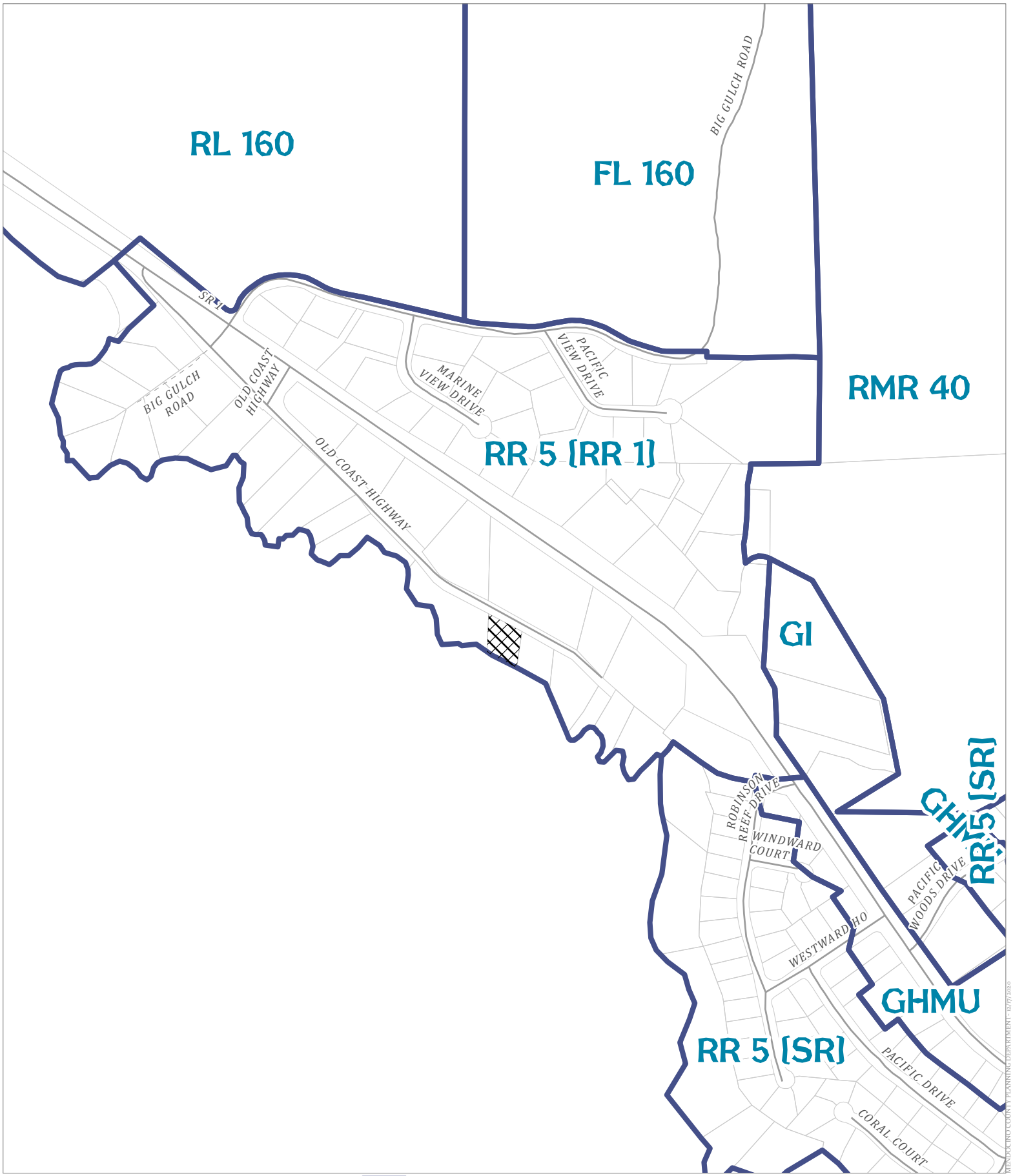


CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

Zoning Districts
Public Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

ZONING DISPLAY MAP
ATTACHMENT L



CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

General Plan Classes

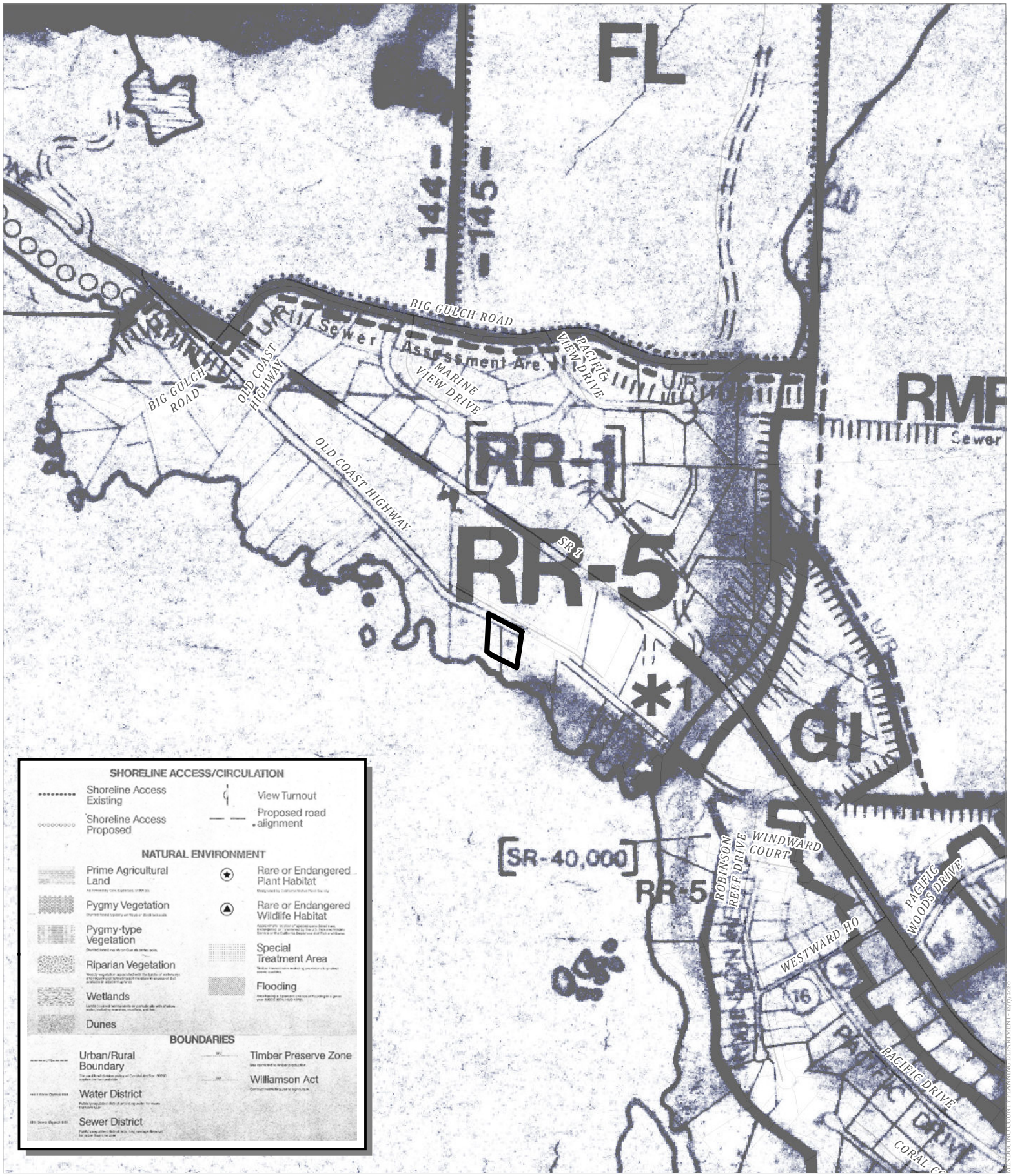
Public Roads

0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020

GENERAL PLAN CLASSIFICATIONS

ATTACHMENT M



CASE: MHRB 2020-0017
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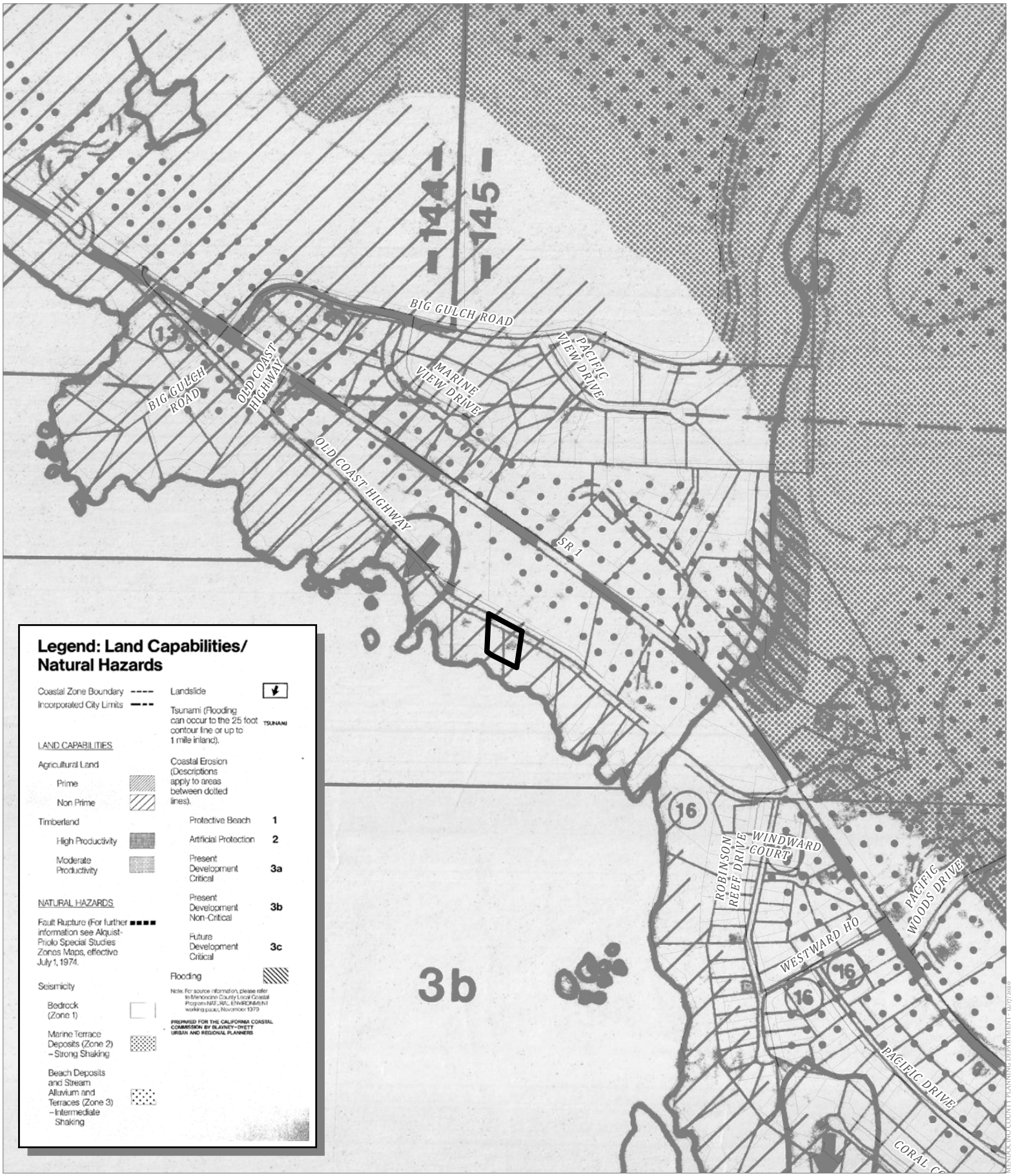
Public Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LCP LAND USE MAP 31: GUALALA
ATTACHMENT N



CASE: MHRB 2020-0017
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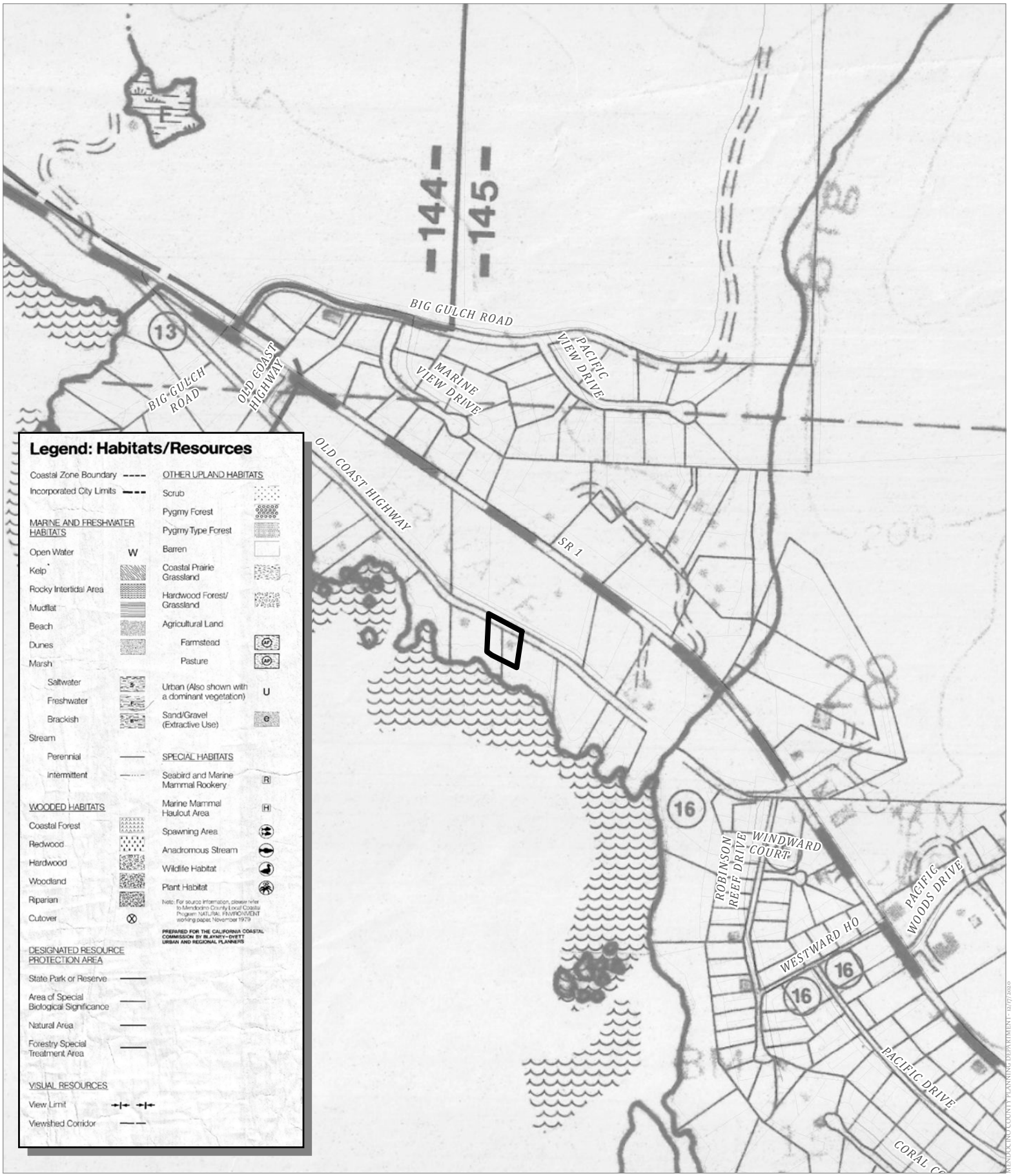
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

Public Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS
ATTACHMENT O



CASE: MHRB 2020-0017
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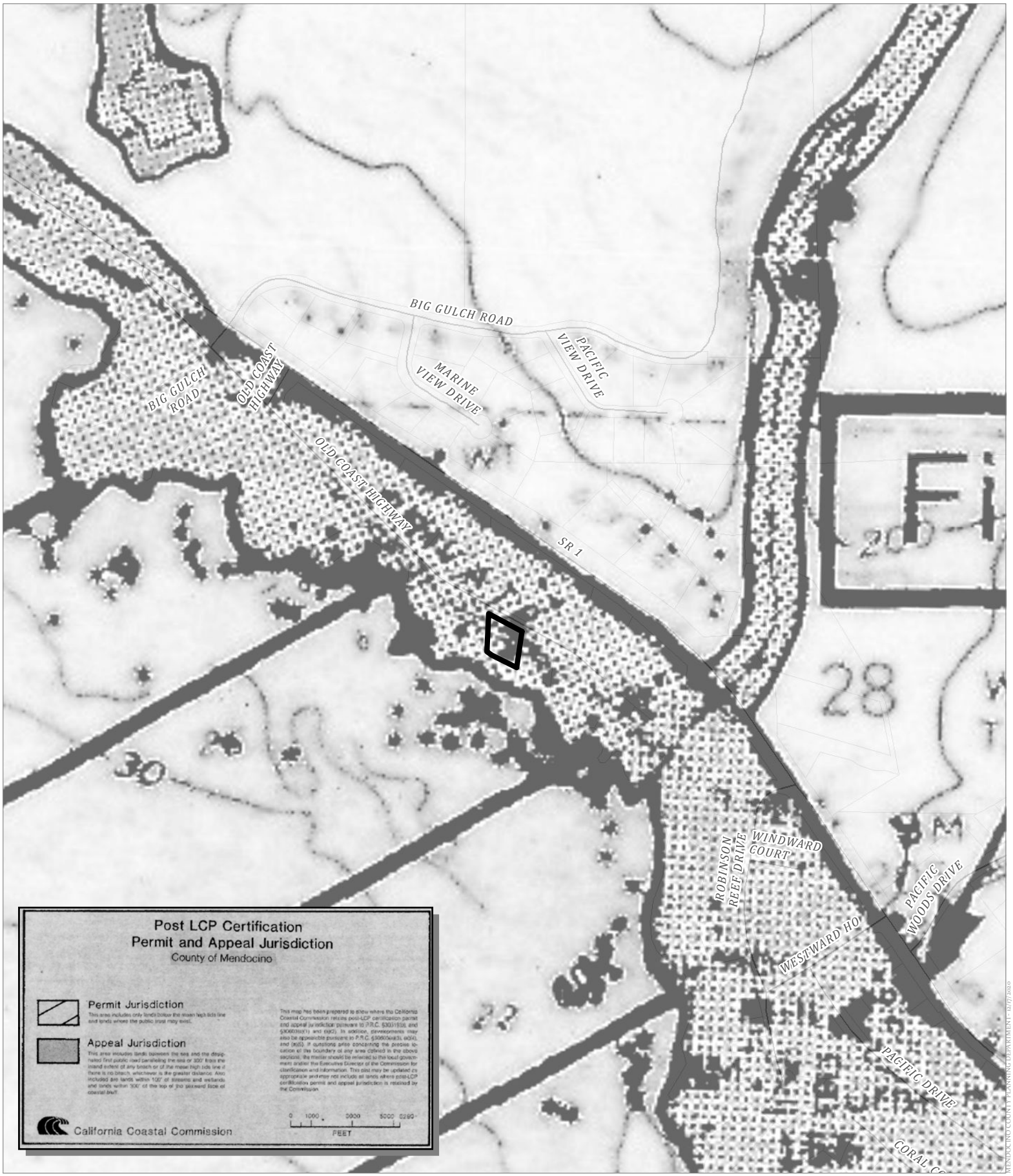
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

Public Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LCP HABITATS & RESOURCES

ATTACHMENT P



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APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
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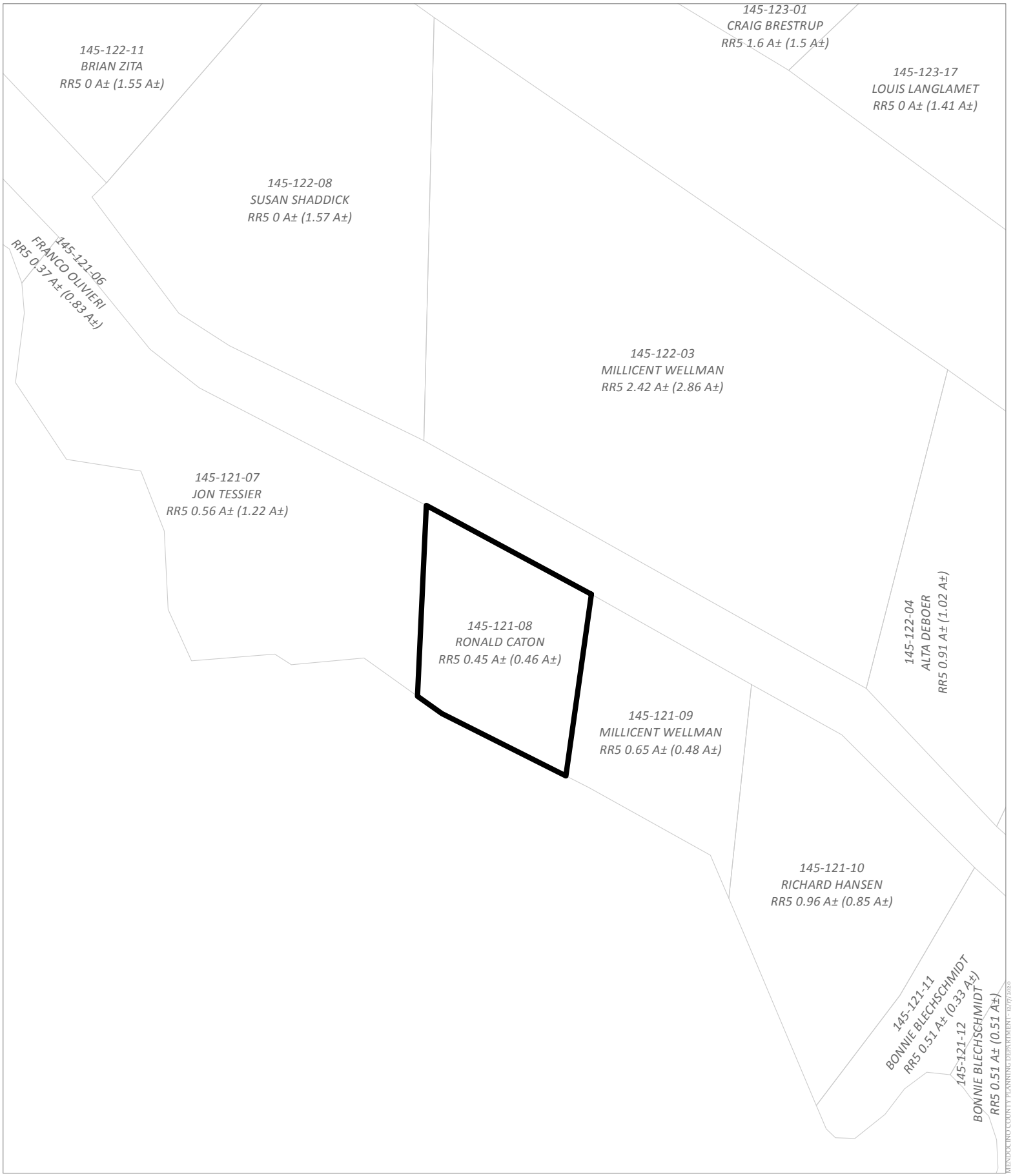
Public Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

POST LCP CERTIFICATION & APPEAL JURISDICTION

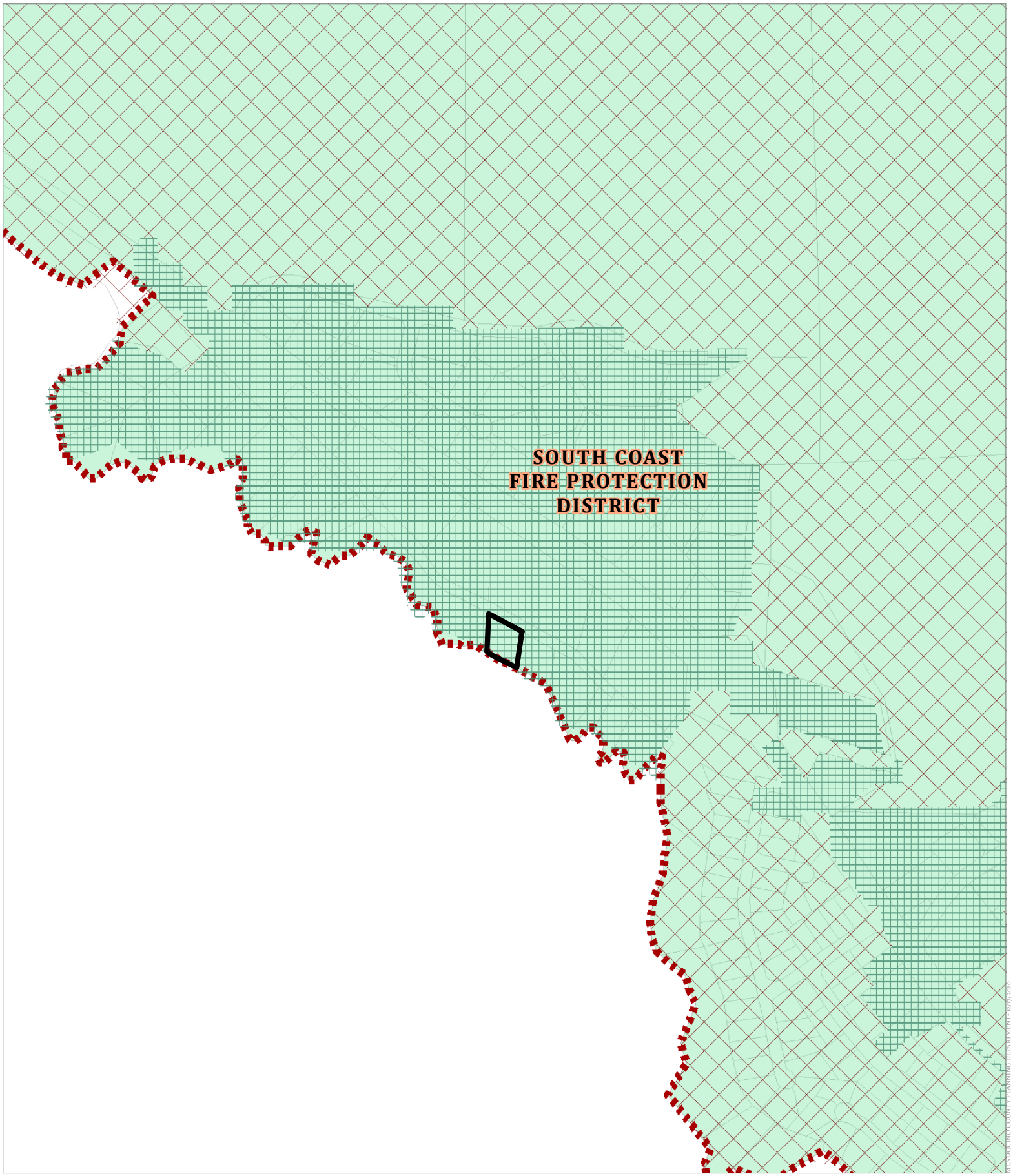
ATTACHMENT Q



CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

0 50 100 Feet
0 0.0075 0.015 Miles
N W E S
1:1,200

ADJACENT PARCELS
ATTACHMENT R



CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

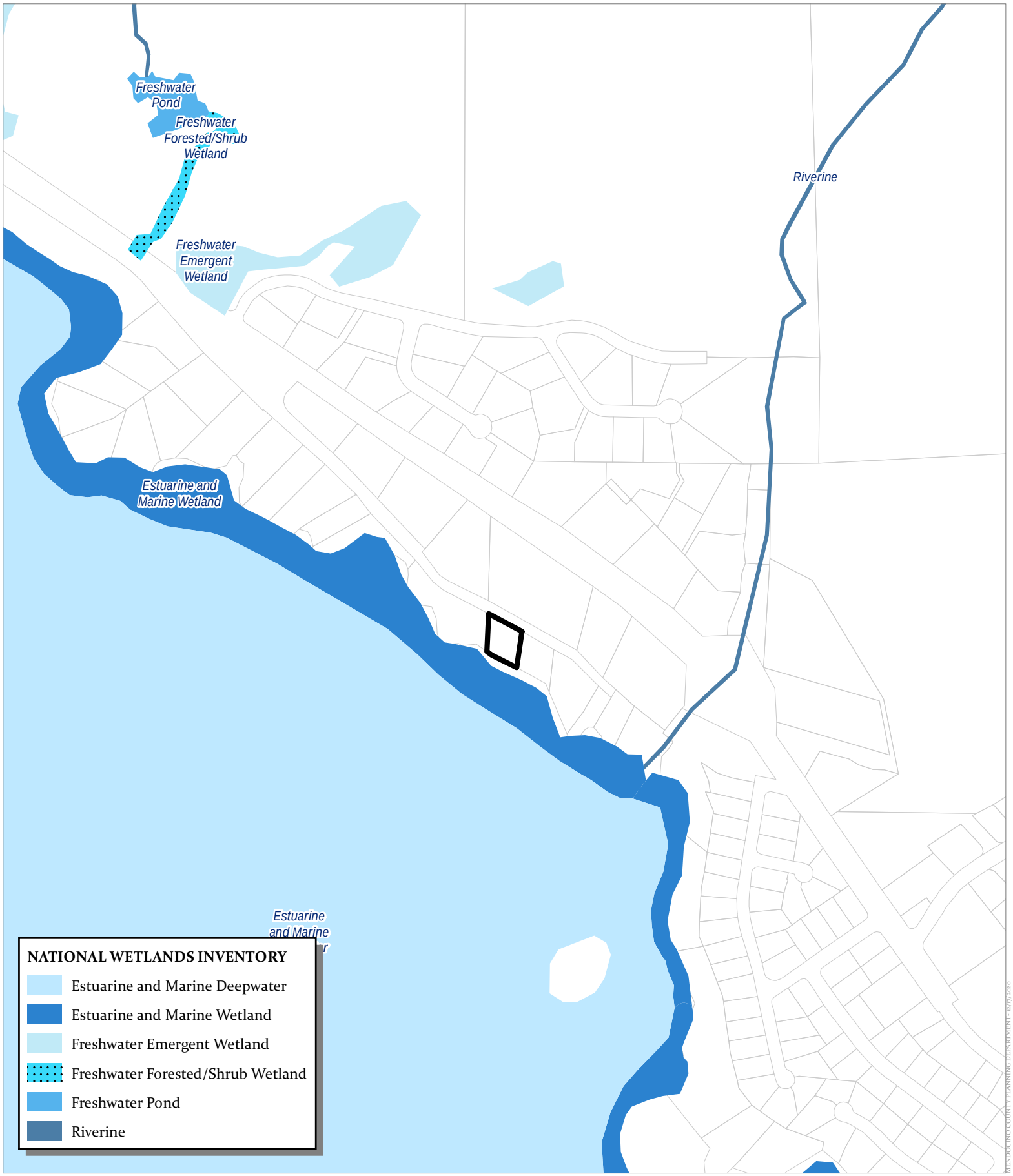
High Fire Hazard
Moderate Fire Hazard
County Fire Districts

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

ATTACHMENT S

MENDOCINO COUNTY PLANNING DEPARTMENT 02/27/2020



CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
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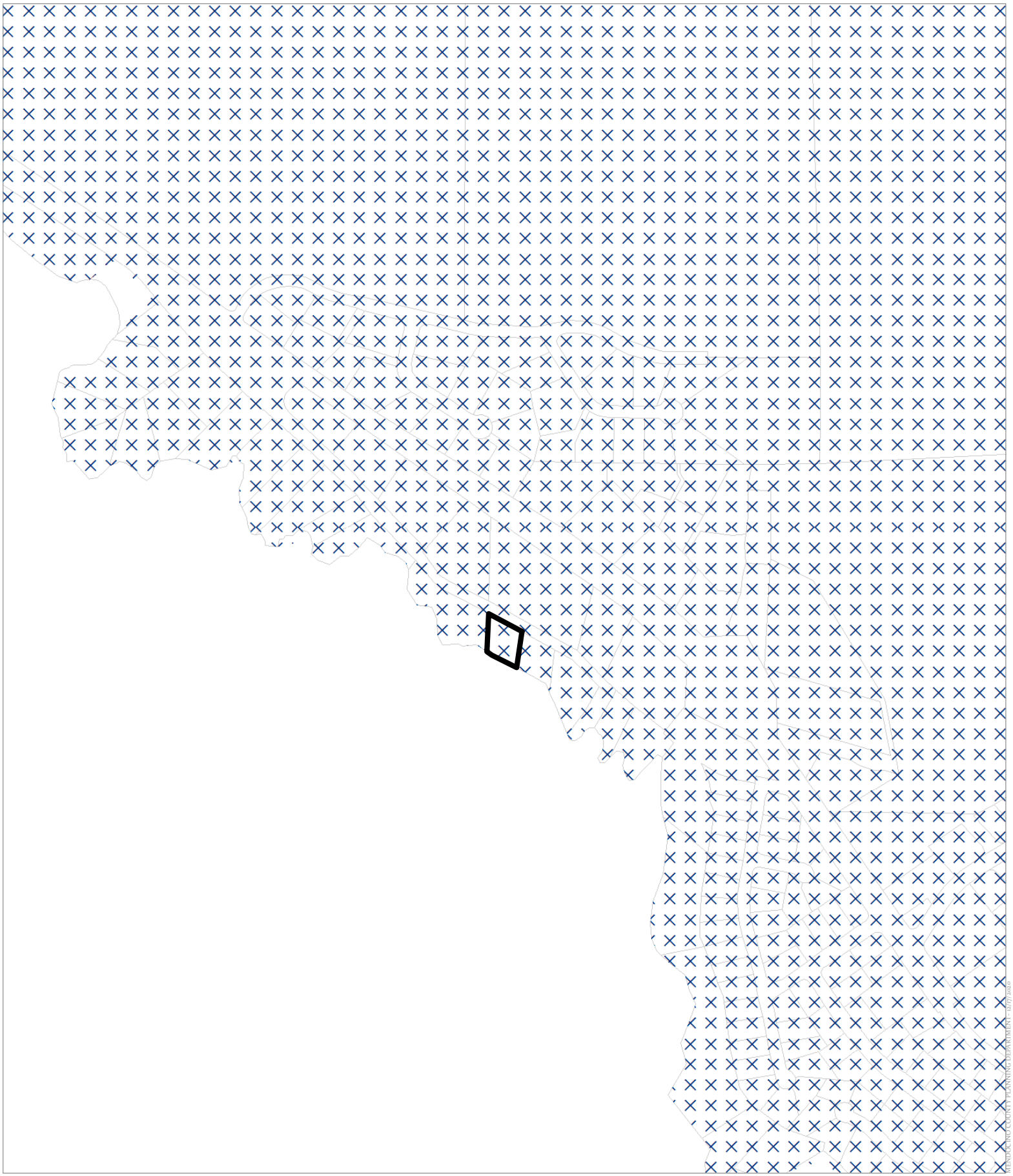
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

WETLANDS

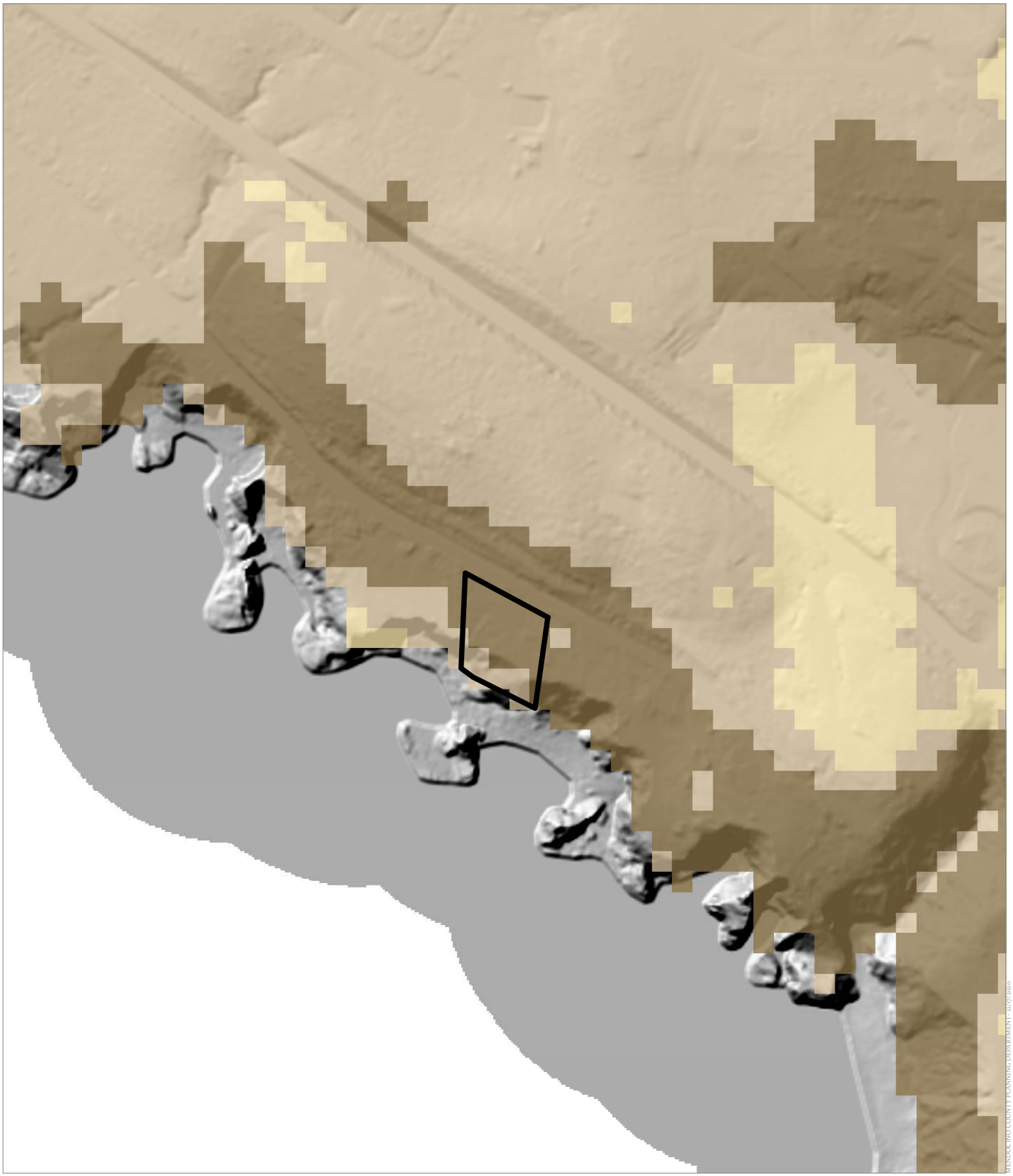
ATTACHMENT T



CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

GROUND WATER RESOURCES

ATTACHMENT U



CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

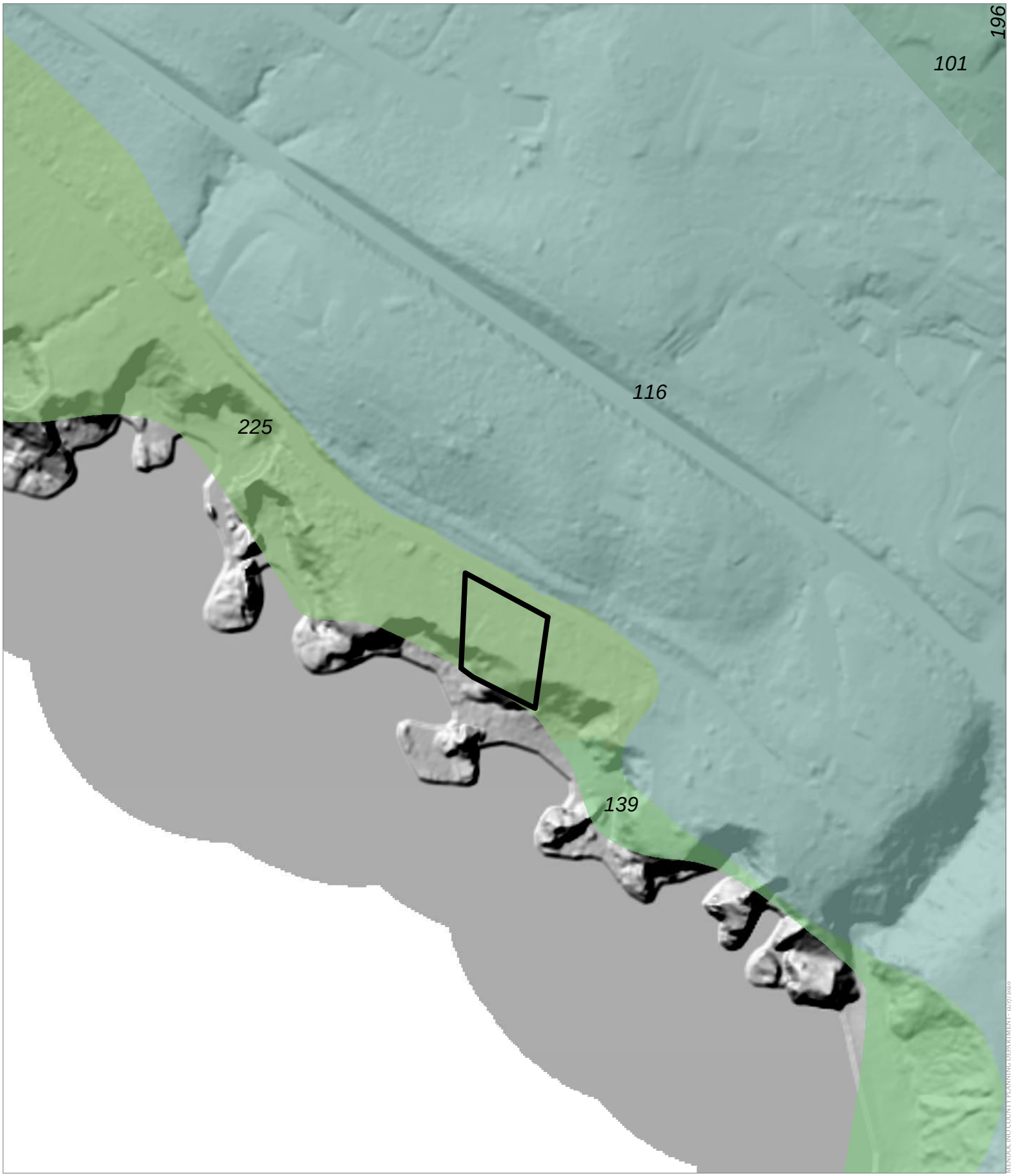
0° - 14°
15° - 32°
33° - 72°

0 100 200 Feet
0 0.015 0.03 Miles
1:2,400

MENDOCINO COUNTY PLANNING DEPARTMENT - 02/07/2020

ESTIMATED SLOPE

ATTACHMENT V



CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

0 100 200 Feet
0 0.015 0.03 Miles
N W E S
1:2,400

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/7/2020

WESTERN SOIL CLASSIFICATIONS
ATTACHMENT W

Environmentally Sensitive Habitat Area (ESHA) Survey

Caton Property

Mendocino County, California

Prepared for:

Ron & Vickie Caton
1828 Fallbrook Drive
Alamo, CA 94507

Attn: Vickie Caton
vickiecaton@gmail.com

Prepared by:

WRA, Inc.
2169-G East Francisco Boulevard
San Rafael, CA 94901

Attn: Aaron Arthur
arthur@wra-ca.com

WRA #27391
March 2021

wra
ENVIRONMENTAL CONSULTANTS

ATTACHMENT X

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LIST OF APPENDICES

LIST OF PREPARERS

Matt Richmond – Principal-in-Charge
Aaron Arthur – Associate Plant Biologist
Jason Yakich – Associate Wildlife Biologist

LIST OF ABBREVIATIONS & ACRONYMS

BGEPA	Bald and Golden Eagle Protection Act
BIOS	Biogeographic Information and Observation System
BRRS	Biological Resources Reconnaissance Survey
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society
County	County of Mendocino
Corps	U.S. Army Corps of Engineers
CRLF	California Red-legged Frog
CSRL	California Soils Resources Lab
CTS	California Tiger Salamander
CWA	Clean Water Act
EFH	Essential Fish Habitat
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESA	(Federal) Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
MSFMA	Magnuson-Stevens Fishery Conservation & Management Act
MBTA	Migratory Bird Treaty Act
NOAA	National Oceanic and Atmospheric Administration
NMFS	National Marine Fisheries Service
NRCS	Natural Resource Conservation Service
NWI	National Wetland Inventory
NWPL	National Wetland Plant List
OHWM	Ordinary High Water Mark
Rank	California Rare Plant Ranks
RWQCB	Regional Water Quality Control Board
SSC	Species of Special Concern
SFP	State Fully Protected Species
SWRCB	State Water Resource Control Board
TOB	Top of Bank
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WBWG	Western Bat Working Group
WRA	WRA, Inc.

1.0 INTRODUCTION

On December 29, 2017 and February 15, 2018, WRA, Inc. (WRA) performed an assessment of biological resources at 38050 Old Coast Highway, Gualala (APN: 145-121-08; hereafter Study Area) (Figure A-1, Appendix A). The purpose of this study was to gather the information necessary to complete a review of biological resources under the California Coastal Act (CCA), California Environmental Quality Act (CEQA), and Mendocino County Code, including the Local Coastal Program, for the evaluation of the development of an addition and deck to an existing single-family residence and conversion of a garage to cottage with a new deck.

An environmentally sensitive habitat area (ESHA) survey provides general information on the presence, or potential presence, of sensitive species and habitats. These survey(s) contain the results of a focused protocol-level survey for listed plant species in the Study Area; however, protocol-level surveys for wildlife may or may not be included as part of the survey. This survey is not a formal wetland delineation; in instances where such a delineation may be required for project approval by local, state, or federal agencies, results would be reported herein, but may be presented elsewhere in separate reports. This survey is based on information available at the time of the study and on-site conditions that were observed on the date(s) the site was visited.

This report describes the results of the site visit, which assessed the Project Area for (1) the presence of sensitive land cover types, (2) the potential for land cover types on the site to support special-status plant and wildlife species, and (3) the presence of any other sensitive natural resources protected by local, state, or federal laws and regulations. Overall, these sensitive biological resources are considered ESHA under the CCA. Special-status species observed during the site assessment were documented and their presence is discussed herein. Specific findings on the habitat suitability or presence of special-status species or sensitive habitats may require that protocol-level surveys or other studies be conducted; recommendations for additional studies are provided, if necessary.

2.0 REGULATORY BACKGROUND

This report is intended to facilitate conformance of the Proposed Project with the standards outlined in the Mendocino County Local Coastal Plan (LCP). In addition to the requirements of Mendocino County, the Proposed Project may also be subject to several federal and state regulations designed to protect sensitive natural resources. Full analysis of these requirements in the context of the Project are addressed herein.

2.1 Federal and State Regulatory Setting

2.1.1 Sensitive Land Cover Types

Land cover types are herein defined as those areas of a particular vegetation type, soil or bedrock formation, aquatic features, and/or other distinct phenomenon. Typically, land cover types have identifiable boundaries that can be delineated based on changes in plant assemblages, soil or rock types, soil surface or near-surface hydroperiod, anthropogenic or natural disturbance, topography, elevation, etc. Many land cover types are not considered sensitive or otherwise protected under the environmental

ATTACHMENT X

regulations discussed here. However, these land cover types typically provide essential ecological and biological functions for plants and wildlife, including, frequently, special-status species. Those land cover types that are considered or protected under one or more environmental regulations are discussed below.

Waters of the United States: The United States Army Corps of Engineers (Corps) regulates "Waters of the United States" under Section 404 of the Clean Water Act (CWA). Waters of the United States are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the Corps Wetlands Delineation Manual (Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as "other waters" and are often characterized by an ordinary high water mark (OHWM). Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the United States generally requires an individual or nationwide permit from the Corps under Section 404 of the CWA.

Waters of the State: The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes "isolated" wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program which regulates discharges of fill and dredged material under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements. The San Francisco Bay RWQCB, which has jurisdiction over projects in the Napa River watershed, recently adopted the General Permit for Vineyard Properties in the Napa River and Sonoma Creek Watersheds to comply with the WDRs for sediment and nutrient discharge from vineyards.

Streams, Lakes, and Riparian Habitat: Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code (CFGC). Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream", which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG 1994). "Riparian" is defined as "on, or pertaining to, the banks of a stream." Riparian vegetation is defined as "vegetation which occurs in and/or

adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

Sensitive Natural Communities: Sensitive natural communities not discussed above include habitats that fulfill special functions or have special values. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. CDFW ranks sensitive communities as "threatened" or "very threatened" (CDFG 2010, CDFW 2018a) and keeps records of their occurrences in its California Natural Diversity Database (CNDDB; CDFW 2018a). CNDDB vegetation alliances are ranked 1 through 5 based on NatureServe's (2018) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW or U.S. Fish and Wildlife Service (USFWS) must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G).

Environmentally Sensitive Habitat Areas: The California Coastal Act Section 30107.5 defines ESHAs as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." Coastal Act Section 30240 protects ESHAs from "significant disruption of habitat values" limits allowable land uses within ESHAs, and requires adjacent uses to be designed to be compatible with habitat benefits provided by ESHAs. The Coastal Act includes wetlands as ESHAs, but does not specifically define every vegetation community defined as an ESHA. Instead, the California Coastal Commission (CCC) often delegates the responsibility for administering the California Coastal Act to local municipalities through the approval of Local Coastal Programs (LCPs). Many LCPs provide more specific lists of features that are considered ESHAs. More information about ESHAs defined by the Mendocino County LCP is provided in Section 2.2 below.

2.1.2 Special-status Species

Plants: Special-status plants include taxa that have been listed as endangered or threatened, or are formal candidates for such listing, under the federal Endangered Species Act (ESA) and/or California Endangered Species Act (CESA). The California Native Plant Protection Act (CNPPA) lists 64 "rare" or "endangered" and prevents "take", with few exceptions, of these species. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1, 2, and 3 are also considered special-status plant species and must be considered under CEQA. Rank 4 species are typically only afforded protection under CEQA when such species are particularly unique to the locale (e.g., range limit, low abundance/low frequency, limited habitat) or are otherwise considered locally rare. A description of the CNPS Ranks is provided in Appendices B and C.

Wildlife: As with plants, special-status wildlife includes species/taxa that have been listed or are formal candidates for such under ESA and/or CESA. The federal Bald and Golden Eagle Protection Act provides relatively broad protections to both of North America's eagle species (bald [*Haliaeetus leucocephalus*] and golden eagle [*Aquila chrysaetos*)] that in some regards are similar to those provided by ESA. The CFGC designates some species as Fully Protected (SFP), which indicates that take of that species cannot be authorized through a state permit. Additionally, CDFW Species of Special Concern (species that face extirpation in California if current population and habitat trends continue) are given special consideration under CEQA, and are therefore considered special-status species. In addition to regulations for special-status species, most native birds in the United States, including non-status species, have baseline legal protections under the Migratory Bird Treaty Act of 1918 and CFGC, i.e., sections 3503, 3503.5 and 3513. Under these laws/codes, the intentional harm or collection of adult birds as well as the intentional collection or destruction of active nests, eggs, and young is illegal. For bat species, the Western Bat Working Group (WBWG) designates conservation status for species of bats, and those with a high or medium-high priority are typically given special consideration under CEQA. Finally, wildlife species/taxa named as "locally rare" in the NCBDR (Napa County 2005) are also treated as special-status for purposes of this assessment.

Critical Habitat, Essential Fish Habitat, and Wildlife Corridors: Critical habitat is a term defined in the ESA as a specific and formally-designated geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. Note that designated critical habitat areas that are currently unoccupied by the species but which are deemed necessary for the species' recovery are also protected by the prohibition against adverse modification.

The Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) provides for conservation and management of fishery resources in the U.S. This Act establishes a national program intended to prevent overfishing, rebuild overfished stocks, ensure conservation, and facilitate long-term protection through the establishment of Essential Fish Habitat (EFH). EFH consists of aquatic areas that contain habitat essential to the long-term survival and health of fisheries, which may include the water column, certain bottom types, vegetation (e.g. eelgrass (*Zostera* spp.)), or complex structures such as oyster beds. Any federal agency that authorizes, funds, or undertakes action that may adversely affect EFH is required to consult with NMFS. Movement and migratory corridors for native wildlife (including aquatic corridors) as well as wildlife nursery sites are given special consideration under CEQA.

2.2 Mendocino County Regulatory Setting

The California Coastal Act (CCA) defines an ESHA as follows:

> *Environmentally sensitive habitat area' means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

The Mendocino County LCP and California Coastal Commission (CCC) Guidelines contain definitions for specific types of ESHAs, including: wetlands, estuaries, streams and rivers, lakes, open coastal waters and coastal waters, riparian habitats, other resource areas, and special-status species and their habitats. For the purposes of this report, WRA has taken into consideration any areas that may meet the definition of ESHA as defined by the CCA, CCC guidelines, or the Mendocino County LCP.

The Mendocino County LCP requires a 100-foot buffer to be established adjacent to all ESHA to provide protection for such. This buffer can be reduced from 100 feet upon approval from the CDFW if it is demonstrated that 100 feet is not necessary to protect the ESHA in question. However, in such instances, the Mendocino County LCP requires the amended buffer to not be less than 50 feet, and uses permitted within those 50 feet shall be the same as those allowed in the ESHA itself. Likewise, those uses must at a minimum meet the following standards: (1) be sited and designed to minimize impacts, (2) must maintain the ESHA functional capacity and natural species diversity, and (3) allowed only if there is not feasible alternative.

Wetlands: The CCA and Mendocino County LCP define wetlands as:

> *Wetland means lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.*
>
> Public Resources Code Section 30121

CCC Administrative Regulations (Section 13577 (b)) provide a more explicit definition:

> *Wetlands are lands where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salt or other substance in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deepwater habitats.*

The CCC considers this definition as requiring the observation of one diagnostic feature of a wetland, such as wetland hydrology, dominance by wetland vegetation (hydrophytes), or presence of hydric soils, as a basis for asserting jurisdiction under the CCA.

In addition to the above definition, the *Statewide Interpretive Guidelines for Identifying and Mapping Wetlands and Other Wet Environmentally Sensitive Habitat Areas* (CCC 1981) provide technical criteria for use in identifying and delineating wetlands and other ESHAs within the Coastal Zone. The technical criteria presented in the guidelines are based on the CCA definition and indicate that wetland hydrology is the most important parameter for determining a wetland, recognizing that:

> *. . . the single feature that most wetlands share is soil or substrata that is at least periodically saturated with or covered by water, and this is the feature used to describe wetlands in the Coastal Act. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soil, and therefore only plants adapted to these wet conditions (hydrophytes) could thrive in these wet (hydric) soils. Thus, the presence or absence of hydrophytes and hydric soils make excellent physical parameters upon which to judge the existence of wetland habitat areas for the purposes of the Coastal Act, but they are not the sole criteria.*

The Technical Criteria requires that saturation of soil in a wetland must be at or near the surface continuously for a period of time. The meaning of "at or near the surface" generally is considered to be approximately one-foot from the surface or less (the root zone), and the saturation must be continuously present for a period of time (generally more than two weeks) in order to create the necessary soil reduction (anaerobic) processes that create wetland conditions. For example, water from rain during a storm that causes saturation near the surface but then evaporates or infiltrates to 18 inches or deeper below the surface shortly after the storm does not meet the generally accepted criteria for wetland hydrology.

The presence of wetland classified plants or the presence of hydric soils (generally referred to as the "one parameter approach") can be used to identify an area as a wetland in the Coastal Zone. There is a correlation between the presence of wetland plants, wetland hydrology, and/or hydric soils occurring together, especially in natural undisturbed areas, and in many cases where one of these parameters is found (e.g., wetland plants), the other parameters will also occur. But there are situations which can result in the presence of wetland classified plants without wetland conditions, and these areas are not wetlands. Where these conditions occur, the delineation study must carefully scrutinize whether the wetland classified plants present are growing as hydrophytes, reducing (anaerobic) conditions caused by the presence of wetland hydrology, or for some other (non-wetland) reason. Examples may include wetland-classified plants which are also salt-tolerant (e.g., alkali heath) that may be responding to either wetland conditions or saline soil conditions, but not necessarily both, and deep-rooted trees (e.g., willows) which are able to tap into deep groundwater sources and can grow in dry surface soils, but are also found in wetland conditions where surface water is present.

Hydric soils can also occur in upland areas, especially in areas where historic disturbances may have exposed substratum, or in densely vegetated grasslands (Mollisols). Similarly, the delineation must determine if the hydric soil indicators are the result of frequent anaerobic conditions or of non-wetland conditions.

Riparian Habitats and Streams, Rivers, and Anadromous Fish Habitat: The CCA and Mendocino County LCP define riparian habitats as follows:

> *A riparian habitat is an area of riparian vegetation. This vegetation is an association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other bodies of freshwater.*

The Statewide Interpretive Guidelines (CCC 1981) state:

> *For the purpose of interpreting Coastal Act policies, another important distinction is between "wetland" and "riparian habitat." While the Service's classification system includes riparian areas as a kind of wetland, the intent of the Coastal Act was to distinguish these two areas. "Riparian habitat" in the Coastal Act refers to riparian vegetation and the animal species that require or utilize these plants. The geographic extent of a riparian habitat would be the extent of the riparian vegetation.*
>
> *. . . Unfortunately, a complete and universally acceptable definition of riparian vegetation has not yet been developed, so determining the geographic extent of such vegetation is rather difficult. The special case of determining consistent boundaries of riparian vegetation along watercourses throughout California is particularly difficult. In Southern California these boundaries are usually obvious; the riparian vegetation grows immediately adjacent to watercourses and only extends a short distance away from the watercourse. . .*
>
> *. . . For the purposes of this guideline, riparian vegetation is defined as that association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other freshwater bodies. Riparian plant species and wetland plant species either require or tolerate a higher level of soil moisture than dryer upland vegetation, and are therefore generally considered hydrophytic. However, riparian vegetation may be distinguished from wetland vegetation by the different kinds of plant species. . .*

The guidelines include a list of representative riparian plants that are meant to help distinguish wetland areas from riparian areas. Therefore, under the Coastal Act, riparian areas do not have to be wetlands, and are determined based primarily on vegetation and that vegetation's ability to provide habitat for animal species.

The CCA and Mendocino County LCP define Streams, Rivers and Anadromous Fish habitats as follows:

> *A stream or a river is a natural watercourse as designated by a solid line or dash and three dots symbol shown on the United States Geological Survey map most recently published, or any well-defined channel with distinguishable bed and bank that shows evidence of having contained flowing water as indicated by scour or deposit of rock, sand, gravel, soil, or debris.*

Freshwater streams used as migration corridor or spawning or nursery habitat by fish, such as salmon and steelhead trout, that live most of their adult lives in saltwater.

Sand Dunes: The CCA and Mendocino County LCP define sand dunes as follows:

> *Sand formed in hills or ridges by the wind and sometimes stabilized by vegetation. Dunes are distinct ecosystems made up of various community types, ranging from open unvegetated sand hills to stabilized dune forests that frequently contain rare, endangered, protected, or unusual plant and animal species. This highly specialized habitat can be extremely unstable, sensitive to the continuous interplay of surf, sand, and wind.*

Coastal Marine Ecosystem, and Open Coastal Waters and Coastal Waters: The CCA and Mendocino County LCP define Coastal Marine Ecosystem habitats as follows:

> *That area and its environs containing a delicately balanced environmental system which provides a suitable habitat for local indigenous and migrating species, including all life forms in the tidal zones seaward. The Coastal Marine Ecosystem also is recognized to contain and provide valuable food resources, economic opportunities, and aesthetic value to shore-side establishments, residents and the public in general.*

The CCA and Mendocino County LCP define coastal waters as follows:

> *The term open coastal waters or coastal waters refer to the open ocean overlying the continental shelf and its associated coastline. Salinities exceed 30 parts per thousand with little or no dilution except opposite mouths of estuaries.*

Pygmy Forests and Pygmy-type Vegetation: The CCC and Mendocino County LCP define pygmy forests and pygmy-type vegetation as follows:

> Pygmy forest: *"A stunted forest, with mature vegetation the majority of which is approximately two to twelve feet in height occurring on soils with conditions which severely limit the growth of vegetation such as Blacklock soils and characterized by Mendocino cypresses, Fort Bragg manzanita, Bolander pines, and pygmy Mendocino Bishop pines."*
>
> Pygmy-type vegetation: *"A forest occurring south of the Navarro River, mainly on Gualala series soils, characterized by stunted vegetation on sites with low commercial timber value. Plant species include knobcone pines and manzanita."*

Natural Communities and Other ESHA: The CCA and Mendocino County LCP define other resource areas as follows:

> *Other designated resource areas include: State parks and reserves, underwater parks and reserves, areas of special biological significance, natural areas, special treatment areas, fishing access points, areas of special biological importance, significant California ecosystems, and coastal marine ecosystems.*

Special-status Species: Special-status species and their habitats are defined as ESHA by the CCA and Mendocino County LCP. Special-status species include those species as defined in Section 2.1 above.

3.0 ENVIRONMENTAL SETTING

The 0.5-acre Study Area is set across the entirety of the subject parcel (Appendix A). It is located in Mendocino County, approximately one aerial mile northeast of central Gualala and 12 aerial miles southwest of Point Arena. Detailed descriptions of the local setting are below.

3.1 Topography and Soils

The Study Area is bluff top parcel with the majority of the topography very gently sloped as a coastal terrace and an extremely sloped as a coastal bluff face. With the exception of the bluff face, the aspect is predominantly neutral to slightly southerly and elevations range from 0 to 200 feet above sea level. According to the *Soil Survey of Mendocino County* (USDA 1999), the Study Area is underlain by one soil mapping units: Windyhollow loam, 0 to 5 percent slopes. The parent soil series of this mapping unit is summarized below.

Windyhollow Series: This series consists of very deep fine loamy soils formed in alluvium of igneous, metamorphic, and sedimentary rock situated on marine terraces at elevations ranging from 80 to 900 feet. These soils are somewhat poorly drained, with very slow through rapid runoff, and moderately slow permeability. Natural vegetation includes perennial and annual grasslands, and land uses include livestock grazing and wildlife habitat (USDA 1999).

3.2 Climate and Hydrology

The Study Area is located directly within the coastal fog zone of Mendocino County where summer temperatures are buffeted by fog and fog drip contributes to annual rainfall totals. The average monthly maximum temperature of Point Arena (CA047009) is 66.7 degrees Fahrenheit, while the average monthly minimum temperature is 40.2 degrees Fahrenheit. Predominantly, precipitation falls as rainfall with an annual average of 41.28 inches. Precipitation bearing weather systems are predominantly from the west with the majority of rain falls between November and March, with a combined average of 33.08 inches (USDA 2021).

The local watershed is Point Arena Creek-Frontal Pacific Ocean (HUC 12: 180101080906) and the regional watershed is Alder Creek-Frontal Pacific Ocean (HUC 8: 18010108). There are no aquatic features mapped on the Gualala 7.5-minute quadrangle (USGS 1960). The coastline is mapped as Estuarine and Marine Wetland in the National Wetland Inventory (NWI: USFWS 2021a) and Beach, Dune, and Rocky Shore in the California Aquatic Resource Inventory (CARI; SFEI 2021); however, there are no other aquatic resources mapped in these databases. Precipitation and overland sheet flows are the primary hydrologic sources.

3.3 Land Cover and Land Use

The Study Area contains a developed area of a single-family residence, garage, storage unit, driveways, and fences, as well as associated landscaping. This development is situated on a coastal bluff top and is bounded on the west (bluff face) by a Monterey cypress grove. It has been developed for at least 50 years (Google Earth 2021, Historic Aerials 2021). Detailed land cover descriptions are included in Section 5.1 below, and all observed plants are included in Appendix B. Regional land uses include rural residential, timbering, sport and commercial fishing, and open space (Google Earth 2021). Historically, the region was

primarily utilized for grazing, timber, and fisheries. There is no history of intensive agriculture, quarrying, mining, or timbering in the Study Area (Historic Aerials 2021).

4.0 ASSESSMENT METHODS

Prior to the site visit, WRA biologists reviewed the following literature and performed database searches to assess the potential for sensitive natural communities (e.g., wetlands) and special-status species (e.g., endangered plants):

- *Soil Survey of Mendocino County, California* (USDA 1999)
- Gualala 7.5-minute quadrangle (USGS 1960)
- Contemporary aerial photographs (Google Earth 2021)
- Historical aerial photographs (Historical Aerials 2021)
- National Wetlands Inventory (USFWS 2021a)
- California Aquatic Resources Inventory (SFEI 2021)
- California Natural Diversity Database (CNDDB, CDFW 2021a)
- California Native Plant Society Electronic Inventory (CNPS 2021a)
- Consortium of California Herbaria (CCH 2021)
- USFWS List of Federal Endangered and Threatened Species (USFWS 2021b)
- *eBird* Online Database (eBird 2021)
- CDFW Publication, *California Bird Species of Special Concern in California* (Shuford and Gardali 2008)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)
- *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003)
- *A Manual of California Vegetation, 2nd Edition* (Sawyer et al. 2009)
- *A Manual of California Vegetation Online* (CNPS 2021b)
- *Preliminary Descriptions of the Terrestrial Natural Communities* (Holland 1986)
- *California Natural Community List* (CDFW 2018)

Database searches (i.e., CNDDB, CNPS) focused on the Point Arena, Eureka Hill, Zeni Ridge, Saunders Reef, Gualala, McGuire Ridge, and Stewarts Point USGS 7.5-minute quadrangles for special-status plants. The special-status wildlife evaluation was based on database searches for the entirety of Mendocino County. Appendix A contains observations of special-status species documented within a five-mile radius of the Study Area.

Following the remote assessment, a botanist with 40-hour Corps wetland delineation and wildlife biologist training traversed the entire Study Area on foot to document: (1) land cover types (e.g., terrestrial communities, aquatic resources), (2) if and what type of aquatic natural communities (e.g., wetlands) are

present, (3) existing conditions and to determine if such provide suitable habitat for any special-status plant or wildlife species, and (4) if special-status species are present[1].

4.1 Land Cover Types

4.1.1 Terrestrial Land Cover Types

Terrestrial land cover types were mapped across the entire Subject Property, but they were only evaluated to determine if such areas have the potential to support special-status plants or wildlife within in the Study Area. In most instances, communities are delineated based on distinct shifts in plant assemblage (vegetation), and follow the *California Natural Community List* (CDFW 2018), *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986), and *A Manual of California Vegetation, Online Edition* (CNPS 2021b). In some cases, it may be necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature; should an undescribed variant be used, it will be noted in the description. Vegetation alliances (natural communities) with a CDFW Rank of 1 through 3 (globally critically imperiled (S1/G1), imperiled (S2/G2), or vulnerable (S3/G3), were evaluated as sensitive as part of this evaluation.[2]

4.1.2 Aquatic Resources

Aquatic resources include Waters of the U.S., Waters of the State, and Streams, Lakes, and Riparian Habitat as defined in the CWA, Porter-Cologne Act, and CFGC, respectively. This site assessment does not constitute a formal wetland delineation; however, the surveys looked for superficial indicators of wetlands such as hydrophytic vegetation (i.e., plant communities dominated by wetland species), evidence of inundation or flowing water, saturated soils and seepage, and topographic depressions/swales. If sample points were taken, WRA followed the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Corps 2008).

This document uses several new wetland hydrology indicators not specified in the 1987 Corps Manual (Environmental Laboratory 1987). The Study Area was surveyed for indicators of wetland hydrology. Positive indicators of wetland hydrology can include direct evidence (primary indicators), such as visible inundation or saturation, surface sediment deposits, oxidized root channels, and drift lines, or indirect indicators (secondary indicators) such as algal mats, shallow restrictive layers in the soil, or vegetation meeting the FAC-neutral test. Depressions, seeps, and topographic low areas were examined for these hydrological indicators.

Soils in the Study Area were examined for hydric soil indicators according to Natural Resources Conservation Service guidelines (USDA 2016). Soils formed under wetland (anaerobic) conditions generally have a low chroma matrix color, designated 0, 1, or 2, and contain mottles or other redoximorphic features. Soil profiles were characterized by depth, color, redoximorphic features, and texture. Soil color and chroma were determined using a Munsell soil color chart (Gretag Macbeth 2000) to determine if the soils in a particular area could be considered hydric. Plant species within potential

[1] Due to the timing of the assessment, it may or may not constitute protocol-level species surveys; see Section 4.2 if the site assessment would constitute a formal or protocol-level species survey.

[2] Ranking of CDFW List of Vegetation Alliances is based on NatureServe Rankings (NatureServe 2018)

wetlands were assigned a wetland status according to the Corps list of plant species that occur in wetlands (Lichvar 2016). This wetland plant classification system is based on the expected frequency of occurrence of each species in wetlands.

If streams potentially jurisdictional under the CWA and/or the CFGC are noted on a site, they are delineated using a mix of surveyed topography data, high resolution aerial photographs, and a sub-meter GPS unit. The ordinary high water mark would be used to determine the extent of potential Section 404 jurisdiction, while the top-of-bank would be used to determine the extent of CFGC Section 1602 and 401. Streams with associated woody vegetation were assessed to determine if these areas would be considered riparian habitat by the CDFW following *A Field Guide to Lake and Streambed Alteration Agreements, Section 1600-1607, California Fish and Game Code* (CDFG 1994).

4.2 Special-status Species

4.2.1 General Assessment

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the greater vicinity through a literature and database review. Database searches for known occurrences of special-status species focused on the 7.5-minute USGS quadrangles mentioned above for special-status plants and the entirety of Mendocino County for special-status wildlife.

A preliminary site visit was made on December 29, 2017 to evaluate the presence of suitable habitat for special-status species. Suitable habitat conditions are based on physical and biological conditions of the site, as well as the professional expertise of the investigating biologists. The potential for each special-status species to occur in the Study Area was then determined according to the following criteria:

- No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- Present. Species is observed on the site or has been recorded (i.e. CNDDB, other reports) on the site in the recent past.

If a more thorough assessment was warranted, a targeted or protocol-level assessment or survey was conducted or recommended as a future study. Methods for the assessments are described below. If a special-status species was observed during the site visit, its presence was recorded and discussed below in Section 5.2.

4.2.2 Special-status Plants

A general botanical assessment was performed on December 29, 2017. This assessment consisted of traversing the entirety of the Study Area. Habitat elements required or associated with certain species or species groups were searched for and noted. Such habitat elements include, but are not limited to: plant assemblages and vegetation structure; soil texture, parent material, and hydroperiod; surface and subsurface hydroperiods; topography, aspect, slope, and elevation; site management, including vegetation management; distance to documented occurrences of special-status plants; etc.

To determine the presence or absence of special-status plant species, focused surveys were conducted within the Study Area on December 29, 2017 and February 15, 2018. The surveys correspond to the period sufficient to observe and identify those special-status plants determined to have the potential to occur. The field surveys were conducted by botanists familiar with the flora of coastal Mendocino and Sonoma counties. The surveys were performed in accordance with those outlined by resource experts and agencies (CNPS 2001, CDFW 2018c, USFWS 1996). Plants were identified using *The Jepson Manual, 2nd Edition* (Baldwin et. al. 2012) and Jepson Flora Project (eFlora 2021), to the taxonomic level necessary to determine whether or not they were sensitive. Plant names follow those of Jepson Flora Project (eFlora 2021), unless otherwise noted.

4.2.3 Special-status Wildlife

A general wildlife assessment was performed on December 29, 2017. This assessment consisted of traversing the entirety of the Study Area. Habitat elements required or associated with certain species (e.g., northern spotted owl) or species groups (e.g., bats, anadromous fish) were searched for and noted. Such habitat elements include, but are not limited to: plant assemblages and vegetation structure; stream depth, width, hydro-period, slope, and bed-and-bank structure; rock outcrops, caves, cliffs, overhangs, and substrate texture and rock content; history of site alteration and contemporary disturbances; etc.

4.2.4 Critical Habitat, Essential Fish Habitat, and Wildlife Corridors

Prior to the site visit the USFWS Critical Habitat Mapper (USFWS 2021b) and the NMFS Essential Fish Habitat Mapper (NMFS 2021) were queried to determine if critical habitat for any species or EFH, respectively, occurs within the Study Area. To account for potential impacts to wildlife movement/migratory corridors, biologists reviewed maps from the California Essential Connectivity Project (CalTrans 2010) and habitat connectivity data available through the CDFW Biogeographic Information and Observation System (BIOS) (CDFW 2020a). Additionally, aerial imagery (Google 2020) for the local area was referenced to assess if local core habitat areas were present within, or connected to the Study Area. This assessment was refined based on observations of on-site physical and/or biological conditions.

5.0 ASSESSMENT RESULTS

5.1 Land Cover Types

WRA observed two land cover types within the Study Area: developed areas and Monterey cypress grove (coastal bluff) (Figure A-5), neither of which are considered ESHA under the Mendocino County LCP.

5.1.1 Terrestrial Land Cover Types

Developed Area (no vegetation alliance). CDFW Rank: None. The majority of the Study Area is composed of developed areas composed of a single-family residence, garage, driveway, pathways, hot tub and deck, fences, and associated landscaping. The vegetation is highly altered, consisting of landscape species and disturbance tolerant herbs. Predominant species include Monterey cypress (*Hesperocyparis macrocarpa*), coast redwood (*Sequoia sempervirens*), redhot poker (*Kniphofia uvaria*), English ivy (*Hedera helix*), iceplant (*Carpobrotus edulis*), monbretia (*Crocosmia* Xcrocosmiiflora), bugle lily (*Watsonia meriana*), French lavender (*Lavandula stoechas*), and lily-of-the-Nile (*Agapanthus praecox*). These areas total 0.4 acre.

Monterey Cypress Grove (*Hesperocyparis macrocarpa* Semi-Naturalized Stand). CDFW Rank: None. This land cover type is somewhat characteristic of the Monterey cypress forest as described in Holland (1986), and Monterey cypress forest (*Hesperocyparis macrocarpa* Forest Alliance) as described in Sawyer et al. (2009); however, the dominant tree, Monterey cypress (*Hesperocyparis macrocarpa*), is not native to the Mendocino Coast. Although this community is asterisked (*) (Holland 1986) and is ranked G5 S3 (Sawyer et al. 2009, CDFG 2010), rarity rankings are only applied to native stands on the Central Coast (Sawyer et al. 2009, CNPS 2012). Within the Study Area, the Monterey cypress grove is located on the western edge, on the bluff face and intergrades with the developed portions of the property. Several Monterey cypress (*Hesperocyparis macrocarpa*) trees on the northern edge of the property were removed under an emergency permit by the property owner as they were diseased and a threat to people and structures. The canopy is over 75 percent composed of Monterey cypress (*Hesperocyparis macrocarpa*), with a few scattered shore pine (*Pinus contorta* ssp. *contorta*) and Bishop pine (*Pinus muricata*). The understory and interstitial areas a mix of non-native and native species, including iceplant (*Carpobrotus edulis*), featherweed (*Gamochaeta ustulata*), jade plant (*Crassula ovata*), western sword fern (*Polystichum munitum*), and bracken fern (*Pteridium aquilinum*).

5.1.2 Aquatic Resources

There are no aquatic resources within the Study Area.

5.2 Special-status Species

5.2.1 Special-status Plant Species

Based upon a review of the resource databases listed in Section 4.0, 49 special-status plant species have been documented in the vicinity of the Study Area. Figure A-2 shows occurrences of special-status plants in CNDDB within a five mile radius of the Study Area, and Appendix C summarizes the potential for each of the 49 species to occur there. Three of these plants have the potential to occur in the Study Area. The

remaining species documented from the greater vicinity are unlikely or have no potential to occur for one or more of the following:

- Hydrologic conditions (e.g., tidal, riverine) necessary to support the special-status plant species are not present in the Study Area
- Edaphic (soil) conditions (e.g., volcanic tuff, serpentine) necessary to support the special-status plant species are not present in the Study Area
- Topographic conditions (e.g., north-facing slope, montane) necessary to support the special-status plant species are not present in the Study Area
- Unique pH conditions (e.g., alkali scalds, acidic bogs) necessary to support the special-status plant species are not present in the Study Area
- Associated natural communities (e.g., interior chaparral, tidal marsh) necessary to support the special-status plant species are not present in the Study Area
- The Study Area is geographically isolated (e.g. below elevation, coastal environ) from the documented range of the special-status plant species
- Land use history and contemporary management (e.g., absence of mowing or grazing) has degraded the localized habitat necessary to support the special-status plant species

WRA biologists conducted two site visits during a period sufficient to identify all three special-status plant species with the potential to occur within the Study Area; none of these plants were observed are considered absent from the site.

Special-status Plants Not Observed within the Study Area

Glory bush (*Ceanothus gloriosus* var. *exaltatus*). CRPR 4. Moderate Potential (Not Observed). Glory bush is an evergreen shrub in the buckthorn family (Rhamnaceae) that blooms from March through July, sometimes August. It typically occurs in chaparral habitat within a maritime influence at elevations ranging from 95 to 1,985 feet (CDFW 2021a, CNPS 2021a). Associated species are not included in the literature. Glory bush was initially evaluated to have a moderate potential to occur in the Study Area, but it was not observed during the protocol-level rare plant surveys.

Point Reyes ceanothus (*Ceanothus gloriosus* var. *gloriosus*). CRPR 4. Moderate Potential (Not Observed). Point Reyes ceanothus is an evergreen shrub in the buckthorn family (Rhamnaceae) that blooms from March through May. It typically occurs on bluffs and terraces underlain by sandy substrates in coastal bluff scrub, coastal scrub, coastal dune, and closed-cone coniferous forest habitat at elevations ranging from 15 to 1,690 feet (CNPS 2021a, Baldwin et al. 2012). Associated species include shore pine (*Pinus contorta* ssp. *contorta*), evergreen huckleberry (*Vaccinium ovatum*), salal (*Gaultheria shallon*), California blackberry (*Rubus californicus*), poison oak (*Toxicodendron diversilobum*), silk tassel (*Garrya elliptica*), bracken fern (*Pteridium aquilinum*), Pacific reed grass (*Calamagrostis nutkaensis*), beach strawberry (*Fragaria chiloensis*), Henderson's angelica (*Angelica hendersonii*), sea pink (*Armeria maritima*), seaside buckwheat (*Eriogonum latifolium*), and seaside daisy (*Erigeron glaucus*) (personal observation 2012, 2013). Point Reyes ceanothus was initially evaluated to have a moderate potential to occur in the Study Area, but it was not observed during the protocol-level rare plant surveys.

Short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*). CRPR 1B. Moderate Potential (Not Observed). Short-leaved evax is an annual forb in the sunflower family (Asteraceae) that germinates and leafs-out in late winter, blooms from March to June, and senesces in late summer. It typically occurs on sandy substrate on bluffs and flats in coastal bluff scrub and coastal dune habitat at elevations ranging from 0 to 700 feet (CNPS 2021a, CDFW 2021a). Associated species include round-head Chinese houses (*Collinsia corymbosa*), beach suncup (*Camissoniopsis cheiranthifolia*), North Coast phacelia (*Phacelia insularis* var. *continentis*), seacoast angelica (*Angelica lucida*), beach sage (*Artemisia pycnocephala*), Howell's spineflower (*Chorizanthe howellii*), Mendocino paintbrush (*Castilleja mendocinensis*), seaside buckwheat (*Eriogonum latifolium*), and seaside daisy (*Erigeron glaucus*) (CDFW 2021a, personal observation 2010-2020). Short-leaved evax was initially evaluated to have a moderate potential to occur in the Study Area, but it was not observed during the protocol-level rare plant surveys.

5.2.2 Special-status Wildlife Species

A total of 48 special-status wildlife species have been documented in Mendocino County (CDFW 2020a). Figure A-3 illustrates occurrences of special-status wildlife in CNDDB within a five mile radius of the Study Area, and Appendix C summarizes the potential for each of the 48 species to documented from Mendocino County. All of these species are unlikely or have no potential to occur within the Study Area for one or more of the following reasons:

- Aquatic habitats (e.g., rivers, estuaries) necessary to support the special-status wildlife species are not present in the Study Area
- Vegetation habitats (e.g., coast redwood forest, coastal prairie) that provide nesting and/or foraging resources necessary support the special-status wildlife species are not present in the Study Area
- Physical structures and vegetation (e.g., mines, old-growth coniferous trees) necessary to provide nesting, cover, and/or foraging habitat to support the special-status wildlife species are not present in the Study Area
- Host plants (e.g., dog violet, harlequin lotus) necessary to provide larval and nectar resources for the special-status wildlife species are not present in the Study Area
- The Study Area is outside (e.g., north of, west of) of the special-status wildlife species documented nesting range

5.2.3 Critical Habitat, Essential Fish Habitat, and Wildlife Corridors

The Study Area does not contain any designated Critical Habitat (USFWS 2021b) or Essential Fish Habitat (NMFS 2021). The Study Area's streams have an ephemeral hydro-period, are high gradient, are very narrow and shallow, and do not have run-riffle-pool complexes; therefore, anadromous fish will not utilize these streams. The Study Area is not within a designated wildlife corridor (CalTrans 2010). The site is located within a much larger tract of forest and lightly-developed land within a rural portion of Sonoma County. While common wildlife species presumably utilize the site to some degree for movement at a local scale, the Study Area itself does not provide corridor functions beyond connecting similar residential parcels in surrounding areas.

6.0 PROJECT ANALYSIS AND RECOMMENDATIONS

The proposed project is the construction of an addition and attached deck to the existing single-family residence, and the repurposing of the existing garage into a cottage and an attached deck. There are no biological ESHA on-site. Open coastal waters (Pacific Ocean) are 100 feet or greater away from the proposed project footprint. Likewise, the expanse of developed and landscaped bluff top provide a substantial physical and biological buffer for activities associated with the project to mute any potential effects to the coastal waters. (A full project description is provided in the Coastal Development Permit application).

The following general best management practices to protect biological resources are recommended to demonstrate good stewardship of the site:

Equipment and Materials Storage:

- To the maximum extent feasible, store equipment and materials in existing developed areas, particularly hardscaped areas
- Provide and maintain spill prevention materials, particularly for solvents, gasoline, oil, paint, and other liquids
- Provide and maintain sediment migration materials (e.g., weed-free straw waddle, sediment fences); should precipitation of greater than 0.25 inches over a 24-hour period occur during construction and there is substantial bare mineral soil, then deploy such materials between the location of bare soil and the bluff face

No ESHA is anticipated to be impacted by this project. The deployment of the above measures will ensure the protection of other non-status biological resources.

6.1 Land Cover Types

6.1.1 Terrestrial Land Cover Types

The Study Area does not contain terrestrial land cover types that would be considered ESHA; therefore, the project will incur no impacts to such.

6.1.2 Aquatic Resources

The Study Area does not contain aquatic resources that would be considered ESHA; therefore, the project will incur no impacts to such.

6.2 Special-status Species

6.2.1 Special-status Plants

The Study Area does not contain special-status plants; therefore, the project will incur no impacts to such.

6.2.2 Special-status Wildlife

The Study Area does not have the potential to support special-status wildlife; therefore, the project will incur no impacts to such.

6.2.3 Wildlife Movement

There is no Critical Habitat, Essential Fish Habitat, or regional migratory corridors that will be impacted from the Proposed Project. The redevelopment within the Study Area is in and of itself unlikely to result in any significant impacts to local wildlife movement. No further actions are recommended for Critical Habitat, Essential Fish Habitat, and wildlife corridors.

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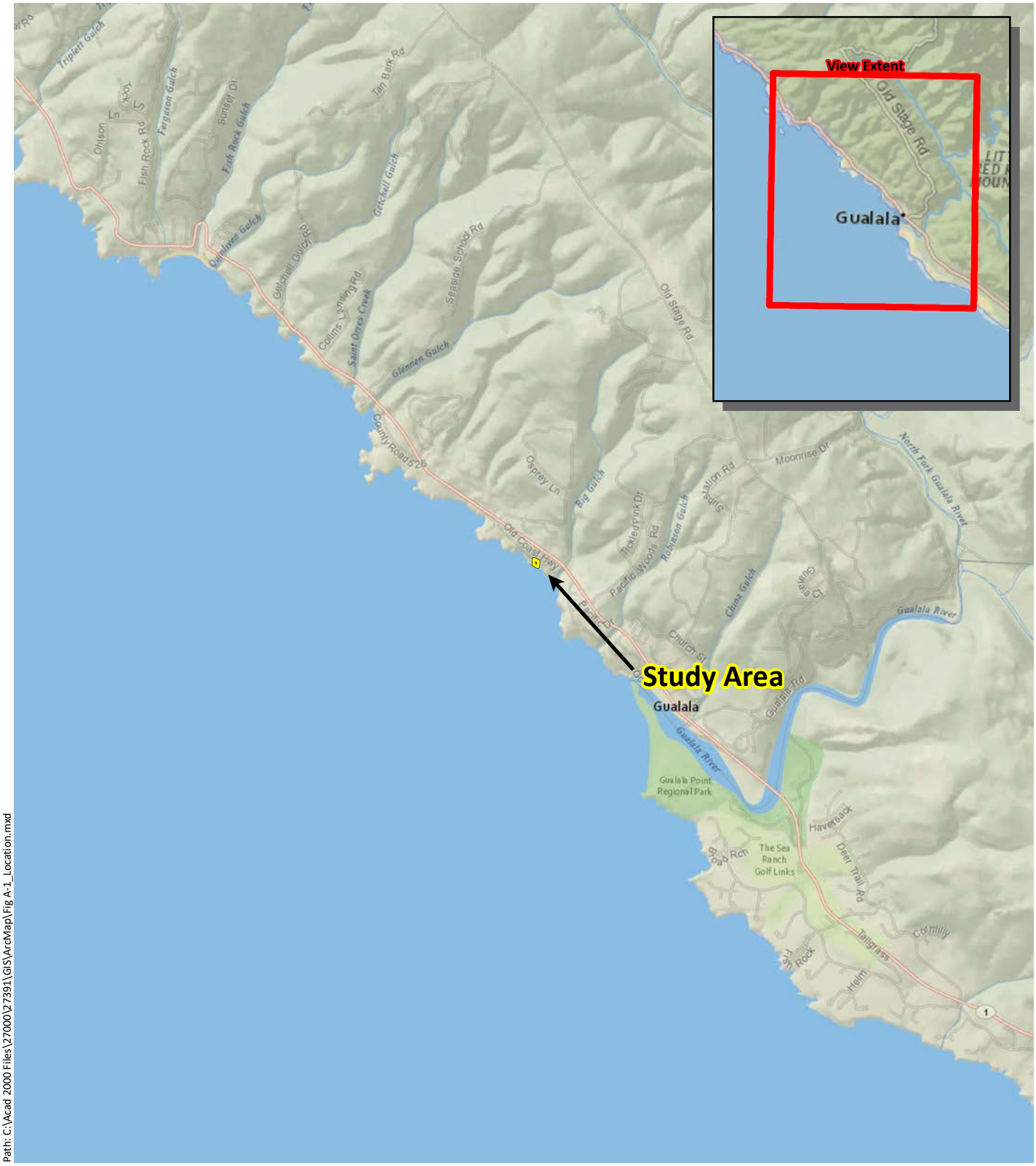
Appendix A

Figures



Path: C:\Acad 2000 Files\27000\27391\GIS\ArcMap\Fig A-1_Location.mxd

Sources: National Geographic, WRA | Prepared By: aarthur, 2/23/2021

Figure A-1. Study Area Location

Caton Property
38050 Old Coast Highway
Mendocino County, CA

0 0.5 1 Miles

N

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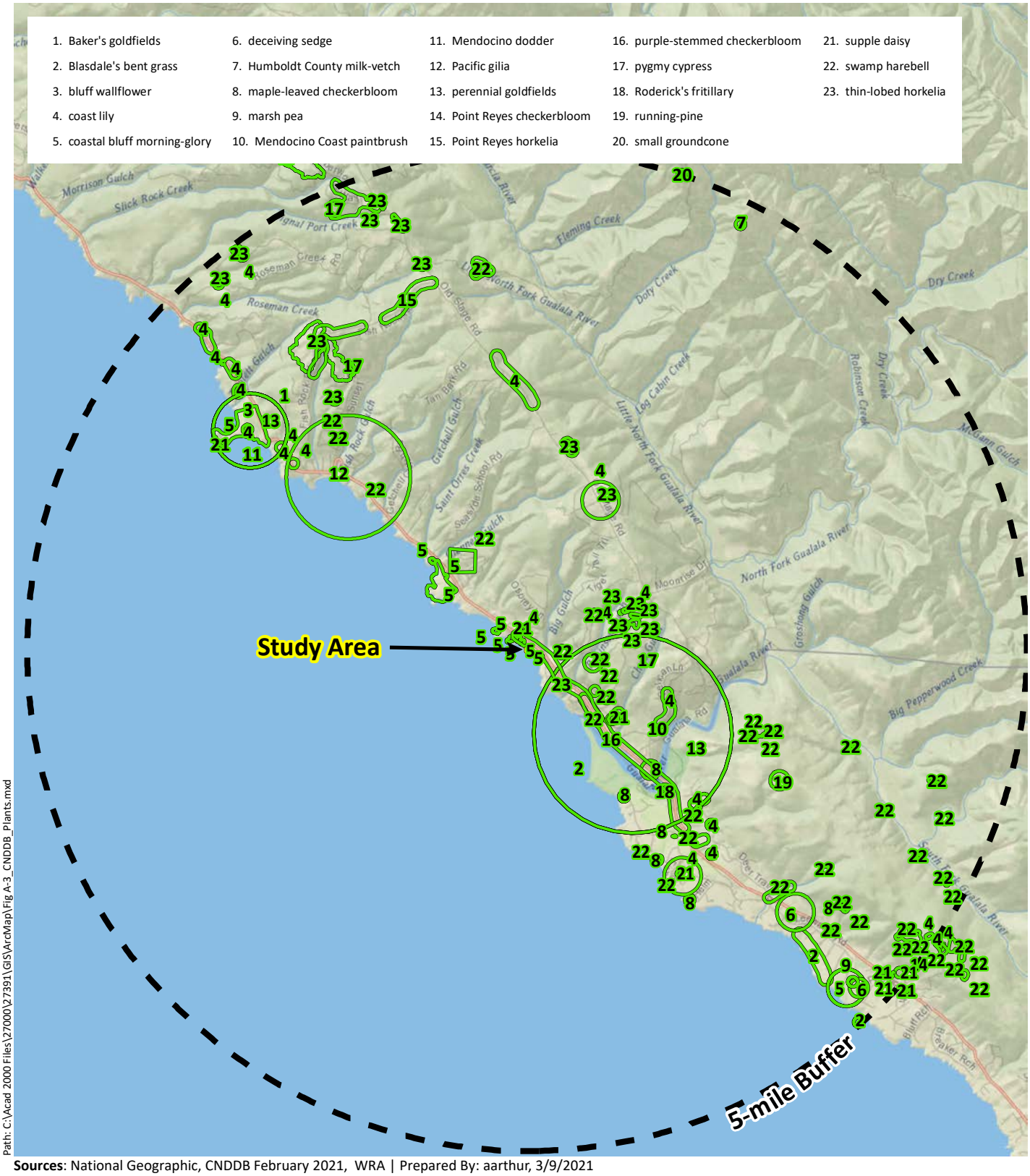

Sources: National Geographic, CNDDB February 2021, WRA | Prepared By: aarthur, 3/9/2021

Figure A-2. CNDDB Special-status Plants Documented within 5 Miles of the Study Area

Caton Property
38050 Old Coast Highway
Mendocino County, CA

0 1 2 Miles

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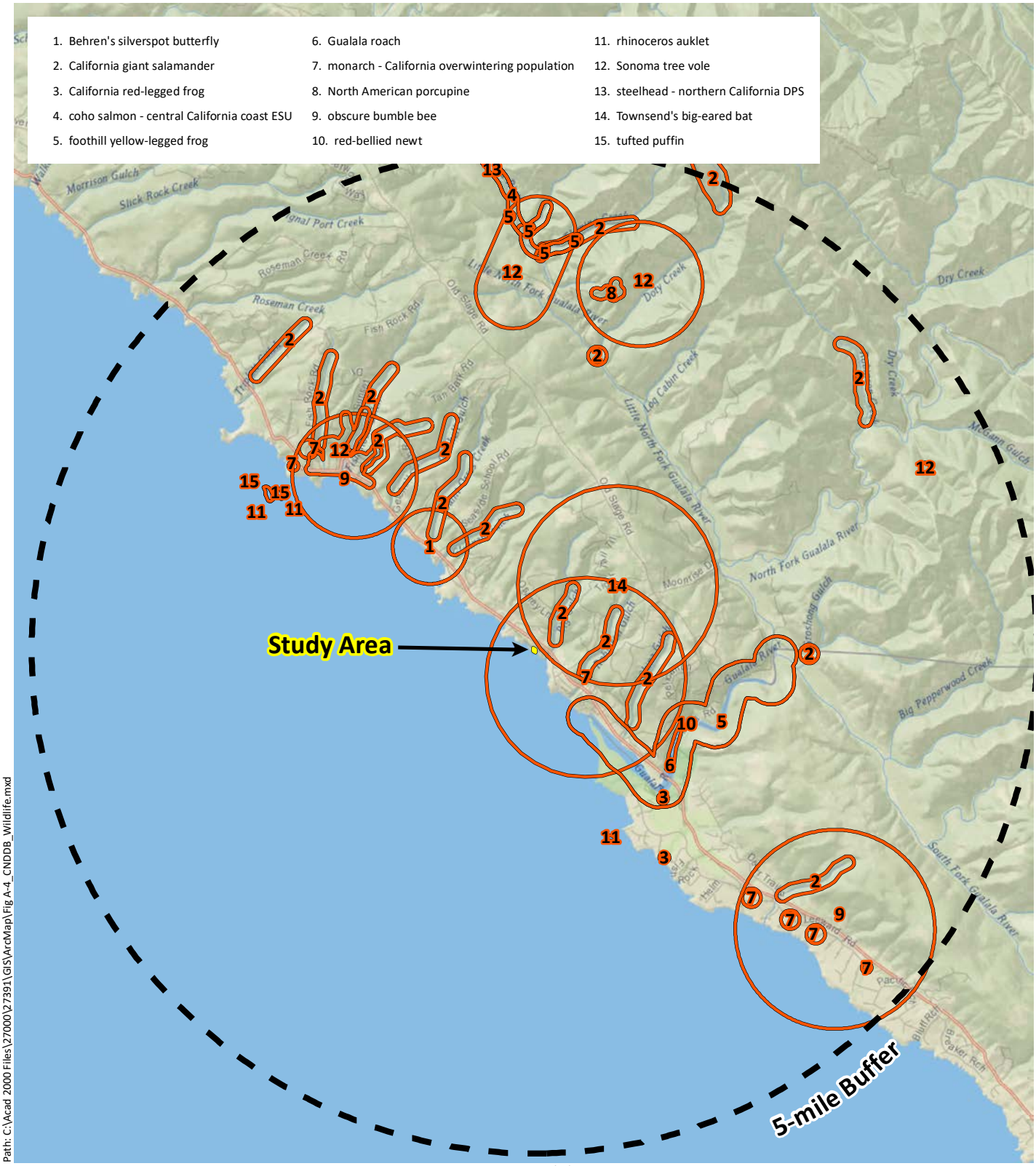

Path: C:\Acad 2000 Files\27000\27391\GIS\ArcMap\Fig A-4_CNDDB_Wildlife.mxd

Sources: National Geographic, CNDDB February 2021, WRA | Prepared By: aarthur, 3/9/2021

Figure A-3. CNDDB Special-status Wildlife Documented within 5 Miles of the Study Area

Caton Property
38050 Old Coast Highway
Mendocino County, CA

0 1 2 Miles

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Path: C:\Acad 2000 Files\27000\27391\GIS\ArcMap\Fig A-5 LandCover.mxd

Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: aarthur, 3/9/2021

Figure A-4. Land Cover

Caton Property
38050 Old Coast Highway
Mendocino County, CA

0 50 100 Feet

N

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Appendix B

Species Observed in the Study Area

Table B-1. Plant species observed in the Study Area, December 29, 2017 and February 15, 2018

Family	Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator[3]
Aizoaceae	*Carpobrotus edulis*	iceplant	perennial forb	non-native	-	high	NL
Aquifoliaceae	*Ilex aquifolium*	English holly	evergreen tree	non-native	-	moderate	NL
Araliaceae	*Hedera helix*	English ivy	evergreen vine	non-native	-	high	NL
Arecaceae	*Phoenix canariensis*	Canary Island date palm	evergreen tree	non-native	-	limited	NL
Asphodelaceae	*Kniphofia uvaria*	redhot poker	perennial forb	non-native	-	-	NL
Asteraceae	*Baccharis pilularis* ssp. *consanguinea*	coyote brush	evergreen shrub	native	-	-	NL
Asteraceae	*Gamochaeta ustulata*	featherweed	perennial forb	native	-	-	FACW
Asteraceae	*Hypochaeris radicata*	hairy cat's-ear	perennial forb	non-native	-	moderate	FACU
Asteraceae	*Leontodon saxatilis* ssp. *longirostris*	hawkbit	annual forb	non-native	-	-	FACU
Crassulaceae	*Crassula ovata*	jade plant	perennial forb	non-native	-	-	NL
Cupressaceae	*Hesperocyparis macrocarpa*	Monterey cypress	evergreen tree	native	-	-	NL
Cupressaceae	*Sequoia sempervirens*	coast redwood	evergreen tree	native	-	-	NL
Cyperaceae	*Cyperus* sp.	ornamental flat-sedge	perennial graminoid	native	-	-	?
Dennstaedtiaceae	*Pteridium aquilinum* var. *pubescens*	bracken fern	perennial fern	native	-	-	FACU
Dryopteridaceae	*Polystichum munitum*	western sword fern	perennial fern	native	-	-	FACU
Ericaceae	*Rhododendron macrophyllum*	California rose bay	evergreen shrub	native	-	-	NL
Fabaceae	*Lathyrus latifolius*	perennial pea	perennial forb	non-native	-	-	NL
Fabaceae	*Lotus corniculatus*	bird's-foot trefoil	perennial forb	non-native	-	assessed	FAC
Fabaceae	*Lupinus albifrons*	silver bush lupine	evergreen shrub	native	-	-	NL
Fagaceae	*Notholithocarpus densiflorus*	tanoak	evergreen tree	native	-	-	NL
Iridaceae	*Chasmanthe floribunda*	African cornflag	perennial forb	non-native	-	-	NL
Iridaceae	*Crocosmia* x *crocosmiiflora*	monbretia	perennial forb	non-native	-	limited	FACW
Iridaceae	*Watsonia meriana*	bugle lily	perennial forb	non-native	-	limited	NL
Lamiaceae	*Lavandula stoechas*	French lavender	evergreen shrub	non-native	-	-	NL
Lamiaceae	*Stachys ajugoides*	bugle hedgenettle	perennial forb	native	-	-	OBL
Liliaceae	*Agapanthus praecox*	lily-of-the-Nile	perennial forb	non-native	-	-	NL

Family	Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator[3]
Oxalidaceae	*Oxalis articulata* ssp. *rubra*	windowbox wood sorrel	perennial forb	non-native	-	-	NL
Oxalidaceae	*Oxalis pes-caprae*	Bermuda buttercup	perennial forb	non-native	-	moderate	NL
Pinaceae	*Abies grandis*	grand fir	evergreen tree	native	-	-	FACU
Pinaceae	*Pinus contorta* ssp. *contorta*	shore pine	evergreen tree	native	-	-	FAC
Pinaceae	*Pinus muricata*	Bishop pine	evergreen tree	native	-	-	NL
Plantaginaceae	*Plantago lanceolata*	English plantain	perennial forb	non-native	-	limited	FACU
Poaceae	*Aira caryophyllea*	silver hairgrass	annual graminoid	non-native	-	assessed	FACU
Poaceae	*Briza maxima*	big rattlesnake grass	annual graminoid	non-native	-	limited	NL
Poaceae	*Cynodon dactylon*	Bermuda grass	perennial graminoid	non-native	-	moderate	FACU
Poaceae	*Festuca arundinacea*	tall fescue	perennial graminoid	non-native	-	moderate	FAC
Poaceae	*Holcus lanatus*	common velvet grass	perennial graminoid	non-native	-	moderate	FAC
Polygonaceae	*Eriogonum latifolium*	seaside buckwheat	perennial forb	native	-	-	NL
Rosaceae	*Cotoneaster franchetii*	orange cotoneaster	evergreen shrub	non-native	-	moderate	NL
Rosaceae	*Malus pumila*	paradise apple	deciduous tree	non-native	-	-	NL
Rosaceae	*Pseudocydonia sinensis*	Chinese quince	deciduous tree	non-native	-	-	NL
Rosaceae	*Pyracantha angustifolia*	narrowleaf firethorn	evergreen shrub	non-native	-	limited	NL
Rosaceae	*Rosa* sp.	rose	deciduous shrub	native	-	-	NL
Rosaceae	*Rubus ursinus*	California blackberry	evergreen shrub	native	-	-	FACU
Solanaceae	*Solanum furcatum*	forked nightshade	perennial forb	non-native	-	-	NL

All species identified using the *Jepson Manual, 2nd Edition* (Baldwin et al. 2012) and *The Jepson Flora Project* (eFlora 2021); nomenclature follows *The Jepson Flora Project* (eFlora 2021) unless otherwise noted

Sp.: “species”, intended to indicate that the observer was confident in the identity of the genus but uncertain which species
Cf.: “*confer*” or “compared with”, intended to indicate a species appeared to the observer to be specific, but was not identified based on diagnostic characters

[1]Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2021a)

FE:	Federal Endangered
FT:	Federal Threatened
SE:	State Endangered
ST:	State Threatened
SR:	State Rare
CRPR 1A:	Plants presumed extirpated in California and either rare or extinct elsewhere
CRPR 1B:	Plants rare, threatened, or endangered in California and elsewhere
CRPR 2A:	Plants presumed extirpated in California, but more common elsewhere
CRPR 2B:	Plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 3:	Plants about which we need more information – a review list
CRPR 4:	Plants of limited distribution – a watch list

[2]Invasive Status: California Invasive Plant Inventory (Cal-IPC 2006)

High:	Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
Moderate:	Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited moderate distribution ecologically
Limited:	Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
Assessed:	Assessed by Cal-IPC and determined to not be an existing current threat

[3]Wetland Status: National List of Plant Species that Occur in Wetlands, Arid West Region (Corps 2018)

OBL:	Almost always a hydrophyte, rarely in uplands
FACW:	Usually a hydrophyte, but occasionally found in uplands
FAC:	Commonly either a hydrophyte or non-hydrophyte
FACU:	Occasionally a hydrophyte, but usually found in uplands
UPL:	Rarely a hydrophyte, almost always in uplands
NL:	Rarely a hydrophyte, almost always in uplands
NI:	No information; not factored during wetland delineation

Appendix C

Potential for Special-status Species to Occur in the Study Area

Table C. Potential for Special-status Species to Occur in the Study Area. List compiled from the CDFW BIOS database (CDFW 2021a), USFWS IPaC Report (USFWS 2021), and CNPS Electronic Inventory (CNPS 2021a) searches. For plants, the Point Arena, Eureka Hill, Zeni Ridge, Saunders Reef, Gualala, McGuire Ridge, and Stewarts Point USGS 7.5' quadrangles were included in the search. For wildlife, the entirety of Mendocino County was considered.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
PLANTS				
Abronia umbellata var. *breviflora* pink sand-verbena	CRPR 1B	Coastal dunes, coastal strand; located on fore-dunes and inter-dunes with sparse cover. Elevation range: 0 – 35 feet. Blooms: June – October.	**Unlikely.** Although the Study Area contains coastal strand, the high tide breaks at the toe of slope of the on-site bluff face precluding the opportunity for this species to persist.	**Assumed Absent.** No further actions are recommended for this species.
Agrostis blasdalei Blasdale's bentgrass	CRPR 1B	Coastal dunes, coastal bluff scrub, coastal prairie; on sandy or gravelly soil near exposed rock; often in nutrient-poor soil. Elevation range: 15 – 490 feet. Blooms: May – July.	**Unlikely.** The Study Area does not contain coastal dune or coastal prairie necessary to support this species. The coastal bluff is dense with Monterey cypress likely precluding this species.	**Assumed Absent.** No further actions are recommended for this species.
Astragalus agnicidus Humboldt County milk-vetch	SE; CRPR 1B	Broadleaf upland forest, redwood forest; located in disturbed openings in timber lands, on south-facing aspects, and along ridgelines. Elevation range: 585 – 2600 feet. Blooms: April – September.	**No Potential.** The Study Area does not contain tanoak or coast redwood forest necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Astragalus rattanii var. *rattanii* Rattan's milk-vetch	CRPR 4	Chaparral, cismontane woodland, lower montane coniferous forest; located on gravelly streambanks. Elevation range: 95 – 2685 feet. Blooms: April – July.	**No Potential.** The Study Area does contain chaparral, woodland, or forest necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Calamagrostis bolanderi Bolander's reed grass	CRPR 4	Bogs and fens, Broadleaf upland forest, closed-cone coniferous forest, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest; situated in freshwater wetlands. Elevation range: 0 – 1490 feet. Blooms: May – August.	**No Potential.** The Study Area does not contain wetlands necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Calystegia purpurata ssp. *saxicola* coastal bluff morning glory	CRPR 1B	Coastal dunes, coastal scrub; located on coastal bluffs. Elevation range: 30 – 330 feet. Blooms: May – September.	**No Potential.** The Study Area does not contain coastal dune or scrub habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Campanula californica swamp harebell	CRPR 1B	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows, freshwater marsh, North Coast coniferous forest; typically located in wetlands within a variety of surrounding habitats. Elevation range: 3 – 1320 feet. Blooms: June – October.	**No Potential.** The Study Area does not contain wetlands necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Carex californica California sedge	CRPR 2B	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows, marshes and swamps; located in drier areas of swamps, bogs, and marsh margins. Elevation range: 290 – 1090 feet. Blooms: May – August.	**No Potential.** The Study Area does not contain wetlands necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Carex lyngbyei Lyngbye's sedge	CRPR 2B	Marshes and swamps; brackish to freshwater. Elevation range: 0 – 35 feet. Blooms: April – August.	**No Potential.** The Study Area does not contain wetlands necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Carex saliniformis deceiving sedge	CRPR 1B	Coastal prairie, coastal scrub, meadows and seeps, coastal salt marshes and swamps; located in mesic sites. Elevation range: 10 – 750 feet. Blooms: June – July.	**No Potential.** The Study Area does not contain wetlands necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Castilleja ambigua var. *ambigua* johnny-nip	CRPR 4	Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, vernal poolsmargins. Elevation range: 0 – 1430 feet. Blooms: March – August.	**Unlikely.** The Study Area's coastal bluff top is dominated with dense landscaping and Monterey cypress which likely precludes the presence of this species.	**Assumed Absent.** No further actions are recommended for this species.
Castilleja ambigua ssp. *humboldtiensis* Humboldt Bay owl's-clover	CRPR 1B	Coastal salt marsh; located in marshes associated with salt grass, cordgrass, pickleweed, and jaumea. Elevation range: 0 – 10 feet. Blooms: April – August.	**No Potential.** The Study Area does not contain coastal brackish or coastal salt marsh necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Castilleja mendocinensis Mendocino Coast paintbrush	CRPR 1B	Coastal bluff scrub, coastal scrub, coastal prairie, closed-cone coniferous forest, coastal dune; typically located on open sea bluffs and cliffs. Elevation range: 0 – 520 feet. Blooms: April – August.	**Unlikely.** The coastal bluff in the Study Area is densely blanketed with Monterey cypress that would shade out this species. Likewise, the bluff face does not contain heavy nutrient soils necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Ceanothus gloriosus var. *exaltatus* glory brush	CRPR 4.3	Chaparral. Elevation ranges from 100 - 2000 feet. Blooms: March – June, sometimes August.	**Moderate Potential.** Remnant individuals may persist on the disturbed and invaded coastal bluff face, top, and inflection point.	**Not Observed.** No *Ceanothus* spp. were observed during the site visits.
Ceanothus gloriosus var. *gloriosus* Point Reyes ceanothus	CRPR 4.3	Coastal bluff scrub, closed-cone coniferous forest, coastal dunes, coastal scrub/sandy. Elevation ranges from 20 – 1710 feet. Blooms: March – May.	**Moderate Potential.** Remnant individuals may persist on the disturbed and invaded coastal bluff face, top, and inflection point.	**Not Observed.** No *Ceanothus* spp. were observed during the site visits.
Coptis laciniata Oregon goldthread	CRPR 2B	North Coast coniferous forest, meadows and seeps; located in mesic sites, roadsides, and streamsides. Elevation range: 0 – 3250 feet. Blooms: March – April.	**No Potential.** The Study Area does not contain forest necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Cuscuta pacifica var. *papillata* Mendocino dodder	CRPR 1B	Coastal dunes; located in interdune depressions; likely hosts on lupines, catchflies, and cudweeds. Elevation range: 0 – 165 feet. Blooms: July – October.	**No Potential.** The Study Area does not contain coastal dune habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Erigeron biolettii streamside daisy	CRPR 3	Broadleaf upland forest, cismontane woodland, north coast coniferous forest/rocky, mesic. Elevation range: 100 - 3610 feet. Blooms: June – October.	**No Potential.** The Study Area does not contain woodlands or forests necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Erigeron supplex supple daisy	CRPR 1B	Coastal bluff scrub, coastal prairie; typically located in grassy sites along the coastline. Elevation range: 30 – 165 feet. Blooms: May – July.	**No Potential.** The Study Area does not contain coastal scrub or prairie habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Erysimum concinnum bluff wallflower	CRPR 1B	Coastal bluff scrub, coastal scrub, coastal dunes; situated on sandy substrate. Elevation range: 0 – 605 feet. Blooms: February – July.	**Unlikely.** The bluff top is heavily invaded with Monterey cypress and landscape plants that would likely preclude this species.	**Assumed Absent.** No further actions are recommended for this species.
Fritillaria roderickii Roderick's fritillary	SE; CRPR 1B	Coastal bluff scrub, coastal prairie, valley and foothill grassland; located on grassy slopes, mesas, and terraces. Elevation range: 45 – 1300 feet. Blooms: March – May.	**No Potential.** The Study Area does not contain intact, native coastal scrub, prairie, or grassland habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Gilia capitata ssp. *pacifica* Pacific gilia	CRPR 1B	Coastal bluff scrub, coastal prairie, valley and foothill grassland. Elevation range: 15 – 3090 feet. Blooms: April – August.	**No Potential.** The Study Area does not contain intact, native coastal bluff scrub, prairie, or grassland habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

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SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Gilia capitata ssp. *tomentosa* woolly-headed gilia	CRPR 1B	Coastal bluff scrub; rocky outcrops on the coast. Elevation range: 15 – 155 feet. Blooms: May – July.	**No Potential.** The Study Area does not contain intact, native coastal bluff scrub necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Glehnia littoralis ssp. *leiocarpa* American Glehnia	CRPR 4.2	Coastal dunes. Elevation range: 0 – 70 feet. Blooms: May – August.	**No Potential.** The Study Area does not contain coastal dunes necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Glyceria grandis American manna grass	CRPR 2B	Meadow and seep; located in wet meadows, ditches, streamsides, and pond edges in valleys and low mountains. Elevation range: 45 – 6435 feet. Blooms: June – August.	**No Potential.** The Study Area does not contain wetlands necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Hesperevax sparsiflora var. *brevifolia* short-leaved evax	CRPR 1B	Coastal bluff scrub, coastal dune; located on sandy bluffs and flats near the immediate coastline. Elevation range: 0 – 700 feet. Blooms: March – June.	**Moderate Potential.** The Study Area contains very small patches of bare ground on the coastal bluff face that may support this species. Additionally, this species is relatively tolerant of disturbance to soils and vegetation.	**Not Observed.** This species is readily identifiable in late winter (February), but was not observed during the site visits. No further actions are recommended for this species.
Hesperocyparis pygmaea pygmy cypress	CRPR 1B	Closed-cone coniferous forest; located on podzol-like soils (e.g., Blacklock series). Elevation range: 100 – 1950 feet.	**No Potential.** The Study Area does contain podzol soils necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Horkelia marinensis Point Reyes Horkelia	CRPR 1B	Coastal dunes, coastal prairie, coastal scrub; located on sandy flats and dunes near the coast; in open grassy sites within scrub. Elevation range: 15 – 1140 feet. Blooms: May – September.	**No Potential.** The Study Area does not contain coastal dune, prairie, or intact, native scrub habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

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SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Horkelia tenuiloba thin-lobed Horkelia	CRPR 1B	Broadleaf upland forest, coastal scrub, valley and foothill grassland, chaparral; in mesic openings, on sandy substrate. Elevation range: 165 – 1640 feet. Blooms: May – July.	**No Potential.** The Study Area does not contain broadleaf forest, grassland, or scrub habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Hosackia gracilis Harlequin lotus	CRPR 4; (butterfly host plant)	Broadleaf upland forest, coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest, valley and foothill grassland; located in wetlands and often roadside ditches or compacted decommissioned roadbeds. Elevation range: 0 – 2275 feet. Blooms: March – July.	**No Potential.** The Study Area does not contain wetland habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Kopsiopsis hookeri small groundcone	CRPR 2B	North Coast coniferous forest; located in open woods, shrublands, generally hosts on salal (*Gaultheria shallon*). Elevation range: 290 – 2880 feet. Blooms: April – August.	**No Potential.** The Study Area does not contain forest necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Lasthenia californica ssp. *bakeri* Baker's goldfields	CRPR 1B	Closed-cone coniferous forest, coastal scrub; located in openings in scrub and coastal forest habitat. Elevation range: 195 – 1690 feet. Blooms: April – October.	**No Potential.** The Study Area does not contain "parkland" forest or native, intact scrub necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Lasthenia californica ssp. *macrantha* perennial goldfields	CRPR 1B	Coastal bluff scrub, coastal dune, coastal scrub. Elevation range: 15 – 1690 feet. Blooms: January – November.	**No Potential.** The Study Area does not contain native, intact coastal bluff, scrub, or dune habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

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SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Lasthenia conjugens Contra Costa goldfields	FE; CRPR 1B	Valley and foothill grassland, vernal pools, cismontane woodland, playas; located in grassy areas in swales, pools, and depressions; often underlain by alkaline substrate. Elevation range: 0 – 1530 feet. Blooms: March – June.	**No Potential.** The Study Area does not contain alkali vernal pool or alkali seasonal wetland habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Lathyrus palustris marsh pea	CRPR 2B	Bogs and fens, lower montane coniferous forest, marshes and swamps, North Coast coniferous forest, coastal prairie, coastal scrub; located in moist coastal areas. Elevation range: 3 – 325 feet. Blooms: March – August.	**No Potential.** The Study Area does not contain wetland habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Lilium maritimum coast lily	CRPR 1B	Closed-cone coniferous forest, coastal prairie, coastal scrub, broadleaf upland forest, North Coast coniferous forest; typically located on sandy soils, often in raised hummocks or bogs, and roadside ditches. Elevation range: 15 – 1545 feet. Blooms: May – August.	**No Potential.** The Study Area does not contain wetland habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Lycopodium clavatum running-pine	CRPR 4.1	Lower montane coniferous forest, marshes and swamps, North Coast coniferous forest; typically on forest edges, openings, and roadsides. Elevation range: 150 – 4020 feet. Blooms: June – August.	**No Potential.** The Study Area does not contain forested wetlands necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Microseris paludosa marsh Microseris	CRPR 1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. Elevation range: 15 – 925 feet. Blooms: April – July.	**No Potential.** The Study Area does not contain forests or woodlands, or intact, native scrub necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Oenothera wolfii Wolf's evening-primrose	CRPR 1B	Coastal bluff scrub, coastal dune, coastal prairie, lower montane coniferous forest; located on sandy substrates in mesic sites. Elevation range: 10 – 2600 feet. Blooms: May – October.	**No Potential.** The Study Area does not contain intact, native coastal bluff, dune, or prairie habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Perideridia gairdneri ssp. *gairdneri* Gairdner's yampah	CRPR 4.2	Broadleaf upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools; situated in vernally mesic. Elevation range: 0 – 2000 feet. Blooms: June – October.	**No Potential.** The Study Area does not contain forest, chaparral, prairie, or grassland habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Piperia candida white-flowered rein orchid	CRPR 1B	North Coast coniferous forest, lower montane coniferous forest, broadleaf upland forest; located on forest duff, mossy banks, often decommissioned logging roads, rock outcrops, and muskeg; periodically on serpentine substrate. Elevation range: 95 – 4260 feet. Blooms: March – September.	**No Potential.** The Study Area does not contain forest habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Potamogeton epihydrus Nuttall's ribbon-leaved pondweed	CRPR 2B	Marshes and swamps; located in assorted shallow freshwater. Elevation range: 1210 – 7130 feet. Blooms: sometimes June, July – September.	**No Potential.** The Study Area does not support pond or otherwise ponded habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Sidalcea calycosa ssp. *rhizomata* Point Reyes checkerbloom	CRPR 1B	Marshes and swamps; located in freshwater marsh habitat near the coast. Elevation range: 10 – 245 feet. Blooms: April – September.	**No Potential.** The Study Area does not contain large, freshwater marsh habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Sidalcea malachroides maple-leaved checkerbloom	CRPR 4.2	Broadleaf upland forest, coastal prairie, coastal scrub, north coast coniferous forest, riparian woodland; often located in disturbed areas. Elevation range: 0 - 2400 feet. Blooms: sometimes March, April – August.	**No Potential.** The Study Area does not contain forest, prairie, or intact, native scrub habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Sidalcea malviflora ssp. *purpurea* purple-stemmed checkerbloom	CRPR 1B	Broadleaf upland forest, coastal scrub. Elevation range: 45 – 280 feet. Blooms: May – June.	**No Potential.** The Study Area does not contain broadleaf forest or intact, native coastal scrub habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Trifolium buckwestiorum Santa Cruz clover	CRPR 1B	Coastal prairie, broadleaf upland forest, cismontane woodland; located in moist grassy areas. Elevation range: 340 – 1985 feet. Blooms: April – October.	**No Potential.** The Study Area does not coastal prairie, woodland, or broadleaf forest habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Trifolium trichocalyx Monterey clover	FE; SE; CRPR 1B	Closed-cone coniferous forest; located on poorly drained, nutrient-deficient soils with a hardpan; often in openings and burned areas. Elevation range: 95 – 780 feet. Blooms: April – June.	**No Potential.** The Study Area does not contain hardpan substrate underlying closed-cone coniferous forest necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Veratrum fimbriatum fringed false-hellbore	CRPR 4	Bogs and fens, coastal scrub, meadows and seeps, North Coast coniferous forest; located in mesic areas, frequently on stream banks. Elevation range: 10 – 980 feet. Blooms: July – September.	**No Potential.** The Study Area does not contain wetlands or riparian areas necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
western dog violet *Viola adunca*	none; (butterfly host plant)	Streambanks, meadow-forest edges in a wide variety of forest types, coastal prairie; typically located in mesic areas. Host plant for Behren's silverspot butterfly (*Speyeria zerene behrensii*). Elevation range: 10 – 11605 feet. Blooms: April – August.	**Unlikely.** Although the Study Area is on a bluff top, the degree of disturbance to the substrate and density of landscape plants would preclude the occurrence of this species.	**Assumed Absent.** This taxon is identifiable by leaf morphology in the late winter; it was not observed anywhere on the site. No further actions are recommended for this species.
WILDLIFE				
Mammals				
Antrozous pallidus pallid bat	SSC, WBWG High	Found in deserts, grasslands, shrublands, woodlands, and forests. Most common in open, forages along river channels. Roost sites include crevices in rocky outcrops and cliffs, caves, mines, trees and various manmade structures such as bridges, barns, and buildings (including occupied buildings). Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	**Unlikely.** The trees within the Study Area do not contain substrate or structures typical of maternity roosting for this species. Likewise, the buildings are in good repair and regular used likely precluding this species.	**Presumed Absent.** No further actions are recommended for this species.
Aplodontia rufa nigra Point Arena mountain beaver	FE, SSC	Coastal areas in the vicinity of Point Arena with springs or seepages. Utilizes north-facing slopes of ridges and gullies with friable soils and thickets of undergrowth.	**No Potential.** The Study Area does not contain seeps or riparian wetland necessary to support this species. Likewise, the Study Area is out of the documented range of this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Arborimus pomo Sonoma tree vole	SSC	Occurs in old-growth and mature coniferous forests, particularly bishop pine forest, Douglas fir forest, coast redwood forest, and montane mixed conifer-hardwood. Recent documentation from Monterey pine stands.	**Unlikely.** Although the Study Area contains coast redwood and bishop pine trees, they are not of an age or stature to support this species. Likewise, no nests or needle castings during the site visits.	**Presumed Absent.** No further actions are recommended for this species.
Corynorhinus townsendii pallescens Pale big-eared bat	SSC	Roosts in caves, lava tubes, and abandoned mines. Feeds near forested areas, gleaning insects off plant leaves or in flight.	**Unlikely.** The Study Area does not contain caves or other subterranean sites to provide roosting habitat. Repeated and consistent human activity in and around the property.	**Presumed Absent.** No further actions are recommended for this species.
Corynorhinus townsendii townsendii Townsend's western big-eared bat	SSC, WBWG High	Humid coastal regions of northern and central California. Roost in limestone caves, lava tubes, mines, buildings etc. Will only roost in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to disturbance	**Unlikely.** The Study Area does not contain caves, mines, or buildings suitable for roosting; the on-site barn appeared to be regularly used/occupied. CNDDB occurrences in Napa County are all located in the northern portion of the County (CDFW 2019a).	**Presumed Absent.** No further actions are recommended for this species.
Pekania pennanti fisher	FC, SSC	Known from mature to old-growth coniferous forest and deciduous riparian areas with high percent canopy closure. Uses cavities, snags, logs, and rocky areas for cover and denning. Requires large ranges of contiguous mature, dense forest.	**No Potential.** The Study Area does not contain forest habitat necessary to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Taxidea taxus American badger	SSC	Most abundant in drier open stages of most shrub, woodland, and herbaceous vegetation types. Requires friable soils and open, uncultivated ground. Preys on burrowing rodents.	**No Potential.** The Study Area does not contain grassland, open scrub, or open forest habitat necessary to support this species.	**Not Present.** No further actions are recommended for this species.
Birds				
Accipiter gentilis Northern goshawk	SSC	Year-round resident in extensive forests, primarily those with old-growth or otherwise mature stands of conifer or mixed conifer-hardwood. Nests in large trees, with some vertical heterogeneity. Preys on forest birds and mammals.	**No Potential.** The Study Area does not contain old-growth Douglas fir-coast redwood forest necessary for nesting, foraging, and cover.	**Not Present.** No further actions are recommended for this species.
Ammodramus savannarum grasshopper sparrow	SSC, LR	Summer resident. Breeds in open grasslands in lowlands and foothills, generally with low- to moderate-height grasses and scattered shrubs. Well-hidden nests are placed on the ground.	**No Potential.** The Study Area does not contain grassland habitat necessary to support this species.	**Assumed Absent.** No further actions are recommended for this species.
Aquila chrysaetos golden eagle	BGEPA, SFP	Occurs year-round in rolling foothills, mountain areas, sage-juniper flats, and deserts. Cliff-walled canyons provide nesting habitat in most parts of range; also nests in large trees, usually within otherwise open areas.	**Unlikely.** Although the Study Area contains coastal bluff, it is relatively short and the extent of human visitation likely precludes this species.	**Presumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Asio flammeus short-eared owl	SSC	Occurs year-round, but primarily as a winter visitor; breeding very restricted in most of California. Found in open, treeless areas (e.g., marshes, grasslands) with elevated sites for foraging perches and dense herbaceous vegetation for roosting and nesting. Preys mostly on small mammals, particularly voles.	**No Potential.** The Study Area does not contain open habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Brachyramphus marmoratus marbled murrelet	FT, SE	Primarily coastal marine, but breeds in old-growth redwood stands containing platform-like branches along the coast. Migrates daily from inland nests and roosts to forage in the Pacific Ocean.	**No Potential.** The Study Area does not contain old-growth Douglas fir-coast redwood forest necessary for nesting and roosting. May fly-over the Study Area to forage in coastal oceanic waters.	**Not Present.** No further actions are recommended for this species.
Cerorhinca monocerata Cassin's auklet	SSC	Pelagic species, nesting colonially in burrows or crevices on offshore and coastal islands and rocks.	**No Potential.** The Study Area does not contain coastal rock island habitat necessary to support nesting, roosting, and foraging habitat.	**Not Present.** No further actions are recommended for this species.
Chaetura vauxi Vaux's swift	SSC	Summer resident, typically nesting and roosting in the cavities of large, hollowed-out trees. Forages high in the air, generally over or near lakes and rivers.	**No Potential.** The Study Area does not contain large, hollowed out trees or similar structures to provide nesting habitat for this species.	**Not Present.** No further actions are recommended for this species.
Charadrius alexandrines nivosus western snowy plover	FT, SSC	Federal listing applies only to the Pacific coastal population. Year-round resident and winter visitor. Occurs on sandy beaches, salt pond levees, and the shores of large alkali lakes. Nests on the ground, requiring sandy, gravelly or friable soils.	**No Potential.** The Study Area does not contain open, extensive beach or similar land cover to provide nesting habitat for this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Circus cyaneus northern harrier	SSC	Year-round resident and winter visitor. Found in open habitats including grasslands, prairies, marshes and agricultural areas. Nests on the ground in dense vegetation, typically near water or otherwise moist areas. Preys on small vertebrates.	**No Potential.** The Study Area does not contain open, native habitats to support this species.	**Not Present.** No further actions are recommended for this species.
Contopus cooperi olive-sided flycatcher	SSC	Summer resident. Typical breeding habitat is montane coniferous forests. At lower elevations, also occurs in wooded canyons and mixed forests and woodlands. Often associated with forest edges. Arboreal nest sites located well off the ground.	**No Potential.** The Study Area does not contain woodland or forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Diomedea albatrus short-tailed albatross	FE	Pelagic, nesting on remote Pacific Ocean islands. Rare along the coast of California coast. Feeds on small animals and carrion on water's surface.	**Unlikely.** The Study Area does not contain coastal rock island habitat necessary to support nesting, roosting, and foraging habitat.	**Presumed Absent.** No further actions are recommended for this species.
Elanus leucurus white-tailed kite	SFP	Year-round resident in coastal and valley lowlands with scattered trees and large shrubs, including grasslands, marshes and agricultural areas. Nests in trees, of which the type and setting are highly variable. Preys on small mammals and other vertebrates.	**No Potential.** The Study Area does not contain open, native habitats to support this species.	**Not Present.** No further actions are recommended for this species.
Falco peregrinus anatum American peregrine falcon	SE, SFP	Year-round resident and winter visitor. Occurs near water, including coastal areas, wetlands, lakes and rivers. Usually nests on sheltered cliffs or tall man-made structures. Preys primarily on waterbirds.	**Unlikely.** Although the Study Area contains coastal bluff, it is relatively short and the extent of human visitation likely precludes this species.	**Presumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Fratercula cirrhata tufted puffin	SSC	Pelagic and coastal marine. Nests near or along the coast on islands, islets, and (rarely) isolated mainland cliffs. Requires sod or earth into which the birds can burrow, or rocky crevices where friable soil is absent. Forages at sea, primarily for fish.	**Unlikely.** The Study Area does not contain coastal rock island habitat necessary to support nesting, roosting, and foraging habitat.	**Presumed Absent.** No further actions are recommended for this species.
Gavia immer common loon	SSC	Winter visitor to coastal marine, estuarine, and some expansive coastal freshwater habitats.	**Unlikely.** Although the Study Area is situated directly on the coastline, this species does not nest in the region.	**Presumed Absent.** No further actions are recommended for this species.
Haliaeetus leucocephalus bald eagle	BGEPA, SE, SFP	Occurs year-round in California, but primarily a winter visitor; breeding population is growing. Nests in large trees in the vicinity of larger lakes, reservoirs, and rivers. Wintering habitat somewhat more variable but usually features large concentrations of waterfowl or fish.	**No Potential.** The Study Area does not contain large trees to provide nesting for this species.	**No Present.** No further actions are recommended for this species.
Histrionicus histrionicus harlequin duck	SSC	Winter visitor to coastal habitats, usually along turbulent, rocky shores. Breeds in inland streams.	**Unlikely.** Although the Study Area is situated directly on the coastline, this species does not nest in the region.	**Presumed Absent.** No further actions are recommended for this species.
Oceanodroma homochroa ashy storm-petrel	SSC	Marine species; nests in rocky crevices on offshore islands and rocks from southern Mendocino County to norther Baja California. Forages over open ocean for invertebrates and larval fishes.	**Unlikely.** The Study Area does not contain coastal rock island habitat necessary to support nesting, roosting, and foraging habitat.	**Presumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Passerculus sandwichensis alaudinus Bryant's savannah sparrow	SSC	Year-round resident associated with the coastal fog belt, primarily between Humboldt and northern Monterey Counties. Occupies low tidally influenced habitats and adjacent areas, including grasslands. Also uses drier, more upland coastal grasslands. Nests near the ground in taller vegetation, including along levees and canals.	**Unlikely.** The Study Area does not contain open, native habitat to support this species.	**Presumed Absent.** No further actions are recommended for this species.
Progne subis purple martin	SSC, LR	Summer resident. Inhabits woodlands and low-elevation coniferous forests. Nests in old woodpecker cavities and man-made structures (bridges, utility towers). Nest is often located in tall, isolated tree or snag.	**No Potential.** The Study Area does not contain coniferous forest habitat necessary to support this species.	**Not Present.** No further actions are recommended for this species.
Riparia riparia bank swallow	ST	Summer resident in riparian and other lowland habitats near rivers, lakes and the ocean in northern California. Nests colonially in excavated burrows on vertical cliffs and bank cuts (natural and manmade) with fine-textured soils. Historical nesting range in southern and central areas of California has been eliminated by habitat loss. Currently known to breed in Siskiyou, Shasta, and Lassen Cos., portions of the north coast, and along Sacramento River from Shasta Co. south to Yolo Co.	**No Potential.** The Study Area does not contain river bank habitat necessary to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Setophaga petechia brewsteri (Brewster's) yellow warbler	SSC	Summer resident throughout much of California. Breeds in riparian vegetation close to water, including streams and wet meadows. Microhabitat used for nesting is variable, but dense willow growth is typical. Occurs widely on migration.	**No Potential.** The Study Area does not contain willow thickets or similar riparian habitat necessary to provide nesting for this species.	**Not Present.** No further actions are recommended for this species.
Strix occidentalis caurina northern spotted owl	FT,ST, SSC	Year-round resident in dense, structurally complex forests, primarily those with stands of mature conifers. In Napa County, uses both coniferous and mixed (coniferous-hardwood) forests. Nests on platform-like substrates in the forest canopy, including in tree cavities. Preys on mammals.	**No Potential.** The Study Area does not contain old-growth Douglas fir-coast redwood forest necessary for nesting, foraging, and cover.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Reptiles and Amphibians				
Ascaphus truei coastal tail frog	SSC	Requires perennial streams of low temperature in forested areas of high annual precipitation (greater than 40 inches). Individuals have been collected up to 40 feet from streams during moist periods. The normal home range has a long dimension that rarely exceeds 80 feet.	**No Potential.** The Study Area does not contain perennial stream habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Dicamptodon ensatus California giant salamander	SSC	Occurs in the north-central Coast Ranges. Moist coniferous and mixed forests are typical habitat; also uses woodland and chaparral. Adults are terrestrial and fossorial, breeding in cold, permanent or semi-permanent streams. Larvae usually remain aquatic for over a year.	**No Potential.** The Study Area does not contain perennial stream habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Emys marmorata western pond turtle	SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches with aquatic vegetation. Require basking sites such as partially submerged logs, vegetation mats, or open mud banks, and suitable upland habitat (sandy banks or grassy open fields) for egg-laying.	**No Potential.** The Study Area does not contain, nor is it near, perennial aquatic habitat necessary to support this species.	**Not Present.** No further actions are recommended for this species.
Plethodon elongatus Del Norte salamander	SSC	Redwood and North Coast forests with talus slopes and hardwood understories.	**No Potential.** The Study Area does not contain forested habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Rana aurora northern red-legged frog	SSC	Occurs in the vicinity of quiet, permanent pools of streams, marshes, and occasionally ponds. Prefers shorelines with extensive vegetation.	**No Potential.** The Study Area does not contain perennial aquatic habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Rana boylii foothill yellow-legged frog	SSC	Found in or near rocky streams in a variety of habitats; highly aquatic. Prefers partially-sunlit, shallow streams and riffles with a rocky substrate; requires at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis. Feeds on invertebrates (aquatic and terrestrial).	**No Potential.** The Study Area does not contain perennial stream habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Rana draytonii California red-legged frog	FT, SSC	Lowlands and foothills in or near permanent sources of deep water with dense emergent and/or overhanging riparian vegetation. Favors perennial to intermittent ponds, marshes, and stream pools. Requires 11 to 20 weeks of continuous inundation for larval development. Disperses through upland habitats during and after rains.	**No Potential.** The Study Area does not contain perennial aquatic habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Rhyacotriton variegatus southern torrent salamander	SSC	Known from cold, permanent seeps and small streams with rocky substrate in coast redwood-Douglas fir forests.	**No Potential.** The Study Area does not contain perennial stream habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Taricha rivularis red-bellied newt	SSC	Inhabits coastal forests from southern Sonoma County northward, with an isolated population in Santa Clara County. Redwood forest provides typical habitat, though other forest types (e.g., hardwood) are also occupied. Adults are terrestrial and fossorial. Breeding occurs in streams, usually with relatively strong flows.	**No Potential.** The Study Area does not contain mesic forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Fishes				
Eucyclogobius newberryi tidewater goby	FE, SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches. Requires fairly still but not stagnant water and high oxygen levels.	**No Potential.** The Study Area does not contain brackish or estuarine waters.	**Not Present.** No further actions are recommended for this species.
Lampetra ayresi river lamprey	SSC	Lower Sacramento River, San Joaquin River and Russian River. May occur in coastal streams north of San Francisco Bay. Adults need clean, gravelly riffles, Ammocoetes need sandy backwaters or stream edges, good water quality and temps less than 25 degrees Celsius.	**No Potential.** The Study Area does not contain suitable anadromous or estuarine waters.	**Not Present.** No further actions are recommended for this species.
Lavinia symmetricus navarroensis Navarro roach	SSC	Known from the Navarro River watershed in predominantly warmer waters. Presumably prefers pools, but may favor stream margins when pikeminnows are present. Feeds on filamentous algae, crustaceans, and insects.	**No Potential.** The Study Area does not contain riverine or estuarine waters.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Lavinia symmetricus parvipinnis Gualala roach	SSC	Known from the Gualala River watershed in predominantly warmer waters. Presumably prefers pools, but may favor stream margins when pikeminnows are present. Feeds on filamentous algae, crustaceans, and insects.	**No Potential.** The Study Area does not contain riverine or estuarine waters.	**Not Present.** No further actions are recommended for this species.
Oncorhynchus kisutch coho salmon – central CA coast ESU	FE, SE	Occurs in inland and coastal rivers, and marine waters. Requires beds of loose, silt-free, coarse gravel for spawning. Also requires riparian cover to contribute to cool, well-aerated water. Federal listing applies to populations between Punta Gorda and San Lorenzo River. State listing applies populations south of San Francisco Bay only.	**No Potential.** The Study Area does not contain suitable anadromous or estuarine waters.	**Not Present.** No further actions are recommended for this species.
Oncorhynchus mykiss irideus steelhead - central CA coast DPS	FT	Occurs from the Russian River south to Soquel Creek and Pajaro River. Also in San Francisco and San Pablo Bay Basins. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles remain in fresh water for 1 or more years before migrating downstream to the ocean.	**No Potential.** The Study Area does not contain suitable anadromous or estuarine waters.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Oncorhynchus tshawytscha Chinook salmon - California coastal ESU	FT	This ESU includes all naturally spawned populations of Chinook salmon from rivers and streams south of the Klamath River (exclusive) to the Russian River (inclusive). Adult numbers depend on pool depth and volume, amount of cover, and proximity to gravel. Water temps >27 degrees C lethal to adults.	**No Potential.** The Study Area does not contain suitable anadromous or estuarine waters.	**Not Present.** No further actions are recommended for this species.
Invertebrates				
Lycaedes argyrognomon lotis lotis blue butterfly	FE	Known from sphagnum-willow bogs in transition zones between coastal prairie with bishop pine and Bolander pine forests. Harlequin lotus (*Hosackia gracilis*) is suspected host plants.	**No Potential.** The Study Area does not contain open, native habitat nor does it support the larval plant for this species.	**Not Present.** No further actions are recommended for this species.
Speyeria zerene behrensii Behren's silverspot butterfly	FE	Inhabits coastal terrace prairie habitat. Larval plant is dog violet (*Viola adunca*). Known from six historic locations from City of Mendocino to Salt Point; currently considered extant from Point Arena south to Salt Point.	**No Potential.** The Study Area does not contain open, native habitat nor does it support the larval plant for this species.	**Not Present.** No further actions are recommended for this species.

***Key to status codes:**

FC	Federal Candidate for Listing
FE	Federal Endangered
BGEPA	Bald and Golden Eagle Protection Act Species
FT	Federal Threatened
LR	Locally Rare as per Napa County Baseline Report
SC (E/T)	State Candidate for Listing (Endangered/Threatened)
SE	State Endangered
SFP	State Fully Protected Animal
SR	State Rare
SSC	State Species of Special Concern
ST	State Threatened
CRPR 1A	CNPS CRPR 1A: Plants presumed extinct in California
CRPR 1B	CNPS CRPR 1B: Plants rare, threatened or endangered in California and elsewhere
CRPR 2A	CNPS CRPR 2A: Plants presumed extirpated in California, but more common elsewhere
CRPR 2B	CNPS CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 3	CNPS CRPR 3: Plants about which CNPS needs more information (a review list)
CRPR 4	CNPS CRPR 4: Plants of limited distribution (a watch list)
WBWG	Western Bat Working Group High or Medium-high Priority Species

Potential to Occur:

No Potential: Habitat on and adjacent to the site is clearly unsuitable for the species requirements (cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

Unlikely: Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

Moderate Potential: Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.

High Potential: All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

Results and Recommendations:

Present: Species was observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

Assumed Present: Species is assumed to be present on-site based on the presence of key habitat components.

Assumed Present without Impact: Species assumed present; however, project activities will not have an impact on the species.

Presumed Absent: Species is presumed to not be present due to a lack of key habitat components.

Not Present: Species is considered not present due to a clear lack of any suitable habitat and/or local range limitations.

Not Observed: Species was not observed during dedicated/formal surveys.

Presence Unknown: Species has the potential to be present, but no dedicated surveys to determine absence/presence were performed.

Appendix D

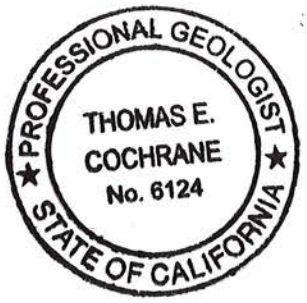
Representative Photographs

Bluff face in the Study Area; note the dense Monterey cypress and iceplant above, and bare ground below

Coastal strand (background) of loose boulders and bluff face of bare ground (middle) and Monterey cypress (foreground)

Side yard of proposed residence addition; note bare ground and planted ornamentals and coast redwood (*Sequoia sempervirens*)

Existing landscaping and residence; note the dominance of the non-native Cape weed (*Arctotheca calendula*) in the foreground



THOMAS E. COCHRANE
CA. PROFESSIONAL GEOLOGIST #6124
Post Office Box 358
The Sea Ranch, CA 95497
Office 707-785-2953
Res. 707-785-2725
Cell 707-292-0602
Email cochrane@mcn.org

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Mendocino County
Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437

RE: Geotechnical Report on the Ron & Vicki Canton Property located at 38050 Old Coast Highway, Gualala, California. APN 145-121-08

Location and property description.

The property is bluff front property located just north of Gualala, Mendocino County, California. Highway One was relocated many years ago about one hundred yards east of the original coast highway. The property is situated adjacent to the west of the Old Coast Highway at approximately 94 to 103 feet elevation. A residence, cottage and garage have been constructed on the property. A stairway to the rocky beach has been constructed on the south end of the property. The lower few feet of stairs has been destroyed by wave action.

Site conditions.

The property is nearly flat with gentle western slope. The bluff edge is nearly vertical on the northern part of the property. The southern part of the property has a very steep bluff face of bedrock covered with a few feet of Coastal Terrace deposits consisting of fine-grained sand and some slope wash containing small chunks of sandstone bedrock. It has been partially eroded to near the angle of repose. Most of the face of the bluff is covered with brush and cypress trees.

A small sea stack is present in front of the bluff edge toward the southern part of the property. This offshore rock offers protection from waves hitting the property. It does however, direct the waves into two sea caves on the adjacent property to the south. Additional offshore rocks occur along the property to a projecting point located on the adjacent north property. The beach is composed of rounded boulders.

The topography rises to the east of the Old Coast Highway to approximately 160 feet elevation on the second level coastal terrace.

ATTACHMENT Y

Underlying Earth Materials.

The bedrock consists of fine-grained sandstones and siltstones belonging to the Gualala Formation of Upper Cretaceous age. These rocks were deposited in a deep offshore basin below wave-base. The individual beds were deposited by turbidity currents flowing off the Continental Shelf during seasonal storm times or from earthquakes dislodging the sediments on the edge of the shelf. Most of the beds are quite thin possibly deposited seasonally. Every few inches are thicker more resistant beds of sandstone four to eight inches in thickness. These more resistant beds offer greater stability to erosion and hold up the bluff face into a very steep sharp edge.

Younger rocks belonging the Tertiary age German Ranch Formation are missing due to uplift and erosion along this part of the coast.

The surface area has been modified by wave-cut terraces formed during the Pleistocene. Continental Glaciation during the 2.9-million-year epoch occurred twenty or more times causing sea level changes. As sea levels rose in the coastal area, waves cut into the landscape. As sea levels fell during the advance of the glaciers, beach deposits of sand and gravel covered the land producing the gentle slopes. The old stream valleys were filled. These Coastal Terrace Deposits can be seen at the bluff edge. Just to the north edge of the subject property bedrock occurs almost to the surface. It is 8.5 feet thick in a boring adjacent to the proposed addition to the house.

There are six terraces on the coastal block west of the San Andreas Fault located approximately two miles east of the property. This lower terrace is the youngest wave-cut terrace cut approximately 83,000 years before present (BP). Much of the overlying coastal terrace deposits have sufficient bearing strength to support residential structures. Some areas are covered with dune sands which have less bearing strength. None occur in this immediate area.

Since the Coastal Terrace Deposits are less consolidated than the much older bedrock, it carries groundwater easier. The previous topographic lows encountered in the thicker terrace deposits do channel water. Many coastal streams sink into these terrace deposits and daylight at the ocean as a seep or running water. The bedrock in the bluff face reveals a series of east-west faults, also northwest-southeast trending faults, which bleed groundwater. The lot to the south has two sea caves that occur along fault zones, and also show water seepage. The point to the north has a sea cave and a fault that also indicates water seepage. The subject property does not appear to have any seepage along faults or in the terrace deposits. (I did not climb to the waters edge to be able to see the entire bluff face.)

Project.

The residence has a planned addition on the west side extending 19 feet toward the bluff and is 24.5 feet in width. The older cottage appears to be in good shape but needs remedial fixing, primarily painting and the replacement of a couple of highly weathered and rotting boards, replacing a leaking window.

Foundations.

The surface soil is a loose well drained brown fine sand with a root zone of one to two feet in thickness. The spread footing trenches should be excavated at least 18 to 24 inches in depth through the root zone into more stable soil. If significant water is contained in these coastal terrace sands, bearing strength may require a deeper footing or even piers into bedrock. A qualified soils person should be onsite to direct the excavator to a sufficient depth to support the one-story structure. The added foundation should be attached with epoxied rebar to the existing foundation.

Bluff Retreat.

I have examined aerial photos taken by the California Coastal Records Project beginning in 1972 up to 2018 for several of the properties in the immediate area. Bluff retreat varies considerably along this coastal area. The amount of erosion and rate of erosion are very site specific. As a generalization, points have eroded slower than coves. Coves often develop in more faulted areas. Sea Caves always occur along fault traces.

The type of bedrock and attitude of the rocks coupled with joints and fractures have a basic control on the amount and rate of erosion. Massive sandstones erode slower than thin bedded rocks. This area has thin bedded sandstone rocks interbedded with thicker beds of sandstone, which are 4 to 12 inches in thickness. The joint pattern is quite large—several feet between joints. The thin beds at bluff edge are fractured into smaller fragments and thus more easily eroded.

A Sea Stack is just offshore of the property and in effect blocks incoming waves. Other rocks and boulders just north of the stack further armor the bluff from erosion. The net result is that bluff erosion is very slow at this location. Published maps, reports and USGS data indicate previous rates of erosion for the coast as much as eight inches per year. This rate is more probable the rate at Bowling Ball Beach where one can even see the surface of the soft shale blowing in the wind.

The aerial photos examined show very low levels of erosion and bluff retreat. The points of land and non-faulted areas indicate that only one or two inches per year of bluff erosion has occurred in the past fifty years.

The 37 feet setback line on the architectural drawing is a conservative position for bluff retreat which is more than adequate to protect the dwelling. The 37 feet equals 444 inches. As a projection of 2 inches per year, erosion would not reach the dwellings for 222 years. At 6 inches per year (actually three to six times the historic rate), erosion could threaten the structures in 74 years.

Sea Level Rise.

Global warming is however accelerating the rise in sea level—which will cause greater amounts of erosion along the bluff edge. Historically at Golden Gate in San Francisco we have experienced 7.8 inches of sea level rise from 1850 to 2016 which is for 166 years (NOAA data). The rate has been a constant (averaged in 10-year increments) two millimeters per year. (25 mm = 1 inch) Current readings are up to 3 mm per year. We have had a big year for King Tides which raises the current yearly number.

Satellite data from NASA show a sea level rise of 3.4 mm per year from 1993 to 2017. (This is a composite from more than one satellite). NASA predicts two additional feet of rise by 2100, which is more than twice the current rise.

The California Coastal Commission has adopted sea level rise numbers from the National Research Council with projections made by the Coastal and Ocean Working Group in California. NRC picks a range of numbers which makes them difficult to use. High numbers range from 5.48 feet to 6.9 feet of rise by the year 2100. Three levels of probability are placed on these numbers, thus making the higher numbers less probable. These numbers still are ten to fourteen times as great a rise as we historically received in the past 166 years!

The Intergovernmental Panel on Climate Change (IPCC) has projected a two feet rise by 2099, with a maximum of three feet.

Projections thus vary widely from a low of two feet to a high of 6.9 feet for Sea Level Rise by the year 2100. The low end of the range could be attained if the carbon content in our atmosphere is reduced or regulated by humans and mother nature. A large volcanic eruption could cool the climate. We have seen that happen many times in our historic times.

Project area—sea level rise and bluff retreat.

Sea level rise will cause bluff retreat to accelerate. The Coastal Terrace Deposits are weaker and more susceptible to erosion. On the property, brush and old cypress trees cover the bluff face eight to 15 feet down to the bedrock surface. The angle of repose for these weaker sediments is around 40 degrees. If high waves—maybe King Tide waves hit these terrace deposits, they can be eroded. We see lots of spots along the larger coastal area where these coastal terrace deposits have been stripped back several feet. If this vegetation is removed by big wave action, it should be immediately replanted to prevent further erosion. Armoring of this upper slope might be possible. Armoring of the bedrock like was attempted at Gleason Beach will not be allowed by the Coastal Commission.

The bedrock area is currently buffeted by wave action and is quite stable with a slow retreat of 1.0 inch to a maximum of 2 inches per year. Rising sea level will accelerate this bluff erosion. Remember that most of the erosion is attributed to winter storms. The rest of the year suffers only minor erosion. Sand beaches erode in the wintertime (as much as eight to twelve feet in height), but each summer are replaced. More erosion may even produce larger beaches.

Using a slow accelerated rise in sea level, **Table 1: Sea level Rise Projections**, and a Chart of **Cumulative Sea level Rise** will cause a similar amount or speed of bluff retreat. **Table 2: Bluff Retreat Rate** projects an extreme amount of sea level rise up to 75 inches by the year 2100. Bluff retreat is calculated at one inch per year for 2020 to 2030, 1.5 inches per year from 2030 to 2050, 2.0 inches per year from 2050 to 2070, and 2.5 inches per year from 2070 to 2095. This gives a cumulative amount of bluff retreat of 143 inches or 12 feet. These charts have been adopted by the California Coastal Commission, although I personally feel these represent extreme numbers.

The current proposed addition to the residence is a 19 feet projection from the house located at 56 feet from the bluff edge. This will make the residence at 37 feet from the bluff edge.

If we assume the bluff retreat from **Table 2.**, then the residence will still be 25 feet from the bluff edge by the year 2100. The probability of bluff retreat being less than 12 feet is more likely. Since we don't see a current rapid increase in sea level rise and bluff retreat, then if Changing Climate continues to be the major factor, the increased rate will occur closer to the year 2100 and still many years of life will continue for the life of the property.

My Recommendations.

1. Approve the 37 feet setback for this property and allow the small addition to the main residence.
2. Keep surface waters and water from house gutters directed to the natural drainage area south of the property.

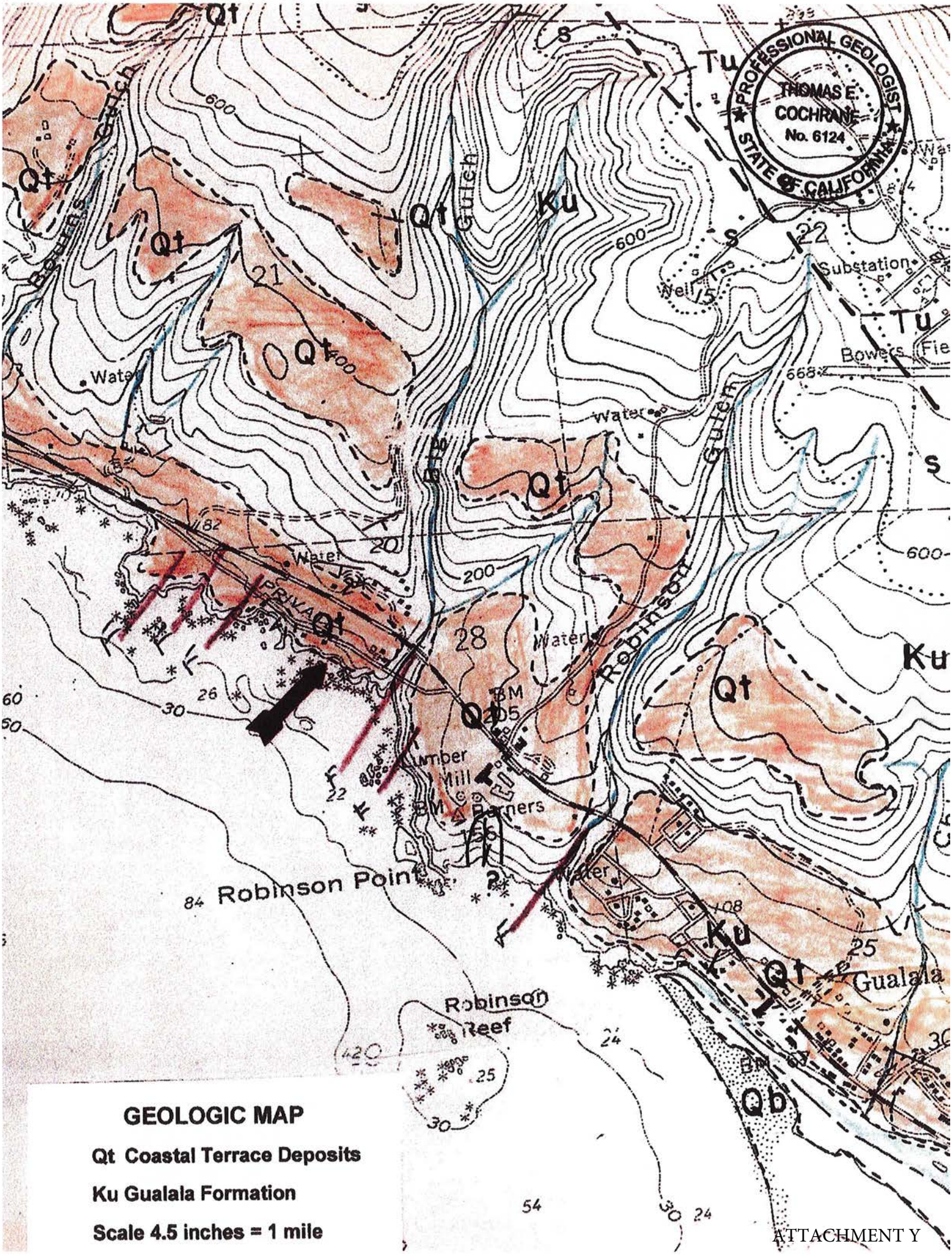
Respectfully submitted,

TE Cochrane

Thomas E. Cochrane
CA. Professional Geologist #6124

Enclosures.

1. Geologic Site Map.
2. Assessor's Map.
3. Table 1. Sea Level Rise,
   Cumulative Sea level Rise,
   Table 2. Bluff Retreat Rate.
4. Photos of bluff face
5. Selected References.



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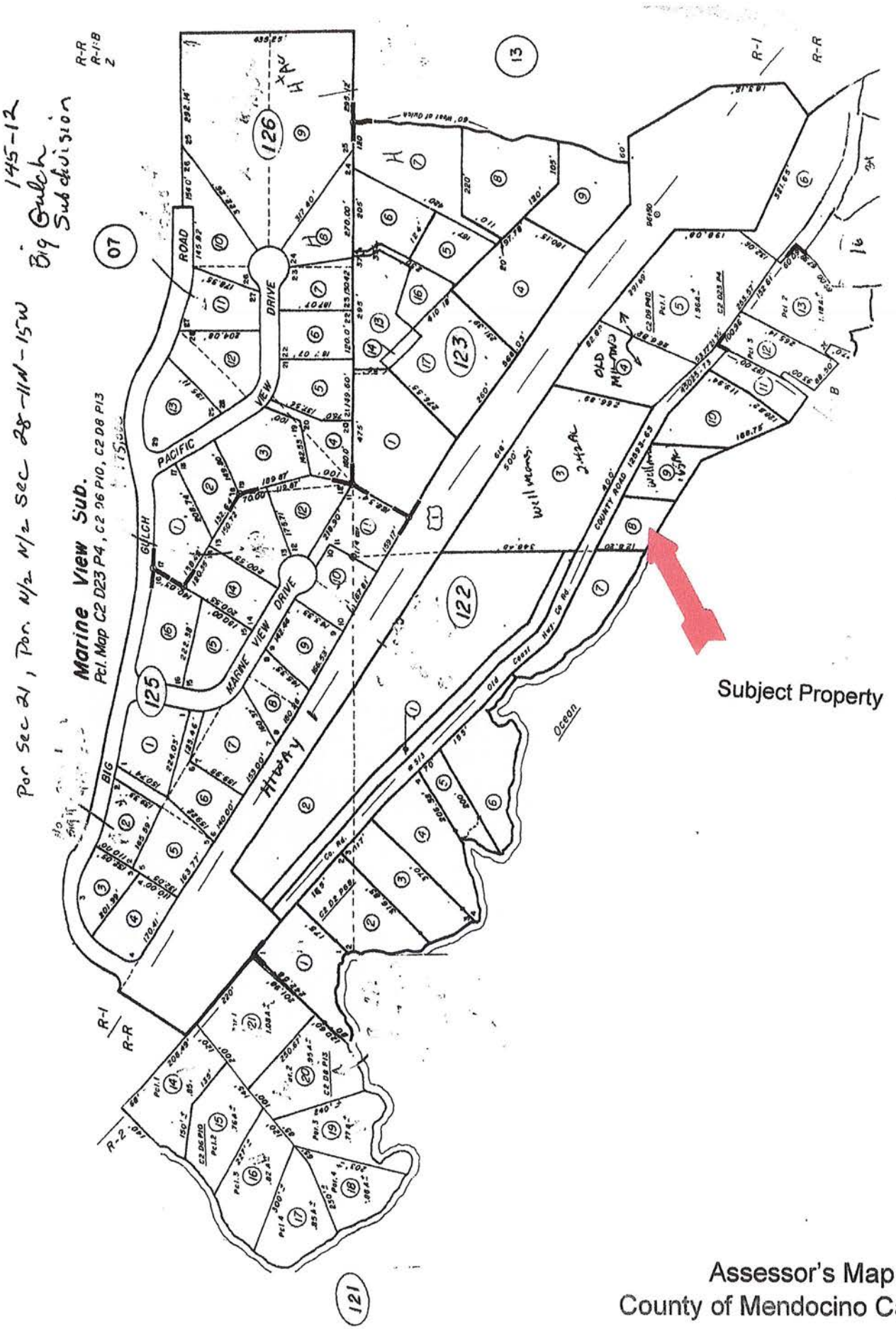

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California Coastal Commission (CCC) recently adopted the Science Update, dated November 7, 2018 to the 2015 Interpretive Guidelines for addressing Seal Level Rise in Local Coastal Programs and Coastal Development permits. The Science Update provides sea-level rise projections for the San Francisco coastal area, as follows in Table 1:

Table 1: Sea Level Rise Projections
(Medium-High Risk Aversion)

Time Period	Sea Level Rise (Feet)	Inches
2030	0.8	9.6
2040	1.3	15.6
2050	1.9	22.8
2060	2.6	31.2
2070	3.5	42.0
2080	4.5	54.0
2090	5.6	67.2
2100	6.9	82.8

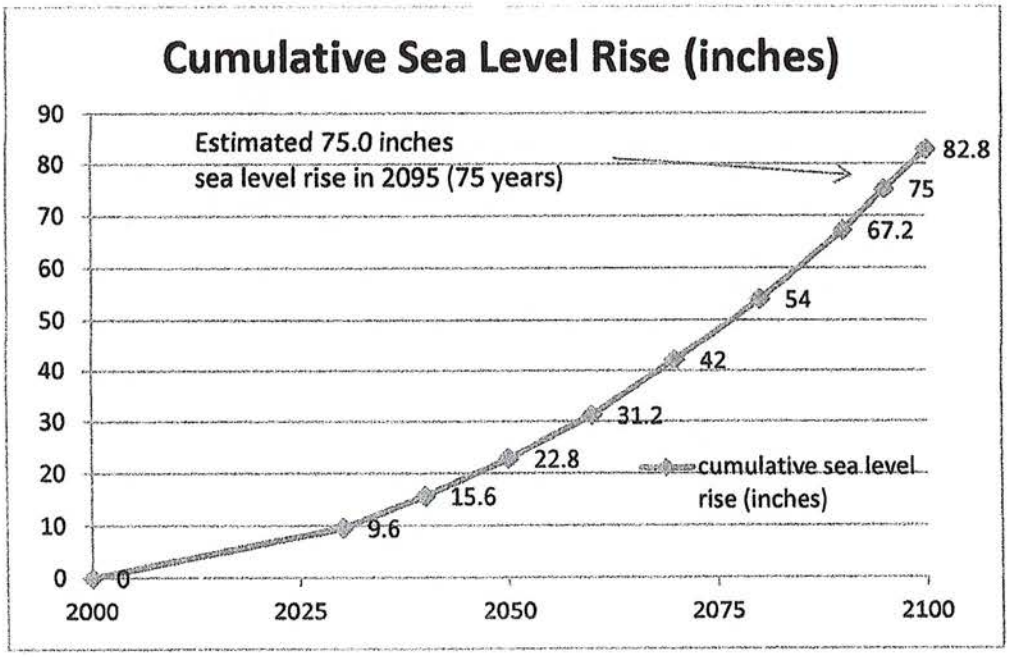

Table 2: Bluff Retreat Rate

Years	Span (years)	Cumulative Sea Level Rise (inches)	Retreat Rate (inches per year)	Amount of Retreat (inches)
2020-2030	10	10"	1.0"/yr.	10
2030-2050	20	23"	1.5"/yr.	30
2050-2070	20	42"	2.0"/yr.	40
2070-2095	25	75"	2.5"/yr.	63
				143" = 12'

Looking South. Sea caves. Coarse gravel beach. Cypress trees overhang buff.

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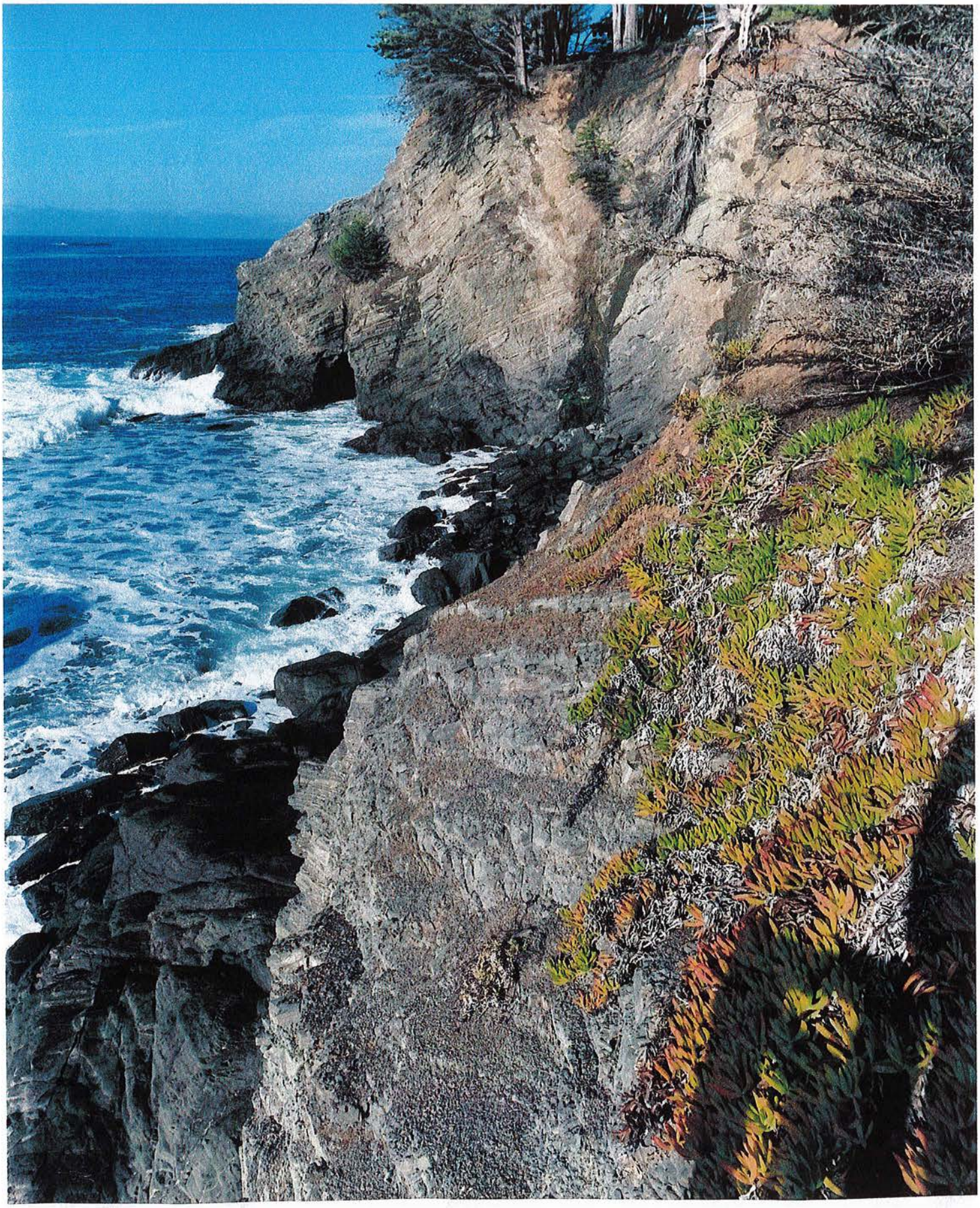
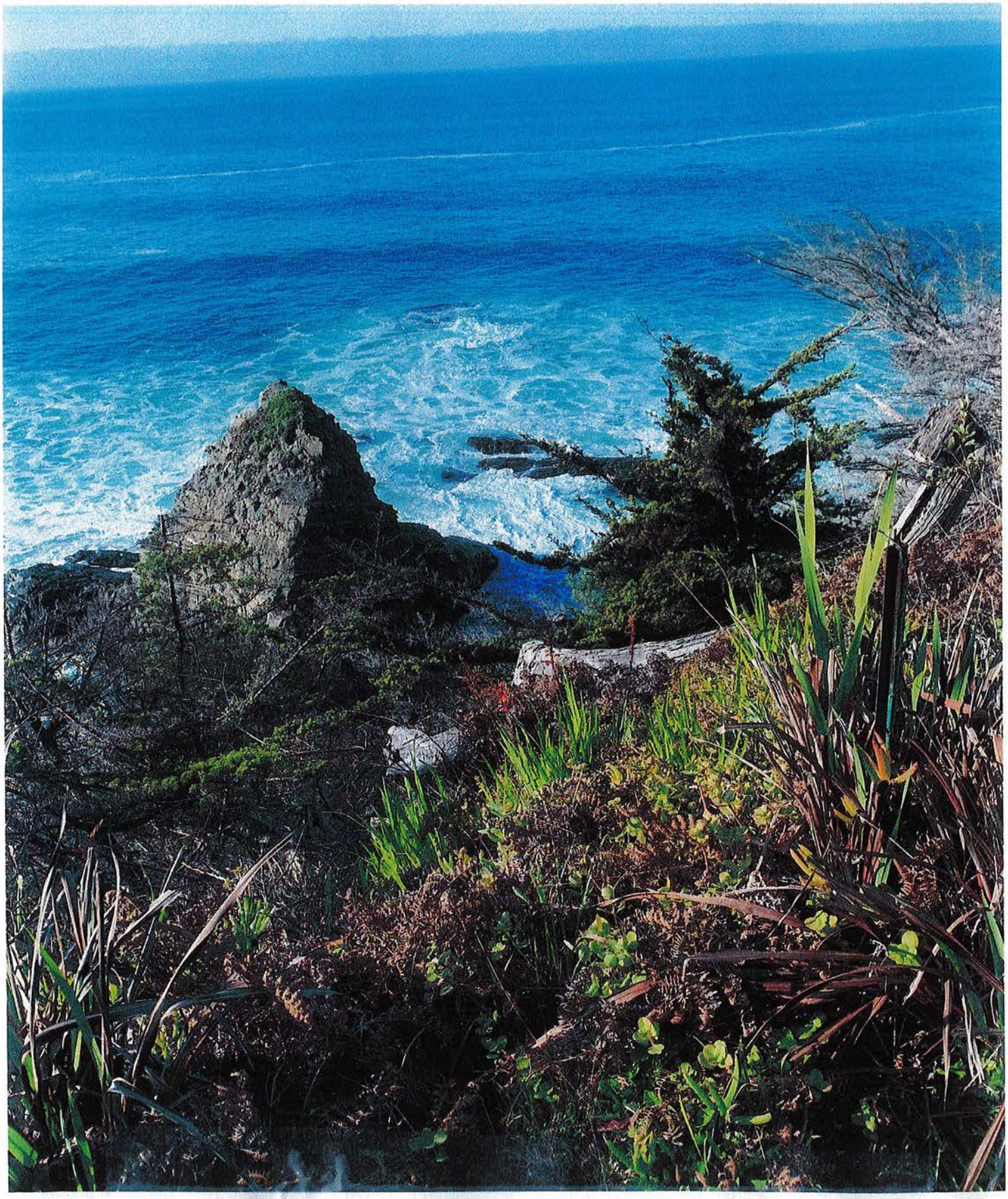


Looking North next to Cottage. Rocks dipping northwest. Sea Cave at point.



Looking West at South end of property. Offshore sea stack. Vegetation on bluff face.

ATTACHMENT Y

Selected References

Gualala 7.5 Minute Quadrangle, 1960, photo revised 1977, USGS Publication.

Gualala Quadrangle, Soil Survey of Mendocino County, CA., Western Part, USDA- Natural Resources Conservation Service.

Geology & Tectonics of the Gualala Block, Northern California, 1998, William P. Elder, Editor, Society for Sedimentary Geology, Publication 84, 222 pages.

Geologic Factors in Coastal Planning: Schooner Gulch to Gualala River, Mendocino County, California, 1976, California Department of Conservation, Division of Mines and Geology, DMG Open File Report 76-3.

Geology and Geomorphic Features Related to Landsliding, Gualala 7.5 Minute Quadrangle, Mendocino County, California, 1984, California Department of Conservation, Division of Mines & Geology, DMG Open File Report 84-48.

Engineering Geology Practice in Northern California, 2001, Edited by Horacio Ferriz & Robert Anderson, Bulletin 210, Association of Engineering Geologists, Special Publication 12, 658 pages.

Landslides, Investigation and Mitigation, 1996, Special Report 247, Editors, A. Keith Turner and Robert L. Schuster, Transportation Research Board, National Research Council, 673 pages.

STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
MENDOCINO UNIT- STATE FIRE SAFE REGULATIONS APPLICATION
MEU-4290 (REV. 1/19)

CAL FIRE - MENDOCINO UNIT
Fire Safe Regulations
17501 N. Hwy 101
Willits, CA. 95490
(707) 459-7414
Mendocino4290@fire.ca.gov

CAL FIRE File # 492-20
* FOR OFFICE USE ONLY *

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DEC 18 2020
MENDOCINO UNIT

STATE FIRE SAFE REGULATIONS APPLICATION

Building / Project Site Information	
Address: 38050 Old Coast Highway	APN: 145-121-08
City: Gualala	Zip Code: 95445
Property Owner	
Name: Ron and Victoria Caton	
Mailing Address: 1828 Fallbrook Drive	
City: Alamo	State: Ca
Zip Code: 94507	Phone: 415-640-8717
Email: vickiecaton@gmail.com	
Agent Representing Property Owner	
Name: Howard Curtis architect	
Mailing Address: POB 101	
City: Manchester	State: Ca
Zip Code: 95459	Phone: 707-882-1801
Email: hcurtis@mcn.org	
Mail Correspondence to (choose one)	
☐ Owner	☒ Agent ☐ Pick Up at CAL FIRE Howard Forest
Project Information	
☒ Residential	☐ Commercial
☐ New Building ☐ Class K	☐ Subdivision
☒ Remodel/ Addition ☐ Replacement	☐ Other
Dwelling Sq. Ft: Existing 1101 + new addition 390	Attached Garage Sq. Ft:
Accessory Building(s) Sq. Ft:	Detached Garage/ Shop Sq. Ft: Existing 515
Agricultural Building(s) Sq. Ft:	Other Structure Sq. Ft: Existing Cottage 580
	TOTAL SQUARE FEET: 2586

Briefly describe the structure(s) to be built:

Construct new room, 390 s.f. attached to existing single family residence, 1101 s.f.

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STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY
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Project Information Continued

	Yes	No
1. Was the subject parcel created PRIOR to January 1, 1991?	✓	
2. Is the structure within a ½ mile driving distance of a working fire hydrant?		✓
3. Is the structure within a 5-mile driving distance of a year-round fire station?	✓	
4. Is the subject parcel 1 acre or larger?		✓
5. Will the proposed structure(s) be 30 ft. or more from ALL property lines	✓	
6. Will your project require construction of a new road?		✓
7. Will your project require extension of an existing road?		✓
If you answered YES to question 6 or 7: How many feet?	Maximum grade (%)?	
8. Will your project require construction of a new driveway?		✓
9. Will your project require extension of an existing driveway?		✓
If you answered YES to question 8 or 9: How many feet?	Maximum grade (%)?	
If you answered No to (one or more) questions 6-9, describe the existing road/driveway:		
10. Is there an existing bridge(s) on the parcel that provide access to the project site?		✓
11. Will a bridge be installed/ constructed to provide access to project site?		✓
12. Is a plot plan attached as per the instructions?	✓	

Subdivision Information (only required for subdivision)

Current acreage before split?	How many parcels will be created?
Acreage of each newly created parcel?	

Timber and Land Conversion Activities

13. Will trees be cut and timber products be sold, bartered, traded, or exchanged?		✓
14. Will timberland be converted to a non-timber growing use?		✓

If **YES** on questions 13 or 14, a harvest permit may be required from CAL FIRE Resource Management
FOR QUESTIONS RELATED TO TIMBER OR LAND CONVERSION CALL (707) 459-7440

Exception Request

15. Will your project require an exception to **ANY** of the Fire Safe Regulations?		✓

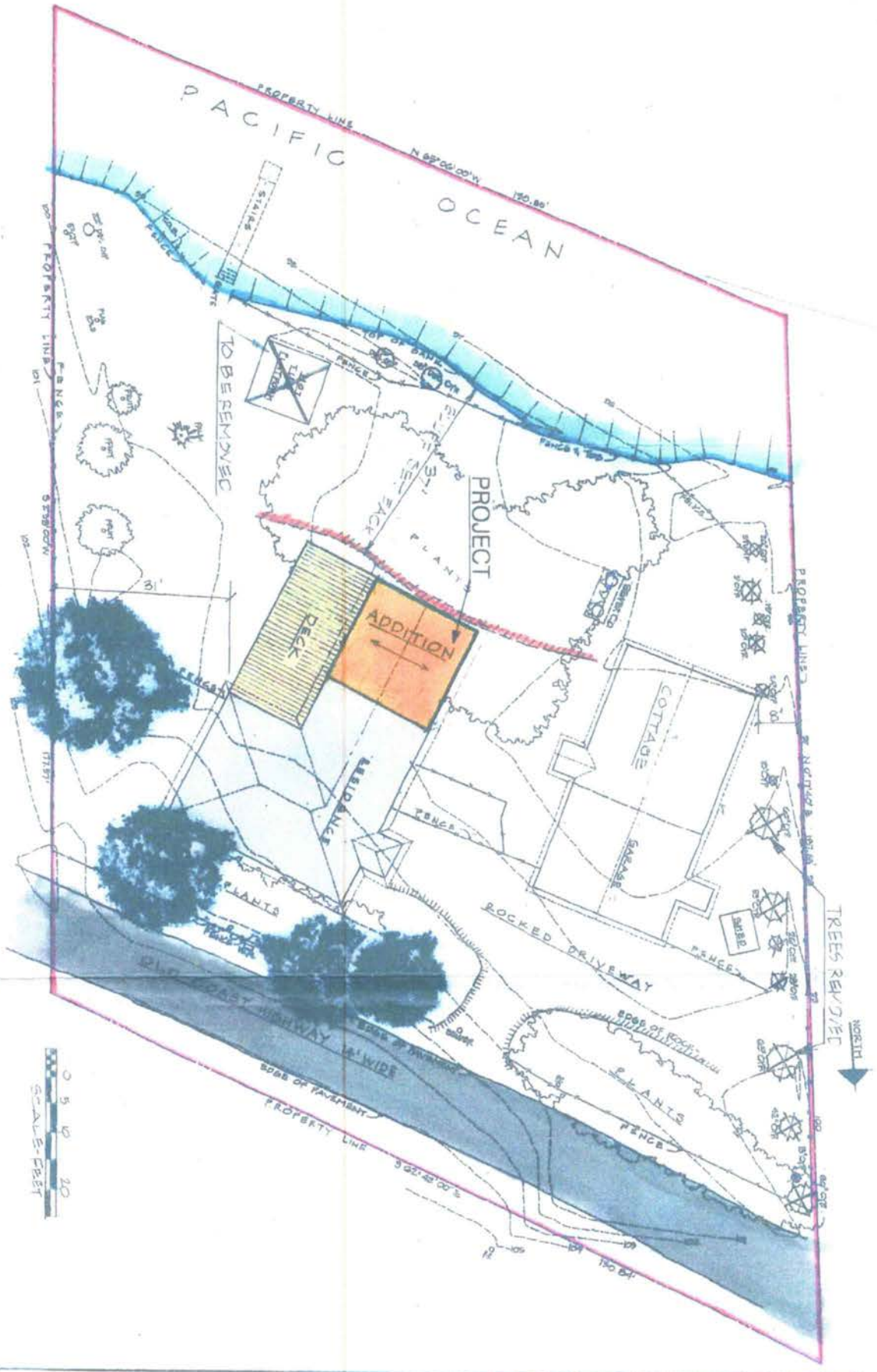
If **YES** on question 15, attach a separate page identifying the applicable section pertinent to your request, facts supporting the request, and details of the exception or mitigation measures proposed, and a map showing the proposed location of the exception or mitigation measure.

I hereby agree to maintain the property in compliance with the Fire Safe Regulations established in the Public Resources Code Section 4290.The information submitted in this application is complete and accurate to the best of my knowledge.

Signature of property owner or authorized agent: Howard Curtis	
Date: 12-12-2020	Print Name: Howard Curtis

ATTACHMENT Y

SITE PLAN - ROOM & DECK ADDITION



2 OF 8	12-12-20	CATON RESIDENCE MODIFICATION 38050 OLD COAST HIGHWAY, GUALALA, CA 95445 APN 145-121-08	HOWARD E. CURTIS ARCHITECT P.O.B. 675, Gualala, Ca. 95445 · hcurtis@mcn.org · 707-882-1801 C 14189 PLS 3501

ATTACHMENT Y

STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
MENDOCINO UNIT- CONDITIONS OF APPROVAL FIRE SAFE REGULATIONS
MEU-4290 A (REV. 1/19)

CAL FIRE FILE #	Project Type:	Battalion #	Date:
492-20	Remodel/Addition	5	December 18, 2020

CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain "Final Clearance" from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit www.fire.ca.gov.

Building / Project Site Information	
Address: 38050 Old Coast Highway	APN: 145-121-08
City: Gualala	Zip Code: 95445
Property Owner	
Name: Ron and Victoria Caton	
Mailing Address: 1828 Fallbrook Drive	
City: Alamo	State: CA
Zip Code: 94507	Phone: (415) 640-8717
Email: vickiecaton@gmail.com	
Agent Representing Property Owner	
Name: Howard Curtis	
Mailing Address: PO Box 101	
City: Manchester	State: CA
Zip Code: 95459	Phone: (707) 882-1801
Email: hcurtis@mcm.org	

Mail Correspondence to:		
☐Owner	✕Agent	☐Pick Up at CAL FIRE Howard Forest

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

✕ ADDRESS STANDARD

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

✕ DRIVEWAY STANDARD

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.

X MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD

- All parcels 1 acre and larger shall provide a minimum 30' setback for al buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

☐ EMERGENCY WATER STANDARD _____ gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3 'or more than 5' above grade.

☐ROAD STANDARD

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4'shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800', parcels zoned 1-4.99 acres-1320', parcels zoned 5-19.99 acres-2640', parcels zoned 20 acres or larger- 5280'. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals. Each dead-end road shall have turn around constructed at its a terminus.

☐ SIGN STANDARD

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.

☐ BRIDGE STANDARD

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

☐ CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:

☐ EXCPTION REQUEST GRANTED	☐ EXCEPTION REQUEST DENIED
• See attached letter	• See attached letter

Project review and approval by: *Chris Vallerga*
Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.

TREE REMOVAL REQUIREMENTS

In addition to the State Fire Safe Regulations there are other regulations regarding tree removal that may apply to your project that are under the jurisdiction of CAL FIRE. Other state and local agencies may have additional requirements pertaining to grading and vegetation removal.

These regulations may apply if you are permanently removing any of the following species or if you are going to sell or trade any timber, firewood, or other solid wood forest products that came from construction of your project.

Conifers:

Coast redwood (Sequoia sempervirens)
Douglas-fir (*Pseudotsuga menziesii*)
Grand fir (*Abies grandis*)
Western hemlock (*Tsuga heterophylla*)
Western redcedar (*Thuja plicata*)
Bshop pine (*Pinus muricata*)
Monterey pine (*Pinus radiata*)
Sitka spruce (*Picea sitchensis*)
Incense cedar (*Calocedrus decurrens*)
Port-Orford cedar (*Chamaecyparis lawsoniana*)
California red fir (*Abies magnifica*)
White fir (*Abies concolor*)
Jeffrey pine (*Pinus jeffreyi*)
Ponderosa pine (*Pinus ponderosa*)
Sugar pine (*Pinus lambertiana*)
Western white pine (*Pinus monticola*)
Lodgepole pine (*Pinus contorta*)
Noble fir (*Abies procera*)
Knobcone pine (*Pinus attenua)*
Gray pine (*Pinus sabiniana)*
Mountain hemlock (*Tsuga mertensiana*)
Brewer spruce (*Picea breweriana*)
Engelmann spruce (*Picea englemanii*)
Sierra redwood (*Sequoiadendron giganteum*)
Foxtail pine (*Pinus balfouriana*)
Western juniper (*Juniperus occidentalis)*

Hardwoods:

Tannoak (*Notholithocarpus densiflorus*)
Red alder (*Alnus rubra*)
White alder (*Alnus rhombifolia*)
Pacific madrone (*Arbutus menziesii*)
Golden chinkapin (*Castanopsis chrysophylla*)
Pepperwood (*Umbellularia californica*)
Oregon white oak (*Quercus garryana*)
California black oak (*Quercus kelloggii*)

For more information and assistance related to tree removal contact the Mendocino Unit CAL FIRE Resource Management Office at (707) 459-7440.

TO: Board of Supervisors

FROM: Planning and Building Services Choose an item.

MEETING DATE: November 17, 2020

DEPARTMENT CONTACT: Jessie Waldman **PHONE:** 234-6650
DEPARTMENT CONTACT: Brent Schultz **PHONE:** 234-6650

ITEM TYPE: Consent Agenda **TIME ALLOCATED FOR ITEM:** N/A

AGENDA TITLE:
Acceptance of Informational Report Regarding the Issuance of Emergency Coastal Development Permit EM_2020-0004 (Caton) to Remove Eleven (11) Dead Cypress Trees on the Northwestern Portion of the Parcel, Located at 38050 Old Coast Highway, Gualala (APN 145-121-08)

RECOMMENDED ACTION/MOTION:
Receive informational report; no action necessary at this time.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:
In 1991 the Board adopted Division II of Title 20 of Mendocino County Code through Ordinance No. 3785. Included in Division II is Section 20.536.055 which allows Permits for Approval of Emergency Work. In cases of a verified emergency, temporary emergency authorization to proceed with remedial measures may be given by the Director or his or her designee until such time as a Coastal Development Permit application is filed. The Director shall report in writing to the Board of Supervisors at each meeting the emergency permits applied for or issued since the last report, with a description of the nature of the emergency and the work involved. The report of the Director shall be informational only. The decision to issue an emergency permit is solely at the discretion of the Director. Notice of emergency permits shall be provided by phone or letter to the California Coastal Commission within three (3) days, following issuance of the emergency permit.

SUMMARY OF REQUEST:
The current owners submitted a "Major Tree Removal Questionnaire", dated stamped May 21, 2020, to Planning Division of Mendocino County Planning and Building Services, where the current owners requested to remove eleven (11) Cypress Trees, located at the northwest parcel boundary line, and one (1) Bishop Pine Tree at the western bluff top edge of the parcel. Planning Staff determined the request to be the tree removal does constitute Major Vegetation Removal (MVR) for two (2) specific reasons: (1) the amount of trees is considered development and (2) due to the relative location being within 50 feet to a bluff top edge. Therefore, per Mendocino County Code Chapter 20.532, the proposed removal requires the issuance of a Coastal Development Permit. The current owners are only requesting to remove the eleven (11) Cypress Trees as the one (1) Bishop Pine Tree does not cause risk to structures, vehicle, or human life. The emergency state of the eleven (11) dead standing Cypress Trees was approached with respects to constant limb loss, causing hazards to structures, vehicle flow and humans and consideration of the loss of trees of the bluff top creating erosion. Given the location of the property on a bluff top, the location of the eleven (11) trees, where four (4) of the eleven (11) trees are within fifty (50) feet of the bluff edge, the combination of winter weather and the deterioration of the trees, it has been stated by an arborist that if left in their current condition it will be dangerous to both the property and the health of the occupants. The emergency permit was issued on September 29, 2020 and becomes null and void at the end of sixty (60) days. *Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by the permit.*

ALTERNATIVE ACTION/MOTION: None, informational item.

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT: N/A

ATTACHMENT AA

FISCAL IMPACT:

SOURCE OF FUNDING: N/A
CURRENT F/Y COST: N/A

BUDGETED IN CURRENT F/Y: N/A
ANNUAL RECURRING COST: N/A

SUPERVISORIAL DISTRICT: DISTRICT 5

VOTE REQUIREMENT: MAJORITY

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: N/A

CEO LIAISON: Steve Dunnicliff, Deputy CEO
CEO REVIEW: Choose an item.
CEO COMMENTS:

FOR COB USE ONLY

Executed By: DEPUTY CLERK
Date: DATE EXECUTED.
Note to Department:

Final Status: ITEM STATUS
Executed Item Number: ITEM

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

October 7, 2020

California Coastal Commission
Attn: Syliva Targ
1385 Eighth Street, Suite 130
Arcata, CA 95521

Subject: Emergency Permit Issuance

Dear Melissa,

Please find enclosed a copy of Emergency Coastal Development Permit #EM 2020-0004. The Permit is scheduled as an informational item during the Directors Report for the Board of Supervisors Hearing on November 17, 2020.

Should you have any questions, please feel free to contact this office.

Sincerely,

Jessie Waldman
Planner II

Encl.: EM 2020-0004 Permit

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COUNTY OF MENDOCINO
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COASTAL DEVELOPMENT PERMIT
AUTHORIZATION FOR EMERGENCY WORK
CASE FILE EM #2020-0004

OWNER/APPLICANT: RON & VICTORIA CATON
1828 FALLBROOK DRIVE
ALAMO, CA 95407

AGENT: HOWARD CURTIS
PO BOX 101
MANCHESTER, CA 95459

SITE ADDRESS/APN: 38050 Old Coast Highway (APN: 145-121-08)

NATURE OF EMERGENCY: The current owners submitted a "Major Tree Removal Questionnaire", dated stamped May 21, 2020, to Planning Division of Mendocino County Planning and Building Services, where the current owners requested to remove eleven (11) Cypress Trees, located at the northwest parcel boundary line, and one (1) Bishop Pine Tree at the western bluff top edge of the parcel. Planning Staff determined the proposed tree removal does constitute Major Vegetation Removal (MVR) for two (2) specific reasons: (1) the amount of trees proposed for removal constitutes development and (2) due to the relative location being within 50 feet to a bluff top edge. Therefore, per Mendocino County Code Chapter 20.532, the proposed removal requires the issuance of a Coastal Development Permit. The current owners are only requesting to remove the eleven (11) Cypress Trees as the one (1) Bishop Pine Tree does not cause risk to structures, vehicle, or human life. The emergency state of the eleven (11) dead standing Cypress Trees was approached with respects to constant limb loss, causing hazards to structures, vehicle flow and humans and consideration of the loss of trees of the bluff top creating erosion. Given the location of the property on a bluff top, the location of the eleven (11) trees, where four (4) of the eleven (11) trees are within fifty (50) feet of the bluff edge, the combination of winter weather and the deterioration of the trees, it has been stated by an arborist that if left in their current condition it will be dangerous to both the property and the health of the occupants.

CAUSE OF EMERGENCY: See "Nature of Emergency" above.

REMEDIAL ACTION: Immediate removal of 11 dead Cypress Trees on a bluff top parcel. This project includes:

(1) Removing 11 dead Cypress Trees and removing all tree debris from the site;

CIRCUMSTANCES TO JUSTIFY EMERGENCY: Failure to allow this repair work prior to the winter storm season poses a risk to the residential structures and its occupants. Failure to allow the work may result in further property damage, potential for mold and water damage, and potential damage to the environment as a result of dead trees falling onto the existing structures and making their way into the ocean, neighboring properties, or public access areas nearby.

This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by this permit.

RECOMMENDED BY:

9/29/2020

ATTACHMENT AA

JESSIE WALDMAN, PLANNER II

DATE

APPROVED BY:

BRENT SCHULTZ, DIRECTOR

10/08/2020
DATE

ATTACHMENT AA

COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379

Case No(s) EM-2020-0004
CDF No(s) -
Date Filed 9-15-2020
Fee $ $2049.00
Receipt No. PRJ-037806
Received by WALDMANJ
Office Use Only

EMERGENCY PERMIT APPLICATION FORM

Name of Applicant	Name of Owner(s)	Name of Agent
Ron & Victoria Caton	Ron & Victoria Caton	Howard Curtis, Architect
Mailing Address	**Mailing Address**	**Mailing Address**
1828 Fallbrook Drive Alamo, Ca 94507	1828 Fallbrook Drive Alamo, Ca 94507	POB 101, Manchester, Ca 95459
Telephone Number	**Telephone Number**	**Telephone Number**
1-925-997-7475	1-925-7475	707-882-1801

Project Description:

Remove 11 dead Cypress Trees on property. Trees are in danger of falling and may cause condsidable damage to existing structures and existing narrow roadway.
The trees need to be removed as soon as possible. Hopefully before the winter season arrives.

Driving Directions

The site is located on the S (N/S/E/W) side of Old Coast Highway (name road)

approximately 0.40 (##/miles) E (N/S/E/W) of its intersection with

State Highway 1 South (provide nearest major intersection).

Assessor's Parcel Number(s)

145-121-08

Parcel Size	Street Address of Project
0.45 ☐ Square Feet ■ Acres	38050 Old Coast Highway **Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.**

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EMERGENCY PERMIT
APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. **NATURE OF THE EMERGENCY NARRATIVE** (use additional pages if necessary).

a) Describe the nature, cause and location of the emergency.

There are 11 dead Cypress trees from 24" dia. to 65" in dia. in size. These trees are located just below and adjacent to the West Property line of Caton property. The one 60" dia tree is located just south of the public roadway and is subject to falling across road during a storm.

b) Describe the remedial protective or preventive work required to deal with the emergency.

The dead trees will be removed completely from site and stumps eliminated. Work will be preformed by a Licensed and bonded tree removal contractor. All debrie from tree removale operation will be removed from property and disposed of at an approved waste disposal site.

c) Describe the circumstances during the emergency that justify the course(s) of action taken, including the probable consequences of failing to take action.

It has been determined by Mendocino County Department of Planning and Building services that the dead trees on this property should be removed. Staff has recommended the filing of aan Emergency CDP permit application. Project Number: PR2020-0023, July 15, 2020.

d) Describe any secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. that are necessary to deal with the emergency.

No additional work will be required at this time.

2. Are there existing structures on the property? ■ Yes ☐ No

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If yes, describe below and identify the use of each structure on the plot plan.

Single Family Residence
2 Car garage
Guest House

3. Is any grading or road construction planned? ☐ Yes ■ No

Estimate the amount of grading in cubic yards na c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

4. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ■ No
If yes, explain:

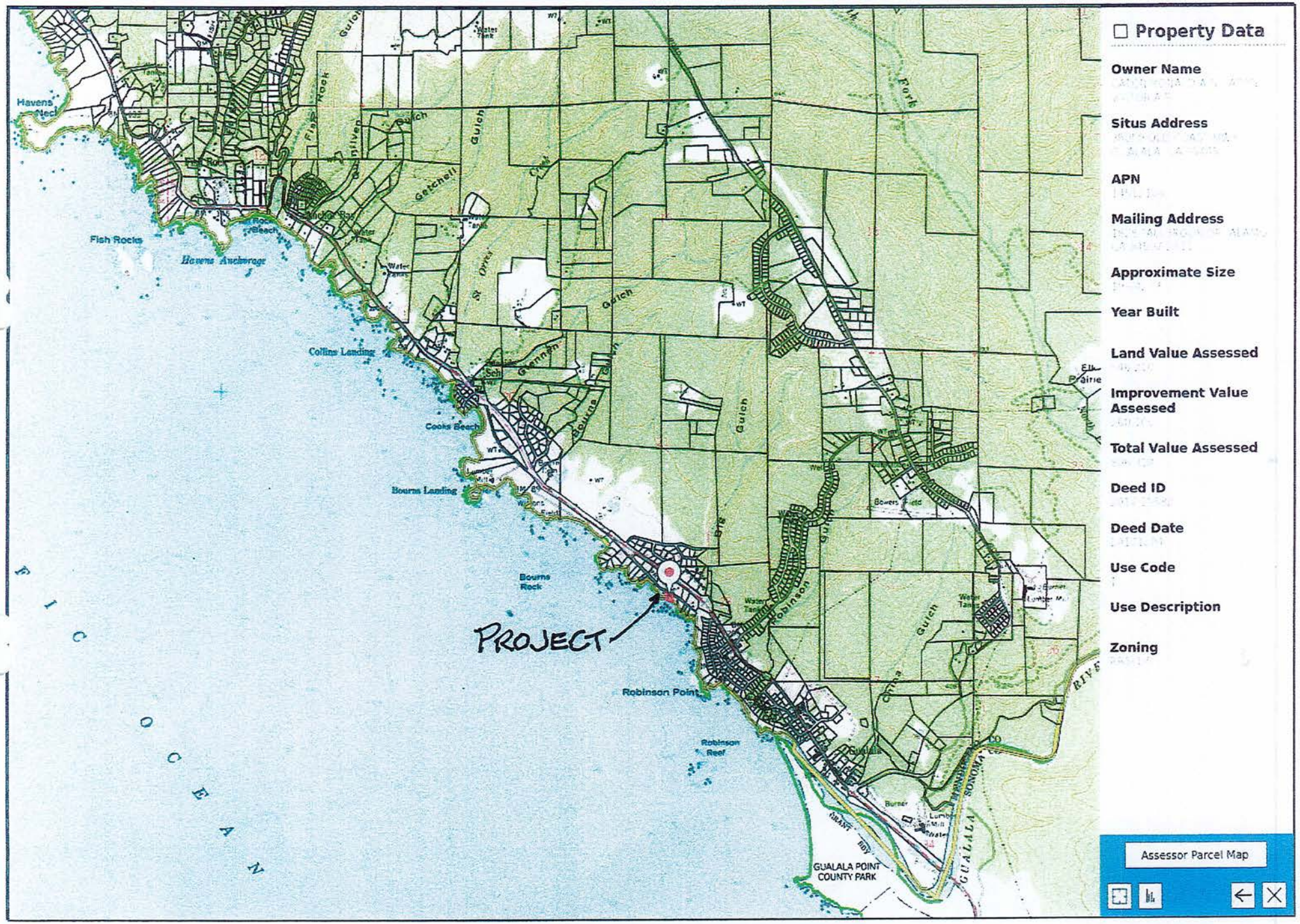
5. Project Height. Maximum height of structure(s): na feet

6. Describe all exterior materials and colors of all proposed structures that are visible beyond the boundaries of the subject parcel.

na

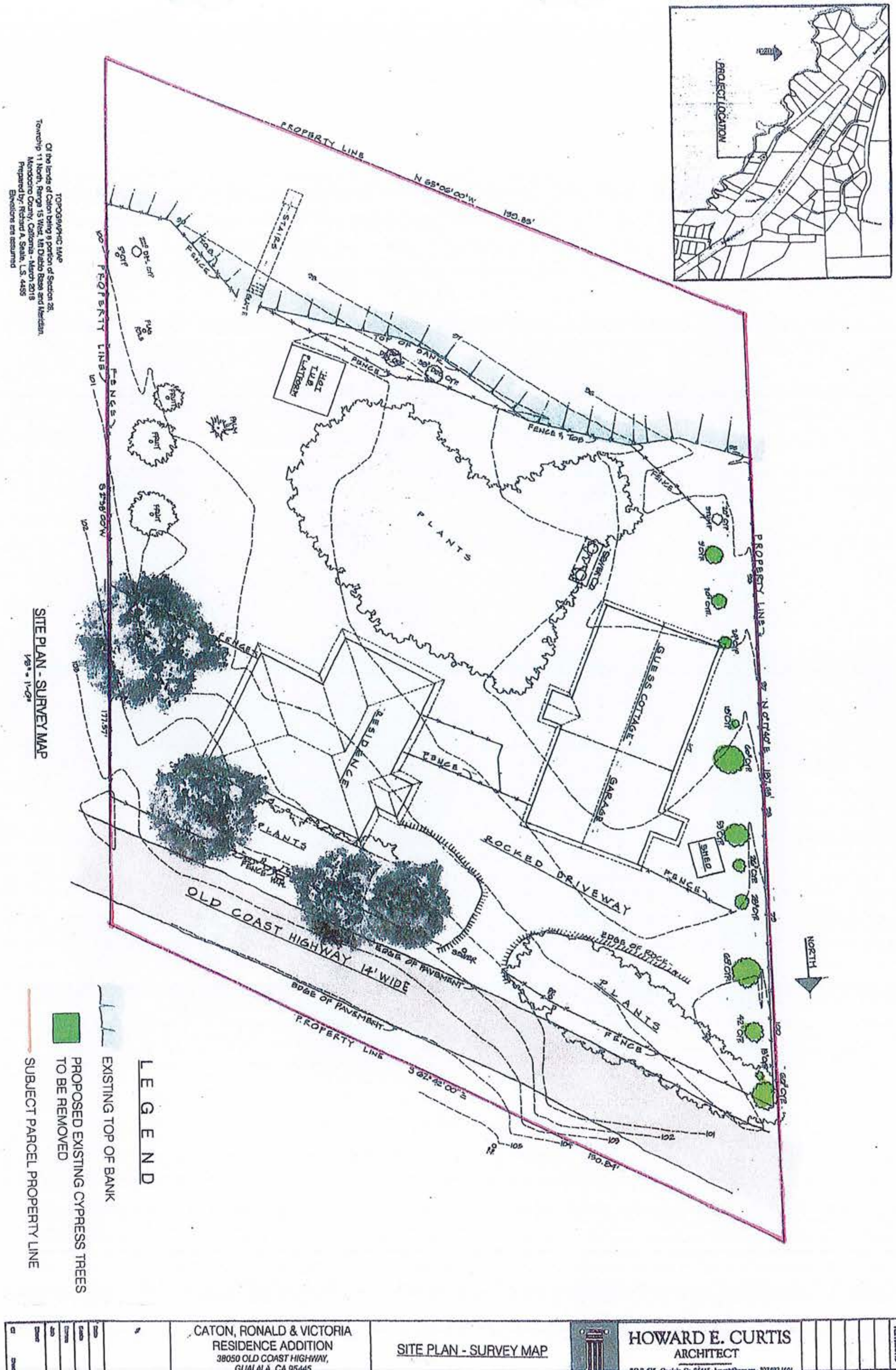
7. Are there any water courses, anadromous fish streams, ponds, lakes, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

Pacific Ocean



ENPLAN

LOCATION MAP


TOPOGRAPHIC MAP
Of the lands of Caton being a portion of Section 28,
Township 11 North, Range 15 West, Mt Diablo Base and Meridian.
Mendocino County, California - March 2018
Prepared by: Richard A. Seale, L.S. 4455
Elevations are assumed
PROJECT LOCATION
PROPERTY LINE
N 65°06'00"W
130.85'
STAIRS
FENCE
TOP OF BANK
HOT TUB & LATTICE
PLANTS
RESIDENCE
GUESS COTTAGE - GARAGE
SHED
ROCKED DRIVEWAY
OLD COAST HIGHWAY 14' WIDE
EDGE OF PAVEMENT
NORTH
SITE PLAN - SURVEY MAP
1/8" = 1'-0"
LEGEND
EXISTING TOP OF BANK
PROPOSED EXISTING CYPRESS TREES TO BE REMOVED
SUBJECT PARCEL PROPERTY LINE

CATON, RONALD & VICTORIA
RESIDENCE ADDITION
38050 OLD COAST HIGHWAY,
GUALALA, CA 95445
APN 145-121-08

SITE PLAN - SURVEY MAP

HOWARD E. CURTIS
ARCHITECT

ATTACHMENT AA

TREE/VEGETATION REMOVAL QUESTIONAIRE

In the coastal zone, the removal or harvesting of **Major Vegetation** constitutes development and requires a Coastal Development Permit. Your answers to this questionnaire will assist staff with determining whether your proposal is considered Major Vegetation Removal or Harvesting.

Contact Information

Owner/Applicant Name: Ron + Vickie Caton Phone #: 925-997-7475

Mailing address: 1828 Fallbrook Dr., Alamo, CA 94507

Agent Name: _____ Phone #: _____

Mailing address: _____

Project Description

Street Address of project: 38050 OLD COAST HWY, GUALALA

Assessor's Parcel Number(s): 145-121-08-00

Describe the proposed vegetation removal; please include the number(s), species, and location:

Remove 11 dead/dying cypress trees and 1 smaller bishop pine. Cypress located on north side prop. boundary.

How many trees are currently on the parcel? approx. 21

How many trees are proposed for removal? 12

Of the total number of trees on the parcel, what percent will you remove? @ 57%

What is the diameter and circumference, measured at 4 ½ feet above ground, of the tree(s) you will remove? If multiple trees, describe the minimum, maximum, and average diameters and circumference:

please see arborist report

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FORT BRAGG CA

Are the trees proposed for removal scattered throughout the property or are they located in a contiguous area? Please describe:

Clustered in one area along north side prop boundary

Will you use heavy equipment (i.e. skid-steer or cherry picker) to remove the vegetation? **YES** or (NO)
If yes, please describe:

Tree service will use low ground pressure equipment.

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Is the proposed vegetation removal land that is **LEVEL** or **SLOPED**?
If on a slope, what is the percent slope?_____

Is the proposed vegetation removal within 100 feet of a wetland, perennial or intermittent stream, dune, pygmy vegetation, or rare plant? **YES** or **NO**

If yes, please describe: _____

_____

Does the vegetation screen any structures on the parcel from public view? **YES** or **NO**

If yes, please describe: _____

Plot Plan

This questionnaire must include a legible plot plan that shows the following:

1. Property Owner's Name, Site Address, Assessor's Parcel Number(s).
2. Legal Parcel Configuration clearly shown with all property boundaries, dimensions and acreage (must include all Assessor's Parcel Numbers).
3. Adjacent streets both public and private.
4. North Arrow and if applicable a scale.
5. Location of all existing tree canopy cover on parcel. Identify the tree(s) proposed for removal.
6. Any lakes, ponds, streams, wetlands, dunes, pygmy vegetation or rare plants identified and proposed buffers from vegetation removal.

ATTACHMENT AA

FAMILY TREE RESOURCE, INC.

I was asked by property owners of 38050 Old Coast Hwy in Gualala, Ron and Vickie Caton, to perform a basic, ground-based Level-1/2 assessment of the of 11 Monterey cypress (Hesperocyparis macrocarpa) along the north side property boundary. I met with Vickie Caton at site on 10-23-19. The Caton's requested this assessment due to the unhealthy appearance of these 11 trees, and to determine the possibility/potential of a whole-tree or partial-tree failure onto the home and outbuilding on this parcel. The Catons also asked about the westernmost tree's potential for root-failure off the sea-side cliff where the resulting root-ball could cause a significant amount of cliff/property erosion. The Catons also asked me to assess the same type of failure with a smaller bishop pine (Pinus muricata) on the west-side of parcel at the edge of the sea-cliff. All trees were measured for DBH (diameter at breast height) using dbh tape. A laser range finder was used to determine height of trees assessed. A rubber tapping-mallet was used--where possible (without getting into tree)--to determine extent/existence of decay around the base of trunks.

Of the 11 cypress trees proposed for removal, 5 are completely dead, and the remaining 6 are showing severe to moderate decline in vigor/health. These trees range in size from 20"dbh to ~50" dbh. the stems of all trees combined avg ~25' to 30"dbh. 5 of the larger dbh trees are "multi-stemmed" where trunk attachment is at or below 4.5' from ground level. A combination of changing climate conditions, past poor pruning practices, and improper spacing between trees are likely the major factors of their death and decline. It is likely that the old "topping" cuts--presumably to restore neighboring properties' view-shed, years ago--have contributed to much decay in the upper canopy of all these trees because of the number of stubs left. The pathogens affecting the remaining live trees' health are possibly a result of these past poor pruning cuts. These planted trees are somewhat too tightly spaced and are growing up against, or within a foot or two of each other, resulting in detrimental competition for light, food, water, and root space.

The tree furthest on the east-side, toward the road have been pruned for clearance of the electric distribution lines for both growth and as a hazard to those facilities. All of these trees are considered a persistent nuisance to buildings, cars and humans due to the constant shedding of dead branches, The dead trees, and a few of the declining trees, would also be considered a hazard to buildings and property at this location. The tree furthest west at ~ 8' from edge of bluff, is a 40"dbh tree in decline with a 30 degree lean over the cliff and would likely fail off of cliff creating a fairly large gap in the cliff and hastening erosion of the bluff into the ocean. The Catons are also asking that a smaller pine with a 21" dbh(2x 11" xstem) in a similar situation at he edge of the bluff be removed for same erosion issue if/when it fails.

I would recommend having these 12 trees removed due to poor health in the declining live trees and due to the hazards they pose for humans and property. I would recommend replacing these trees with a disease resistant variety with shorter stature and good screening screening capabilities.

Sean Barrett
Family Tree - QC
WE-8728AU
707.489.5844

PO Box 1501
41701 North Hwy 101
Laytonville, CA 95454
USA

PHONE 707/272-8668
FAX 707/984-8246
EMAIL tmusgraveftr@gmail.com
WEB SITE www.familytree-service.com

Mendocino Planning Dept.
120 W Fir Street
Fort Bragg, CA 95437

Attn: Planner

Enclosed please find a completed Tree/Vegetation Removal Questionnaire for our property located at 38050 Old Coast Hwy, Gualala (APN 145-121-08-00)
Also included are:
Arborist report from Family Tree, Inc
Copy of Topographic map
Site Plan
Parcel legal description
Assessor's map certified
Photos of the trees in question

Please review and let me know if you have any questions. We are concerned as the large branches are a hazard to the smaller house on the property. Also, we are worried that if one of the trees closest to the bluff fails, it would hasten erosion of the bluff.

Thanks so much,

Vickie Caton

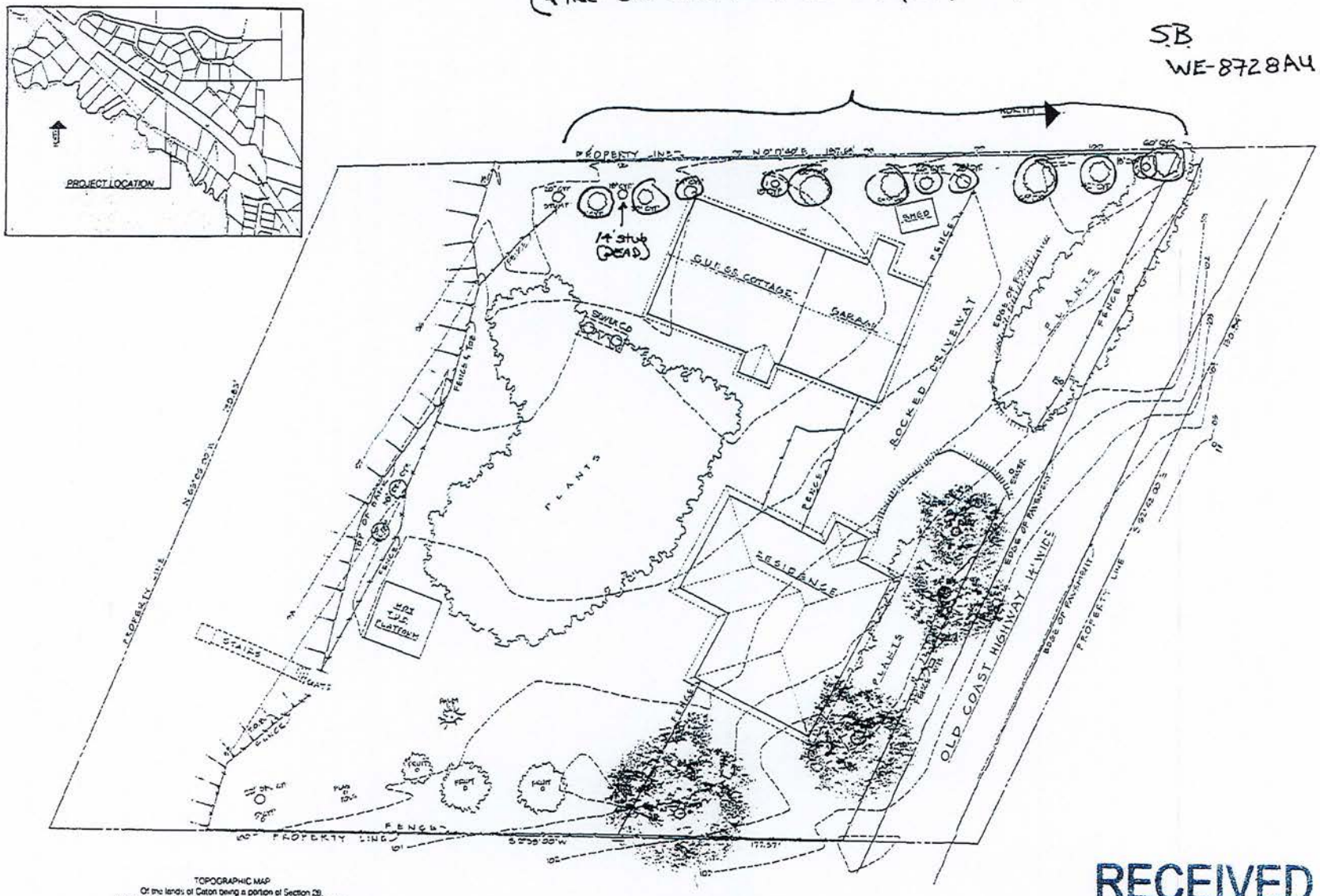
Vickie Caton

925-997-7475

ATTACHMENT AA

All -11 dead/dying cypress trees TO be REMOVED.
(PINE ON OCEAN-side of property TO REMAIN)

S.B.
WE-8728A4



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Township 11 North, Range 15 West, Mt Diablo Base and Meridian
Mendocino County, California - March 2018
Prepared by: Richard A. Seale, LS 4450
Elevations are assumed

SITE PLAN - SURVEY MAP
1/8" = 1'-0"

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REVISIONS	BY

HOWARD E. CURTIS
ARCHITECT
[illegible]

CATON, RONALD & VICTORIA
RESIDENCE ADDITION
34999 OLD COAST HIGHWAY
GUALALA, CA 95445
APN 115-12-09

SITE PLAN - SURVEY MAP

ATTACHMENT AA

May 18, 2020

Jessie Waldman
Planner
Mendocino Planning Dept.
120 W. Fir Street
Fort Bragg, CA 95437

RE: 38050 Old Coast Hwy, Tree/Vegetation Removal Questionnaire

Dear Jessie,

Please add the enclosed Cal Fire paperwork to my file regarding the dead cypress trees on my property. These should be relevant since the trees in question are in Zone 1 of the defensible space.

Thanks so much,

Vickie Caton

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CAL FIRE's Post

115 20 Comments 108 Shares

Like Comment Share

WHERE ARE YOU WITH YOUR DEFENSIBLE SPACE?

DEFENSIBLE SPACE AND HOME HARDENING SURVEY—PLEASE PARTICIPATE

TAKE THE SURVEY HERE:

WILDFIRE RISK IS INCREASING AND WITH STAY-AT-HOME ORDERS DUE TO COVID-19, TAKE TIME TO MANTAIN DEFENSIBLE SPACE AROUND YOUR HOME.

Help our inspectors comply with social distancing by letting us know how you are progressing with your Defensible Space. Please complete our online survey. To access, scan the QR code or visit www.fire.ca.gov/Dspace.

These are the defensible space requirements for each property owner.

Zone 1 / Within 30 feet of all structures or to the property line (Refer to illustration below):

- ☐ **A.** Remove all branches within 10 feet of any chimney or stovepipe outlet.
- ☐ **B.** Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
- ☐ **C.** Remove all dead and dying trees, branches and shrubs, or other plants adjacent to or overhanging buildings.
- ☐ **D.** Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds and needles.
- ☐ **E.** Remove or separate live flammable ground cover and shrubs.
- ☐ **F.** Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs.
- ☐ **G.** Relocate exposed wood piles outside of Zone 1 unless completely covered in a fire-resistant material.

Zone 2 / Within 30–100 feet of all structures or to the property line (Refer to illustration below):

- ☐ **H.** Cut annual grasses and forbs down to a maximum height of 4 inches.
- ☐ **I.** Remove trees in accordance with the Fuel Separation or Continuous Tree Canopy guidelines (see back).
- ☐ **J.** All exposed woodpiles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions.
- ☐ **K.** Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches.

All Zones / Within 100 feet of all structures or to the property line (Refer to illustration below):

- ☐ **L.** Logs or stumps embedded in the soil must be removed or isolated from other vegetation.

Other Requirements:

- ☐ **M.** Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.
- ☐ **N.** Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
- ☐ **O.** Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch.

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5 1 Comment

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5 1 Comment

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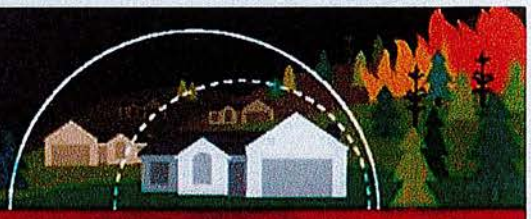
CREATE DEFENSIBLE SPACE. DO YOUR PART TO PROTECT YOUR COMMUNITY.



THREE WAYS WILDFIRE CAN IGNITE YOUR HOME

Direct Flame from a wildfire or a burning neighboring home can spread to your home. In turn, flames from your house can ignite a fire on a neighboring house. The more packed the area, the greater the risk of fire spreading from house to house.

Radiant Heat from burning plants or structures can be hot enough to ignite a home without direct flame contact. Heat from one burning home can ignite a home next door, spreading from house to house. Radiant heat can break windows allowing embers to enter the home.

Flying Embers from a wildfire, which may be over a mile away, can directly ignite your home and surrounding vegetation and materials. Embers can enter a home through gaps and burn it from the inside out. Embers are responsible for the destruction of most homes during a wildfire.

HARDENING YOUR HOME

Priority list:

- **Roof:** Inspect and maintain. Plug gaps and remove debris. Replace with a Class A fire-rated roof.
- **Vents:** Cover and protect all openings with 1/16" – 1/8" metal mesh that resist embers and flames.
- **Adjacent Fuels:** Remove wood bark/mulch and other combustibles within 5' of your house.
- **Gutters:** Screen or enclose. Keep free of debris.
- **Eaves and Soffits:** Plug or caulk gaps. Enclose eaves if possible.
- **Windows:** Install dual-pane windows with one pane being tempered glass.
- **Exterior Walls:** Inspect all siding and plug or caulk gaps and joints.
- **Decks:** No combustibles under or next to decks. Limit combustibles on top of deck.
- **Patio Cover:** Consider using noncombustible or ignition-resistant materials within 5' of the house.
- **Fences:** Construct of noncombustible material within 5' of buildings.
- **Garage:** Install weather stripping to eliminate gaps around garage doors.
- **Driveways:** Ensure access to your home complies with local fire codes.
- **Water Supply:** Have multiple garden hoses long enough to reach all areas of your house.

ReadyforWildfire.org

DEFENSIBLE SPACE

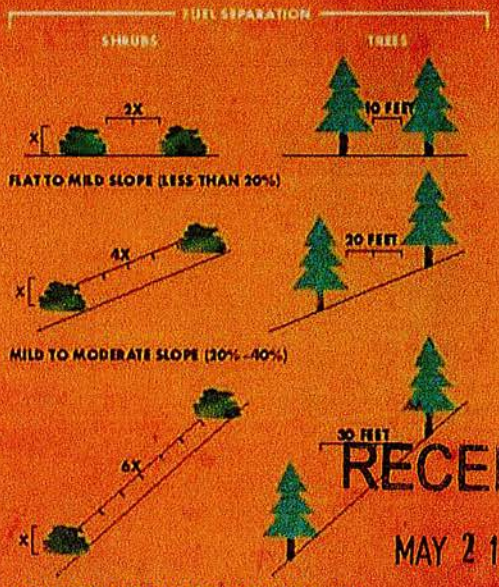
Vertical Spacing

Eliminate opportunities for a vertical "fire ladder" by:

- Remove branches beneath large trees for a 6-foot minimum clearance.
- Create proper vertical spacing between shrubs and the lowest branches of trees by using the formula shown.

Horizontal Spacing

The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfire. The spacing needed is determined by the type and size of the shrubs and trees, as well as the slope of the land. For example, a property on a steep slope with larger plant life will require greater spacing between trees and shrubs than a level property that has small, sparse vegetation.



Fire-Safe Landscaping

Fire-safe landscaping isn't necessarily the same thing as a well-maintained yard. Fire-safe landscaping uses fire-resistant plants that are strategically planted to restrict the spread of fire to your home.

Dead Tree Removal

If you have dead or dying trees on your property the entire tree needs to be removed to reduce wildfire risk. Visit ReadyforWildfire.org/dead-tree-removal to learn about permit requirements.

6 1 Comment

ATTACHMENT AA