



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
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FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

April 3, 2020

Manchester Point Arena Band of Pomo  
Indians

**CASE#:** CDP\_2017-0050

**DATE FILED:** 12/14/2017

**OWNER/APPLICANT:** CHRISTINE L. FEEHAN

**AGENT:** CHRISTOPHER WALKER

**REQUEST:** Standard Coastal Development Permit request to convert an existing pole barn structure into a family care unit, storage and carport structure. Existing development on the parcel includes a single-family residence, shop, storage (book house), pool house, electricity, gas, well, and septic.

**LOCATION:** Located in the Coastal Zone, 2.0± miles north of the Town of Mendocino, on the east side of State Route 1 (SR 1), 0.5± miles north of its intersection with Point Cabrillo Drive (CR 564), located at 13151 North Highway 1, Mendocino (APN: 118-210-21).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** JESSIE WALDMAN

**RESPONSE DUE DATE:** April 16, 2020

**PROJECT INFORMATION CAN BE FOUND AT:**

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

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**APN/S:** 118-210-21

**PARCEL SIZE:** 20± Acres

**GENERAL PLAN:** RR10PD:R

**ZONING:** RR:10

**EXISTING USES:** Residential

**DISTRICT:** 4<sup>th</sup> Supervisorial District (Gjerde)

**RELATED CASES:** CCC 1-88-200W

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential (RR10:PD)	Rural Residential (RR10:PD)	7.3± acres; 10.6± acres	Residential
<b>EAST:</b>	Rural Residential (RR10:PD)	Rural Residential (RR10:PD)	10.9± acres; 10± acres	Residential
<b>SOUTH:</b>	Rural Residential (RR10:PD)	Rural Residential (RR10:PD)	23.5± acres	Residential
<b>WEST:</b>	State Route 1 (SR 1)	State Route 1 (SR 1)	State Route 1 (SR 1)	State Route 1 (SR 1)

### REFERRAL AGENCIES

TRIBAL☒ Manchester Point Arena Tribe

**ADDITIONAL INFORMATION:**

Coastal Commission Waiver # 1-88-200 for single-family residence; and

BLA with Coastal Commission # 1-89-07 never vested; and

Biological Scoping Survey Completed on July 24, 2019.

**STAFF PLANNER:** JESSIE WALDMAN

**DATE:** 03/312020

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

HIGH FIRE HAZARD

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (State Responsible Agency)

Mendocino Fire District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

GRAZING (G) & RANGE (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

CRITICAL WATER AREAS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

215—Tyson-Updegraff

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO; 199—Shinglemill-Gibney

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

LAND USE MAP 15 - CASPAR

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

NON-PRIME AG LAND

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

BARREN; RAPARIAN

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

NO

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO

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Case No(s) CDP-2017-0050  
CDF No(s) 253-17  
Date Filed 12-14-2017  
Fee \$2,384.00  
Receipt No. PRJ-018574  
Received by D. WALDMAN  
Office Use Only

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name CHRISTINE FREEMAN  
Mailing \_\_\_\_\_  
Address 13151 NORTH HIGHWAY 1  
City MENDOCINO State CA Zip Code 95460 Phone \_\_\_\_\_

### PROPERTY OWNER

Name CHRISTINE FREEMAN  
Mailing \_\_\_\_\_  
Address 13151 NORTH HIGHWAY 1  
City MENDOCINO State CA Zip Code 95460 Phone \_\_\_\_\_

### AGENT

Name CHRISTOPHER WALKER  
Mailing \_\_\_\_\_  
Address 32681 ATKINS WAY  
City FT. BLISS State CA Zip Code 95437 Phone \_\_\_\_\_

### PARCEL SIZE

20 ☐ Square feet  
☒ Acres

### STREET ADDRESS OF PROJECT

13151 N. HWY. 1, MENDOCINO, 95460

### ASSESSOR'S PARCEL NUMBER(S)

118-210-21-00

I certify that the information submitted with this application is true and accurate.

[Signature]

Signature of Applicant/Agent

11/20/17

Date

Signature of Owner

Date



# COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

## THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

FAMILY CARE UNIT FOR TWO TO YEAR OLD  
FAMILY MEMBERS.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1	
<input type="checkbox"/> Mobile Home		
<input type="checkbox"/> Duplex		
<input type="checkbox"/> Multifamily		

If Multifamily, number of dwelling units per building: \_\_\_\_\_

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: \_\_\_\_\_  
 Estimated employees per shift: \_\_\_\_\_  
 Estimated shifts per day: \_\_\_\_\_  
 Type of loading facilities proposed: \_\_\_\_\_

4. Will the proposed project be phased? ☐ Yes ☒ No  
 If Yes, explain your plans for phasing.

5. Are there existing structures on the property? ☒ Yes ☐ No  
If yes, describe below and identify the use of each structure on the plot plan.

MAN HOUSE  
SHOP  
STORAGE HOUSE  
POOL HOUSE

6. Will any existing structures be demolished? ☐ Yes ☒ No  
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 25' feet.

8. Lot area (within property lines): 20 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>10814</u> square feet	_____ square feet	<u>10814</u> square feet
Paved area	<u>15000</u> square feet	_____ square feet	<u>15000</u> square feet
Landscaped area	<u>20000</u> square feet	_____ square feet	<u>20000</u> square feet
Unimproved area	<u>82840</u> square feet	_____ square feet	<u>82840</u> square feet

GRAND TOTAL: \_\_\_\_\_ square feet  
(Should equal gross area of parcel)

10. Gross floor area: \_\_\_\_\_ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing	Proposed	Total
Number of covered spaces	<u>2</u>	_____	Size <u>456 SQ'</u>
Number of uncovered spaces	_____	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____



12. Utilities will be supplied to the site as follows:

A. Electricity

- ☒ Utility Company (service exists to the parcel).  
☐ Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
☐ On Site generation, Specify: \_\_\_\_\_  
☐ None

B. Gas

- ☒ Utility Company/Tank  
☐ On Site generation, Specify: \_\_\_\_\_  
☐ None

C. Telephone: ☒ Yes ☐ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

BY THE FRONT AND REAR DOORS

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier \_\_\_\_\_  
☒ Septic Tank  
☐ Other, specify \_\_\_\_\_

15. What will be the domestic water source?

- ☐ Community water system, specify supplier \_\_\_\_\_  
☒ Well  
☐ Spring  
☐ Other, specify \_\_\_\_\_

16. Is any grading or road construction planned? ☐ Yes ☒ No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards  
B. Amount of fill: \_\_\_\_\_ cubic yards  
C. Maximum height of fill slope: \_\_\_\_\_ feet  
D. Maximum height of cut slope: \_\_\_\_\_ feet  
E. Amount of import or export: \_\_\_\_\_ cubic yards  
F. Location of borrow or disposal site: \_\_\_\_\_

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: <div style="margin-left: 20px;">           A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div>
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? <div style="margin-left: 20px;">           A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No         </div> <p style="margin-left: 20px;">Amount of material to be dredged or filled? _____ cubic yards.</p> <p style="margin-left: 20px;">Location of dredged material disposal site: _____</p> <p style="margin-left: 20px;">Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

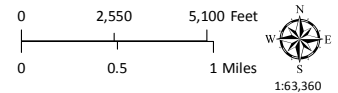
If you need additional room to answer any question, attach additional sheets.





CASE: CDP 2017-0050  
OWNER: FEEHAN, Christine  
APN: 118-210-21  
APLCT: Christine Feehan  
AGENT: Christopher Walker  
ADDRESS: 13151 N. Hwy. 1, Mendocino

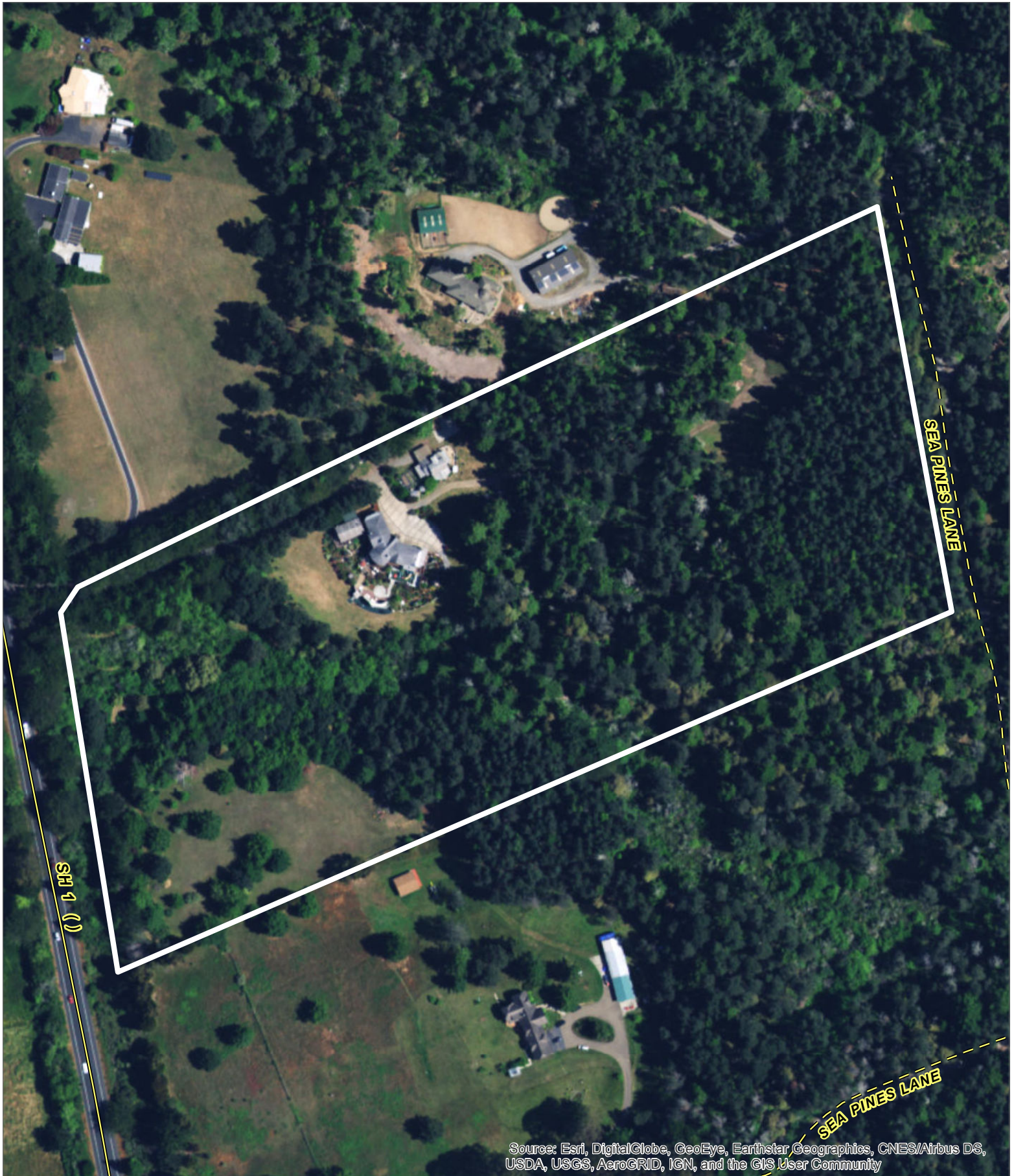
- Major Towns & Places
- Incorporated City Limits
- Major Rivers
- Highways
- Major Roads



LOCATION MAP

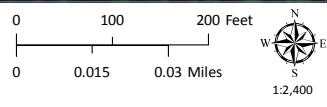
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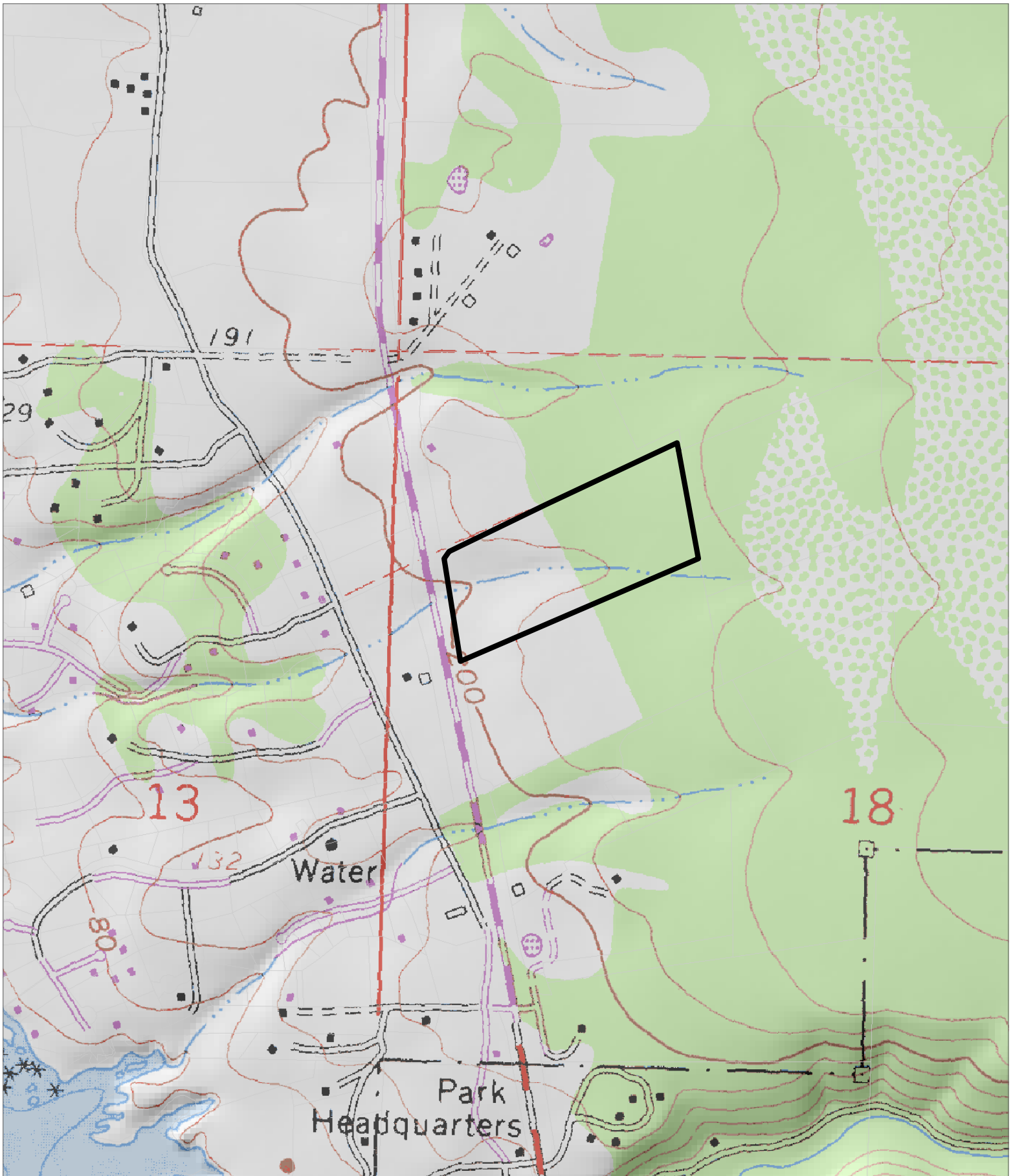
Public Roads  
Private Roads



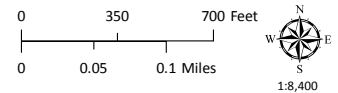
AERIAL IMAGERY

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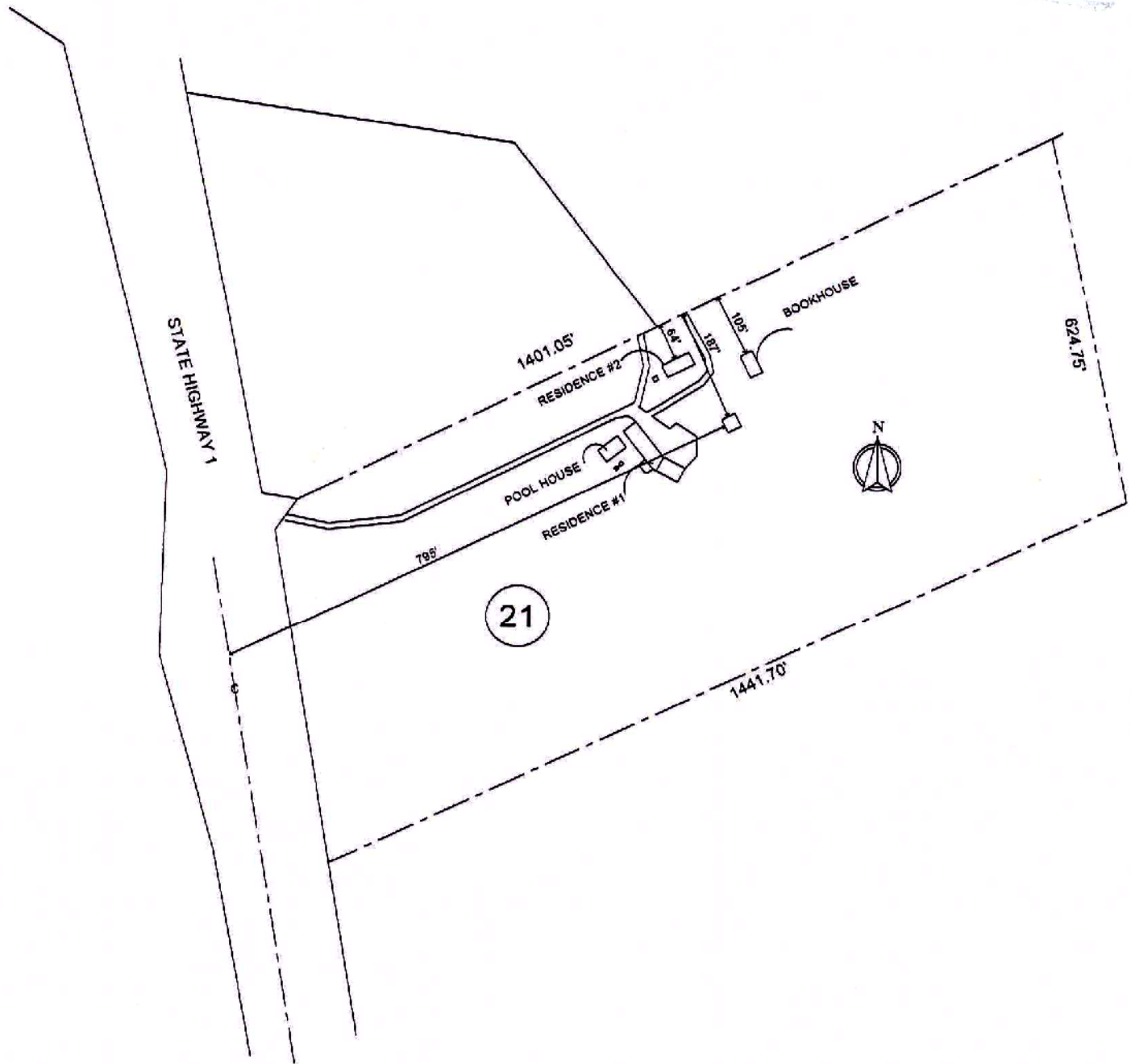


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TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

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S  
SC  
MENDOCINO COUNTY PLANNING DEPARTMENT  
06/26/17 - 12:00 PM - 2:00 PM

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NO SCALE

REVISED SITE PLAN



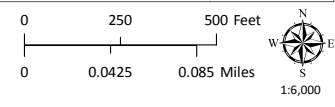






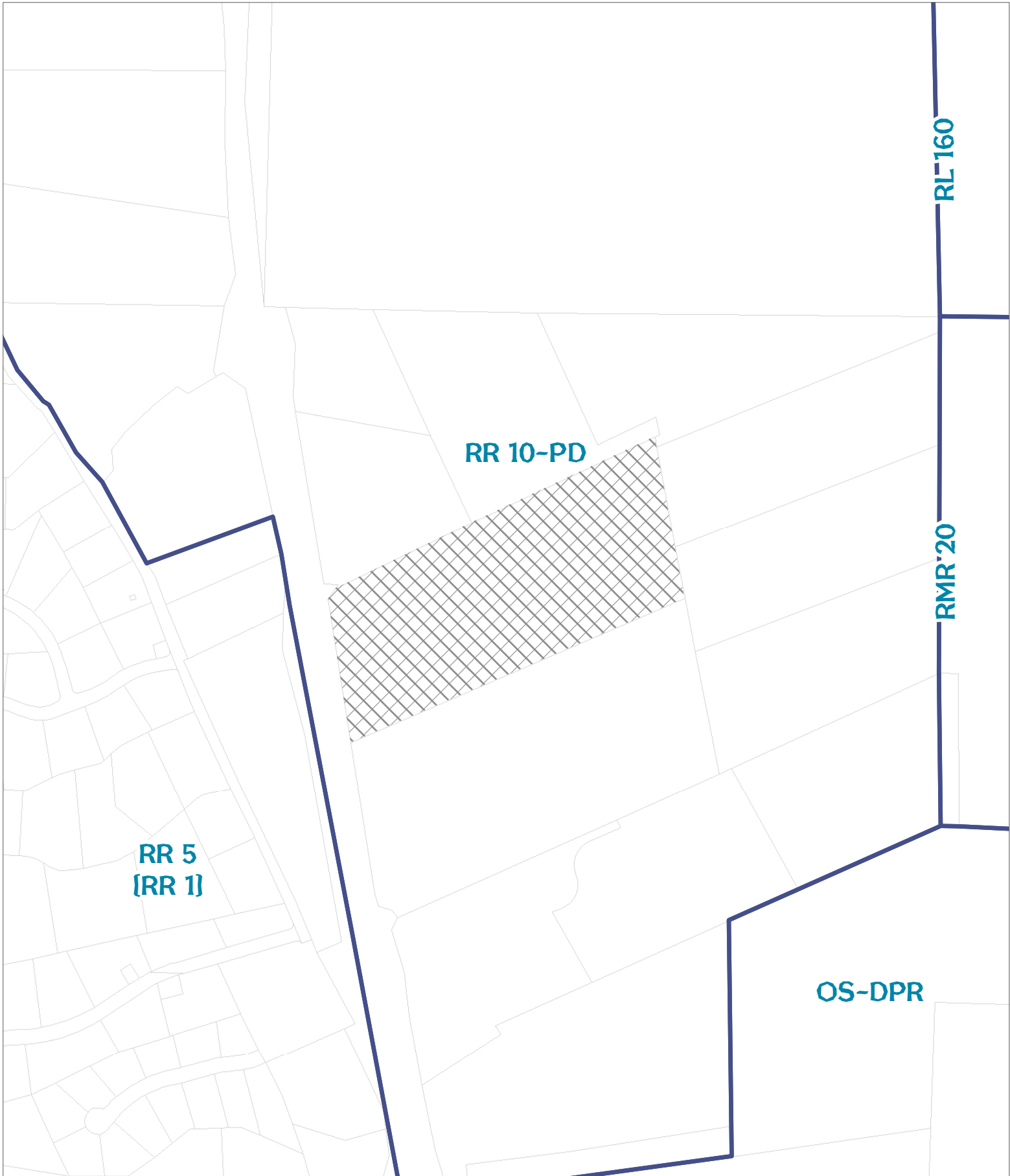
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 Zoning Districts




ZONING DISPLAY MAP

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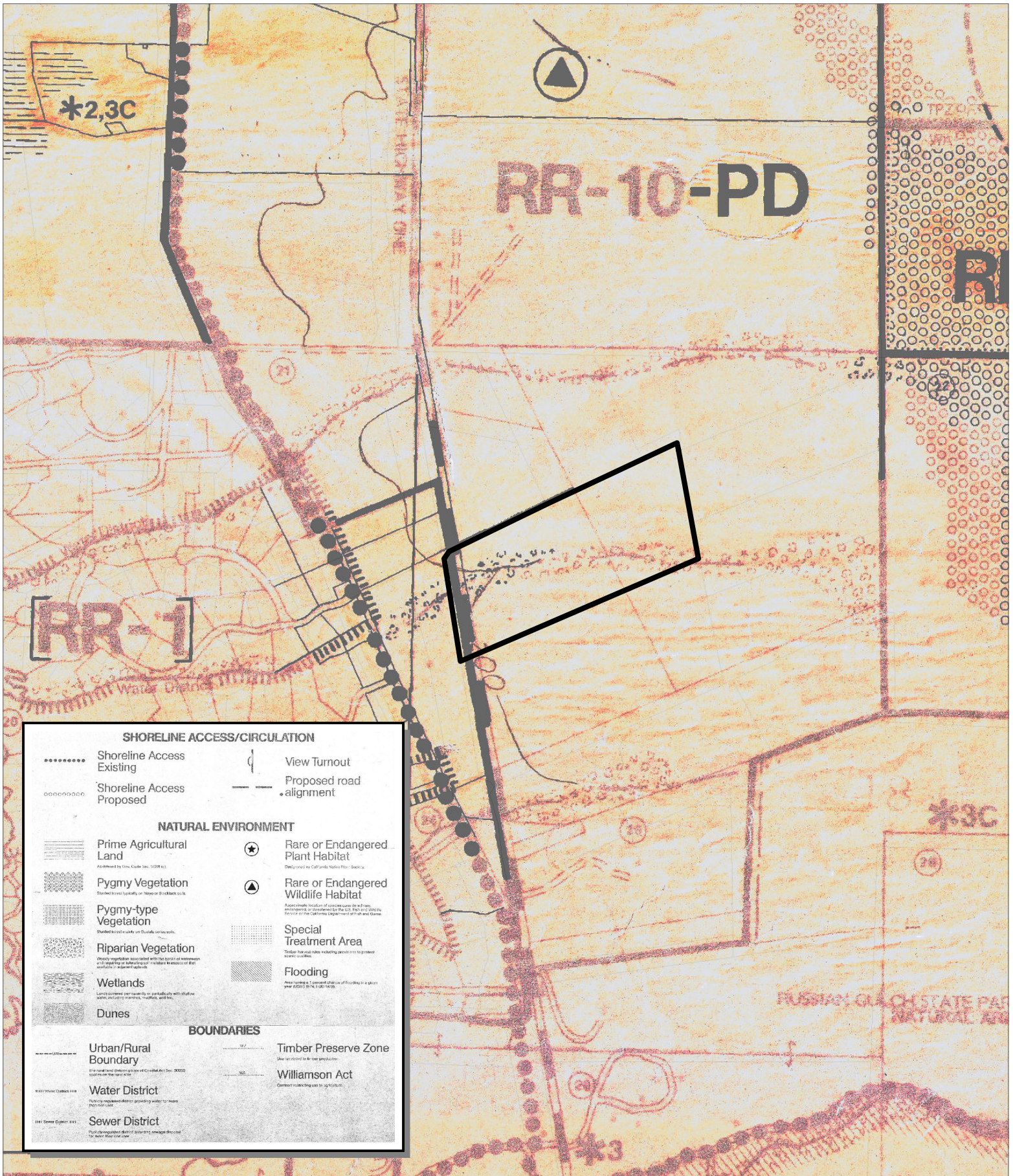
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 General Plan Classes

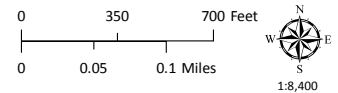
GENERAL PLAN CLASSIFICATIONS

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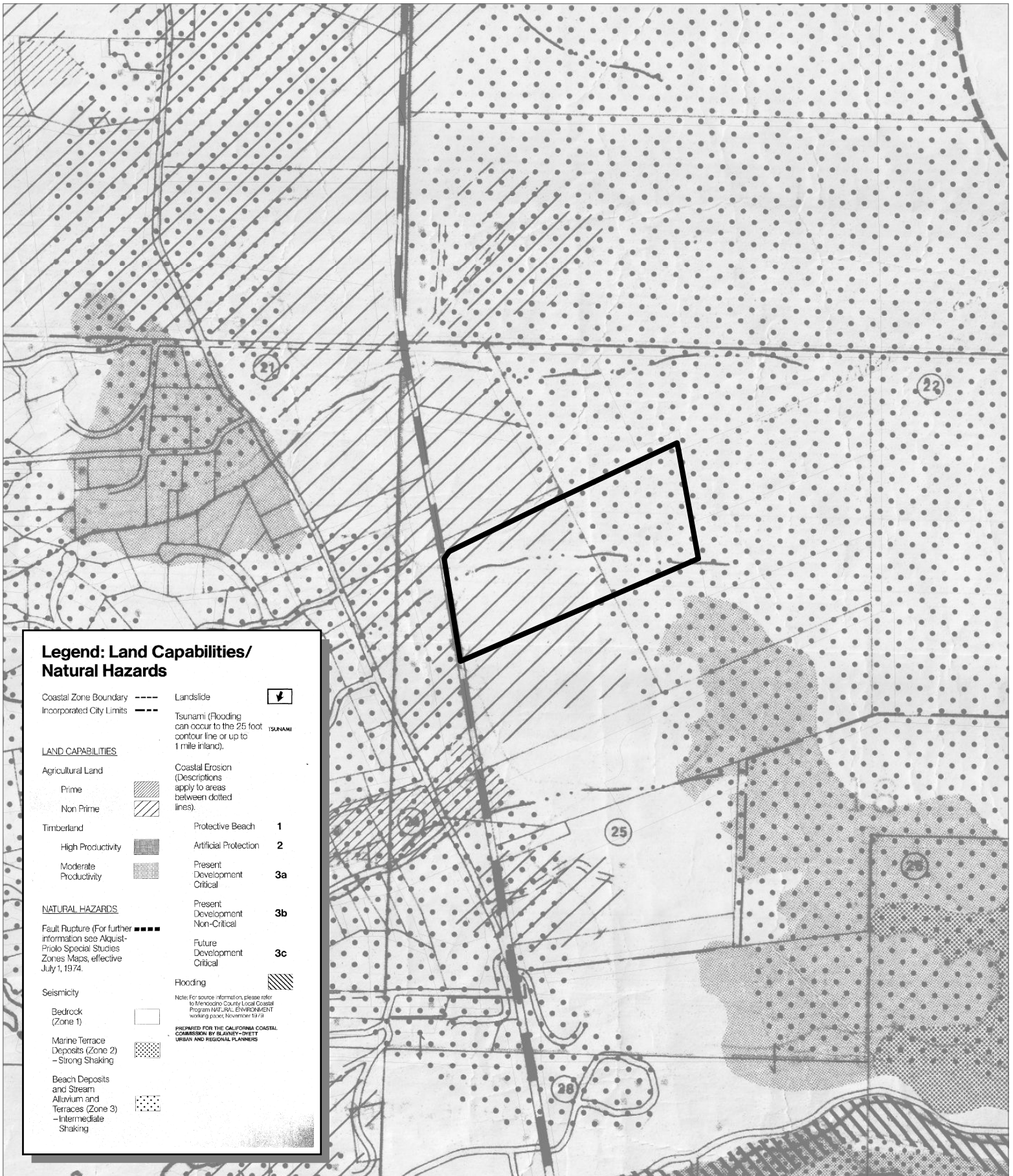
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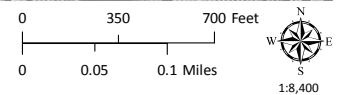
LCP LAND USE MAP 15: CASPAR

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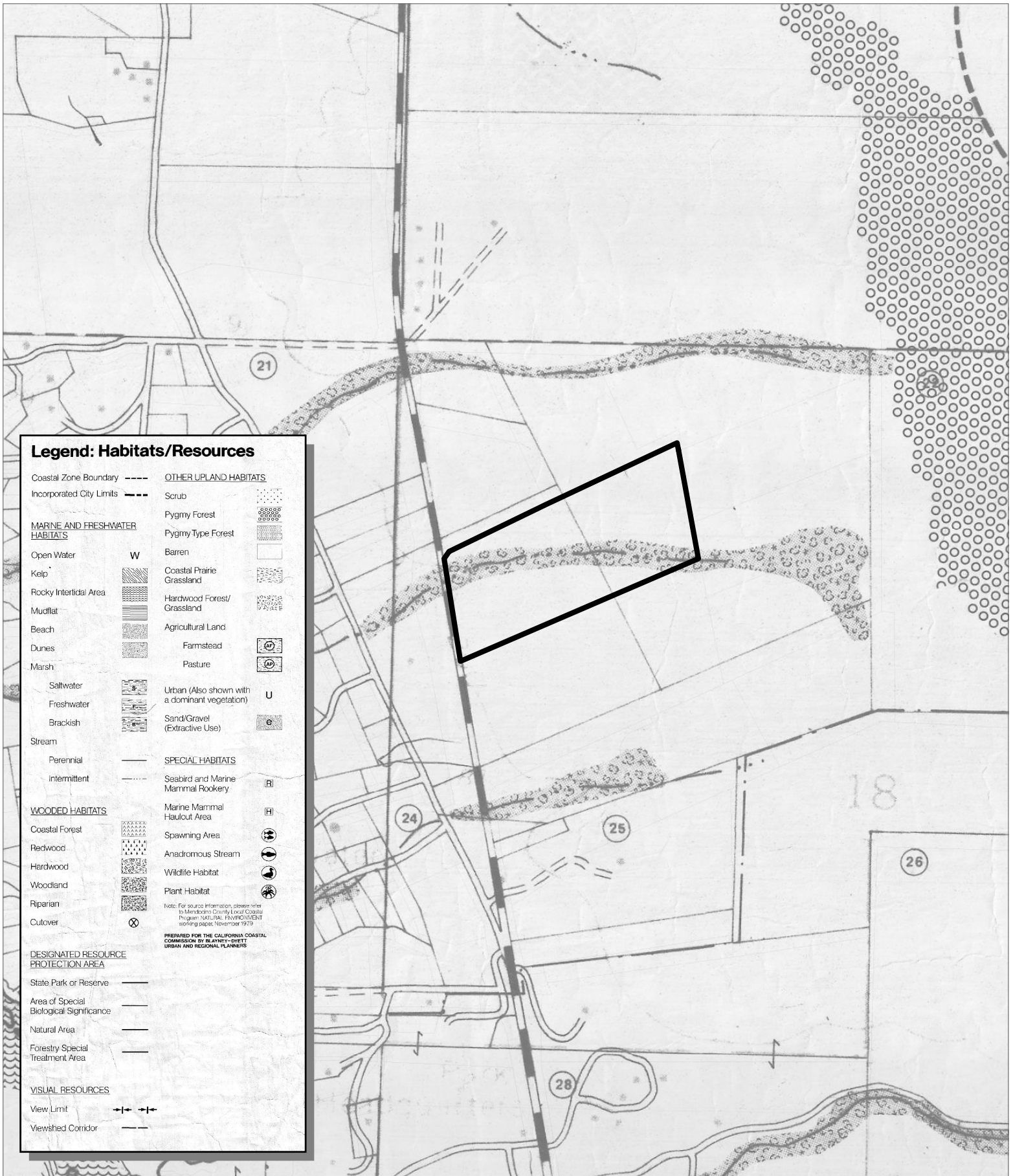
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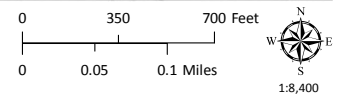
LCP LAND CAPABILITIES & NATURAL HAZARDS

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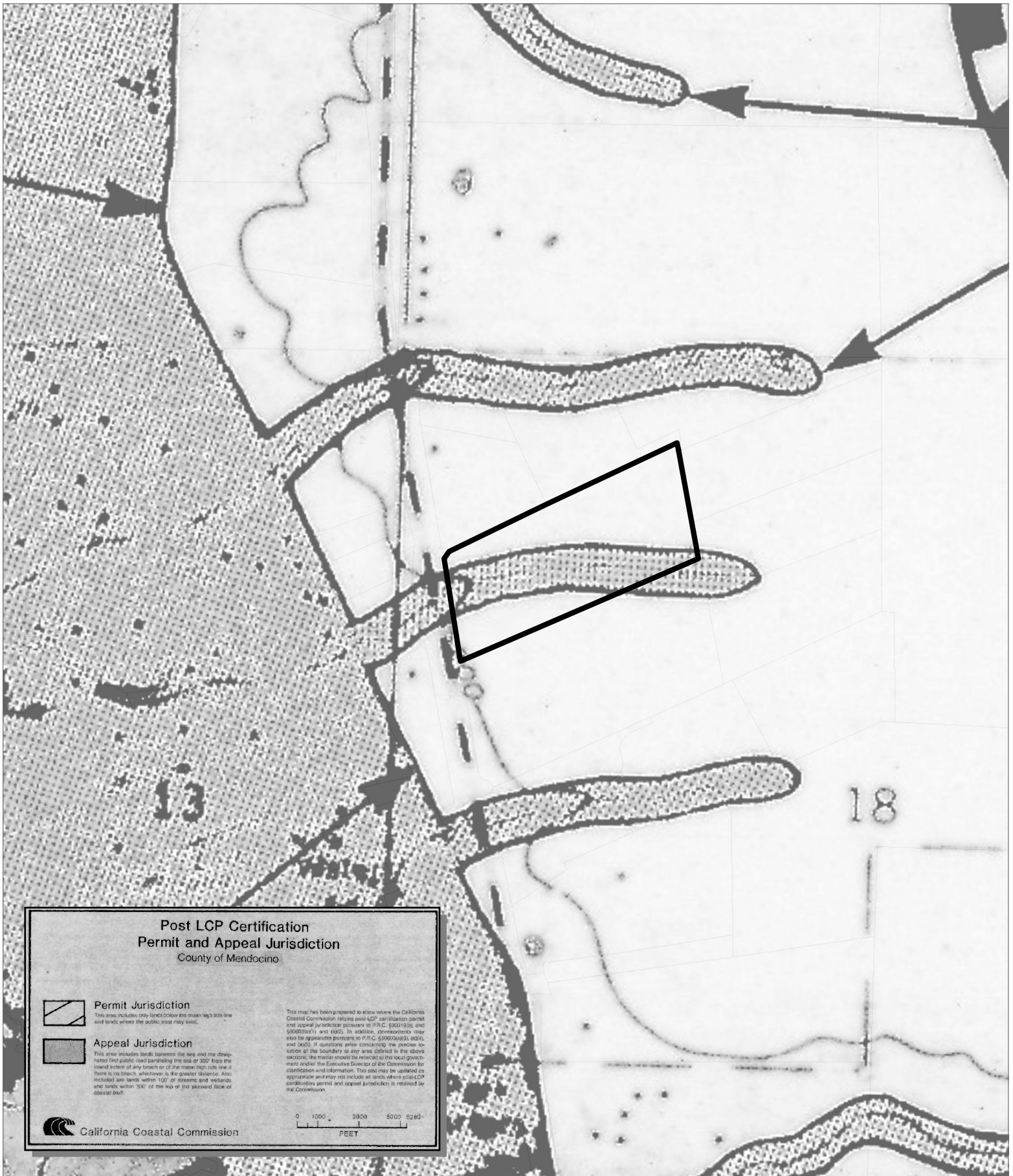
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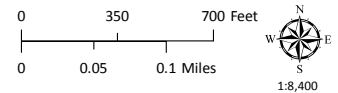
LCP HABITATS & RESOURCES

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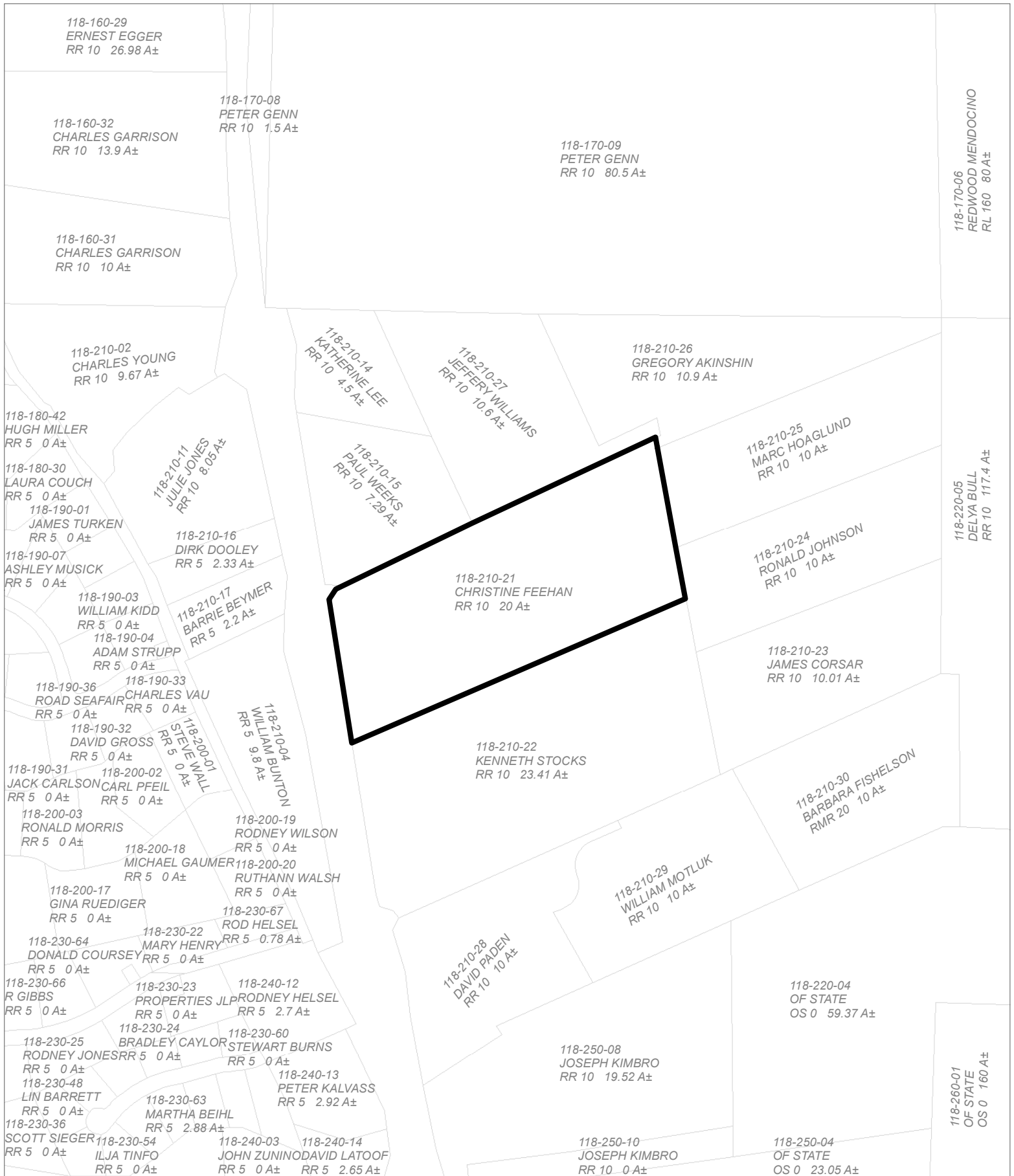


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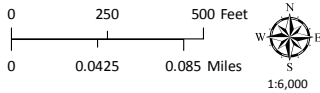


APPEALABLE AREAS

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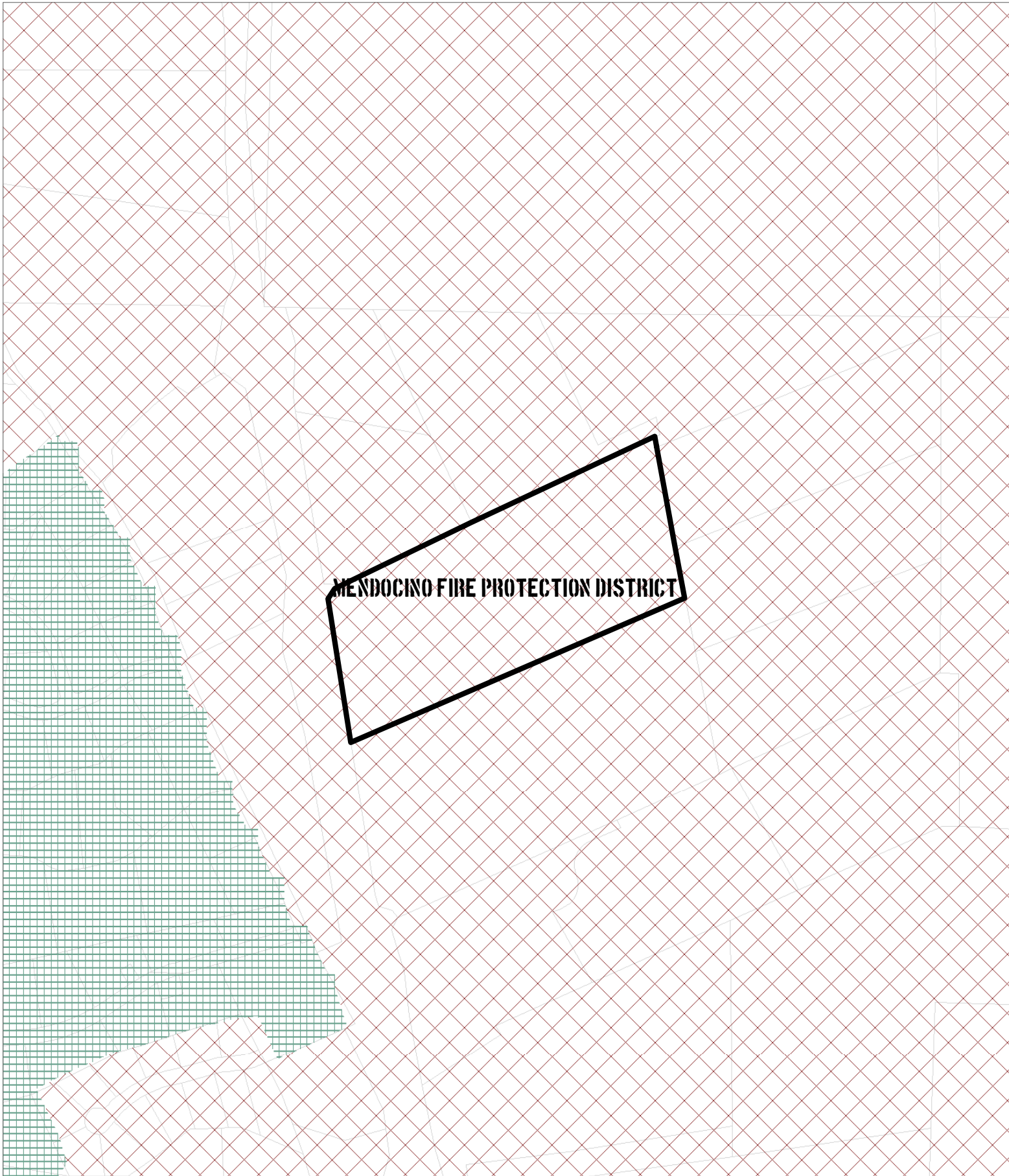
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ADJACENT PARCELS

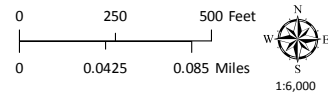
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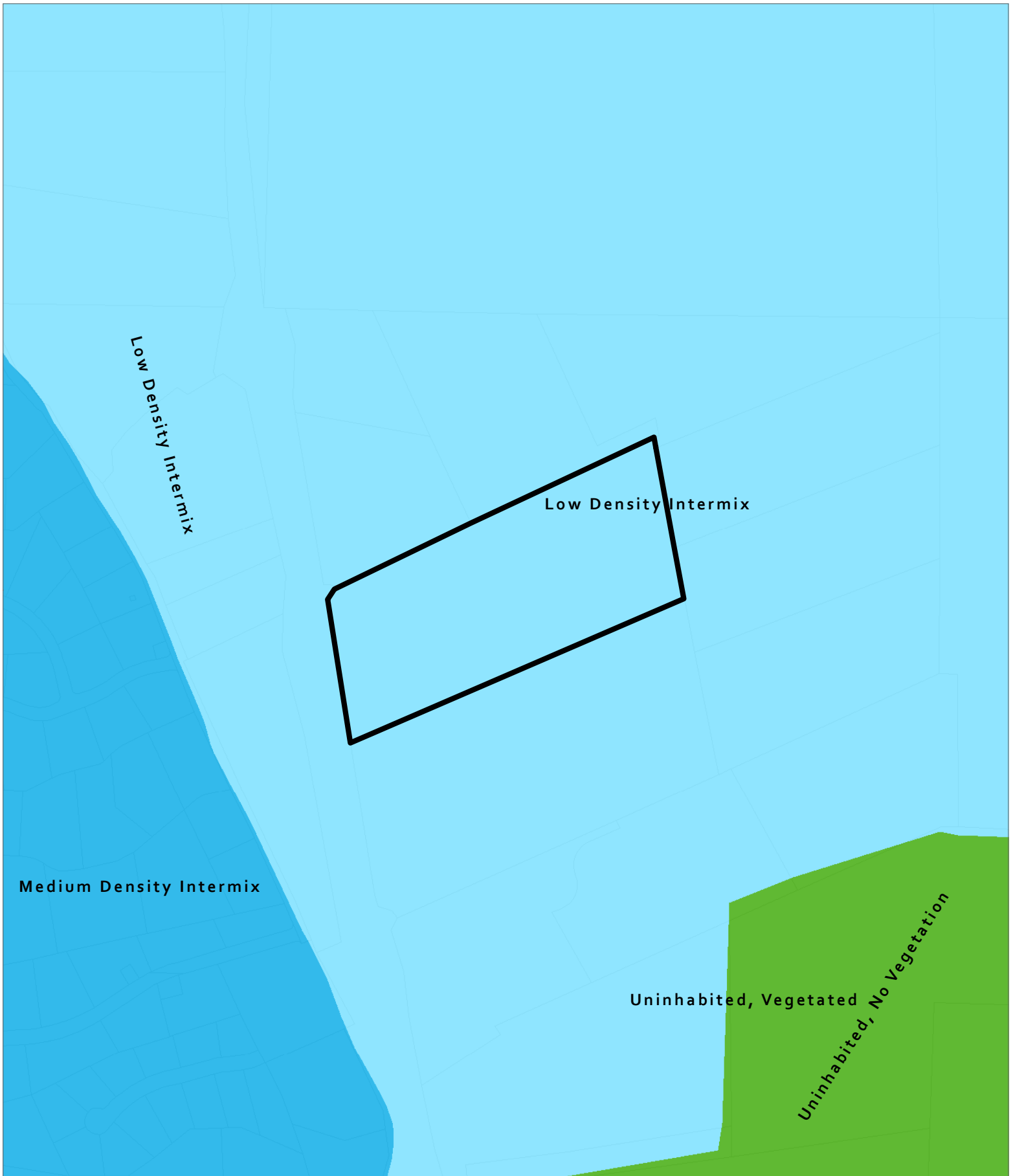
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard

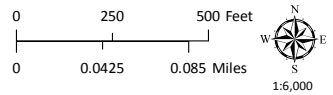


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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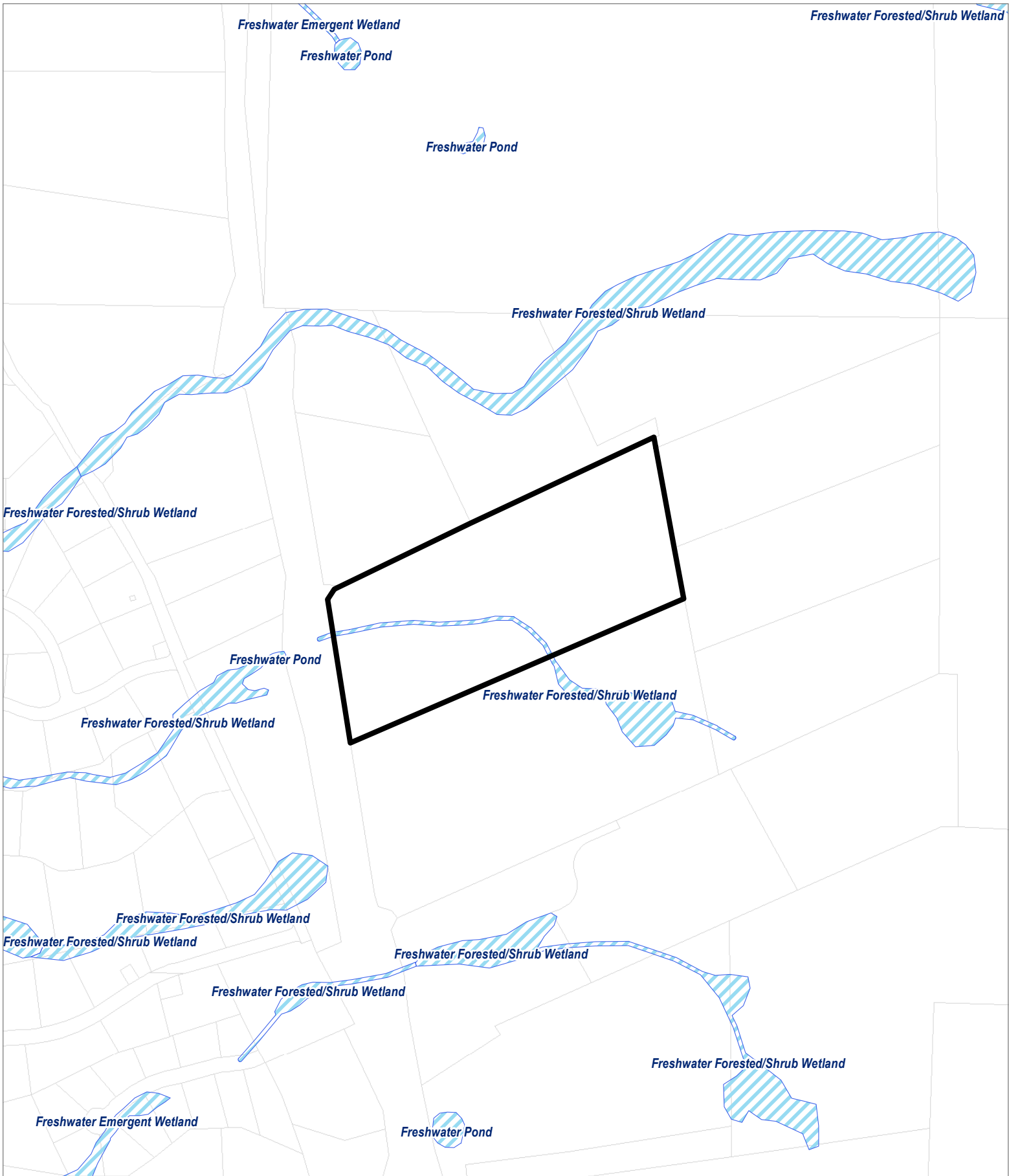


CASE: CDP 2017-0050  
OWNER: FEEHAN, Christine  
APN: 118-210-21  
APLCT: Christine Feehan  
AGENT: Christopher Walker  
ADDRESS: 13151 N. Hwy. 1, Mendocino



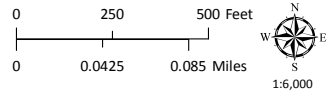
WILDLAND-URBAN INTERFACE

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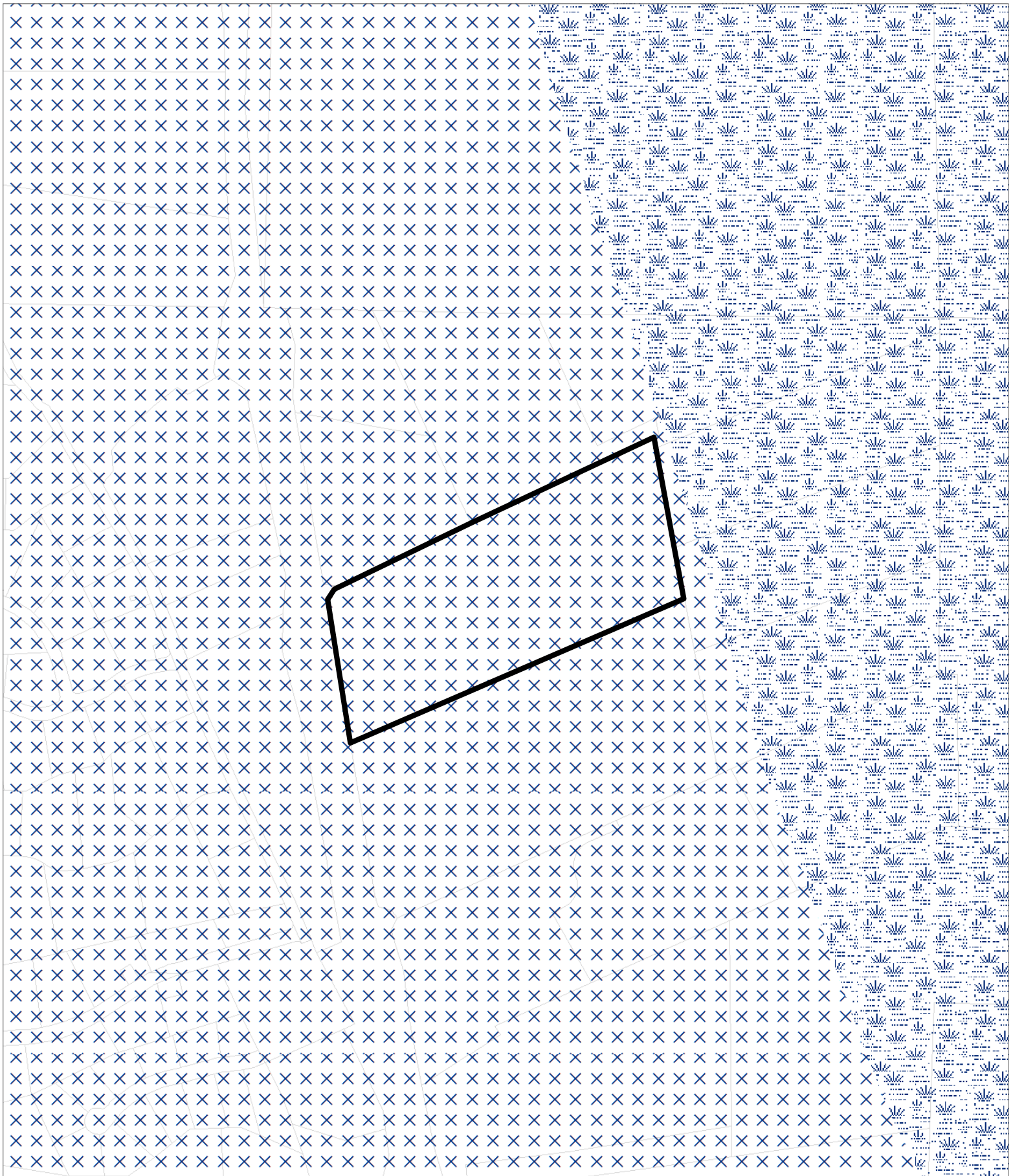
 National Wetlands Inventory



WETLANDS

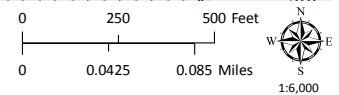
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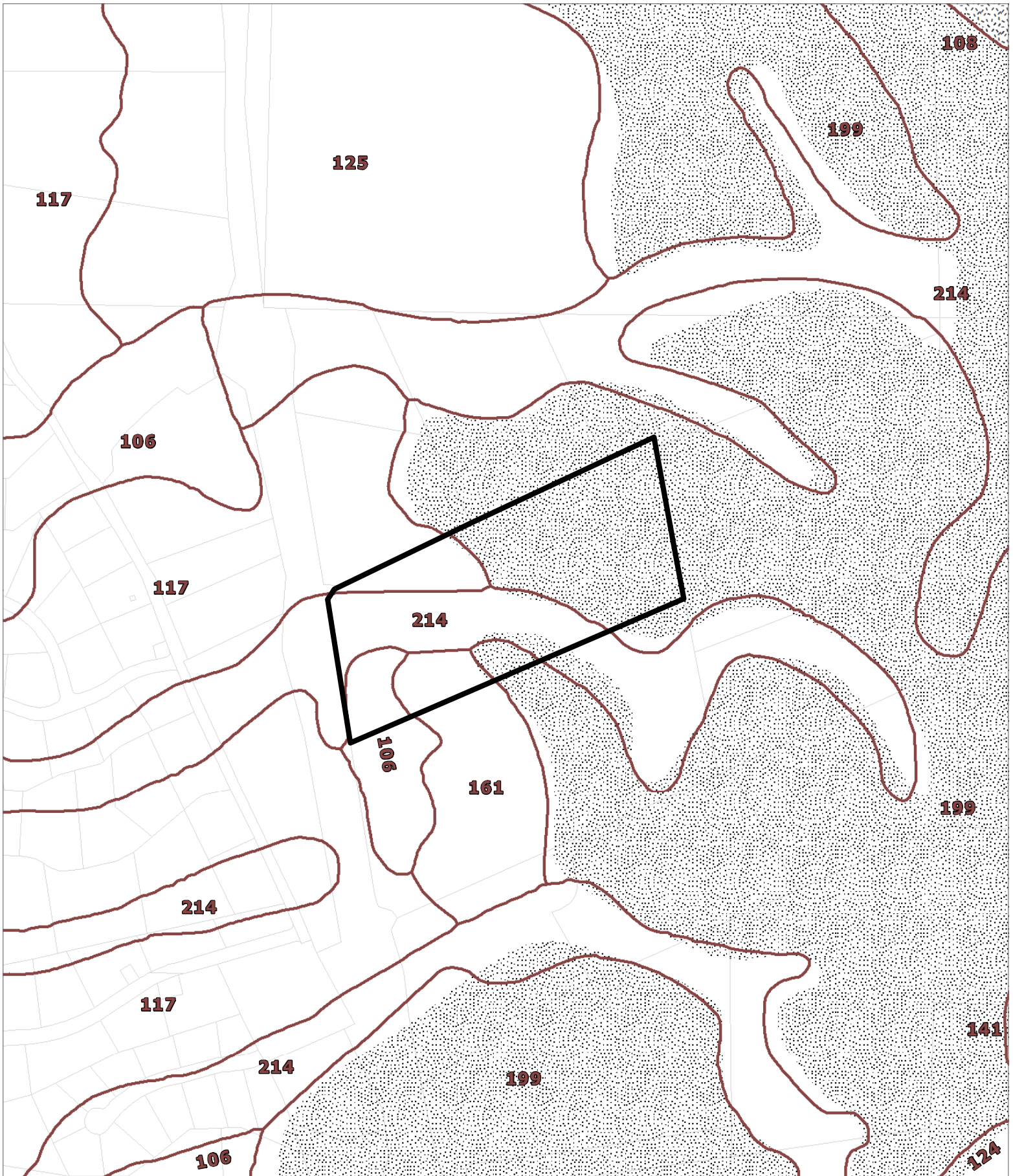
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× × Critical Water Areas  
≡ ≡ Marginal Water Resources






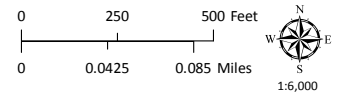
## GROUND WATER RESOURCES

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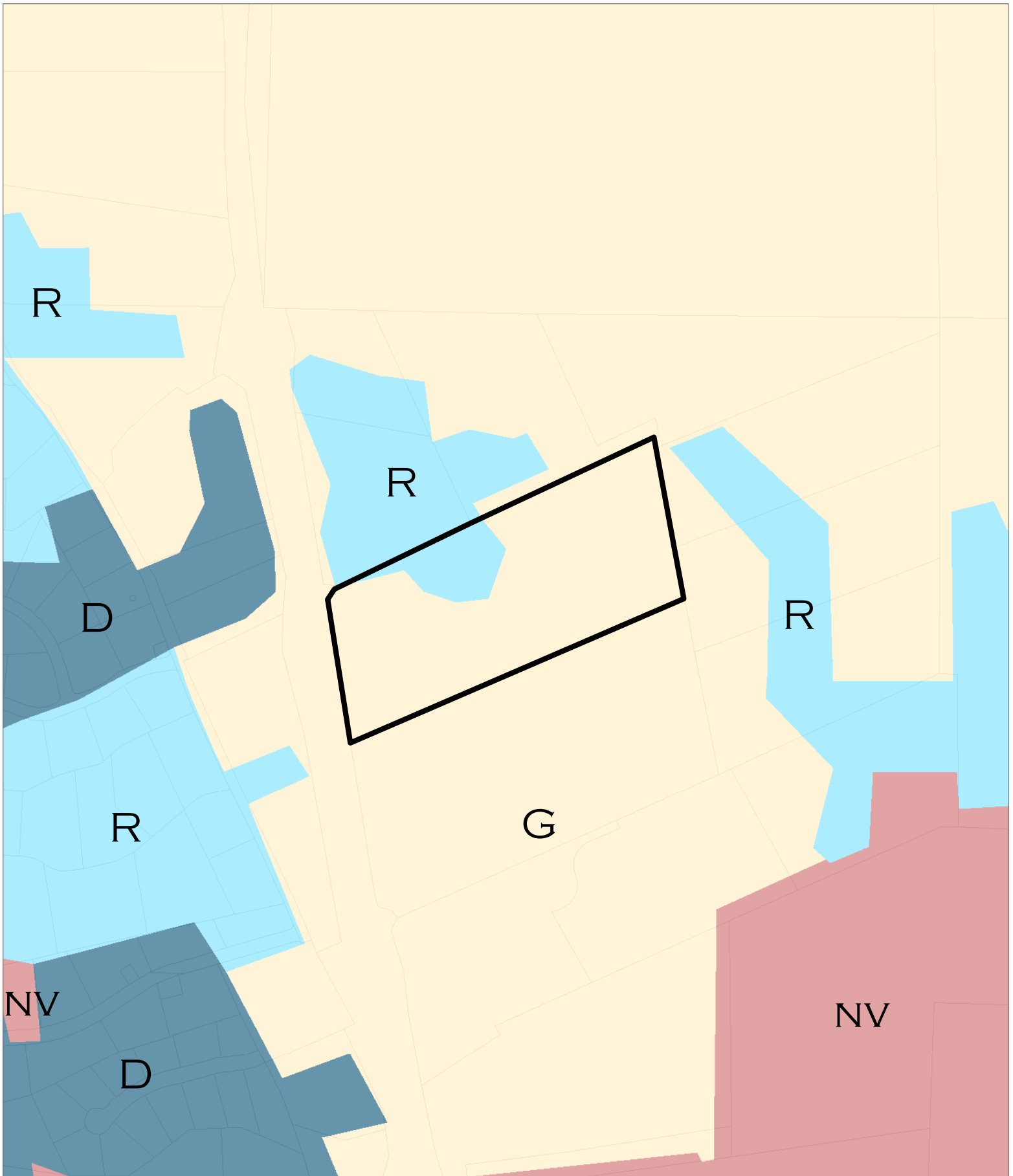
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-  Western Soil Classes
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex



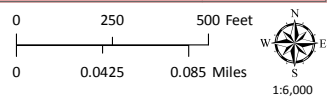
LOCAL SOILS

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Urban & Built-Up Land (D)



IMPORTANT FARMLAND

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### Owner/Agent Information

CAL FIRE File Number 253-17 Date 06/22/17  
Owner's Last Name Feehan Owner's First Name Christine  
Owner's Phone Number 707-937-6093  
Owner's Mailing Address 13151 N Hwy 1 Agent/Phone # Christopher Walker 707-548-2588  
Mendocino, CA 95460

### Project Information

Project Street # 13151 Project Street Name N Hwy 1 Type of Project Residence  
Project City/Community Mendocino Battalion 6 Fort Bragg Finaled ☐

### Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ **Address Standard**

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ **Driveway Standard**

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ **Road Standard**

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

☐ **Bridge Standard**

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE:ADDITIONAL COMMENTS:

K. Brett Pinson Assistant Chief

By:

Reviewing Official

Patricia Austin  
Fire Prevention Bureau





703 North Main Street, Fort Bragg CA 95437  
ph: 707-964-2537 fx: 707-964-2622  
www.WCPlan.com

September 17, 2019

Christopher Walker  
32681 Atkins Way  
Fort Bragg CA 95437

RE: Lands of Christine Feehan – Biological Scoping Survey  
13151 North Highway One  
Mendocino CA 95460  
APN: 118-210-21

Dear Mr. Walker,

Thank you for the opportunity to assist you with your natural resources needs for the proposed family care unit at 13151 North Highway One, Mendocino CA.

Wynn Coastal Planning & Biology has conducted a Biological Scoping Survey within 100ft of the previously approved structure which is now being converted to a family care unit. The Biological Scoping Survey addresses presumed ESHAs within 100ft of the proposed project that could be identified at the time of the site visit. It is our professional opinion that the project will not impact any special status resources as the building footprint is not changing.

Please let us know if you have any questions or comments.

All the best,

A handwritten signature in blue ink that reads "Wyatt Dooley".

Wyatt Dooley  
Biologist

Encl: Feehan – Family Care Unit Biological Scoping Survey

CC: Christopher Walker, agent; file

**WYNN COASTAL PLANNING & BIOLOGY**



## Biological Scoping Survey

**Investigators:** Wyatt Dooley (B.S. Environmental Studies Minor Geology, UC Santa Barbara)  
**Property Address:** Lands of Christine Feehan – 13151 North Highway One, Mendocino California  
**APN:** 118-210-21  
**Survey Date:** July 24, 2019  
**Study Area Size:** ≈1.2 acres  
**Parcel Size:** ≈ 20.7 acres

**Proposed Development:** The parcel has been previously developed with buildings and landscaping. The Study Area focused on the area within 100ft of the proposed family care unit. The proposed family care unit was a previously approved accessory structure. The accessory structure has since been converted to a family care unit without benefit of permit; a permit is being requested to bring the unit into compliance with County codes.

**Methodology:** Wyatt Dooley visited the site and examined plant communities and vegetation within 100ft of the proposed development. The focus of the study area was to determine if, and to what extent, plant communities, rare plants, wetlands, and/or special status wildlife habitat that could be considered Environmentally Sensitive Habitat Area (ESHA) occur within 100ft of the proposed development.

**Site Description:** The subject parcel is located at 13151 North Highway One, Mendocino, California. The parcel can be accessed from Highway One and is approximately 2 miles north of the village of Mendocino (**Figure 1**). The study area is located within the Coastal Zone and east of Highway One. The driveway is enclosed by Monterey cypress (*Hesperocyparis macrocarpa*) trees before opening up to a clearing where the development occurs. Areas beyond the clearing and existing development were forested (**Figure 2 & Figure 3**).

**Wetlands:** The NWI map was consulted and does not show any mapped wetlands within 100ft of the project area (**Figure 4**).

**Survey Results:** The area directly surrounding the proposed family care unit was landscaping and mowed lawn (**Figure 5 & Figure 6**). The dominant grass species were a mosaic of common velvet grass (*Holcus lanatus*), creeping bent grass (*Agrostis stolonifera*), and sweet vernal grass (*Anthoxanthum odoratum*). Other species present were perennial ryegrass (*Festuca perennis*), white clover (*Trifolium repens*), rough cat's ear (*Hypochaeris radicata*), prickly sowthistle (*Sonchus asper*), English plantain (*Plantago lanceolata*), cherry (*Prunus* sp.) and rattlesnake grass (*Briza maxima*), cotoneaster (*Cotoneaster* sp.), planted azalea cultivars (*Azalea* sp.), fox glove (*Digitalis purpurea*), rhododendron cultivars (*Rhododendron* sp.), Matilija poppy (*Romneya coulteri*), New Zealand flax (*Phormium tenax*), and ornamental grasses.

The areas beyond the mowed lawn were forested with areas of native and non-native trees. Along the northern property boundary Monterey cypress trees were planted and contained the same understory as the mowed lawn. North west of the residence on the neighboring parcel was **Bishop pine forest (*Pinus muricata* forest alliance [G3 S3.2])** (**Figure 7**). These Bishop pine trees were mature with some beginning to senesce. The trees were approximately 60 to 80ft tall, and they were limbed up to allow mowing underneath them. While observing from the property boundary, the understory species present were similar to the species observed within the mowed lawn onsite.

Northeast of the proposed development was a young **grand fir forest (*Abies grandis* [G4 S2.1])**. Other trees present were Bishop pine saplings, huckleberry (*Vaccinium ovatum*), rhododendron (*Rhododendron macrophyllum*), sweet vernal grass, common velvet grass, bracken fern (*Pteridium aquilinum*), and rough cat's ear.

The grand fir forest northeast of the proposed development transitioned to a mixed forest of grand fir and Bishop pines east of the proposed development (**Figure 8**). Areas closer to the proposed development contained a dense canopy cover of approximately 50% grand fir and

50% Bishop pines in the canopy (**Figure 9**). Areas further east transitioned to dominant Bishop pine forest. Because the overall area of the forest was predominantly Bishop pine trees, it was mapped as **Bishop pine forest**. Other trees present were tan oaks (*Notholithocarpus densiflorus*), Douglas fir (*Pseudotsuga menziesii*), and redwoods (*Sequoia sempervirens*). The understory was typical of an intact Bishop pine forest and contained species such as: sword fern (*Polystichum munitum*), Oregon grape (*Berberis nervosa*), huckleberry, red huckleberry (*Vaccinium parvifolium*), vanilla grass (*Anthoxanthum odoratum*), hairy honeysuckle (*Lonicera hispidula*), salal (*Gaultheria shallon*), common velvet grass, sweet vernal grass, chinook brome, rhododendron, redwood violet (*Viola sempervirens*), cape ivy (*Delairea odorata*), chick weed (*Stellaria media*), and woodland madia (*Anisocarpus madioides*).

**Recommendations:** Two presumed ESHAs were identified within 100ft of the proposed family care unit: **grand fir forest (*Abies grandis* [G4 S2.1])** and **Bishop pine forest (*Pinus muricata* forest alliance [G3 S3.2])**. The family care unit was a previously permitted building that is changing uses. There are no new impacts to the presumed ESHAs as the building footprint is not changing. If interior remodel work will occur and building materials will need to be staged outside of the proposed development, ideally the building materials will be located outside of the proposed 100ft buffer. If materials need to be placed between the proposed 50ft and 100ft buffer, it is recommended that orange construction fencing is placed along the 50ft buffer to keep construction crew and materials away from presumed ESHAs.

If the scope of work changes for the proposed development and exterior work such as and not limited to trenching and/or expansion of the building footprint occurs, additional Mitigation Measures and a Reduced Buffer Analysis may be necessary for the new scope of work.

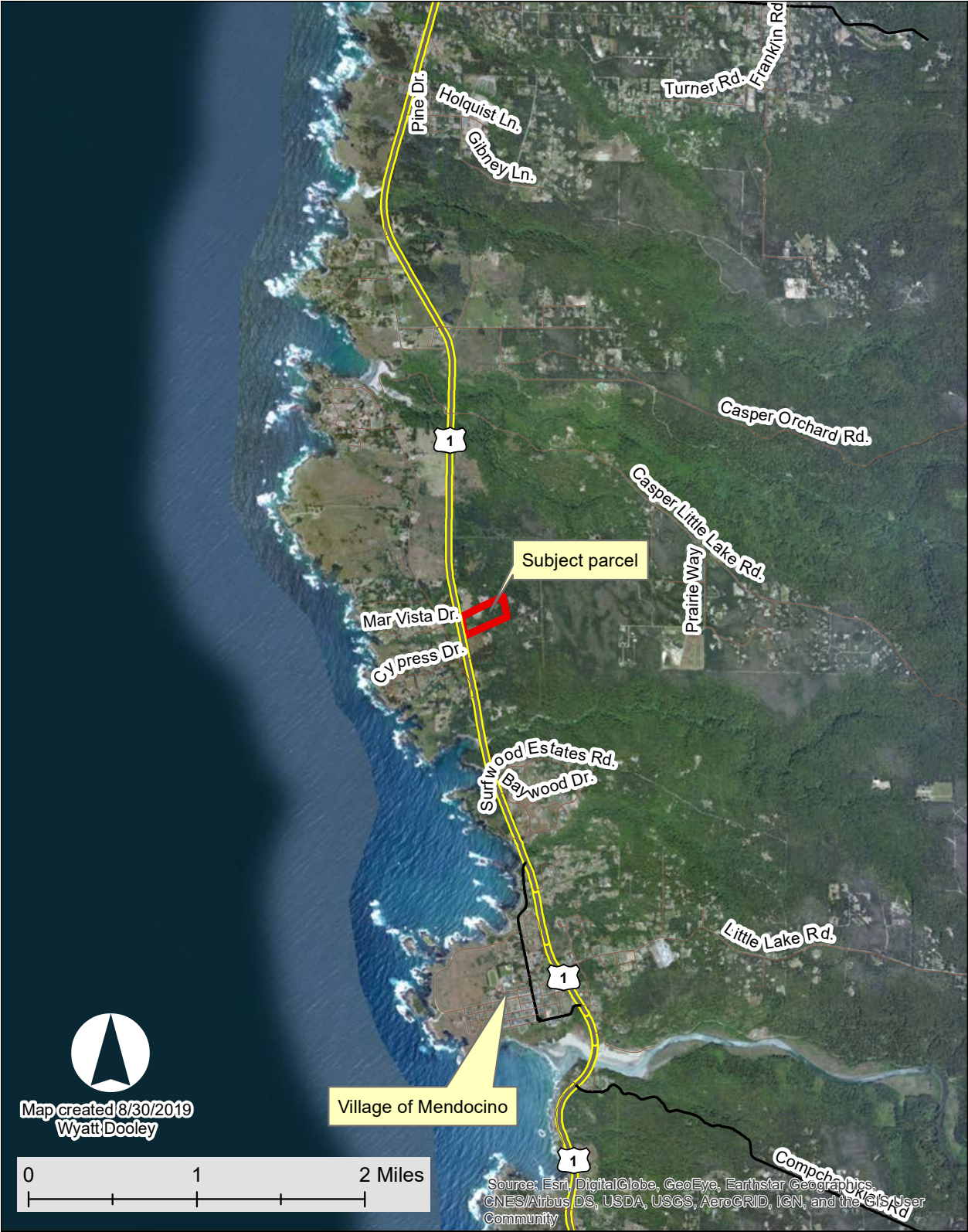
It should be noted that Monterey cypress trees have a CNPS ranking of 1B.2 and are considered rare in its natural range of the Monterey peninsula. Monterey cypress trees located outside of the Monterey peninsula are considered non-native and not naturally occurring. Therefore, Monterey cypress do not warrant protection in Mendocino County.

No further surveys are recommended for the proposed development.

#### **Biologist Biographies:**

**Wyatt Dooley** graduated from University of California Santa Barbara with a Bachelor's of Science in Environmental Studies and a minor in Geology. After graduating, he worked for Fish and Wildlife and Pacific States Marine Fisheries as a technician researching salmon. He has also worked abroad in New Zealand as a conservation ranger helping on restoration projects and controlling invasive species. Additionally, he has received training in Army Corp wetland delineation by San Francisco State University and the Wetland Science and Coastal Training Program, training from CNPS-CDFW on vegetation rapid assessment and relevé methods, is on the US Fish and Wildlife Service's approved list for Point Arena Mountain Beaver Surveys, and received a specialization in ArcGIS through University of California Davis. He has also received training in *Carex* keying and identification through CNPS taught by CA Fish and Wildlife staff biologist Gordon Leppig (March 2019).



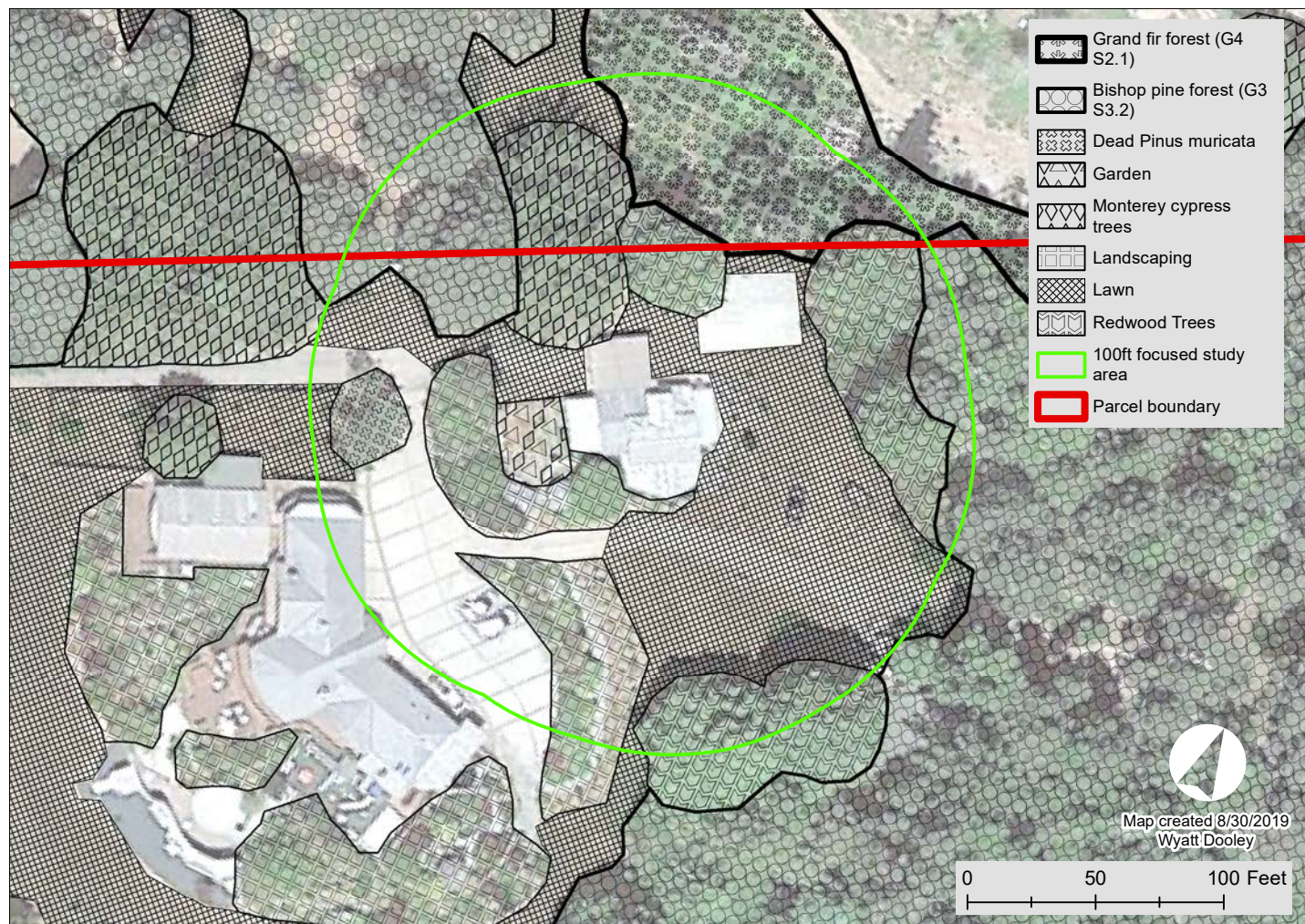


OWNER: Christine Feehan  
AGENT: Walker Enterprises  
APN: 118-210--21  
ADDRESS: 13151 N HWY 1 Mendocino

Location Map

Figure 1. Location of project area in relation to Mendocino California..





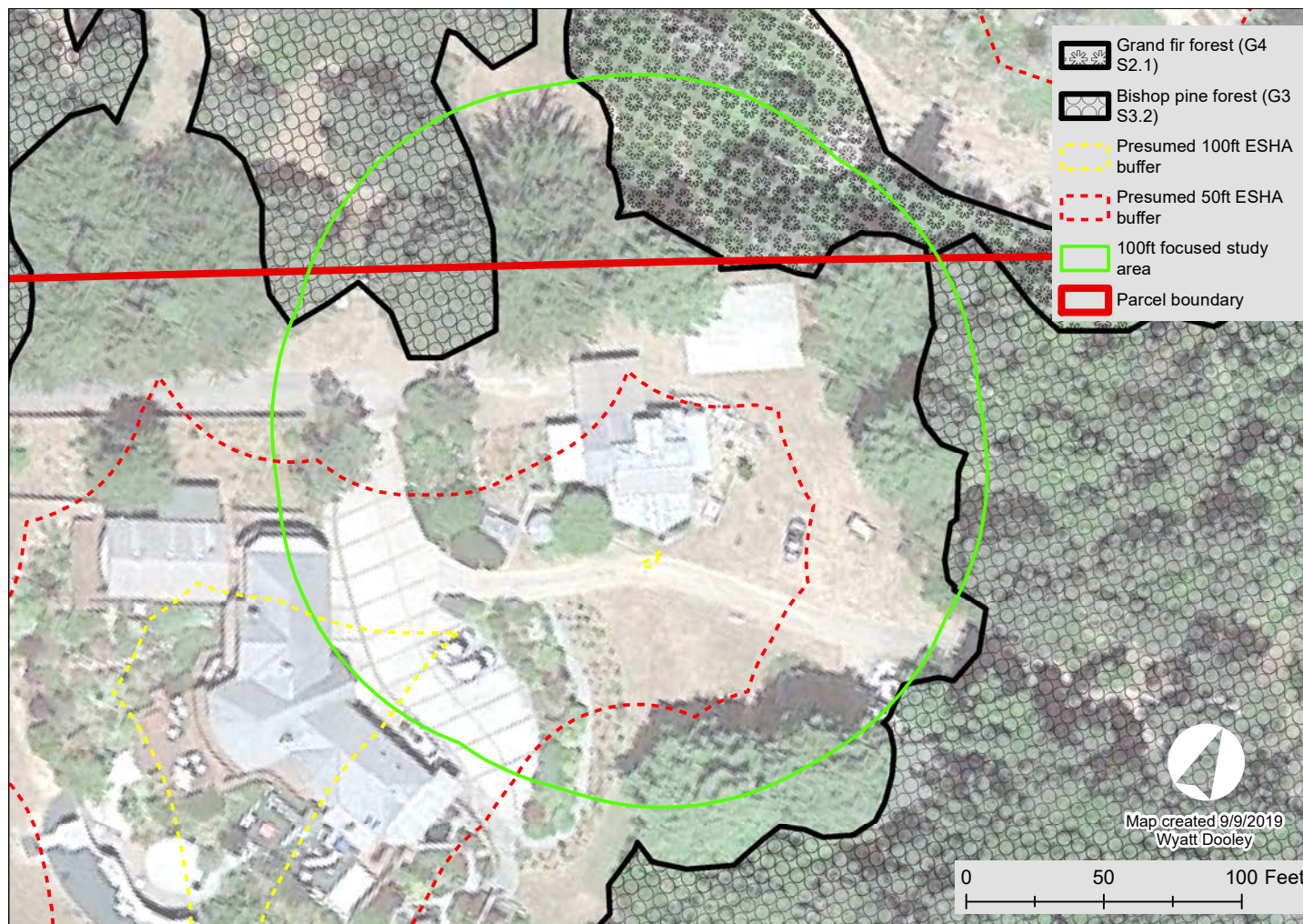
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## Plant Community & Vegetation Map

Parcel boundary is approximate

Figure 2. Vegetation and plant communities surrounding proposed family care unit.





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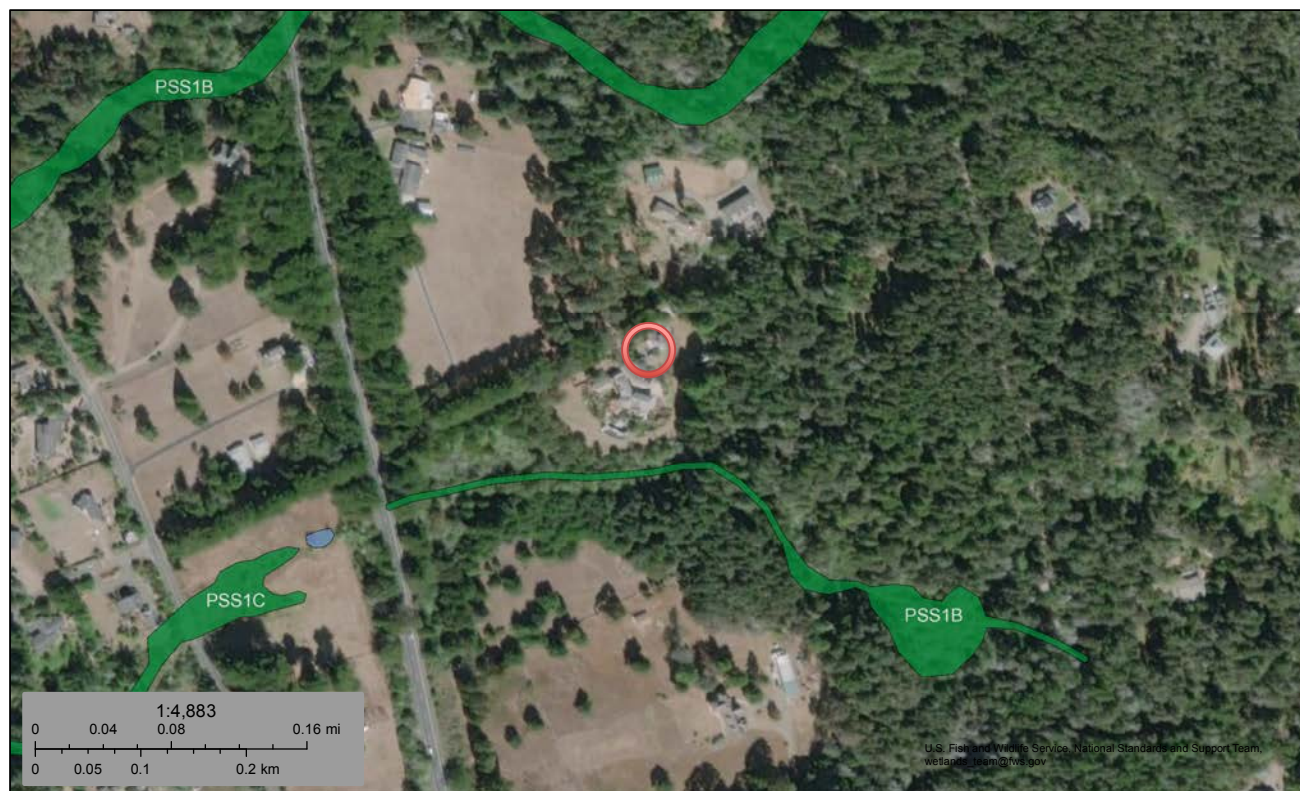
## Presumed ESHA Map

Parcel boundary is approximate

Figure 3. Presumed ESHAs observed during site visit.



## Feehan-Walker NWI Map



July 19, 2019

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

Figure 4. National Wetlands Inventory (NWI) map generated for project area. The red circle is the project area.





*Figure 5. The previously permitted structure that is changing use to a family care unit.*



*Figure 6. Single family residence and landscaping west of the proposed family care unit.*





*Figure 7. The Bishop pine forest and mowed understory northwest of the proposed development.*



*Figure 8. Redwood trees and Bishop pine forest mapped east of the proposed development.*





*Figure 9. Photo taken within Bishop pine forest east of the proposed development. Taken in area dominated with grand firs.*