



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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COASTAL DEVELOPMENT PERMIT AUTHORIZATION FOR EMERGENCY WORK CASE FILE #EM 2016-0004

OWNERS: Bette and James Raeburn Wilson
PO Box 674
Gualala, CA 95445

APPLICANT: Wilson Living Trust
C/O Susan Feretta
PO Box 674
Gualala, CA 95445

AGENT: LACO Associates
311 S Main Street
Ukiah, CA 95482

SITE ADDRESS/APN: 4700 Big Gulch Road, Gualala, CA (APN 145-121-14)

NATURE OF EMERGENCY: A request for a Coastal Development Permit authorizing emergency work to restore petroleum contaminated areas (ground water, soils, and coastal seeps). Prior to onset of the wet season, action is required to remove 60 cubic yards of impacted soils and contaminants, dispose of waste off site, import and compact an unstated quantity of fill (presumably 60-cubic yards), install ten monitoring wells and one extraction well, put hydrophobic absorbent socks in place, and vegetate disturbed areas.

CAUSE OF EMERGENCY: The South Coast Fire Department discovered petroleum-fuel contamination during March 2015. In response to the discharge of petroleum from an aboveground storage tank, the property owner authorized the removal of a 500-gallon underground storage tank. The contamination sources are both from aboveground and underground storage tanks. By the beginning of April 2015, North Coast Regional Water Quality Control Board (NCRWQCB) issued a "Request for Interim Cleanup Actions for Fuel Spill." By April 2015, several locations of groundwater, soil, and seep contaminations were observed on this coastal bluff lot. On February 26, 2016, the property owner received "concurrence with Interim Remedial Action Proposals" from the NCRWQCB. This document would allow the property owner to begin remedial efforts related to two separate sources of ground water and soil contamination from petroleum-fuels.

CONDITIONS OF EM_2016-0004 PERMIT APPROVAL:

1. The property owner shall comply with the February 26, 2016 North Coast Regional Water Quality Control Board's concurrence with LACO's proposed Interim Remedial Action Plan dated February 22, 2016. These documents were filed with the EM 2016-0004 Application.
2. An archaeologist shall assess the site prior to ground disturbing activity and provide training to all personnel working on-site regarding potential cultural resources. The property owner and their contractors shall be subject to MCC Section 22.12.090 Discoveries [of cultural resources].
3. The property owner shall file within 60-days (or prior to October 16, 2016) a Coastal Development Standard Permit, pursuant with MCC Section 20.536.055, for work associated with the Interim Remedial Action Plan and for development previously completed in March 2015 without a coastal development permit. The property owner shall be assessed a violation fee for 2015 development within the Mendocino County Local Coastal Plan boundary without the appropriate Coastal Development Permit approval in place.

4. The property owner shall contact Planning and Building Services prior to commencing any long-term remedial actions. Remedial actions shall be reviewed by this department prior to the commencement of work.
5. The results from interim monitoring of wells, water extraction and soil samples shall be filed with and reported to Mendocino County Department of Environmental Health, Fort Bragg Office.
6. The property owner shall concurrently file a geotechnical report, with the Coastal Development Standard Permit Application, regarding after-the-fact or proposed development on a coastal bluff site pursuant with MCC Chapter 20.500 Hazard Areas. In areas of known or potential geologic hazards, a geologic investigation and report prior to development approval, shall be required. The report shall be prepared by a licensed engineering geologist or registered civil engineer pursuant to the site investigation requirements in MCC Chapter 20.532.
7. In accordance with MCC Chapter 20.496 Environmentally Sensitive Habitat and Other Resource Areas, the property owner shall file a biological scoping survey as a part of any Coastal Development Standard Permit Application.
8. All disturbed areas shall be vegetated after deposited fill has been compacted to 90%.
9. The effective dates of EM_2016-0004 are from August 17, 2016 through September 30, 2016.

CIRCUMSTANCES TO JUSTIFY EMERGENCY: Emergency permits are valid for up to sixty-days after issuance. Therefore, the applicant contacted the department following NCRWQCB's concurrence with the proposed Interim Remedial Action Plan and prior to the beginning of the wet season of the same calendar year. This is an urgent public safety issue as groundwater, soil, and coastal seeps are in imminent danger without immediate restoration of the petroleum contaminated areas.

RECOMMENDED BY:

JULIANA CHERRY, PLANNER III

DATE

APPROVED BY:

STEVE DUNNICLIFF, DIRECTOR

DATE