



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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

April 21, 2023

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
California Coastal Commission

Department of Forestry/ CalFire
-Land Use
CA Department of Fish and Wildlife
US Department of Fish and Wildlife
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Irish Beach Water District
Redwood Coast Fire Protection District

CASE#: B\_2023-0006

DATE FILED: 3/23/2023

OWNER/APPLICANT: THOMAS B & SUSANNE OTTOBONI

AGENT: SHN, MATT HERMAN

REQUEST: Coastal Development Boundary Line Adjustment to merge two (2) lots in Manchester. Parcel 1 (APN 132-050-04) is 1.34 ± acres and Parcel 2 (APN 132-050-05) is 1.22 ± acres will become a single parcel of 2.56± acres.

LOCATION: In the Coastal Zone, 3.5 northwest of Manchester, on the west side of Irish Beach Road (CR 539), .07± west of its intersection with State Route 1 (SR 1), located 15220 Irish Beach Road (CR 539) (APN: 132-050-04, 05).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: May 04, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

## CASE: B\_2023-0006

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**OWNER:** OTTOBONI THOMAS B & SUSANNE

**APPLICANT:** OTTOBONI THOMAS B & SUSANNE

**AGENT:** MATT HERMAN, SHN

**REQUEST:** Coastal Development Boundary Line Adjustment to merge two (2) lots in Manchester. Parcel 1 (APN 132-050-04) is 1.34 ± acres and Parcel 2 (APN 132-050-05) is 1.22 ± acres will become a single parcel of 2.56± acres.

**LOCATION:** In the Coastal Zone, 3.5 northwest of Manchester, on the west side of Irish Beach Road (CR 539), .07± west of its intersection with State Route 1 (SR 1), located 15220 Irish Beach Road (CR 539) (APN: 132-050-04, 05).

**APN/S:** 132-050-04, 05

**PARCEL SIZE:** 1.34 ± & 1.22 ± Acres

**GENERAL PLAN:** Rural Residential, 5 acres minimum, variable to Planned Unit Development (RR5PD(S))

**ZONING:** Rural Residential with 5 acres minimum (RR:5)

**EXISTING USES:** Residential

**DISTRICT:** 5<sup>th</sup> (Williams)

**RELATED CASES:** BF\_2012-0464 Replace sidings -Expired

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential, 5ac Variable to Planned Unit Development	Rural Residential, 5ac.	1.39 ± Acres	Residential
<b>EAST:</b>	Rural Residential, 5ac Variable to Planned Unit Development	Rural Residential, 5ac.	0.28 ± Acres	Residential
<b>SOUTH:</b>	Rural Residential, 5ac Variable to Planned Unit Development	Rural Residential, 5ac.	1.56 ± Acres	Residential
<b>WEST:</b>	Pacific Ocean	Rural Residential, 5ac.	Pacific Ocean	Pacific Ocean

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### REFERRAL AGENCIES

#### LOCAL

- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Planning Division Ukiah
- Redwood Coast Fire Protection District
- Irish Beach Water District

#### STATE

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

#### FEDERAL

- US Department of Fish & Wildlife
- #### TRIBAL
- Cloverdale Rancheria
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
- 

### ADDITIONAL INFORMATION:

**STAFF PLANNER:** TIA SAR

**DATE:** 4/21/2023

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*NO*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*High Fire Hazard*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*Redwood Coast Fire Protection*

### 4. FARMLAND CLASSIFICATION:

GIS

*NO*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Marginal Water Resources*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Western Soil Classification 126 & 139*

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

*NO*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

*NO*

### 10. TIMBER PRODUCTION ZONE:

GIS

*NO*

### 11. WETLANDS CLASSIFICATION:

GIS

*NO*

### 12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

*NO*

### 13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

*NO*

### 14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

*NO*

### 15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*YES*

### 16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

*NO*

### 17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*NO*

### 19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

### 20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

*NO*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*NO*

### 22. OAK WOODLAND AREA:

USDA

*NO*

### 23. HARBOR DISTRICT:

Sec. 20.512

*NO*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*LCP Land Use Map 22: Mallo Pass Creek*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*Bedrock (Zone 1) & Flooding*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*Barren Upland Habitat*

### 27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

*Yes, Appealable*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

*NO*

### 29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

*TREE REMOVAL*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

*No*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*Yes*



PLANNING & BUILDING SERVICES

CASE NO:	B. 2023-0006
DATE FILED:	3/23/2023
FEE:	\$ 3,691.00
RECEIPT NO:	PRJ. 055317
RECEIVED BY:	Sandy Arellano
Office Use Only	

**BOUNDARY LINE ADJUSTMENT APPLICATION FORM**

**APPLICANT**

Name: Thomas & Susanne Ottoboni Phone: 650-740-2777  
 Mailing Address: 15220 Irish Beach Drive  
 City: Manchester State/Zip: CA/95459 Email: tomsueo@comcast.net

**PROPERTY OWNER**

Name: Thomas & Susanne Ottoboni Phone: 650-740-2777  
 Mailing Address: 15220 Irish Beach Drive  
 City: Manchester State/Zip: CA/95459 Email: tomsueo@comcast.net

**AGENT**

Name: SHN, Matt Herman Phone: 707-459-4518  
 Mailing Address: 335 S. Main Street  
 City: Willits State/Zip: 95490 Email: mherman@shn-engr.com

LOT NO.	ASSESSOR'S PARCEL NUMBERS	PARCEL OWNER/S	STREET ADDRESS	LOT ACREAGE BEFORE / AFTER	
1	132-050-04	Ottoboni		1.34	0.00
2	132-050-05	Ottoboni	15220 Irish Beach Dr.	1.22	2.56

BRIEFLY DESCRIBE THE PROPOSED PARCEL ADJUSTMENTS: (ACREAGE TO BE ADJUSTED FROM ASSESSOR'S PARCEL NUMBER INTO ASSESSOR'S PARCEL NUMBER, ETC.)

The intent of this Boundary Line Adjustment is to merge to above parcels.

**RECEIVED**  
MAR 23 2023

I certify that the information submitted with this application is true and accurate.

Matthew T. Herman 03/08/2023 Susanne Ottoboni **PLANNING & BUILDING SERVICES**  
 Signature of Applicant/Agent Date Signature of Owner Date 3/20/23



**PARCEL DATA**

**ASSESSOR'S PARCEL**  
 132-050-04 (BLA LOT 1) 1.34 ACRES± TOTAL  
 132-050-05 (BLA LOT 2) 1.22 ACRES± TOTAL

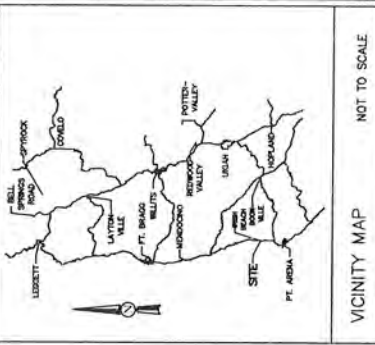
**EXISTING PARCEL AREA**  
 0.00 ACRES ± TOTAL  
 2.56 ACRES ± TOTAL

**PROPOSED PARCEL AREA**  
 RR-5  
 RR-5

**EXISTING PARCEL GENERAL PLAN**  
 RRSFD  
 RRSFD

**OWNERS**  
 THOMAS & SUSANNE OTTOBONI  
 15220 IRISH BEACH DRIVE  
 MANCHESTER, CALIFORNIA 95459  
 650-740-2777

**MAP PREPARED BY**  
 SHN CONSULTING ENGINEER'S & GEOLOGISTS  
 MATT HERMAN, CA PLS 8335  
 335 SOUTH MAIN STREET  
 WILLITS, CALIFORNIA 95490  
 707-459-4518



VICINITY MAP NOT TO SCALE



1" = 100 FEET



**LEGEND**

- EXISTING BOUNDARY LINE
- - - LOT TO BE MERGED
- - - EXISTING EASEMENT LINE
- ▨ ASSESSOR'S PARCEL 132-050-04 (BLA LOT 1) AREA TO BE MERGED WITH ASSESSOR'S PARCEL 132-050-05 (BLA LOT 2), 1.34 ACRES±

**NOTE**

1. ALL DISTANCES AND ACRESAGES ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.
2. THE INTENT OF THIS BOUNDARY LINE ADJUSTMENT IS TO MERGE THOSE PARCELS DESCRIBED IN INST. NUM. 2018-13044 & INST. NUM. 2019-14837, M.C.R., BEING LOTS 11 & 12 OF MC.2.D.4.P.23, M.C.R.

**BOUNDARY LINE ADJUSTMENT**

BEING THE LANDS OF THOMAS AND SUSANNE OTTOBONI AS DESCRIBED IN INST. NUM. 2018-13044 & INST. NUM. 2019-14837, M.C.R., BEING LOTS 11 & 12 OF MC.2.D.4.P.23, M.C.R., LYING WITHIN SECTION 1, T.13N., R.17W., M.D.B.&M. LYING IN THE UNINCORPORATED AREA OF MENDOCINO COUNTY

MENDOCINO COUNTY, CALIFORNIA  
 SCALE: 1" = 100'

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 FORT BRAGG CA



TOM AND SUSANNE OTTOBONI  
 15220 IRISH BEACH DRIVE  
 MANCHESTER, CA  
 MARCH 2023

BOUNDARY LINE ADJUSTMENT  
 MAP  
 SHN 422026

## Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

3/22/23

\_\_\_\_\_  
Date

Susanne Ottoboni  
Jan Ottoboni

\_\_\_\_\_  
Applicant

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FORT BRAGG CA



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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

ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended*

*Susanne Hoban*  
*J. Hoban*

*3/20/23*

Applicant Signature

Date

**OFFICE USE ONLY:**

\_\_\_\_\_  
 Project or Permit Number

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 FORT BRAGG CA



## Project Description Questionnaire for Boundary Line Adjustments Located In the Coastal Zone

The purpose of this questionnaire is to provide additional information related to the Coastal Zone concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer the picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions.

PRESENT USE OF PROPERTY					
1) Are there existing structures on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below, and identify the use of each structure on the map to be submitted with your application. Single family home on Parcel 132-050-05 _____ _____ _____					
2) Will any existing structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any existing structures be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable. _____ _____ _____					
3) Lot area (within property lines): <u>2.56</u> <input checked="" type="checkbox"/> acres <input type="checkbox"/> square feet					
4) Lot Coverage:					
<b>LOT 1</b>	<b>EXISTING</b>		<b>PROPOSED</b>		
Building Coverage	1740	SF	1740	SF	
Paved Area	108	SF	108	SF	
Landscaped Area	900	SF	900	SF	
Unimproved Area	55622	SF	55622	SF	
<b>TOTAL:</b>	<b>58370</b>	<b>SF</b>	<b>55622</b>	<b>SF</b>	
<b>LOT 2</b>	<b>EXISTING</b>		<b>PROPOSED</b>		
Building Coverage	0	SF	0	SF	
Paved Area	0	SF	0	SF	
Landscaped Area	1300	SF	1300	SF	
Unimproved Area	51843	SF	51843	SF	
<b>TOTAL:</b>	<b>53143</b>	<b>SF</b>	<b>53143</b>	<b>SF</b>	
<b>LOT 3</b>	<b>EXISTING</b>		<b>PROPOSED</b>		
Building Coverage	_____	SF	_____	SF	
Paved Area	_____	SF	_____	SF	
Landscaped Area	_____	SF	_____	SF	
Unimproved Area	_____	SF	_____	SF	
<b>TOTAL:</b>	_____	<b>SF</b>	_____	<b>SF</b>	
<b>LOT 4</b>	<b>EXISTING</b>		<b>PROPOSED</b>		
Building Coverage	_____	SF	_____	SF	
Paved Area	_____	SF	_____	SF	
Landscaped Area	_____	SF	_____	SF	
Unimproved Area	_____	SF	_____	SF	
<b>TOTAL:</b>	_____	<b>SF</b>	_____	<b>SF</b>	
5) Parking will be provided as follows:					
LOT 1		Existing Spaces: <u>2</u>		Proposed Spaces: <u>2</u>	
LOT 2		Existing Spaces: <u>0</u>		Proposed Spaces: <u>0</u>	
LOT 3		Existing Spaces: _____		Proposed Spaces: _____	
LOT 4		Existing Spaces: _____		Proposed Spaces: _____	
6) Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or another scenic route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
7) Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

**ANY ADDITIONAL DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, BUILDING CONSTRUCTION, GRADING OR TREE REMOVAL IS NOT REVIEWED AS PART OF A BOUNDARY LINE ADJUSTMENT AND REQUIRES A SEPARATE COASTAL DEVELOPMENT PERMIT.**

If you need more room to answer any question, please attach additional sheets.

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PLANNING & BUILDING SERV  
FORT BRAGG CA



# Mendocino County

## Planning and Building Services

860 North Bush Street  
Ukiah, CA 95482  
(707) 234-6650

120 West Fir Street  
Fort Bragg, CA 95437  
(707) 964-5379

**Paid By: OTTOBONI THOMAS B & SUSANNE**  
1211 NORTH RD

BELMONT

CA 94002

**Project Number: B\_2023-0006**

**Project Description: Ottoboni, 2 Pcls, Manchester**

**Site Address: 15220 IRISH BEACH DR**

**B\_2023-0006**

**Receipt: PRJ\_055317**

**Date: 3/23/2023**

**Pay Method: CHECK 7425**

**Received By: SANDY ARELLANO**

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180	2	\$1,373.00
BLA BASE			\$1,373.00
COASTAL	1100-2851-822609		\$1,200.00
			\$1,200.00
DOT FEES	1100-1910-826182		\$400.00
BLA DOT FEES DOT1A			\$400.00
EH FEES	1100-4011-822606		\$250.00
BLA EH			\$250.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
<b>Total Fees Paid:</b>			<b>\$3,691.00</b>



COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

## DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Boundary line adjustment to merge lots at 15220 Irish Beach Drive, Assessor's Parcel 132-050-05 and Assessor's Parcel 132-050-04

(Description of development)

Located at:

15220 Irish Beach Drive, Assessor's Parcel 132-050-05 and Assessor's Parcel 132-050-04

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

15220 Irish Beach Drive

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Suzanne Hoffman

Owner/Authorized Representative

J. O. [Signature] 3/20/23

Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED

RECEIVED

MAR 23 2023

PLANNING & BUILDING SERV  
FORT BRAGG CA

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

## Notice of Pending Permit

A coastal permit application for development on this site is pending before the county of Mendocino.

Proposed Development: \_\_\_\_\_

Boundary line adjustment to merge lots at 15220 Irish Beach Drive,

Parcel 132-050-05 and Parcel 132-050-04

Location: \_\_\_\_\_

15220 Irish Beach Drive, Parcel 132-050-05 and Parcel 132-050-04

Applicant: Thomas and Susanne Ottoboni

Assessor's Parcel Number: Parcel 132-050-05 and Parcel 132-050-04

Date Noticed Posed: \_\_\_\_\_

For Further Information, Please Contact the Planning and Building Department:

COUNTY OF MENDOCINO PLANNING & BUILDING SERVICES

860 North Bush Street

UKIAH, CA 95482

707-234-6650

[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)

HOURS: 8:00 - 5:00

**RECEIVED**

MAR 23 2023

PLANNING & BUILDING SERV  
FORT BRAGG CA



**Chamise Cubbison**  
 Auditor-Controller/Treasurer-Tax Collector  
 501 Low Gap Rd, Room 1060  
 Ukiah, CA 95482  
 www.mendocinocounty.org/ttc

MENDOCINO COUNTY SECURED TAX STATEMENT  
 FOR FISCAL YEAR JULY 1, 2022 THROUGH JUNE 30, 2023  
**FOR TAX YEAR 2022 - 2023**

Print Date: 10/16/2022

PROPERTY INFORMATION		SEE REVERSE FOR IMPORTANT INFORMATION
BILL NUMBER: 1268224	TAX RATE AREA: 103009	
PARCEL NUMBER: 1320500500	ACRES: 0	
LOCATION: 15220 IRISH BEACH DR MANCHESTER CA		
LIEN DATE OWNER: OTTOBONI TTEE THOMAS B, OTTOBONI TTEE SUSANNE		
BT 3371 2/2 P24 118		
THOMAS B OTTOBONI TTEE THOMAS B & SUSANNE OTTOBONI TTEES 1121 NORTH RD BELMONT CA 94002		  See reverse for electronic payment information

TELEPHONE NUMBERS		COUNTY VALUES AND EXEMPTIONS	
		<u>VALUE DESCRIPTION</u>	<u>VALUE</u>
Tax Collection	(707) 234-6875	Land	\$630,708
Address Change	(707) 234-6800	Structures	\$611,466
Exemptions	(707) 234-6801	Net Value	\$1,242,174
Assessed Values	(707) 234-6800		
Tax Rates	(707) 234-6859		
Personal Property	(707) 234-6815		

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS			
TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT	AGENCY TAXES/CHARGES
707-234-6859	County Wide Base Tax	1.000	\$12,421.74
707-527-4421	Sonoma JC 2014 Bond	0.023	\$285.70
707-527-4421	Sonoma JC 2002 Bond	0.012	\$149.06
800-676-7516	Coast Life Support Ambulance	0.000	\$183.00
800-676-7516	Coast Life Support Urg Care	0.000	\$148.00
707-882-1833	Redwood Coast Fire District	0.000	\$110.00

DUE AND PAYABLE ON	11/01/2022	DUE AND PAYABLE ON	02/01/2023	TOTAL TAXES
1ST INSTALLMENT	6,648.75	2ND INSTALLMENT	6,648.75	13,297.50
DELINQUENT AFTER	12/12/2022	DELINQUENT AFTER	04/10/2023	

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 FORT BRAGG CA



RECORDING REQUESTED BY:  
Redwood Empire Title Company of Mendocino  
County

2018-13044  
Recorded at the request of:  
REDWOOD EMPIRE TITLE  
10/10/2018 02:50 PM  
Fee: \$16.00 Pgs: 1 of 2

OFFICIAL RECORDS  
Susan M. Ranochak - Clerk-Recorder  
Mendocino County, CA



**Mail Tax Statements and  
When Recorded Mail Document To:**

Thomas B. Ottoboni and Susanne Ottoboni  
1211 North Road  
Belmont, CA 94002

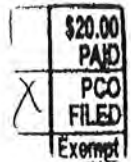
Escrow No.: 20181611CW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$1,299.65

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: unincorporated area of Manchester



**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

John Engeln and Amanda Keith, also known as Amanda Engeln, as Trustees of the Engeln 2003 Trust under declaration of trust dated March 26, 2003

hereby GRANT(S) to

Thomas B. Ottoboni and Susanne Ottoboni, husband and wife as community property with right of survivorship

**the following described real property:**

Lot 11, as designated on the map entitled, "Unit One, Mendocino Coast Subdivision", filed for record June 1, 1965 in Map Case 2, Drawer 4, Page 23 and amended map filed December 23, 1965 in Map Case 2, Drawer 4, Page 63, Mendocino County Records.

APN: 132-050-05

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Dated: October 5, 2018

John Engeln and Amanda Keith, also known as Amanda Engeln, as Trustees of the Engeln 2003 Trust under declaration of trust dated March 26, 2003

John Engeln  
John Engeln, Trustee  
Amanda Keith  
Amanda Keith, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of MENDOCINO  
On OCTOBER 8, 2018 before me,  
C. SOUTHERS, Notary Public,  
personally appeared JOHN ENGELN AND  
AMANDA KEITH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
Witness my hand and official seal.

Signature C. SOUTHERS (Seal)









**Chamise Cubbison**  
 Auditor-Controller/Treasurer-Tax Collector  
 501 Low Gap Rd, Room 1060  
 Ukiah, CA 95482  
 www.mendocinocounty.org/ttc

MENDOCINO COUNTY SECURED TAX STATEMENT  
 FOR FISCAL YEAR JULY 1, 2022 THROUGH JUNE 30, 2023  
**FOR TAX YEAR 2022 - 2023**

Print Date: 10/16/2022

PROPERTY INFORMATION	SEE REVERSE FOR IMPORTANT INFORMATION
BILL NUMBER: 1266216      TAX RATE AREA: 103009 PARCEL NUMBER: <b>1320500400</b> ACRES: 0 LOCATION: NONE CA LIEN DATE OWNER: OTTOBONI TTEE THOMAS B, OTTOBONI TTEE SUSANNE *****SNGLP 840      B1 3371 1/2 P24 F18   THOMAS B OTTOBONI TTEE THOMAS B & SUSANNE OTTOBONI TTEES 1121 NORTH RD BELMONT CA 94002	SEE REVERSE FOR IMPORTANT INFORMATION
 See reverse for electronic payment information	

TELEPHONE NUMBERS	COUNTY VALUES AND EXEMPTIONS						
Tax Collection (707) 234-6875 Address Change (707) 234-6800 Exemptions (707) 234-6801 Assessed Values (707) 234-6800 Tax Rates (707) 234-6859 Personal Property (707) 234-6815	<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">VALUE DESCRIPTION</th> <th style="width:40%;">VALUE</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td style="text-align: right;">\$59,328</td> </tr> <tr> <td>Net Value</td> <td style="text-align: right;">\$59,328</td> </tr> </tbody> </table>	VALUE DESCRIPTION	VALUE	Land	\$59,328	Net Value	\$59,328
VALUE DESCRIPTION	VALUE						
Land	\$59,328						
Net Value	\$59,328						

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS			
TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT	AGENCY TAXES/CHARGES
707-234-6859	County Wide Base Tax	1.000	\$593.27
707-527-4421	Sonoma JC 2014 Bond	0.023	\$13.65
707-527-4421	Sonoma JC 2002 Bond	0.012	\$7.12
800-676-7516	Coast Life Support Ambulance	0.000	\$61.00
800-676-7516	Coast Life Support Urg Care	0.000	\$74.00
707-882-1833	Redwood Coast Fire District	0.000	\$27.50

DUE AND PAYABLE ON	11/01/2022	DUE AND PAYABLE ON	02/01/2023	TOTAL TAXES
1ST INSTALLMENT	388.27	2ND INSTALLMENT	388.27	776.54
DELINQUENT AFTER	12/12/2022	DELINQUENT AFTER	04/10/2023	

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**RECORDING REQUESTED BY:**  
Redwood Empire Title Company of Mendocino  
County

**Mail Tax Statements and  
When Recorded Mail Document To:**

Thomas B. Ottoboni and Susanne Ottoboni  
1211 North Road  
Belmont, CA 94002

2019-14837  
Recorded at the request of  
REDWOOD EMPIRE TITLE  
12/03/2019 11:11 AM  
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OFFICIAL RECORDS  
Katrina Bartolomie - Clerk-Recorder  
Mendocino County, CA



Escrow No.: 20192112CW

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**GRANT DEED**

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$110.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area:

	\$20.00
	PAID
X	PCO
	FILED
	Exempt

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Mark Heckman,

hereby GRANT(S) to

Thomas B. Ottoboni and Susanne Ottoboni, husband and wife, as community property with right of survivorship

the following described real property:

Lot 12, as numbered and designated upon the Map of Unit One, Mendocino Coast Subdivision, recorded June 1, 1965 in Map Case 2, Drawer 4, Page 23, Mendocino County Records.

APN: 132-050-04

**RECEIVED**

MAR 23 2023

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FORT BRAGG CA

Dated: November 20, 2019

Mark Heckman  
Mark Heckman

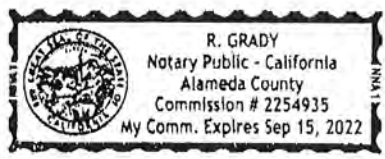
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ALAMEDA

On NOVEMBER 27, 2019 before me, R. GRADY, Notary Public, personally appeared MARK HECKMAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~~~they~~ executed the same in his/~~her~~~~their~~ authorized capacity(ies), and that by his/~~her~~~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
Witness my hand and official seal.

Signature R. Grady (Seal)





Current Resident  
15230 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15330 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15240 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15251 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15181 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15170 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15120 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15150 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15225 Irish Beach Drive  
Manchester, CA 95459-8914

Current Resident  
15201 Irish Beach Drive  
Manchester, CA 95459-8914

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PLANNING & BUILDING SERV  
FORT BRAGG CA

**APN 132-050-01-00**

JULIA FREIS  
2329 HUMBOLDT ST  
SANTA ROSA CA 95404

**APN 132-050-04-00**

OTTOBONI TTEE THOMAS B  
1121 NORTH RD  
BELMONT CA 94002

**APN 132-050-07-00**

GERALD JOHN & ZA FRASSETTI  
1760 PARROTT DR  
SAN MATEO CA 94402

**APN 132-050-10-00**

WILLIAM M & TONA E MOORES  
3880 SLEEPY HOLLOW DR  
SANTA ROSA CA 95404

**APN 132-050-13-00**

LEON & DONNA TTE DROLET  
PO BOX 193  
MANCHESTER CA 95459

**APN 132-050-16-00**

GORDON & SANDRA TRU  
MOORES  
PO BOX 206  
MANCHESTER CA 95459

**APN 132-050-02-00**

TILLER ALBA FRANCES TTEE  
100 BRAE CT  
FAIRFIELD CA 94534

**APN 132-050-05-00**

OTTOBONI TTEE THOMAS B  
1121 NORTH RD  
BELMONT CA 94002

**APN 132-050-08-00**

GEORGE H & S E F SHIKUZAWA  
2227 JENNIE ST  
HONOLULU HI 96819

**APN 132-050-11-00**

CAPPS PAULA YVETTE TTEE 1/  
1347 KECK RD  
LAKEPORT CA 95453

**APN 132-050-14-00**

JAMES & MARGARET 1 / BALLOU  
21 CARMEL DR  
NOVATO CA 94945

**APN 132-050-03-00**

BRENDAN FARRELL SULLIVAN  
PO BOX 22216  
CARMEL CA 93922

**APN 132-050-06-00**

STEVEN R & MARGARET TRUTER  
PO BOX 215  
MANCHESTER CA 95459

**APN 132-050-09-00**

JUNIE D BALDONADO  
1157 ROTHWELL LN  
ROSEVILLE CA 95747

**APN 132-050-12-00**

MAX & ANNA SHATERKIN  
23754 VIA HELINA  
VALENICA CA 91355

**APN 132-050-15-00**

AMY T DETOLLA  
624 SAN BRUNO AVE  
SAN FRANCISCO CA 94107

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**APN 132-060-01-00**

KIMBERLY K ELLIOTT  
20767 ST STEPHENS AVE  
MIDDLETOWN CA 95461

**APN 132-060-04-00**

GORDON & SANDRA TTE  
MOORES  
PO BOX 206  
MANCHESTER CA 95459

**APN 132-060-07-00**

GREGORY & KATHLEEN ASHTON  
242 MONTAIR DR  
DANVILLE CA 94526

**APN 132-060-02-00**

IRISH BEACH CANYON HOUSE  
LLC  
8 OLD HILL RANCH RD  
GLEN ELLEN CA 95442

**APN 132-060-05-00**

RICHARD & DARCY K MCPHEE  
3338 N ST NW  
WASHINGTON DC 20007

**APN 132-060-08-00**

RAHUS OCEAN REFUGE LLC  
1393 RELIEZ VALLEY RD  
LAFAYETTE CA 94549

**APN 132-060-03-00**

MARK D & LINDA E RAPELJE  
PO BOX 186  
GRAND LEDGE MI 48837

**APN 132-060-06-00**

GREGORY & KATHLEEN ASHTON  
242 MONTAIR DR  
DANVILLE CA 94526

**APN 132-060-09-00**

JENNIFER L & DONALD BOEHM  
15570 GLENSHIRE DR  
TRUCKEE CA 96161

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FORT BRAGG CA

**APN 132-120-01-00**

HOWELL FAMILY TRUST  
405 POPPY HILL DR  
HEALDSBURG CA 95448

**APN 132-120-04-00**

SALMEN NEELAM TTEE 40%  
209 W STANDLEY ST  
UKIAH CA 95482

**APN 132-120-25-00**

JEFFREY J HOEY  
PO BOX 34  
ELK CA 95432

**APN 132-120-02-00**

EDWARD H & DAN SEGHEO  
1154 ALEXANDER VALLEY RD  
HEALDSBURG CA 95448

**APN 132-120-23-00**

RISSE TTEE MICHAEL J  
5734 LAURELWOOD PLACE  
CONCORD CA 94521

**APN 132-120-34-00**

DALLAS KERN & ELIZ HOLOMAN  
5500 HARBORD DR  
OAKLAND CA 94618

**APN 132-120-03-00**

WILLIAM & TONA MOORES  
3800 SLEEPY HOLLOW DR  
SANTA ROSA CA 95404

**APN 132-120-24-00**

MARIA MCCARTHY  
5625 YERBA BUENA RD  
SANTA ROSA CA 95409

**APN 132-120-35-00**

COLLEEN LOUISE SANDRIN  
44980 POMO LAKE DR  
MANCHESTER CA 95459

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FORT BRAGG CA

**APN 132-040-05-00**  
GORDON TTEE HERSCHEL  
WALLACE  
PO BOX 1475  
UKIAH CA 95482

**APN 132-040-08-00**

IRISH BEACH DRIVE LLC  
2500 4TH STREET APT 10  
SANTA MONICA CA 90405

**APN 132-040-11-00**

WILLIAM & TONA 3/4 MOORES  
3880 SLEEPY HOLLOW DR  
SANTA ROSA CA 95404

**APN 132-040-06-00**

WINTERS BETTYE LOU TTEE  
PO BOX 147  
MANCHESTER CA 95459

**APN 132-040-09-00**

IRISH BEACH DRIVE LLC  
2500 4TH STREET APT 10  
SANTA MONICA CA 90405

**APN 132-040-12-00**

GORDON & SANDRA TTE  
MOORES  
PO BOX 206  
MANCHESTER CA 95459

**APN 132-040-07-00**

MENTZER PSP LLC  
210 W PENNSYLVANIA AVE # 250  
REDLANDS CA 92374

**APN 132-040-10-00**

ROBERT J & DENISE BI GOMEZ  
5743 MARIPOSA AVE  
CITRUS HEIGHTS CA 95610

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FORT BRAGG CA

# POINT ARENA MOUNTAIN BEAVER HABITAT ASSESSMENT & PRESENCE/ ABSENCE SURVEY REPORT

for  
15220 Irish Beach Dr  
Manchester, CA 95459  
APNs: 132-050-04 & -05  
Mendocino County

Prepared for:  
Tom & Sue Ottoboni  
15220 Irish Beach Dr  
Manchester, CA 95459



Report Prepared By:  
Asa Spade, Senior Biologist  
Nichole Herrera, Biologist

February 13, 2023

Wynn Coastal Planning & Biology  
703 North Main Street, Fort Bragg CA 95437  
ph: 707-964-2537      fx: 707-964-2622  
[www.WCPlan.com](http://www.WCPlan.com)

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MAR 23 2023

PLANNING & BUILDING SERV  
FORT BRAGG CA

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## 1. PROJECT SUMMARY

Point Arena Mountain Beaver (PAMB) habitat assessments and presence/absence surveys were conducted by US Fish and Wildlife Service (Service) approved biologists with Wynn Coastal Planning and Biology (WCPB). Two parcels, APNs: 132-050-04 & -05, are proposed to be merged. The owners of the two parcels are having preliminary work done to determine the opportunities and constraints of the property. Geotechnical boring may be a future step in their investigation and the potential impact of boring was considered by WCPB during the natural resource surveys and analysis. The more southern of the two parcels is developed with a single-family residence. There is a natural terrace present on the eastern side of the parcels with topography dropping off somewhat abruptly around 50 to 75 feet west from the eastern parcel boundary. The undeveloped brushy areas of natural vegetation on the parcel were determined to be potential habitat for PAMB. Vegetation on the terraced portion at the 'top' of the parcels was poor to marginal potential PAMB habitat, while vegetated areas west of the break in slope of the terrace were good to excellent potential habitat. Portions of the coyote brush scrub adjacent to the single-family residence and the upper terrace of the northern more parcel were surveyed and determined to be unoccupied. A number of active PAMB burrows were observed and mapped within the better habitat on the western portion of the parcels. The lawn area directly north of the existing residence is not potential habitat. Guidance from the Service's *Draft Point Arena Mountain Beaver standard protection measures for "no-take" determinations* (USFWS 2001) should be followed when considering future use of the property. Geotechnical boring is allowable according to the no-take document within the areas of the parcels greater than 50ft from occupied PAMB burrows and unsurveyed potential habitat during the non-breeding portion of the year, July 1 through November 30. Activities causing ground vibration, such as boring, should not occur on the parcel during the PAMB breeding season, December 1 through June 30. The level of use and activity associated with a residence generally does not have a potential negative impact to PAMB.

## 2. SURVEY METHODOLOGY

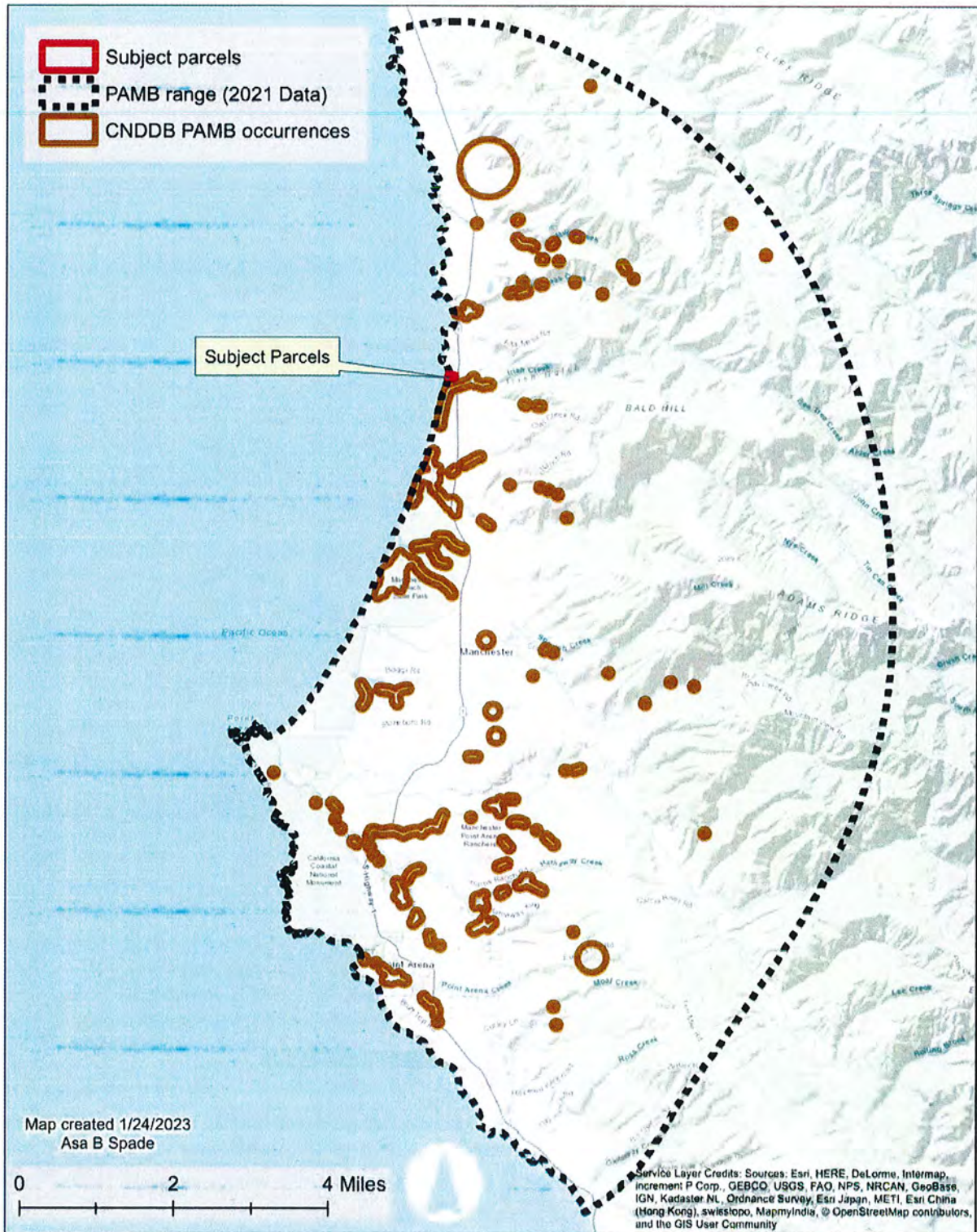
### Point Arena Mountain Beaver (PAMB) Surveys

The potential range of the PAMB is considered by the U.S. Fish and Wildlife Service to be coastal Mendocino County, California, from 2 miles north of Bridgeport Landing to 3 miles south of the mouth of Moat Creek and inland 5 miles from the Pacific Ocean. (USFWS 2017). (**Figure 1**) shows the project locations relative to the geographic range of PAMB as well as occurrences of PAMB documented in the California Natural Diversity Database (CNDDDB).

Point Arena Mountain Beaver occupy a wide range of habitat types, which can overlap and integrate with one another. The USFWS recommends surveying for PAMB in all areas that contain brushy and herbaceous plant cover within the potential range of PAMB. The two subject parcels are within the PAMB's range. CNDDDB records were reviewed, and it was noted that there are PAMB occurrence records along Irish Gulch to the south of the subject parcels. Additional occurrence point data obtained from the USFWS included a record on the more northern of the two subject parcels, as well as another on the parcel to the north of the subject parcels, of burrows observed by Matthew Richmond in 2010.

Initial habitat assessment and site examination was conducted by WCPB Senior Biologist, Asa Spade, on April 28, 2022. On that day Mr. Spade conducted an early bloom season floristic botanical survey of the site and PAMB habitat assessment and presence/absence surveys on the northern portion of the study area. Total site survey effort on that day was ~2.4 person hours. On June 2, 2022, Mr. Spade was joined by WCPB Biologist Nicole Herrera. That day they conducted mid-season floristic botanical surveys and presence/absence surveys in areas not surveyed during the first effort. Total effort of surveys conducted on June 2 was 4.7 person hours. On September 6, 2022, Mr. Spade met with USFWS Fish & Wildlife Biologist and PAMB lead, Gregory Schmitt, at the site for survey confirmation and project consultation.

PAMB presence/absence surveys were conducted according to protocol presented in the *Draft Guidelines for Project-Related Habitat Assessments and Presence-Absence Surveys for the Point Arena Mountain Beaver* (USFWS 2017) using a wandering transect technique in all potential habitat areas in the study area. The spacing between transect lines was influenced by terrain and vegetation types. Using this technique, the ground surface, soil type and vegetation was examined for PAMB indicators, primarily burrows and runways.



CLIENT: Ottoboni  
APNs: 132-050-04 & -05  
ADDRESS: 15220 Irish Beach Dr  
Manchester, CA 95459

## Point Arena Mountain Beaver Range

Figure 1. Project location relative to Point Arena Mountain Beaver Range.



### 3. SURVEY RESULTS

Habitat directly around the single-family residence (**Figure 2**) was maintained lawn, non-native grassland, and ornamental plantings, including a garden area to the west of the residence. Habitat on the east side of Irish Beach Drive was primarily non-native grassland. These areas were not appropriate as PAMB habitat as they contained mostly grasses and provided little cover or food plants for PAMB. A small area within the study area had an overstory of large Monterey pine (*Pinus radiata*), with little understory vegetation, and was also determined to be unlikely habitat. These areas were examined due to their proximity to appropriate habitat, and no evidence of PAMB was observed.

Habitat at the top of the terrace, north of the residence's lawn and along Irish Beach Drive (**Figure 3**), consisted of an overstory of mostly coyote brush (*Baccharis pilularis*). This area was maintained by the property owners who have removed dead branches and kept the area tidy. This area was relatively dry with few herbaceous understory plants. Habitat suitability for PAMB was marginal. This area was searched for signs of PAMB and none were observed.



Figure 2. Lawn and ornamental plants just to the north of the single-family residence. This would be an appropriate one for the expansion of the garage, which can be seen at the left side of the photo.





Figure 3. Coyote brush scrub along Irish Beach Drive north of the residence. This is marginal habitat and contained no PAMB burrows.

The majority of the habitat west of the break in slope from the terrace upon which the residence is present was northern coastal scrub (**Figure 4 & Figure 5**) that was high quality potential PAMB habitat.

Vegetation was dense, diverse, and varied in composition from location to location. Dominant species included coyote brush (*Baccharis pilularis*), thimbleberry (*Rubus parviflorus*), poison oak (*Toxicodendron diversilobum*), and twinberry (*Lonicera involucrata*). Other shrubby species within this habitat included bush lupine (*Lupinus arboreus*), lizard tail (*Eriophyllum staechadifolium*), blue blossom (*Ceanothus thyrsiflorus*), hairy honeysuckle (*Lonicera hispidula*), salmonberry (*Rubus spectabilis*), and California blackberry (*R. ursinus*). Herbaceous species include cow parsnip (*Heracleum maximum*), sheep sorrel (*Rumex acetosella*), silvery hairgrass (*Aira caryophyllea*), Italian thistle (*Cardus pycnocephalus*), Henderson's angelica (*Angelica hendersonii*), sword fern (*Polystichum munitum*), pearly everlasting (*Anaphalis margaritacea*), seaside daisy (*Erigeron glaucus*), yarrow (*Achillea millefolium*), California mugwort (*Artemisia douglasiana*), purple western morning glory (*Calystegia purpurata* ssp. *purpurata*), California brome (*Bromus carinatus*), rigid hedgenettle (*Stachys rigida*), cleavers (*Galium aparine*), coastal burnweed (*Senecio minimis*), cutleaf burnweed (*S. glomeratus*), blue wild rye (*Elymus glaucus*), California bee plant (*Scrophularia californica*), Pacific sanicle (*Sanicula crassicaulis*), common velvetgrass (*Holcus lanatus*), small quaking grass (*Briza minor*), rattlesnake grass (*B. maxima*), California man-root (*Marah fabacea*), gold back fern (*Pentagramma triangularis*), chickweed (*Stellaria media*), California melic grass (*Melica californica*), liveforever (*Dudleya farinosa*), wild carrot (*Daucus pusillus*), scarlet pimpernel (*Lysimachia arvensis*), Douglas iris (*Iris douglasiana*), and coast paintbrush (*Castilleja affinis* ssp. *affinis*).





*Figure 4. Good quality mesic high diversity coastal scrub habitat on the slope below the upper terrace of the subject parcels. This area contained PAMB burrows.*



*Figure 5. Another view of the better PAMB habitat present at the site, slightly further down the slope than the previous photo. This portion of the coastal scrub was dominated by thimbleberry.*

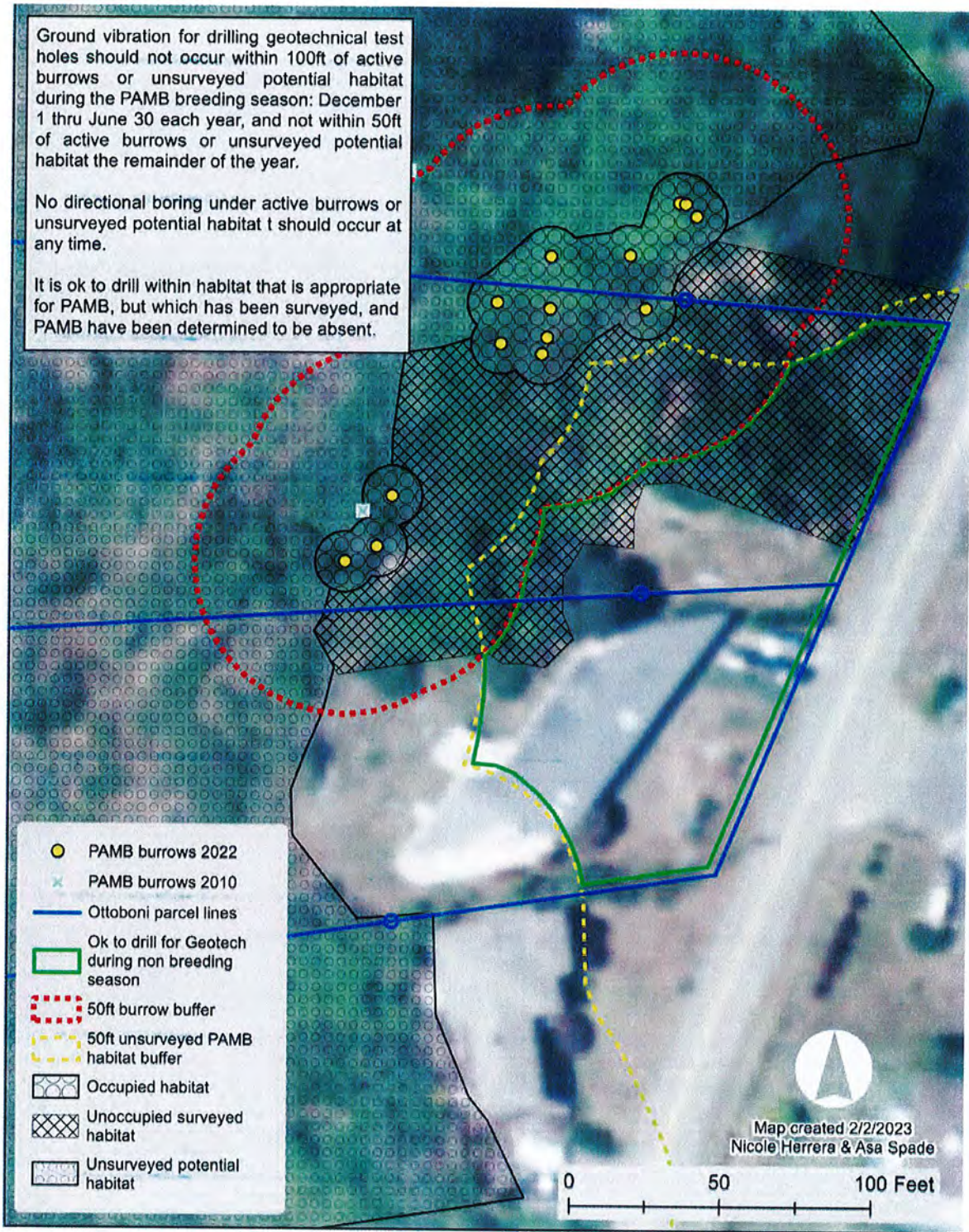


The potential habitat west of the break in slope was searched and PAMB burrows (**Figure 6**) were observed in the locations mapped in **Figure 7**. Some of the burrows had relatively freshly dug soil (**Figure 8** & **Figure 9**) at their entrances, indicating that the burrows are occupied. The areas between the burrows and the portion of the subject parcels with the potential to be developed were checked carefully for indications of PAMB. Areas that were searched and did not contain burrows or runs are mapped as unoccupied surveyed habitat. Surveys did not continue into areas further from the developable portion of the parcels because surveying does crush some vegetation and has the potential to collapse burrows. It is presumed that occupied habitat exists further north and west of the PAMB burrows mapped. Areas of potential habitat that are not surveyed should be treated as if they were occupied by PAMB.



*Figure 6. PAMB burrow opening observed below the developed upper terrace of the subject parcel.*





CLIENT: Ottoboni  
 APN: 132-050-04 & -05  
 ADDRESS: 15220 Irish Beach Dr  
 Manchester, CA

## PAMB Burrow & Habitat Buffers

Figure 7. Potential PAMB habitat surveyed at the two subject parcels. Burrow locations and 50ft buffers from occupied habitat and unsurveyed potential habitat are shown.





*Figure 8. Burrow opening the correct diameter for PAMB, and with freshly dug soil at its entrance.*



*Figure 9. Burrow opening with relatively freshly dug soil at its entrance. This can be an indication that the area is actively occupied by PAMB*



A trail camera was set up (**Figure 10**), pointed at one of the burrow entrances, in a location that could easily be accessed by the surveyors along a trail below the break in slope at the western edge of the terrace upon which the exiting residence is built. The camera captured several photos of Point Arena mountain beavers (**Figure 11**), as well as a number of other animals using the burrows including deer mice, California voles, a Botta's pocket gopher, dusky footed woodrats, brush rabbits, long-tailed weasels (**Figure 12**), and striped skunks. On one occasion the trail camera recorded a striped skunk carrying (**Figure 13**) what appears to be a small mammal in its mouth. It is possible the small mammal is a pocket gopher or juvenile PAMB killed by the skunk, or perhaps it is a baby skunk recently birthed, although no stripe can be seen. No additional photos of PAMB were recorded after skunks began inhabiting the burrow.



*Figure 10. Trail camera pointed at a burrow opening present along a path.*





Figure 11. Point Arena Mountain Beaver leaving the burrow entrance.



Figure 12. Long-tailed weasel using a PAMB burrow.





Figure 13. Striped skunk carrying what appears to be a small mammal.

#### 4. DISCUSSION

The PAMB surveys conducted covered areas adjacent to, or with potential to be affected by, future development of the two subject parcels, which are proposed to be merged. Surveys were conducted only in areas where safely and legally accessible. There are areas of potential PAMB habitat contiguous with, or adjacent to the habitat surveyed that were not surveyed in this effort due to their distance from potential project components, or because they are on property that does not belong to the owners of the subject parcels. Unsurveyed areas of potential habitat must be treated as occupied habitat for the purpose of considering potential impact. The project should follow guidance from *Draft Point Arena Mountain Beaver standard protection measures for "no-take" determinations* (USFWS 2001).

Boring for geotechnical testing should occur only in the non-breeding season July 1 – November 30 and should be limited to areas more than 50ft from burrow openings. Boring within areas with vegetation appropriate for PAMB habitat but surveyed and determined to have PAMB absent is acceptable. Boring or other activities that create ground vibration should not occur within 100ft of burrows during the breeding season December 1 through June 30.

Results of presence/absence surveys may not be valid after 2 years because PAMB may move into areas adjacent to occupied habitat. Additional surveys may be required if development with ground vibration or severe ground vibration are proposed that would occur after the results of this survey are considered out of date.

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### 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 2011 Asa completed training to survey for California red-legged frog held by Elkhorn Slough Coastal Program. 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 and completed foothill yellow legged frog training taught by David Cook and Jeff Alvarez. Asa conducted field work for the Classification and Mapping of Mendocino Cypress Woodland and Related Vegetation using CNPS/CDFW Rapid Assessment/Relevé protocol. In 2021 Asa completed training by Jeff Alvarez and Jeff Wilcox on the eradication of bullfrogs within the range of California red-legged and foothill yellow legged frog. 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, foothill yellow-legged frog and the California red-legged frog. He has contributed natural resources expertise to more than 200 coastal development projects in Mendocino County.

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# POINT ARENA MOUNTAIN BEAVER HABITAT ASSESSMENT & PRESENCE/ ABSENCE SURVEY REPORT

for  
15220 Irish Beach Dr  
Manchester, CA 95459  
APNs: 132-050-04 & -05  
Mendocino County

Prepared for:  
Tom & Sue Ottoboni  
15220 Irish Beach Dr  
Manchester, CA 95459



Report Prepared By:  
Asa Spade, Senior Biologist  
Nichole Herrera, Biologist

February 13, 2023

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## 1. PROJECT SUMMARY

Point Arena Mountain Beaver (PAMB) habitat assessments and presence/absence surveys were conducted by US Fish and Wildlife Service (Service) approved biologists with Wynn Coastal Planning and Biology (WCPB). Two parcels, APNs: 132-050-04 & -05, are proposed to be merged. The owners of the two parcels are having preliminary work done to determine the opportunities and constraints of the property. Geotechnical boring may be a future step in their investigation and the potential impact of boring was considered by WCPB during the natural resource surveys and analysis. The more southern of the two parcels is developed with a single-family residence. There is a natural terrace present on the eastern side of the parcels with topography dropping off somewhat abruptly around 50 to 75 feet west from the eastern parcel boundary. The undeveloped brushy areas of natural vegetation on the parcel were determined to be potential habitat for PAMB. Vegetation on the terraced portion at the 'top' of the parcels was poor to marginal potential PAMB habitat, while vegetated areas west of the break in slope of the terrace were good to excellent potential habitat. Portions of the coyote brush scrub adjacent to the single-family residence and the upper terrace of the northern more parcel were surveyed and determined to be unoccupied. A number of active PAMB burrows were observed and mapped within the better habitat on the western portion of the parcels. The lawn area directly north of the existing residence is not potential habitat. Guidance from the Service's *Draft Point Arena Mountain Beaver standard protection measures for "no-take" determinations* (USFWS 2001) should be followed when considering future use of the property. Geotechnical boring is allowable according to the no-take document within the areas of the parcels greater than 50ft from occupied PAMB burrows and unsurveyed potential habitat during the non-breeding portion of the year, July 1 through November 30. Activities causing ground vibration, such as boring, should not occur on the parcel during the PAMB breeding season, December 1 through June 30. The level of use and activity associated with a residence generally does not have a potential negative impact to PAMB.

## 2. SURVEY METHODOLOGY

### Point Arena Mountain Beaver (PAMB) Surveys

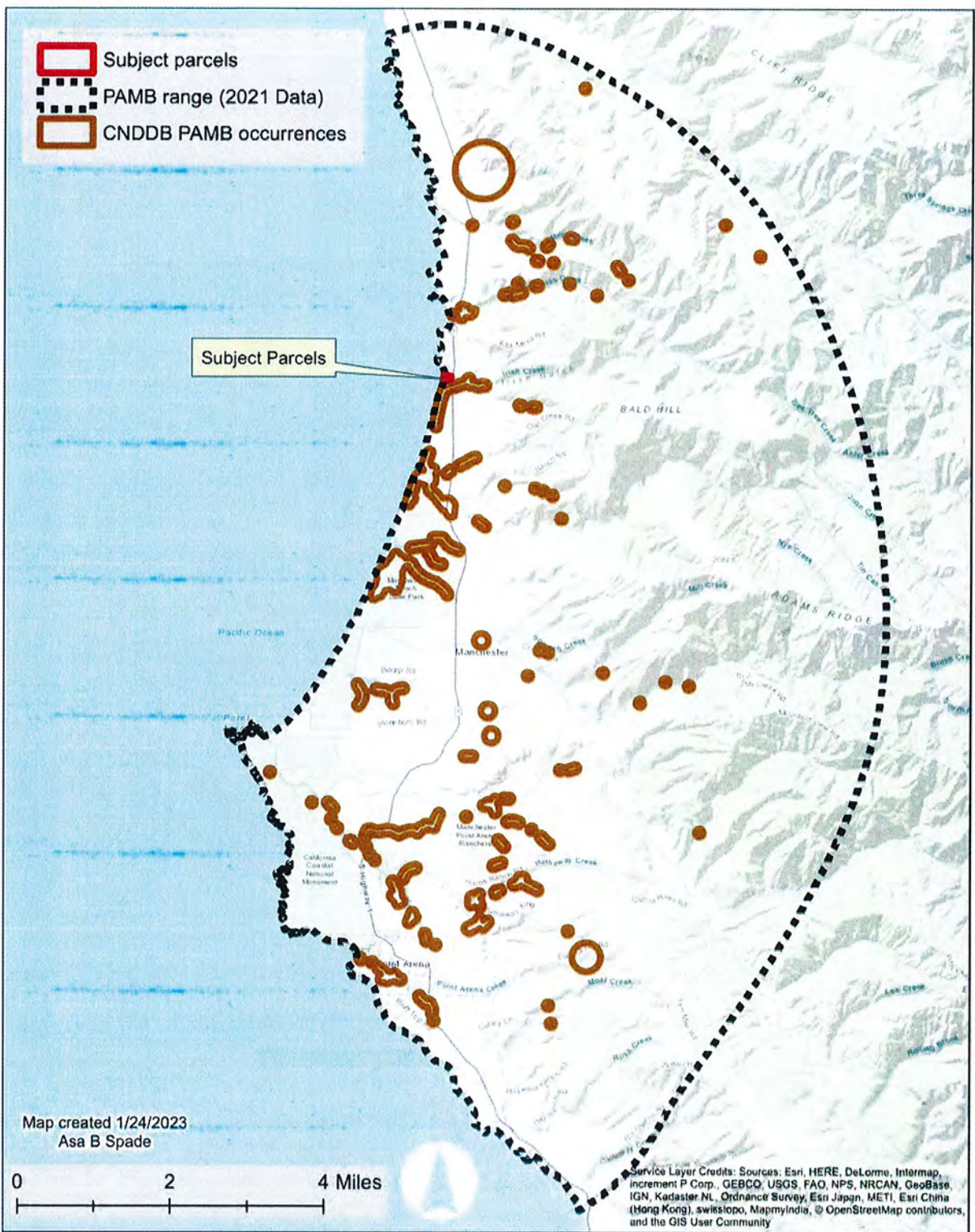
The potential range of the PAMB is considered by the U.S. Fish and Wildlife Service to be coastal Mendocino County, California, from 2 miles north of Bridgeport Landing to 3 miles south of the mouth of Moat Creek and inland 5 miles from the Pacific Ocean. (USFWS 2017). (Figure 1) shows the project locations relative to the geographic range of PAMB as well as occurrences of PAMB documented in the California Natural Diversity Database (CNDDDB).

Point Arena Mountain Beaver occupy a wide range of habitat types, which can overlap and integrate with one another. The USFWS recommends surveying for PAMB in all areas that contain brushy and herbaceous plant cover within the potential range of PAMB. The two subject parcels are within the PAMB's range. CNDDDB records were reviewed, and it was noted that there are PAMB occurrence records along Irish Gulch to the south of the subject parcels. Additional occurrence point data obtained from the USFWS included a record on the more northern of the two subject parcels, as well as another on the parcel to the north of the subject parcels, of burrows observed by Matthew Richmond in 2010.

Initial habitat assessment and site examination was conducted by WCPB Senior Biologist, Asa Spade, on April 28, 2022. On that day Mr. Spade conducted an early bloom season floristic botanical survey of the site and PAMB habitat assessment and presence/absence surveys on the northern portion of the study area. Total site survey effort on that day was ~2.4 person hours. On June 2, 2022, Mr. Spade was joined by WCPB Biologist Nicole Herrera. That day they conducted mid-season floristic botanical surveys and presence/absence surveys in areas not surveyed during the first effort. Total effort of surveys conducted on June 2 was 4.7 person hours. On September 6, 2022, Mr. Spade met with USFWS Fish & Wildlife Biologist and PAMB lead, Gregory Schmitt, at the site for survey confirmation and project consultation.

PAMB presence/absence surveys were conducted according to protocol presented in the *Draft Guidelines for Project-Related Habitat Assessments and Presence-Absence Surveys for the Point Arena Mountain Beaver* (USFWS 2017) using a wandering transect technique in all potential habitat areas in the study area. The spacing between transect lines was influenced by terrain and vegetation types. Using this technique, the ground surface, soil type and vegetation was examined for PAMB indicators, primarily burrows and runways.





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## Point Arena Mountain Beaver Range

Figure 1. Project location relative to Point Arena Mountain Beaver Range.



### 3. SURVEY RESULTS

Habitat directly around the single-family residence (**Figure 2**) was maintained lawn, non-native grassland, and ornamental plantings, including a garden area to the west of the residence. Habitat on the east side of Irish Beach Drive was primarily non-native grassland. These areas were not appropriate as PAMB habitat as they contained mostly grasses and provided little cover or food plants for PAMB. A small area within the study area had an overstory of large Monterey pine (*Pinus radiata*), with little understory vegetation, and was also determined to be unlikely habitat. These areas were examined due to their proximity to appropriate habitat, and no evidence of PAMB was observed.

Habitat at the top of the terrace, north of the residence's lawn and along Irish Beach Drive (**Figure 3**), consisted of an overstory of mostly coyote brush (*Baccharis pilularis*). This area was maintained by the property owners who have removed dead branches and kept the area tidy. This area was relatively dry with few herbaceous understory plants. Habitat suitability for PAMB was marginal. This area was searched for signs of PAMB and none were observed.



Figure 2. Lawn and ornamental plants just to the north of the single-family residence. This would be an appropriate one for the expansion of the garage, which can be seen at the left side of the photo.





Figure 3. Coyote brush scrub along Irish Beach Drive north of the residence. This is marginal habitat and contained no PAMB burrows.

The majority of the habitat west of the break in slope from the terrace upon which the residence is present was northern coastal scrub (Figure 4 & Figure 5) that was high quality potential PAMB habitat. Vegetation was dense, diverse, and varied in composition from location to location. Dominant species included coyote brush (*Baccharis pilularis*), thimbleberry (*Rubus parviflorus*), poison oak (*Toxicodendron diversilobum*), and twinberry (*Lonicera involucrata*). Other shrubby species within this habitat included bush lupine (*Lupinus arboreus*), lizard tail (*Eriophyllum staechadifolium*), blue blossom (*Ceanothus thyrsiflorus*), hairy honeysuckle (*Lonicera hispidula*), salmonberry (*Rubus spectabilis*), and California blackberry (*R. ursinus*). Herbaceous species include cow parsnip (*Heracleum maximum*), sheep sorrel (*Rumex acetosella*), silvery hairgrass (*Aira caryophyllea*), Italian thistle (*Cardus pycnocephalus*), Henderson's angelica (*Angelica hendersonii*), sword fern (*Polystichum munitum*), pearly everlasting (*Anaphalis margaritacea*), seaside daisy (*Erigeron glaucus*), yarrow (*Achillea millefolium*), California mugwort (*Artemisia douglasiana*), purple western morning glory (*Calystegia purpurata* ssp. *purpurata*), California brome (*Bromus carinatus*), rigid hedgenettle (*Stachys rigida*), cleavers (*Galium aparine*), coastal burnweed (*Senecio minimis*), cutleaf burnweed (*S. glomeratus*), blue wild rye (*Elymus glaucus*), California bee plant (*Scrophularia californica*), Pacific sanicle (*Sanicula crassicaulis*), common velvetgrass (*Holcus lanatus*), small quaking grass (*Briza minor*), rattlesnake grass (*B. maxima*), California man-root (*Marah fabacea*), gold back fern (*Pentagramma triangularis*), chickweed (*Stellaria media*), California melic grass (*Melica californica*), liveforever (*Dudleya farinosa*), wild carrot (*Daucus pusillus*), scarlet pimpernel (*Lysimachia arvensis*), Douglas iris (*Iris douglasiana*), and coast paintbrush (*Castilleja affinis* ssp. *affinis*).





*Figure 4. Good quality mesic high diversity coastal scrub habitat on the slope below the upper terrace of the subject parcels. This area contained PAMB burrows.*



*Figure 5. Another view of the better PAMB habitat present at the site, slightly further down the slope than the previous photo. This portion of the coastal scrub was dominated by thimbleberry.*

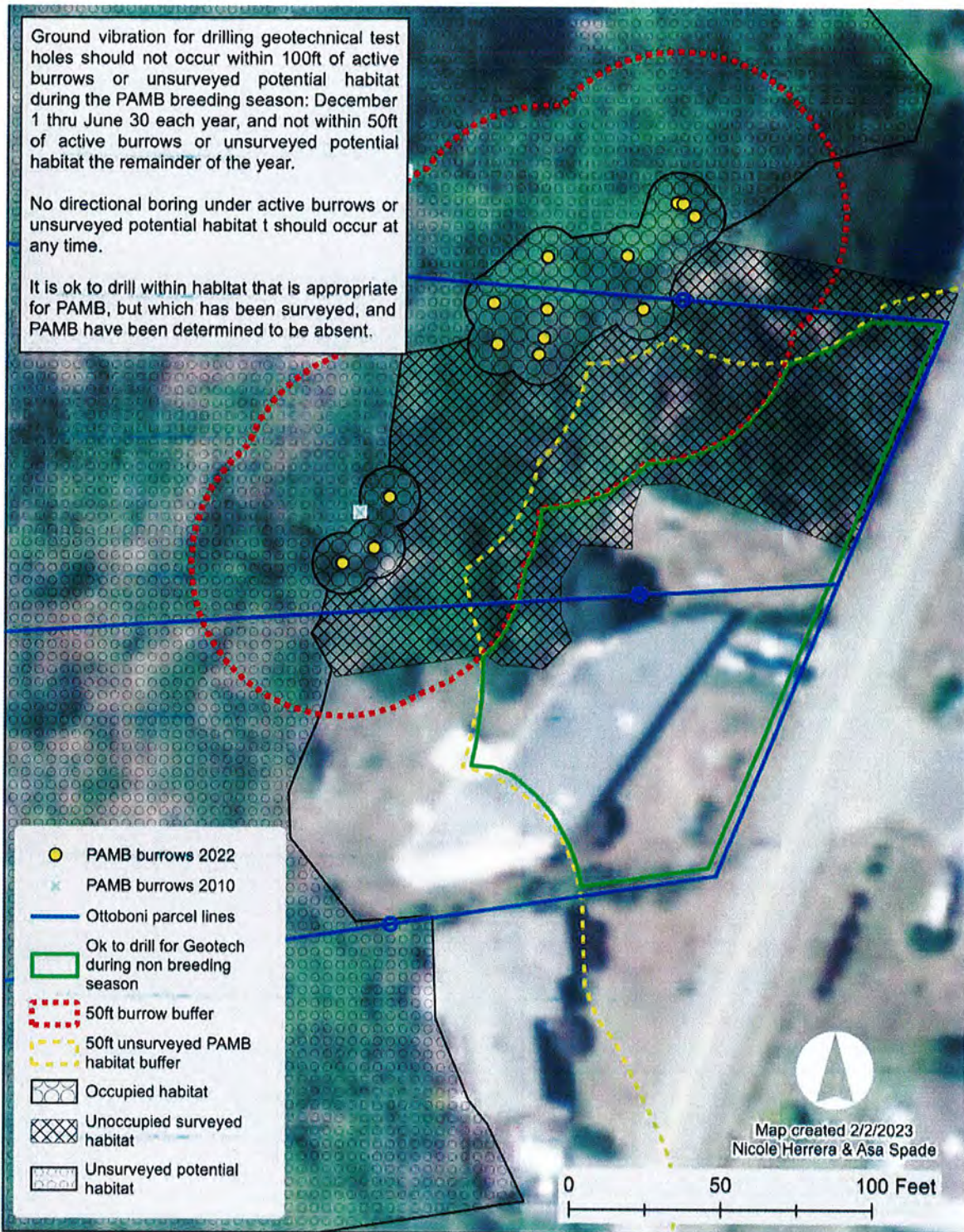


The potential habitat west of the break in slope was searched and PAMB burrows (**Figure 6**) were observed in the locations mapped in **Figure 7**. Some of the burrows had relatively freshly dug soil (**Figure 8 & Figure 9**) at their entrances, indicating that the burrows are occupied. The areas between the burrows and the portion of the subject parcels with the potential to be developed were checked carefully for indications of PAMB. Areas that were searched and did not contain burrows or runs are mapped as unoccupied surveyed habitat. Surveys did not continue into areas further from the developable portion of the parcels because surveying does crush some vegetation and has the potential to collapse burrows. It is presumed that occupied habitat exists further north and west of the PAMB burrows mapped. Areas of potential habitat that are not surveyed should be treated as if they were occupied by PAMB.



*Figure 6. PAMB burrow opening observed below the developed upper terrace of the subject parcel.*





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## 1. PROJECT SUMMARY

Point Arena Mountain Beaver (PAMB) habitat assessments and presence/absence surveys were conducted by US Fish and Wildlife Service (Service) approved biologists with Wynn Coastal Planning and Biology (WCPB). Two parcels, APNs: 132-050-04 & -05, are proposed to be merged. The owners of the two parcels are having preliminary work done to determine the opportunities and constraints of the property. Geotechnical boring may be a future step in their investigation and the potential impact of boring was considered by WCPB during the natural resource surveys and analysis. The more southern of the two parcels is developed with a single-family residence. There is a natural terrace present on the eastern side of the parcels with topography dropping off somewhat abruptly around 50 to 75 feet west from the eastern parcel boundary. The undeveloped brushy areas of natural vegetation on the parcel were determined to be potential habitat for PAMB. Vegetation on the terraced portion at the 'top' of the parcels was poor to marginal potential PAMB habitat, while vegetated areas west of the break in slope of the terrace were good to excellent potential habitat. Portions of the coyote brush scrub adjacent to the single-family residence and the upper terrace of the northern more parcel were surveyed and determined to be unoccupied. A number of active PAMB burrows were observed and mapped within the better habitat on the western portion of the parcels. The lawn area directly north of the existing residence is not potential habitat. Guidance from the Service's *Draft Point Arena Mountain Beaver standard protection measures for "no-take" determinations* (USFWS 2001) should be followed when considering future use of the property. Geotechnical boring is allowable according to the no-take document within the areas of the parcels greater than 50ft from occupied PAMB burrows and unsurveyed potential habitat during the non-breeding portion of the year, July 1 through November 30. Activities causing ground vibration, such as boring, should not occur on the parcel during the PAMB breeding season, December 1 through June 30. The level of use and activity associated with a residence generally does not have a potential negative impact to PAMB.

## 2. SURVEY METHODOLOGY

### Point Arena Mountain Beaver (PAMB) Surveys

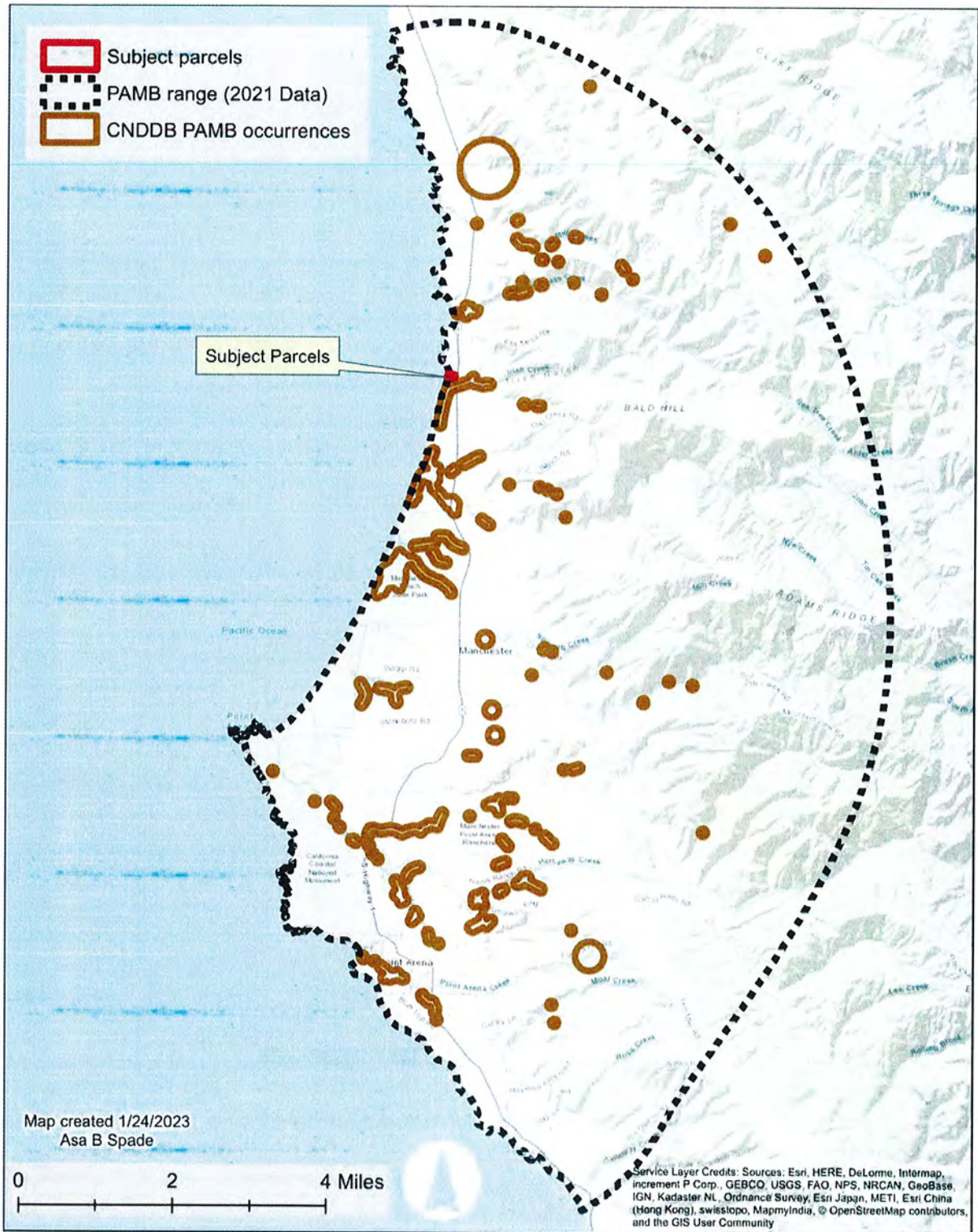
The potential range of the PAMB is considered by the U.S. Fish and Wildlife Service to be coastal Mendocino County, California, from 2 miles north of Bridgeport Landing to 3 miles south of the mouth of Moat Creek and inland 5 miles from the Pacific Ocean. (USFWS 2017). (Figure 1) shows the project locations relative to the geographic range of PAMB as well as occurrences of PAMB documented in the California Natural Diversity Database (CNDDDB).

Point Arena Mountain Beaver occupy a wide range of habitat types, which can overlap and integrate with one another. The USFWS recommends surveying for PAMB in all areas that contain brushy and herbaceous plant cover within the potential range of PAMB. The two subject parcels are within the PAMB's range. CNDDDB records were reviewed, and it was noted that there are PAMB occurrence records along Irish Gulch to the south of the subject parcels. Additional occurrence point data obtained from the USFWS included a record on the more northern of the two subject parcels, as well as another on the parcel to the north of the subject parcels, of burrows observed by Matthew Richmond in 2010.

Initial habitat assessment and site examination was conducted by WCPB Senior Biologist, Asa Spade, on April 28, 2022. On that day Mr. Spade conducted an early bloom season floristic botanical survey of the site and PAMB habitat assessment and presence/absence surveys on the northern portion of the study area. Total site survey effort on that day was ~2.4 person hours. On June 2, 2022, Mr. Spade was joined by WCPB Biologist Nicole Herrera. That day they conducted mid-season floristic botanical surveys and presence/absence surveys in areas not surveyed during the first effort. Total effort of surveys conducted on June 2 was 4.7 person hours. On September 6, 2022, Mr. Spade met with USFWS Fish & Wildlife Biologist and PAMB lead, Gregory Schmitt, at the site for survey confirmation and project consultation.

PAMB presence/absence surveys were conducted according to protocol presented in the *Draft Guidelines for Project-Related Habitat Assessments and Presence-Absence Surveys for the Point Arena Mountain Beaver* (USFWS 2017) using a wandering transect technique in all potential habitat areas in the study area. The spacing between transect lines was influenced by terrain and vegetation types. Using this technique, the ground surface, soil type and vegetation was examined for PAMB indicators, primarily burrows and runways.





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## Point Arena Mountain Beaver Range

Figure 1. Project location relative to Point Arena Mountain Beaver Range.



### 3. SURVEY RESULTS

Habitat directly around the single-family residence (**Figure 2**) was maintained lawn, non-native grassland, and ornamental plantings, including a garden area to the west of the residence. Habitat on the east side of Irish Beach Drive was primarily non-native grassland. These areas were not appropriate as PAMB habitat as they contained mostly grasses and provided little cover or food plants for PAMB. A small area within the study area had an overstory of large Monterey pine (*Pinus radiata*), with little understory vegetation, and was also determined to be unlikely habitat. These areas were examined due to their proximity to appropriate habitat, and no evidence of PAMB was observed.

Habitat at the top of the terrace, north of the residence's lawn and along Irish Beach Drive (**Figure 3**), consisted of an overstory of mostly coyote brush (*Baccharis pilularis*). This area was maintained by the property owners who have removed dead branches and kept the area tidy. This area was relatively dry with few herbaceous understory plants. Habitat suitability for PAMB was marginal. This area was searched for signs of PAMB and none were observed.



Figure 2. Lawn and ornamental plants just to the north of the single-family residence. This would be an appropriate one for the expansion of the garage, which can be seen at the left side of the photo.





Figure 3. Coyote brush scrub along Irish Beach Drive north of the residence. This is marginal habitat and contained no PAMB burrows.

The majority of the habitat west of the break in slope from the terrace upon which the residence is present was northern coastal scrub (**Figure 4 & Figure 5**) that was high quality potential PAMB habitat.

Vegetation was dense, diverse, and varied in composition from location to location. Dominant species included coyote brush (*Baccharis pilularis*), thimbleberry (*Rubus parviflorus*), poison oak (*Toxicodendron diversilobum*), and twinberry (*Lonicera involucrata*). Other shrubby species within this habitat included bush lupine (*Lupinus arboreus*), lizard tail (*Eriophyllum staechadifolium*), blue blossom (*Ceanothus thyrsiflorus*), hairy honeysuckle (*Lonicera hispidula*), salmonberry (*Rubus spectabilis*), and California blackberry (*R. ursinus*). Herbaceous species include cow parsnip (*Heracleum maximum*), sheep sorrel (*Rumex acetosella*), silvery hairgrass (*Aira caryophylla*), Italian thistle (*Cardus pycnocephalus*), Henderson's angelica (*Angelica hendersonii*), sword fern (*Polystichum munitum*), pearly everlasting (*Anaphalis margaritacea*), seaside daisy (*Erigeron glaucus*), yarrow (*Achillea millefolium*), California mugwort (*Artemisia douglasiana*), purple western morning glory (*Calystegia purpurata* ssp. *purpurata*), California brome (*Bromus carinatus*), rigid hedgenettle (*Stachys rigida*), cleavers (*Galium aparine*), coastal burnweed (*Senecio minimis*), cutleaf burnweed (*S. glomeratus*), blue wild rye (*Elymus glaucus*), California bee plant (*Scrophularia californica*), Pacific sanicle (*Sanicula crassicaulis*), common velvetgrass (*Holcus lanatus*), small quaking grass (*Briza minor*), rattlesnake grass (*B. maxima*), California man-root (*Marah fabacea*), gold back fern (*Pentagramma triangularis*), chickweed (*Stellaria media*), California melic grass (*Melica californica*), liveforever (*Dudleya farinosa*), wild carrot (*Daucus pusillus*), scarlet pimpernel (*Lysimachia arvensis*), Douglas iris (*Iris douglasiana*), and coast paintbrush (*Castilleja affinis* ssp. *affinis*).





*Figure 4. Good quality mesic high diversity coastal scrub habitat on the slope below the upper terrace of the subject parcels. This area contained PAMB burrows.*



*Figure 5. Another view of the better PAMB habitat present at the site, slightly further down the slope than the previous photo. This portion of the coastal scrub was dominated by thimbleberry.*

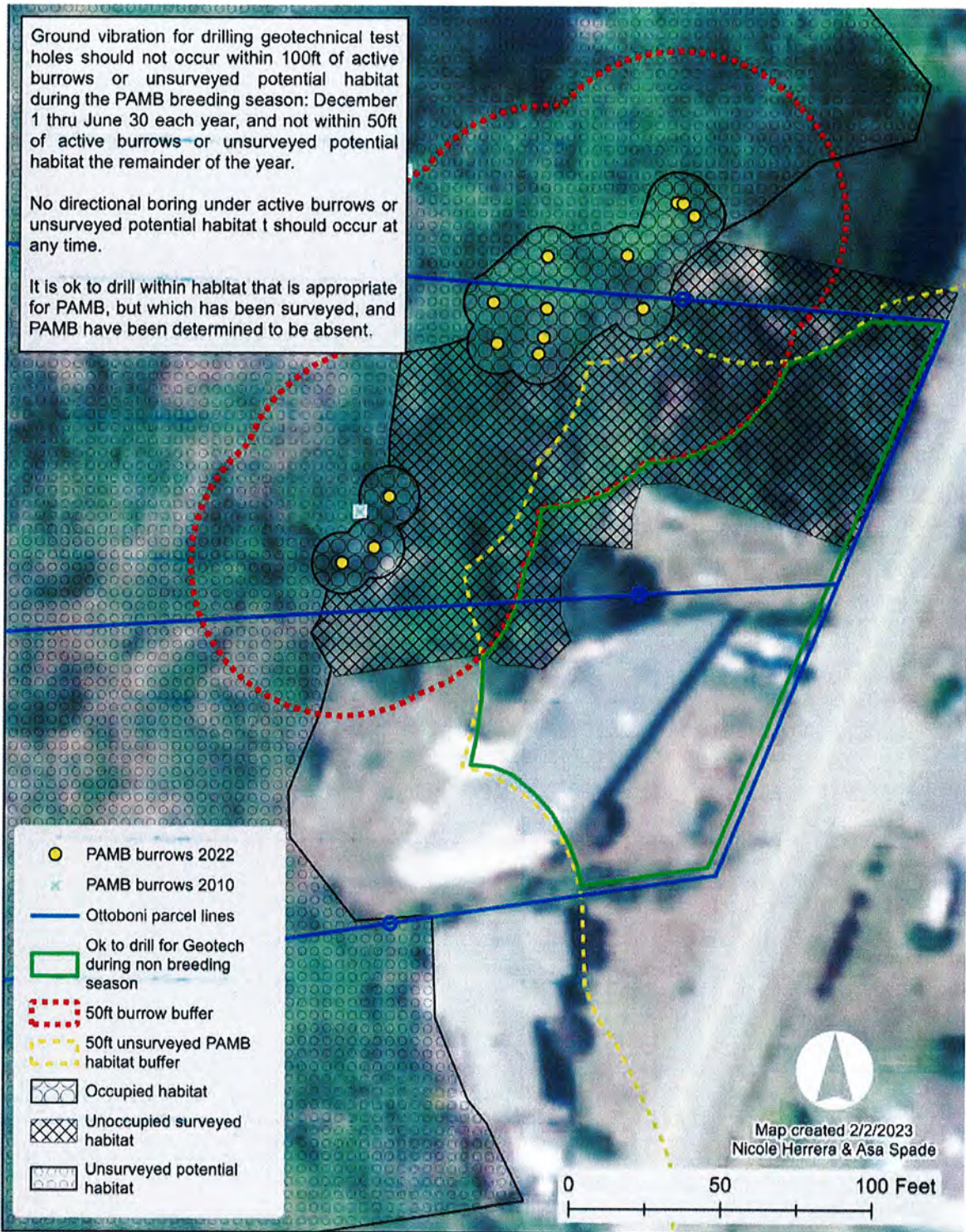


The potential habitat west of the break in slope was searched and PAMB burrows (**Figure 6**) were observed in the locations mapped in **Figure 7**. Some of the burrows had relatively freshly dug soil (**Figure 8** & **Figure 9**) at their entrances, indicating that the burrows are occupied. The areas between the burrows and the portion of the subject parcels with the potential to be developed were checked carefully for indications of PAMB. Areas that were searched and did not contain burrows or runs are mapped as unoccupied surveyed habitat. Surveys did not continue into areas further from the developable portion of the parcels because surveying does crush some vegetation and has the potential to collapse burrows. It is presumed that occupied habitat exists further north and west of the PAMB burrows mapped. Areas of potential habitat that are not surveyed should be treated as if they were occupied by PAMB.



*Figure 6. PAMB burrow opening observed below the developed upper terrace of the subject parcel.*





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## PAMB Burrow & Habitat Buffers

Figure 7. Potential PAMB habitat surveyed at the two subject parcels. Burrow locations and 50ft buffers from occupied habitat and unsurveyed potential habitat are shown.





*Figure 8. Burrow opening the correct diameter for PAMB, and with freshly dug soil at its entrance.*



*Figure 9. Burrow opening with relatively freshly dug soil at its entrance. This can be an indication that the area is actively occupied by PAMB*



A trail camera was set up (**Figure 10**), pointed at one of the burrow entrances, in a location that could easily be accessed by the surveyors along a trail below the break in slope at the western edge of the terrace upon which the exiting residence is built. The camera captured several photos of Point Arena mountain beavers (**Figure 11**), as well as a number of other animals using the burrows including deer mice, California voles, a Botta's pocket gopher, dusky footed woodrats, brush rabbits, long-tailed weasels (**Figure 12**), and striped skunks. On one occasion the trail camera recorded a striped skunk carrying (**Figure 13**) what appears to be a small mammal in its mouth. It is possible the small mammal is a pocket gopher or juvenile PAMB killed by the skunk, or perhaps it is a baby skunk recently birthed, although no stripe can be seen. No additional photos of PAMB were recorded after skunks began inhabiting the burrow.



*Figure 10. Trail camera pointed at a burrow opening present along a path.*





Figure 11. Point Arena Mountain Beaver leaving the burrow entrance.



Figure 12. Long tailed weasel using a PAMB burrow.



Figure 13. Striped skunk carrying what appears to be a small mammal.

#### 4. DISCUSSION

The PAMB surveys conducted covered areas adjacent to, or with potential to be affected by, future development of the two subject parcels, which are proposed to be merged. Surveys were conducted only in areas where safely and legally accessible. There are areas of potential PAMB habitat contiguous with, or adjacent to the habitat surveyed that were not surveyed in this effort due to their distance from potential project components, or because they are on property that does not belong to the owners of the subject parcels. Unsurveyed areas of potential habitat must be treated as occupied habitat for the purpose of considering potential impact. The project should follow guidance from *Draft Point Arena Mountain Beaver standard protection measures for "no-take" determinations* (USFWS 2001).

Boring for geotechnical testing should occur only in the non-breeding season July 1 – November 30 and should be limited to areas more than 50ft from burrow openings. Boring within areas with vegetation appropriate for PAMB habitat but surveyed and determined to have PAMB absent is acceptable. Boring or other activities that create ground vibration should not occur within 100ft of burrows during the breeding season December 1 through June 30.

Results of presence/absence surveys may not be valid after 2 years because PAMB may move into areas adjacent to occupied habitat. Additional surveys may be required if development with ground vibration or severe ground vibration are proposed that would occur after the results of this survey are considered out of date.



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## 6. 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 2011 Asa completed training to survey for California red-legged frog held by Elkhorn Slough Coastal Program. 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 and completed foothill yellow legged frog training taught by David Cook and Jeff Alvarez. Asa conducted field work for the Classification and Mapping of Mendocino Cypress Woodland and Related Vegetation using CNPS/CDFW Rapid Assessment/Relevé protocol. In 2021 Asa completed training by Jeff Alvarez and Jeff Wilcox on the eradication of bullfrogs within the range of California red-legged and foothill yellow legged frog. 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, foothill yellow-legged frog and the California red-legged frog. He has contributed natural resources expertise to more than 200 coastal development projects in Mendocino County.

**Nicole Herrera** 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. She is on the U.S. Fish and Wildlife Service's approved list for Point Arena Mountain Beaver Surveys. She completed the Bullfrog Control in California Field Workshop 2021 led by Jeff Alvarez and Jeff Wilcox held at a UC Berkeley Field Station.



# POINT ARENA MOUNTAIN BEAVER HABITAT ASSESSMENT & PRESENCE/ ABSENCE SURVEY REPORT

for  
15220 Irish Beach Dr  
Manchester, CA 95459  
APNs: 132-050-04 & -05  
Mendocino County

Prepared for:  
Tom & Sue Ottoboni  
15220 Irish Beach Dr  
Manchester, CA 95459



Report Prepared By:  
Asa Spade, Senior Biologist  
Nichole Herrera, Biologist

February 13, 2023

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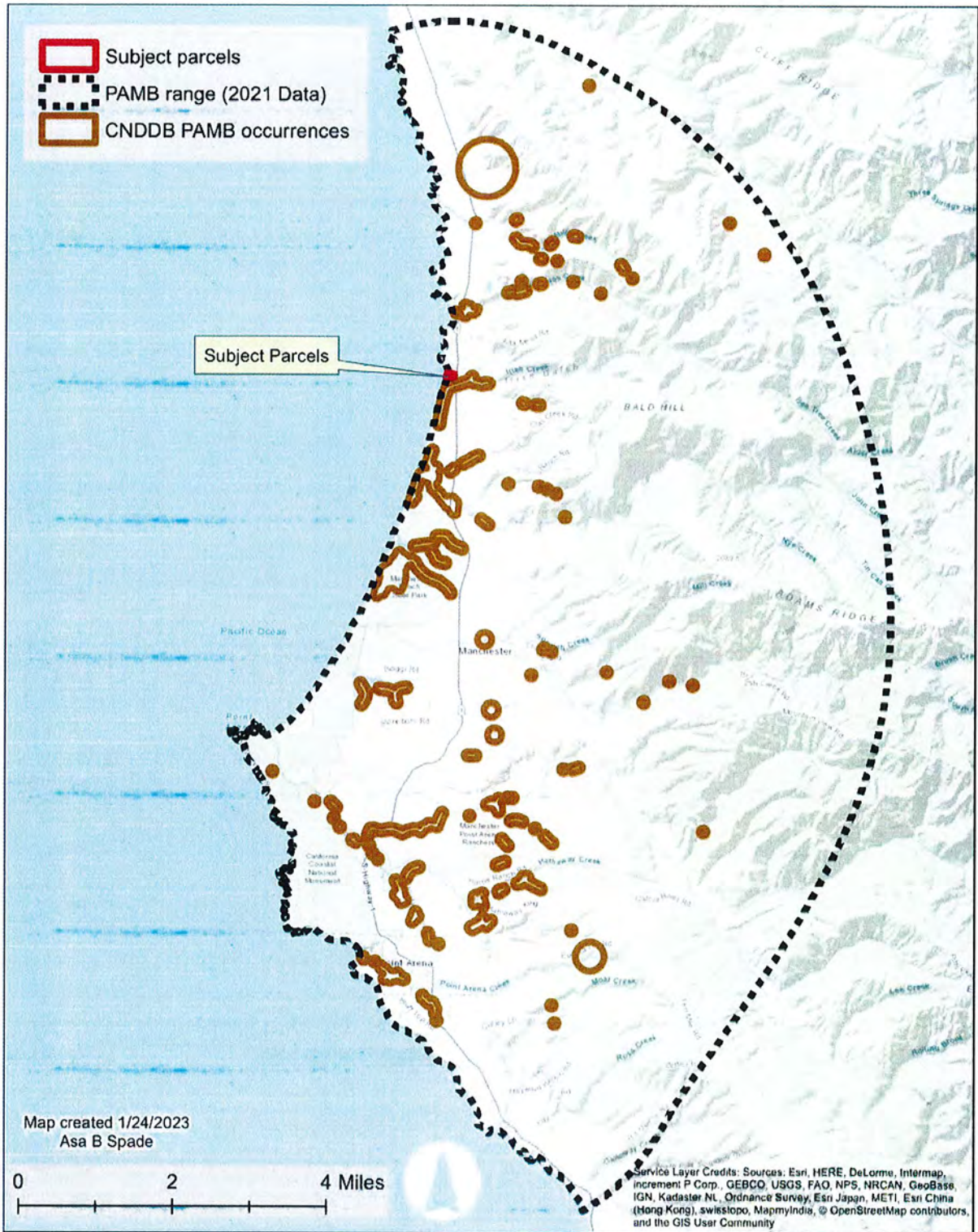
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## Point Arena Mountain Beaver Range

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### 3. SURVEY RESULTS

Habitat directly around the single-family residence (**Figure 2**) was maintained lawn, non-native grassland, and ornamental plantings, including a garden area to the west of the residence. Habitat on the east side of Irish Beach Drive was primarily non-native grassland. These areas were not appropriate as PAMB habitat as they contained mostly grasses and provided little cover or food plants for PAMB. A small area within the study area had an overstory of large Monterey pine (*Pinus radiata*), with little understory vegetation, and was also determined to be unlikely habitat. These areas were examined due to their proximity to appropriate habitat, and no evidence of PAMB was observed.

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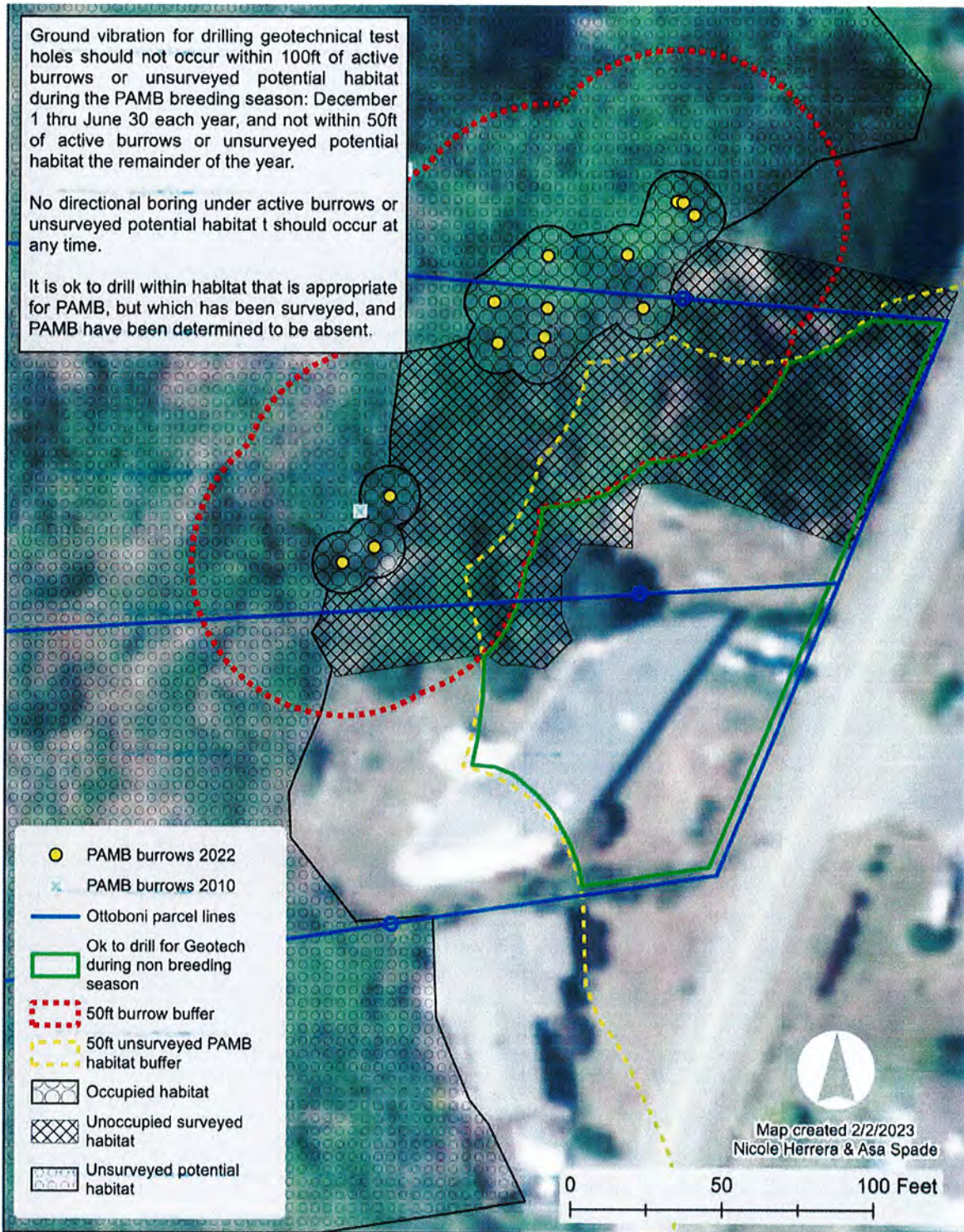


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*Figure 8. Burrow opening the correct diameter for PAMB, and with freshly dug soil at its entrance.*



*Figure 9. Burrow opening with relatively freshly dug soil at its entrance. This can be an indication that the area is actively occupied by PAMB*



A trail camera was set up (**Figure 10**), pointed at one of the burrow entrances, in a location that could easily be accessed by the surveyors along a trail below the break in slope at the western edge of the terrace upon which the exiting residence is built. The camera captured several photos of Point Arena mountain beavers (**Figure 11**), as well as a number of other animals using the burrows including deer mice, California voles, a Botta's pocket gopher, dusky footed woodrats, brush rabbits, long-tailed weasels (**Figure 12**), and striped skunks. On one occasion the trail camera recorded a striped skunk carrying (**Figure 13**) what appears to be a small mammal in its mouth. It is possible the small mammal is a pocket gopher or juvenile PAMB killed by the skunk, or perhaps it is a baby skunk recently birthed, although no stripe can be seen. No additional photos of PAMB were recorded after skunks began inhabiting the burrow.



*Figure 10. Trail camera pointed at a burrow opening present along a path.*





Figure 11. Point Arena Mountain Beaver leaving the burrow entrance.



Figure 12. Long tailed weasel using a PAMB burrow.





Figure 13. Striped skunk carrying what appears to be a small mammal.

#### 4. DISCUSSION

The PAMB surveys conducted covered areas adjacent to, or with potential to be affected by, future development of the two subject parcels, which are proposed to be merged. Surveys were conducted only in areas where safely and legally accessible. There are areas of potential PAMB habitat contiguous with, or adjacent to the habitat surveyed that were not surveyed in this effort due to their distance from potential project components, or because they are on property that does not belong to the owners of the subject parcels. Unsurveyed areas of potential habitat must be treated as occupied habitat for the purpose of considering potential impact. The project should follow guidance from *Draft Point Arena Mountain Beaver standard protection measures for "no-take" determinations* (USFWS 2001).

Boring for geotechnical testing should occur only in the non-breeding season July 1 – November 30 and should be limited to areas more than 50ft from burrow openings. Boring within areas with vegetation appropriate for PAMB habitat but surveyed and determined to have PAMB absent is acceptable. Boring or other activities that create ground vibration should not occur within 100ft of burrows during the breeding season December 1 through June 30.

Results of presence/absence surveys may not be valid after 2 years because PAMB may move into areas adjacent to occupied habitat. Additional surveys may be required if development with ground vibration or severe ground vibration are proposed that would occur after the results of this survey are considered out of date.

## 5. REFERENCES

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## 6. 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 2011 Asa completed training to survey for California red-legged frog held by Elkhorn Slough Coastal Program. 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 and completed foothill yellow legged frog training taught by David Cook and Jeff Alvarez. Asa conducted field work for the Classification and Mapping of Mendocino Cypress Woodland and Related Vegetation using CNPS/CDFW Rapid Assessment/Relevé protocol. In 2021 Asa completed training by Jeff Alvarez and Jeff Wilcox on the eradication of bullfrogs within the range of California red-legged and foothill yellow legged frog. 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, foothill yellow-legged frog and the California red-legged frog. He has contributed natural resources expertise to more than 200 coastal development projects in Mendocino County.

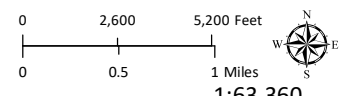
**Nicole Herrera** graduated from Gonzaga University with a Bachelor's Degree in Environmental Studies and a minor in Biology. After graduating, she worked as an intern for The Nature Conservancy conducting vegetation monitoring for the endangered golden-cheeked warbler. She served as an AmeriCorps member 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. She is on the U.S. Fish and Wildlife Service's approved list for Point Arena Mountain Beaver Surveys. She completed the Bullfrog Control in California Field Workshop 2021 led by Jeff Alvarez and Jeff Wilcox held at a UC Berkeley Field Station.



SUBJECT PARCELS

**CASE: B 2023-0006**  
**OWNER: OTTOBONI, Thomas & Susanne**  
**APN: 132-050-04 & 05**  
**APLCT: Thomas & Susanne Ottoboni**  
**AGENT: SHN, Matt Herman**  
**ADDRESS: 15220 Irish Beach Dr., Manchester**

-  Major Towns & Places
-  Highways
-  Coastal Zone Boundary
-  Major Roads





LOCATION

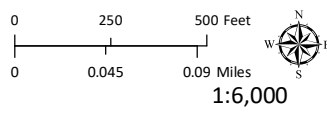
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 Public Roads  
 Private Roads




**AERIAL IMAGERY**

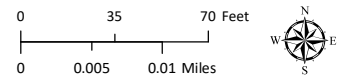
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 Public Roads

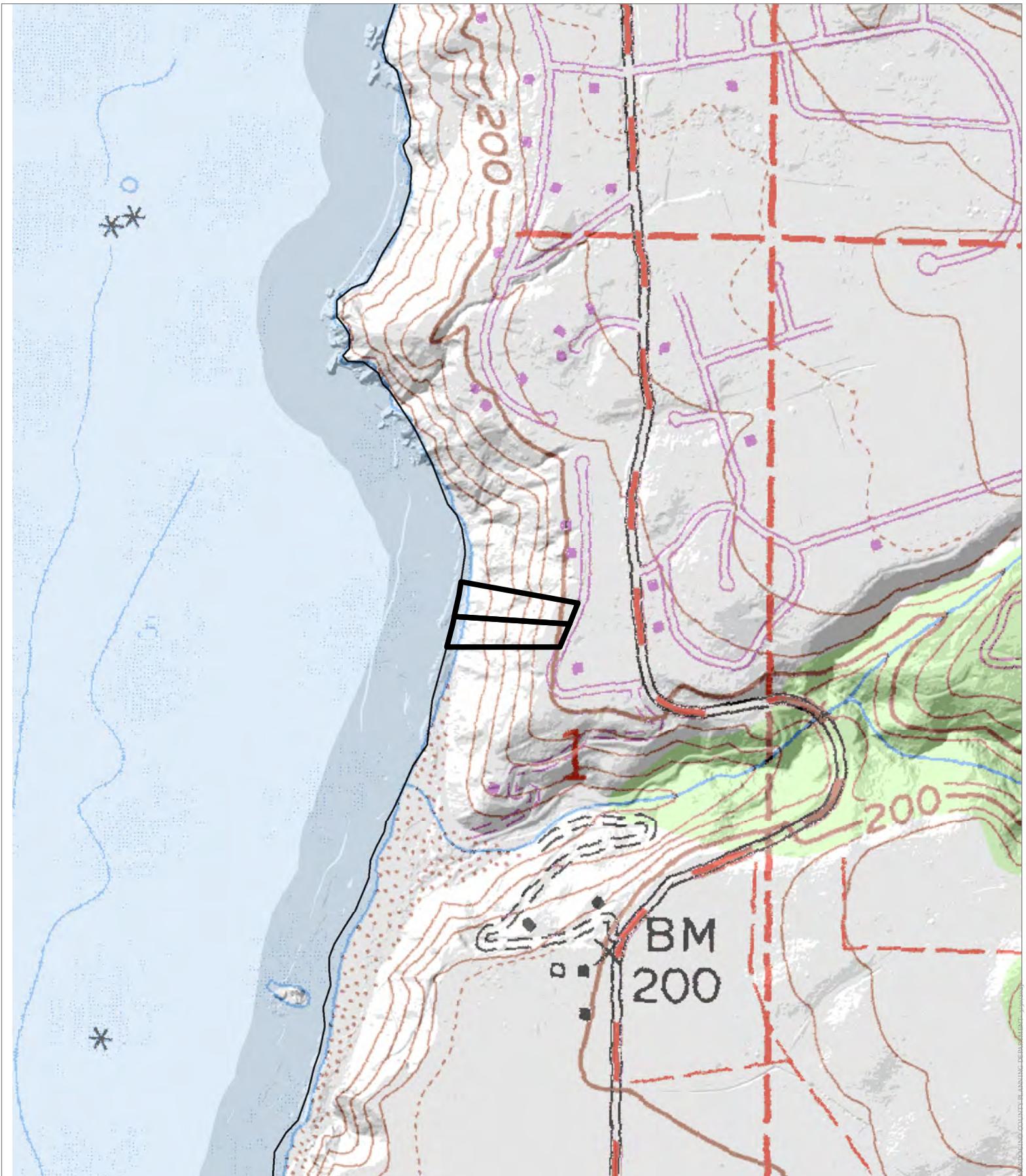


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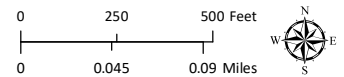
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**1:6,000**  
**TOPOGRAPHIC MAP**  
**CONTOUR INTERVAL IS 40 FEET**

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**PARCEL DATA**

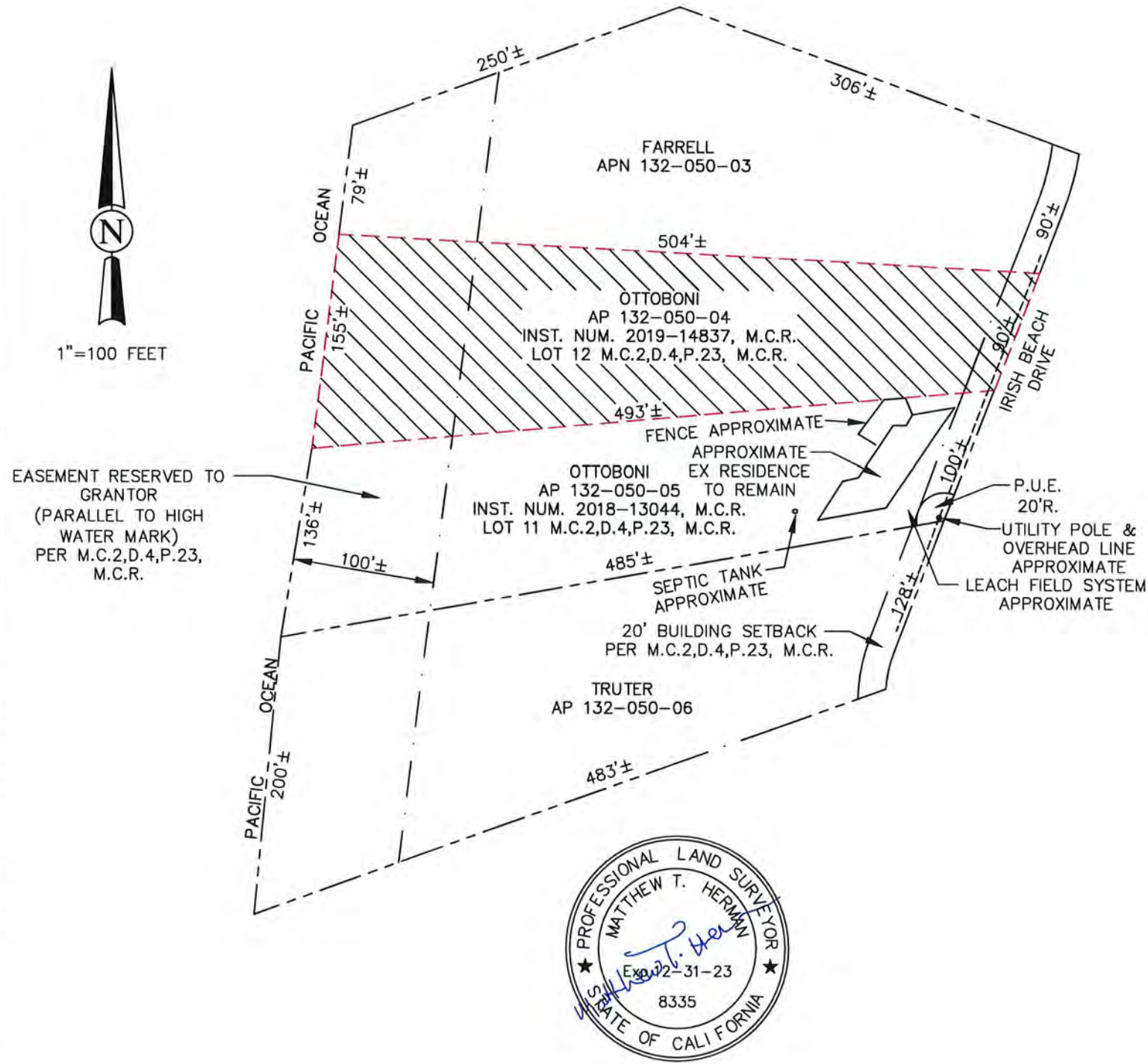
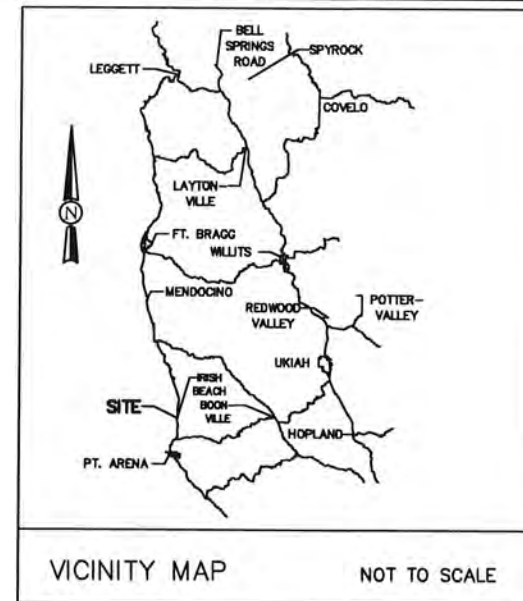
ASSESSOR'S PARCEL	EXISTING PARCEL AREA	PROPOSED PARCEL AREA	EXISTING PARCEL ZONING	EXISTING PARCEL GENERAL PLAN
132-050-04 (BLA LOT 1)	1.34 ACRES± TOTAL	0.00 ACRES ± TOTAL	RR:5	RR5PD
132-050-05 (BLA LOT 2)	1.22 ACRES± TOTAL	2.56 ACRES ± TOTAL	RR:5	RR5PD

**OWNERS**

THOMAS & SUSANNE OTTOBONI  
 15220 IRISH BEACH DRIVE  
 MANCHESTER, CALIFORNIA 95459  
 650-740-2777

**MAP PREPARED BY**

SHN CONSULTING ENGINEER'S & GEOLOGISTS  
 MATT HERMAN, CA PLS 8335  
 335 SOUTH MAN STREET  
 WILLITS, CALIFORNIA 95490  
 707-459-4518



**LEGEND**

- EXISTING BOUNDARY LINE
- LOT TO BE MERGED
- EXISTING EASEMENT LINE
- ASSESSOR'S PARCEL 132-050-04 (BLA LOT 1) AREA TO BE MERGED WITH ASSESSOR'S PARCEL 132-050-05 (BLA LOT 2). 1.34 ACRES±

**NOTE**

1. ALL DISTANCES AND ACREAGES ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.
2. THE INTENT OF THIS BOUNDARY LINE ADJUSTMENT IS TO MERGE THOSE PARCELS DESCRIBED IN INST. NUM. 2018-13044 & INST. NUM. 2019-14837, M.C.R., BEING LOTS 11 & 12 OF MC.2,D.4,P.23, M.C.R.

**RECEIVED**  
 MAR 23 2023  
 PLANNING & BUILDING SERV  
 FORT BRAGG, CA

**BOUNDARY LINE ADJUSTMENT**

BEING THE LANDS OF THOMAS AND SUSANNE OTTOBONI AS DESCRIBED IN INST. NUM. 2018-13044 & INST. NUM. 2019-14837, M.C.R., BEING LOTS 11 & 12 OF MC.2,D.4,P.23, M.C.R. LYING WITHIN SECTION 1, T.13N., R.17W., M.D.B.&M. LYING IN THE UNINCORPORATED AREA OF MENDOCINO COUNTY

MENDOCINO COUNTY,  
 SCALE: 1" = 100'

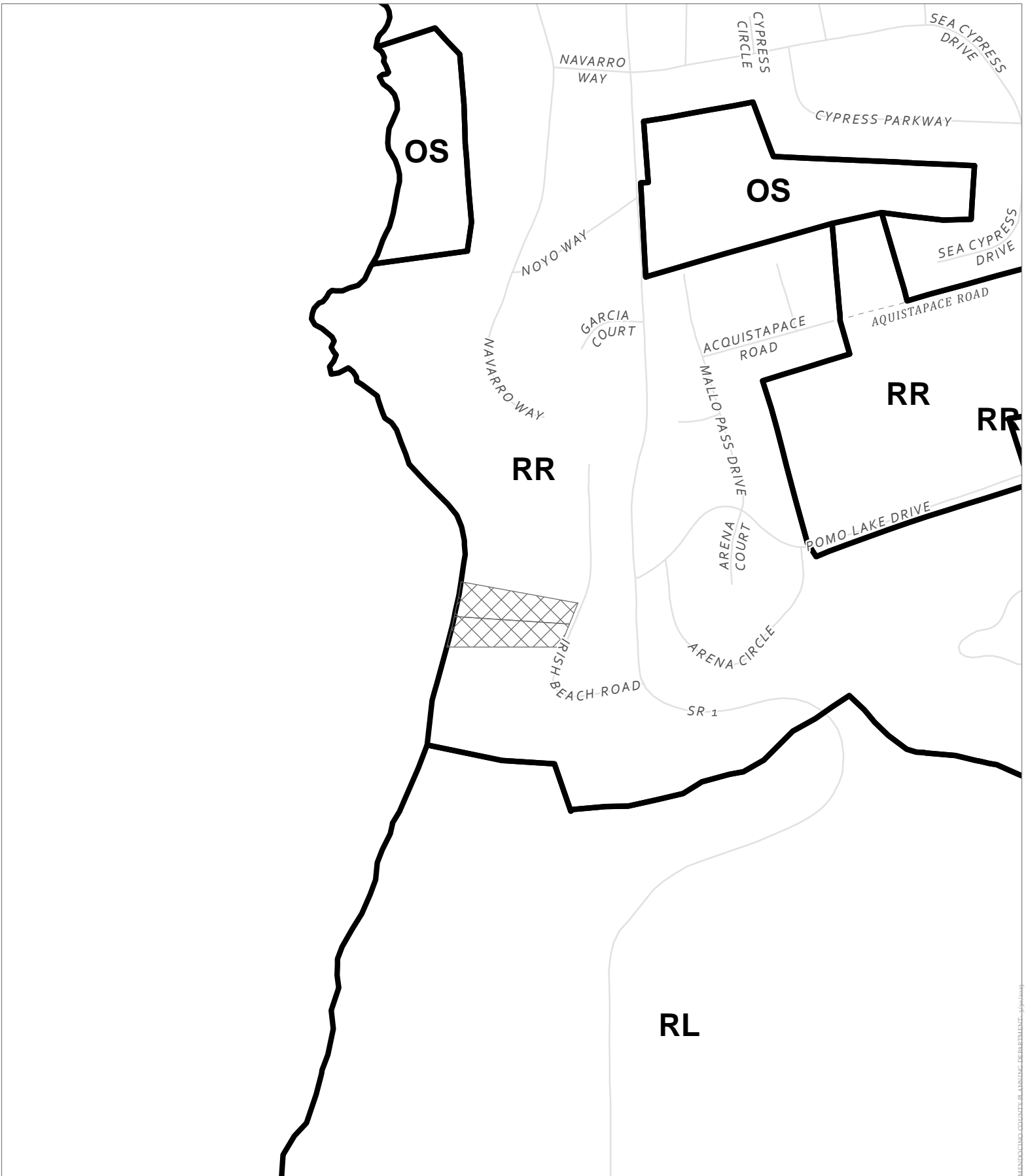
CALIFORNIA  
 MARCH, 2023



\\Willits\Projects\2023\422026-Ottoboni-GEO\Draws\422026V.SAVED:3/10/2023 10:22 AM MHERMAN, PLOTTED:3/10/2023 10:39 AM, HERMAN, MATT

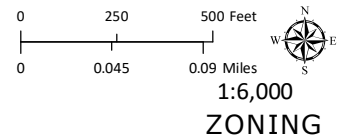
	TOM AND SUSANNE OTTOBONI 15220 IRISH BEACH DRIVE MANCHESTER, CA	BOUNDARY LINE ADJUSTMENT MAP SHN 422026	
	MARCH 2023	422026BLA	Figure 1



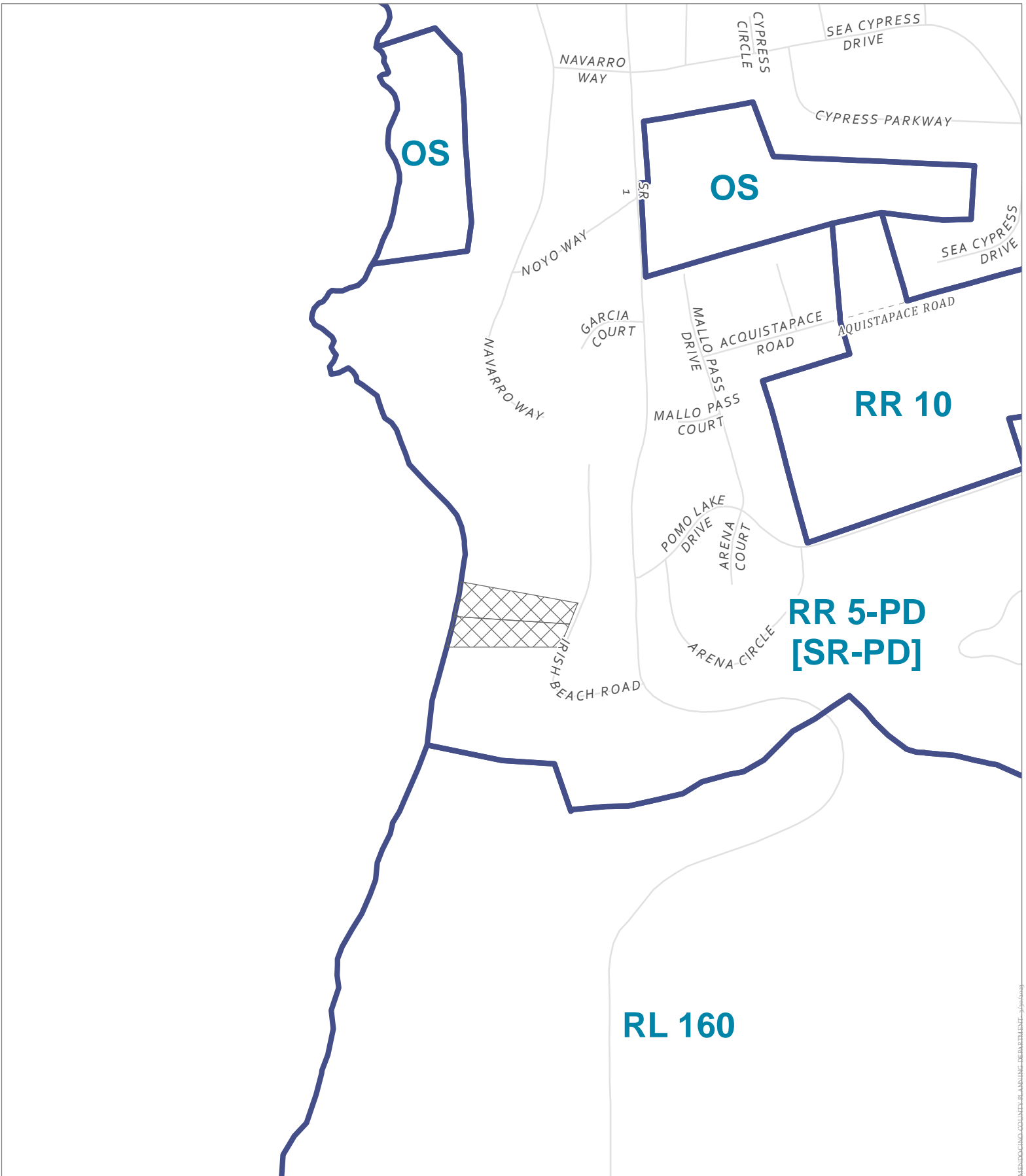


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 Zoning Districts  
 Public Roads

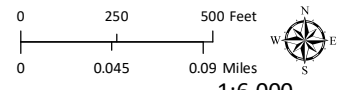


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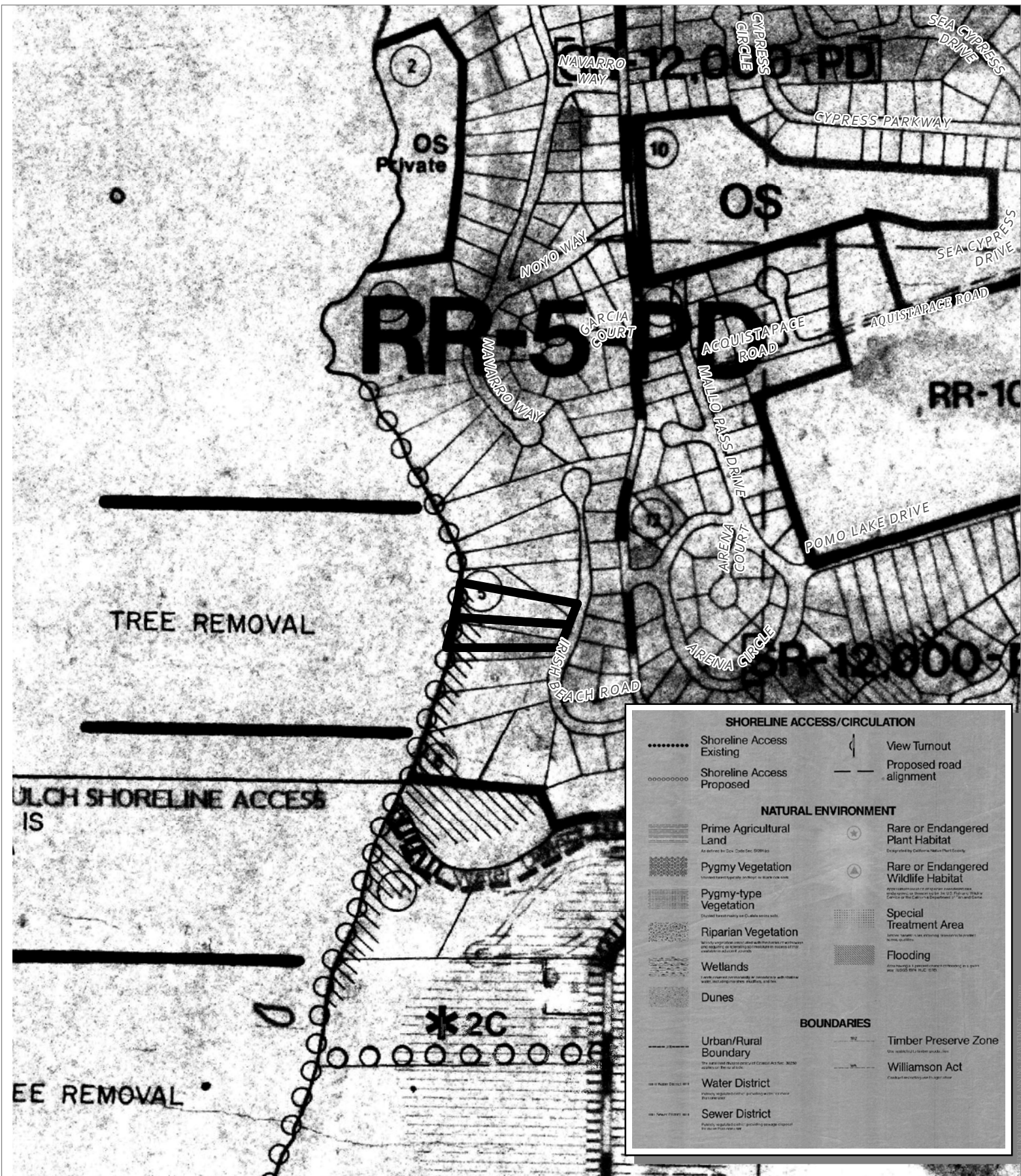
 General Plan Classes  
 Public Roads



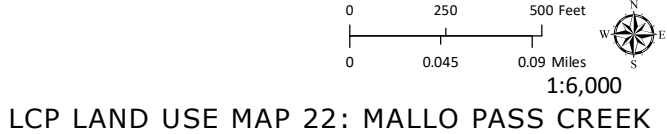
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**GENERAL PLAN**

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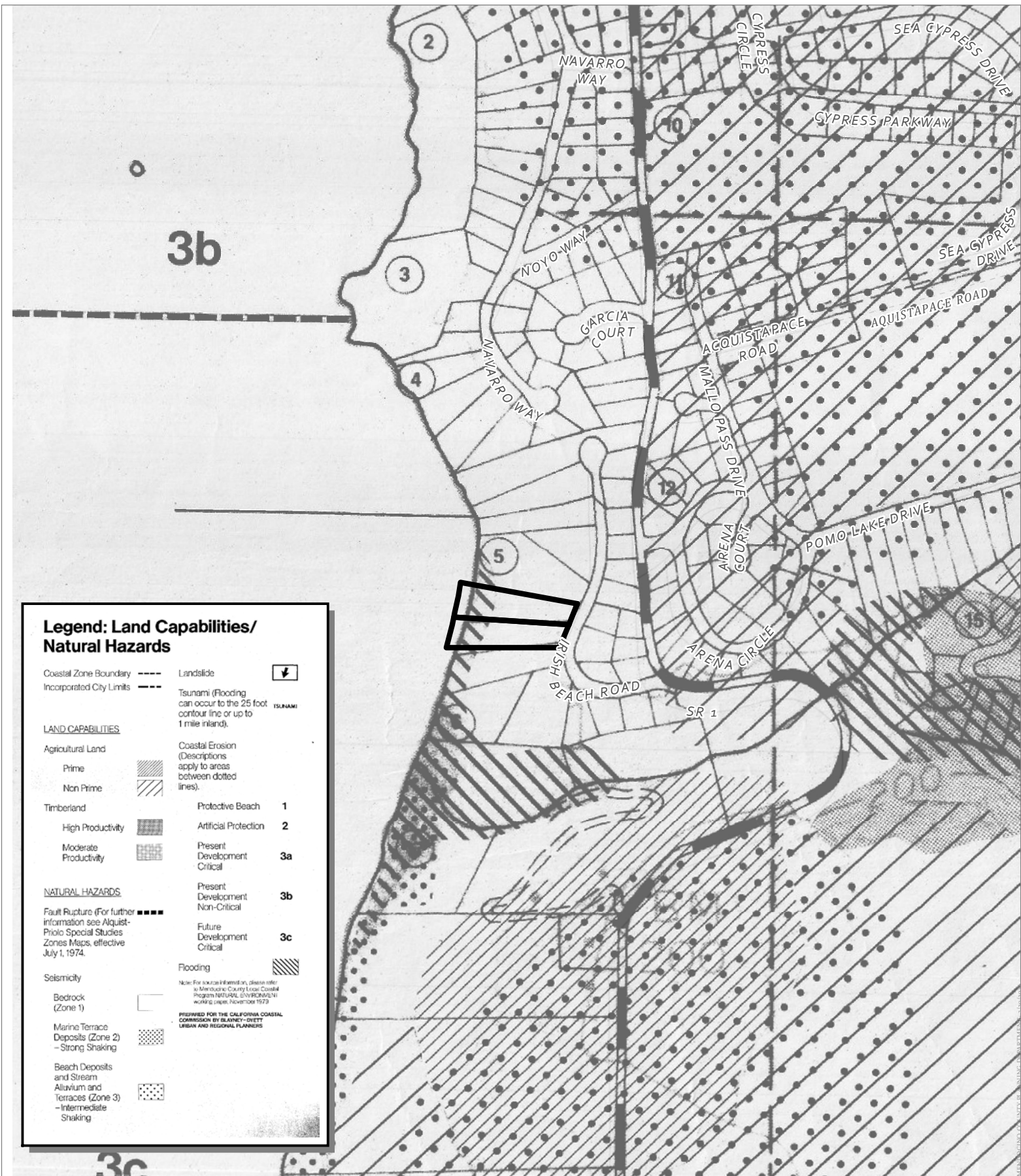
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LCP LAND USE MAP 22: MALLO PASS CREEK

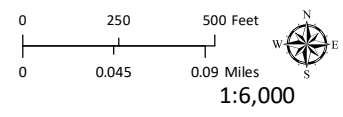
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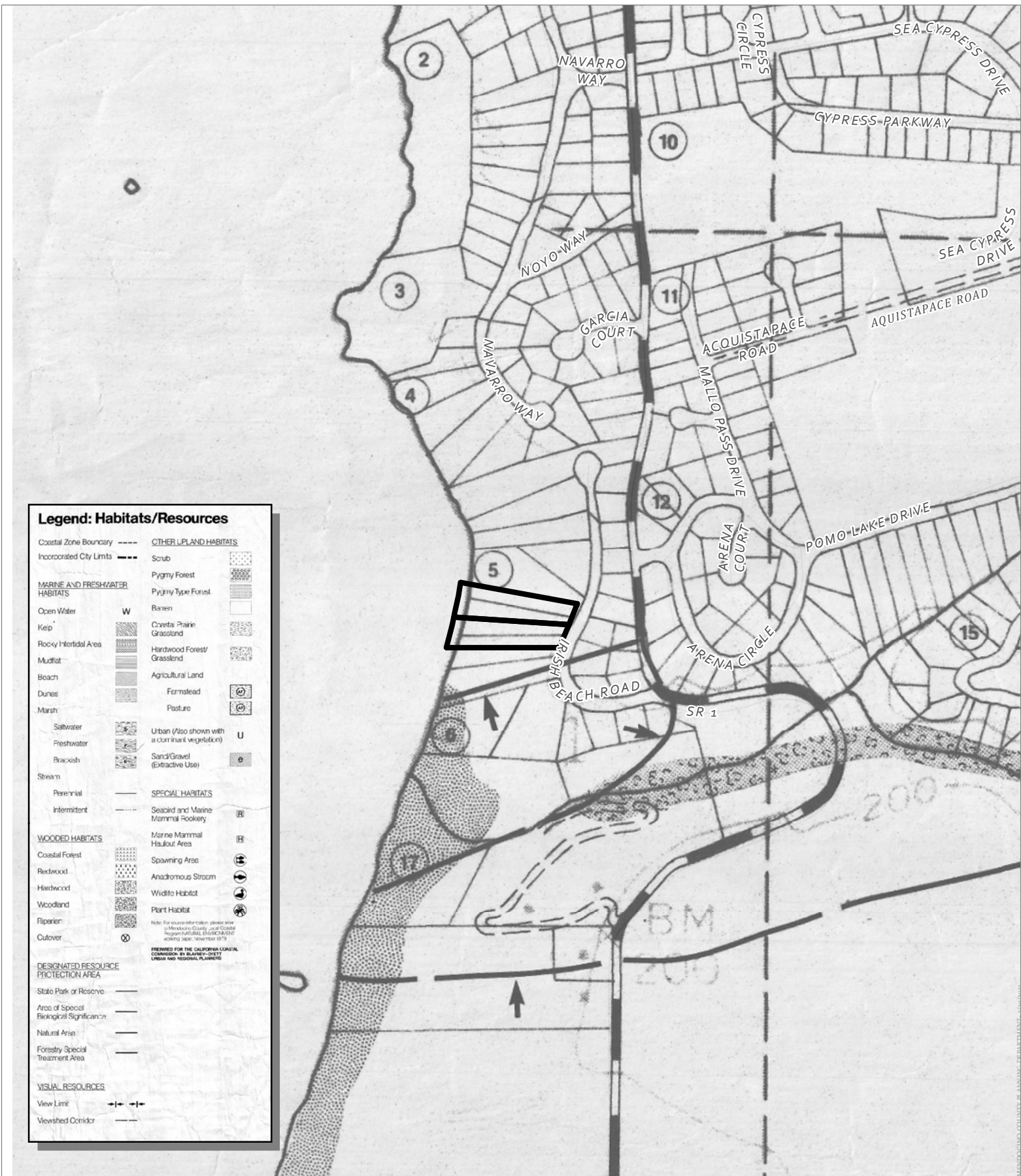
Public Roads



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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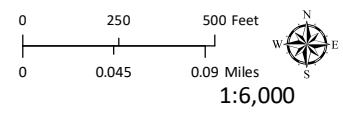


**Legend: Habitats/Resources**

Coastal Zone Boundary	---	<b>OTHER UPLAND HABITATS</b>
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		
Open Water	W	Pygmy Forest
Keel	[Symbol]	Pygmy Type Forest
Rocky Intertidal Area	[Symbol]	Banien
Mudflat	[Symbol]	Coastal Prairie Grassland
Beach	[Symbol]	Hardwood Forest/Grassland
Dunes	[Symbol]	Agricultural Land
Marsh	[Symbol]	Fernsleed
Saltwater	[Symbol]	Pasture
Freshwater	[Symbol]	Urban (Also shown with a clear inland vegetation)
Brackish	[Symbol]	Sand/Gravel (Extractive Use)
Stream	[Symbol]	
Perennial	---	<b>SPECIAL HABITATS</b>
Intermittent	---	Sealard and Marine Mammal Rookery
<b>WOODED HABITATS</b>		
Coastal Forest	[Symbol]	Marine Mammal Haulout Area
Redwood	[Symbol]	Spawning Area
Hardwood	[Symbol]	Anadromous Stream
Woodland	[Symbol]	Wildlife Habitat
Riparian	[Symbol]	Plant Habitat
Cutover	[Symbol]	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Arise	---	
Forestry Special Treatment Area	---	
<b>VISUAL RESOURCES</b>		
View Limit	---+---+---	
Viewshed Corridor	---	

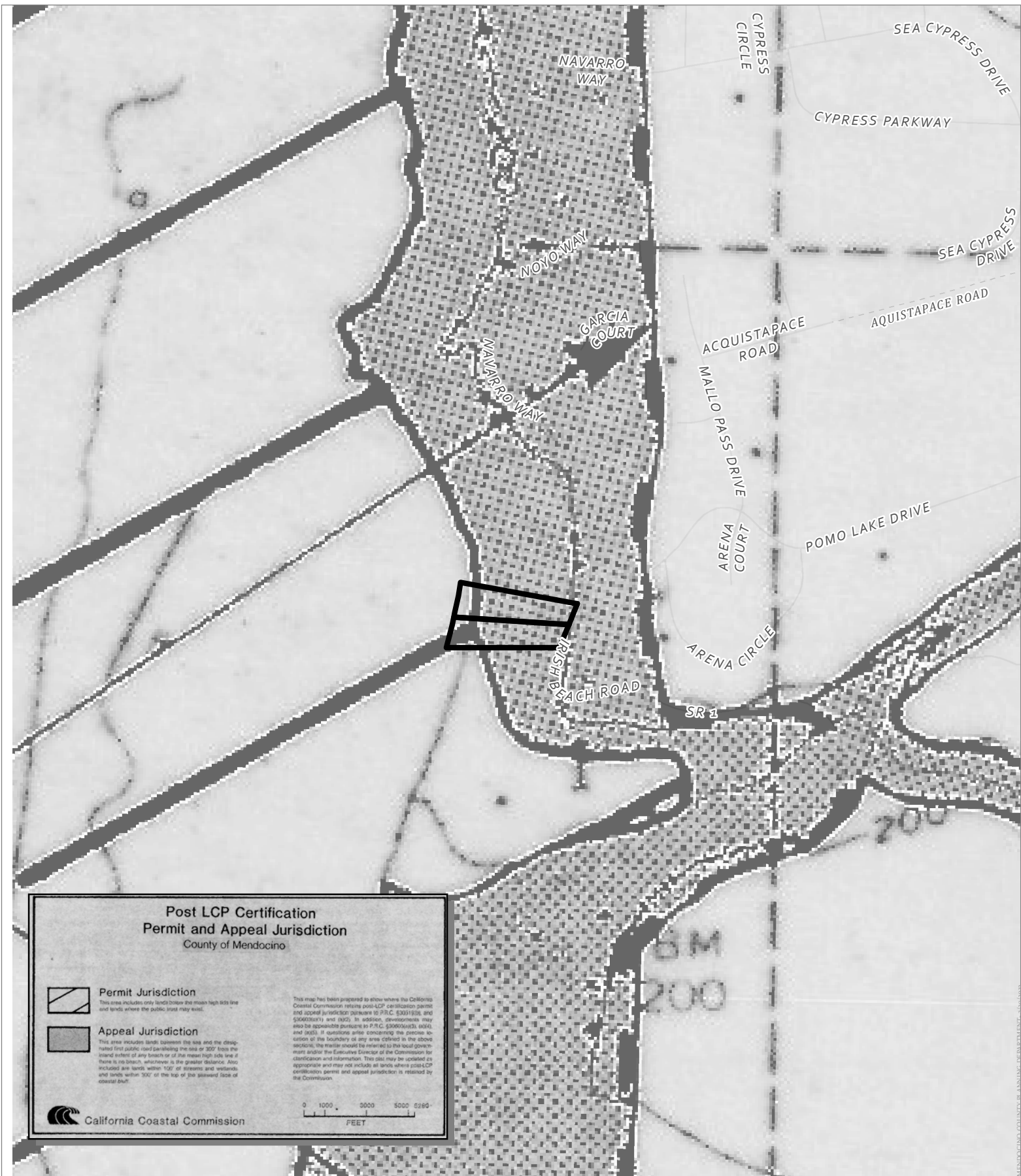
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Public Roads

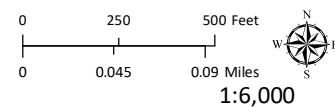


LCP HABITATS & RESOURCES

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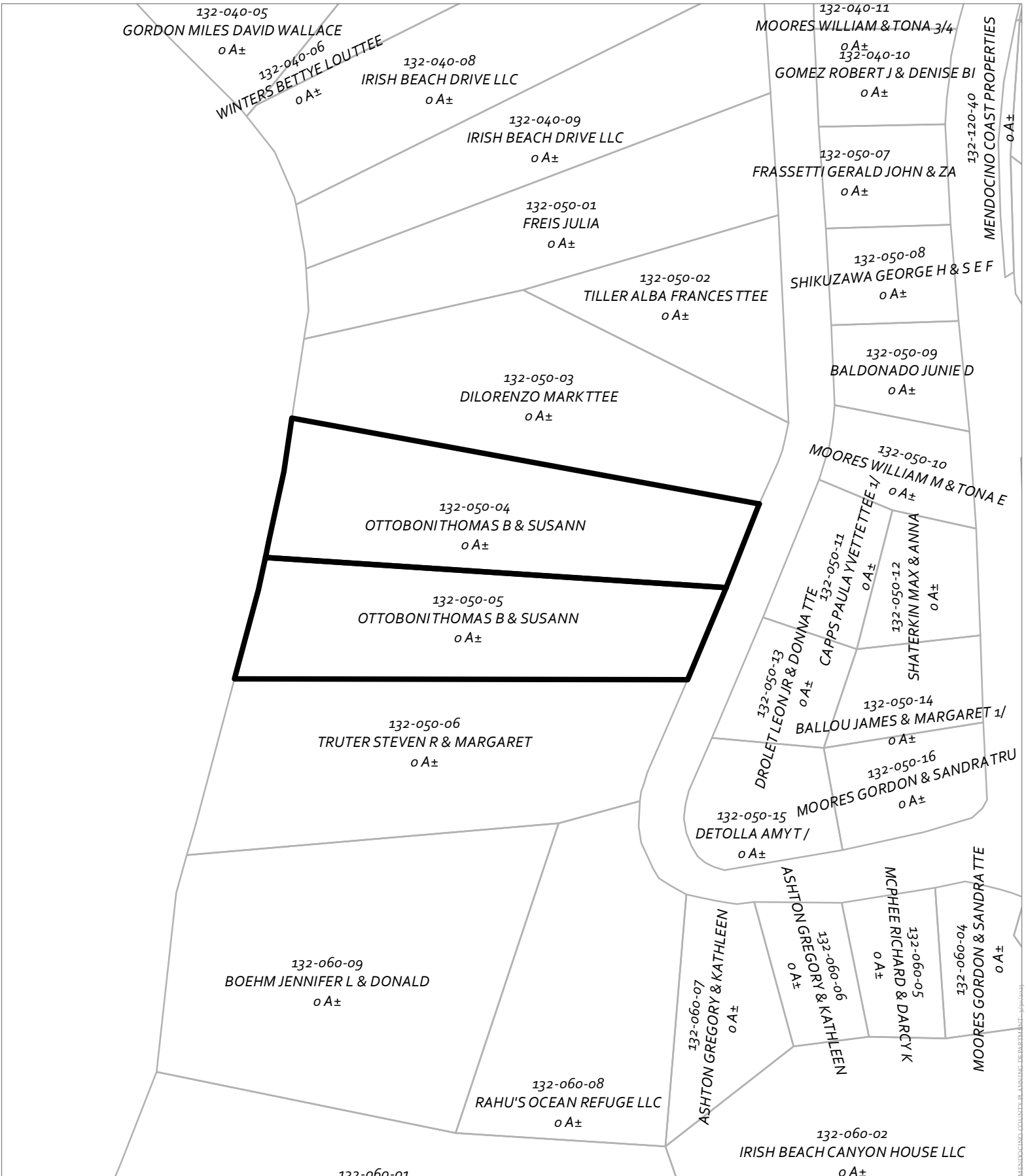
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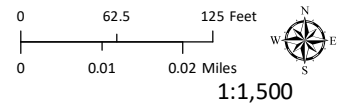
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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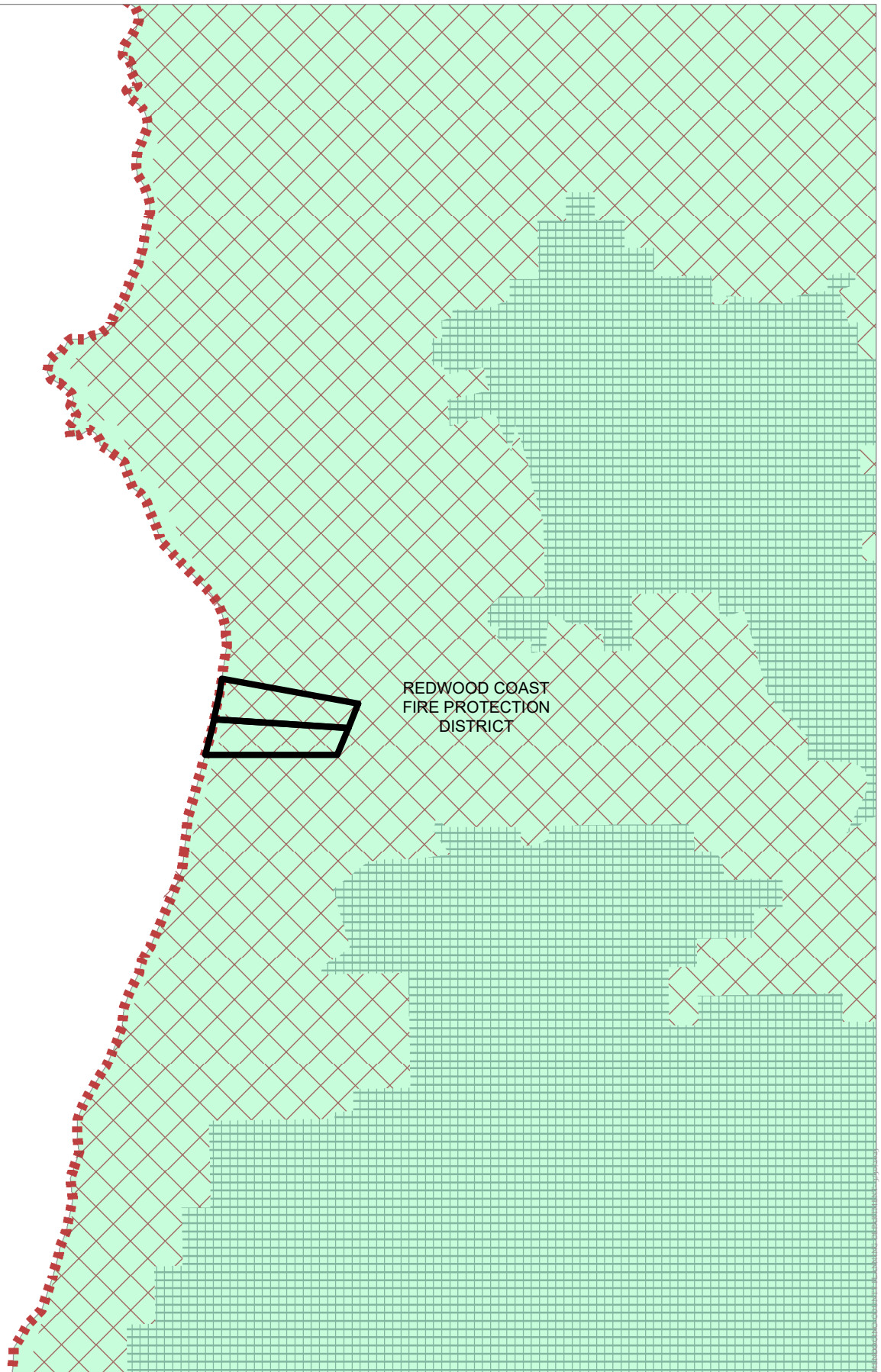


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ADJACENT PARCELS

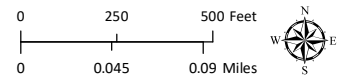
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 High Fire Hazard  
 Moderate Fire Hazard

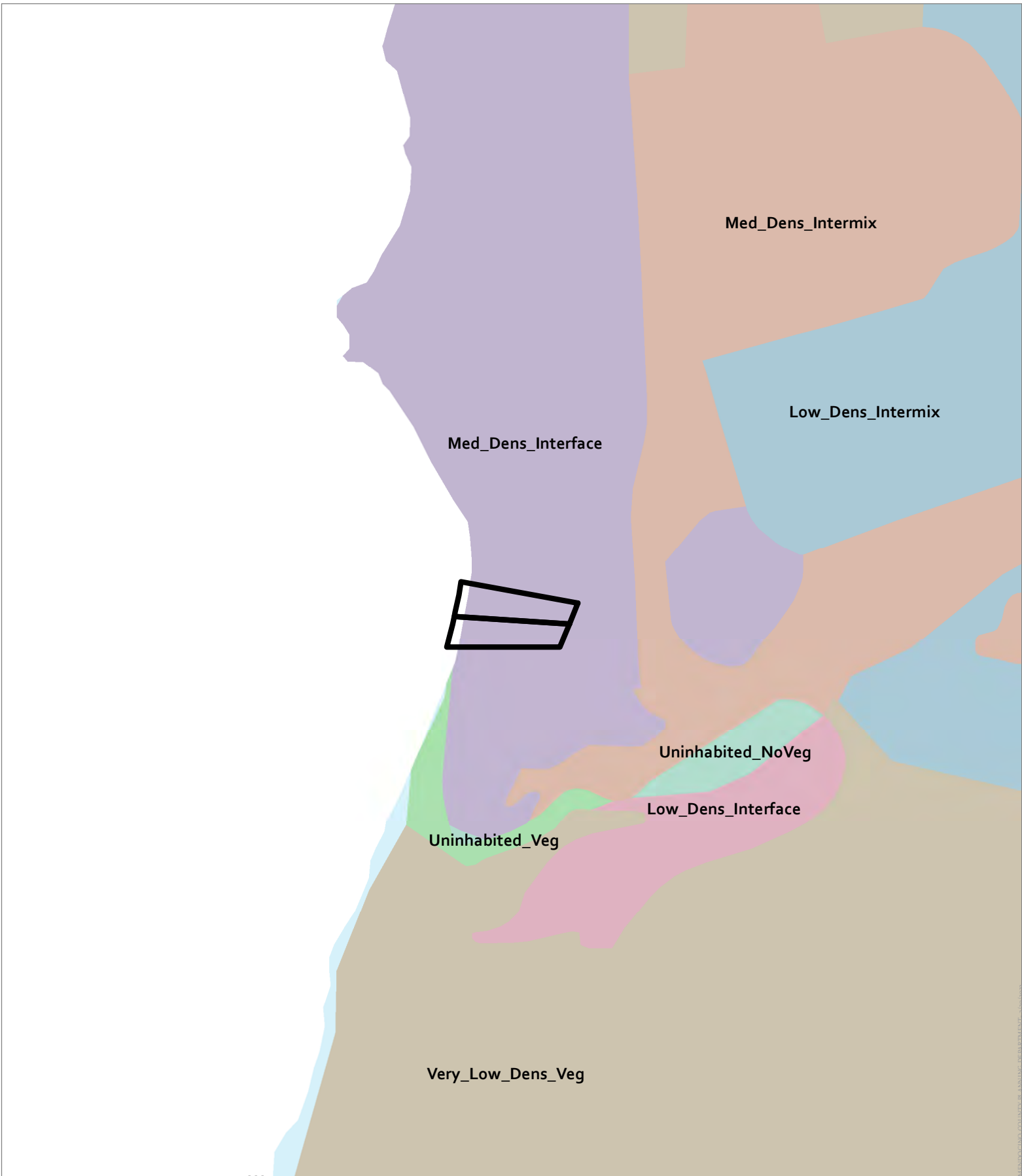
 County Fire Districts



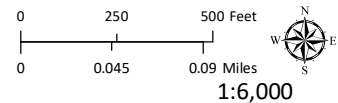
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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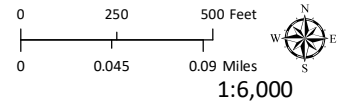
**WILDLAND-URBAN INTERFACE**

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 San Andreas Fault Zone



**EARTHQUAKE FAULT ZONES**

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**AREA OF  
MINIMAL FLOOD  
HAZARD *Zone X***

*Zone V*

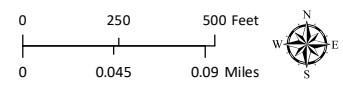


*Zone A*



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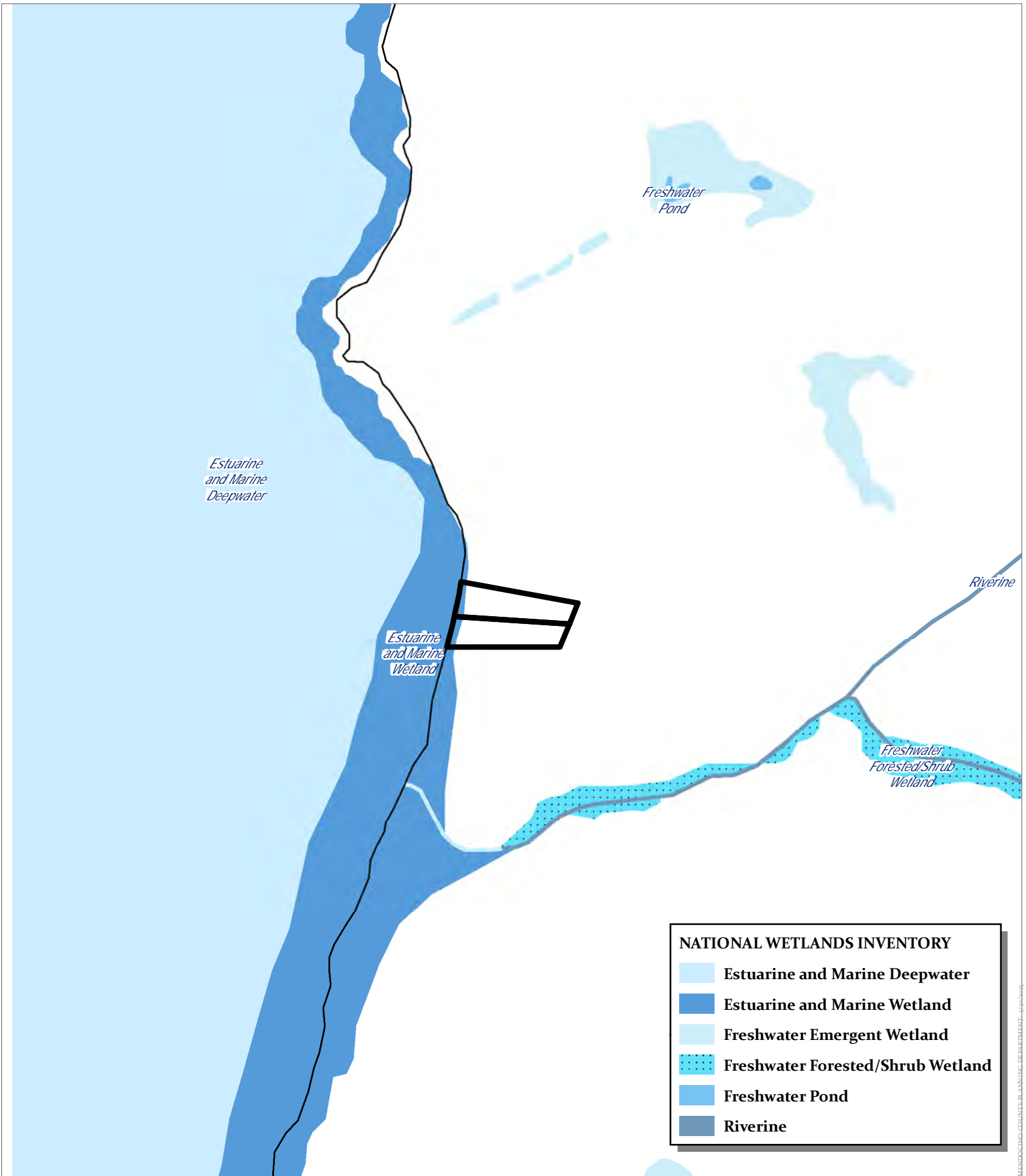
 LOMA Letters



**1:6,000**  
**FLOOD ZONES**

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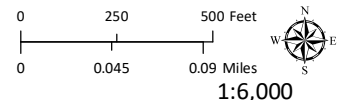
MEMPHIS COUNTY PLANNING DEPARTMENT 9/26/2023



**NATIONAL WETLANDS INVENTORY**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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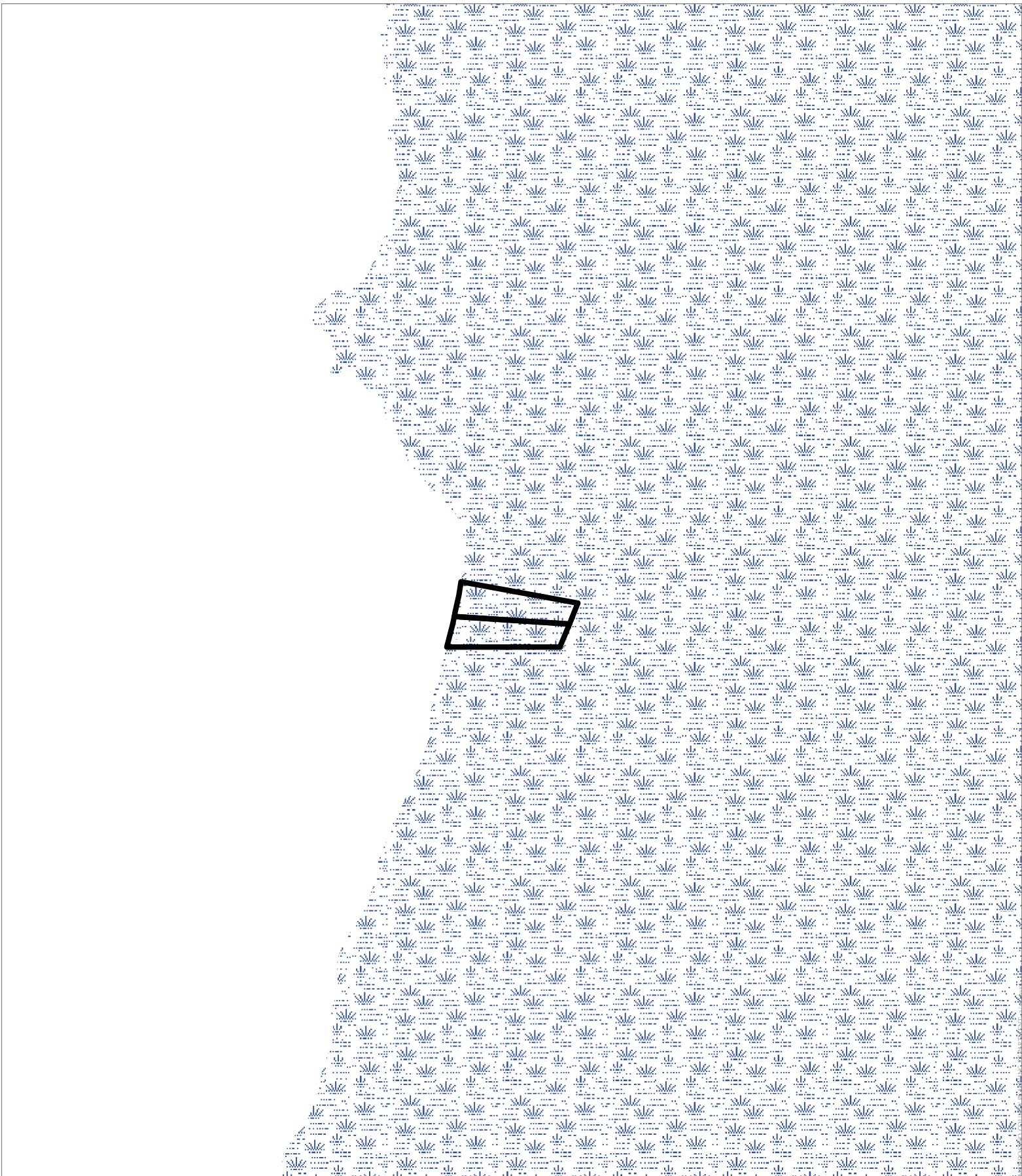


**WETLANDS**


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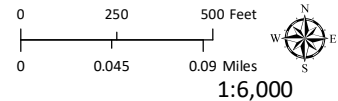
MEMPHIS COUNTY ENGINEERING DEPARTMENT 3/27/2023





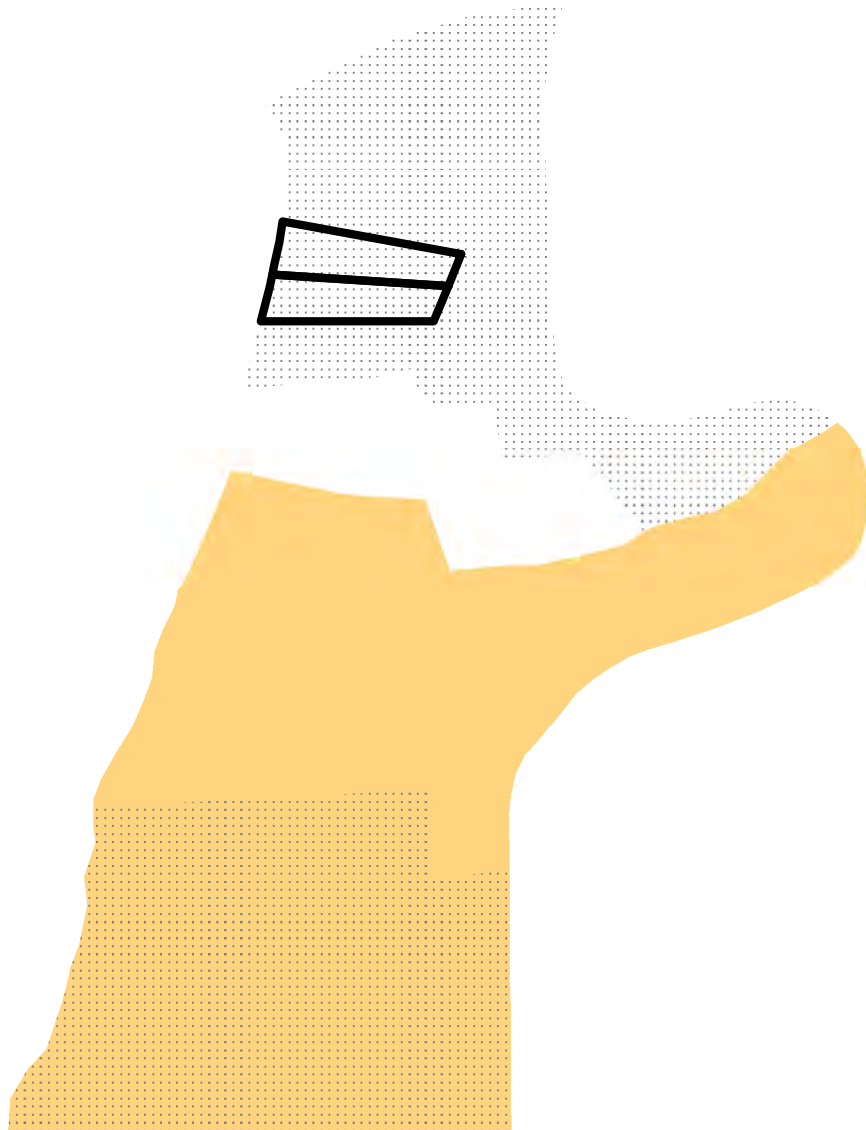
**CASE: B 2023-0006**  
**OWNER: OTTOBONI, Thomas & Susanne**  
**APN: 132-050-04 & 05**  
**APLCT: Thomas & Susanne Ottoboni**  
**AGENT: SHN, Matt Herman**  
**ADDRESS: 15220 Irish Beach Dr., Manchester**

 Marginal Water Resources





**COASTAL GROUND WATER RESOURCES**

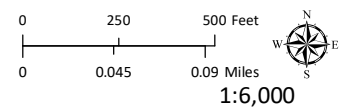
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MEMPHIS COUNTY PLANNING DEPARTMENT - 9/26/2023

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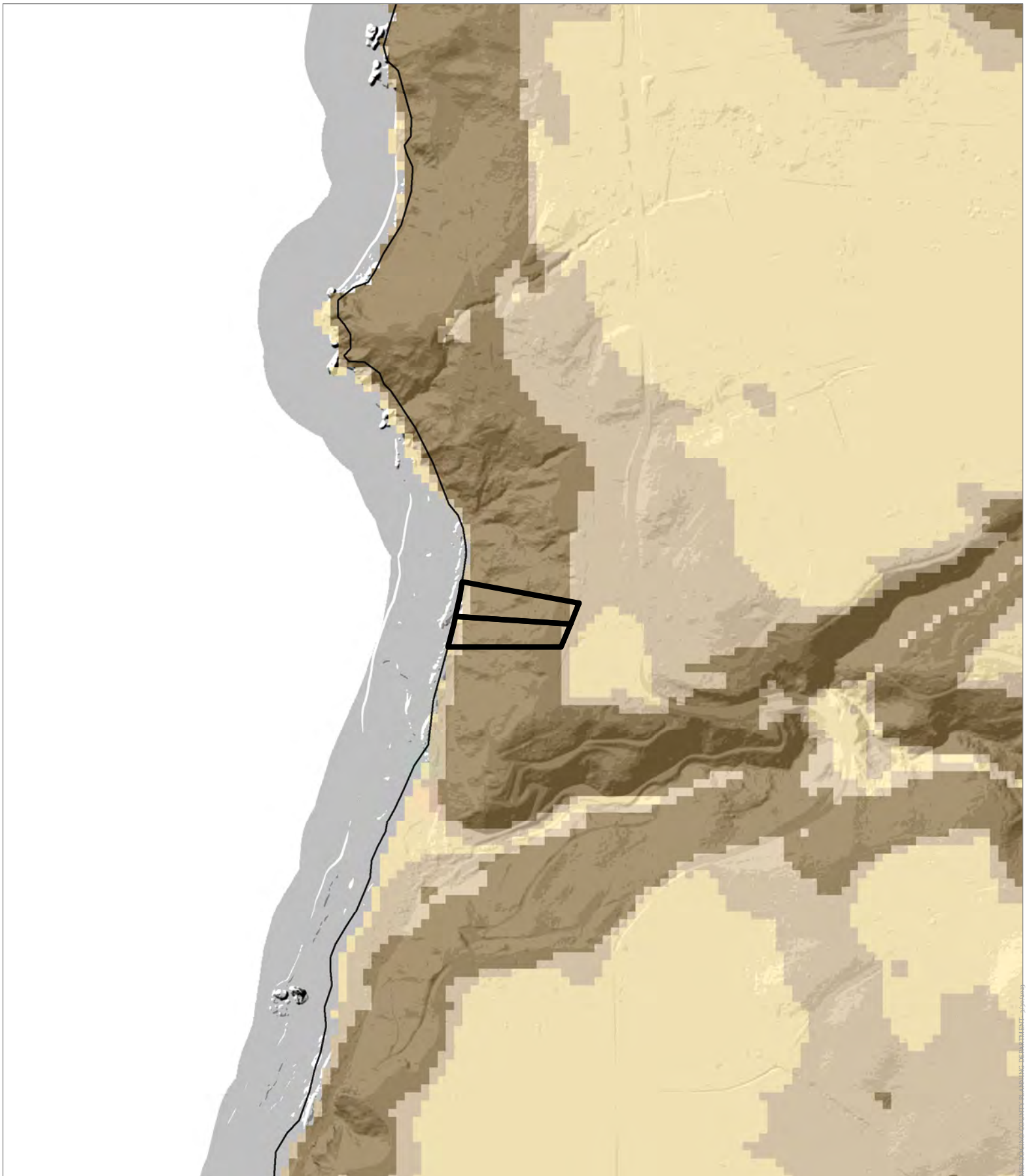
 Tree Removal Area  
 Highly Scenic Area



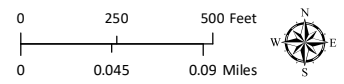
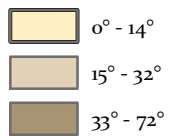
**HIGHLY SCENIC & TREE REMOVAL ZONES**

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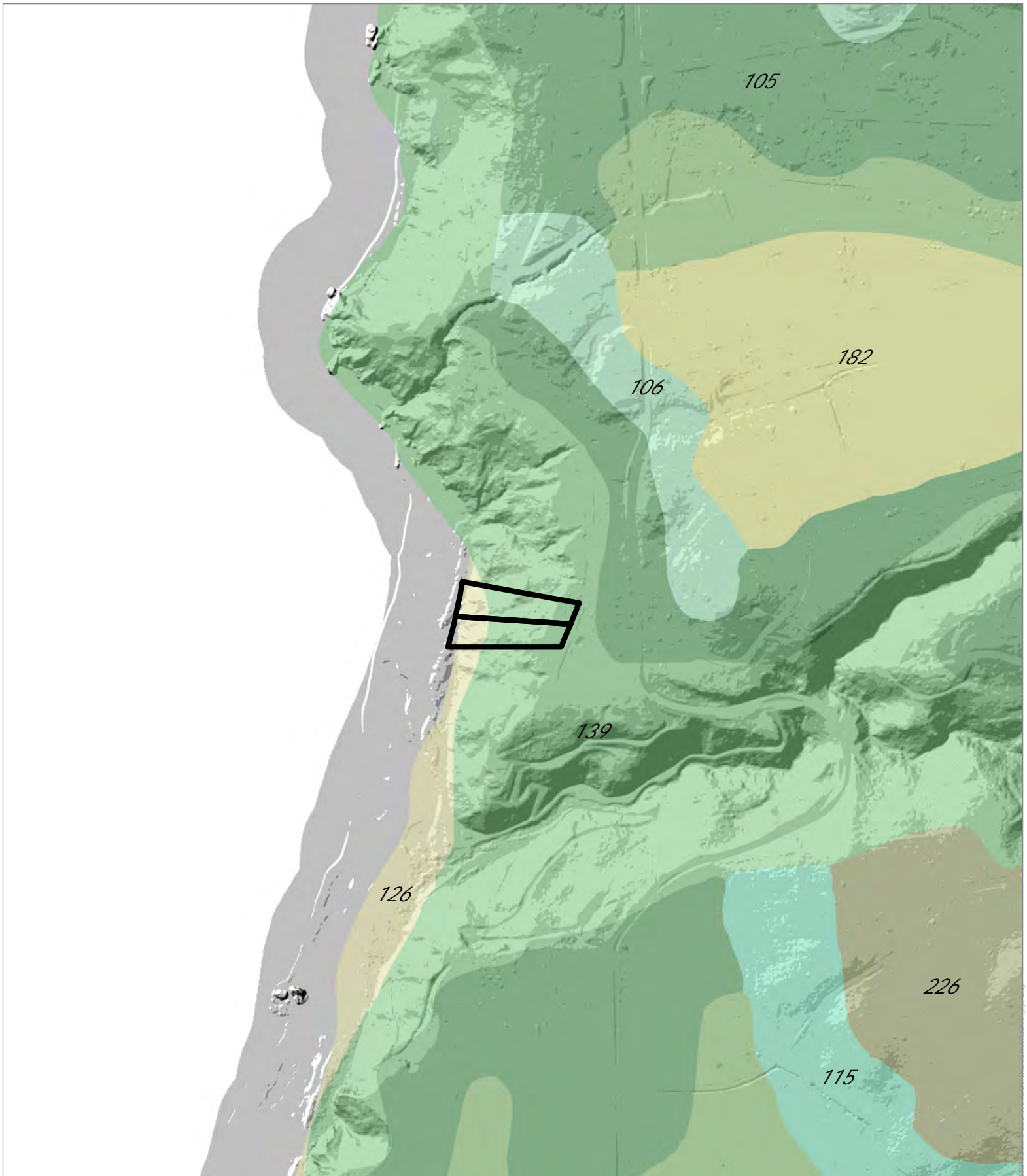


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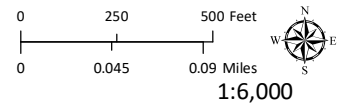


1:6,000  
**ESTIMATED SLOPE**

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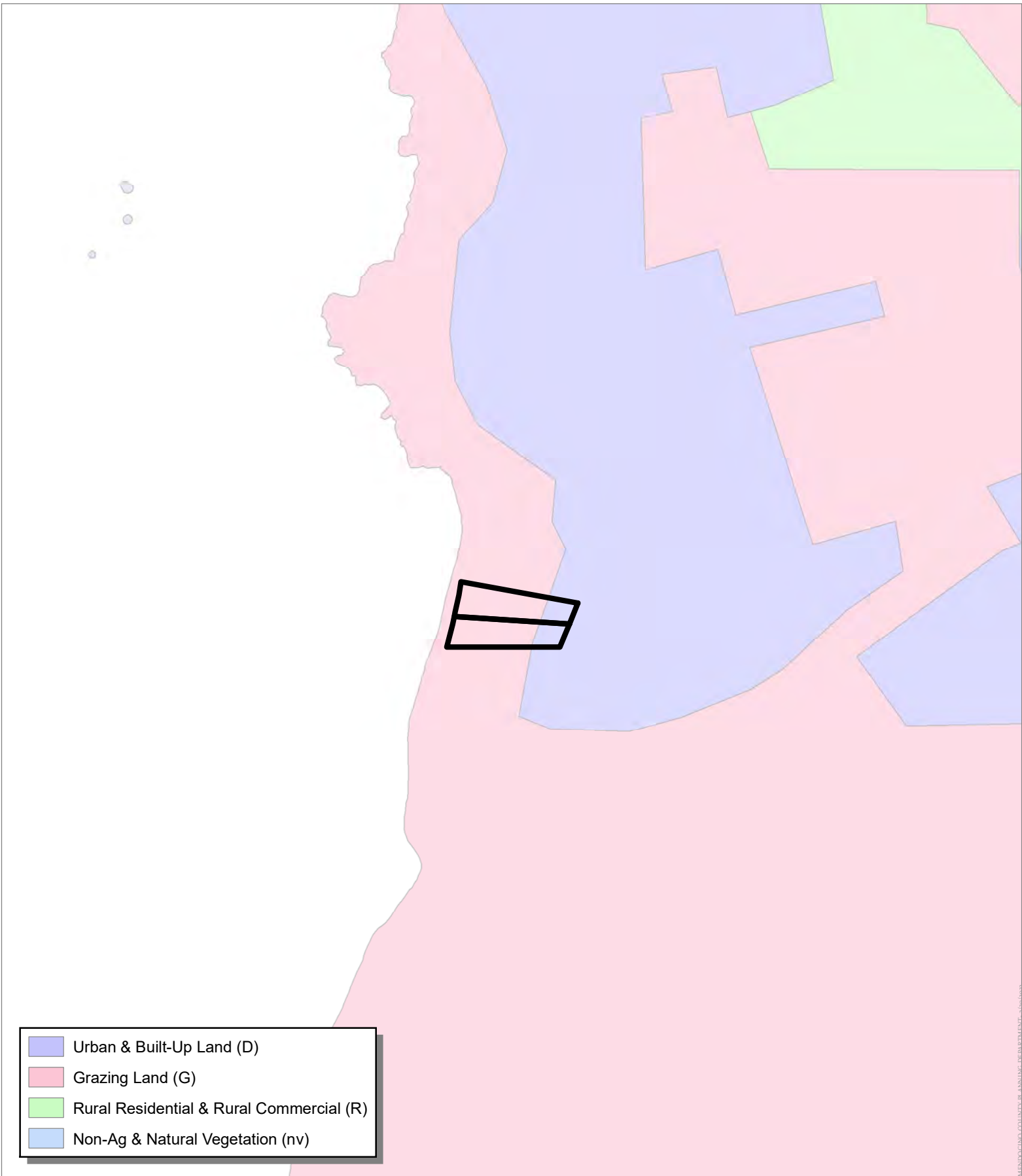
**CASE: B 2023-0006**  
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**APN: 132-050-04 & 05**  
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



**WESTERN SOIL CLASSIFICATIONS**

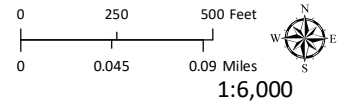
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-  Urban & Built-Up Land (D)
-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)
-  Non-Ag & Natural Vegetation (nv)

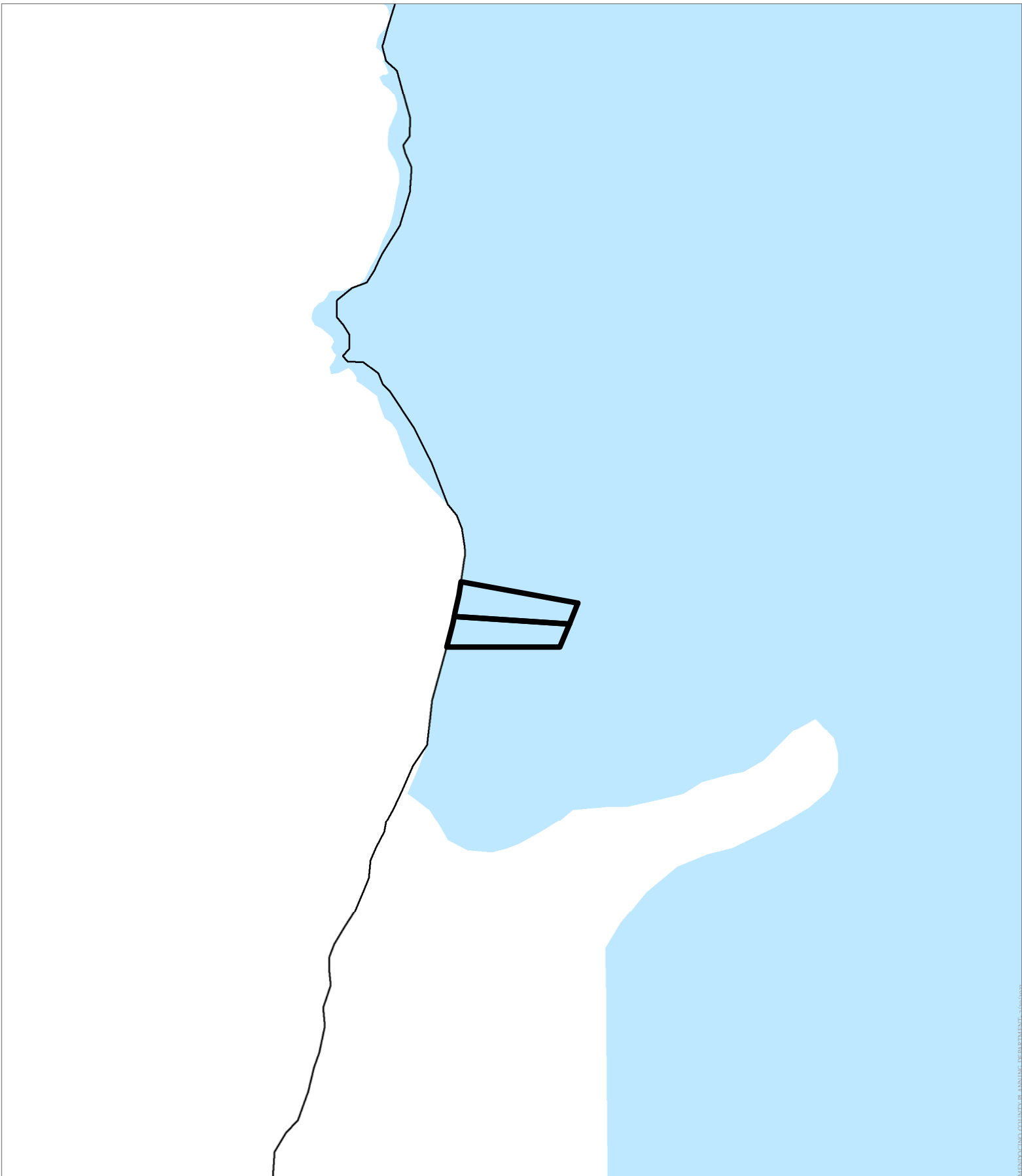
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**IMPORTANT FARMLANDS**

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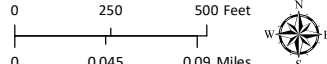
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/26/2023



MEMPHIS COUNTY PLANNING DEPARTMENT - 9/26/2023

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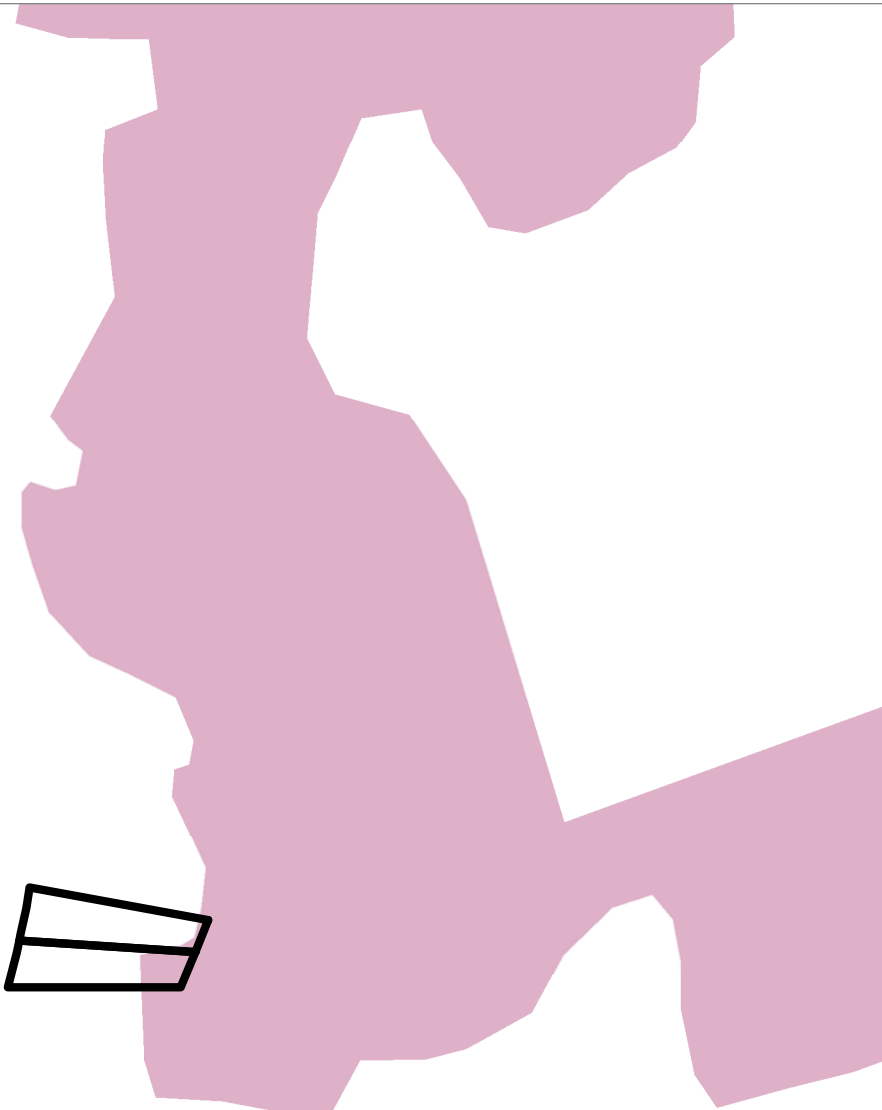
 County Water Districts



1:6,000  
**WATER DISTRICT**

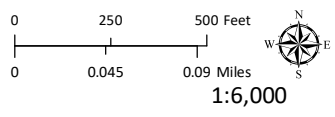
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**DWR Crop Type**  
**Crop2014**  
Urban

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**DWR CROP TYPE**

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MEMPHIS COUNTY HEALTH DEPARTMENT - 9/26/2023