

## Jocelyn Gonzalez-Thies

---

**From:** Jocelyn Gonzalez-Thies  
**Sent:** Wednesday, June 7, 2023 12:05 PM  
**To:** pbs  
**Subject:** RE: CDP\_2018-0012 - Sheppard - CDFW Comments

Mendocino County

JUN 07 2023

Planning & Building Services

---

**From:** Liebenberg, Angela@Wildlife <[Angela.Liebenberg@wildlife.ca.gov](mailto:Angela.Liebenberg@wildlife.ca.gov)>  
**Sent:** Wednesday, June 7, 2023 11:23 AM  
**To:** Liam Crowley <[crowleyl@mendocinocounty.org](mailto:crowleyl@mendocinocounty.org)>  
**Cc:** Ryan, Jessica@Wildlife <[Jessica.Ryan@Wildlife.ca.gov](mailto:Jessica.Ryan@Wildlife.ca.gov)>; pbs <[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)>  
**Subject:** CDP\_2018-0012 - Sheppard - CDFW Comments

Dear Planning and Building Services -

This is in response to the request for comments on CDP\_2018-0012. This permit application is an "after the fact request to construct a single-family residence, associated and ancillary structures less than 100 ft. from sensitive habitat areas." The current referral specifically requests comments on 3/1/2023 improvement plans, a request to "revise the type/extent of ESHA on site," and proposed mitigation measures. On April 28, 2023, I participated in a site visit that included CDFW Environmental Scientist Jessica Ryan, County staff (Juliana Cherry and Alexander Sequeira), and landowner Noah Sheppard.

We offer the following informal comments and recommendations on this project in our role as a Trustee and Responsible Agency under the California Environmental Quality Act (CEQA; California Public Resources Code section 21000 et seq.). These comments are intended to assist the Lead Agency in making informed decisions early in the review process.

Based on review of the provided documentation, and discussion during the site visit, the project includes additional new construction as well as the "after the fact" work. A new road (driveway) alignment is proposed that was not previously assessed for potential environmental impacts. During the site visit, it had not yet been determined what the required width of the road would be, potentially ranging from 18-22 feet. Additionally, at that time a geotechnical report was pending.

County Planner Juliana Cherry prepared a Memorandum dated August 12, 2021 in response to a request from the consultant, which included a proposal to revise the type and extent of Environmentally Sensitive Habitat Areas (ESHAs) previously documented. In general, I concur with recommendations contained in the August 12, 2021 Memorandum, specifically recommendations relating to avoidance and minimization measures contained in documents prepared by the consultant.

### Recommendations:

1. A qualified professional (biologist) should document and assess the expected biological impacts of construction of the new road. This assessment should specifically identify potential impacts to Environmentally Sensitive Habitat Areas (ESHAs) and associated buffer areas.
2. A mitigation plan should be prepared by a qualified professional which addresses all impacts, including the "after the fact" work as well as impacts that will be caused by construction of the new road. In

addition to revegetation with appropriate locally-native species, mitigation should include removal of invasive species on the site, and continued maintenance until invasive species are eradicated.

3. Revegetation and landscaping on the property should consist of native and non-invasive species. Native species should reflect those found in the natural communities surrounding the project site. Non-native species used in landscaping should be non-invasive and should be primarily restricted to the areas immediately surrounding the residence and accessory structures.
4. Final documentation of the impacts and proposed mitigations for the entire project should be referred to appropriate agencies for review and comment.
5. The County should consider recording a deed restriction as described in the August 12, 2021 Memorandum prepared by County Planner Juliana Cherry. The proposed deed restriction would, in part, identify ESHAs, associated buffers, and restoration planting areas.

I appreciate the opportunity to comment. If you have any questions, please feel free to contact me.

Thank you,

Angela

Angela M. Liebenberg

Senior Environmental Scientist – Supervisor

Coastal Conservation - Mendocino

California Department of Fish and Wildlife

32330 North Harbor Drive

Fort Bragg, CA 95437

Report poachers and polluters - 1 888 334-CALTIP (888 334-2258), 24 hours a day, seven days a week.

<https://www.wildlife.ca.gov/Enforcement/CalTIP>