April 21, 2020

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg

Air Quality Management
Sonoma State University
Department of Fish and Wildlife
Coastal Commission

CASE#: CDP_2020-0007
DATE FILED: 2/7/2020
OWNER: JOHN C & JANIS C PORTER
APPLICANT: JANIS PORTER
AGENT: REBECCA DALSKE
REQUEST: Standard Coastal Development Permit request for after-the-fact grading/removal of contaminated soil.
LOCATION: In the Coastal Zone, 2.3± miles south of the City of Fort Bragg center, lying on the south side of South Casper Drive (CR 450), 0.1± miles east of its intersection with Vega Drive (CR 557), located at 45351 South Casper Dr., Fort Bragg (APN: 118-350-02).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MATT GOINES
RESPONSE DUE DATE: May 5, 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. 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 ___________________
**CASE: CDP_2020-0007**

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**APN/S:** 118-350-02  
**PARCEL SIZE:** 0.28± Acres  
**GENERAL PLAN:** Rural Residential [RR:5(1):R-Residential]  
**ZONING:** Rural Residential RR:5  
**EXISTING USES:** Residential  
**DISTRICT:** 4  
**RELATED CASES:** N/A

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
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<td>Rural Residential (RR:5)</td>
<td>0.25±</td>
<td>Residential</td>
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</table>

**REFERRAL AGENCIES**

- LOCAL:  
  - Air Quality Management District  
  - Building Division - Fort Bragg  
  - Department of Transportation (DOT)  
  - Environmental Health - Fort Bragg  

- STATE:  
  - Sonoma State University  
  - California Coastal Commission  

- TRIBAL:  
  - Cloverdale Rancheria  
  - Redwood Valley Rancheria  
  - Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION:** The project includes the removal of 60± cubic yards of soil contaminated by heating oil (diesel) from an aboveground storage tank. Paulson Excavating Inc. performed the work under the supervision of a LACO Geologist. Paulson Excavation is aware of the discovery clause and did not find any remnants of historical or cultural significance. The replacement soil came from Paulson’s private stockpile located at 32700 Albion Ridge Rd. The contaminated soil was taken to Potrero Hills Landfill, in Suisun City, CA.

**STAFF PLANNER:** MATT GOINES  
**DATE:** 4/8/2020
ENVIRONMENTAL DATA

1. MAC: GIS
   NO

2. FIRE HAZARD SEVERITY ZONE:
   CALFIRE FRAP maps/GIS
   Moderate

3. FIRE RESPONSIBILITY AREA:
   CALFIRE FRAP maps/GIS
   State (Cal-Fire)

4. FARMLAND CLASSIFICATION:
   GIS
   Urban and Build-up Land (D)

5. FLOOD ZONE CLASSIFICATION:
   FEMA Flood Insurance Rate Maps (FIRM)
   NO

6. COASTAL GROUNDWATER RESOURCE AREA:
   Coastal Groundwater Study/GIS
   Critical Water Area

7. SOIL CLASSIFICATION:
   Mendocino County Soils Study Eastern/Western Part
   117 Cabrillo-Heeser complex 0-5%

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
   Pygmy Soils Maps; GIS
   NO

9. WILLIAMSON ACT CONTRACT:
   GIS/Mendocino County Assessor's Office
   NO

10. TIMBER PRODUCTION ZONE:
    GIS
    NO

11. WETLANDS CLASSIFICATION:
    GIS
    N/A

12. EARTHQUAKE FAULT ZONE:
    Earthquake Fault Zone Maps; GIS
    NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

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 (Eel Only); GIS
    NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
    Various Adopted Specific Plan Areas; GIS
    N/A

21. STATE CLEARINGHOUSE REQUIRED:
    Policy
    N/A

22. OAK WOODLAND AREA:
    USDA
    NO

23. HARBOR DISTRICT:
    Sec. 20.512
    NO

24. LCP LAND USE CLASSIFICATION:
    LCP Land Use maps/GIS
    Casper

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
    LCP Land Capabilities maps/GIS; 20.500
    Bedrock (Zone 1)

26. LCP HABITATS & RESOURCES:
    LCP Habitat maps/GIS; 20.996
    Barren

27. COASTAL COMMISSION APPEALABLE AREA:
    Coastal Commission Permit and Appeal Resolution maps/GIS; 20.504
    Yes

28. CDP EXCLUSION ZONE:
    CDP Exclusion Zone maps/GIS
    YES

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 Maps; GIS; General Plan 4-9
    NO

31. BLUFFTOP GEOLOGY:
    GIS; 20.500.020
    NO
COASTAL ZONE APPLICATION FORM

APPLICANT
Name: Janis Porter
Mailing Address: 45351 South Caspar Drive
City: Mendocino
State: CA
Zip Code: 95460
Phone: (707) 964-8884

PROPERTY OWNER
Name: Same as Applicant
Mailing Address: 
City: 
State: 
Zip Code: 
Phone: 

AGENT
Name: LACO Associates - Rebecca Dalske
Mailing Address: 776 South State St., Suite 103
City: Ukiah
State: CA
Zip Code: 95482
Phone: (707) 462-0222

PARCEL SIZE
0.8
\[ \square \] Square feet
\[ \square \] Acres

STREET ADDRESS OF PROJECT
45351 South Caspar Drive, Mendocino, CA

ASSESSOR’S PARCEL NUMBER(S)
118-350-02

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

Rebecca Dalske 01/24/20
Signature of Applicant/Agent 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.

The project includes the after-the-fact permitting of the removal of 60 cubic yards of impacted soils contaminated by the August 2019 spill of heating oil from an aboveground storage tank (AST), the disposal of the impacted soils at an off-site disposal facility, and backfilling of the excavation pit on the site located at 45351 South Caspar Drive, Mendocino, CA. The remedial work was completed under the direction of a Geologist from LACO Associates (LACO) on October 21-22, 2019 under temporary authorization from Brent Schultz to address the emergency situation. Please see attached Project Description for addition information on the nature of the emergency and the remedial work that was completed.

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

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.
An existing single family residence and paved driveway are located on the northern half of the property.

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 N/A feet.

8. Lot area (within property lines): 0.8 square feet ☐ square feet ☐ acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th>Building coverage</th>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paved area</td>
<td>square feet</td>
<td>square feet</td>
<td>square feet</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>square feet</td>
<td>square feet</td>
<td>square feet</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>square feet</td>
<td>square feet</td>
<td>square feet</td>
</tr>
</tbody>
</table>

GRAND TOTAL: N/A existing lot coverage not impacted by project square feet
(Should equal gross area of parcel)

10. Gross floor area: N/A square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

<table>
<thead>
<tr>
<th>Number of Spaces</th>
<th>Existing</th>
<th>Proposed N/A</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of covered spaces</td>
<td>Size</td>
<td>Size</td>
<td>Size</td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td>Size</td>
<td>Size</td>
<td>Size</td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>Size</td>
<td>Size</td>
<td>Size</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>Size</td>
<td>Size</td>
<td>Size</td>
</tr>
</tbody>
</table>
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.
   N/A

14. What will be the method of sewage disposal?
   - Community sewage system, specify supplier ____________________________
   - Septic Tank
   - Other, specify N/A - the remedial work does not require sewage disposal ____________________________

15. What will be the domestic water source?
   - Community water system, specify supplier ____________________________
   - Well
   - Spring
   - Other, specify N/A - the remedial work does not require use of domestic water ____________________________

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.).

   As described in the attached Project Description, following excavation and removal of impacted soils, the excavation pit was backfilled with clean imported fill. Per discussions with Mike Oliphant, this low-impact remedial work completed under the direction of a Geologist is exempt from a grading permit.

   For grading and road construction, complete the following:

A. Amount of cut: 60 cubic yards
B. Amount of fill: 60 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?  □ Yes  □ No
   If yes, explain:
   Some landscaping was removed during the course of the remedial activities within the footprint of the excavation; however, the excavation area was located entirely within the developed/landscaped area of the Site.

18. Does the project involve sand removal, mining or gravel extraction?  □ Yes  □ 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?  □ Yes  □ 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?  □ Yes  □ No
   If yes, explain:

21. Is the proposed development visible from:
   A. State Highway 1 or other scenic route?  □ Yes  □ No
   B. Park, beach or recreation area?  □ Yes  □ No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?  □ Yes  □ No
   If yes, explain:
   While the fuel-impacted soil excavated and disposed of is not formally defined as hazardous waste due to the levels of contamination expected, as described in the Project Description, all fuel-impacted soil were disposed of off-site at an approved disposal facility.

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?
   A. Diking  □ Yes  □ No
   B. Filling  □ Yes  □ No
   C. Dredging  □ Yes  □ No
   D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  □ Yes  □ No

   Amount of material to be dredged or filled? ____________ cubic yards.

   Location of dredged material disposal site: ________________________________

   Has a U.S. Army Corps of Engineers permit been applied for?  □ Yes  □ No

If you need additional room to answer any question, attach additional sheets.
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/26/2020

Public Roads

SOURCE: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
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LCP LAND USE MAP 15: CASPAR
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

Very High Fire Hazard
High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Assessors Parcels

0 0.0425 0.085 Miles
0 250 500 Feet

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
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MENDOCINO COUNTY PLANNING DEPARTMENT - 2/26/2020

GROUND WATER RESOURCES

Critical Water Areas
Assessors Parcels
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

0° - 14°
15° - 32°
33° - 72°

ESTIMATED SLOPE