



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: AUGUST 11, 2022
TO: COASTAL PERMIT ADMINISTRATOR
FROM: PLANNING AND BUILDING SERVICES, MATT GOINES, PLANNER II
SUBJECT: CDP_2021-0032 (DEWOLFE) LANDSCAPE PLAN

On July 21, 2022, the applicant submitted a landscaping plan to the project Planner to be referred and reviewed by the Coastal Permit Administrator (CPA) for approval or modification before the hearing date of August 11, 2022. The project is a Coastal Development Permit (CDP) to develop a single-family residence, and garage with guest cottage above. The CDP is entirely within an Environmentally Sensitive Habitat Area (ESHA). Dead and dying bishop pine trees are to be removed in the process of development. A biological scoping survey was performed, and the biologist recommended replanting of bishop pine to repopulate the landscape. Additionally, landscaping is required to minimize the visual impacts of the development as it falls within a Highly Scenic Area. The screening landscape will include bishop pine trees and California laurel.

While the details of replanting and landscaping are listed as a condition of approval in the staff report, no landscaping plan was originally submitted within the established timeframe. The applicant has since submitted a landscape plan which adequately shows the locations, types, and numbers of plants that are to be established to provide screening as well as the replanting of bishop pine trees. This landscaping plan has been reviewed by Staff and found to adequately fulfill the following relevant conditions of approval: Condition 16 (f). *“Mitigation Measure 2-6: An HMMP shall be drafted to mitigate for permanent impacts to 0.15-acre of bishop pine forest and 0.15-acre of ESHA buffer. The intent of the HMMP will be promotion of bishop pine regeneration and improvement to bishop pine forest through enhancement of understory conditions within the remaining 0.37-acre of dead and dying bishop pine forest. The HMMP shall identify appropriate locations of enhancement, provide planting palette, planting techniques, planting densities, success criteria for efforts, monitoring criteria, and monitoring timeframe. Reseeding/replanting is to be completed prior to the finalization of the building permit. A certified biologist is to examine the plants at 5 years to ensure proper growth, a confirmation report from the qualified biologist is to be submitted to the planning department for confirmation. If the plants are not present at the 5-year inspection, another reseeding/replanting shall be performed with another 5-year inspection”.*

Also, Condition 21. *“A landscape plan shall be submitted to Planning and Building Services for review prior to issuance of the building permit, which shows adequate vegetation screening of native plants to lessen the visual impacts the structures will have in a designated highly scenic area.”*

The submitted landscape plan is attached to this document for review by the CPA for approval for the hearing on August 11, 2022, as it was not available for review at the time the staff report was submitted. Staff recommends approval of the submitted landscape plan, as it adequately addresses the replanting of the bishop pine trees and the visual screening for the highly scenic area as detailed in the above conditions of approval.