



Schlosser, Newberger, Architects

August 3, 2021

Juliana Cherry, Sr. Planner
Mendocino County Planning and Building Department
120 West Fir Street
Fort Bragg, CA 95437

Response to California Coastal Commission Comments on Hutchinson Referral (CDP_2020-0020) dated June 11, 2021

Project Address: 2900 South Highway One, Elk, CA 95432

Dear Juliana,

We carefully considered the CCC Comments on Hutchinson CDP_2020-0020 dated June 11, 2021 and offer the following responses. Thank you for your consideration.

Adequacy of Services:

Range Land Water Use: Equestrian Rescue Ranch

“Seahorse Ranch” will be an equestrian rescue ranch and includes a barn and paddock area for 4 horses. For proper dietary maintenance, horses require 10 gallons of water per day. With 4 horses, that is 40 gallons per day total use. Horses require water for bathing and general cleanup of the barn, so we will assume 100 gallons per day total use.

Domestic Water Supply and Use:

Enclosed are two sets of water quantity and quality tests for the existing well. The first is dated February 28, 2016 and commissioned by the previous owner and the second is dated June 4, 2018 and commissioned by the Hutchinson’s as part of their exploration prior to purchasing the property. The 2016 study indicates 7+- gallons / minute (gpm) recovery rate, a depth of 190’+- and quality suitable for domestic use. The 2018 study indicates 11.6 gpm recovery rate, 164.7’+ depth (with annotation that the probe may have stopped at the pump level and not reached the full depth of the well), and water quality suitable for domestic use.

The existing well produces, at the low test result 7 gpm, or 10,080 gallons per day. At the high estimate 11.6 gpm, the well produces 16,704 gallons per day.

Mendocino County Environmental Health Department standard for waste water treatment systems require 150 gallons / day / bedroom. The proposed waste water, septic, system design is for 4 bedrooms due to square County's footage requirement, not the actual number of bedrooms proposed. The actual number of bedroom is 3, 2 in the residence and 1 in the guest cottage. Four bedrooms requires 600 gallons per day. At 7 gpm, 600 gallons will be recovered in 1.4 hours. The proposed swimming pool capacity is 7000 gallons maximum and at 7 gpm, will be recovered in 17 hours. The pool need not be filled in entirety in at one time.

Seahorse Ranch will have a partially buried 10,000 gallon domestic water holding tank with connection to 3 Cal-Fire and Elk Fire Department approved fire hydrants / locations. Additionally, there will be a 4th fire hydrant connected to the 7000 gallon lap pool. All stored water, including pool water, will remain available to Cal-Fire and Elk Fire Department for Community use.

Lastly, the previous owners installed the existing well and put into production to serve their existing residence at 3300 South Highway One. They used the well for primary domestic and primary agricultural purposes for over a year until they drilled a secondary supplemental well. They never experienced any deficiency in water supply.

In conclusion, the proposed "Seahorse Ranch" development water use, range land and domestic use combined, is 700 gallons per day. The pool is 7000 gallons and can be filled across multiple days once per year. The existing well produces 10,080 gallons per day. Therefore, the proposed project has significantly more than the minimum water supply / capacity necessary to support the proposed uses in a manner that will not detract from the principal use of the property for range land uses. The water supply is sufficient for range land use as well as domestic use.

Wastewater System:

The proposed wastewater system is illustrated on the site plan and the site details sheets A1.2, A1.3 and A1.5. Additionally, Carl Rittiman and Associates prepared a Site Evaluation Report for Updated Individual Sewage Disposal System Proposal dated March 30, 2020 that has been submitted to Mendocino County Environmental Health for review and received approval. This document includes all the requirements and justification for a 4 bedroom residence. Please see enclosed.

Indoor Lap Pool: Industry standard indicates that residential pools only need to be emptied and refilled once every 5 to 7 years. The pool drain will be connected to the site drainage dry well and discharge into the ground and natural drainage. The dry well location will be outside the geotechnical bluff setback and field approved by the project geologist / geotechnical engineer.

In conclusion, the proposed wastewater system is adequate to support the proposed development and will not detract from the principal use of the property for range land use.

Visual Resources:

Our efforts in designing Seahorse Ranch included extensive evaluation of the visual impacts of the project, both directly across the property and from the northbound and southbound Highway 1 view corridor. We analyzed the views from trail users on the Frankel Trail directly adjacent to the property, running along the East property line.

We evaluated the portions of land that are best suited to the primary agricultural use and found the southern half of the property to be most suitable. This will be discussed further in the following section on Agricultural Resources. We evaluated fire and life protection, solar exposure, Summer and Winter prevailing winds, environmentally sensitive habitat area, geotechnical setback requirements from the bluff edge and septic system leach field location requirement. The existing site soil conditions require the septic leach field to be located at the southern end of the property. We looked at alternatives that would reduce the number of structures and consolidate them.

The barn and guest cottage are clustered in the center of the property in the transitional area between the primary usable agricultural area and non-usable agricultural area. The floor elevation of the barn is 16' below the elevation of Highway 1 and the Frankel Trail. The residence is intentionally placed to the North, in the non-agriculturally suitable area, with a floor elevation that is 7.5' to 12' lower than Highway 1 and the adjacent Frankel Trail. The current placement of structures provides unimpeded views to the Pacific Ocean to the West, Forests to the South and coastal headlands to the North.

We prepared and included Hutchinson_CDP Landscape Plan_3-3-21 specifically designed to further mitigate possible visual impacts, as well as integrate the structures into the natural setting via native plantings. We coordinated our plant selections and specifications with our team biologist from Wynn Coastal Planning and Biology. We submitted the plan to California Department of Fish and Wildlife project representative for review and received approval. Our landscape plan provides protections for sensitive biological resources. Please see the enclosed.

In conclusion, we strongly believe that the currently proposed development is the best solution mitigating the competing requirements and site conditions. We prepared and submitted Visual Study dated 11-30-20 which shows that the proposed development will not significantly impact public views. Please see attached.

Landscape Requirements:

In addition to the landscape items discussed in the second paragraph above, the landscape plan includes the following requirements that will protect the environmentally sensitive habitat area as well as visual resources.

LANDSCAPE NOTES

1. VEGETATION AT THE SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ANY DISTURBED AREAS, NOT PLANTED WITH LANDSCAPE MATERIAL ILLUSTRATED ON THIS PLAN, SHALL BE SEEDED WITH WITH 1 LB. PER 1000 SQFT. OF CALIFORNIA NATIVE 'HOLD FAST' SEED MIX, CONSISTING OF THE FOLLOWING:
 - a. 30% CALIFORNIA BROME, PERENNIAL (BROMUS CARINATUS)
 - b. 20% CALIFORNIA BROME, ANNUAL (BROMUS CARINATUS 'CUCAMONGA')
 - c. 15% 3 WEEK FESCUE (VULPIA MICROSTACHYS)
 - d. 15% CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA)
 - e. 5% ARROYO LUPINE 'ROYAL BLUE' (LUPINUS SUCCULENTUS 'ROYAL BLUE')'HOLDFAST' IS AVAILABLE FROM LABALLISTERS SEED CO. LOCATED IN SEBASTOPOL, CA AT 707-526-6733. FOLLOW SEEDING WITH A MULCHING OF WEED FREE WHEAT STRAW (ENOUGH TO COVER SOIL SURFACE, 1" THICK.)
2. PLANT MATERIAL USED IN PLANTING AREAS SHALL BE PRIMARILY NATIVE, REGIONALLY APPROPRIATE SPECIES, DROUGHT TOLERANT, AND COMPLETELY EXCLUDES ANY SPECIES LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA INVASIVE PLANT COUNCIL OR BY THE STATE OF CALIFORNIA.

MANY PLANTS THAT ARE APPROPRIATE ARE LISTED ON THE CALIFORNIA NATIVE PLANT SOCIETY WEBSITE: WWW.CALSCAPE.ORG AND IN THE PUBLICATION 'LOCAL NATIVE PLANTS FOR COAST LANDSCAPES - MENDOCINO COUNTY' COMPILED BY CA. NATIVE PLANT SOCIETY, DORTHY KING YOUNG CHAPTER, PHONE: 707-282-1655.
3. PLANTS SHALL BE WATERED BY A DRIP IRRIGATION SYSTEM FOR A MINIMUM OF THREE YEARS AND RECEIVE 3' FIR BARK MULCH. PLANTING SHALL BE MAINTAINED AND PLANTS REPLACED IN KIND IF THEY DIE OR DECLINE. SEE ADDITIONAL PLANTING AND IRRIGATION NOTES ON SHEET LI2.
4. EXISTING GRAND FIR FOREST: THERE SHALL BE NO GRAZING OF LIVESTOCK WITHIN THE 100 FT. PRESUMED ESHA BUFFER AROUND THE GRAND FIR FOREST AS DESCRIBED IN THE 'BOTANICAL SCOPING & BOTANICAL SURVEY REPORT' BY WYNN COASTAL PLANNING & BIOLOGY, DATED JUNE 3, 2020, AND HEREBY INCORPORATED INTO THE CONSTRUCTION DOCUMENTS BY REFERENCE. THE OWNER HAS NO INTENTION OF OPEN GRAZING. GRAZING TO BE DONE IN Paddock AREA ONLY. SHOULD OWNER OR FUTURE OWNER CHOOSE TO GRAZE OPENLY, THE PERIMETER OF THE 100 FT ESHA BUFFER SURROUNDING THE GRAND FIR FOREST SHALL BE FENCED WITH WILDLIFE FRIENDLY FENCEING, PERMITTING WILDLIFE TO PASS, WHILE RESTRICTING LIVESTOCK.
5. A 'MANAGEMENT, MONITORING & REPORTING PLAN FOR PURPLE CHECKERBLOOM', DATED FEB. 23, 2021 HAS BEEN PREPARED FOR THIS PROJECT BY WYNN COASTAL PLANNING & BIOLOGY. THIS DOCUMENT AND ALL REQUIREMENTS IS HEREBY INCORPORATED INTO THE CONSTRUCTION DOCUMENTS BY REFERENCE.
6. ALL OF THE ABOVE LISTED REQUIREMENTS APPLY FOR THE LIFE OF THE STRUCTURES.

Agricultural Resources:

This project was designed specifically to protect the maximum available agricultural lands suitable for range land uses. The northern section of the property contains ESHA, is heavily vegetated and not suitable for agriculture. The southern section is suitable for agriculture. The balance of the property is within the geotechnical setback and over the bluff edge down to the high tide line and not suitable for range land uses..

To conclude, this project will not result in the conversion of agricultural land to nonagricultural use. To document and ensure protections, we prepared and are submitting revised site plan. Please see enclosed Hutchinson A1.3_Rev3_7-23-21. Included on this site plan is the following note with outline of the agricultural lands and the Agricultural Lands Analysis below.

(E) AGRICULTURAL LANDS SUITABLE FOR RANGE LAND USE, 6.3 ACRES, TO BE RESERVED FOR AGRICULTURAL USES BY DEED RESTRICTION.

<u>AGRICULTURAL LANDS ANALYSIS:</u>		
(E) AGRICULTURAL AREA SUITABLE FOR RANGE LAND USE TO BE RESERVED FOR AGRICULTURAL USES BY DEED RESTRICTION.	6.3 ACRES	(34%)
(N) TOTAL LOT COVERAGE FOR PROPOSED DEVELOPMENT	0.2 ACRES	(1.0%)
(E) AREA NOT SUITABLE FOR RANGE LAND USE NOR DEVELOPMENT	12.02 ACRES	(65%)
(E) TOTAL PROPERTY AREA:	18.52 ACRES	(100%)

ESHA Setbacks:

We explored alternate site locations, considering the primary range land use, fire and life safety protection, visual resource protection, micro-climate conditions, solar exposure, Summer and Winter prevailing winds, environmentally sensitive habitat area, geotechnical setback requirements and septic system leach field location requirement. We conclude that the current locations for the barn, residence and guest cottage are the most feasible for the protection of the adjacent ESHA and ESHA buffer.

Wynn Coastal Planning and Biology prepared a “Management, Monitoring & Reporting Plan for Purple Checkerbloom” dated February 23, 2021 for the subject parcel. We submitted the plan to California Department of Fish and Wildlife project representative for review and received approval. The owner commits to adhere to the recommendations within the report and obtain a deed restriction to restrict the ESHA and ESHA buffer to open space.

Enclosures:

- 1) Frankel Armitage Water Reports 2016 02 28,
- 2) Hutchinson Superior Water Reports 2018 06 04,
- 3) "Site Evaluation Report for Updated Individual Sewage Disposal System Proposal"
prepared by Carl Rittiman and Associates dated March 30, 2020,
- 4) Hutchinson_View Study_11-30-20,
- 5) Hutchinson_CDP Landscape Plan_3-3-21,
- 6) Hutchinson Purple Checkerbloom MMRP 2021 02 23,
- 7) Hutchinson A1.3_Rev3_7-23-21

End