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By James Feenan at 8:08 am, Oct 30, 2024

From: Jansen, Bente@Coastal
To: pbscommissions
Cc: [Keith Gronendyke](mailto:Keith.Gronendyke); [Julia Krog](mailto:Julia.Krog); Leavitt, Amber@Coastal
Subject: FW: U_2019-0006 (RCWC) Gualala
Date: Tuesday, October 29, 2024 2:29:40 PM
Attachments: [image001.png](#)

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Good afternoon,

We received the staff report for U_2019-0006 yesterday (10/28/2024). The staff report states that the Coastal Commission did not have a response, we wanted to clarify that we did provide comments and requested clarification on January 25, 2023. Please see below for prior comments provided to Juliana Cherry.

Additionally, the project description has changed quite substantially since the re-referral in December of 2022. Did the County re-refer this project? And is that the normal procedure when the project description changes?

Furthermore, the staff report states that portions of the proposed development is within the 50-foot and 100-foot ESHA buffer and that approximately 0.27 acres of bishop pine forest ESHA will be permanently impacted. Referring to the initial comments we submitted in January 2023 (below), we wanted to clarify whether bishop pine was being removed since it was not described in the scope of work/project description. Since we did not receive a response or any clarification on that point, we were not afforded the opportunity to provide further comments. As proposed with direct impacts to bishop pine ESHA and with impermissible development within the ESHA buffer, the project appears to not be consistent with Coastal Element Policy 3.1-7 of the certified LCP. We recommend that the County request the applicant to explore alternatives that would avoid siting development within ESHA and ESHA buffers, because only resource dependent uses are allowable in ESHA and within ESHA buffers under the County's LCP.

Best,



Bente Jansen (*she/her*)
Coastal Program Analyst

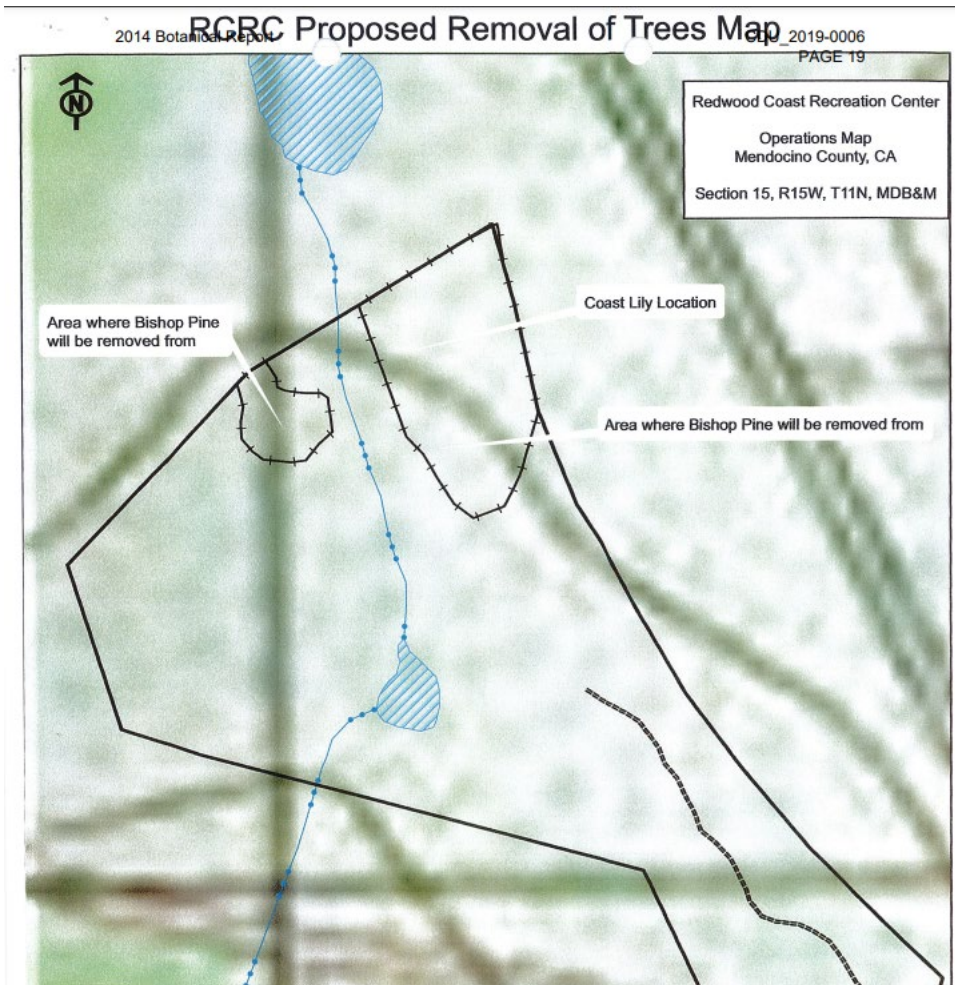
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Phone: (707) 826-8950 ext. 5
Email: bente.jansen@coastal.ca.gov

From: Jansen, Bente@Coastal
Sent: Wednesday, January 25, 2023 1:51 PM
To: Juliana Cherry <cherryj@mendocinocounty.org>
Subject: U_2019-0006 (RCWC) Gualala

Good afternoon Juliana,

Please see below for my initial comments regarding the above referenced coastal development use permit.

1. In one of the maps (labeled RCRC Proposed Removal of Trees Map and included below) there are areas outlined for the removal of Bishop Pine trees however this is not reflected in the project description. If removal of Bishop Pine is still a part of the proposal, this should be reflected in the project description. Please clarify.



Thank you,
Bente



Bente Jansen (*she/her*)
Coastal Program Analyst

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