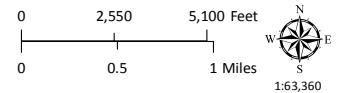


CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester

- Major Towns & Places
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads







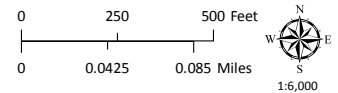
LOCATION MAP  
 ATTACHMENT A





CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester

 Named Rivers   
  Driveways/Unnamed Roads  
 Public Roads  
 Private Roads



AERIAL IMAGERY  
 ATTACHMENT B





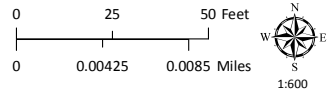
SH 1

GARCIA COURT

MALLO PASS DRIVE

CASE: CDP 2018-0031  
OWNER: MOORES, Casey  
APN: 132-110-09  
APLCT: Casey Dyson & Tona Moores  
AGENT:  
ADDRESS: 14920 Mallo Pass Drive, Manchester

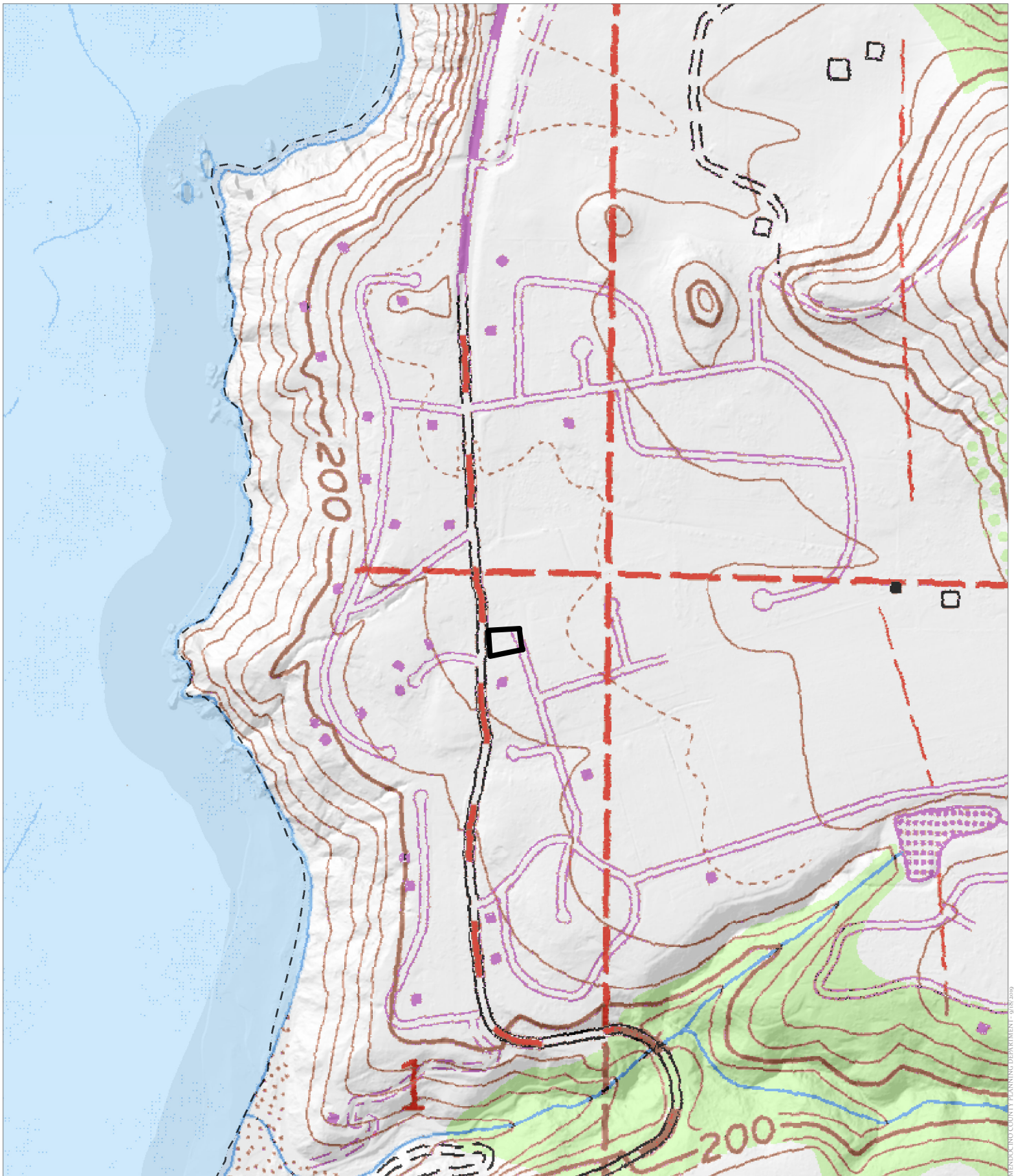
Public Roads



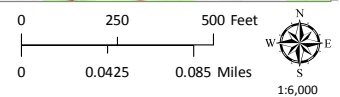
AERIAL IMAGERY  
ATTACHMENT C

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/18/2019





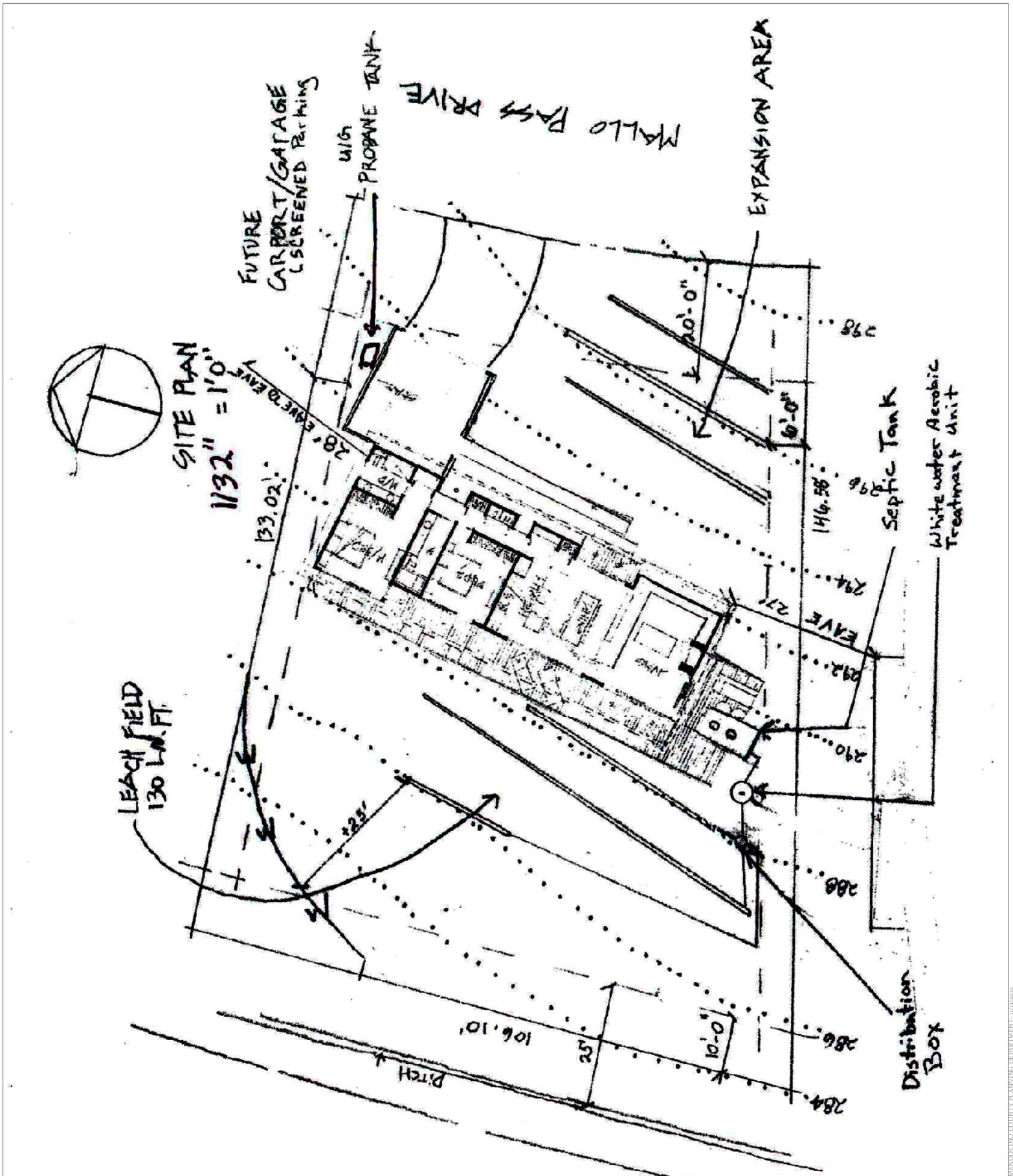
CASE: CDP 2018-0031  
OWNER: MOORES, Casey  
APN: 132-110-09  
APLCT: Casey Dyson & Tona Moores  
AGENT:  
ADDRESS: 14920 Mallo Pass Drive, Manchester



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

ATTACHMENT D



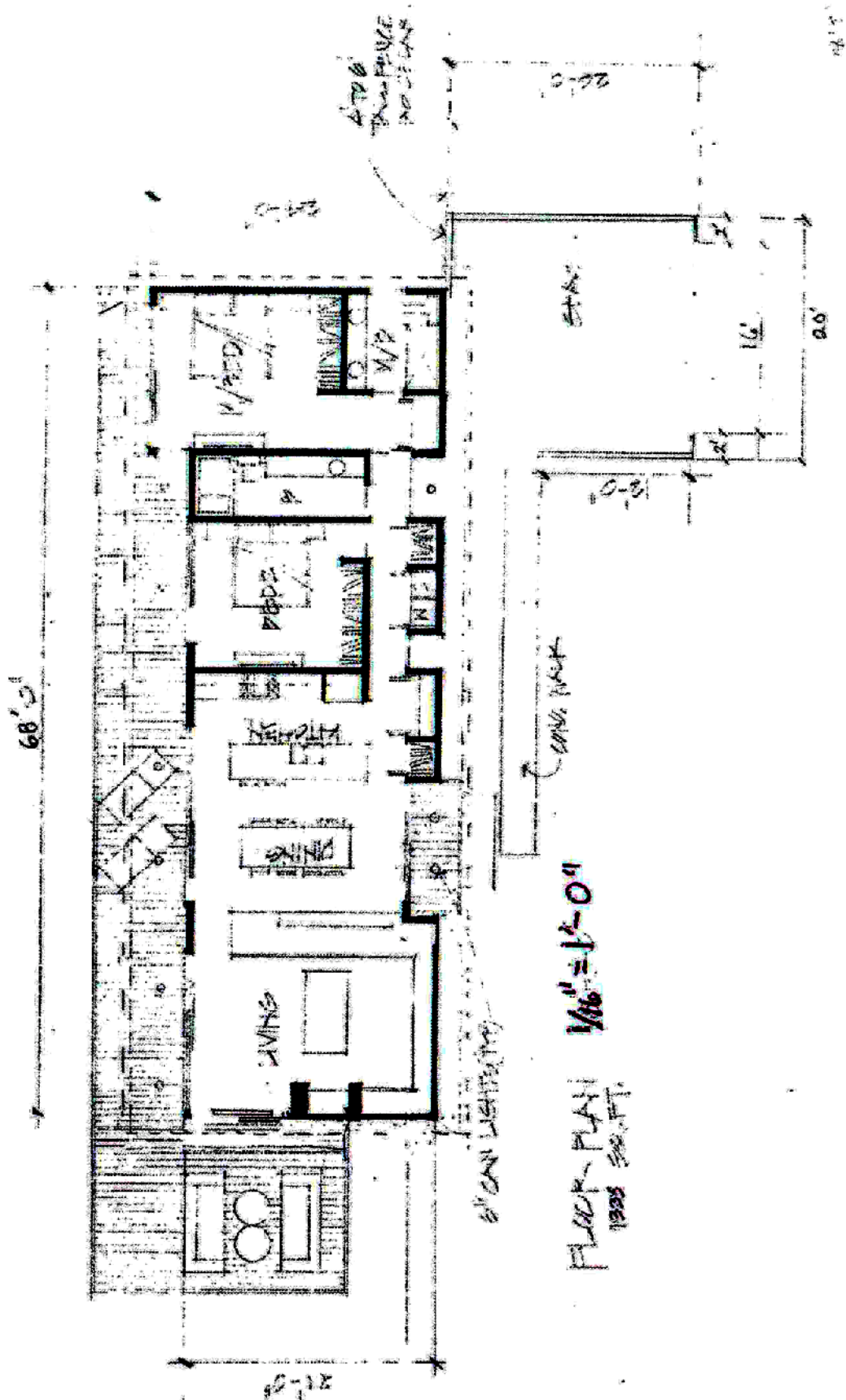


CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester

NO SCALE

REVISED SITE PLAN  
 ATTACHMENT E



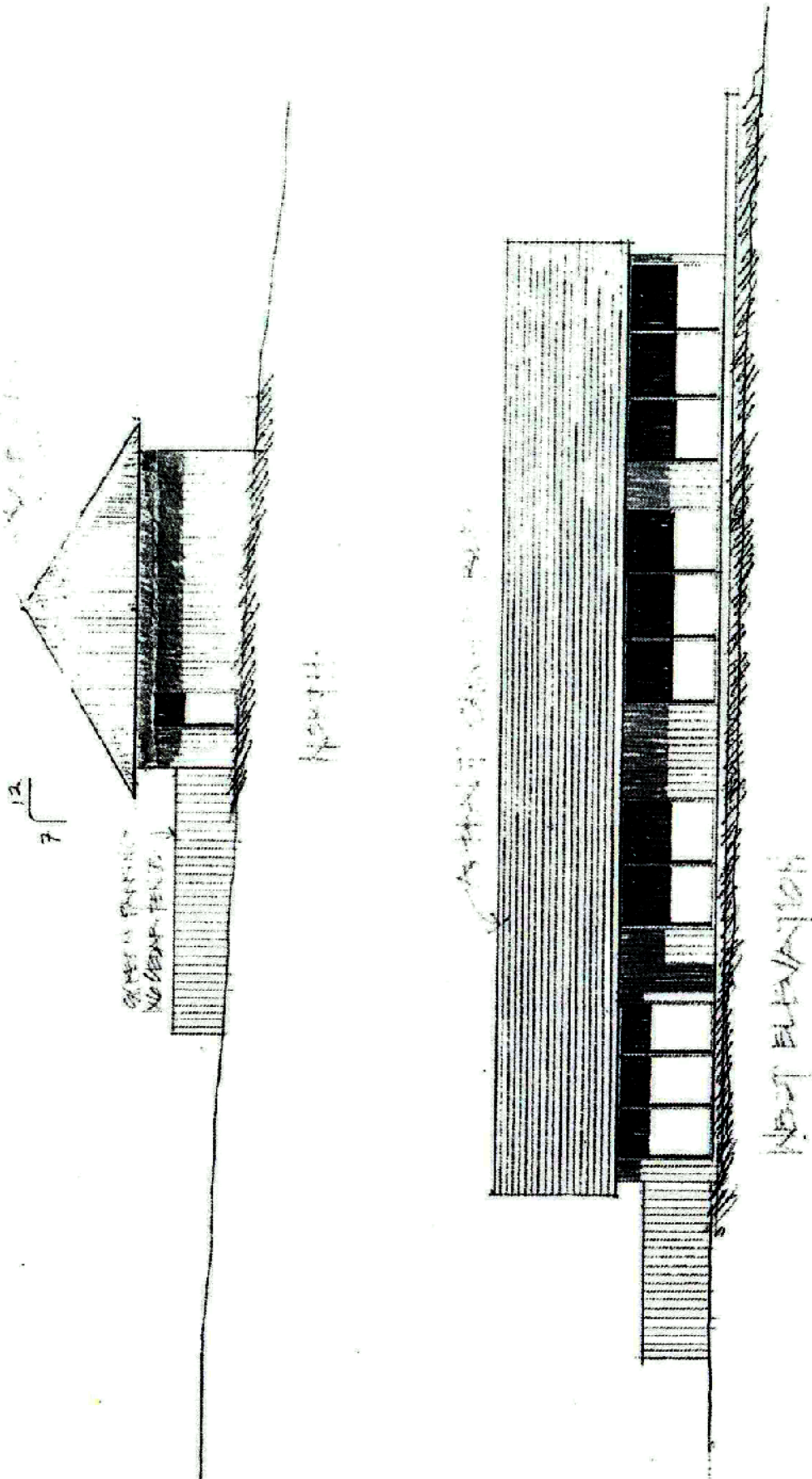


CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester

NO SCALE

REVISED FLOOR PLAN  
 ATTACHMENT F



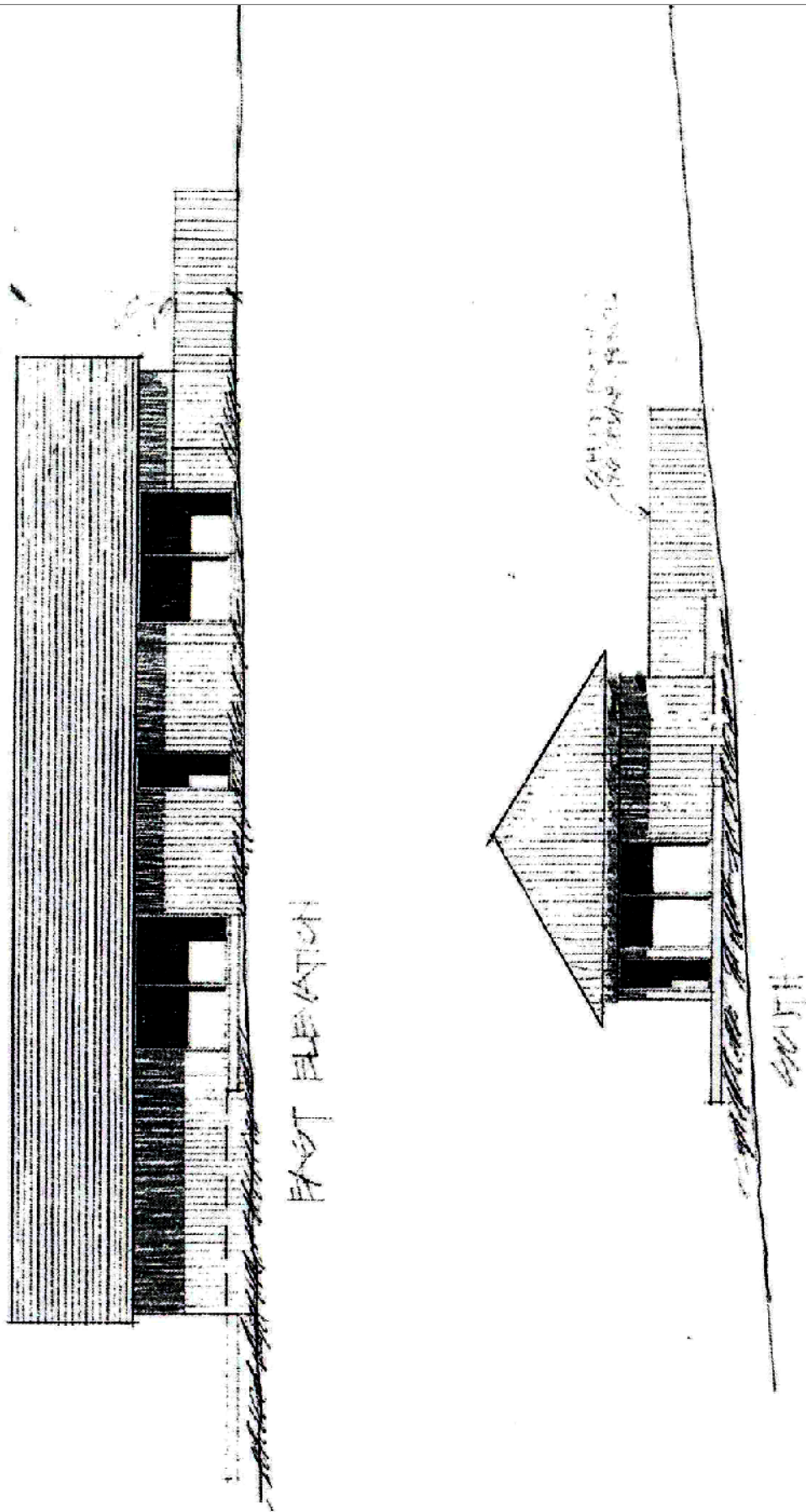


CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester

NO SCALE

REVISED ELEVATIONS  
 ATTACHMENT G





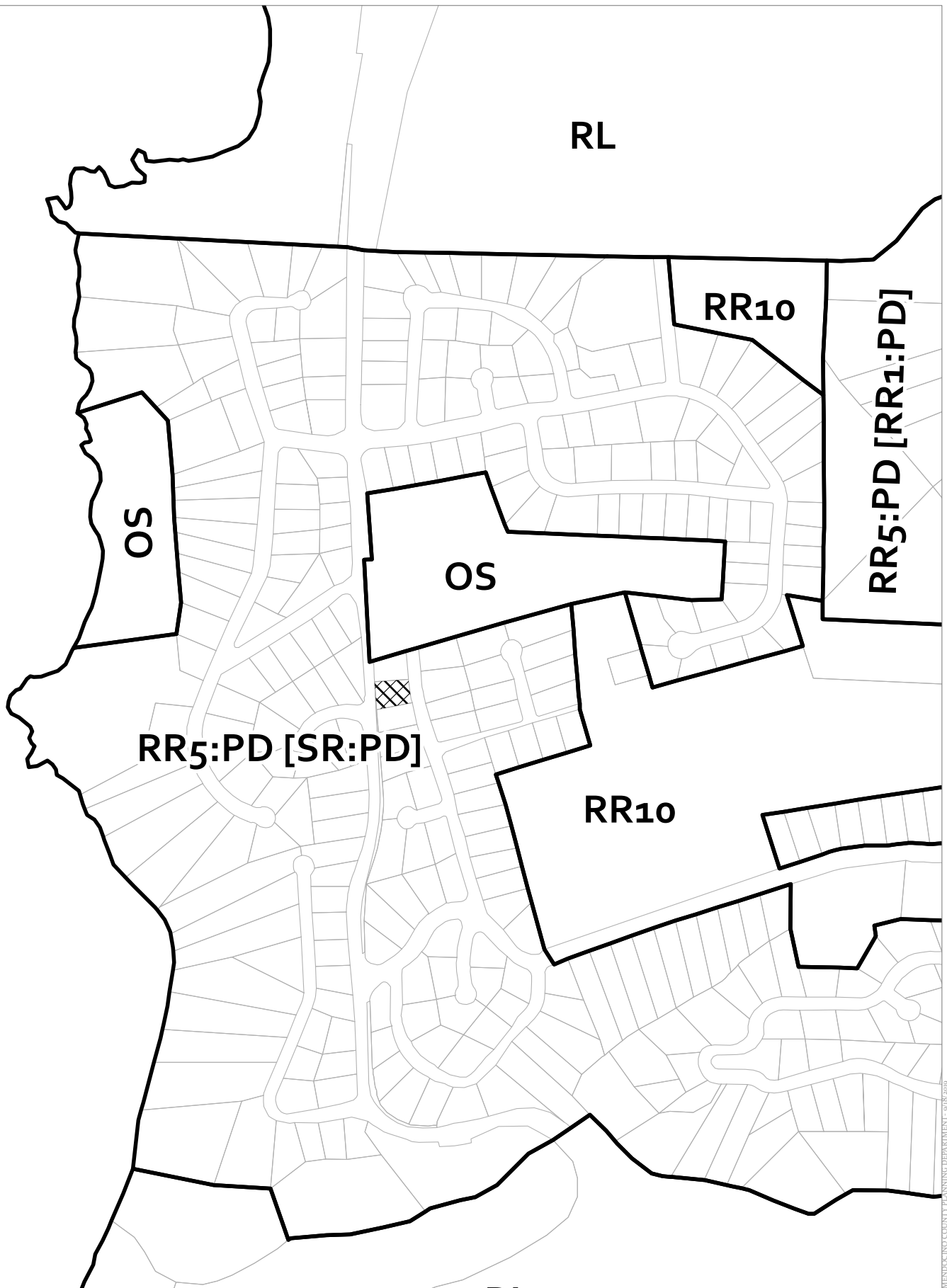
1/16" = 1'-0"

CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester


NO SCALE

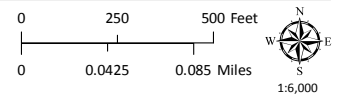
REVISED ELEVATIONS  
 ATTACHMENT H





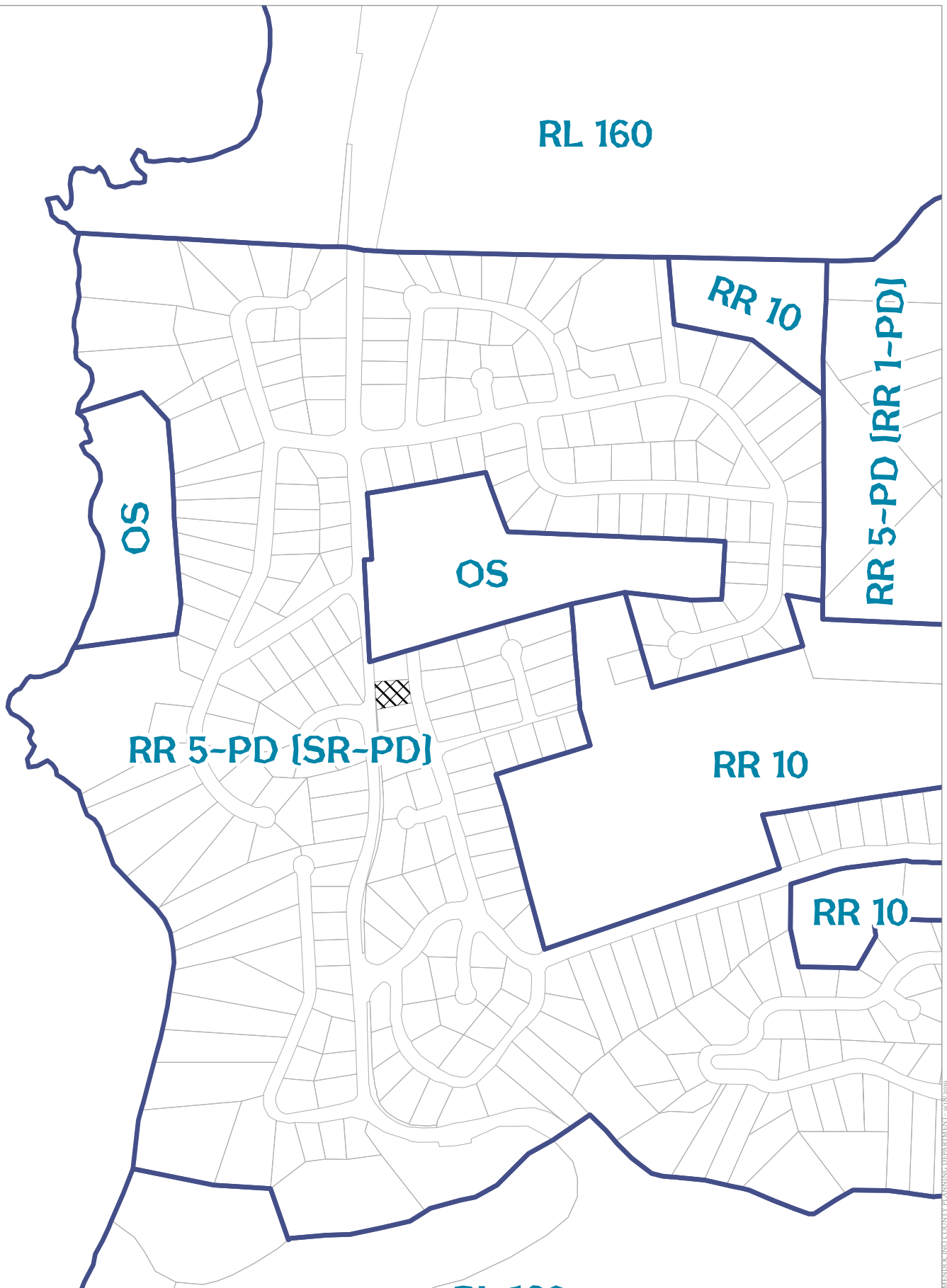
CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester

 Zoning Districts




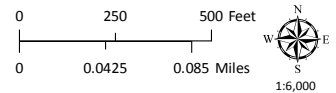
ZONING DISPLAY MAP  
 ATTACHMENT I





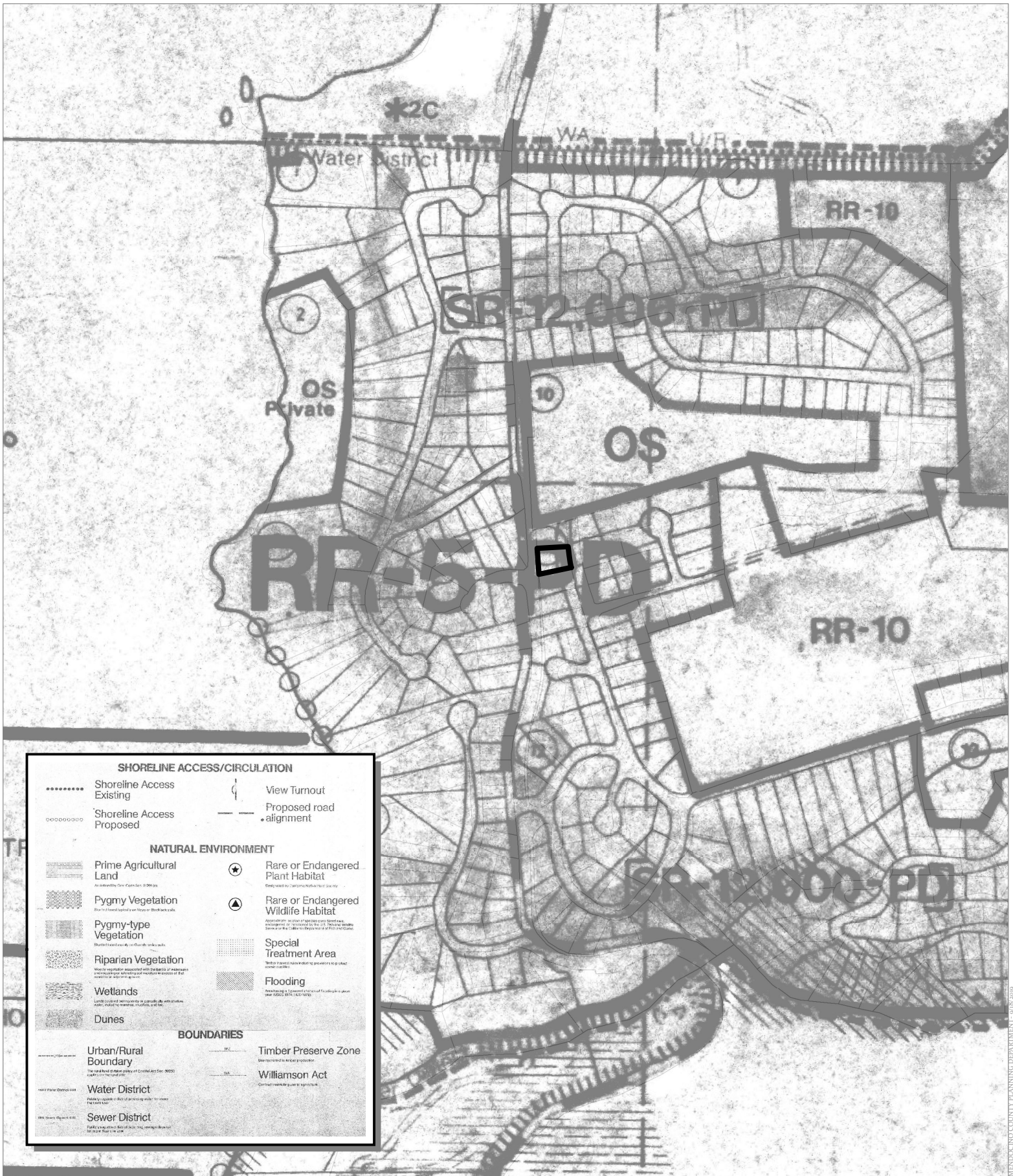
CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester

 General Plan Classes

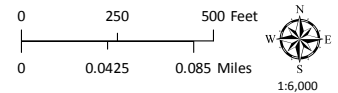


GENERAL PLAN CLASSIFICATIONS  
 ATTACHMENT J

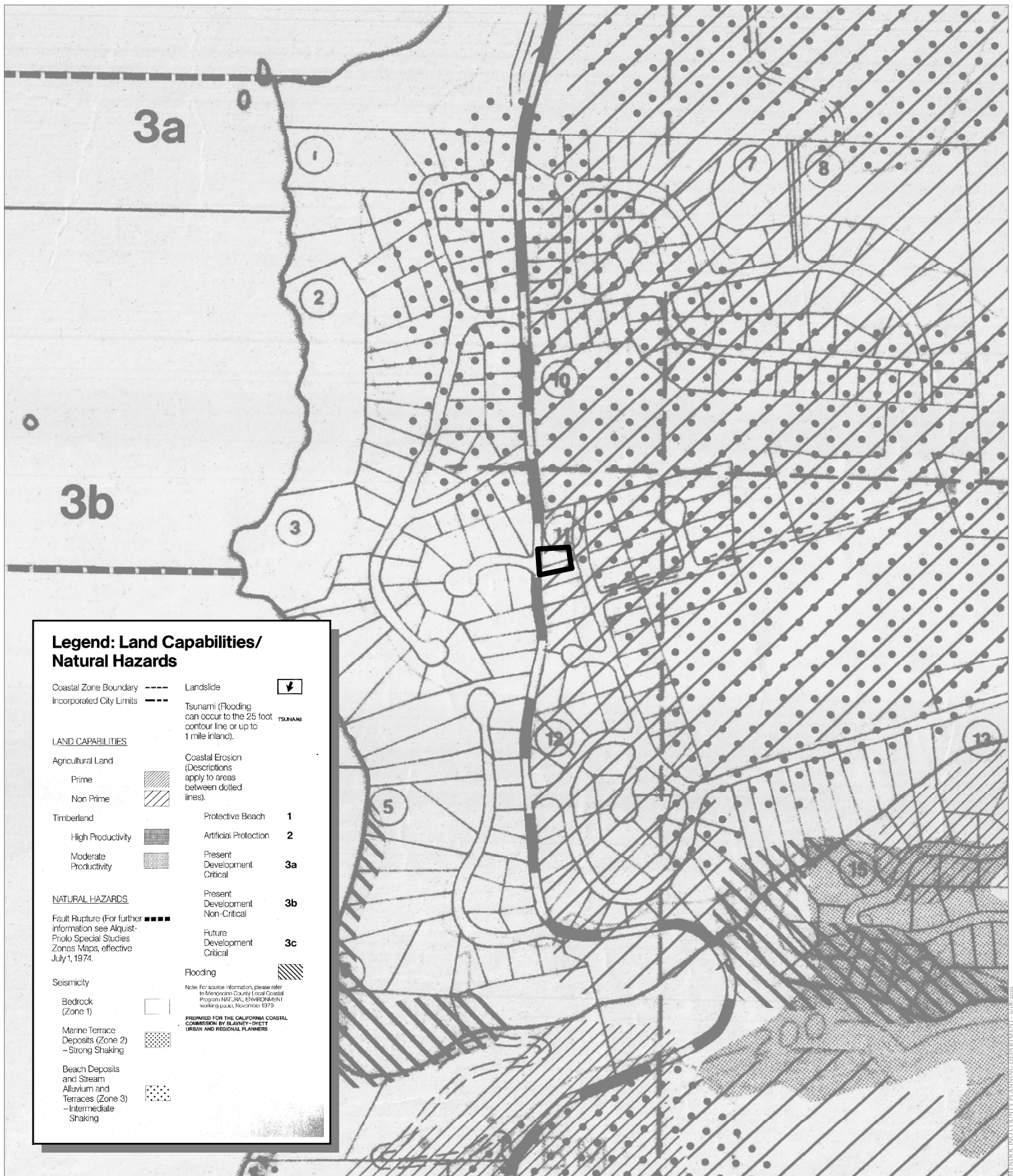




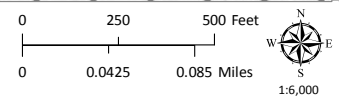
CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
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 ADDRESS: 14920 Mallo Pass Drive, Manchester



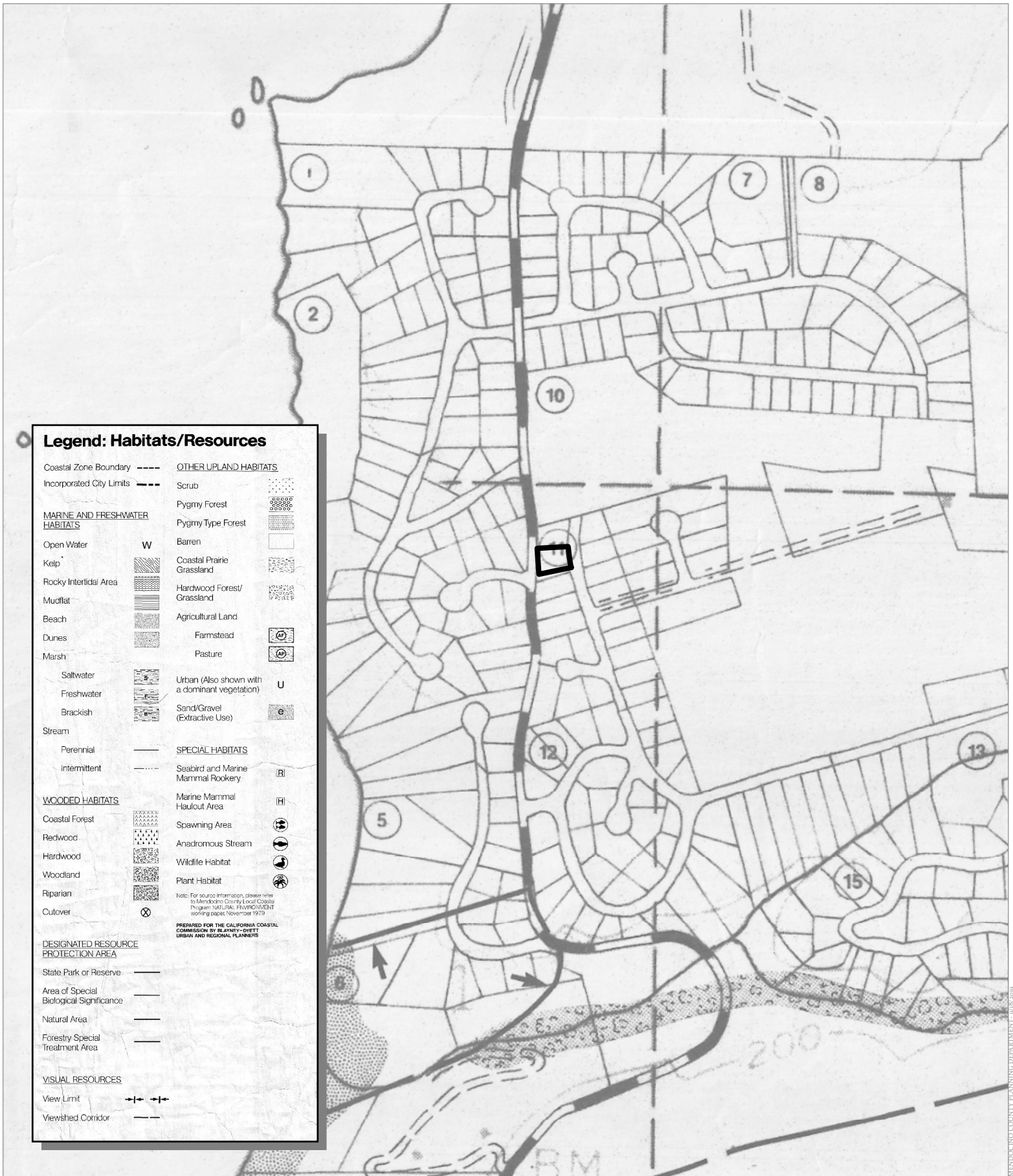




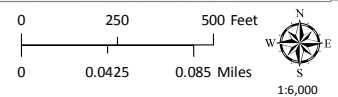
CASE: CDP 2018-0031  
OWNER: MOORES, Casey  
APN: 132-110-09  
APLCT: Casey Dyson & Tona Moores  
AGENT:  
ADDRESS: 14920 Mallo Pass Drive, Manchester





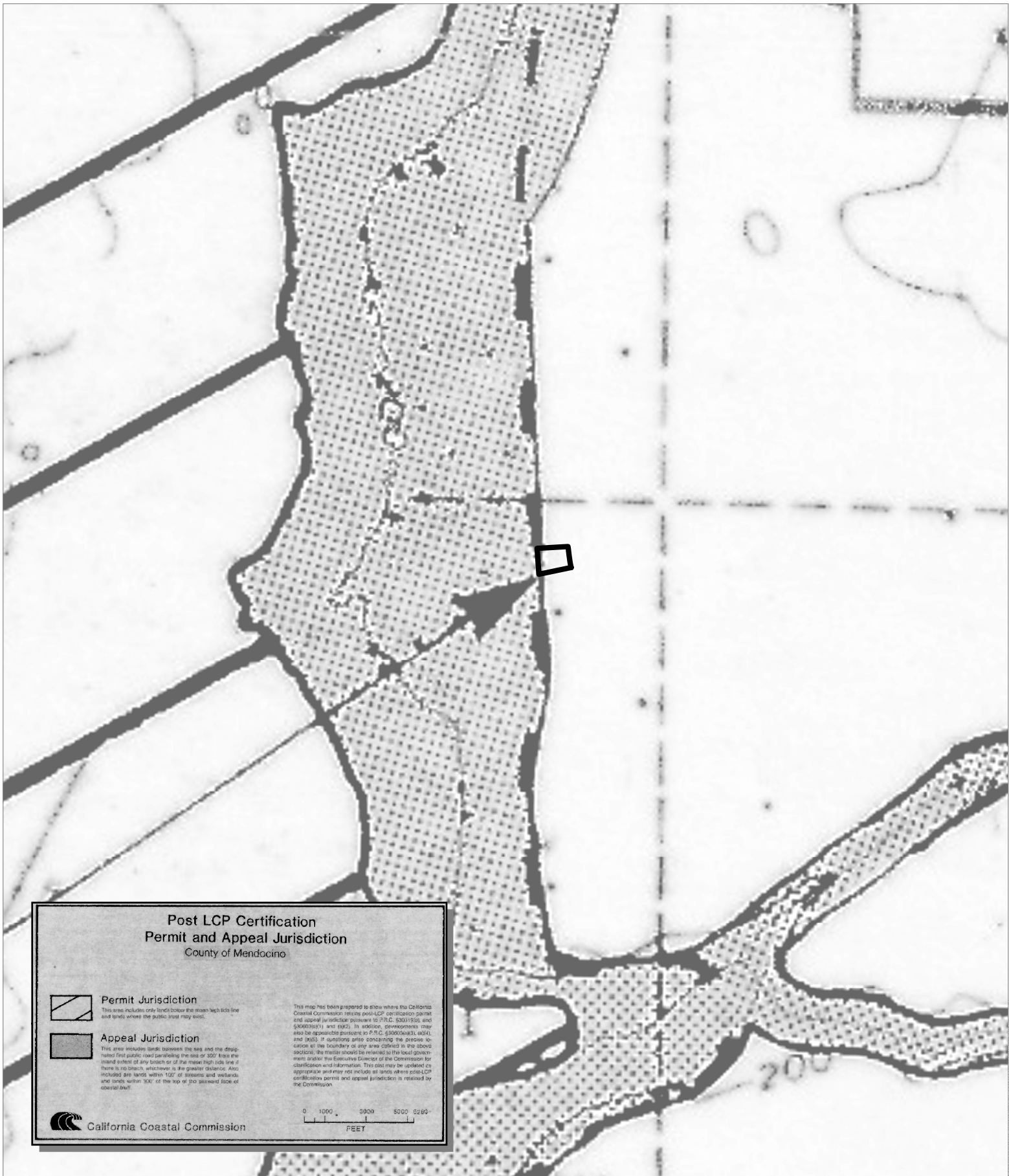


CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester



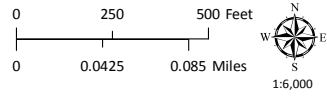
LCP HABITATS & RESOURCES  
 ATTACHMENT M

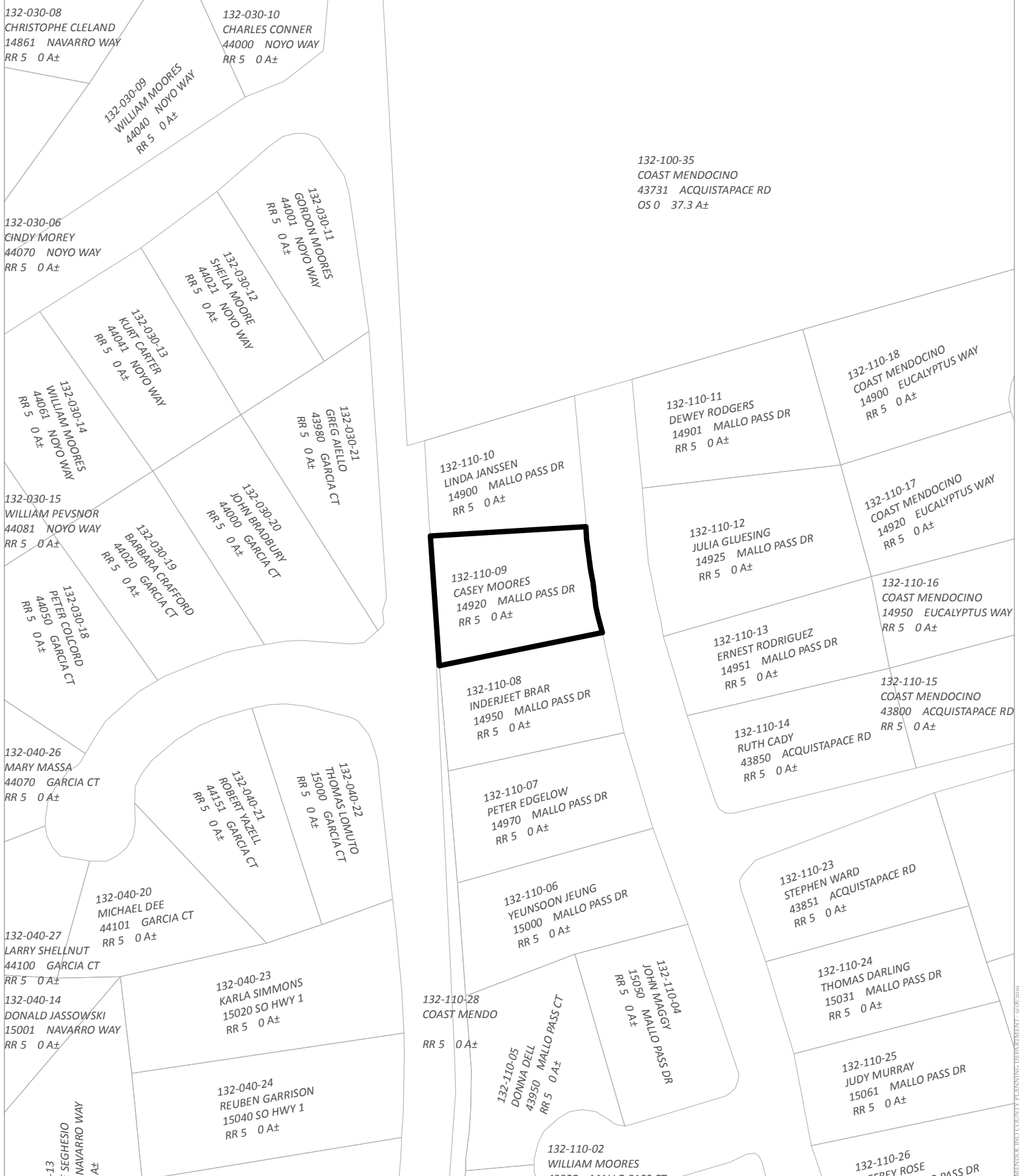




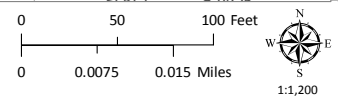
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/18/2019

CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
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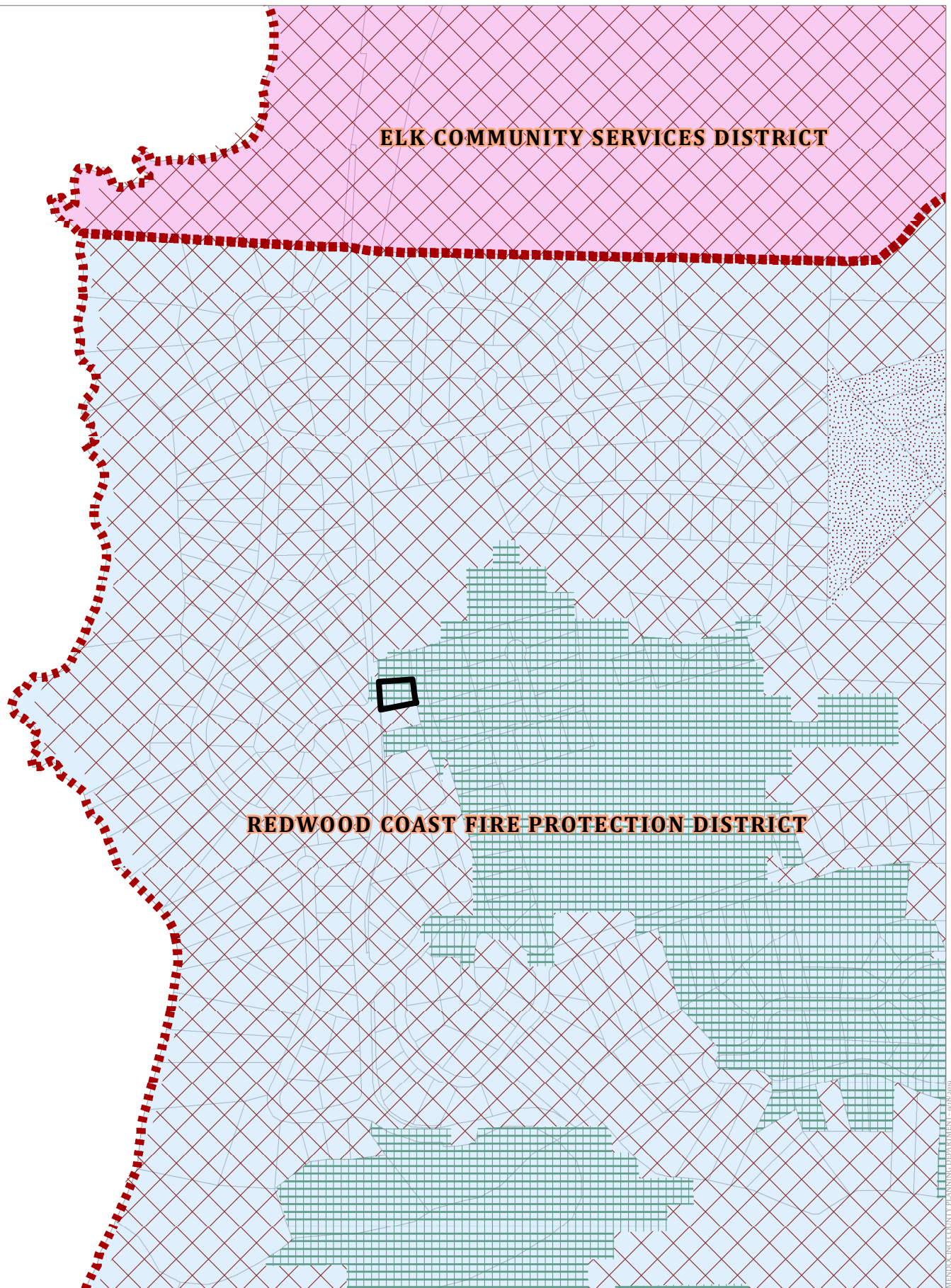


CASE: CDP 2018-0031  
 OWNER: MOORES, Casey  
 APN: 132-110-09  
 APLCT: Casey Dyson & Tona Moores  
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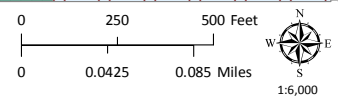
ADJACENT PARCELS  
 ATTACHMENT O



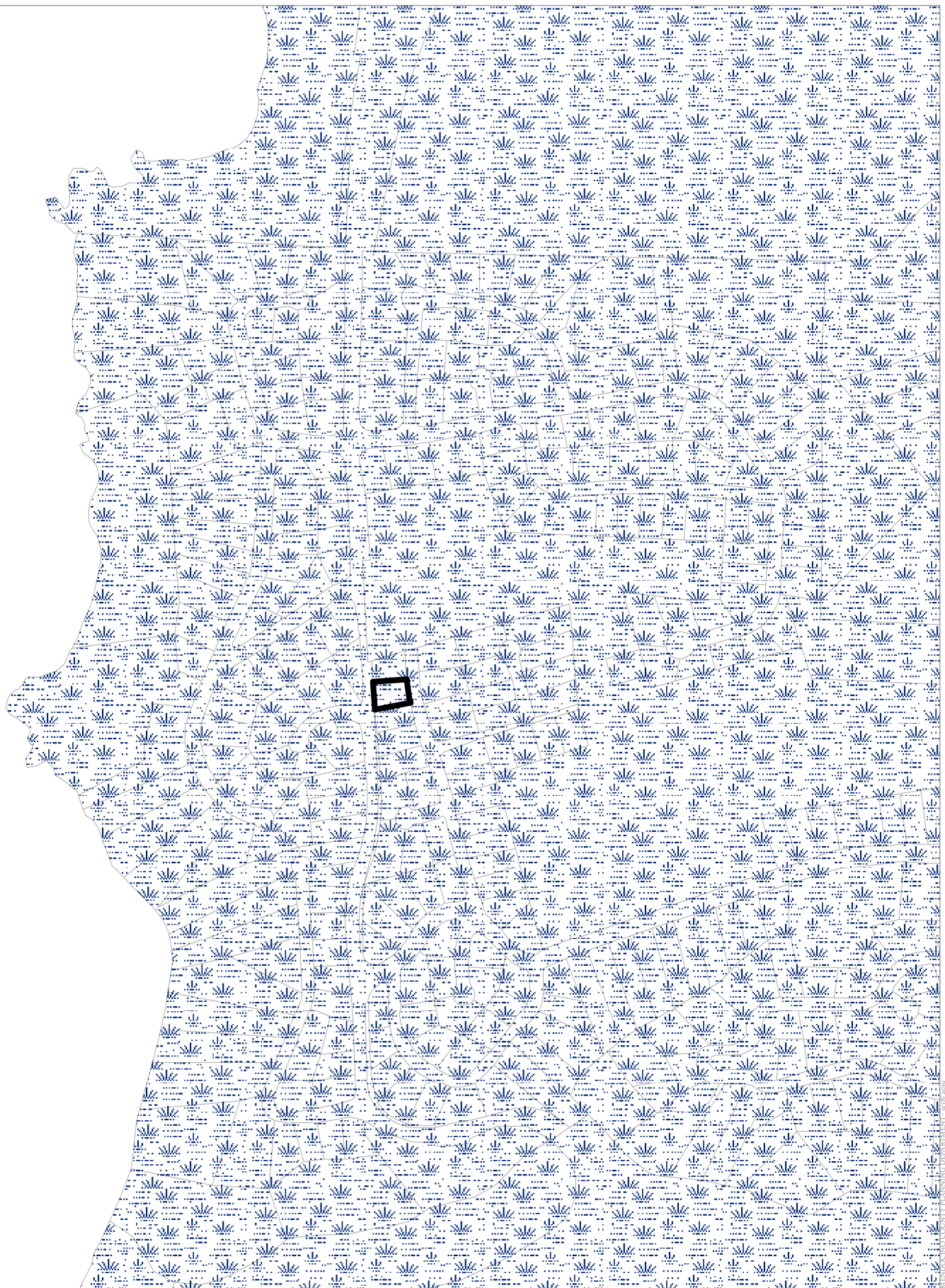


CASE: CDP 2018-0031  
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 AGENT:  
 ADDRESS: 14920 Mallo Pass Drive, Manchester


-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

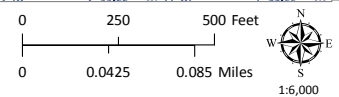


FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
 STATE RESPONSIBILITY AREA



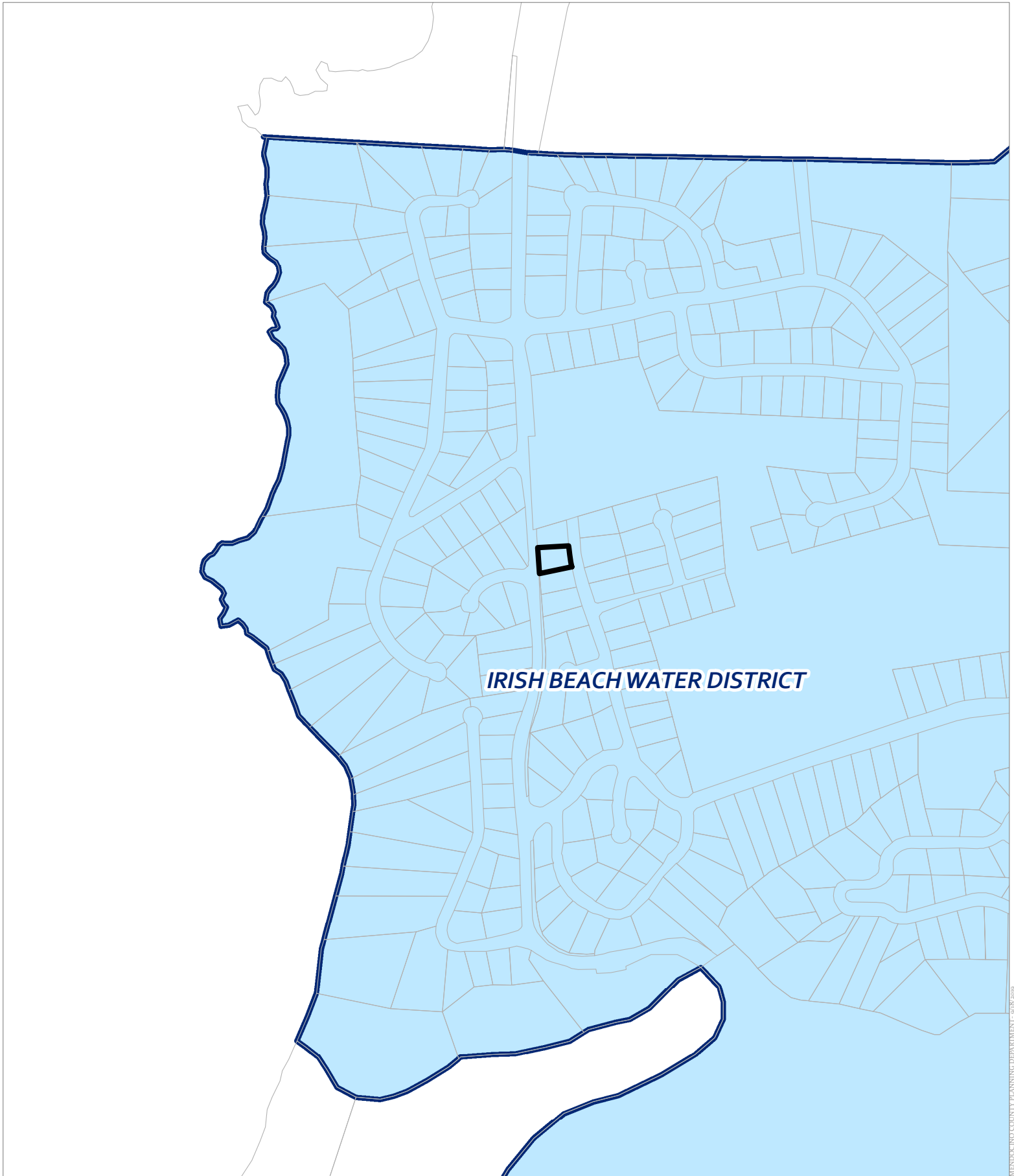
CASE: CDP 2018-0031  
OWNER: MOORES, Casey  
APN: 132-110-09  
APLCT: Casey Dyson & Tona Moores  
AGENT:  
ADDRESS: 14920 Mallo Pass Drive, Manchester

 Marginal Water Resources




GROUND WATER RESOURCES  
ATTACHMENT Q

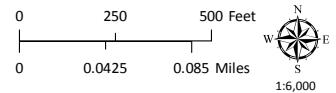




MENDOCINO COUNTY PLANNING DEPARTMENT - 9/18/2019

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OWNER: MOORES, Casey  
APN: 132-110-09  
APLCT: Casey Dyson & Tona Moores  
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ADDRESS: 14920 Mallo Pass Drive, Manchester

 County Water Districts



WATER DISTRICTS  
ATTACHMENT R

**POWERS FORESTRY**

Utility Vegetation Management and Natural Resource Management Services

**POINT ARENA MOUNTAIN BEAVER (*Aplodontia rufa nigra*) SURVEY REPORT**

<b>Project Name:</b> Moores PAMB Survey	<b>Date of Report Preparation:</b> September 18, 2018
<b>Project Location:</b> 14920 Mallo Pass Drive, Manchester, Mendocino County, California. APN 132-110-09	<b>Surveys Conducted By:</b> Michael Powers Powers Forestry PO Box 175 Elk, CA 95432  <a href="mailto:Mike.powersforestry@gmail.com">Mike.powersforestry@gmail.com</a> USFWS Approved PAMB Surveyor
<b>Survey Date(s):</b> September 17, 2018	<b>Survey Duration:</b> 1 Hour
<b>Project Manager:</b> William Moores, Property Owner	
<b>Background and Purpose of Survey</b>	
<p>William Moores, property owner, contacted me to request that a Point Arena Mountain Beaver (PAMB) survey be conducted for a proposed Coastal Development Permit for the purpose of constructing a new residential structure and associated infrastructure. The proposed project is located within the Irish Beach coastal subdivision and within the known range of the PAMB. The proposed project is to take place within a small parcel that is approximately 0.28 acre in size. The area within 100 feet surrounding the project parcel has been mostly developed as a residential neighborhood and is bordered by State Highway 1 on the West.</p> <p>The purpose of the survey is to determine the presence or absence of Point Arena Mountain Beaver (<i>Aplodontia rufa nigra</i>) which is listed by the U.S. Fish and Wildlife Service (USFWS) as endangered under the Endangered Species Act of 1973. No critical habitat rules have been published for the Point Arena Mountain Beaver. In addition, the Recovery Plan for the Point Arena Mountain Beaver (USFWS 1998) identified the need to conduct surveys to locate new populations so they can be protected.</p> <p>The survey effort will need to physically cover the entire Moores parcel and visually inspect the surrounding parcels for signs of PAMB activity. The proposed project will have the most impact on the area of the structure construction and parcel development, and given the small size of the parcel an intensive search of the area of the Moores parcel is warranted.</p>	
<b>Habitat Types</b>	
<p>The area of the Moores parcel and immediately surrounding areas is relatively flat slopes with a mostly west facing exposure. The soils of the parcel are coarse rocky on the north-eastern side and poorly drained on the south-western side of the parcel.</p> <p>There is one mature pine tree stump in the north side of the parcel and the majority of the vegetation is maintained as low growing perennials. In general, the area of the Moores parcel and surrounding area can be described as Coastal shrub that is maintained as a low growing occupied primarily with introduced species vegetation community.</p>	
<b>Survey Results and Conclusion</b>	
<p>The entire area occupied by the Moores parcel was intensively surveyed for PAMB presence and the surrounding areas within 100 feet of the parcel boundary was visually inspected for signs of PAMB. The entire survey area is low quality habitat for PAMB with little cover, available forage and unsuitable soils for below ground burrow systems. No PAMB signs or activity such as borrow systems were found as a result of the survey efforts. There are signs of Pocket Gopher activity in several locations on the parcel and surrounding areas. Thus, the proposed project will have no impact to the Point Arena Mountain Beaver.</p>	



## POWERS FORESTRY

Utility Vegetation Management and Natural Resource Management Services

This survey is limited to the ability of the surveyor to access and observe the ground for signs of PAMB activity. The access and ability to carefully inspect the Moores parcel was very good, however visual inspection of the surrounding areas was limited. In general habitat conditions were not favorable for PAMB presence. This survey is limited to the time period of the survey dates and conditions found during those times due to vegetation and species dispersal that occurs over time.

### Site Photos

**Date and Time:** 9/17/18; 1700

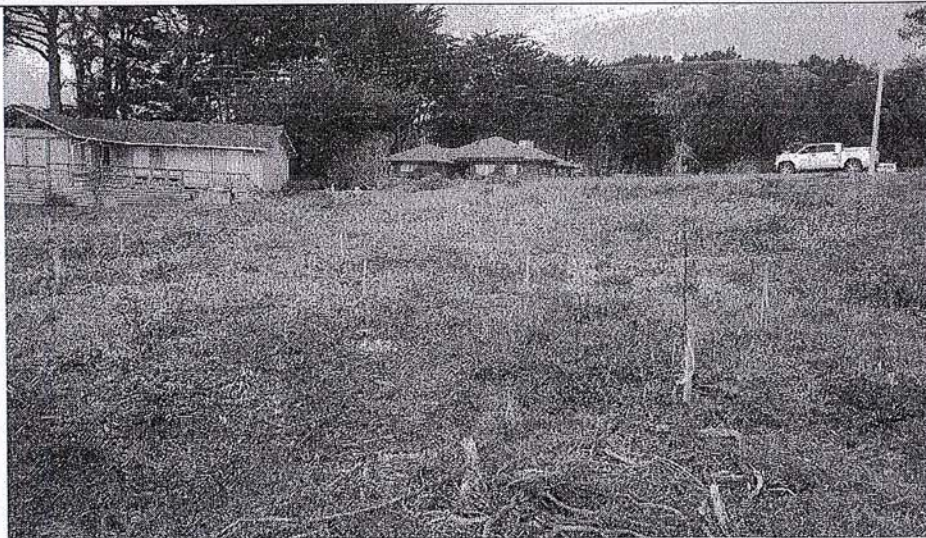
**Location:** 14920  
Mallo Pass Drive,  
Manchester



**Aspect:**  
South/West

**Photo Number:** 1

**Description:**  
Picture taken  
from N/E corner  
of parcel looking  
S/W.



**Aspect:**  
North/East

**Photo Number:** 2

**Description:**  
Picture taken  
from S/W corner  
of parcel looking  
N/E.



## POWERS FORESTRY

Utility Vegetation Management and Natural Resource Management Services

### AERIAL OVERVIEW MAP

Scale 1 : 3,000



Parcel 132-110-09:



PAMB Survey Area:



#### References

US Fish and Wildlife Service. 2009. Point Arena Mountain Beaver (*Aplodontia rufa nigra*) 5-year Review: Summary and Evaluation. Arcata Fish and Wildlife Office, Arcata, CA.

US Fish and Wildlife Service. 2005. Draft Guidelines for Project-Related Habitat Assessments and Surveys for Point Arena Mountain Beaver (*Aplodontia rufa nigra*). Arcata Fish and Wildlife Office, Arcata, CA. John Hunter and Kim Fitts.

US Fish and Wildlife Service. 2001. Draft Point Arena Mountain Beaver Standard Protection Measures for No-Take Determinations. Arcata Fish and Wildlife Office, Arcata, CA.

US Fish and Wildlife Service. 1998. Point Arena Mountain Beaver (*Aplodontia rufa nigra* (Rafinesque)) Recovery Plan. Region 1, Portland, OR.