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Subject: FW: comment on CDPM_2024-0001 (Aum Ishvi Benzvi CDP modification)
Date: Thursday, July 11, 2024 10:55:16 AM
Attachments: [image001.png](#)
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From: Kraemer, Melissa@Coastal <Melissa.Kraemer@coastal.ca.gov>
Sent: Wednesday, July 10, 2024 11:15 AM
To: Sandy Arellano <arellanos@mendocinocounty.gov>
Cc: Julia Krog <krogj@mendocinocounty.gov>; pbscommissions <pbscommissions@mendocinocounty.gov>; Garrison, Jennifer@Wildlife <jennifer.garrison@wildlife.ca.gov>
Subject: comment on CDPM_2024-0001 (Aum Ishvi Benzvi CDP modification)

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Dear Sandy

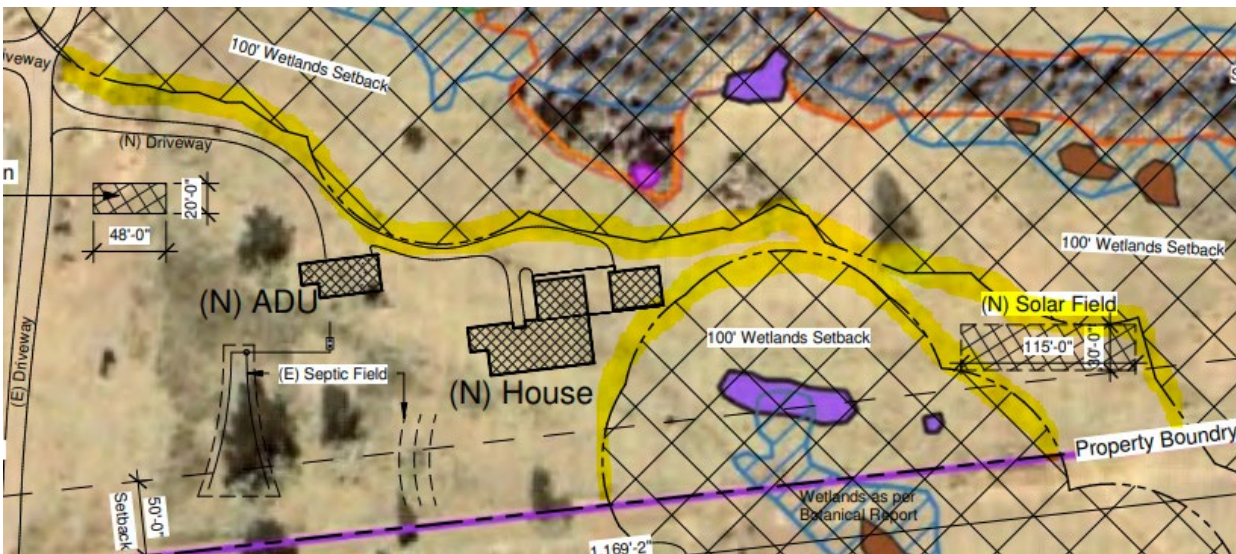
Reviewing the staff recommendation for tomorrow's hearing, we note that the recommended conditions do not include those all of those recommended by CDFW or Coastal Commission staff, particularly CDFW comment #3 and related CCC comments. As noted in the report, we had the following comments:

CDFW: Recommended: 1) Plant only locally native species property wide (with exclusion of vegetable crops grown within the hoop house). 2) Target removal of invasive species for a period of five (5) years property wide. 3) CDFW concurs with the Coastal Commission's recommendation to restrict the ESHA and ESHA buffers as open space and install symbolic fencing between development and the outer edge of ESHA buffers.

California Coastal Commission comments: We recommend the CDP include conditions restricting identified ESHA and ESHA buffers to open space and if appropriate requirements to install symbolic fencing of some sort between development and the outer edge of ESHA buffers as a visual reminder of areas that should be left in a natural, open space condition.

However, despite the report findings on page 5 stating otherwise, there are no conditions included regarding the requirement to install symbolic fencing or to restrict ESHA and ESHA buffers to open space through a requirement for the applicant to record an open space deed restriction against the property. Without such conditions, future property owners may be unaware of the restrictions on the use and enjoyment of the property, and without the requirement to erect permanent symbolic fencing (not just construction fencing), the current property owner and residents or tenants may overtime become unaware of restricted sensitive areas that the LCP requires be avoided and protected. Therefore, we recommend the County supplement/modify Conditions 12 to require the applicant to include on final building plans provisions for installing, prior to occupancy, low-stature, wildlife-friendly

fencing or natural demarcation barriers (e.g., boulders) along the 100-foot ESHA buffers prior to issuance of the CDP modification and to execute and record a deed restriction memorializing the permit conditions and the restrictions on the use and enjoyment of the property that run with the land and bind all successors and assigns. We recognize that there is quite a bit of ESHA translating to quite a lot of symbolic fencing (highlighted below). We are supportive of alternatives to fencing or combinations of fencing and alternatives that may make sense for the site and provide for a more natural, visually appealing development – such as the use of a combination of boulders or other natural materials, vegetation plantings, and different types/styles of low-stature, permeable fencing to, in combination, provide the visual reminder of restricted areas to avoid to protect the resources of the wetlands and ESHA.



Thanks, and let me know if you have questions.

Melissa B. Kraemer *(she/her)*

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