COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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January 13, 2023

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, January 26, 2023, at 10:00 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. 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. The telecomment form may be found at: https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas. The meeting is available for viewing on the Mendocino County YouTube page at, https://www.youtube.com/MendocinoCountyVideo

CASE#: CDP_2020-0011
DATE FILED: 2/18/2020
OWNER/APPLICANT: MATHEW J ROWLAND
AGENT: WYNN COASTAL PLANNING
REQUEST: Standard Coastal Development Permit for an after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and requirement to monitor the restoration for three years or more.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Town of Mendocino on the south side of Little Lake Road (CR 408) and 0.25± miles west of its intersection with Gurley Lane (CR 407Z); located at 44351 Litte Lake Rd, Mendocino; APN 119-090-24.
SUPERVISORIAL DISTRICT: 5th (Williams)
STAFF PLANNER: TIA SAR

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 January 25, 2023. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at pbscommissions@mendocinocounty.org, or telecomment, in lieu of personal attendance.

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.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services

COASTAL PERMIT ADMINISTRATOR STAFF REPORT- STANDARD CDP

JANUARY 26, 2023
CDP_2020-0011

SUMMARY

OWNER/APPLICANT:	MATHEW J ROWLAND PO BOX 146 MENDOCINO, CA 95460
AGENT:	WYNN COASTAL PLANNING 703 NORTH MAIN STREET FORT BRAGG, CA 95437
REQUEST:	Standard Coastal Development Permit for an after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and requirement to monitor the restoration for three years or more.
LOCATION:	In the Town of Mendocino on the south side of Little Lake Road (CR 408) and 0.25 miles west of its intersection with Gurley Lane (CR 407Z); located at 44351 Little Lake Rd, Mendocino; APN 119-090-24.
TOTAL ACREAGE:	1.2± Acre
GENERAL PLAN:	Coastal Element Ch. 4.13 Mendocino Town Plan Rural Residential (RR2:U)
ZONING:	Mendocino Town Zoning Code Mendocino Rural Residential (MRR:2)
SUPERVISORIAL DISTRICT:	5 (Williams)
ENVIRONMENTAL DETERMINATION:	Categorical Exemption
RECOMMENDATION:	Approve with Conditions
STAFF PLANNER:	TIA SAR

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit for after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more.

Applicant's Statement: "Remove all existing buildings. Remove gravel. Plant some trees per biological restoration provided basically return property to a natural, undeveloped parcel. Currently there are no utilities. Only portable structures and gravel will be removed."

RELATED APPLICATIONS ON-SITE:

- U_2018-0014 Application for a warehouse – withdrawn
- R_2018-0003 Application to change zoning – withdrawn
- GP_2018-0001 Application to change general plan designation – withdrawn
- PAC_2017-0026 Pre-Application Conference
- BC_2018-0008 Large structure built without permits
- IC_2018-0007 Large structure built without permit

SITE CHARACTERISTICS: The site is located east of State Route 1, in the unincorporated historic District known as the Town of Mendocino and having direct access to Little Lake Road (*Location Map*). This previously undeveloped lot is situated west of the middle school, south of a PG&E substation, and adjacent to other residentially developed lots to the west (*Aerial Maps*). *LCP Land Capabilities and Natural Hazards* exhibit depicts the parcel and surrounding lands within an area of beach deposits and stream alluvium. *LCP Habitats and Resource* mapping identifies wooded coastal forest habitat within the southern portion of the lot. The lot and surrounding area are categorized with a moderate fire hazard rating (*Fire Hazard Zones*) and categorized as a Critical Water Area (*Ground Water Resources*). The soils are Western type #199 and Shinglemill-Gibney Complex (*Local Soils*). The site is located within the Mendocino City Community Services District boundaries for water treatment and groundwater extraction.

SURROUNDING LAND USE AND ZONING: The surrounding parcels have varied zoning, including Public Facilities (PF) and Rural Residential (RR). Directly east of the project site is a middle school. Directly north of the project site is a PG&E substation.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Public Facilities (PF)	Mendocino Public Facilities	1± Acres	Utility
EAST	Public Facilities (PF)	Mendocino Public Facilities	6.5± Acres	Education
SOUTH	Rural Residential (RR2)	Mendocino Rural Residential	5± Acres	Residential
WEST	Rural Residential (RR2)	Mendocino Rural Residential	1.5± Acres	Residential

PUBLIC SERVICES:
Access: Little Lake Road
Fire District: Mendocino Volunteer Fire Department
Water District: Mendocino City CSD
Sewer District: Mendocino City Community Services District
School District: Mendocino Unified

AGENCY COMMENTS: On April 2, 2020, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT	DATE
Planning Ukiah	No Comment	4-15-2020
Department of Transportation	No Comment	4-15-2020
Environmental Health Fort Bragg	No Comment	
Building Inspection Fort Bragg	No Comment	4-27-20
Assessor	No Response	
Air Quality Management	No Response	
Archaeological Commission	Comment	4-3-2020
Sonoma State University	Comment	4-16-2020
Native Plant Society	No Response	
CalFire – Prevention	No Response	
Department of Fish and Wildlife	Comment	
Coastal Commission	Comment	4-26-2020
US Fish & Wildlife Service	No Response	
County Addresser	No Comment	4-9-2020
Mendocino Fire District	No Response	
Mendocino City Community Services District	Comments	4-15-2020
Mendocino School District	No Response	
Cloverdale Rancheria	No Response	
Redwood Valley Rancheria	No Response	

Sherwood Valley Band of Pomo Indians	No Response	

KEY ISSUES

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed site restoration would be consistent with the goals and policies of the Mendocino Town Local Coastal Program, as detailed below.

General Plan and Zoning Consistency: The project site is classified as Mendocino Rural Residential and is located within the Mendocino Rural Residential (MRR) Zoning District. The MRR classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture. Residential, and associated utilities, light agriculture, home occupations are principal permitted uses. The present use of the site is not allowed within the Mendocino Rural Residential classification; the property owner has discontinued warehousing equipment at the site and intends to remove the structure that was installed without permits. The property owner seeks authorization to restore the site to its natural, undeveloped characteristic. Habitat restoration is an allowed use within the Rural Residential classification; therefore, as proposed the project would be consistent with the goals and policies of Coastal Element Chapter 4.13 Mendocino Town Plan.

Habitats and Natural Resources: The *LCP Habitats & Resources map* depicts a wooded coastal forest habitat in the southern portion of the lot. MCC Chapter 20.719 *Environmentally Sensitive Habitat Areas (ESHA's)* applies to all development in the Town of Mendocino, including proposed habitat restoration projects. The applicant filed a preliminary restoration & monitoring report with their filed application. The report depicts the on-site locations of:

- 100-foot buffer from off-site riparian habitat just east of the property boundary
- 100-foot buffer from on-site bishop pine forest habitat

The February 18, 2020, report describes a restoration plan, including the basis for design, performance goals and success criteria, monitoring, and reporting. On April 19, 2022, the applicant submitted a Final Restoration and Monitoring report. The report was distributed to agencies for comment, including the California Coastal Commission (Commission), California Department of Fish and Wildlife (CDFW), US Fish & Wildlife Service, and the local chapter of the Native Plant Society. Staff received comments from both the Commission and CDFW.

Final Restoration and Monitoring Report, dated February 2, 2021:

Restoration Potential

"Areas targeted for restoration include the area beneath and within 50 ft of the Bishop pine forest as well as portions of the entire parcel vegetated with Scotch broom across the parcel will allow for other native species to revegetate the area. Areas with road base should be removed with a tractor followed by uncompacting the area by ripping. Uncompacting the site will help to establish other species than the ruderal ones that typically are observed in graveled areas.

Following Scotch broom and road bas removal, restoration areas should be re-vegetated with native species appropriate to the site. Installation of appropriate native plants within the buffer area can increase biodiversity, increase the protective function of the buffer, and add missing biological functions to the habitat".

Restoration Plan:

Basic for Design
"The intent of this Restoration and Monitoring Report is to provide guidance on restoring the site the resulting development has been removed. This plan outlines performance goals and suggests method for the property owner to meet these goals to return the site back to its previous ecological conditions.

The proposed plan is performance-based, which allows for management to be carried out in an adaptive

manner whereby monitoring provides feedback and shows the manager areas within which efforts are successful, as well as areas that may need a different approach in order to meet the performance goals. Monitoring and restoration should occur for five years to meet the performance goals".

Performance Goals and Success Criteria
Restoration zones are mapped in. Vegetation cover will be determined using the methods laid out in the "CDFW-CNPS protocol for the Combined Vegetation Rapid Assessment and Releve` Field Form." Goals for active management are as follows:

***1. Conduct special status plant survey** – Prior to restoration activities, conduct a special plant survey during times of the year when rare plants with potential to occur within the habitat present would be evident and identifiable to determine if any special status species are present.*

***2. Remove gravel and grade area as close as possible to pre-disturbance conditions -** After the gravel road base is removed, biodegradable erosion control (e.g. coconut fiber, jute, weed free hay) shall be placed on top of and around the bare soil exposed within the gravel removal areas. The Year 1 monitoring report shall provide a figure depicting the extent of the gravel removal and grading. This area shall be monitored for areas of erosion and ponding during quarterly inspections. If areas of ponding or erosion are noted then corrective measures shall be taken. Potential maintenance actions to remediate ponding or erosion include leveling or evening the grade of areas with hand tools, aeriation of soils with hand tools, addition of biodegradable erosion control materials, additional straw wattles, addition of native seed/plants, etc., as appropriate. Restoration will be considered a success after grasses and other surrounding plants naturally revegetate the area with an absolute cover of at least 40% with porosity considered as per rapid assessment protocol.*

***3. Target the removal of invasive Scotch broom (Zones A & B and gravel removal area) -** Remove Scotch broom (Cytisus scoparius), French broom (Genista monspessulana), blue gum (Eucalyptus ssp.), cotoneaster (Cotoneaster ssp.), and other non-native species which may threaten restoration efforts. All Scotch broom shall be removed from Zones A, B, and the gravel removal area yearly for a period of at least three years. Criteria is met if no Scotch broom plants are detectable on the site at the end of the monitoring period. Scotch broom seeds can last up to 5- 30 years in the seed bank. It is recommended that removal of seedlings should continue after the monitoring period but this is not a requirement of this restoration plan.*

***4. Encourage natural recruitment of seedlings and reestablish understory (Zone A) -** In Zone A, encourage natural recruitment of Bishop pine and grand fir (Abies grandis) seedlings through existing adult seed trees (Self and Ezell 2020). Cone pollination generally occurs from April to June. Pine seedlings need bare soil to sprout and grow (Cope 1993). During the summer, rake pine needles underneath cone-bearing trees to be between 0 – 1 inches in thickness to encourage seedling regeneration. If deer browsing is observed, protective wire fencing will be placed around seedlings. Reestablish native understory plants appropriate to Bishop pine forest. Any introduced plantings shall be locally sourced. After the first year of monitoring, absolute cover of the understory native shrub and herbaceous plants should be 10% and increase by 5-15% yearly until the goal of ≥33% is reached within Zone A by the end of the monitoring period. (The Manual of California Vegetation describes Bishop pine forest shrub layers as ranging from sparse [1%-10%] to continuous [>66%] and herbaceous layer from sparse to abundant.) Relative cover of native plants (vs. non-native) in Zone A should be 75% after the first year of monitoring and increase by 5-10% until the goal of ≥95% is reached by the end of the monitoring period.*

***5. Reestablish native cover (Zone B):** Increase native cover so that this area has ≥20% absolute native vegetative cover and ≥80% relative native vegetative cover at the end of the mitigation and monitoring period. After the first year of monitoring, absolute cover should be 5% and increase by 5-15% yearly until the goal of 20% is met. Relative native vegetation cover should be 60% after the first year of monitoring and increase by 5-10% until the goal of ≥80% relative native vegetative cover is met.*

***6. Monitoring -** The monitoring period shall begin when all unpermitted development, including temporary storage buildings and road base have been removed. The monitoring period shall run for a minimum of 3*

years and/or until all Success Criteria are met for 2 consecutive years, whichever is longer. Failure to meet and maintain Success Criteria by the end of the monitoring period will result in the requirement of an additional year of monitoring.

7. Reporting *- Produce a quarterly record of management activities and site performance and submit this information to the planning department on a yearly basis for the duration of the restoration project. The Year 1 monitoring report shall provide a figure depicting the extent of the gravel removal and grading. Photo points shall be established that depict areas within the Bishop pine forest (Zone A), areas within 50ft of the Bishop pine forest (Zone B) and areas where gravel and/or road base were present at the beginning of the monitoring period. The annual report shall include qualitative and quantitative data regarding each of the performance criterion outlined above.*

On April 26, 2020, The California Coastal Commission commented.

"Commission staff echo's the County's questions and requests for clarification of the applicant bulleted in the 3/24/20 letter from County staff to the applicant's agent. We would be happy to review this project further and provided additional comments after the requested information is received. We also suggest that the duration of the required monitoring should be longer than 3 years. A minimum of 5-10 years of restoration monitoring is more typical, especially for restoration of forest habitats."

On November 22, 2020, The California Department of Fish and Wildlife commented.

"Based on existing ESHA and ESHA buffers, as well as the PGE substation and powerlines, the parcel is highly constrained for future development. Based on location of the ESHA, the likely least environmentally damaging area for development is the northwest portion. To create ESHA here through restoration would further constrain the property. Additionally, the current owner would have to invest a lot of money to restore this area and it is feasible to consider it would all be removed for a future structure.

Also, based on observations during the site visit and aerial imagery prior to disturbance, most of the areas disturbed were likely dominated by broom and non-native grass. No obvious change in canopy of bishop pine can be seen, and besides the trunks of two small bishop pines, there is no evidence of clearing the trees; the understory however was impacted.

CDFW recommends restoration efforts consider the future development of the parcel and pre-disturbance conditions. The parcel is currently highly constrained with the two ESHA and ESHA buffers as well as the PGE substation and powerlines. Restoring to expand ESHA would further constrain the parcel, limiting the future selling and/or use of the parcel. Based on observations during the site visit and aerial imagery, the extent of bishop pine canopy is similar between pre- and post-disturbance; additionally, the areas of disturbance, outside the canopy of the bishop pine, was likely dominated by broom and non-native grass. CDFW recommends the Restoration Plan be changed to reflect this information by incorporating the following:

- *Gravel should be removed, and the area graded to pre-disturbance conditions (or as close as possible). Disturbance to the native soil should be avoided to the greatest extent feasible; ripping of the area is not recommended. Mechanical soil disturbance should be limited to the approximate road base removal area shown in Figure 12 of the Restoration Plan. Mechanical disturbance should be excluded in areas shown in Figure 12 and under the dripline of the existing grand fir (Abies grandis). The area of gravel removal should not be planted, instead erosion control should be placed on top and around the gravel removal area. Erosion controls to be used should be biodegradable (i.e. coconut fiber, hay, jute). If hay is to be used, it should be weed free. For more information on weed free hay: https://www.cal-ipc.org/solutions/prevention/weedfreeforage/*
- *The gravel removal area should be monitored for areas of erosion or ponding. The Restoration Plan should provide monitoring methods and criteria for erosion and ponding and provide potential maintenance actions if such areas are observed. Year 1 monitoring report should provide a figure of the area where gravel removal and extent of grading occurred.*
- *Zone A (Bishop pine forest) and Zone B (50-foot buffer) should be restored similar to that outlined in Section 5.2 of the Restoration Plan, with any changes to address the recommendations provided.*
- *Monitoring methods should be provided. For example, it is not clear how absolute percent cover*

will be determined. Also, only final success criteria are provided. As annual monitoring will be conducted, annual success criteria should be considered to assist in determining restoration efforts are on track to meet final criteria.

- *Implementation emphasis on natural recruitment efforts, rather than supplemental planting, should be considered. Many saplings of bishop pine (Pinus muricata) and grand fir were observed throughout the parcel as well as other natives. Restoration efforts should consider fire, duff placement, grazing, mowing, cone placement, and/or transplanting of natives as techniques of natural recruitment.*
- *Implementation should include weed removal within Zone A, Zone B, and the gravel removal area. Target weeds should include scotch broom (Cytisus scoparis), French broom (Genista monspessulana), blue gum (Eucalyptus spp.), cotoneaster (Cotoneaster spp.) and any other California Invasive Plant Council (Cal-IPC) ranked "High" species or other non-native species which may threaten restoration efforts. Timing of weed control efforts should consider phenology of species to avoid further production of fruit/seeds or other modes of recruitment/dispersal. Useful information on treatment may be found here: https://wric.ucdavis.edu/information/natural%20areas/natural_areas_scientific_C-D.htm Performance goals and success criteria for weed cover/presence should be specified.*
- *Table 1 should be updated to include only native species present within the parcel or in forest surrounding the parcel. If plantings are to be purchased, use individuals grown from locally sourced material.*
- *A list of plant species observed within the parcel should be included in the Restoration Plan.*
- *A special-status plant survey should be conducted prior to restoration activities to determine if any species present. If populations or individuals of special-status plants are observed, avoidance measures should be incorporated into the Restoration Plan.*
- *Any adjustments to areas of restoration based on the provided recommendations should be reflected in the Restoration Plan.*
- *Section 6.5 states "active management monitoring report will be written on an annual basis, for a minimum of three years, and until most or all success criteria have been met for two consecutive years." Using the term "most," makes this statement unenforceable (what does most mean?). Clarification is needed to understand the duration of active monitoring."*

On May 19, 2022, staff received updated comments from CCC.

"As mentioned in earlier comments, it is atypical of restoration monitoring plans to be less than 5-10 years in length, yet the applicant is proposing a period of only 3 years. Please ensure the restoration and monitoring plan is adequate to protect sensitive coastal resources.

Amongst other things, MCC Sec. 20.719.020 limits development within ESHA and ESHA buffers and requires that reductions to ESHA buffers not degrade ESHA habitat. Nicole Bejar writes, "One of the most significant changes [to the revised restoration and monitoring plan] was that the restoration area was reduced from the whole parcel to Zones A & B and the road base removal area. Ms. Korhummel pointed out that restoring to expand the ESHA to the whole parcel would further constrain the parcel and feasibly be undone by a future property owner pursuant to a future development permit." However, because the type, scale, and impact that future development will have on ESHA is currently unknown, not restoring the habitat and surrounding 100 foot ESHA buffers to pre-development conditions is not justifiable (ie. Cannot support a Reduced Buffer Analysis.) To clarify, this does not necessitate expanding the ESHA itself, but rather, restoring the buffer to approximately the condition it was prior to the unpermitted development. Further, MCC Sec. 20.719.020 D (5) states, "Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of one (1) to one (1), which are lost as a result of development under this solution." Although development within the ESHA buffers occurred without a permit in this instance, the applicant should still be made to act in accordance with this section and at least replace ESHA buffer vegetation at a 1:1 ratio."

On July 21, 2022, staff met with the project agent, California Coastal Commission and California Department of Fish and Wildlife to discuss the details pertaining to ESHA and ESHA buffers. On July 27, 2022, staff received comments from California Coastal Commission.

"Although the property is adjacent to riparian and bishop pine forest ESHA, it does not afford quality habitat, but rather, hosts an abundance of non-native invasive species. Additionally, the development which occurred without the benefit of a CDP did not heavily disturb the native soils. Therefore, the applicant and approving agencies have agreed that removing invasive species would be of most value to the site. Furthermore, due to the lack of quality habitat and the intent of the mitigation to focus on invasive-removal as opposed to reseeding and replanting, a 3-year minimum time period is being required as part of the mitigation and monitoring plan."

The proposed mitigation and monitoring plan are consistent with MCC Chapter 20.496 and would satisfy Coastal Element Chapter 3.1 goals and policies for the protection of habitats and natural resources.

Hazards Management: Coastal Element Chapter 3.4 and, by reference in MCC Sec. 20.692.025, MCC Chapter 20.500 *Hazard Areas* applies to all development proposed in the Coastal Zone unless and until it is determined by the Coastal Permit Administrator that the project is not subject to threat from geologic, fire, flood, or other hazards. The site is rated a Moderate Fire Hazard and is located within the South Coast Fire Protection District (*Fire Hazard Zones*). On April 2, 2020, comments were requested from California Department of Forestry and Fire Prevention (CalFire) and the Mendocino Fire District, no response has been received.

The project site is in the moderate fire hazards zone, but no structures are proposed. Restoration of the site's habitat should not affect risk to life and property and would not create nor contribute significantly to erosion, geologic instability or destruction of the site or surroundings areas, nor in any way require the construction of protective devices that could substantially alter natural landforms along bluffs and cliffs. As proposed the project would be consistent with Coastal Element Chapter 3.4 policies.

Visual Resource and Special Treatment Areas: The project site is not mapped as a Highly Scenic Area; therefore, Coastal Element Chapter 3.5 visual resource and special treatment area policies and MCC Chapter 20.504 *Visual Resources and Special Treatment Areas* are not applicable.

Archaeological/Cultural Resources: The County of Mendocino regulates cultural resources under Section 22.12 of the County Code which requires projects to be reviewed by the Northwest Information Center at Sonoma State University. On April 2, 2020, the proposed project was referred to Sonoma State University, California Historical Resources Information System (CHRIS) and local tribes.

Sonoma State responded with comments on April 16, 2020, and the project was scheduled for a hearing before the Mendocino County Archaeological Commission on December 9, 2020, where it was determined that no survey would be required.

On April 16, 2020, CHRIS recommended that a qualified archaeologist conduct further archival and field study to identify cultural resources. Additional comments were provided, including that the office has no record of any previous cultural resource studies; the project entailed no ground disturbance, and no further study is recommended; a recommendation to contact local tribes; and any structure 45 years or older may be of historical value.

Our office received no response from the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. As proposed the project would be consistent with Coastal Element Chapter 3.5 archaeological resource policies.

Public Access: The project site is located east of the first public road, not specified, or indicated as a location for public access to the shore. As proposed the project would be consistent with MCC Chapter 20.528 Coastal Access Regulations and Open Space Easements.

Groundwater Resources: The project site is located within a mapped Critical Water Resources Area (*Ground Water Resources map*). The after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA and to monitor the restoration plan for three years or more. The project proposed no ground disturbance. On April 2, 2020, a referral was sent to Division of Environmental Health (EH) and

Mendocino Community City Service District (MCCSD), and our department received no comments from EH.

On April 15, 2020, our office received comments from MCCSD.

> *"Being that the owner is proposing pine forest and riparian restoration, the Mendocino City Community Services District does not believe a hydrological study would be required at this time as the parcel is not being develop. MCCSD is willing to supply the owner recycled water from the WWTP as necessary to establish a few pine trees."*

There is no development proposed on this project, Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 are not applicable.

Transportation/Circulation, and Other Public Services: The project would not contribute a significant amount of new 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. Additionally, the surrounding parcels are developed and have homes that are occupied; therefore, after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA and to monitor the restoration for three years or more is not anticipated to generate a significant amount of additional traffic beyond what presently exists. The project application was referred to the Mendocino County Department of Transportation (MCDOT) for input.

Our office received comments from MCDOT on April 16, 2022.

> *"Mendocino County Department of Transportation has reviewed the application for the subject Coastal Development Permit under the cover of your referral dated April 2, 2020, and recommends the following conditions of approval:*
>
> *1. The driveway onto Little Lake Road (CR 408) shall be removed and restored to the original condition, OR a private road approach shall be constructed onto Little Lake Road (CR 408), in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.*
>
> *2. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for work within County rights-of-way."*
> The proposed mitigations and monitoring plan would not demand additional transportation, utilities or public services. Staff recommends Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 are not applicable.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the mitigation and monitoring plan project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Section 15333 Class 33.

RECOMMENDATION

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves Coastal Development Permit 2020-0011, located at 44351 Little Lake Rd, Mendocino (APN: 119-090-24).

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed site restoration for after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more is consistent with the certified Local Coastal Program, Policy

3.1-2. The restoration project will increase biodiversity, increase the protective function of the buffer, and add missing biological functions to the habitat. The permit of after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more is an approved use within Mendocino Rural Residential classification and all associated development criteria; and

2. Pursuant with MCC Section 20.532.095(A)(2), the proposed site restoration for after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more is not anticipated to generate a significant amount of additional traffic beyond what presently exists. Restoration of the riparian areas will help restore biodiversity by removing invasive flora and fauna. The restoration project would not demand additional transportation, utilities, or public services, and

3. Pursuant with MCC Section 20.532.095(A)(3), the after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more, would not conflict with the purpose and intent of the Mendocino Rural Residential District, as well as all other provisions of Division III of Title 20 of the Mendocino County Code, and preserves the integrity of the Mendocino Rural Residential District by restoring the site back to its natural form, no ground disturbance proposed; and

4. Pursuant with MCC Section 20.532.095(A)(4), the after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more, if completed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed mitigation and monitoring plan are Categorically Exempt pursuant to Section 15333, Class 33; and

5. Pursuant with MCC Section 20.532.095(A)(5), the after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more, no ground disturbance proposed, and Standard Condition 8 is in place when archaeological sites or artifacts are discovered; 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 to serve the existing site. The site is currently not developed, and the after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more is not anticipated to affect demands on public services; and

7. Pursuant to MCC Section 20.532.095(B)(1), the after-the-fact request to remove structures and restore riparian and Bishop Pine Forest ESHA, and to monitor the restoration for three years or more conforms with public access and public recreation policies of Chapter 3 of the California Coastal Act and Coastal Element Chapter 3.6 of Mendocino County General Plan.

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 Coastal Zoning Code. The permit shall become effective after the ten 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 have been initiated prior to its expiration.

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

3. 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.

4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.

5. The property owners shall secure all required building permits for the proposed project, as required by the Building Inspection Division of the Department of Planning and Building Services.

6. 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.

7. 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.

8. 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 one hundred (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.

9. The Applicant shall comply with California Department of Transportation conditions:

    a. The driveway onto Little Lake Road (CR 408) shall be removed and restored to the original condition, OR a private road approach shall be constructed onto Little Lake Road (CR 408), in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.

    b. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for work within County rights-of-way.

10. The applicant shall comply with the California Coastal Commission conditions:

    a. Shall focus on invasive-removal as opposed to reseeding and replanting, a 3-year minimum time period is being required as part of the mitigation and monitoring plan.

1/10/2023
DATE

TIA SAR
PLANNER II

DATE

IGNACIO GONZALEZ
ZONING ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: $2,620.00

ATTACHMENTS:

A. CDP_2020-0011 Rowland Final Restoration Report and Monitoring Report
B. Location Map
C. Aerial Vicinity
D. Aerial Imagery
E. Topographic Map
F. Site Plan
G. Zoning Display Map
H. General Plan Classifications
I. LCP Land Capabilities
J. LCP Habitats & Resources
K. Adjacent Parcels
L. Fire Hazard Zones
M. Coastal Ground Water Resource Area
N. Slope
O. Local Soils
P. Important Farmland
Q. Water

~~PRELIMINARY~~ FINAL RESTORATION & MONITORING REPORT

for

Bishop Pine Forest

at

44351 Little Lake
Mendocino, CA
APN: 119-090-24-00
Mendocino County

Property Owner:
Matt Rowland
PO Box 146
Mendocino, CA 95460

Report Prepared By:
Wyatt Dooley - Biologist
~~February 14, 2020~~ Revised February 2, 2021
by Nicole Bejar - Biologist

Wynn Coastal Planning & Biology
703 North Main Street, Fort Bragg CA 95437
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1. PROJECT SUMMARY

The parcel is located east of Highway 1, south of the power station on Little Lake Road and directly west of the Mendocino K-8 School in Mendocino California (**Figure 1**). The owner of the parcel erected temporary storage structures without benefit of permit and was given notice around October of 2017 that the unauthorized use must be permitted, or stop. Wynn Coastal Planning & Biology made site visits and observed that portions of the development was located beneath the canopy of presumed Bishop pine forest ESHA, and other portions were within 100ft of this plant community. Due to the proximity of temporary structures to the ESHA, the County required a Preliminary Restoration and Monitoring Report. This document was created to serve that purpose.

2. BACKGROUND

A site visit to the 1.2-acre parcel was performed on October 23, 2019, by Senior Biologist Asa Spade & Biologist Wyatt Dooley. The purpose of the site visit was to identify the extent of development within the Bishop pine forest, the effect the development has had on the resource, and to develop strategies to mitigate for any impacts. This report has been created to provide guidance to revegetating areas within, and proximate to, the ESHA habitat present. Guidance is provided for the enhancement of habitat and to increase the protective function of the area buffering the ESHA through removal of invasive species and restoration with native species. Recommendations and performance criteria are provided to restore the habitat to a higher quality and functionality than existed on the parcel at the time the development occurred.

Responsible Parties

The party responsible for making sure Restoration and Monitoring Plan performance goals are met is:

Matt Rowland
PO Box 146
Mendocino, CA 95460

This restoration and monitoring plan was written by:

Wyatt Dooley & Asa Spade
Wynn Coastal Planning & Biology
703 North Main Street
Fort Bragg, CA 95437
707-964-2537
Wyatt@WCPlan.com, Asa@WCPlan.com

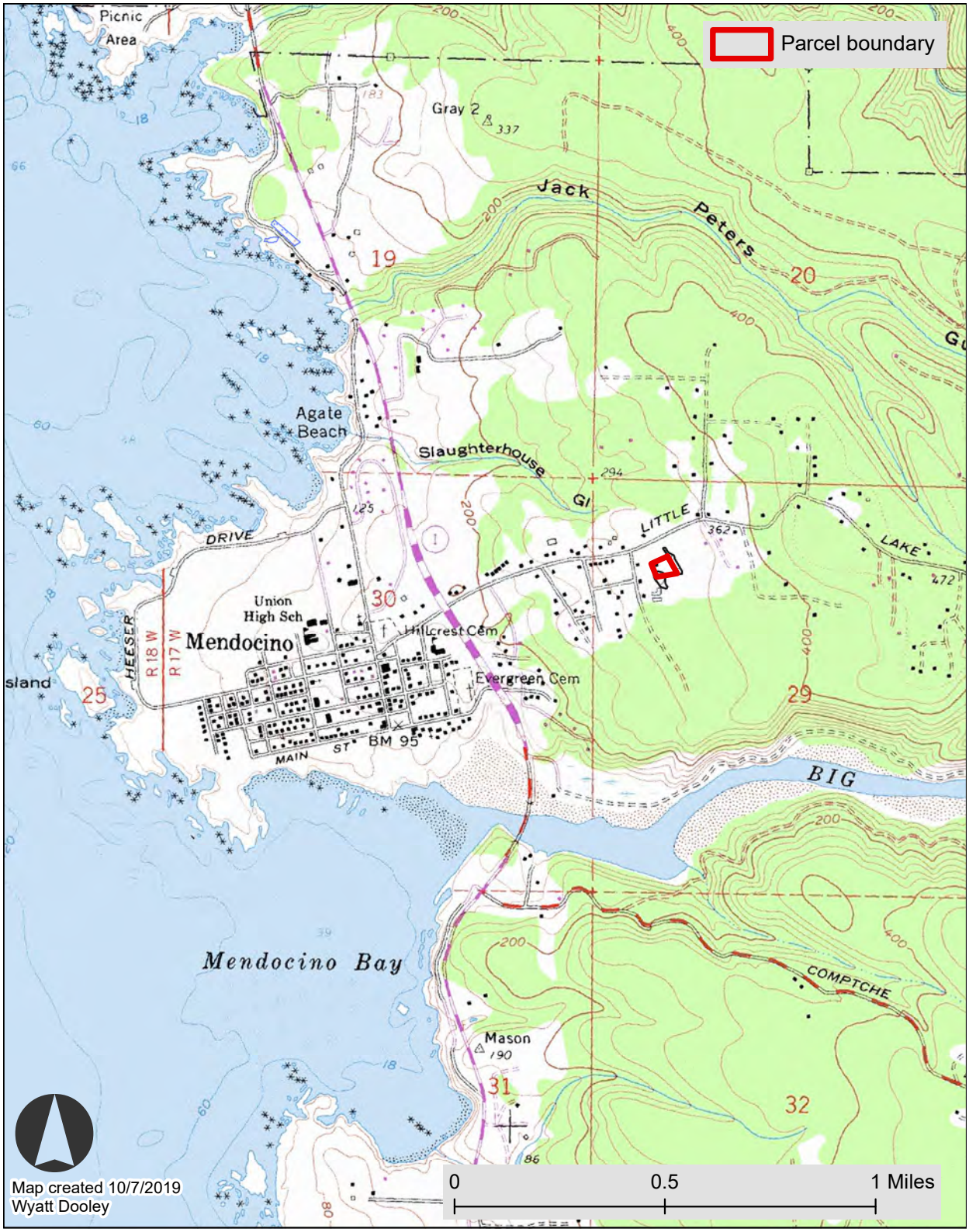
3. PREVIOUS AND EXISTING ECOLOGICAL CONDITIONS

The parcel was undeveloped at the time the current owner acquired it. Over time, the owner put several temporary storage structures and road base on the parcel which resulted in some vegetation removal. Comparison of an aerial photo from 2009 (**Figure 2**) with an aerial photo from 2018 (**Figure 3**) show that the extent of the Bishop pine forest overstory was not changed. However, it is presumed that some limbing of trees and clearing of understory vegetation occurred beneath the portion (~2500sqft) of the Bishop pine forest that is present on the subject parcel in order to construct the temporary storage building that can be seen partially beneath the Bishop pine overstory in the second aerial photo. Two small Bishop pine stumps, 6-inches or less in diameter (**Figure 4**), were observed beneath the building. Some understory vegetation, such as resprouting evergreen huckleberry, was also present in the vicinity of the storage building.

Wynn Coastal Planning & Biology conducted a site visit and documented two presumed ESHAs – **Bishop pine forest** (*Pinus muricata* forest alliance G3 S3.2) and a **riparian area** on the neighboring parcel to the east. These presumed ESHAs are mapped in **Figure 5**. Areas beneath the Bishop pine forest contained plants characteristic to the community such as huckleberry (*Vaccinium ovatum*), salal (*Gaultheria shallon*), and California blackberry (*Rubus ursinus*) (**Figure 6**). A riparian area was observed on the eastern property boundary. Species that characterized this area included willow (*Salix* sp.), wax myrtle (*Morella californica*), Himalayan blackberry (*Rubus armeniacus*), broad-leaved cattail (*Typha latifolia*), and Scotch broom

(*Cytisus scoparius*). Blue gum eucalyptus trees (*Eucalyptus globulus*) formed a grove in the southeastern corner of the subject parcel and beyond. A single grand fir tree stands near the center of the parcel and a mature planted fruit tree grows near the fir. Outside of the other vegetation described above much of the parcel was vegetated with invasive Scotch broom (**Figure 8**).

The development that was placed within the Bishop pine forest was a wood framed, metal sided temporary storage building build on concrete pier blocks as shown in **Figure 5** and **Figure 9.** Road base (**Figure 10**) was placed north of the temporary storage building for parking and access; this road base is spread on an area within 100ft of the Bishop pine forest. Some building materials and/or rental equipment were also placed within 50ft of the Bishop pine forest. A temporary event tent, which was used for additional storage, was erected in a location within 100ft, but further than 50ft, of Bishop pine forest and riparian area. It does not appear that any grading was conducted in the installation of the buildings; they are supported by concrete pier pads placed on top of the relatively flat ground and the remains of some vegetation, such as evergreen huckleberry were present and resprouting. Removal of the buildings should be relatively easy and is unlikely to have further impacts on the habitat present. Much of the understory vegetation is expected to become reestablished through resprouting since shrub crowns and root systems were not eliminated.



OWNER: Rowland
APN: 119-090-24
GP/ZONE: RR2
ADDRESS: 44351 Little Lake Rd, Mendocino, CA

Location Map

Figure 1. Location of the subject parcel in relation to the village of Mendocino.

Figure 2. Aerial photo showing the extent of Bishop pine forest prior to the owner installing temporary structures.

Figure 3. Aerial photo of the subject parcel taken in 2018.

Figure 4. Two small Bishop pine stumps observed beneath the temporary storage structures. These trees were less than 6-inches in diameter when cut.

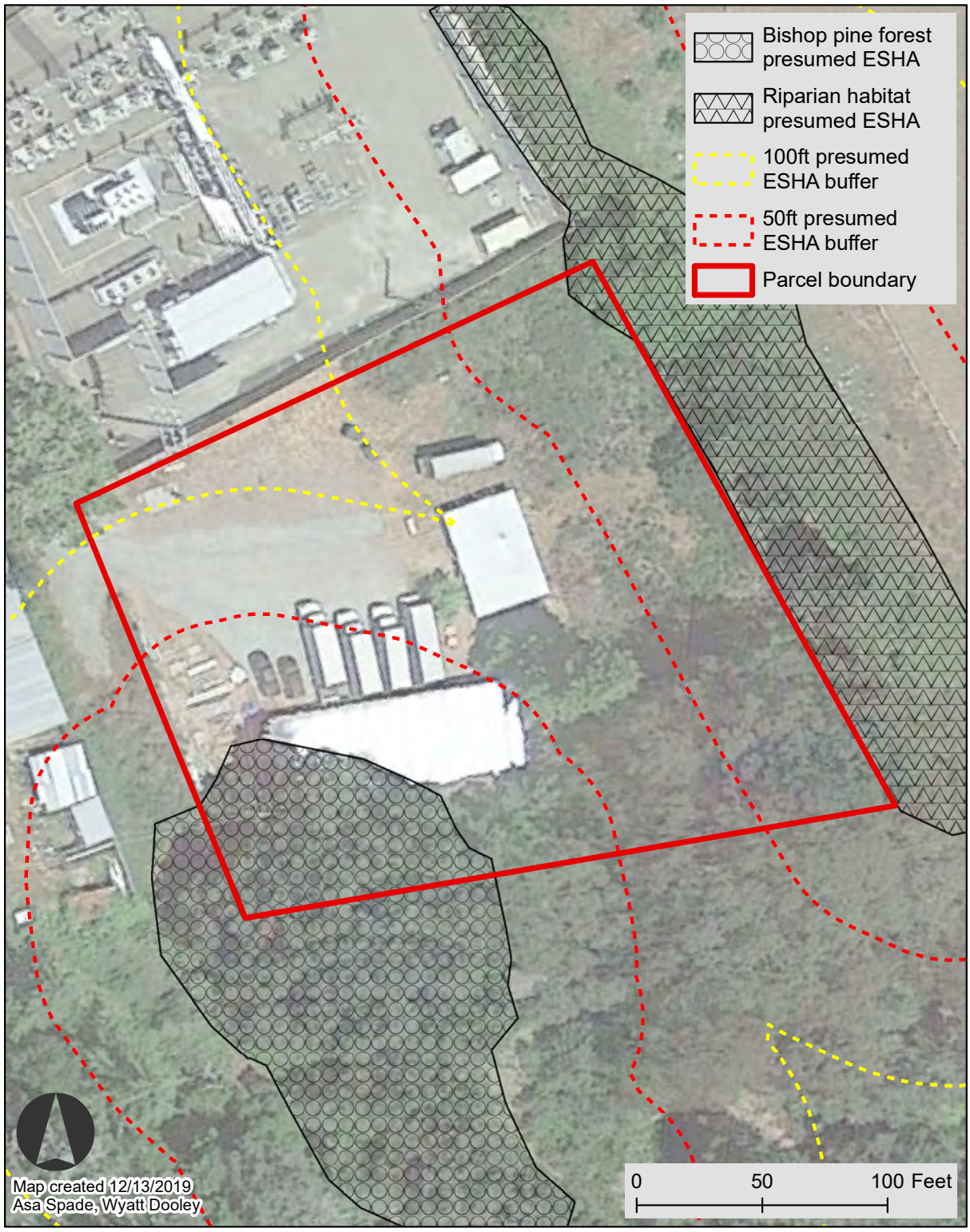


Figure 5. Presumed ESHAs and buffers at the time of surveying.

Figure 6. Bishop pine forest understory on the parcel to the south of the temporary storage structures.

Figure 7. Riparian area present on the adjacent parcel to the east. This habitat runs parallel to the subject parcel's eastern boundary.

Figure 8. Scotch broom that invaded the site prior to placement of temporary structures.

Figure 9. Southwest corner of the parcel illustrating the storage structure in relation to Bishop pine forest.

Figure 10. Road base that was placed north of the storage structure.

4. RESTORATION POTENTIAL

Areas targeted for restoration include the area beneath and within 50ft of the Bishop pine forest as well as portions of the entire parcel vegetated with Scotch broom. Restoration areas are mapped in . Development within 100ft of the presumed ESHAs will be removed. Targeted removal of Scotch broom across the parcel will allow for other native species to revegetate the area. Areas with road base should be removed with a tractor followed by uncompacting the area by ripping. Uncompacting the site will help to establish other species than the ruderal ones that typically are observed in graveled areas.

Following Scotch broom and road base removal, restoration areas should be re-vegetated with native species appropriate to the site. Installation of appropriate native plants within the buffer area can increase biodiversity, increase the protective function of the buffer, and add missing biological functions to the habitat.

5. RESTORATION PLAN

5.1. Basis for Design

The intent of this Restoration and Monitoring Report is to provide guidance on restoring the site after the resulting development has been removed. This plan outlines performance goals and suggests methods for the property owner to meet these goals in order to return the site back to its previous ecological condition.

The proposed plan is performance-based, which allows for management to be carried out in an adaptive manner whereby monitoring provides feedback and shows the manager areas within which efforts are successful, as well as areas that may need a different approach in order to meet the performance goals. Monitoring and restoration should occur for five years to meet the performance goals.

5.2. Performance Goals and Success Criteria

Restoration zones are mapped in . Vegetation cover will be determined using the methods laid out in

the "CDFW-CNPS Protocol for the Combined Vegetation Rapid Assessment and Relevé Field Form." Goals for active management are as follows:

1. **Conduct special status plant survey** – Prior to restoration activities, conduct a special plant survey during times of the year when rare plants with potential to occur within the habitat present would be evident and identifiable to determine if any special status species are present.

2. **Remove gravel and grade area as close as possible to pre-disturbance conditions** - After the gravel road base is removed, biodegradable erosion control (e.g. coconut fiber, jute, weed free hay) shall be placed on top of and around the bare soil exposed within the gravel removal areas. The Year 1 monitoring report shall provide a figure depicting the extent of the gravel removal and grading. This area shall be monitored for areas of erosion and ponding during quarterly inspections. If areas of ponding or erosion are noted then corrective measures shall be taken. Potential maintenance actions to remediate ponding or erosion include leveling or evening the grade of areas with hand tools, aeriation of soils with hand tools, addition of biodegradable erosion control materials, additional straw wattles, addition of native seed/plants, etc., as appropriate. Restoration will be considered a success after grasses and other surrounding plants naturally revegetate the area with an absolute cover of at least 40% with porosity considered as per rapid assessment protocol.

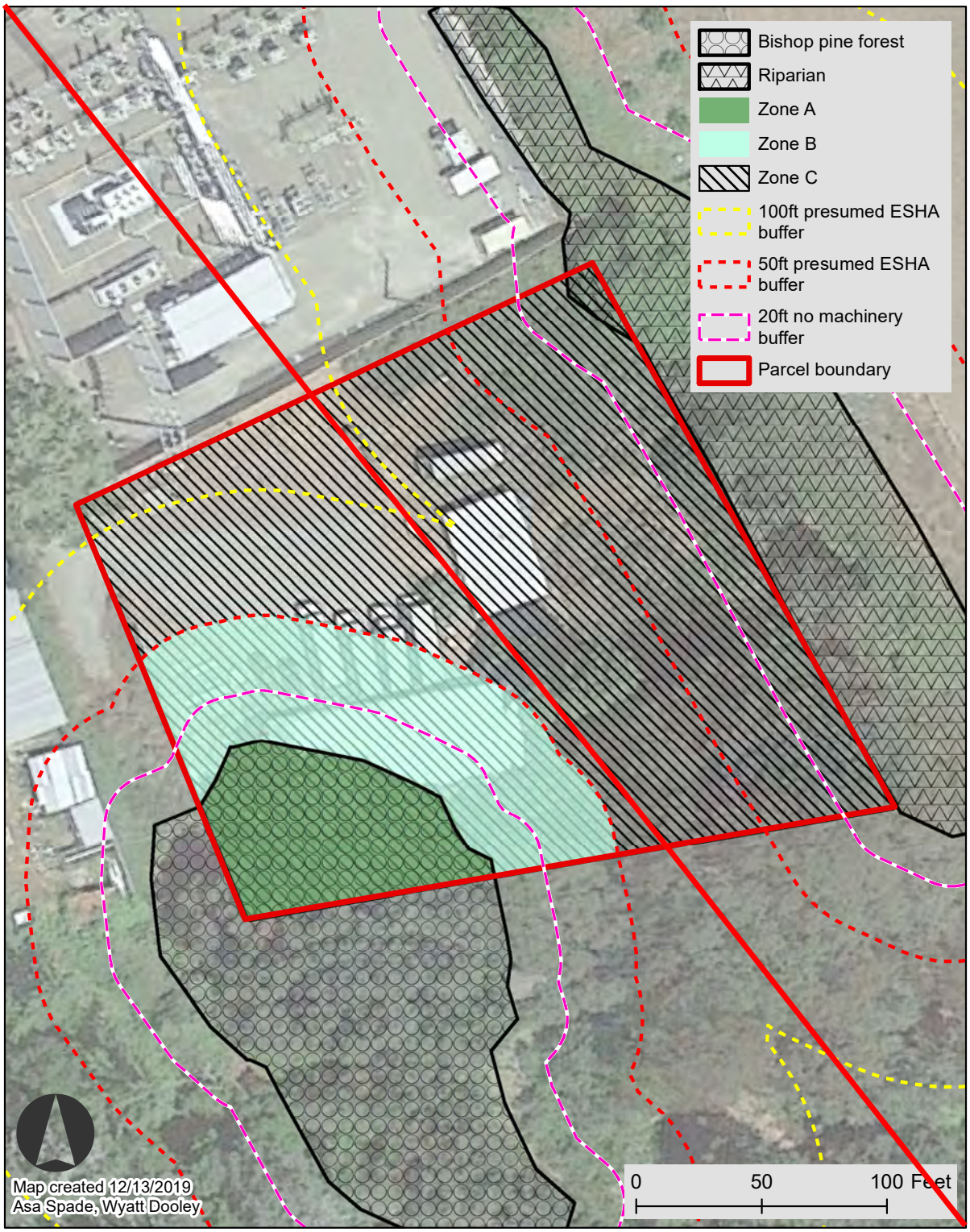
3. **Target the removal of invasive Scotch broom (Zones A & B and gravel removal area) -** Remove Scotch broom (*Cytisus scoparius*), French broom (*Genista monspessulana*), blue gum (*Eucalyptus ssp.),* cotoneaster (*Cotoneaster ssp*.), and other non-native species which may threaten restoration efforts. All Scotch broom shall be removed from Zones A, B, and the gravel removal area ~~the site~~ yearly for a period of at least three years. Criteria is met if no Scotch broom plants are detectable on the site at the end of the monitoring period. Scotch broom seeds can last up to 5- 30 years in the seed bank. It is recommended that removal of seedlings should continue after the monitoring period but this is not a requirement of this restoration plan.

4. **Encourage natural recruitment of seedlings and reestablish understory (Zone A)** - ~~Replant the area with additional Bishop pines to replace the two young trees removed at a ratio of at least 2:1. At least four new Bishop pine trees shall have survived and be well established within this area at the end of the monitoring period.~~ In Zone A, encourage natural recruitment of Bishop pine and grand fir (*Abies grandis*) seedlings through existing adult seed trees (Self and Ezell 2020). Cone pollination generally occurs from April to June. Pine seedlings need bare soil to sprout and grow (Cope 1993). During the summer, rake pine needles underneath cone-bearing trees to be between 0 – 1 inches in thickness to encourage seedling regeneration. If deer browsing is observed, protective wire fencing will be placed around seedlings. Reestablish native understory plants appropriate to Bishop pine forest. Any introduced plantings shall be locally sourced. After the first year of monitoring, absolute cover of the understory native shrub and herbaceous plants should be 10% and increase by 5-15% yearly until the goal of ≥33% is reached within Zone A by the end of the monitoring period. (The Manual of California Vegetation describes Bishop pine forest shrub layers as ranging from sparse [1%-10%] to continuous [>66%] and herbaceous layer from sparse to abundant.) Relative cover of native plants (vs. non-native) in Zone A should be 75% after the first year of monitoring and increase by 5-10% until the goal of ≥95% is reached by the end of the monitoring period.

5. **Reestablish native cover (Zone B)**: Increase native cover so that this area has ≥20% absolute native vegetative cover and ≥80% relative native vegetative cover at the end of the mitigation and monitoring period. After the first year of monitoring, absolute cover should be 5% and increase by 5-15% yearly until the goal of 20% is met. Relative native vegetation cover should be 60% after the first year of monitoring and increase by 5-10% until the goal of ≥80% relative native vegetative cover is met.

6. **Monitoring -** The monitoring period shall begin when all unpermitted development, including temporary storage buildings and road base ~~within 100ft of the Bishop pine forest and riparian habitat~~ have been removed. The monitoring period shall run for a minimum of 3 years and/or until all Success Criteria are met for 2 consecutive years, whichever is longer. Failure to meet and maintain Success Criteria by the end of the monitoring period will result in the requirement of an additional year of monitoring.

7. **Reporting** - Produce a quarterly record of management activities and site performance and submit this information to the planning department on a yearly basis for the duration of the restoration project. The Year 1 monitoring report shall provide a figure depicting the extent of the gravel removal and grading. Photo points shall be established that depict areas within the Bishop pine forest (Zone A), areas within 50ft of the Bishop pine forest (Zone B) and areas where gravel and/or road base were present ~~that were vegetated with Scotch broom~~ at the beginning of the monitoring period. The annual report shall include qualitative and quantitative data regarding each of the performance criterion outlined above.



OWNER: Rowland
APN: 119-090-24
GP/ZONE: RR2
ADDRESS: 44351 Little Lake Rd, Mendocino, CA

Restoration Zones

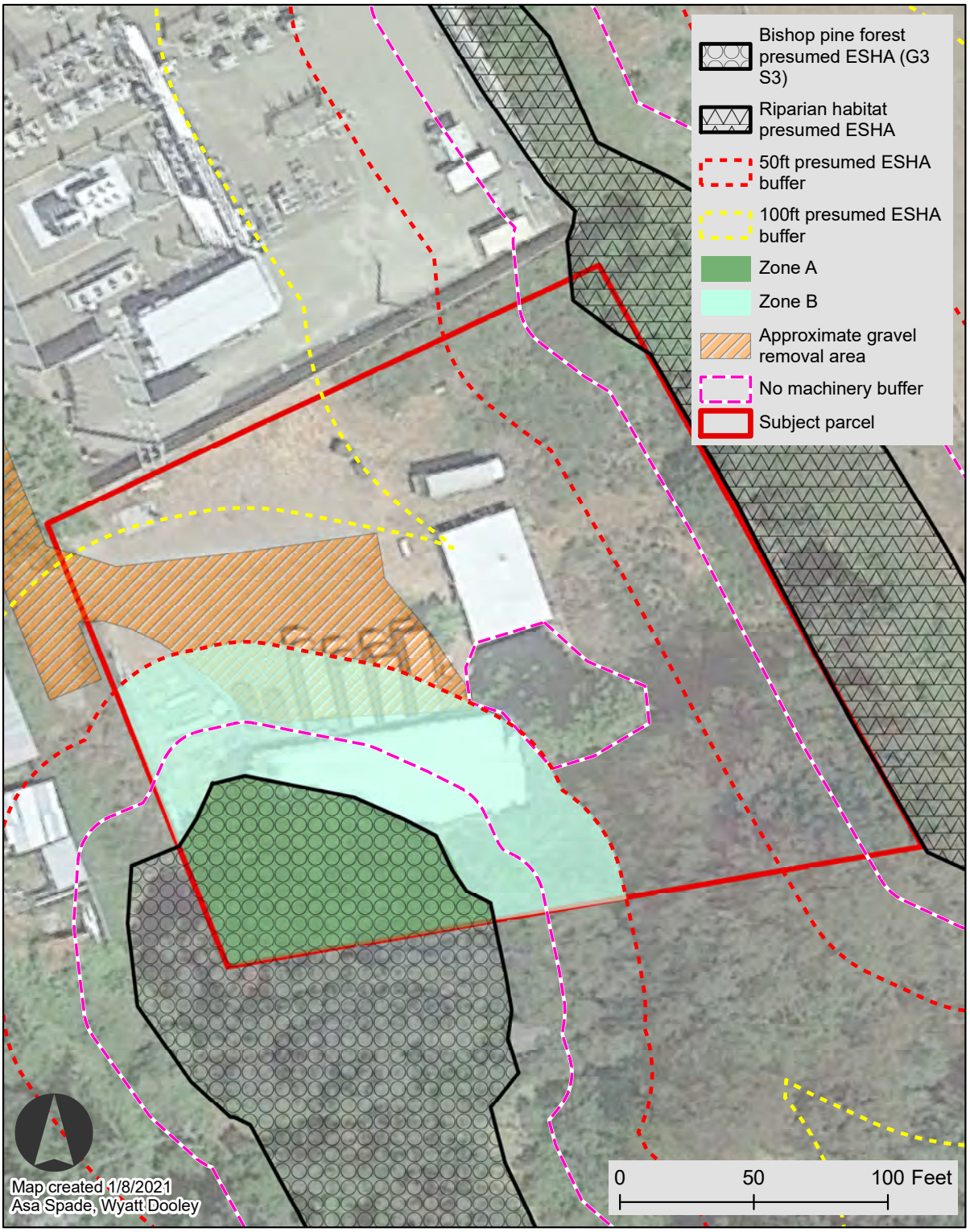


Figure 11. Areas for restoration, enhancement, and invasive plant removal, revised January 8, 2021.

6. IMPLEMENTATION

Suggested implementation procedures for the restoration project are outlined below. Completion of these procedures is a means and not an end; other ways to meet the goals and performance criteria outlined above may be utilized. Some adaptive management based on results is appropriate and expected. Conditions at the site, weather, and plant performance will all inform management decisions.

6.1. Conduct Special Status Plant Survey

A special-status plant survey shall be conducted prior to restoration activities to determine if any species are present. If special-status species are located, the monitoring plan will be adapted to include avoidance measures for these species.

6.2. Removal of Road Base Gravel ~~& Ripping~~

Road base materials placed within the subject parcel and vehicle access easement ~~100ft of the Bishop pine forest~~ should be removed offsite and re-used or disposed of in a legal manner. Soils where the road base has been placed are likely to be compacted and will require treatment to support diverse native habitat.

Gravel shall be removed and the area shall be graded as close as possible to pre-disturbance conditions during the dry season (typically April 1st to October 31st). Disturbance to the native soil should be avoided to the greatest extent feasible. Mechanical disturbance shall be limited to the approximate road base removal area depicted in Figure 12. No mechanical disturbance is allowed 20 feet from ESHAs and under the dripline of the existing grand fir tree (*Abies grandis*). Gravel road base can be removed with heavy equipment such as a backhoe and/or excavator. ~~Once the road base is removed from the site, the areas that had road base should be ripped with a backhoe or excavator to a depth that eliminates the compacted layer, or at least to 12 inches.~~ Most plant roots are within the upper 12 inches of soil. The site's original contours should be retained.

Biodegradable erosion control (e.g. coconut fiber, hay, jute, weed free hay) shall be placed on top of and around gravel removal areas. This area will be checked for erosion during quarterly inspections. If significant erosion is observed coming from the site, straw bales and/or sand bags shall be installed around the gravel removal area to catch and prevent excess sediment from leaving the site.

6.3. Invasive Scotch Broom and Other Invassive Plant Removal

Scotch broom (*Cytisus scoparius*), French broom (Genista monspessulana), blue gum (Eucalyptus spp.), cotoneaster (Cotoneaster spp.) and any other California Invasive Plant Council (Cal-IPC) ranked "High" species or other non-native species which may threaten restoration efforts should be removed from ~~the subject parcel~~ Zones A & B and the gravel removal area. Timing of weed control efforts should consider phenology of species to avoid further production of fruit/seeds or other modes of recruitment/dispersal. The Scotch broom and other invasive shrubs can be removed with heavy equipment if necessary except for areas within 20ft of ESHA mapped in **Figure 5**. The Scotch broom and other invasive plant removal might be easiest to do in conjunction with the road base removal outlined in **Section 6.1**. Scotch broom and other invasive plant can resprout from their stumps and should therefore be pulled rather than cut (Bossard et al. 2000).

Ideally, all adult individual Scotch broom plants within Zones A & B and the gravel removal area will be removed from the site in a single effort in the first year of the project; however, it is expected that seedlings will emerge and the broom will begin to regenerate. These plants should be removed when they become identifiable, or at least yearly until all plants of the target species are eliminated (Hulting et al. 2008). All Scotch broom plants will be burned on site or removed offsite and disposed of in a legal manner.

6.4. Establish Native Understory Plants to Increase Native Coverage and Encourage Natural Conifer Recruitment

Scotch broom and other invasive plant removal will result in disturbed bare soil. Elimination of invasives may be more successful if disturbed soils are immediately watered and allowed to rest for two to three weeks, encouraging seeds in the soil to sprout. Two to three weeks later, non-native seedlings should

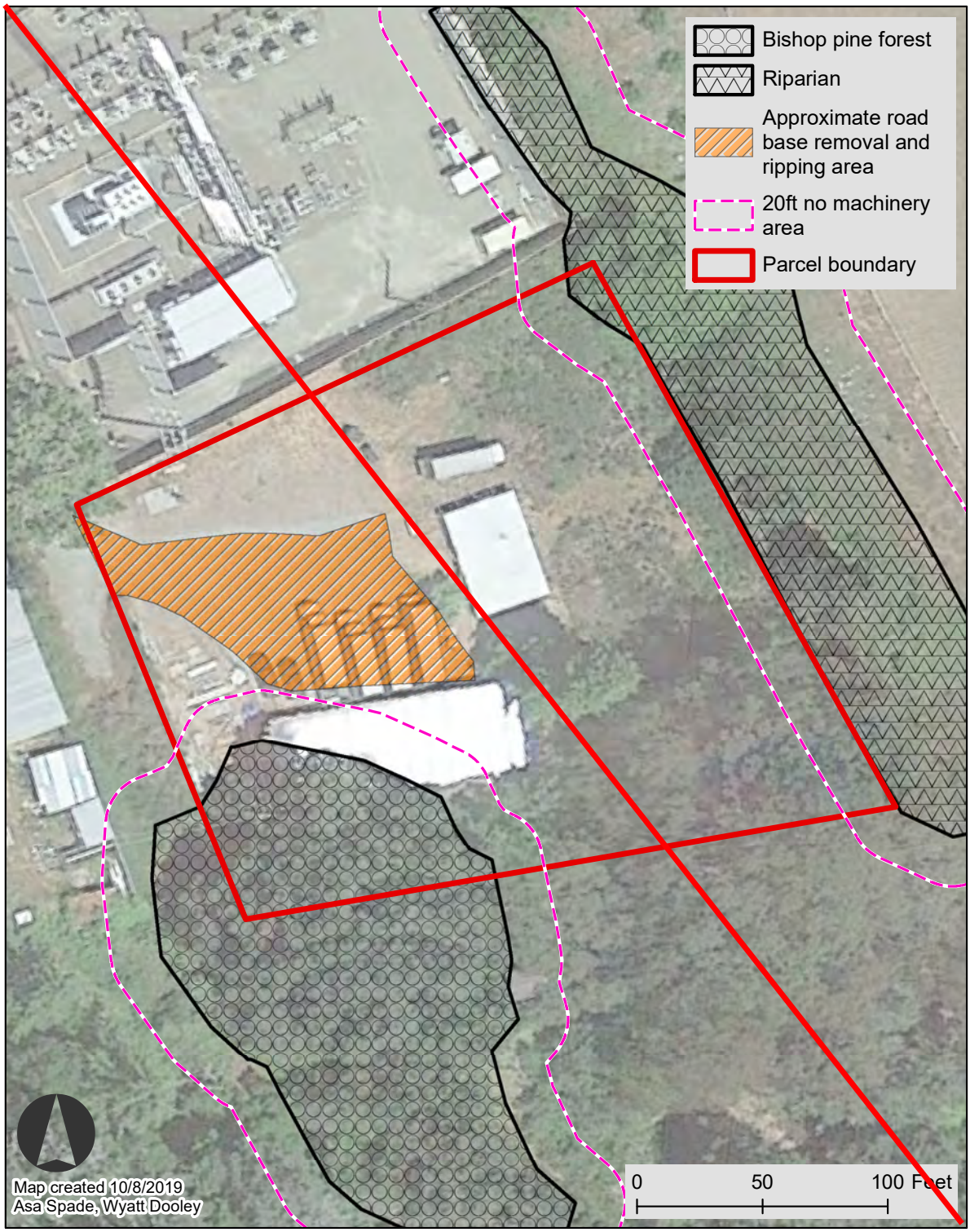
be eliminated with a hoe. Once seedlings are eliminated, areas with barren soil should be immediately planted with understory native plants. Allowing disturbed soils to rest for two to three weeks prior to planting as described is recommended but may not always be practical depending on the time of year activities occur as well as access to water (California Native Grassland Association 2020).

In some cases, plant removal will need to occur at different times of the year than the plant installations depending upon the best strategy for targeting non-native plants. Generally, the best time to install new plants will be in the fall when rains begin, in order to minimize the necessity for watering and to maximize plant survival.

~~Bishop pine trees should be planted at a spacing of 30ft on center to accommodate their size at maturity. In order to ensure sufficient numbers of trees survive to accomplish success criteria it is recommended that more trees be planted than needed so that some loses do not significantly affect the project's success~~. When planting natives, a hole should be dug twice as large as the pot. All native plants installed should receive 3" of bark mulch at a minimum 1ft radius surrounding the center of the plant. Plants should be kept moist for two weeks following planting and then watered well once per week until the rainy season begins. If needed, a 250 gallon water tote and hose will be used to water the plantings.

Encourage natural recruitment of Bishop pine and grand fir (*Abies grandis*) seedlings. Pine seedlings need bare soil to sprout and grow. During the summer, rake pine needles underneath cone-bearing trees to be between 0 – 1 inches in thickness to encourage seedling regeneration. Place protective wire fencing around seedlings and saplings (Giusti).

Table 1 is a list of appropriate native plants for the habitat present. ~~Adding additional species to those present will increase biodiversity of plants as well as wildlife that utilize these plants as food, cover, nesting materials, etc.~~ The table includes appropriate zones for species in the restoration map ().



OWNER: Rowland
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Road Base Removal and Ripping

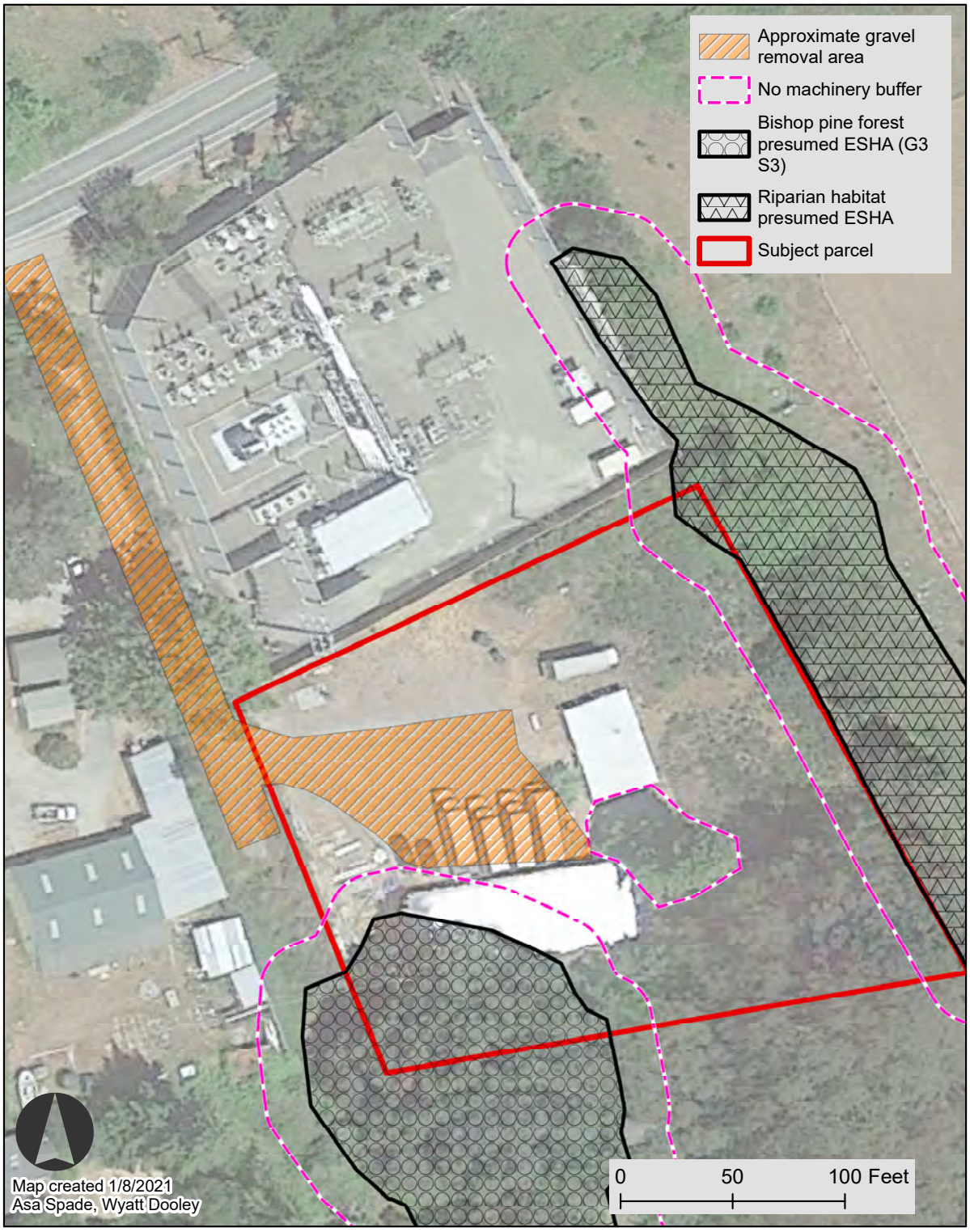

Figure 12. Areas where road gravel should be removed and areas where no heavy machinery is allowed ~~and topsoil should be ripped,~~ revised January 8, 2021.

Table 1. Site appropriate plants for the restoration area.

~~***Scientific name***~~	~~**Common name**~~	~~**Planting Zones**~~
~~*Artemesia douglasiana*~~	~~California mugwort~~	~~C~~
~~*Morella californica*~~	~~wax myrtle~~	~~A, B, C~~
~~*Stachys rigida*~~	~~hedge nettle~~	~~A, B, C~~
~~*Rosa nutkana var. nutkana*~~	~~Nootka rose~~	~~A, B, C~~
~~*Scrophularia californica*~~	~~California bee plant~~	~~A, B, C~~
~~*Athyrium filix-femina*~~	~~lady fern~~	~~C~~
~~*Danthonia californica*~~	~~California oatgrass~~	~~C~~
~~*Elymus glaucus*~~	~~blue wildrye~~	~~C~~
~~*Carex tumulicola*~~	~~split awn sedge~~	~~C~~
~~*Ribes sanguineum*~~	~~pink flowering current~~	~~A, B, C~~
~~*Vaccinium ovatum*~~	~~evergreen huckleberry~~	~~A, B, C~~
~~*Prunella vulgaris*~~	~~self-heal~~	~~A, B, C~~
~~*Fragaria vesca*~~	~~strawberry~~	~~A, B, C~~
~~*Achillea millefolium*~~	~~yarrow~~	~~C~~
~~*Artemesia suksdorfii*~~	~~coastal mugwort~~	~~C~~
~~*Polystichum munitum*~~	~~western sword fern~~	~~A, B, C~~
~~*Solidago canadensis*~~	~~Canadian goldenrod~~	~~C~~
~~*Solidago spathulata*~~	~~coast goldenrod~~	~~C~~
~~*Chamerion angustifolium*~~	~~fireweed~~	~~C~~
~~*Arceuthobium campylopodum*~~	~~Baldr's bane~~	~~A~~
~~*Anaphalis margaritacea*~~	~~pearly everlasting~~	~~A, B, C~~
~~*Iris douglasiana*~~	~~Douglas iris~~	~~A, B, C~~
~~*Marah oreganus*~~	~~wild cucumber~~	~~A, B, C~~
~~*Baccharis pilularis*~~	~~coyote brush~~	~~C~~
~~*Frangula californica*~~	~~California coffeeberry~~	~~A, B, C~~
~~*Bromus carinatus*~~	~~California brome~~	~~C~~
~~*Ceanothus thyrsiflorus ssp. griseus*~~	~~blue blossom~~	~~A, B, C~~
~~*Gaultheria shallon*~~	~~salal~~	~~A, B, C~~
~~*Frangula purshiana*~~	~~Cascara buckthorn~~	~~A, B, C~~
~~*Arctostaphylos uva-ursi*~~	~~bearberry manzanita~~	~~C~~
~~*Arctostaphylos columbiana*~~	~~hairy manzanita~~	~~C~~
~~*Lonicera hispidula*~~	~~hairy honeysuckle~~	~~A, B, C~~
~~*Diplacus aurantiacus*~~	~~sticky monkeyflower~~	~~C~~
~~*Maianthemum dilatatum*~~	~~Pacific may lily~~	~~A~~
~~*Piperia elongata*~~	~~dense flowered rein orchid~~	~~A, B, C~~
~~*Clinopodium douglasii*~~	~~yerba buena~~	~~A~~
~~*Anthoxanthum occidentale*~~	~~vanilla grass~~	~~A~~
~~*Symphyotrichum chilense*~~	~~Pacific aster~~	~~A, B, C~~

Scientific name	**Common name**	**Planting Zones**
Pteridium aquilinum var. pubescens	western bracken fern	A, B
Athyrium filix-femina	lady fern	A, B
Polystichum munitum	western sword fern	A, B
Gaultheria shallon	salal	A, B
Vaccinium ovatum	California huckleberry	A, B

6.5. Project Adaptation

Using the quarterly ~~annual~~ monitoring procedure, active management components will be assessed based upon the performance goals. If the performance goals are not being achieved or if there is evidence that they are vulnerable to failure, a consultation with CA Department of Fish and Wildlife should occur whereupon criteria may be reassessed based upon current and projected conditions.

6.6. Monitoring

An active management monitoring report will be written on an annual basis, for a minimum of three years, and until ~~most or~~ all success criteria have been met for two consecutive years. The Year 1 monitoring report shall provide a figure depicting the extent of the gravel removal and grading. ~~The~~ Each report will describe the methods used during that monitoring period to eradicate weeds and improvements to the site conditions. Barriers to achieving the performance goals should be identified, described, and strategies to overcome these barriers shall be developed and implemented. Pictures will be included, and a description of whether and how performance goals were met will be noted.

7. SCHEDULE

The table below gives an approximate outline of when in the life of the project each component of the restoration plan should be undertaken.

Table 2. Restoration plan implementation schedule.

Phase	Tentative Implementation Date	Description
Phase 1 – Pre-Monitoring, Gravel Removal, and Restoration		
Conduct special status survey	Before other activities	Conduct a special plant surveys during a times of year when rare plants with potential to occur within the habitat present would be evident and identifiable to determine if any special status species are present.
Establish photo points	Before other activities	Establish photo points for restoration areas.
Remove gravel road base	Fall, Year 1	Remove gravel road base depicted in **Figure 12** to native material**.** Can be completed in conjunction with removal of Scotch broom. Place biodegradable erosion control over bare soil.
~~Loosen and amend compacted soils~~	~~Fall, Year 1~~	~~Upper layer of soil with road base should be ripped to eliminate any compacted layer or to a depth of 12 inches if necessary.~~
Begin invasive plant removal	Year 1	Remove Scotch broom and other invasive plants. Dispose of offsite in a legal manner. Invasive plant removal could be completed in conjunction with road base removal.
Recommended - germinate seed bank	Year 1	After soils are disturbed and barren of vegetation, soil should be watered sufficiently to allow present seed bank to germinate. Two to three weeks later seedlings should be eliminated with a hoe.
Plant and seed natives in barren soil	Year 1	After the above recommended step immediately after soil is barren or, barren areas should be planted and seeded with natives. If this occurs during the dry portion of the year watering should occur until rains have sufficiently saturated the ground. General guidelines for planting are listed in **Section 6.4**.
Watering seeded and planted areas	Fall/Winter, Year 1	Plants should be kept moist for two weeks following planting and then watered well once per week until the rainy season begins.
Document efforts	Winter, Year 1	Document restoration efforts through photographs, number and location of plants installed, record qualitative and quantitative data for each success criteria. Map the area where gravel removal and extent of grading occurred. Year 1 monitoring report will include this map.
Conifer seedling maintenance	Summer, Year 1-3+	Rake pine needles underneath cone-bearing trees to be between 0 – 1 inches in thickness. Place protective caging around conifer seedlings and sapling.
Phase 2 – Maintenance and Documentation		
Site monitoring	Quarterly, Year 2-3+	Document restoration efforts through photographs, number and location of plants installed, record qualitative and quantitative data for each success criteria.
Yearly reporting	Winter, Year 2-3+	Provide all documentation recorded in quarterly monitoring to the appropriate authority as discussed in the reporting section below.
Supplemental invasive removal	Quarterly, Year 2-3+	Remove resprouting invasive Scotch broom and other invasive plants.
Supplemental native planting	Winter, Year 2-3+	Seed and install native plants as necessary to achieve success criteria
Final Report	Winter, Year 3+	Write and submit a final report when success criteria have been achieved and maintained. If success criteria have not been achieved at the end of the 3rd year then the restoration efforts shall continue until these criteria are met. If it becomes apparent that some criteria will not be met then coordination with County Planning shall occur to determine how criteria can be met and/or to re-assess what goals must be achieved for the restoration to be considered successful.

8. REPORTING

Reporting will occur on an annual basis, and reports will be received by the County of Mendocino Planning & Building Department by December 31 of each year for a minimum of three years, and until all ~~(or most with agency consultation)~~ performance goals have been met for at least two consecutive years.

Reports will be sent by US Mail to:

Attn: Juliana Cherry, Planner
Planning & Building Department
County of Mendocino
124 West Fir Street
Fort Bragg, CA 95437

Reports will include the following information:

- Name and contact information of person in charge of monitoring activities, and name and contact information of reporting party.
- Evaluation of each of the performance criterion; along with recommendations for meeting each of the criterion not already met.
- Year 1 monitoring report should provide a figure of the area where gravel removal and extent of grading occurred.
- Color photos of the active management areas, from each photo point, each quarter of the reporting period.
- A summary of any issues encountered and management steps taken during the reporting period.
- Methods used during that monitoring period to eradicate weeds, improve habitat and buffer quality.
- Any new invasive plant species observed or evidence of other potential problems will be described.

9. REFERENCES

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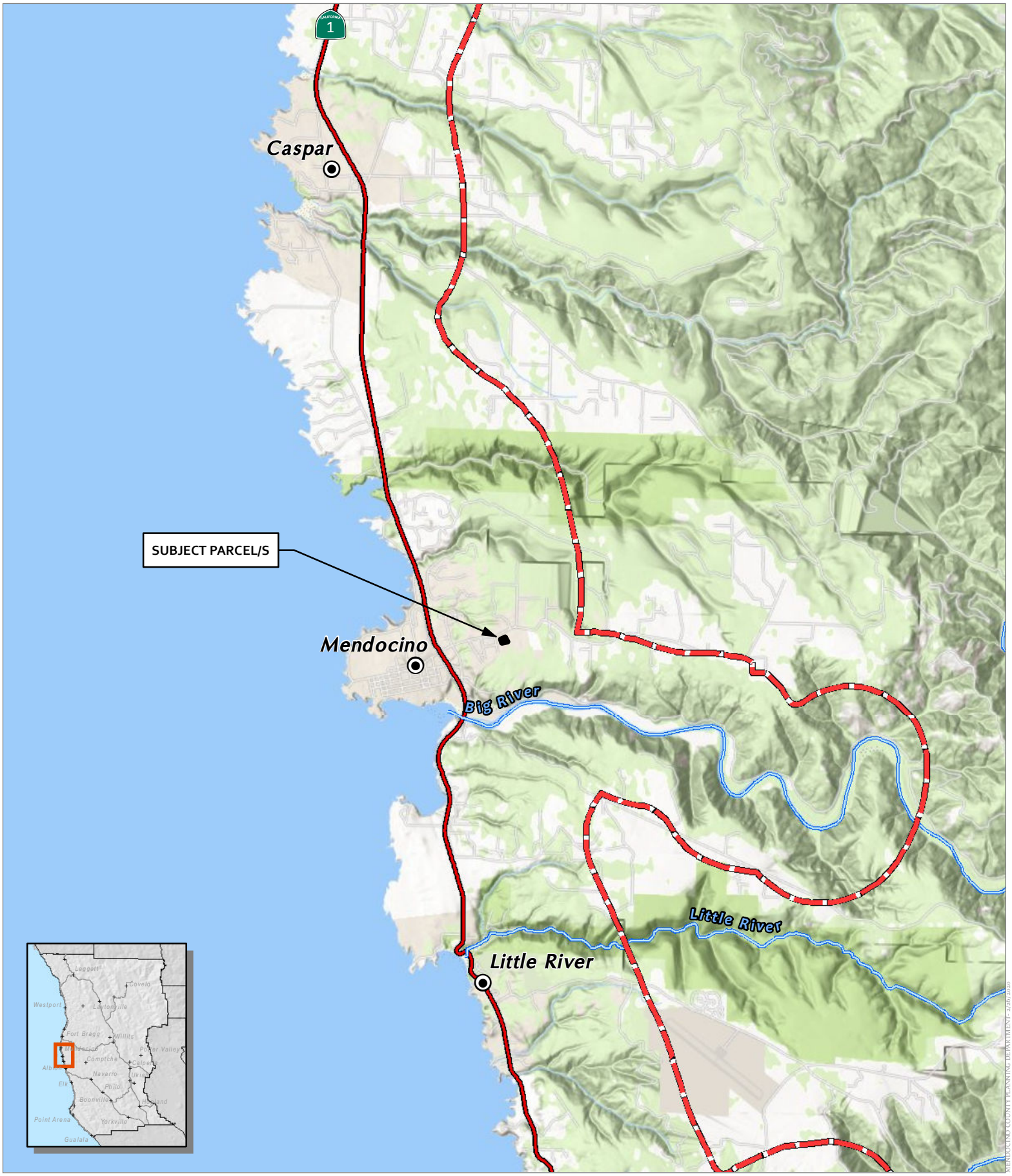
10. INVESTIGATOR BIOGRAPHIES

Contributing Biologists

Asa B Spade graduated from Humboldt State University with a Bachelor's Degree in Environmental Science, with a concentration in Landscape Ecosystems as well as a minor in Botany. Since that time, he has been working in the natural resources field, first with Mendocino County Environmental Health and later with California State Parks and the Department of Fish and Game. He has been trained in Army Corps wetland delineation by the Coastal Training Program at Elkhorn Slough and in Advanced Wetland Delineation by the Wetland Science and Coastal Training Program. He has been trained in the environmental compliance process for wetland projects in San Francisco bay and outer coastal areas. In 2015 he attended a Townsend's big eared bat basal hollow habitat assessment and survey methods workshop taught by Michael Baker, Leila Harris, and Adam Hutchins. Asa has trained with the Carex Working Group in identifying grasses and sedges of Northern California as well as a CNPS sedge workshop taught by CA Fish and Wildlife staff biologist Gordon Leppig. In 2019, he completed a training for burrowing owls taught by Dr. Lynne Trulio through the Elkhorn Slough Coastal Training Program as well as a foothill yellow legged frog training taught by David Cook and Jeff Alvarez. He is on the Fish and Wildlife Service approved list for Point Arena mountain beaver surveys and has done surveys for Behren's silverspot butterfly, Northern spotted owl, Sonoma tree vole, and the California red-legged frog. He has contributed to more than 150 coastal development projects in Mendocino County.

Wyatt Dooley graduated from University of California Santa Barbara with a Bachelor's of Science in Environmental Studies and a minor in Geology. After graduating, he worked for Fish and Wildlife and Pacific States Marine Fisheries as a technician researching salmon. He has also worked abroad in New Zealand as a conservation ranger helping on restoration projects and controlling invasive species. Additionally, he has received training in Army Corp wetland delineation by San Francisco State University and the Wetland Science and Coastal Training Program, training from CNPS-CDFW on vegetation rapid assessment and relevé methods, is on the US Fish and Wildlife Service's approved list for Point Arena Mountain Beaver Surveys, and received a specialization in ArcGIS through University of California Davis. He has also received training in *Carex* keying and identification through CNPS taught by CA Fish and Wildlife staff biologist Gordon Leppig (March 2018). In October of 2019, he also completed a training through Laguna de Santa Rosa Foundation for foothill yellow legged frog taught by David Cook and Jeff Alvarez.

Nicole Bejar graduated from Gonzaga University with a Bachelor's Degree in Environmental Studies and a minor in Biology. After graduating, she worked as an intern for The Nature Conservancy conducting vegetation monitoring for the endangered golden-cheeked warbler. She served as an AmeriCorps member for the Watershed Stewards Program which aims to conserve, restore, and enhance anadromous watersheds for future generations. She worked as a fisheries technician conducting salmonid monitoring and habitat restoration for various agencies, including the California Department of Fish and Wildlife, Pacific States Marine Fisheries Commission, and the Bureau of Land Management. She also has experience planning and implementing northern spotted owl and amphibian surveys.



CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

LOCATION MAP

CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Named Rivers
Public Roads
Private Roads
Driveways/Unnamed Roads

0 335 670 Feet
0 0.05 0.1 Miles
1:8,000

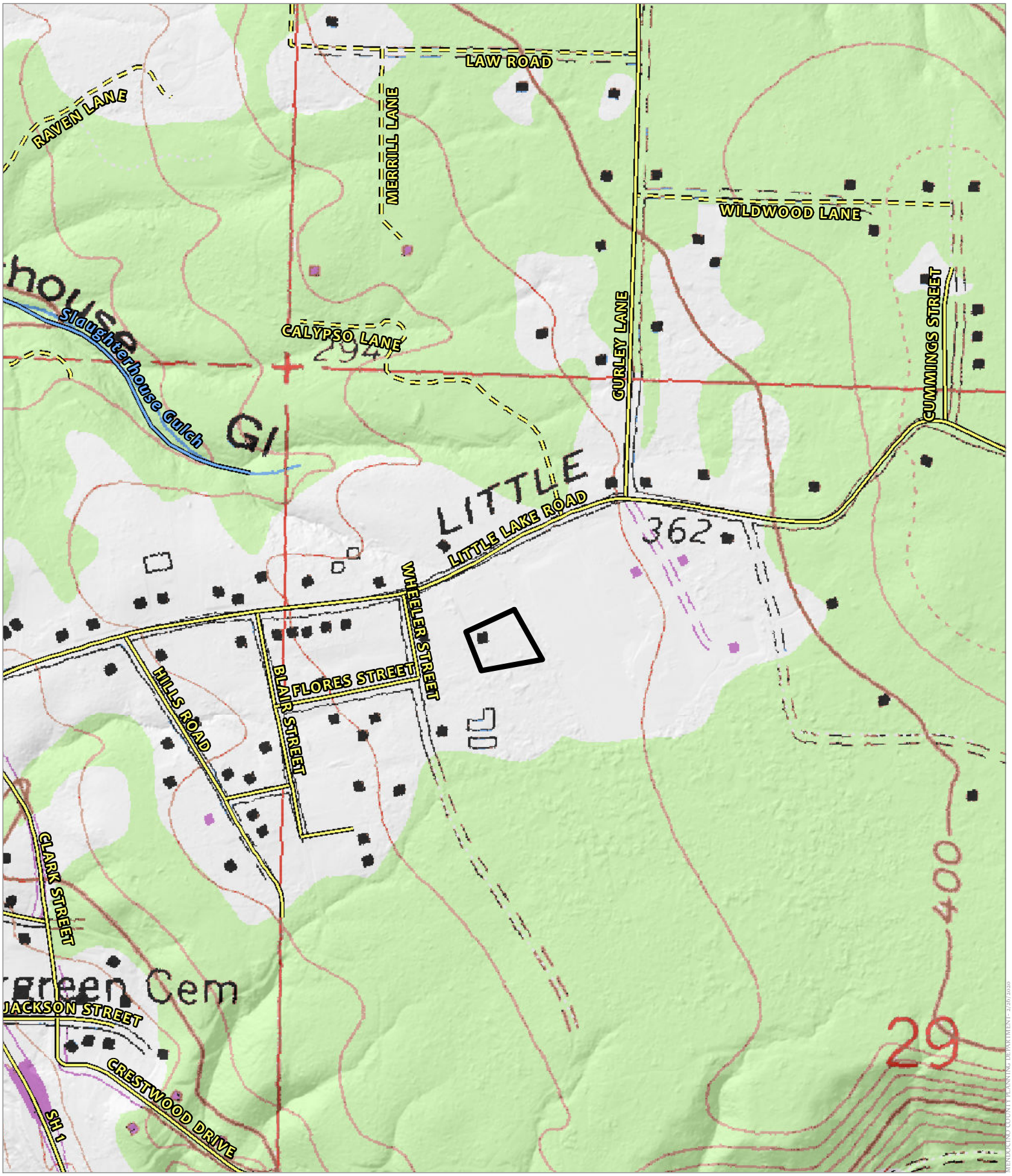
AERIAL IMAGERY

CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Public Roads
Private Roads
Driveways/Unnamed Roads

0 50 100 Feet
0 0.0075 0.015 Miles
1:1,200

AERIAL IMAGERY



CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Named Rivers
Public Roads
Private Roads
Driveways/Unnamed Roads

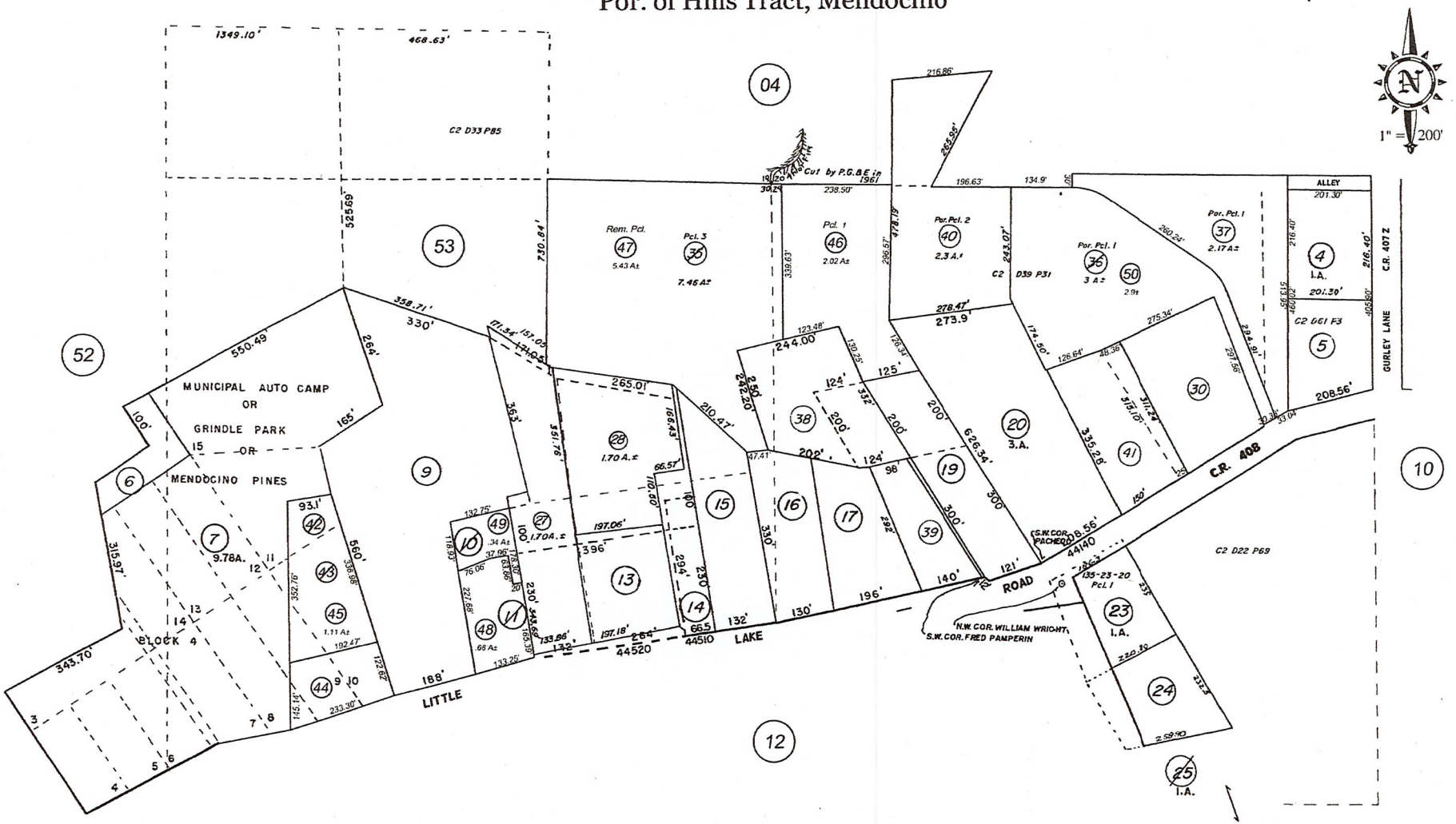
0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

TOPOGRAPHIC MAP

CONTOUR INTERVAL IS 40 FEET

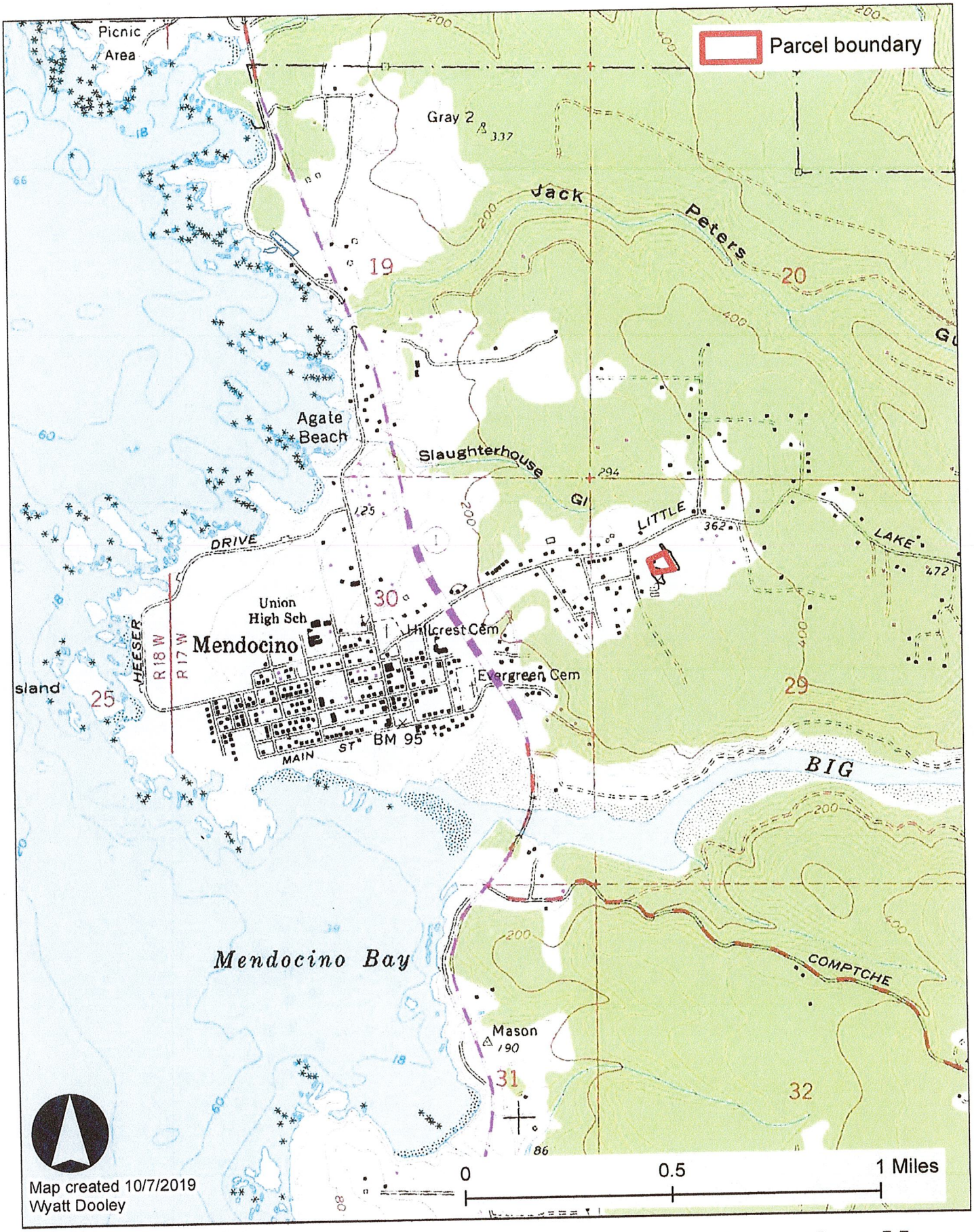
Por. of NE¼ of Sec. 30 and Por. of NW¼ of Sec. 29 T.17N. R.17W. M.D.B.& M.
Por. of Hills Tract, Mendocino

104-001 119 - 09



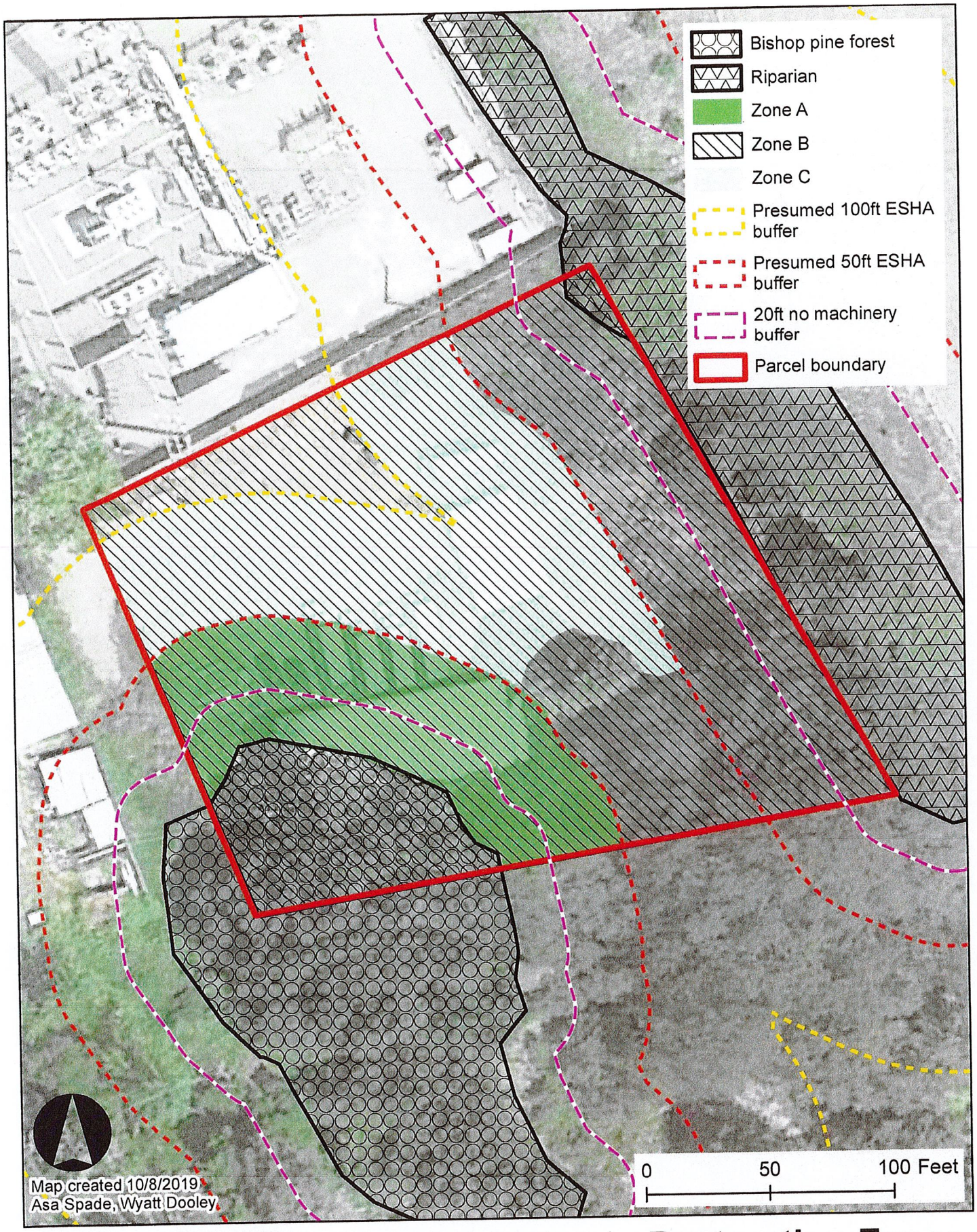
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
Updated August 19, 2016



Location Map

OWNER: Rowland
APN: 119-090-24
GP/ZONE: RR2
ADDRESS: 44351 Little Lake Rd, Mendocino, CA



Restoration Zones

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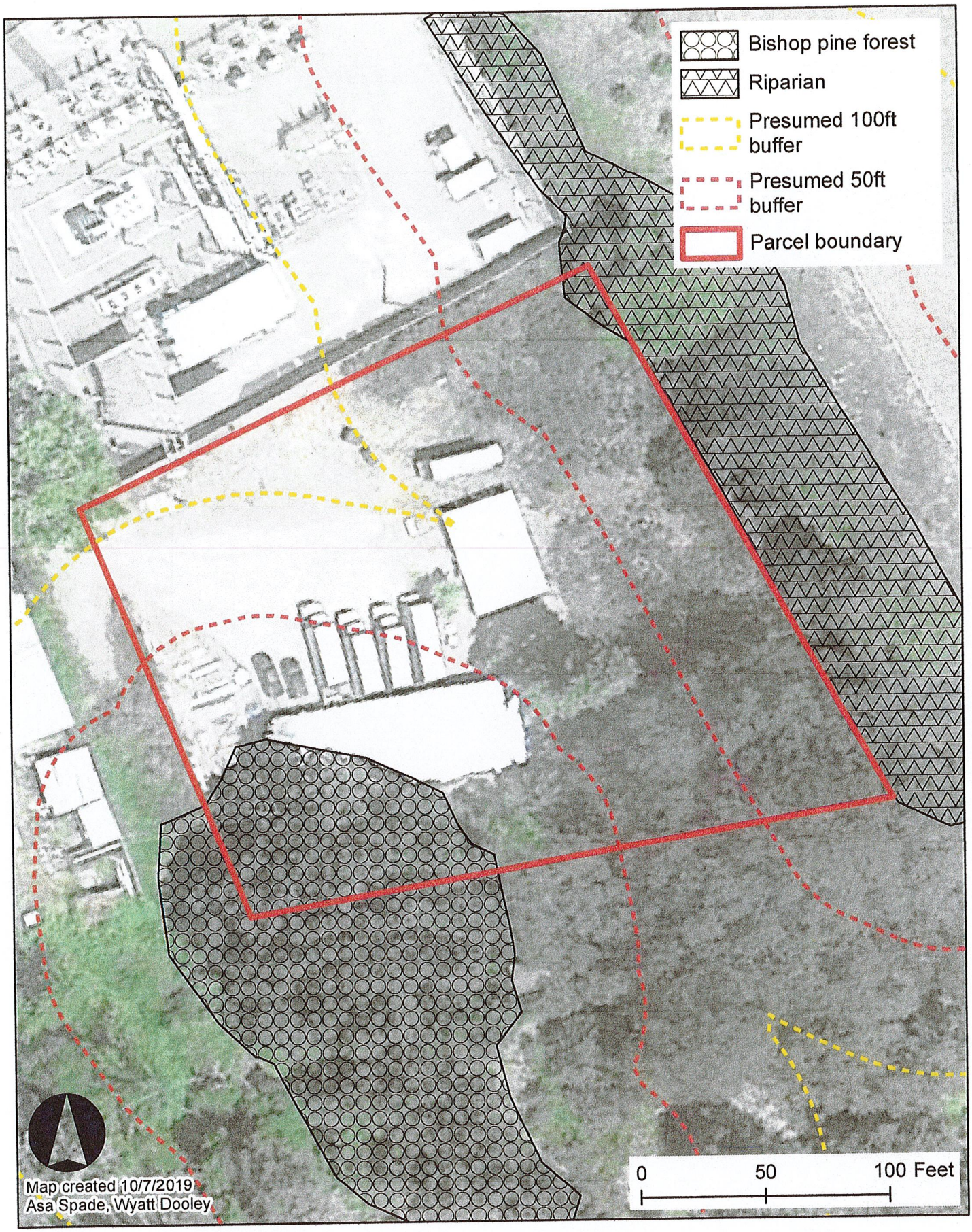
APN: 119-090-24
GP/ZONE: RR2
ADDRESS: 44351 Little Lake Rd, Mendocino, CA



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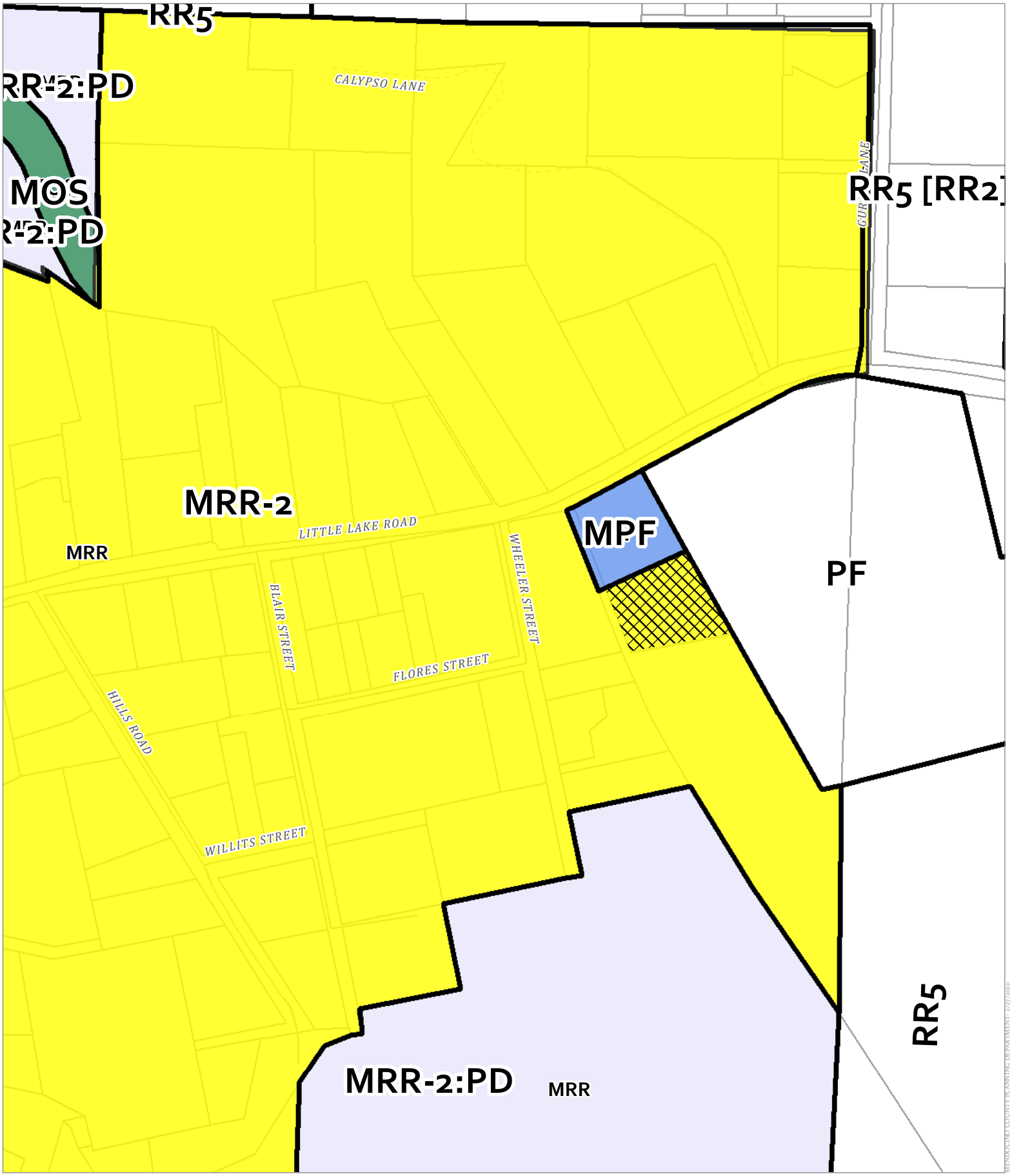
APN: 119-090-24
GP/ZONE: RR2
ADDRESS: 44351 Little Lake Rd, Mendocino, CA

Presumed ESHA Map



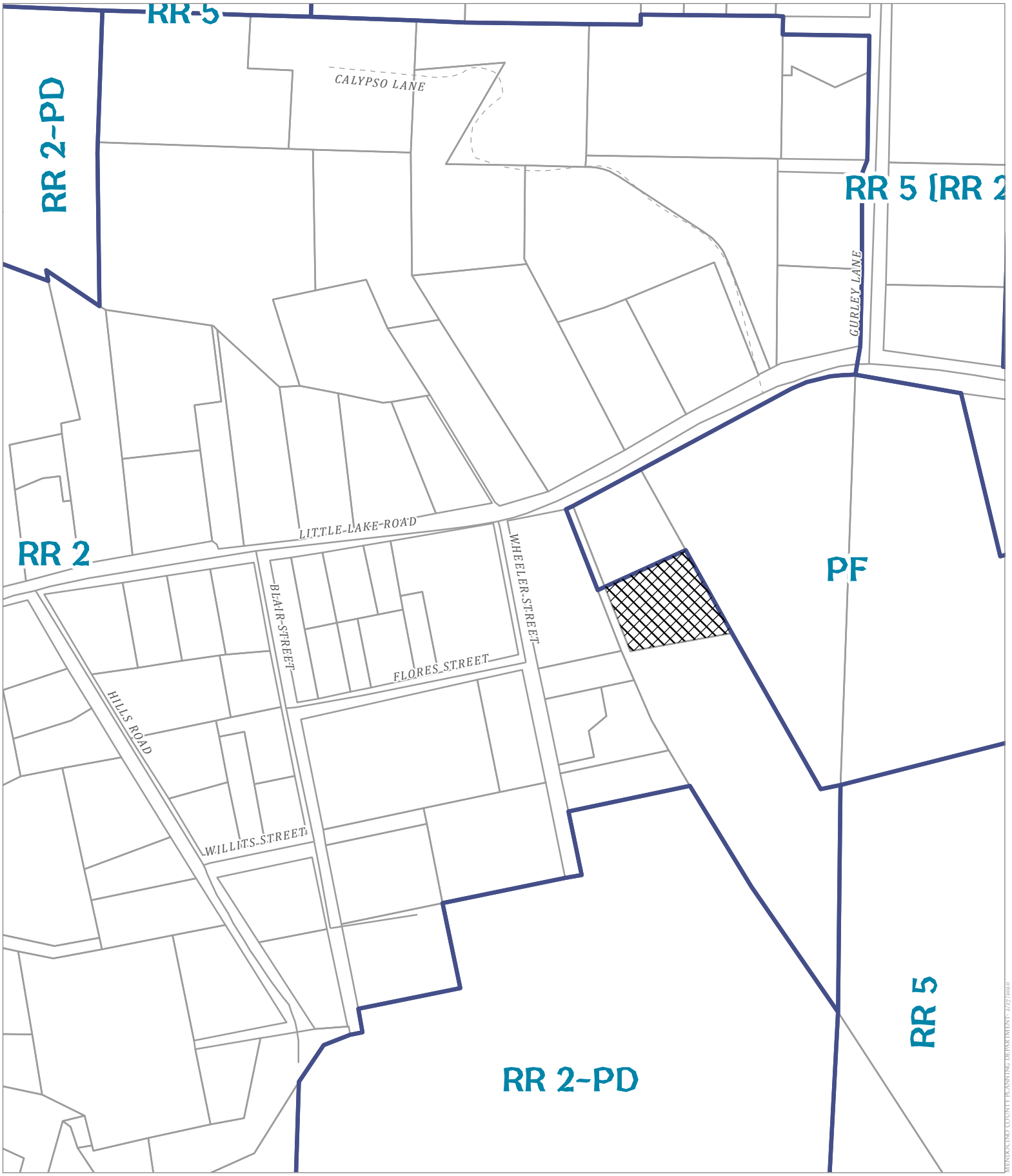
CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Zoning Districts
Public Roads
Assessors Parcels

0 150 300 Feet
0 0.025 0.05 Miles
1:3,600

MENDOCINO TOWN PLAN ZONING

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2020



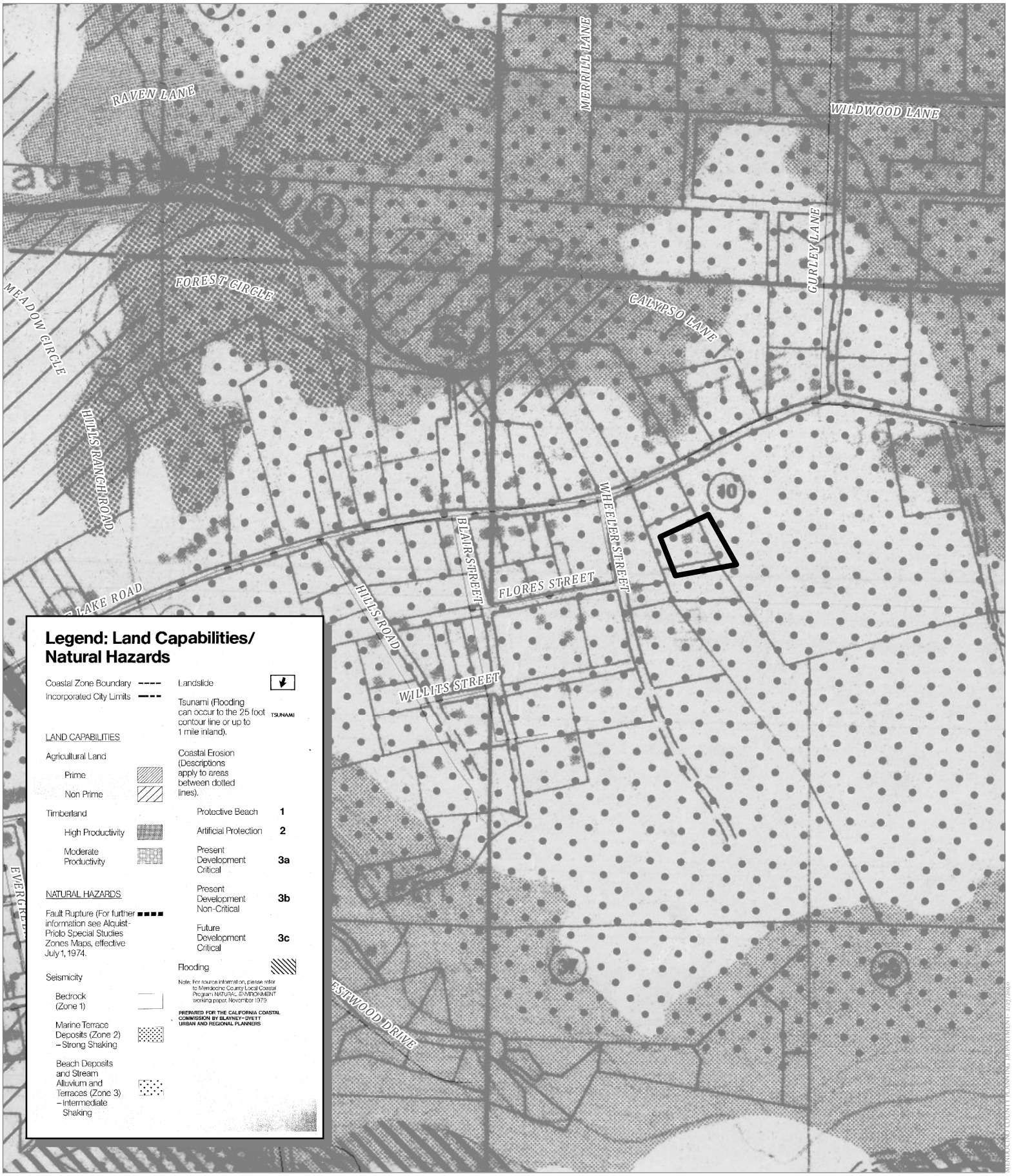
CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

General Plan Classes
Public Roads
Assessors Parcels

0 150 300 Feet
0 0.025 0.05 Miles
1:3,600

GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2020



CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

0 250 500 Feet
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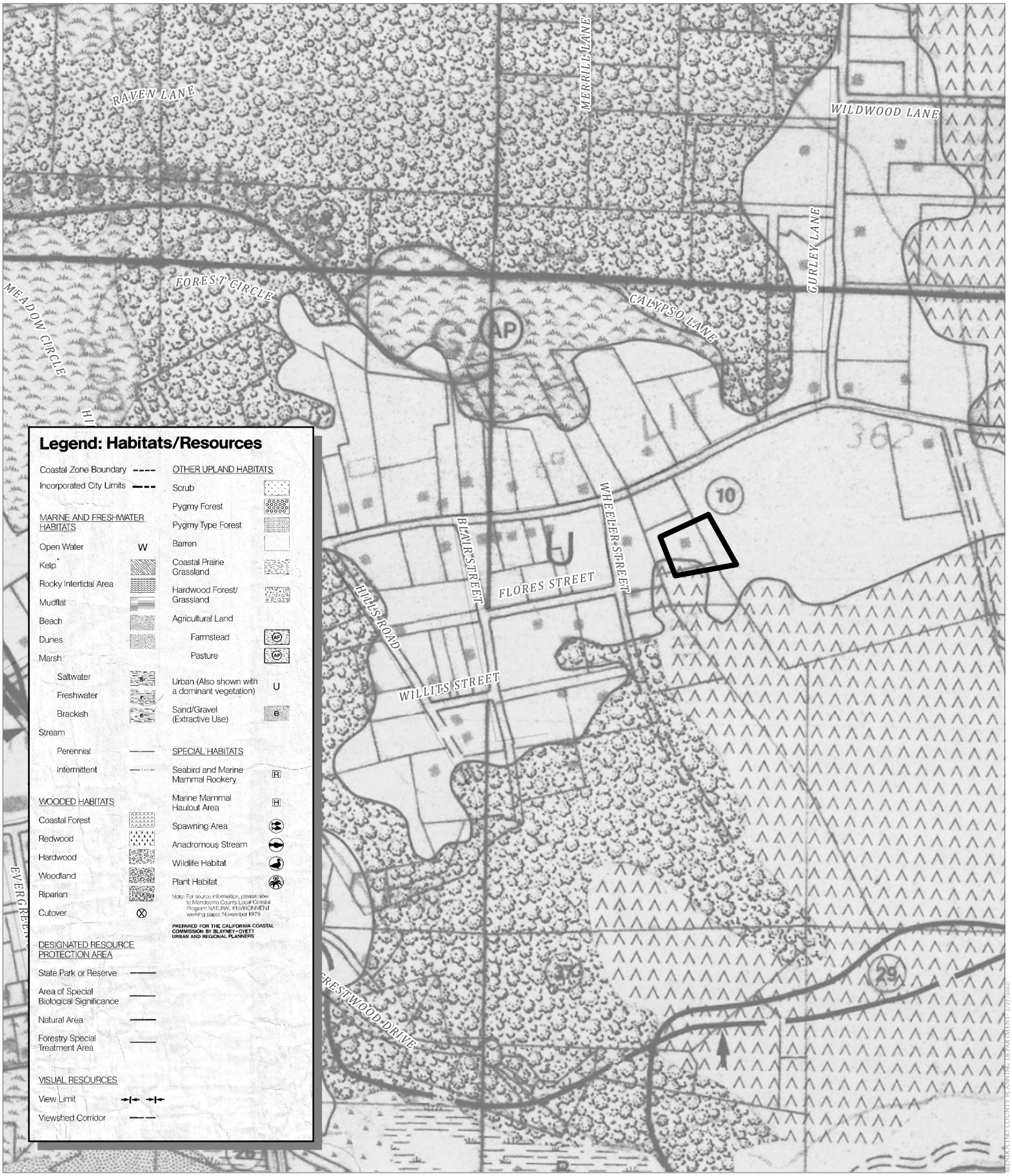
1:6,000

Public Roads

LCP LAND CAPABILITIES & NATURAL HAZARDS



CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Public Roads

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

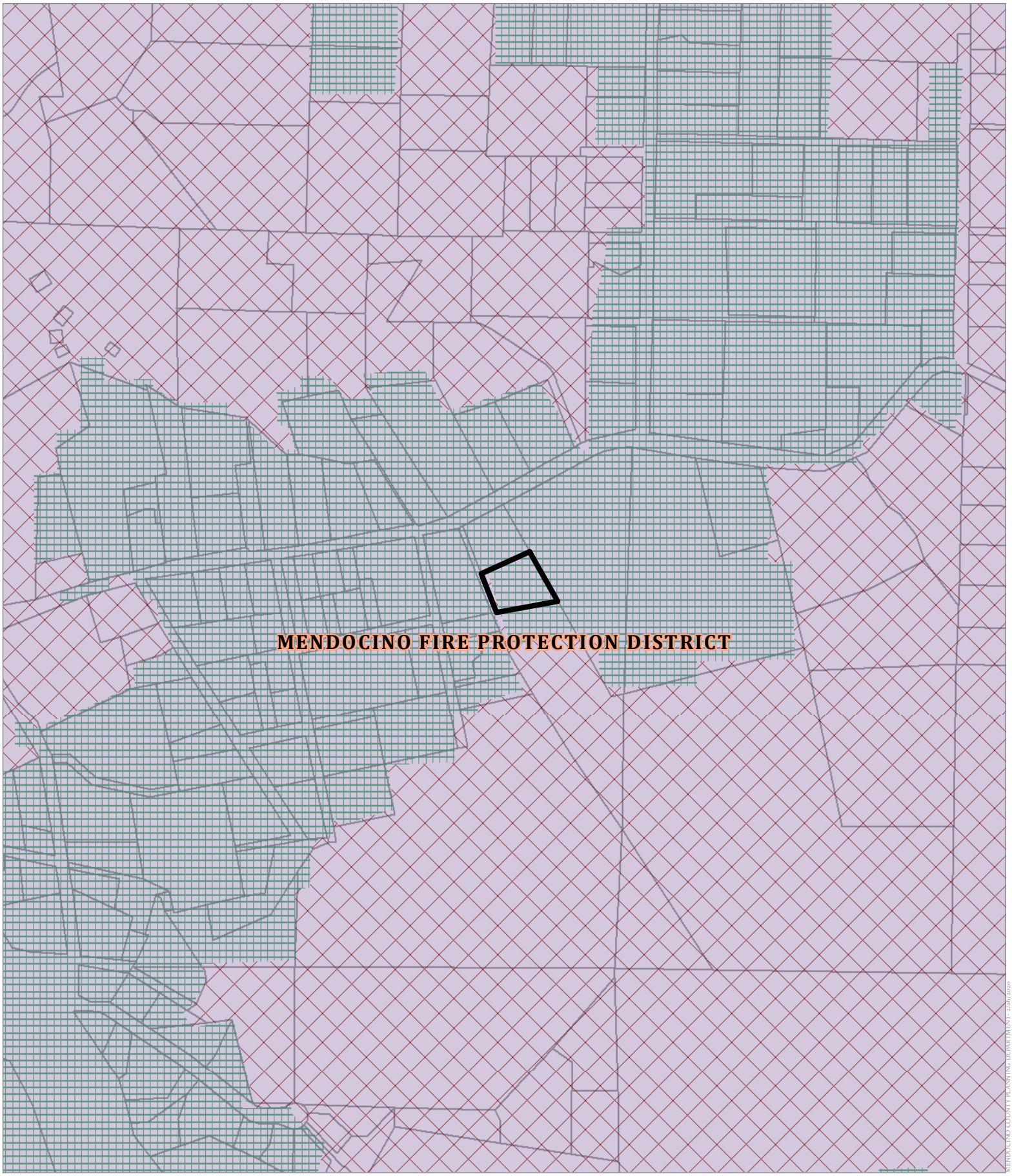
LCP HABITATS & RESOURCES

CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Assessors Parcels

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

ADJACENT PARCELS



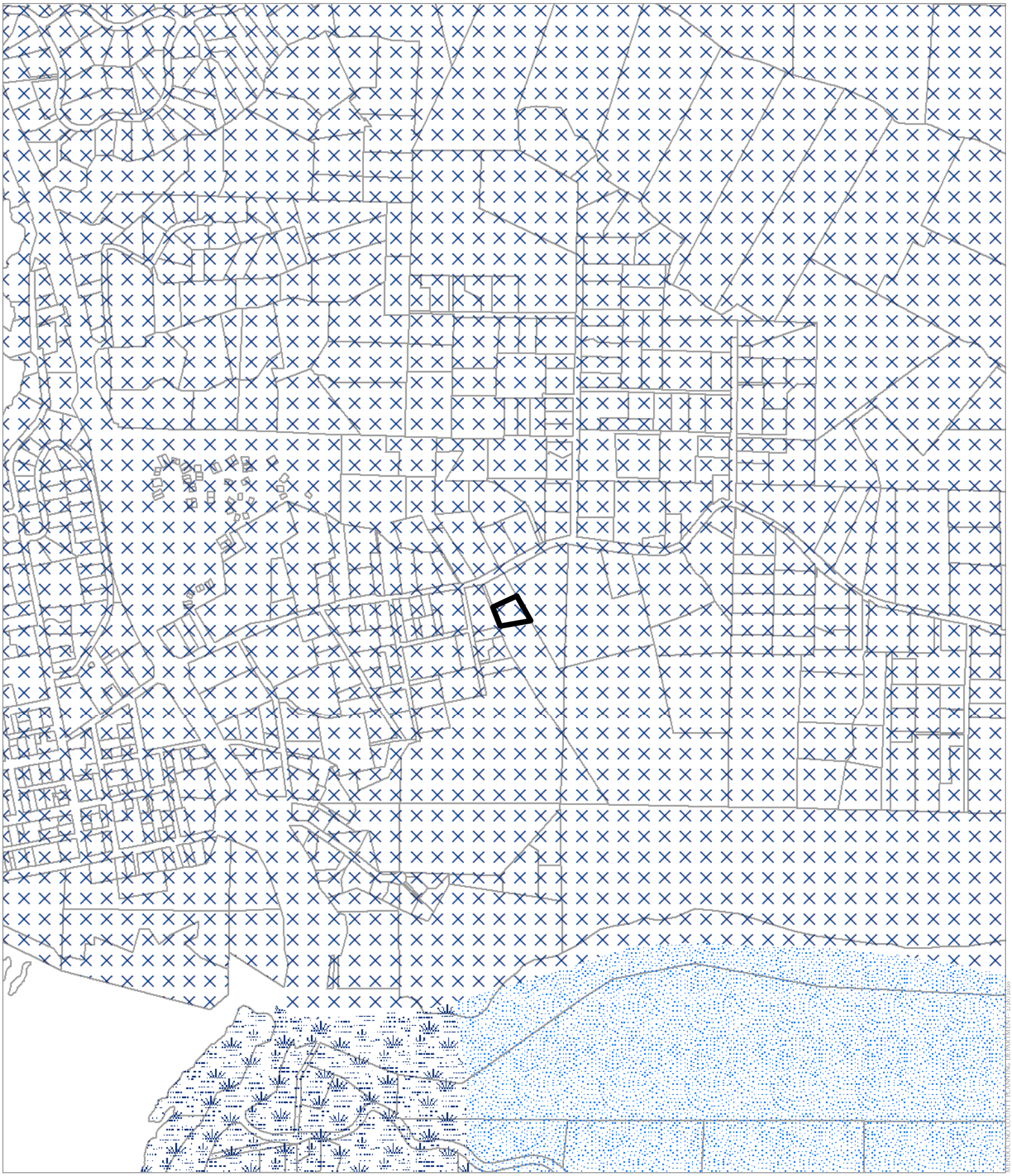
CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Assessors Parcels

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

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020

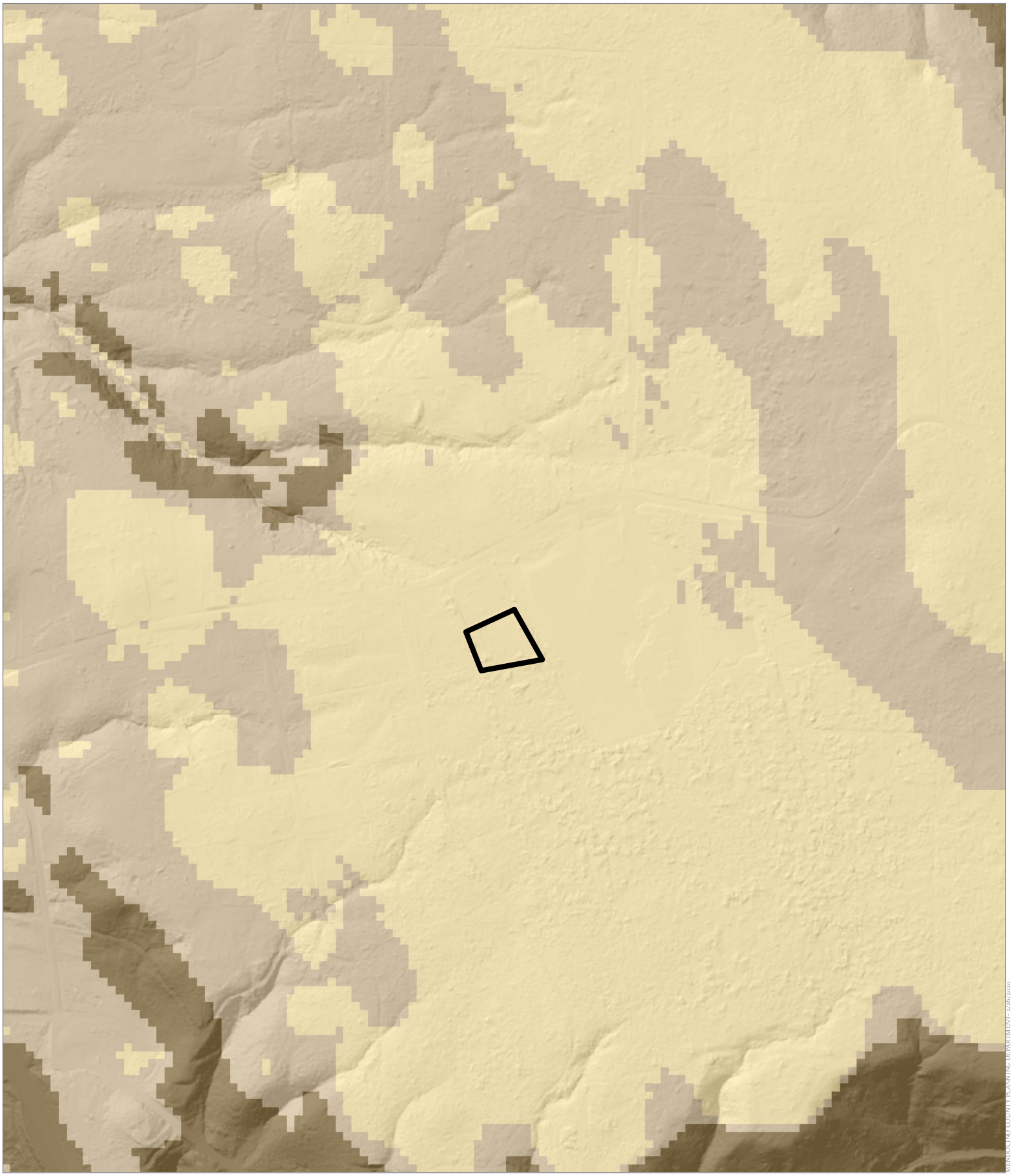


CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Critical Water Areas
Sufficient Water Resources
Marginal Water Resources
Assessors Parcels

0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000

GROUND WATER RESOURCES



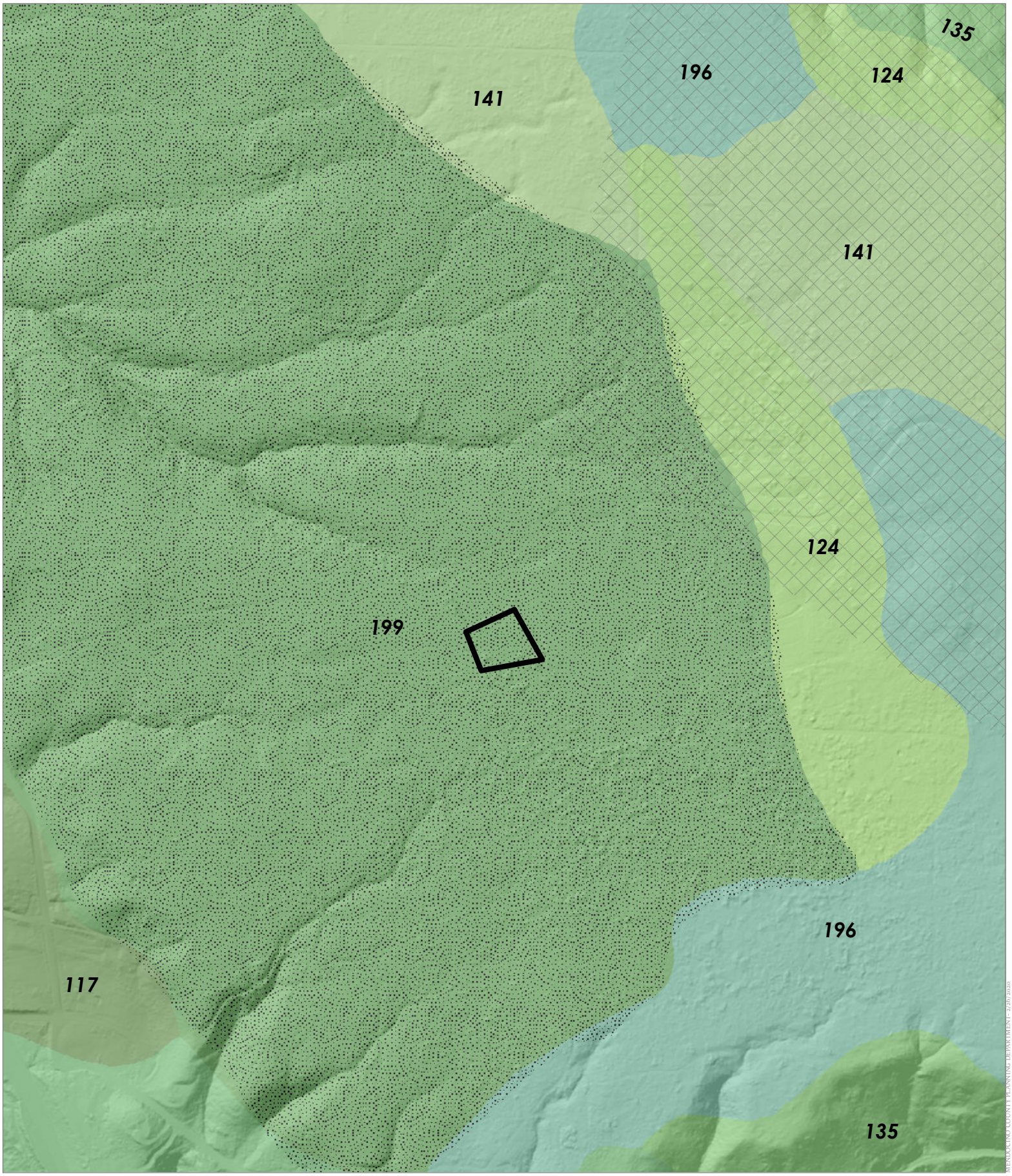
CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

0° - 14°
15° - 32°
33° - 72°

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

ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020



CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Shinglemill-Gibney Complex

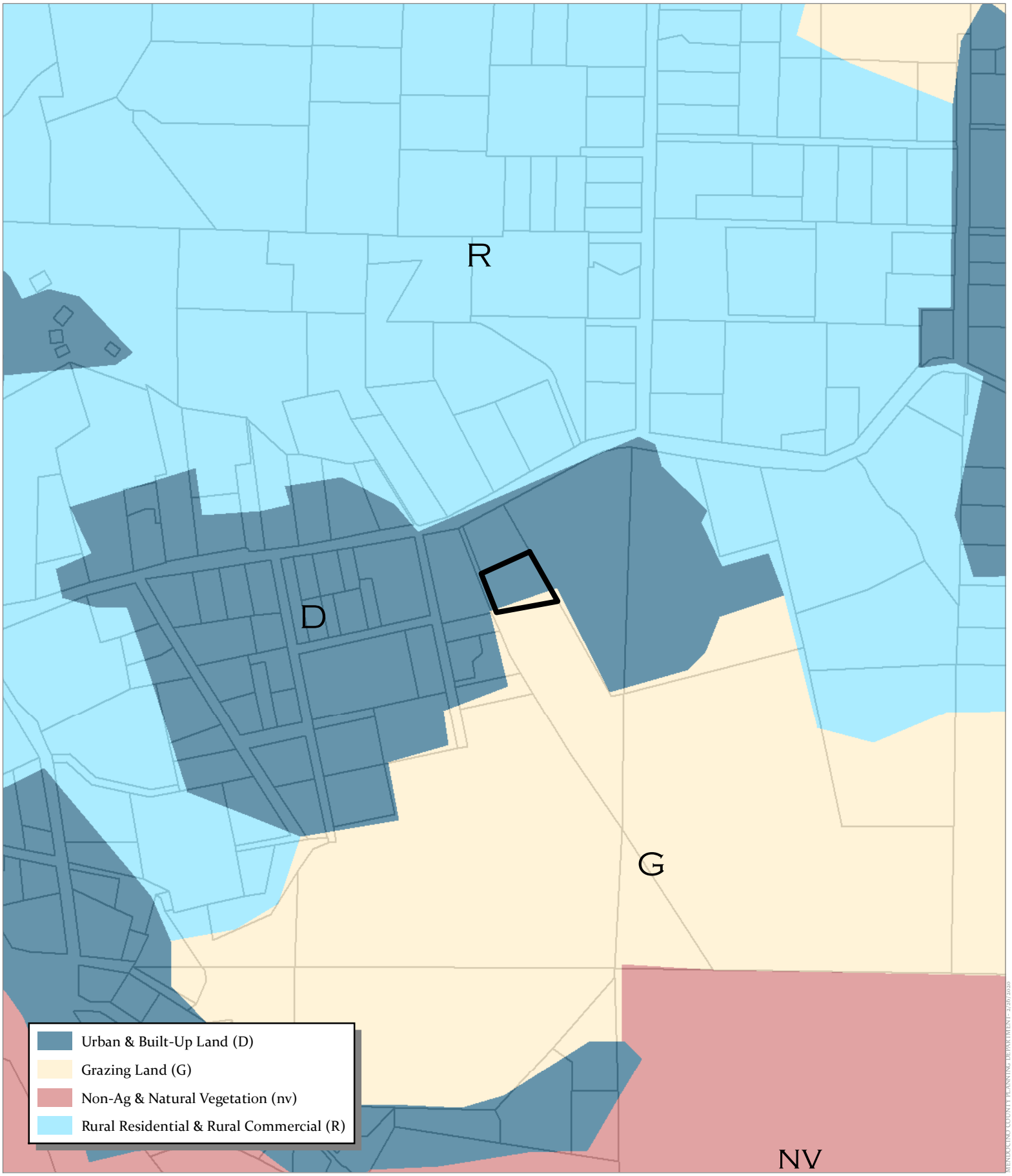
Bishop Pine

0 250 500 Feet

0 0.0425 0.085 Miles

1:6,000

WESTERN SOIL CLASSES



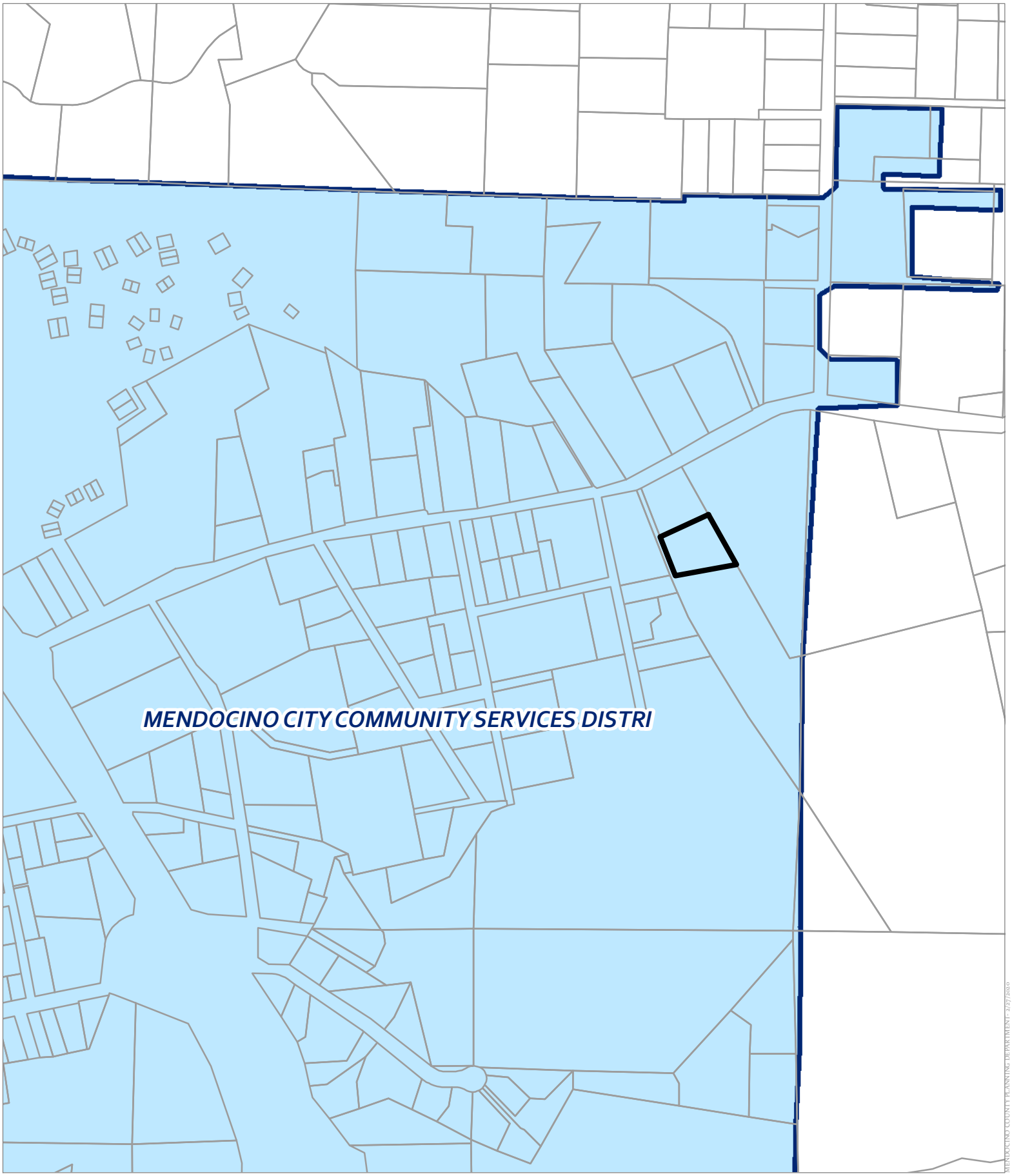
CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Assessors Parcels

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

FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/26/2020



CASE: CDP 2020-0011
OWNER: ROWLAND, Mathew
APN: 119-090-24
APLCT: Matthew Rowland
AGENT: Blair Foster
ADDRESS: 44351 Little Lake Road, Mendocino

Assessors Parcels
County Water Districts

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

WATER DISTRICTS