



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT FOR ADMINISTRATIVE CDP**

**JUNE 22, 2021
CDP_2021-0001**

SUMMARY

OWNER: SHERYL CHARBONEAU
PO BOX 305
REDWOOD VALLEY, CA 95470

AGENT: GARY AUBLE
PO BOX 267
WILLITS, CA 95490

REQUEST: Administrative Coastal Development Permit to construct a 1,680 square foot single family dwelling with an attached deck. Include associated infrastructure, parking area, production well, septic system, water tank, and connection to utilities.

LOCATION: In the Coastal Zone, north of Abalone Point, 3.9 miles north of Westport, on the east side of Seascapes Drive; located at; 41301 Seascapes Drive, Westport; APN: 013-830-02.

TOTAL ACREAGE: 20.04± Acres

GENERAL PLAN: Remote Residential (RMR20) Mendocino County Coastal Element Chapter 4.2

ZONING: Remote Residential District (RMR20) Mendocino County Coastal Zoning Code

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 3(a)

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: TIA SAR

BACKGROUND

PROJECT DESCRIPTION: The proposed development consists of the proposed single family residence with an attached deck, parking area, water tank, production well, new septic system, connection to utilities and associated infrastructure, including existing driveway onsite.

APPLICANT'S STATEMENT: "New Single family residence to be built on vacant lot with addition of new septic system. Existing driveway to be surfaced with crushed base rock. All soils from construction to be moved off site to preserve natural flora and fauna of the setting. All areas disturbed to be reseeded with native grasses and coastal willows."

"Addition of 2,000 gallon water tank and 125 gallon tank to be at rear of structure. No fencing to be added."

RELATED APPLICATIONS:

- BF_2021-0092 SFR (Hold)
- PR2020-0034 Septic (Hold)
- CDP 36-05 SFR (Adjacent Parcel 013-830-03)
- CDP 88-98 & CDV 15-98 SFR (Adjacent Parcel 013-830-05)
- CDP 117-03 SFR (Adjacent Parcel 013-870-02)
- CDP 109-02 SFR (Adjacent Parcel 013-840-05)
- CDP 41-00 SFR (Adjacent Parcel 013-870-01)
- CDP 107-00 SFR (Adjacent Parcel 013-850-09)
- CDP 03-05 SFR (Adjacent Parcel 013-840-03)
- CDP 71-05 SFR (Adjacent Parcel 013-870-04)

BACKGROUND INFORMATION: Section 4.2 of the County of Mendocino Coastal Element describes the project vicinity as follows:

The Westport Beach Subdivision Map (dated 197) shows that this subdivision lies east of Highway 1 with the exception of one parcel and that 33 of its 80 20-acre residential parcels are located wholly within the coastal zone. A study prepared by the California Coastal Commission staff in 1978 concluded that 20 parcels are bisected by the zone and that of those twenty only three parcels has the primary building site within the coastal zone, thus at full buildout 37 homes will be constructed on roughly 700 acres (some parcels are larger than 20 acres) within the coastal zone.

SITE CHARACTERISTICS: The site is located within the Coastal Zone, 3.9± miles north of Westport, lying on the east side of State Route 1, located at 41301 Seascape Drive, Westport; APN: 013-830-20. The proposed project site is situated east of two view turnouts located along State Route 1, can be accessed from Seascape Drive.

The vacant parcel is 20.04 acres in size, located on a coastal scrub hillslope. The majority of the property is non-forested grassy fields or shrublands. The site has an elevation of about 140 feet. Drainage with riparian vegetation runs down the northern portion of the parcel. There's an existing road that is visible on the western portion of the subject parcel. A coastal trail from Shelter Cove to Noyo River crosses through the eastern portion of the area. (See attached Slope maps).

SURROUNDING LAND USE AND ZONING: As listed on Table 1, the surrounding lands are classified and zoned similarly to the project site, with the exception of the property immediately to the east and west (See attachments General Plan Classifications and Zoning Districts).

TABLE 1: SURROUNDING LAND USE AND ZONING

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Remote Residential (RMR20)	Remote Residential (RMR20)	20 ± Acres	Vacant
EAST	Forest Land (FL160)	Timberland Production	38 ± Acres	Vacant
SOUTH	Remote Residential (RMR20)	Remote Residential (RMR20)	20 ± Acres	Residence
WEST	Open Space-DPR	Open Space	14 ± Acres	Open Space

PUBLIC SERVICES:

Access: Department Of Transportation
 Fire District: State Responsibility Area

Water District: NONE
Sewer District: NONE
School District: Westport Unified

AGENCY COMMENTS: On April 22, 2021 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENTS
California Department of Transportation	Comments
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (FB)	No Comment
County Addresser	No Comment
Department of Transportation (DOT)	Comments
Environmental Health (FB)	Comments
Planning Division (Ukiah)	No Comment
CALFIRE (Land Use)	No Response
California Coastal Commission	Comments
California Dept. of Fish & Wildlife	No Comment
US Fish & Wildlife Service	No Response
CALTRANS	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Comment
Sherwood Valley Band of Pomo Indians	No Response

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified as Remote Residential District with a twenty (20) acre minimum parcel size. The Remote Residential District classification is intended to,

"... be applied to lands within the Coastal Zone which have constraints for commercial agriculture, timber production or grazing, but which are well-suited for small scale farming, light agriculture and low density residential uses, or where land has already been divided and substantial development has occurred."

The proposed project of a single family residence, an attached deck, parking area, water tank, new septic system, connection to utilities and associated infrastructure, including existing driveway onsite on a 20 Acres parcel, is a principally permitted use in the Remote Residential Land (RMR) Use classification. The proposed single family residential is consistent with the Coastal Element of the Land Use Plan, Chapter 2, Subsection 2.2, which allows one (1) single family residence per 20 acres.

Zoning: The project site is located within the Remote Residential District (RMR), as shown on Zoning Display Map. Mendocino County Code (MCC) Section 20.380.005, states:

"... this district is intended to be applied to lands within the Coastal Zone which have constraints for commercial agriculture, timber production or grazing, but which are well-suited for small scale farming, light agriculture and low density residential uses, or where

land has already been divided and substantial development has occurred..”

The proposed single family residence with an attached deck, parking area, water tank, production well, new septic system, connection to utilities and associated infrastructure, including existing driveway onsite are principally permitted uses within the Remote Residential District, pursuant to Mendocino County Code (MCC) Chapter 20.380 and 20.456. The project would comply with the minimum 50 foot front, rear, and side yard setback requirements for the RMR District for a parcel of this size. The maximum building height allowed in the RMR District is 28 feet above the natural grade for Non-Highly Scenic Areas. The maximum height of the proposed project components would be 27 feet and 6 inches in height. The project, as proposed, would result in lot coverage of less than 20 percent.

Visual Resources: The purpose of MCC Section 20.504 is to “insure that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas.”

The proposed project site is designated as non-Highly Scenic area, but is situated east of two view turnouts located along State Route 1. The proposed project would be visible heading north on State Route 1. As proposed, the project would be subordinate to the natural setting and would minimize reflective surfaces pursuant to the development criteria for non-Highly Scenic Areas, per MCC Section 20.504.015(C).

Staff reviewed the proposed colors and building materials submitted and finds the proposed project would be consistent with the development criteria in protecting the visual resources in a highly scenic area. To ensure the project utilizes the correct building materials which have been selected to blend in hue and brightness with their surroundings, the project’s proposed color palette and roofing material are included by the Applicants to the County for approval. Any exterior lighting will be downcast and shielded. As proposed, the project would be consistent with the intent of Visual Resource and Special Treatment Areas (MCC Sec 20.504.005 (C)). See attachment and conditions.

Habitats and Natural Resources: The LCP Habitats & Resources Map does not identify sensitive resource areas within 100 feet of the proposed single family residence location. The site is mapped as Coastal Prairie land, Hardwood forest and Redwood identified on the parcel that borders. As proposed, the project would be a sufficient distance to ensure that environmentally sensitive habitat and other designated resource areas are protected for both the wildlife inhabiting them as well as the enjoyment of present and future populations. The project application was referred to California Department Fish and Wildlife (CDFW), US Fish and Wildlife Service, and California Coastal Commission (CCC) for input; our office received response from CCC recommending conditions. (Attached *LCP Habitats & Resources and Wetlands maps*) See conditions.

Applicant submitted a biological scoping survey that was conducted by Wynn Coastal Planning & Biology on October 1, 2020. The site includes a presumed Coastal Act defined wetland, ephemeral drainage, marsh and willow thickets, and areas of sensitive habitat. The proposed project avoids sensitive habitat areas by more than 100 feet; staff is recommending a minimum 100 foot buffer pursuant with MCC Sec 20.496.020. Staff finds the report to be sufficient as there are no sensitive resources shown within the 100 foot buffer area.

The focus of the study area was to determine if, and to what extent, special status plant communities, wetlands, and/or special status wildlife habitat that could be considered part of an Environmentally Sensitive Habitat Area (ESHA) occurred within 100 feet of the proposed development. Wynn Coastal Planning & Biology staff reviewed the California Natural Diversity Database (CNDDDB) flora and fauna maps to see what occurrences have been described in the area as well as the National Wetlands Inventory (NWI). Two type of presumed ESHA were identified within the study area according to the definitions by the California Coastal Act (CCA) and Mendocino County Local Coastal Plan (LCP).

“Wetland ESHA- Three areas of presumed Coastal Act wetland with hydrophytic vegetation and/or wetland hydrology occurred within the study area totaling approximately 0.72 acres. Two ephemeral drainages were present along the northern edge of the parcel. No surface water was observed within these concave linear features but vegetation within portions of them tended more toward species that can occur as hydrophytes and the features are likely to concentrate and convey rainwater during larger storms. To be conservative (more protective of potential special status resources) the ephemeral drainage were treated as presumed Coastal Act wetland for the purpose of this report.

“Plant Community ESHA-Two special status plant communities were identified on the property: Sitka willow thickets (Salix sitchensis Provisional Shrubland Alliance G4 S3?) and small-fruited bulrush marsh (Scirpus microcarpus Herbaceous Alliance G4 S2). These communities, as well as a small stand of red alder trees (Alnus rubra Forest Alliance G5 S4) were the main vegetation within the areas of presumed Coastal Act wetland.”

See the Results, Recommendations and Recommended Mitigation and Avoidance Measures on pages 24 thru 26 of the Biological Scoping Survey provided by the applicant. The conditions are listed per the recommendation of the Biological Report. As proposed, staff finds the project consistent with the development criteria of MCC Chapter 20.496 Environmentally Sensitive Habitat and Other Resource Areas. See conditions included.

Hazards Management: The parcel is located in an area classified with a “High Fire Hazard” severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire). The project application was referred to CalFire for input; however, no responses were received. Staff finds the project would not result in significant impacts.

Grading, Erosion, and Run-Off: Site preparation, including grading, in the areas of development is required to accommodate the proposed development. Additionally, trenching would be required to install underground utilities and piping, which would extend to the new residence from the proposed well and new septic system to be installed under the project.

At this time, this project does not propose grading amounts that would require an Air Quality Permit. The project would be required to implement standard Best Management Practices (BMPs) to prevent erosion and run-off during project construction and revegetate any bare soil as soon as feasible after the construction phase is complete. Staff finds the project would not result in significant erosion or run-off impacts.

Archaeological/Cultural Resources: The County of Mendocino regulates cultural resources under Section 22.12 of the County Code which requires projects to be reviewed by the Northwest Information Center at Sonoma State University. The proposed project was referred to Archaeological Commission, who responded with comments on April 28, 2021, recommending a meeting. As requested, the survey was submitted to and reviewed by the Mendocino County Archaeological Commission at the May 12, 2021 meeting and the survey recommendations were accepted as conditions to the project. No cultural resources were identified within the project area, thus the Discovery Clause was included as a condition.

Groundwater Resources: The project site is located within a mapped “Critical Water Area”. The subject parcel proposed a production well on site, which will be covered under this Coastal Development Permit. A septic system has been designed to accommodate the proposed development as part of the conditions and needs to be approved by the Division of Environmental Health (DEH). The project application was referred to Environmental Health (DEH) – Fort Bragg for input and they responded that the new well will require 100 foot. A new septic system design was submitted and approved by DEH.

Transportation/Circulation: The project would not contribute a significant amount of new traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Additionally, there are surrounding parcels that have already been developed and have homes that are occupied; therefore,

construction of a single family residence with attached deck is not anticipated to generate a significant amount of additional traffic beyond what presently exists. The project application was referred to the California Department of Transportation (Caltrans) and the Mendocino County Department of Transportation (MCDOT) for input. A response was received from MCDOT, dated April 27, 2021, in which they recommended conditional approval. See Conditions included

Public Access: The project site is located east of Highway 1 and is not designated as a potential public access trail location. There is no shoreline access on the site as shown on LCP Land Use Maps 7: Abalone, there is no element of the proposed project that would impede public access to the shore. Findings related to public access are not required for this project as the site is located east of the first public road paralleling the sea, consistent with MCC Section 20.532.095 (B)(1).

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303(a), 15303(d) and 15303(e).

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approve the proposed project and adopt the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed single family residence with an attached deck, parking area, water tank, production well, new septic system, connection to utilities and associated infrastructure, including existing driveway onsite is in conformity with the entire certified Local Coastal Program. The construction of a residence is a permitted use within the Remote Residential land use classification and are consistent with the intent of the RMR Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The residential lot has access to an existing driveway onsite. A required County approved access to a well and septic system to be installed; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Remote Residential Zoning District, as well as all other provisions of District II of Title 20 of the Mendocino County Code, including development criteria for Environmentally Sensitive Habitat Areas and Highly Scenic Areas, and preserves the integrity of the Remote Residential Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed single family residence with an attached deck, parking area, water tank, production well, new septic system, connection to utilities and associated infrastructure, including existing driveway onsite are categorically exempt pursuant to Sections 15303(a), 15303(d), and 15303(e); and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site and Condition 8 is in place when archaeological sites or artifacts are discovered; and

6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Construction of a single family residence with an attached deck, parking area, water tank, production well, new septic system, connection to utilities and associated infrastructure, including existing driveway onsite are not anticipated to significantly affect demands on public services.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Code. CDP_2021-0001 shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. CDP_2021-0001 shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

9. The Applicants shall secure an Air Quality Permit as required by the Air Quality Management District for the proposed project if grading work of 1 acre or 1 mile or greater is required.
10. Prior to final of a Building Permit, Mendocino Department of Transportation requires the following conditions of approval:
 - a. The private road within the access easement from APN: 013-830-02 to the Right of Way of State Highway 1 shall be improved in accordance with County of Mendocino Road and Development Standards drawing A10H and the following minimum standards: Twenty Two (22) foot wide, eight (8) inch minimum thickness Class 2 aggregate base rocked road.
 - b. Grades for private roads must not exceed sixteen percent (16%). Where topography requires grades of greater than 16%, if requested in writing by applicant and if approved in writing by the applicable fire protection service provider(s), the Director of Transportation may approve grades exceeding 16% provided that such grades are surfaced with a double chip seal and contain turnouts and other features consistent with Fire Safe Regulations. The process of allowing grades exceeding 16% shall be in accordance with County of Mendocino Road and Development Standards Tab H – Exception Procedures. In no instances will grades greater than 20% be approved.
 - c. A 40 foot radius turnaround shall be constructed to the satisfaction of the Mendocino County Department of Transportation. Alternatively, applicant may construct a "Hammerhead-T" turnaround which shall be constructed with eight (8) inch minimum rock base, twenty (20) feet wide and sixty (60) feet long, with twenty (20) foot radius surfacing returns.
11. The California Coastal Commission requires the following conditions of approval below:
 - Prior to issuance of any Building Permits in reliance of this Coastal Development Permit, record a deed restriction against the property identifying the delineated ESHA and associated buffers on the property as open space (OP) where no future development may be located without an amendment to the CDP. Uses that are permissible in the Open Space District are Light Agricultural, Passive Recreation, Fish and Wildlife Habitat Management and Watershed Management.
 - Prior to any future application to develop additional development within the ESHA buffer would be appealable to the Commission and would need to establish, in consultation with CDFW, that a buffer of less than 100 feet is adequate to protect the resources of the ESHA from degradation.
 - Prior to issuance of any Building Permits, the property owner shall ensure the project utilizes the correct building materials have been selected to blend in hue and brightness with their surroundings, the project's proposed color palette and roofing material shall be submitted to the County for approval.
 - Prior to final of any Building Permit, the property owner shall protect the nighttime sky from lighting impacts in this rural area; require any permitted exterior lighting should be minimized, downcast, and shielded.
 -
12. Prior to final of a Building Permit, The applicant shall secure a well and septic permit with Environmental Health Department.
13. The Biological Survey states the development has potential impacts to ESHA habitats. The required Mitigation and Avoidance measures listed below.

MITIGATION MEASURES: The proposed project has been analyzed relative to its proximity to natural resources to determine its potential disturbance to sensitive species, utilizing the methods and results gathered above. As a result of those analyses, we believe that potential impacts to ESHAhabitats can be minimized or avoided if the project utilizes the Mitigation Measures we recommend below.

6.1.Potential Impact to Presumed Coastal Act Wetlands and Special Status Plant Communities

There is a potential "for vegetation removal or construction within or adjacent to the presumed Coastal Act wetland, and coastal dune willow thicket and small-fruited bulrush marsh communities to negatively impact these special status natural resources.

6.1.1. Avoidance Measure: 100ft buffer

A suitable buffer should be established between special status plant communities and proposal development. The project was designed to avoid all special status resources by at least 100 ft. No construction or materials staging shall occur within 100 foot of the presumed Coastal Act wetlands or special status plant communities identified and mapped as presumed ESHA.

6.2. Potential Impact to Birds

Construction in the study area has the potential to disturb birds during the nesting season. Removal of vegetation and construction activity near trees and vegetated areas has the potential to disturb birds' nesting process.

6.2.1. Avoidance Measure: Seasonal avoidance

No nesting bird surveys are recommended if activity occurs in the non-breeding season (September to January). If development is to occur during the breeding season (February to August), a pre-construction survey is recommended within 14 days of the onset of construction to ensure that no nesting birds will be disturbed during development (**Table 1**).

6.2.2. Avoidance Measure: Nest buffer

If active special status bird nests are observed, no ground disturbance activities shall occur within a 100 foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.

6.2.3. Avoidance Measure: Construction activities only during daylight hours

Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

6.3. Potential Impact to Bats

Construction in the study area has the potential to impact special status bat species. Bats are vulnerable when roosting for reproduction when young are not yet able to fly, and during hibernation because they can die of cold or malnutrition if hibernation is disturbed. No special features such as hollow trees, abandoned buildings, or other cave analogs, which could serve as roosting or hibernation refugium, are present; therefore, the potential for negative impacts to bats is minimal. Temperatures on the Mendocino Coast usually do not drop low enough to necessitate bat hibernation.

6.3.1. Avoidance Measure: Pre-construction surveys for bats

Construction will ideally occur between September 1st and October 31 after the young have matured and prior to the bat hibernation period. **If it is necessary to disturb potential bat roost sites between November 1 and August 31**, pre-construction surveys should be performed by a qualified biologist 14 days prior to the onset if development activities.

Pre-construction bat surveys involve surveying trees, rock outcrops, and buildings subject to construction for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, then biologists shall conduct acoustic surveys under appropriate conditions using an

acoustic detector, to determine whether a site is occupied.

Table 1. Months surveys are or are not needed for birds and bats.

Months During Which Pre-Construction Surveys Are Not Required For Birds & Bats												
	January	February	March	April	May	June	July	August	September	October	November	December
Birds												
Bats												

	Pre-Construction Surveys Are NOT Needed
	Pre-Construction Surveys Are Needed

6.3.1. Avoidance Measure: Roost buffer

If active bat roosts are observed, no ground disturbance activities shall occur within a minimum 50 foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer dependent upon the roost.

6.3.2. Avoidance measure: Construction activities only during daylight hours

Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

6.4. Potential Impact to Special Status Amphibians

Construction activities will involve walking across areas where amphibians may be traveling. Staging of materials and removal of construction debris could also disturb special status amphibians that may be hiding underneath these materials. To minimize impacts to amphibians, the following avoidance measures should be followed.

6.4.1. Avoidance Measure: Contractor education

Within two weeks prior to construction activities, project contractors will be trained by a qualified biologist in the identification of the frogs and salamanders that occur along the Mendocino County coast. Workers will be trained to differentiate between special status and common species and instructed on actions and communications required to be conducted in the event that special status amphibians are observed during construction.

6.4.2. Avoidance Measure: Pre-construction search

During ground disturbing activities, construction crews will begin each day with a visual search around the staging and impact area to detect the presence of amphibians.

6.4.3. Avoidance Measure: Careful debris removal

During construction and debris removal, any wood stockpiles should be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.

6.4.4. Avoidance Measure: No construction during rain event

If a rain event occurs during the ground disturbance period, all ground disturbing activities will cease for a period of 48 hours, starting after the rain stops.

Prior to resuming construction activities, trained construction crew member(s) will examine the site for the presence of special status amphibians.

If no special status amphibians are found during inspections, ground-disturbing activities may resume.

If a special status amphibian is detected, construction crews will stop all ground disturbing work and will contact the California Department of Fish and Wildlife (CDFW) or a qualified biologist.

Clearance from CDFW will then be needed prior to reinitiating work. CDFW will need to be consulted and will need to be in agreement with protective measures needed for any potential special status amphibians.

6.5. Potential Impact to Soil and Vegetation

There is a potential for ground compaction and vegetation disturbance from materials and vehicles to occur during staging and construction.

6.5.1. Avoidance Measure: Staging area restriction


Stage all building materials and construction vehicles in upland area greater than 100 feet from all ESHAs.

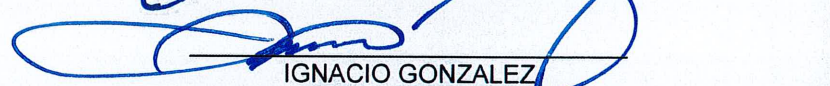
6.5.2. Avoidance Measure: Employ Best Management Practices (BMPs)

Standard Best Management Practices shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Areas of bare soil should be seeded with native erosion control seed mix.

6/22/2021
DATE

6-22-2021
DATE


TIA SAR
PLANNER II


IGNACIO GONZALEZ
INTERIM DIRECTOR

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- | | |
|---|---|
| A. Location Map | K. Biological Resources Map |
| B. Topographical Map | L. Adjacent Owner Map |
| C. Site Plan | M. Fire Hazard Zones & Responsibility Areas |
| D. Building Plans | N. Coastal Ground Water Resource Area |
| E. Zoning Display Map | O. Slope Map |
| F. General Plan Classifications | P. Soils Map |
| G. LCP Map Land Use | Q. Farmland |
| H. LCP Land Capabilities & Natural Hazard | R. Colors and Building Material |
| I. LCP Habitats & Resources | S. Proposed Colors |
| J. Appealable area Map | |