



# COUNTY OF MENDOCINO

## DEPARTMENT OF PLANNING AND BUILDING SERVICES

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### MEMORANDUM

**DATE:** SEPTEMBER 5, 2024  
**TO:** PLANNING COMMISSION  
**FROM:** KEITH GRONENDYKE, PLANNER III and RUSS FORD, SENIOR PLANNER  
**SUBJECT:** U\_2019-0006 (REDWOOD COAST RECREATION CENTER)

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This memo is concerning the above noted project to construct an open pavilion with a commercial kitchen, storage facilities, restrooms, a septic system for effluent disposal, concrete sidewalk all around, accessible parking space, improved gravel driveway and gravel parking area, pump house with well, install two 5,000-gallon water storage tanks, electrical pole, and underground services. The project will establish a reduced riparian buffer as well.

Concern has been raised about comments from the California Department of Fish and Wildlife (CDFW). Staff has reached out to CDFW multiple times and these comments are attached to this email in chronological order from most recent to oldest. There also was language within the staff report detailing the comments from CDFW. This language also is included with this memo.

**Attachments: Emails from California Department of Fish and Wildlife**

## Keith Gronendyke

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**From:** Garrison, Jennifer@Wildlife <jennifer.Garrison@wildlife.ca.gov>  
**Sent:** Tuesday, July 30, 2024 9:50 AM  
**To:** Keith Gronendyke  
**Subject:** MND for Use Permit/CDP U\_2019-0006 (RCWC)

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Keith,  
CDFW previously conducted a site visit and provided comments on this Use and Coastal Development permit, which were incorporated into the project as were the WRA's recommendations and mitigation measures. We have reviewed the MND and do not anticipate sending additional comments no additional comments on this project or MND.

Jenn

**Jennifer Garrison**  
Senior Environmental Scientist Specialist  
Coastal Conservation Planning – Northern Region  
32330 North Harbor Drive, Ft Bragg, CA 95437  
707-477-7792  
[Jennifer.Garrison@wildlife.ca.gov](mailto:Jennifer.Garrison@wildlife.ca.gov)

REPORT POACHERS & POLLUTERS: 1-888-334-2258

## Keith Gronendyke

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**From:** Garrison, Jennifer@Wildlife <jennifer.garrison@wildlife.ca.gov>  
**Sent:** Thursday, May 9, 2024 3:10 PM  
**To:** Keith Gronendyke  
**Cc:** Garrison, Jennifer@Wildlife  
**Subject:** RE: Use Permit Application, U 2019-0006

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Keith,

Thank you for your patience as I went back through my previous correspondence and notes to Steven Switzer.

Steven and I conducted a site visit with the Recreation's Board members and consultants (WRA and Deborah Lenox) on March 5, 2024. CDFW recognizes this has been a long permitting process for the applicant and appreciates the County's consideration of CDFW input throughout this process, which goes back several years. The project site is an actively managed recreational park. The maintenance of understory vegetation reflects this. Prior to the site visit, I had questions regarding WRA's statement that the impacts from the septic system would be temporary. During the site visit, the reason for this statement was made clear when it was explained that the septic system would be above-ground and revegetated using locally native species and through natural regeneration of species including northern Bishop pine (*Pinus muricata*) and other shrubs including manzanita and ceanothus species.

CDFW thanks the County for the opportunity to provide the following information and recommendations in our Trustee Agency role to the County of Mendocino as Lead Agency. CDFW concurs the 50 foot buffer reduction is appropriate if:

1. Incorporate the mitigation measures from the WRA biological report as conditions of the Use permit.
2. Target the removal of non-native, invasive species property-wide for a minimum of five years and encourage the development of an invasive plant species management component into any future park maintenance/management plans.
3. Require locally native plant species to be installed for landscaping (in addition to any planted to offset temporary impacts from development).

If you have any questions regarding these comments, please give me a call to discuss.

Thank you, Jenn Garrison

**Jennifer Garrison**  
Senior Environmental Scientist Specialist  
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32330 North Harbor Drive, Ft Bragg, CA 95437  
707-477-7792  
[Jennifer.Garrison@wildlife.ca.gov](mailto:Jennifer.Garrison@wildlife.ca.gov)

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**From:** Keith Gronendyke <gronendykek@mendocinocounty.gov>  
**Sent:** Wednesday, May 8, 2024 2:56 PM  
**To:** Garrison, Jennifer@Wildlife <jennifer.Garrison@wildlife.ca.gov>  
**Subject:** RE: Use Permit Application, U 2019-0006

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Good Afternoon Jennifer,

The above noted project located at 38381 Ocean Ridge Drive in Gualala is not appealable to the Coastal Commission. I have attached a map for your reference.

Thank you,

Keith Gronendyke  
Planner III  
Mendocino County

**From:** Garrison, Jennifer@Wildlife <jennifer.Garrison@wildlife.ca.gov>  
**Sent:** Friday, May 3, 2024 11:16 AM  
**To:** Keith Gronendyke <gronendykek@mendocinocounty.gov>  
**Subject:** RE: Use Permit Application, U 2019-0006

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Keith,  
One last question. Is this project subject to Coastal Commission appeal? If yes, would it be okay for me to cc Bente on my response? It is my understanding she is the CCC staff person reviewing permits south of the Navarro river.

Please let me know. Thank you, Jenn

**Jennifer Garrison**  
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32330 North Harbor Drive, Ft Bragg, CA 95437  
707-477-7792  
[Jennifer.Garrison@wildlife.ca.gov](mailto:Jennifer.Garrison@wildlife.ca.gov)

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**From:** Keith Gronendyke <gronendykek@mendocinocounty.gov>  
**Sent:** Friday, May 3, 2024 10:51 AM  
**To:** Garrison, Jennifer@Wildlife <jennifer.Garrison@wildlife.ca.gov>  
**Subject:** RE: Use Permit Application, U 2019-0006

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Jennifer,

I would like to continue processing this application as soon as possible as it has been ongoing since 2019, so as soon as you can get me comments I would appreciate it.

Thanks,

Keith Gronendyke

**From:** Garrison, Jennifer@Wildlife <[jennifer.garrison@wildlife.ca.gov](mailto:jennifer.garrison@wildlife.ca.gov)>  
**Sent:** Friday, May 3, 2024 10:37 AM  
**To:** Keith Gronendyke <[gronendykek@mendocinocounty.gov](mailto:gronendykek@mendocinocounty.gov)>  
**Subject:** RE: Use Permit Application, U 2019-0006

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Thank you, Keith.

I did provide comments but Steven requested I specifically address the buffer reduction; I need to re-review the documents. What is your timeline to get comments back from CDFW?

Please let me know. Thank you for your patience, Jenn

**Jennifer Garrison**

Senior Environmental Scientist Specialist  
Coastal Conservation Planning – Northern Region  
32330 North Harbor Drive, Ft Bragg, CA 95437  
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[Jennifer.Garrison@wildlife.ca.gov](mailto:Jennifer.Garrison@wildlife.ca.gov)

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**From:** Keith Gronendyke <[gronendykek@mendocinocounty.gov](mailto:gronendykek@mendocinocounty.gov)>  
**Sent:** Friday, May 3, 2024 10:34 AM  
**To:** Garrison, Jennifer@Wildlife <[jennifer.garrison@wildlife.ca.gov](mailto:jennifer.garrison@wildlife.ca.gov)>  
**Subject:** RE: Use Permit Application, U 2019-0006

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Yes it is, at 38381 Ocean Ridge Drive in Gualala.

Keith Gronendyke

**From:** Garrison, Jennifer@Wildlife <[jennifer.garrison@wildlife.ca.gov](mailto:jennifer.garrison@wildlife.ca.gov)>  
**Sent:** Friday, May 3, 2024 10:16 AM  
**To:** Keith Gronendyke <[gronendykek@mendocinocounty.gov](mailto:gronendykek@mendocinocounty.gov)>  
**Subject:** RE: Use Permit Application, U 2019-0006

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Is this the Redwood Community Center?  
Jenn

**Jennifer Garrison**

Senior Environmental Scientist Specialist  
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[Jennifer.Garrison@wildlife.ca.gov](mailto:Jennifer.Garrison@wildlife.ca.gov)

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**From:** Keith Gronendyke <[gronendykek@mendocinocounty.gov](mailto:gronendykek@mendocinocounty.gov)>

**Sent:** Friday, May 3, 2024 10:02 AM

**To:** Garrison, Jennifer@Wildlife <[jennifer.Garrison@wildlife.ca.gov](mailto:jennifer.Garrison@wildlife.ca.gov)>

**Subject:** Use Permit Application, U 2019-0006

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Good Morning Jennifer,

I am emailing you concerning the above noted project in Gualala to construct some additional infrastructure. This is a project that has been assigned to numerous planners with Mendocino County, and yet again, it has been handed off again, to me. I saw comments from Debra Lennox that you, her, project representatives and Planner Steven Switzer met at the site. You were going to provide Mr. Switzer with comments, but he is no longer with Mendocino County. If you could please forward any emails to Mr. Switzer to me, I would appreciate it.

Thank You,

Keith Gronendyke  
Planner III  
Mendocino County

Staff reached out to the representative for the California Department of Fish and Wildlife (CDFW) for comments on the reduced buffer of fifty feet and CDFW concurred with the reduced buffer and mitigation measures proposed in the WRA Environmentally Sensitive Habitat Area Survey along with additional mitigation measures proposed by CDFW. Additional mitigation measures in a subsequent document, a Report of Compliance, completed by WRA and submitted to the Mendocino County Planning Department on May 3, 2024, also are incorporated into the conditions of approval. These mitigation measures can be found as Condition **Numbers 14 to 29** of Exhibit A to the Resolution.