November 19, 2020

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

South Coast Fire District
Resource Lands Protection Committee
CALFIRE - Prevention
Department of Fish and Wildlife
Coastal Commission

Gualala Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#:  CDP_2020-0019
DATE FILED:  6/19/2020
OWNER:  JAMES RAEBURN & BETTE WILSON & TURNER CO.
APPLICANT:  WILSON LIVING TRUST C/O JEFF WILSON
AGENT:  LACO (KELSEY MCLAUGHLIN)
REQUEST:  Standard Coastal Development Permit as follow-up to EM_2016-0004, for grading/removal of contaminated soil, installation of 10 monitoring wells and one extraction well. Applicant is also requesting destruction of the 10 monitoring wells, re-roof of the existing residence, and installation of 2 flush mount skylights on existing residence.

LOCATION:  In the Coastal Zone, 1.4± miles northwest of Gualala town center, at the corner of Big Gulch Rd (CR 543) and Old Coast Hwy (CR 513), located at 47000 Big Gulch Rd., Gualala; APN: 145-121-14.

ENVIRONMENTAL DETERMINATION:  Categorically Exempt
SUPERVISORIAL DISTRICT:  5
STAFF PLANNER:  MATT GOINES
RESPONSE DUE DATE:  December 3, 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_2020-0019

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APN/S: 145-121-14

PARCEL SIZE: 1.0± Acres

GENERAL PLAN: RR:5(1):U

ZONING: RR-5(1)

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: BF_2020-0454 & EM_2016-0004

<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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</thead>
<tbody>
<tr>
<td>EAST:</td>
<td></td>
<td></td>
<td>5.0 Acres</td>
<td>State Hwy 1 easement</td>
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<tr>
<td>WEST:</td>
<td>Rural Residential [RR:5(1):U]</td>
<td>Rural Residential [RR:5(1)]</td>
<td>0.87 Acres</td>
<td>Residential</td>
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REFERRAL AGENCIES

LOCAL
- Assessor’s Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- South Coast Fire District
- Gualala MAC
- Planning Division Ukiah
- Resource Lands Protection Com. (STATE)
- CALFIRE - Prevention
- California Coastal Commission
- California Dept. of Fish & Wildlife

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

ADDITIONAL INFORMATION:

STAFF PLANNER: MATT GOINES
DATE: 11/19/2020
## ENVIRONMENTAL DATA

| 1. MAC: | NO |
| - | Gualala |
| 2. FIRE HAZARD SEVERITY ZONE: | NO |
| - | High |
| 3. FIRE RESPONSIBILITY AREA: | NO |
| - | South Coast Fire Protection District California Department of Forestry |
| 4. FARMLAND CLASSIFICATION: | NO |
| - | Urban & Build-up Land (D) |
| 5. FLOOD ZONE CLASSIFICATION: | NO |
| - | FEMA Flood Insurance Rate Maps (FIRM) |
| 6. COASTAL GROUNDWATER RESOURCE AREA: | NO |
| - | Coastal-Groundwater Study/GIS |
| 7. SOIL CLASSIFICATION: | NO |
| - | Mendocino County Soils Study Eastern/Western Part 145 – Flumeville clay loam, 5-15% slopes |
| 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: | NO |
| - | LCP maps, Pygmy Soils Maps; GIS |
| 9. WILLIAMSON ACT CONTRACT: | NO |
| - | GIS/Mendocino County Assessor’s Office |
| 10. TIMBER PRODUCTION ZONE: | NO |
| 11. WETLANDS CLASSIFICATION: | NO |
| - | GIS |
| 12. EARTHQUAKE FAULT ZONE: | NO |
| - | Earthquake Fault Zone Maps; GIS |

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

| 24. LCP LAND USE CLASSIFICATION: | NO |
| - | LCP Land Use maps/GIS |
| 25. LCP LAND CAPABILITIES & NATURAL HAZARDS: | NO |
| - | LCP Land Capabilities maps/GIS; 20:500 Non Prime Agricultural Land |
| 26. LCP HABITATS & RESOURCES: | NO |
| - | LCP Habitat maps/GIS; 20:996 Barren |
| 27. COASTAL COMMISSION APPEALABLE AREA: | NO |
| - | Final LCC Certification Permit and Appeal Resolution maps/GIS; 20:504 Yes |

| 13. AIRPORT LAND USE PLANNING AREA: | NO |
| 14. SUPERFUND/BROWNFIELD/HAZMAT SITE: | NO |
| 15. NATURAL DIVERSITY DATABASE: | NO |
| 16. STATE FOREST/PARK/RECREATION AREA ADJACENT: | NO |
| 17. LANDSLIDE HAZARD: | NO |
| 18. WATER EFFICIENT LANDSCAPE REQUIRED: | NO |
| 19. WILD AND SCENIC RIVER: | NO |
| 20. SPECIFIC PLAN/SPECIAL PLAN AREA: | NO |
| 21. STATE CLEARINGHOUSE REQUIRED: | NO |
| 22. OAK WOODLAND AREA: | NO |
| 23. HARBOR DISTRICT: | NO |
| 28. CDP EXCLUSION ZONE: | NO |
| 29. HIGHLY SCENIC AREA: | NO |
| 30. BIOLOGICAL RESOURCES & NATURAL AREAS: | NO |
| 31. BLUFFTOP GEOLOGY: | YES |
# COASTAL ZONE APPLICATION FORM

## APPLICANT

<table>
<thead>
<tr>
<th>Name</th>
<th>Wilson Living Trust C/O Jeff Wilson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>PO Box 18</td>
</tr>
<tr>
<td>City</td>
<td>Port Costa</td>
</tr>
<tr>
<td>State</td>
<td>CA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>94569</td>
</tr>
<tr>
<td>Phone</td>
<td>510-538-9666</td>
</tr>
</tbody>
</table>

## PROPERTY OWNER

<table>
<thead>
<tr>
<th>Name</th>
<th>Wilson Living Trust C/O Jeff Wilson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
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<td>94569</td>
</tr>
<tr>
<td>Phone</td>
<td>510-538-9666</td>
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</table>

## AGENT

<table>
<thead>
<tr>
<th>Name</th>
<th>LACO Associates ATTN Kelsey McLaughlin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>775 South Main Street, Suite 103</td>
</tr>
<tr>
<td>City</td>
<td>Ukiah</td>
</tr>
<tr>
<td>State</td>
<td>CA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>95482</td>
</tr>
<tr>
<td>Phone</td>
<td>707-462-0222</td>
</tr>
</tbody>
</table>

## PARCEL SIZE

- 1.22 Square feet
- 0 Acres

## STREET ADDRESS OF PROJECT

47000 Big Gulch Road, Gualala, California 95445

## ASSESSOR'S PARCEL NUMBER(S)

145-121-14-00

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

Signature of Applicant/Agent: [Signature]
Date: [Date]

Signature of Owner: [Signature]
Date: [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.

   See attached Project Description dated June 16, 2020.

   ADDING REROOF + SKYLIGHT INSTALLATION

2. If the project is residential, please complete the following: no new structures proposed

   TYPE OF UNIT
   - Single Family
   - Mobile Home
   - Duplex
   - Multi-family

   NUMBER OF STRUCTURES
   - 1 existing residence

   SQUARE FEET PER DWELLING UNIT
   - Approximately 2800 square feet

   If multi-family, number of dwelling units per building:

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

   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.
The site currently contains an existing single-family residence, small shed, gazebo, and wooden staircase leading down the bluff face.

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 ____________________________ feet.
N/A, no structures proposed

8. Lot area (within property lines): 1.22 ____________________________ □ square feet □ acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>3200 square feet</td>
<td>N/A square feet</td>
<td>3200 square feet</td>
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<tr>
<td>Paved area</td>
<td>2000 square feet</td>
<td>N/A square feet</td>
<td>2000 square feet</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>7800 square feet</td>
<td>N/A square feet</td>
<td>7800 square feet</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>40143 square feet</td>
<td>N/A square feet</td>
<td>40143 square feet</td>
</tr>
</tbody>
</table>

GRAND TOTAL: 53143 square feet
(Should equal gross area of parcel)

10. Gross floor area: 3200 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows: N/A, no parking proposed

<table>
<thead>
<tr>
<th>Number of Spaces</th>
<th>Existing</th>
<th>Proposed</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.

14. What will be the method of sewage disposal? [ ] Yes [ ] No
   N/A, project does not generate sewage
   - Community sewage system, specify supplier ________________________________
   - Septic Tank
   - Other, specify ________________________________________________________

15. What will be the domestic water source? [ ] Yes [ ] No
   N/A, project does not require a 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.).
   Minor grading associated with excavation of fuel-impacted soil was completed in September 2016. The excavated areas was back filled with clean fill from a local quarry. See attached Project Description dated June 16, 2020.

   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: 0 feet
   D. Maximum height of cut slope: 0 feet
   E. Amount of import or export: 60 cubic yards
   F. Location of borrow or disposal site: Borrow: local quarry
      Disposal: Hay Road Recology Landfill, Vacaville, California
17. Will vegetation be removed on areas other than the building sites and roads?  □ Yes  □ No  
If yes, explain:

---

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  
   No to both; parcel is visible from both highway 1 and the nearby beach, but no development will be visible

---

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:

All fuel-impacted soil was disposed of off-site at an approved disposal facility consistent with Regional Water Quality Control Board recommendations. Soil and groundwater was not at hazardous levels.

---

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  
No to all

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.
CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and bearing bodies to enter upon and see view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Kerry McQueen Authorized Agent

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize LACO Associates to act as my representative and to bind me in all matters concerning this application.

Jill Wilson Owner
6-12-20 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed different from those identified on Page One of the application form.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
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<tbody>
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<tr>
<td>Mailing Address</td>
<td>Mailing Address</td>
<td>Mailing Address</td>
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</tbody>
</table>
## COASTAL ZONE DEVELOPMENT
**COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY**

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor’s Parcel Number for each owner/occupant. **This form must be typed.**

<table>
<thead>
<tr>
<th>AP#</th>
<th>LASTNAME, FIRSTNAME</th>
<th>CITY, STATE ZIP</th>
<th>AP#</th>
<th>LASTNAME, FIRSTNAME</th>
<th>CITY, STATE ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>000-000-00</td>
<td>Bryson, Craig and Kathleen</td>
<td>Los Gatos, CA 95032</td>
<td>145-121-01-00</td>
<td>Davis, Michael and Lynn</td>
<td>Santa Rosa, CA 95409</td>
</tr>
<tr>
<td>145-121-15-00</td>
<td>Duckham, Jeffrey</td>
<td>15251 National Ave</td>
<td>145-121-16-00</td>
<td>Hocking, Paul &amp; McQuinn, Anna Maria</td>
<td>3800 Sherwood Road</td>
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<tr>
<td></td>
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<td>Los Gatos, CA 95032</td>
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<td>Provo, UT 84604</td>
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<td>145-121-17-00</td>
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<td>3830 Solano Ave</td>
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<td>Richmond, CA 94805</td>
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<tr>
<td>145-121-18-00</td>
<td>Nielson, Doris</td>
<td>5455 Bennett Valley Road</td>
<td>145-121-19-00</td>
<td>Johnson, James &amp; Yates, Donna</td>
<td>Gualala, CA 95445</td>
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<tr>
<td></td>
<td></td>
<td>Santa Rosa, CA 95404</td>
<td></td>
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<td>PO Box 1690</td>
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<td>145-121-20-00</td>
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<td>145-121-21-00</td>
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<tr>
<td></td>
<td></td>
<td>1620 Crater Lake Ave</td>
<td>145-125-03-00</td>
<td>Claflin, Robert and Roxanne</td>
<td>Gualala, CA 95445</td>
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<td></td>
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<td>Milpitas, CA 95035</td>
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<td>3624 Hadley Hill Drive</td>
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<tr>
<td></td>
<td></td>
<td>PO Box 1147</td>
<td></td>
<td></td>
<td>Gualala, CA 95445</td>
</tr>
</tbody>
</table>
DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must Post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As Proof of Posting, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on June 24, 2020 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

historical excavation of fuel-impacted soil and the installation and now abandonment of ten monitoring wells and one extraction well

(Description of development)

Located at:
47000 Big Gulch Road, Gualala, California. Assessor's Parcel Number 145-121-14-00

(Address of development and Assessor's Parcel Number)

The public notice was posted at:
entrance to driveway

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Kerry McGlothlin
Owner/Authorized Representative

June 24, 2020
Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.
NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT: historical excavation of fuel-impacted soil and installation and abandonment of 10 monitoring wells and one extraction well.

LOCATION: 47000 Big Gulch Road, Gualala, California

APPLICANT: Wilson Living Trust C/O Jeff Wilson

ASSESSOR’S PARCEL NUMBER(S): 145-121-14-00

DATE NOTICE POSTED: June 24, 2020

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650
INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3790, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Sections 1.04-1.20, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 6-17-20

[Signature]
Applicant
PROJECT DESCRIPTION

Coastal Development Permit Application
Wilson Living Trust C/O Jeff Wilson
47000 Big Gulch Road, Gualala, California
Assessor's Parcel Number: 145-121-14-00
LACO Project No. 8258.00 and 8258.01
June 17, 2020

This project description is presented in support of a Coastal Development Permit (CDP) application for historical and proposed site activities associated with North Coast Regional Water Quality Control Board (NCRWQCB) Case No. 1TM634 (project) that involved a historical fuel release from a former underground storage tank (UST) and above ground storage tank (AST) on the property located at 47000 Big Gulch Road, Gualala, California (project site). This project description and associated CDP have been prepared by LACO Associates (LACO) on behalf of the Wilson Living Trust C/O Jeff Wilson (applicant). A description of the project site, project background, proposed project, and cultural, historical and biological resources are presented below.

Project Site Description

The project site is located at 47000 Big Gulch Road within the unincorporated area north of the community of Gualala, Mendocino County, California. The property consists of approximately 1.22 acres spanning one Assessor’s Parcel Number (APN) (APN 145-121-14-00) owned by the Wilson Living Trust (owner). The project site slopes gently west to southwest toward an erosional bluff and the Pacific Ocean and is developed with a single-family residence, small shed and gazebo, and wooden staircase leading down the bluff face. The work area is located entirely within the developed/landscaped area of the project site. Minor landscaping within the footprint of the excavations, an approximately 320 square foot area, was removed during the course of the project work that has been completed, as described below.

The properties adjacent to the project site include two residential parcels developed with single-family dwellings, and one undeveloped parcel zoned as rangeland. The Pacific Ocean borders the project site to the west, downgradient and approximately 150 feet from the former UST location and 180 feet from the former AST location.

A location map and site map are included as Figures 1 and 2, respectively.

Project Background

The project site formerly housed a 500-gallon diesel AST and 500-gallon diesel UST, both of which were used to store heating oil for the single-family residence on the property. On March 17, 2015, the South Coast Fire Department reported an unauthorized release of petroleum from the AST located on the project site. During response actions to that release, the 500-gallon UST was discovered and was observed not to be appropriately abandoned. This UST was removed on March 24, 2015, and, during removal, petroleum-impacted groundwater and soil were observed by Mendocino County Department of Environmental Health (MCDEH) and LACO staff. In addition, during response actions to the AST leak, two fuel-impacted seeps were observed exiting the coastal bluff face approximately 100 feet west of the AST location. The AST was drained and has not been refilled or used since the March 17, 2015 release.

In response to this release, the NCRWQCB issued a “Request for Interim Cleanup Actions for Fuel Spill” letter on April 1, 2015, informing the applicant of their responsibility to abate and clean-up the fuel release. In response to this letter, the applicant retained LACO to perform cleanup actions and move the site toward “no further action required” status. On behalf of the Applicant, LACO submitted a Hydrogeologic Exploration
Workplan – UST Release and a Hydrogeologic Exploration Workplan – AST Release both dated April 27, 2015, to the NCRWQCB. On May 27, 2015, both workplans received formal concurrence from the NCRWQCB. Hydrogeologic investigations related to both the UST and AST releases were conducted by LACO on May 20 and 21, 2015, and consisted of installation of hand-auger borings, soil and groundwater sampling, and installation of absorbent booms and tarps adjacent to and covering the groundwater seeps located on the bluff face, secured to the bluff face with epoxied anchors.

Following the hydrogeologic investigations, a Hydrogeologic Investigation Report of Findings – UST Release dated November 12, 2015, and a Hydrogeologic Investigation Report of Findings – AST Release dated November 20, 2015, were submitted to the NCRWQCB. Both reports recommended preparation of Workplans that include installation of monitoring wells and additional soil borings. The NCRWQCB concurred with these recommendations and requested the workplans in a letter dated December 8, 2015. LACO submitted the Interim Remedial Action Plan – AST Release and Interim Remedial Action Plan – UST Release to the NCRWQCB on February 22, 2016. These Interim Remedial Action Plans (IRAPs) provided methodologies for excavation of impacted soil and installation of ten monitoring wells and one extraction well at the project site. These IRAPs received NCRWQCB concurrence on February 26, 2016.

On July 28, 2016, LACO submitted an application for an Emergency Coastal Development Permit (CDP) to the County of Mendocino (County). The Emergency CDP (EM_2016-0004) was subsequently approved on August 22, 2016, and the remedial excavation activities, as detailed in the IRAP, were implemented in August 2016. LACO provided oversight as Paulson Excavating, a licensed hazardous material contractor, removed and disposed of approximately 42 tons of petroleum hydrocarbon-affected material excavated from the vicinity of the former UST and 83 tons from the vicinity of the former AST. In September 2016, following completion of remedial excavation activities, LACO and Clear Heart Drilling, a C-57 licensed drilling contractor, installed four UST-related monitoring wells, six AST-related monitoring wells, and one product extraction well under permit by the County of Mendocino. Observation, conclusions, and recommendations regarding the excavation of impacted soil and installation of wells are presented in LACO’s Interim Remedial Action and Well Installation Report dated February 16, 2017 for the UST release and in LACO’s Interim Remedial Action and Well Installation Report dated March 7, 2017 for the AST release. In the reports, LACO concluded that the secondary source of petroleum hydrocarbons associated with the former UST and AST release had been removed to the extent practicable, and that after performing groundwater monitoring, LACO would assess if further investigation or remediation was necessary. The NCRWQCB concurred with LACO’s recommendations in a letter dated March 22, 2017.

Following installation, LACO performed quarterly groundwater monitoring of the site wells and a seep on the bluff until the fourth quarter of 2019. In the July 2019 groundwater monitoring reports, LACO noted that groundwater concentrations in the wells were below water quality objectives, and recommended to the NCRWQCB that it consider the Site for no further action status. In a report dated July 11, 2019, LACO prepared a soil management plan for the impacted soil to be left in place, in accordance with a NCRWQCB letter dated September 13, 2018. The NCRWQCB concurred with closing the case and proceeding with the site closure activities in a letter dated September 3, 2019.

In accordance with the NCRWQCB’s letter dated September 3, 2019 regarding steps for site closure, the NCRWQCB granted case closure of the UST and AST cases following the completion of a land use covenant for impacted soil left in place, a 60-day comment period for public noticing, and completion of well abandonment. Public notices were sent by the NCRWQCB to the parties identified on the Public Notice Recipient List prepared by LACO in a letter dated November 6, 2019, including the Mendocino County Department of Planning and Building Services and the California Coastal Commission. The public comment
period ended February 3, 2020, with no public comments received. The applicant filed the land use covenant with the County of Mendocino’s Recorder’s office in 2020.

The above-referenced reports, documents, and letters are available on GeoTracker, an online database of the State Water Resources Control Board (SWRCB), at geotracker.waterboards.ca.gov (GeoTracker Global ID No. T10000006601).

**Current Proposed Project**

The abandonment of 10 monitoring wells and one extraction well is required to support closure of NCRWQCB Case No. 17MC63. On December 2, 2019, LACO submitted a well destruction workplan to the NCRWQCB and in an emailed dated April 26, 2020, the NCRWQCB concurred with the proposed abandonment. The proposed well abandonment is schedule for June 24 through 26, 2020. A copy of the well destruction workplan is enclosed.

**Cultural and Historical Resources**

No cultural or historical resources have been identified within the boundaries of the project site. A Northwest Information Center (NWIC) search of the project vicinity was requested on June 22, 2016. A response was received on July 12, 2016, and is enclosed with this application. Additionally, an archaeological survey was performed by Alta Archaeological Consulting and a copy of the report dated September 2, 2016 is enclosed.
LETTER OF TRANSMITTAL

TO: County of Mendocino
    Planning & Building Services
    120 West Fir Street
    Fort Bragg, CA 95437

DATE: June 19, 2020

JOB NO.: 8258.00 / 8258.01

PROJECT: Wilson Living Trust UST/AST Cleanup (EM_2016-0004)

TRANSMITTED BY: ✗ Email  ☐ Delivered In Person  ☐ Fax

No. Copies | Description
--- | ---
3 | 1. CDP Application, Questionnaire, Project Description, Location Map, Site Plan
1 | 2. Wilson Living Trust Document
1 | 3. Declaration of Posting, List of Nearby Owners & Occupants
1 | 4. Signed Certification & Site View Authorization, Indemnification Agreement
1 | 5. CDP Filing Fee of $2,384.00 (EST_2020-0134)
12 | 6. Stamped legal-size envelopes
1 | 7. Well Destruction Workplan, NWIC Results, Archaeological Survey

REMARKS: Electronic copies of the workplans, reports, and letters referenced in the attached Project Description are available on the project's Geotracker page: [https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=11000006601](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=11000006601)

Please do not hesitate to call us at 707-462-0222 with any questions regarding this application.

THIS MATERIAL SENT FOR: ☐ As Requested  ☐ Information  ☒ Approval

CC: mclaughlink@lacoassociates.com

By: [Signature]

Rebecca Dalske, Planner
December 2, 2019

California Regional Water Quality Control Board
5550 Skylane Boulevard, Suite A
Santa Rosa, California 95403

Attention: Mr. Paul Nelson

Subject: Well Destruction Workplan
Big Gulch Residence; 47000 Big Gulch Road, Gualala, California
NCRWQCB Case No. 1TMC634; Global ID No. T10000006601

Dear Mr. Nelson:

LACO Associates (LACO) presents this Well Destruction Workplan on behalf of Wilson Living Trust C/O Jeff Wilson (Responsible Party) for the residence located at 47000 Big Gulch Road, Gualala, California (hereafter referred to as the “Site”). This Workplan is prepared pursuant to a North Coast Regional Water Quality Control Board (NCRWQCB) letter correspondence, dated September 3, 2019 (Attachment 1), concerning case closure of the Site. The objective of this Workplan is to describe the methodologies that will be used for decommissioning four monitoring wells (MW1-S, MW1-D, MW2-S, MW5-D) associated with the underground storage tank (UST) release at the Site; six monitoring wells (MW2-D, MW3-S, MW3-D, MW4-S MW4-D, and MW5-S), and one extraction well (EW-1) associated with the aboveground storage tank (AST) release at the Site. A location map and site map are enclosed as Figures 1 and 2, respectively.

The extraction well and monitoring wells will be decommissioned in accordance with the California Department of Water Resources Well Standards (DWR Bulletins 74-81 and 74-90) and LACO’s Standard Operating Procedures for Pressure Grouting Method for Monitoring Well Destruction that is enclosed. Wells will be destroyed using the pressure grouting methodology:

1. The well shall be cleaned so that undesirable materials, obstructions, debris, pollutants, and contaminants that could interfere with well destruction are removed.

2. Cement grout, mixed into a pumpable slurry using no more than 6 gallons of water per 94-pound bag of Portland cement (or equivalent), shall be tremied into the well casing from the bottom up to displace water in the well casing. Displaced water exiting the well casing shall be collected and disposed of properly. Grout shall be tremied into the well until the grout level reaches the top of the well casing.

3. The outside of the top of the PVC well casing shall be cleaned and sealed with a permanently affixed pressure fitting. Grout shall be pumped into the well at a minimum pressure of 25 psi for five minutes or until at least three (3) well volumes of tremie-placed and pressure-injected grout have been emplaced in the well. A well volume shall be the volume of the pore space of the filter pack plus the volume of the well casing. The volume of the pore space of the filter pack shall be taken as 30 percent of the volume of the filter pack space.
4. The well head cover surrounding the concrete apron shall be removed and the well casings cut off approximately one foot below grade.
5. The resulting hole shall be backfilled with soil to match the surrounding material type and finish.

The grout volume needed to destroy each well was calculated using the wells’ as-built construction details to calculate the volume and void space. The volume in cubic feet \((\text{ft}^3)\) was calculated using the standard equation for volume of a cylinder:

\[
V = \pi r^2 h
\]

Where,
\[
V = \text{volume (ft}^3\text{)}
\]
\[
r = \text{radius of pipe, annular space or sparge point}
\]
\[
h = \text{height (interval length in ft)}
\]

After calculating the volume of the cylinder, the void space for the sand pack within the annular space was calculated using the Volume of Void \((V_v)\) equation:

\[
V_v = n \times V_t
\]

Where,
\[
V_v = \text{Volume of the voids}
\]
\[
n = \text{porosity (30 percent for sand)}
\]
\[
V_t = \text{total volume (ft}^3\text{)}
\]

The volume of the voids was then converted from cubic feet to gallons and multiplied by three to give the final grout volume in gallons needed to destroy each well. Calculations for void space and grout volume are enclosed in Table 1. Well logs are enclosed as Attachment 2.

The extraction well as-built construction and grout volume detail are presented below in Table A.

<table>
<thead>
<tr>
<th>Well ID</th>
<th>Well Diameter (in)</th>
<th>Pipe Diameter (in)</th>
<th>Screen Interval (feet bgs)</th>
<th>Depth (feet)</th>
<th>Grout Volume (gal)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EW-1</td>
<td>10</td>
<td>4</td>
<td>5 to 15</td>
<td>15</td>
<td>46.9</td>
</tr>
</tbody>
</table>
Monitoring well as-built construction and grout volume detail are presented below in Table B.

<table>
<thead>
<tr>
<th>Well ID</th>
<th>Well Diameter (in)</th>
<th>Pipe Diameter (in)</th>
<th>Screen Interval (feet bgs)</th>
<th>Depth (feet)</th>
<th>Grout Volume (gal)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MW1-S</td>
<td>8</td>
<td>2</td>
<td>5 to 10</td>
<td>10</td>
<td>17.8</td>
</tr>
<tr>
<td>MW1-D</td>
<td>8</td>
<td>2</td>
<td>13 to 23</td>
<td>25</td>
<td>40.1</td>
</tr>
<tr>
<td>MW2-S</td>
<td>8</td>
<td>2</td>
<td>5 to 11</td>
<td>12</td>
<td>23.0</td>
</tr>
<tr>
<td>MW5-D</td>
<td>8</td>
<td>2</td>
<td>13 to 23</td>
<td>23</td>
<td>34.8</td>
</tr>
<tr>
<td>MW2-D</td>
<td>8</td>
<td>2</td>
<td>13 to 23</td>
<td>23</td>
<td>34.8</td>
</tr>
<tr>
<td>MW3-S</td>
<td>8</td>
<td>2</td>
<td>5 to 10</td>
<td>11</td>
<td>20.4</td>
</tr>
<tr>
<td>MW3-D</td>
<td>8</td>
<td>2</td>
<td>11 to 15</td>
<td>15</td>
<td>18.1</td>
</tr>
<tr>
<td>MW4-S</td>
<td>8</td>
<td>2</td>
<td>4 to 9</td>
<td>9.5</td>
<td>18.6</td>
</tr>
<tr>
<td>MW4-D</td>
<td>8</td>
<td>2</td>
<td>9 to 19</td>
<td>19</td>
<td>32.9</td>
</tr>
<tr>
<td>MW5-S</td>
<td>8</td>
<td>2</td>
<td>5 to 10</td>
<td>10</td>
<td>17.8</td>
</tr>
</tbody>
</table>

Investigative and remedial wastes, including purged groundwater, soil, and equipment rinsate, will be secured in DOT-approved, 55-gallon steel drums, sealed, and labeled according to contents, boring or well of origin, and date of first accumulation. Drums will be stored on-site in a secure location provided by the client. Following characterization of drum contents, drums will be transported by a certified waste hauler to an appropriately licensed waste disposal facility.

Upon concurrence with this Workplan, LACO will file a well destruction permit with the Mendocino County Department of Environmental Health and schedule our services. Your office will be notified a minimum of five days in advance of fieldwork.

Please contact Ms. Kelsey McLaughlin at (707) 462-0222 with questions regarding this Workplan.

Sincerely,

LACO Associates

Christine S. Manhart
PG No. 7576, Exp. 03/31/2021

Jennifer Genetti
Assistant Geologist

cc: William Naity <natiw@mendocinocounty.org; Wilson Living Trust C/O Jeff Wilson, <protcostawilson@gmail.com>

Enclosures (5)
FIGURES

Figure 1  Location Map
Figure 2  Site Plan

Well Destruction Workplan
Big Gulch Residence: 47000 Big Gulch Road, Gualala, California
NCRWQCB Case No. T1MC534; Global ID No. T10000006601; LACO Project No. 8258.00 / 8258.01
December 2, 2019
TABLE 1

Volume Calculations
### TABLE 1: VOID SPACE AND GROUT VOLUME CALCULATIONS

**Big Gulch Residence**
47000 Big Gulch Road, Guadalu, California
Loco Project No. 8258.00/8258.01

<table>
<thead>
<tr>
<th>Designation</th>
<th>MW1-S</th>
<th>MW1-D</th>
<th>MW2-S</th>
<th>MW5-D</th>
<th>MW2-D</th>
<th>MW3-S</th>
<th>MW3-D</th>
<th>MW4-S</th>
<th>MW4-D</th>
<th>MW5-S</th>
<th>EW-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Component</td>
<td>pipe</td>
<td>sand</td>
<td>pipe</td>
<td>sand</td>
<td>pipe</td>
<td>sand</td>
<td>pipe</td>
<td>sand</td>
<td>pipe</td>
<td>sand</td>
<td>pipe</td>
</tr>
<tr>
<td>ID (in)</td>
<td>2.00</td>
<td>2.375</td>
<td>2.00</td>
<td>2.375</td>
<td>2.00</td>
<td>2.375</td>
<td>2.00</td>
<td>2.375</td>
<td>2.00</td>
<td>2.375</td>
<td>2.00</td>
</tr>
<tr>
<td>OD (in)</td>
<td>2.375</td>
<td>8.00</td>
<td>2.375</td>
<td>8.00</td>
<td>2.375</td>
<td>8.00</td>
<td>2.375</td>
<td>8.00</td>
<td>2.375</td>
<td>8.00</td>
<td>2.375</td>
</tr>
<tr>
<td>Area (ft²)</td>
<td>0.022</td>
<td>0.318</td>
<td>0.022</td>
<td>0.318</td>
<td>0.022</td>
<td>0.318</td>
<td>0.022</td>
<td>0.318</td>
<td>0.022</td>
<td>0.318</td>
<td>0.022</td>
</tr>
<tr>
<td>Interval Length (ft)</td>
<td>10</td>
<td>6</td>
<td>25</td>
<td>13</td>
<td>12</td>
<td>8</td>
<td>23</td>
<td>11</td>
<td>23</td>
<td>11</td>
<td>11</td>
</tr>
<tr>
<td>Volume (ft³)</td>
<td>0.218</td>
<td>1.910</td>
<td>0.545</td>
<td>4.138</td>
<td>0.262</td>
<td>2.546</td>
<td>0.502</td>
<td>3.501</td>
<td>0.240</td>
<td>2.228</td>
<td>0.327</td>
</tr>
<tr>
<td>Void Space (ft³)</td>
<td>0.218</td>
<td>0.573</td>
<td>0.545</td>
<td>1.241</td>
<td>0.262</td>
<td>0.764</td>
<td>0.502</td>
<td>1.050</td>
<td>0.502</td>
<td>1.050</td>
<td>0.668</td>
</tr>
<tr>
<td>Total Void Space (ft³)</td>
<td>0.79</td>
<td>1.79</td>
<td>1.03</td>
<td>1.55</td>
<td>1.55</td>
<td>0.91</td>
<td>0.80</td>
<td>0.83</td>
<td>1.46</td>
<td>0.79</td>
<td>2.09</td>
</tr>
<tr>
<td>Void Space [gal]</td>
<td>5.92</td>
<td>13.37</td>
<td>7.67</td>
<td>11.61</td>
<td>11.61</td>
<td>6.80</td>
<td>6.02</td>
<td>6.19</td>
<td>10.96</td>
<td>5.92</td>
<td>15.65</td>
</tr>
<tr>
<td>Three Grout Volumes [gal]</td>
<td>17.8</td>
<td>40.1</td>
<td>23.0</td>
<td>34.8</td>
<td>34.8</td>
<td>20.4</td>
<td>18.1</td>
<td>18.6</td>
<td>32.9</td>
<td>17.8</td>
<td>46.9</td>
</tr>
</tbody>
</table>
APPENDIX 1

Closure Letter
September 3, 2019

Wilson Living Trust
c/o Susan Ferretta
3456 Brookdale Boulevard
Castro Valley, CA 94546

Dear Ms. Ferretta:

Site: Big Gulch Residence, 47000 Big Gulch Road, Gualala, CA 95445
      Case Number 1TMC634

Subject: Response to Closure Request

LACO Associates requested case closure for this site in their July 2019 groundwater monitoring reports. Regional Water Board staff concurs with closing this case.

The July 2019 monitoring reports for the underground storage tank (UST) and aboveground storage tank (AST) cases present data for the 2018 third quarter and 2019 first and second quarters groundwater sampling. The data indicate that groundwater impacts have declined to below detection limits in the monitoring wells. Additionally, water sampled from a seep on a cliff face that exhibited concentrations of diesel in 2015 has been non-detect for two consecutive sampling events.

Due to the presence of soil impacts at the site, a land use covenant (LUC) must be recorded with the County of Mendocino prior to closure. We will send you a draft of the LUC for review. The LUC will need to include the legal description of the property when it is finalized. Please provide this agency with a copy of the legal description at your convenience.

Please also generate and provide to this office the mailing list for the requisite public noticing and 60-day public comment period. The Policy requires notification of:

1) Municipal and county water districts, water replenishment districts, special act districts with groundwater management authority,

2) Agencies with authority to issue building permits for land affected by the petroleum release, and

Valerie L. Quinto, Chair | Matthias St. John, Executive Officer

5550 Skylane Blvd., Suite A, Santa Rosa, CA 85403 | www.waterboards.ca.gov/northcoast
3) Owners and occupants of the property impacted by the petroleum release, and the owners and occupants of all parcels adjacent to the site.

After you provide a complete mailing list, we will issue the public notice. A copy of the public notice will be sent to you when issued.

Before case closure can be completed, the monitoring wells installed as part of the investigations will need to be decommissioned in accordance with the California Department of Water Resources Well Standards (DWR Bulletins 74-81 and 74-90). Please submit to this office a brief workplan (e.g., letter plan) for the destruction of the wells. You will also need to obtain the proper permit from the Mendocino County Environmental Health Division. In addition, all investigative and remedial wastes need to be removed from the site and properly disposed. A report of well destruction and waste disposal would need to be submitted to this office before final case closure. Do not proceed with the well decommissioning until the public notice period has ended and you receive concurrence with the workplan from Regional Water Board staff.

Please do not hesitate to contact me at Paul.Nelson@waterboards.ca.gov or (707) 576-2686 if you have any questions.

Sincerely,

Paul Nelson, P.G., C.Hg.
Engineering Geologist

190903_PBN_mc_BigGulch_ClosureLetter
cc: Sabrina Ferretta, fourcats4mom@yahoo.com
    Jeff Wilson, portcostawilson@gmail.com
    Janell Roberts, jroberts@grange.com
    Blake Howard, blake.howard@grange.com
    Kirk Ford, fordk@co.mendocino.ca.us
    Christopher J. Watt, wattc@lacoassociates.com
APPENDIX 2

Well Logs
<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>SAMPLE TYPE NUMBER</th>
<th>BLOW COUNTS (N VALUE)</th>
<th>U.S.C.S.</th>
<th>MATERIAL DESCRIPTION</th>
<th>ENVIRONMENTAL DATA</th>
<th>WELL DIAGRAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>(CL-ML) Sandy Lean Clay; dark orange brown, dry, low to medium density, very stiff to hard, low plasticity, estimated 65% fines, 25% fine sand, 10% sub-angular to sub-rounded fine gravel up to 2 inches, decomposed bedrock, no hydrocarbon odor or staining</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>CL-ML</td>
<td>11-17-29 (46)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>MC</td>
<td>50/4&quot;</td>
<td>9.5</td>
<td>Siltstone; gray, dry, no hydrocarbon odor or staining</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Bottom of borehole at 10.0 feet.
<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>SAMPLE TYPE</th>
<th>BLOW COUNTS (N VALUE)</th>
<th>U.S.C.S. LOG</th>
<th>MATERIAL DESCRIPTION</th>
<th>ENVIRONMENTAL DATA</th>
<th>WELL DIAGRAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>(GP) Poorly Graded Gravel: gray, dry, loose, estimated 5% fines, 95% sub-rounded to rounded fine gravel, no hydrocarbon odor or staining, gravel fill</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>MC</td>
<td>10-11-10 (21)</td>
<td></td>
<td>(CL) Sandy Lean Clay: orange brown with light brown, dry, very stiff, low plasticity, estimated 55% fines, 45% fine to medium sand, no hydrocarbon odor or staining, decomposed siltstone bedrock</td>
<td>PID = 0</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>MC</td>
<td>34-50</td>
<td></td>
<td>Siltstone: gray, dry, weathered, some moisture at approximately 15 feet, bedrock more intact at approximately 15 feet, no observed hydrocarbon odor or staining</td>
<td>PID = 0</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>MC</td>
<td>50/2&quot;</td>
<td></td>
<td></td>
<td>PID = 0</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>MC</td>
<td>50/2&quot;</td>
<td></td>
<td></td>
<td>PID = 0</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>MC</td>
<td>50/4&quot;</td>
<td></td>
<td></td>
<td>PID = 140</td>
<td></td>
</tr>
</tbody>
</table>

Bottom of borehole at 25.0 feet.
<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>SAMPLE TYPE NUMBER</th>
<th>BLOW COUNTS (IN VALUE)</th>
<th>U.S.C.S.</th>
<th>GRAPHIC LOG</th>
<th>MATERIAL DESCRIPTION</th>
<th>ENVIRONMENTAL DATA</th>
<th>WELL DIAGRAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>ML</td>
<td></td>
<td></td>
<td></td>
<td>(ML) Silt with Sand; dark brown, dry, stiff, non-plastic, estimated 85% fines, 15% fine sand, topsoil, no hydrocarbon odor or staining</td>
<td>PID = 72</td>
<td>Grout</td>
</tr>
<tr>
<td>5</td>
<td>MC</td>
<td>12-13-13</td>
<td>CL</td>
<td></td>
<td>(CL) Sandy Lean Clay; orange brown with light brown, dry, soft to firm, low plasticity, estimated 55% fines, 45% fine to medium sand, decomposed bedrock weathered to clay, some staining, slight odor</td>
<td>PID = 0</td>
<td>2&quot; PVC Blank Sch. 40</td>
</tr>
<tr>
<td>10</td>
<td>MC</td>
<td>30-36-29</td>
<td></td>
<td></td>
<td>Siltstone; gray, dry, brown weathered zone at approximately 10-11 feet with odor, no odor in shoe of sample from 11-11.5 feet. End in gray, slightly weathered bedrock</td>
<td>PID = 0</td>
<td>Bentonite Chips</td>
</tr>
</tbody>
</table>

Bottom of borehole at 12.0 feet.
**WELL NUMBER MW5-D**

**CLIENT** Wilson Living Trust  
**PROJECT NUMBER** 8258.00  
**DATE STARTED** 9/29/16  
**DATE COMPLETED** 9/29/16  
**GROUND ELEVATION** 74.04 ft  
**GROUND WATER LEVELS:**

**PROJECT NAME** Big Gulch Road UST Release  
**PROJECT LOCATION** 47000 Big Gulch Road, Guadalupe, CA  
**HOLE SIZE** 8 inches  
**GROUND WATER LEVELS:**

**DRILLING CONTRACTOR** Clear Heart Drilling  
**DRILLING METHOD** Track DR8K rig  
**LOGGED BY** KRM  
**CHECKED BY** MGJ  
**YOU AFTER DRILLING** 4.13 ft / Elev 69.91 ft

<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>SAMPLE TYPE NUMBER</th>
<th>BLOW COUNTS (N VALUE)</th>
<th>U.S.C.S. GRAPHIC LOG</th>
<th>MATERIAL DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>(ML) Sandy Silt; dark brown, dry to moist, stiff, no to low plasticity, estimated 60% fines, 30% sand, 10% sub-angular fine gravel, fill from UST excavation backfill, no hydrocarbon odor or staining</td>
</tr>
<tr>
<td>5</td>
<td>MC</td>
<td>9-8-6 (14)</td>
<td>ML</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>MC</td>
<td>50/4&quot;</td>
<td></td>
<td>Siltstone; gray, dry to saturated. Odor at 14 feet, possible stuff. No odor at end of tube at 14.5 feet, staining at 9.5 feet</td>
</tr>
<tr>
<td>15</td>
<td>MC</td>
<td>50/3&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>MC</td>
<td>50/1&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Bottom of borehole at 23.0 feet.
# WELL NUMBER MW2-D

## Client
Wilson Living Trust

## Project Number
8258.01

## Date Started
9/26/16

## Date Completed
9/26/16

## Drilling Contractor
Clear Heart Drilling

## Drilling Method
Track DR8K rig

## Logged By
KRM

## Checked By
MGJ

## GROUND ELEVATION
73.98 ft

## HOLE SIZE
8 inches

## PROJECT NAME
Big Gulch Road AST Release

## PROJECT LOCATION
47000 Big Gulch Road, Guatalla, CA

## GROUND WATER LEVELS:

### AT TIME OF DRILLING
---

### AT END OF DRILLING
---

### AFTER DRILLING
6.12 ft / Elev 67.86 ft

## Depth (ft)
<table>
<thead>
<tr>
<th>SAMPLE TYPE</th>
<th>BLOW COUNTS (N VALUE)</th>
<th>U.S.C.S.</th>
<th>GRAPHIC LOG</th>
<th>MATERIAL DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td>ML</td>
<td>2.5</td>
<td>(ML) Silt with Sand: dark brown, dry, loose, soft, non-plastic, estimated 85% fines, 15% fine sand, topsoil, no hydrocarbon odor or staining</td>
</tr>
<tr>
<td>5</td>
<td>8-9-9 (18)</td>
<td>CL</td>
<td>10.5</td>
<td>(CL) Sandy Lean Clay: orange brown with light brown, dry, soft, low plasticity, estimated 55% fines, 45% fine to medium sand, decomposed bedrock, no hydrocarbon odor or staining</td>
</tr>
<tr>
<td>10</td>
<td></td>
<td>MC</td>
<td>50/4&quot;</td>
<td>Siltstone; gray, dry, bedrock becomes harder at approximately 20 feet, no visible staining, driller noted a potential odor at 13' during drilling, no odor in samples</td>
</tr>
<tr>
<td>15</td>
<td>15-50/6&quot;</td>
<td>MC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>20-50/5&quot;</td>
<td>MC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23.0</td>
<td>50/2&quot;</td>
<td>MC</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Bottom of borehole at 23.0 feet.**

---

**Environmental Data**

- PID = 0

**WELL DIAGRAM**

- Grout
- Bentonite Chips
- 2" PVC
- #2/12 Sand
- 2" 0.010 Slotted Screen PVC
**WELL NUMBER MW3-S**

**CLIENT** Wilson Living Trust  
**PROJECT NUMBER** 8258.01  
**DATE STARTED** 9/27/16  
**DATE COMPLETED** 9/27/16  
**GROUND ELEVATION** 74.6 ft  
**HOLE SIZE** 8 inches

**PROJECT LOCATION** 47000 Big Gulch Road, Gualala, CA  
**GROUND WATER LEVELS:**

**DRILLING CONTRACTOR** Clear Heart Drilling  
**DRILLING METHOD** Track DR8K rig  
**LOGGED BY** KRM  
**CHECKED BY** MGJ  
**NOTES** AFTER DRILLING 5.21 ft / Elev 69.39 ft

---

<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>SAMPLE TYPE NUMBER</th>
<th>BLOW COUNTERS (N VALUE)</th>
<th>U.S.C.S. GRAPHIC LOG</th>
<th>MATERIAL DESCRIPTION</th>
<th>ENVIRONMENTAL DATA</th>
<th>WELL DIAGRAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td></td>
<td>ML</td>
<td>(ML) Silt with Sand; dark brown, dry, low plasticity, estimated 85% fines, 15% fine to medium sand, top soil, no hydrocarbon odor or staining</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.0</td>
<td></td>
<td></td>
<td>ML</td>
<td>(CL) Sandy Lean Clay: orange brown with light brown, moist, stiff, low plasticity, estimated 55% fines, 45% fine to coarse sand, no staining in soil at 10 feet, decomposed bedrock, no hydrocarbon odor or staining</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.3</td>
<td></td>
<td></td>
<td>MC 50/6</td>
<td>Siltstone; gray, dry to moist, green staining and increasing moisture along fractures at 10.5 feet, slight to strong odor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Bottom of borehole at 11.0 feet.**

**GENERAL BH/TIP WELL-GMT STD US LAB.-GDT-32017-12-03-P-GMT FILES/PROJECTS546.01 BIG GULCH AS-TWILL-LOGS.GPJ**
# WELL NUMBER MW3-D

## Project Information
- **Project Name**: Big Gulch Road AST Release
- **Project Location**: 47000 Big Gulch Road, Gualala, CA
- **Ground Elevation**: 74.7 ft
- **Hole Size**: 8 inches
- **Drilling Contractor**: Clear Heart Drilling
- **Logging Method**: Track DR8K rig
- **Logged By**: KRM
- **Checked By**: MGJ
- **Notes**: After Drilling, 5.35 ft. / Elev 69.35 ft

## Well Log

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Sample Type</th>
<th>Blow Counts (N Value)</th>
<th>U.C.S.</th>
<th>Graphic Log</th>
<th>Material Description</th>
<th>Environmental Data</th>
<th>Well Diagram</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>ML</td>
<td></td>
<td></td>
<td></td>
<td>(ML) Silt with Sand; dark brown, dry, low plasticity, estimated 85% fines, 15% fine to medium sand, top soil, no hydrocarbon odor or staining</td>
<td>72.7</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>MC 6-7-8 (15)</td>
<td></td>
<td></td>
<td></td>
<td>(CL) Sandy Lean Clay; orange brown with light brown, dry, stiff, low plasticity, estimated 55% fines, 45% fine to coarse sand, weathered sandstone bedrock weathered to clay, no hydrocarbon odor or staining</td>
<td>64.2</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>MC 30-50/4&quot;</td>
<td></td>
<td></td>
<td></td>
<td>Siltstone; gray, dry, dense to very dense, some moisture along fractures, no hydrocarbon odor or staining, very intact, fresh</td>
<td>59.7</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>MC 50/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td>Refusal at 15.0 feet. Bottom of borehole at 15.0 feet.</td>
<td>2&quot; PVC Blank SCH. 40</td>
<td></td>
</tr>
</tbody>
</table>
**WELL NUMBER MW4-S**

**CLIENT** Wilson Living Trust  
**PROJECT NUMBER** 8258.01  
**PROJECT LOCATION** 47000 Big Gulch Road, Gualala, CA  
**DATE STARTED** 9/27/16  
**COMPLETED** 9/27/16  
**GROUND ELEVATION** 75.46 ft  
**HOLE SIZE** 8 inches  
**GROUND WATER LEVELS:**  
**DRILLING CONTRACTOR** Clear Heart Drilling  
**DRILLING METHOD** Track DR8K rig  
**LOGGED BY** KRM  
**CHECKED BY** MGJ  
**NOTES**  

<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>SAMPLE TYPE</th>
<th>BLOW COUNTS (N.VALUE)</th>
<th>U.S.C.S.</th>
<th>GRAPHIC LOG</th>
<th>MATERIAL DESCRIPTION</th>
<th>ENVIRONMENTAL DATA</th>
<th>WELL DIAGRAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>ML</td>
<td></td>
<td></td>
<td></td>
<td>Silt with Sand; dark brown, dry to moist, loose, soft to firm, low plasticity, estimated 85% fines, 15% fine to medium sand, topsoil, no hydrocarbon odor or staining</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>MC</td>
<td>2-3-6 (9)</td>
<td>4.8</td>
<td></td>
<td>Siltstone; orange brown, dry, organics, decomposed bedrock with some potential reworked native, slight odor, no staining</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>MC</td>
<td>50/8”</td>
<td>9.0</td>
<td></td>
<td>Siltstone; brown, green staining along fractures at 9 feet, no green staining along fractures at 9.5 feet, slight odor</td>
<td>66.5</td>
<td></td>
</tr>
</tbody>
</table>

**PID = 202**
- Neat Cement Grout
- 2" PVC Blank
- SCH. 40 Bentonite Chips

**PID = 131**
- #2/12 Sand
- 2" 0.010 Slotted Screen PVC

**PID = 112**

**PID = 1112**

Bottom of borehole at 9.5 feet.
## WELL NUMBER MW4-D

**CLIENT**: Wilson Living Trust  
**PROJECT NUMBER**: 8258.01  
**DATE STARTED**: 9/28/16  
**DATE COMPLETED**: 9/28/16  
**DRILLING CONTRACTOR**: Clear Heart Drilling  
**DRILLING METHOD**: Track DR80 rig  
**LOGGED BY**: KRM  
**CHECKED BY**: MGJ

### DEPTH (ft)

<table>
<thead>
<tr>
<th>Depth</th>
<th>Sample Type</th>
<th>BLOW COUNTS (N VALUE)</th>
<th>U.S.C.S.</th>
<th>Material Description</th>
<th>Environmental Data</th>
<th>Well Diagram</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td></td>
<td>ML</td>
<td>(ML) Silt with Sand; dark brown, dry to moist, loose, soft, low plasticity, estimated 85% fines, 15% fine to medium sand, topsoil, no hydrocarbon odor or staining</td>
<td>PID = 0</td>
<td>Neat Cement Grout</td>
</tr>
<tr>
<td>5</td>
<td>MC</td>
<td>7-10-10 (20)</td>
<td>CL</td>
<td>(CL) Sandy Lean Clay; orange brown with light brown, dry to moist, very stiff, low plasticity, estimated 55% fines, 45% fine to coarse sand, decomposed sandstone bedrock weathered to clay, no hydrocarbon odor or staining</td>
<td>72.7</td>
<td>2&quot; PVC Blank SCH. 40</td>
</tr>
<tr>
<td>10</td>
<td>MC</td>
<td>50/8&quot;</td>
<td></td>
<td>Siltstone/Sandstone; brown, dry, color change to gray at approximately 10 feet, slight sulfur odor at 14 feet</td>
<td>66.7</td>
<td>Bentonite Chips</td>
</tr>
<tr>
<td>15</td>
<td>MC</td>
<td>50/3&quot;</td>
<td></td>
<td></td>
<td>88</td>
<td>#2/12 Sand 2&quot; 0.010 Slotted Screen PVC</td>
</tr>
<tr>
<td></td>
<td>MC</td>
<td>50/2&quot;</td>
<td></td>
<td></td>
<td>3250</td>
<td></td>
</tr>
</tbody>
</table>

Bottom of borehole at 19.0 feet.
<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>SAMPLE TYPE</th>
<th>BLOW COUNTS (IN VALUE)</th>
<th>U.S.C.S. GRAPHIC LOG</th>
<th>MATERIAL DESCRIPTION</th>
<th>ENVIRONMENTAL DATA</th>
<th>WELL DIAGRAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>ML</td>
<td></td>
<td></td>
<td>(ML) Silt with Sand; dark brown, dry to moist, loose, soft to firm, low plasticity, estimated 85% fines, 15% fine to medium sand, no hydrocarbon odor or staining</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>MC</td>
<td>8-11-14 (25)</td>
<td>CL</td>
<td>(CL) Sandy Lean Clay; orange brown with light brown, dry to moist, very stiff, low plasticity, estimated 55% fines, 45% fine to coarse sand, decomposed bedrock weathered to clay, no hydrocarbon odor or staining, topsoil</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>MC</td>
<td>35-50/4*</td>
<td></td>
<td>Siltstone/ Sandstone; brown-gray, dry to wet, brown bedrock from 9 to 9.5 feet with odor, gray bedrock from 9.5 to 10 feet, strong odor, no staining</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Bottom of borehole at 10.0 feet.
### WELL NUMBER EW1

**CLIENT:** Wilson Living Trust  
**PROJECT NUMBER:** 8258.01  
**DATE STARTED:** 9/28/16  
**COMPLETED:** 9/28/16  
**DRILLING CONTRACTOR:** Clear Heart Drilling  
**DRILLING METHOD:** Track DR8K rig  
**LOGGED BY:** KRM  
**CHECKED BY:** MGJ  
**PROJECT NAME:** Big Gulch Road AST Release  
**PROJECT LOCATION:** 47000 Big Gulch Road, Gualala, CA  
**GROUND ELEVATION:** 75.32 ft  
**HOLE SIZE:** 8 inches  

### MATERIAL DESCRIPTION

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Sample Type</th>
<th>BLOW COUNTS (N VALUE)</th>
<th>Graphic Log</th>
<th>Material Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td>6.8</td>
<td></td>
<td>Fill from AST excavation backfill; orange brown, dry, no hydrocarbon odor or staining</td>
</tr>
<tr>
<td>5</td>
<td>MC</td>
<td></td>
<td></td>
<td>Siltstone; brown, dry to moist, slight odor, possible green staining along fractures</td>
</tr>
<tr>
<td>10</td>
<td>MC</td>
<td>9.8</td>
<td></td>
<td>Siltstone; gray, dry, no hydrocarbon odor or staining</td>
</tr>
</tbody>
</table>

**Bottom of borehole at 15.0 feet.**

**ENVIRONMENTAL DATA**

- **PID = 33**  
  - 50/50 Gravel/Teflon  
  - 4" Wire wrapped Stainless Steel Pipe

- **PID = 12**  
  - Stainless Steel Slotted Pipe

- **PID = 9**  
  - Pipe Cap
July 12, 2016

Jordan Blough
LACO Associates
Eureka / Ukiah / Santa Rosa
bloughj@lacoassociates.com

Re: Record search results for the proposed project, Wilson Living Trust, Assessor’s Parcel Number (APN) 145-121-14-00, Gualala, Mendocino County, CA.

Dear Jordan Blough:

Per your request received by our office on June 22, 2016, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Mendocino County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been no cultural resource study that covers the APN 145-121-14-00 project area. This project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Central Pomo language, part of the Pomoan language family (McLendon and Oswalt 1978:274). There are two Native American resources in close vicinity to the proposed project area referenced in the ethnographic literature [the village areas of Kamli and Iwitcal (Barrett 1908)].
Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Mendocino County have been found in areas marginal to the coast, and inland on ridges, midslope terraces, in valleys, and near intermittent and perennial fresh watercourses. The APN 145-121-14-00 project area is located adjacent to the coast and contains a flat bluff approximately ½ mile from Bourne Gulch and Big Gulch. Given the similarity of one or more of these environmental factors and the ethnographic sensitivity of the area, there is a moderately high potential for unrecorded Native American resources in the proposed APN 145-121-14-00 project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the APN 145-121-14-00 project area. The 1868, 1875, and 1882 General Land Office Plat maps indicated a field within and adjacent to the project area, as well as the Gualala Mill Railway (P-23-003552) adjacent to the project area. Early maps also indicate abandoned segments of Highway 1 (P-23-004613) adjacent to the project area. The Mills of Mendocino indicated a few Mills within the vicinity of the project area, including Holmes and Solbeck Mill, the Gualala Lumber Company, and Mar-LYN Planing Mills. With this in mind, there is a moderately high potential for unrecorded historic-period archaeological resources in the proposed APN 145-121-14-00 project area.

The 1960 Point Arena USGS 15-minute topographic quadrangle fails to depict any buildings or structures within the APN 145-121-14-00 project area; therefore, there is a low possibility of identifying any buildings or structures 45 years or older within the project area.

**RECOMMENDATIONS:**

1) There is a moderately high potential of identifying Native American archaeological resources and a moderately high potential of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior’s Standards at [http://www.chrisinfo.org](http://www.chrisinfo.org).

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes
in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Mendocino County. Please refer to the list of consultants who meet the Secretary of Interior’s Standards at [http://www.chrisinfo.org](http://www.chrisinfo.org).

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation’s website: [http://ohp.parks.ca.gov/default.asp?page_id=1069](http://ohp.parks.ca.gov/default.asp?page_id=1069)

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS)
Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System’s (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP’s regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Jillian Guldenbrein
Researcher
LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Barrett, S.A.

Baumhoff, Martin A.

Bear, Dorothy and David Houghton

Carranco, Lynwood

Cook, S.F.

Fickewirth, Alvin A.

Gary, Mark A.
1989 Tracking Barrett for Anthropology 332: Prehistory of California, David Fredrickson, Professor (Fall semester).

General Land Office
1868 Survey Plat for Township 11 North/Range 15 West.
1875 Survey Plat for Township 11 North/Range 15 West.
1882 Survey Plat for Township 11 North/Range 15 West.

Gudde, Erwin G.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle
Hope, Andrew
2005 *Caltrans Statewide Historic Bridge Inventory Update*. Caltrans, Division of Environmental Analysis, Sacramento, CA.

Kroeber, A.L.

Levene, Bruce, Lana Krasner, Gloria Petrykowski, and Rosalie Zucker

McClenon, Sally and Robert L. Oswalt

Mendocino County Historical Society

Nomland, Gladys Ayer.

Roberts, George, and Jan Roberts

State of California Department of Parks and Recreation

State of California Department of Parks and Recreation and Office of Historic Preservation

State of California Office of Historic Preservation **

Sullenberger, Martha
1980 *Dogholes and Donkey Engines, A Historical Resources Study of Six State Park System Units on the Mendocino Coast*. Department of Parks and Recreation, Sacramento, CA (Second Printing 1992)

The Mendocino Coast Genealogical Society and Mendocino County Historical Society
Thornton, Mark V.
1993 An Inventory and Historical Significance Evaluation of CDF Fire Lookout Stations. CDF Archaeological Reports No. 12.

United States Department of Agriculture, Soil Conservation Service

Williams, James C.
1997 *Energy and the Making of Modern California.* The University of Akron Press, Akron, OH.

Woodbridge, Sally B.

Works Progress Administration

Ziemer, Robert R.

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.**
ARCHAEOLOGICAL SURVEY REPORT OF 4700 BIG GULCH ROAD, GUALALA,
MENDOCINO COUNTY, CALIFORNIA

APN 145-121-14

Prepared for:

LACO Associates
311 S. Main Street
Ukiah, CA 95482

Prepared by:

Alex DeGeorgey, M.A., RPA
Alta Archaeological Consulting
15 Third Street
Santa Rosa, CA 95401

USGS 7.5' Gualala Quadrangle; Township 11 North, Range 15 West, Section 21, Mount Diablo Base and Meridian; Petroleum-Fuel Contamination; Coastal Development Permit Authorization for Emergency Work; Case File#EM 2016-0004; Negative Findings

September 2, 2016
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ARCHAEOLOGICAL SURVEY REPORT OF 4700 BIG GULCH ROAD, GUALALA, CA
I. SUMMARY OF FINDINGS

The following Archaeological Survey Report (ASR) documents the adequacy of identification efforts and presents the results of investigations within the Study Area boundaries. Fieldwork was conducted on August 29, 2016 by Alex DeGeorgey and entailed an intensive cultural resources inventory of the entire archaeological project area. The project area is located in a suburban environment and ground surface visibility was fair due to vegetation and grasses. No cultural resources were identified within the project area as a result of the literature review of field survey.

II. INTRODUCTION

The purposes of this study, in accordance with the California Environmental Quality Act (CEQA) Public Resource Code sections 5097, and its implementing guidelines 21082 and 21083.2, is to identify cultural resources within the project area. This study meets the requirements of the CEQA.

The project area is located at a suburban property located along the coastal bluff of the Pacific Coast north of the town of Gualala in Mendocino County, California. The project entails a remediation effort to restore petroleum contaminated areas (ground water, soils, and coastal seeps). Contaminated soils will be removed, ten monitoring wells will be installed, and one extraction well will be constructed.

The archaeological field survey was conducted on August 29, 2016. No cultural resources were identified within the project area. Mr. DeGeorgey holds a Masters of Arts degree in Anthropology and has 23 years professional archaeological experience working for both the public sector and private agencies engaged in the management of cultural resources in northern California.

III. PROJECT DESCRIPTION AND LOCATION

The South Coast Fire Department discovered petroleum-fuel contamination during March 2015. In response to the discharge of petroleum from an above ground storage tank, the property owner authorized removal of a 500-gallon underground storage tank. The contamination sources are both from above ground and underground storage tanks. By the beginning of April 20-15, North Coast Regional Water Quality Control Board (WCB) issued a “Request for Interim Cleanup Action for Fuel Spill”. On February 26, 2016, the property owner received “concurrence with Interim Remedial Action Proposals” from the WCB. This document (EM 2016-0004) allows the property owner to begin remedial efforts of two separate sources of ground water and soil contamination from petroleum-fuels.

The project includes removal of approximately 60 cubic yards of impacted soils and contaminations, 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.
The project is located on the USGS 7.5' Gualala Quadrangle in Township 11 North, Range 15 west, in Section 21, Mount Diablo Base and Meridian (MDBM). The physical address of the parcel is 4700 Big Gulch Road, Gualala, California. The Accessors parcel number is 145-121-14. State Route 1 runs about 100 feet east of the parcel. The parcel is situated on the coastal bluff of the Pacific Ocean. Attachment A provides project location and project area maps (Attachment A - Map 1 and 2).

IV. SOURCES CONSULTED

Records Search and Literature Review
On August 29, 2016, Mr. Alex DeGeorgey, Archaeologist with ALTA, conducted a records search (File number 2016-0309) at the Northwest Information Center (NWIC) located on the campus of Sonoma State University. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official state repository of archaeological and historical records and reports for a 16 county area that includes Mendocino County. The records search included a review of all site records and study reports on file within a one-half mile radius of the project area.

Sources consulted include archaeological site and survey base maps, survey reports, site records, historic General Land Office (GLO) maps, the National Register of Historic Places, California Historical Landmarks, California Register of Historical Resources, and the California Points of Historical Interest as updated by the Office of Historic Preservation History Property Directory (OHP 07-2012).

Other sources of information consulted as part of this investigation include:

Online References:
- Google Earth
- Google Earth NRHP Layer
- Google Earth USDA-NCSS SSURGO and STATSGO SoilWeb Layer
- California Geological Survey 2012
- USDA Natural Resources Conservation Service
- California Soil Resource Lab, UC Davis

A review of archaeological site and survey maps revealed that no cultural resources studies have been previously performed within the project area. No cultural resources are documented within the project area. Numerous studies have been completed within the one-half mile search radius. Both prehistoric and historic resources are documented within one-half mile of the project area.

VI. FIELD METHODS

ALTA consulting archaeologist, Alex DeGeorgey, conducted a field survey of the project on August 29, 2016. Survey reconnaissance consisted of an intensive survey of the entire APE that is to be impacted by the proposed project. Project maps and aerial photos were used to accurately identify the project area. Transect spacing was no greater than 5 meters. The survey area included a 25 meter radius around project areas. Photos were taken of the project area and surroundings (Attachment B). The ground surface was examined for evidence of cultural materials, changes in soil color, texture or composition. In general surface visibility was fair due to...
vegetation and low lying grasses. A shovel was used to excavated two shovel probes within the project area. Shovel probes were dug to a depth of approximately 40 centimeters into undisturbed native soil. Sediments were inspected for evidence of cultural materials.

Prior to the initiation of the project a cultural resources training was provided to supervisors, contract foreman, construction crew members, and any additional key construction personnel. The professional archaeologist administered the training. The purpose of the training was to increase awareness and knowledge of cultural resources and appropriate protocols in the event of an inadvertent discovery. The training included a discussion of the unanticipated discovery plan with an emphasis on the procedures for stopping work and notification of key personnel. Appropriate protocols in the event that human remains are discovered will also be discussed. A training pamphlet Cultural Resources Guide to Identification and Protocols will distributed to all construction personnel. Upon completion of the training, participants were able to define cultural resources, describe the policies and procedures for identifying and protecting cultural resources, know how to locate and receive assistance from the professional archaeologist and coordinate with other sources, and describe steps to be taken when cultural resources are encountered during project implementation. The following individuals were present at the training (Table 1).

<table>
<thead>
<tr>
<th>Name</th>
<th>Affiliation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kelsey M. Laughlin</td>
<td>Laco Associates</td>
</tr>
<tr>
<td>Rich Millick</td>
<td>Paulson Excavation</td>
</tr>
<tr>
<td>Alberto Sovia</td>
<td>Paulson Excavation</td>
</tr>
<tr>
<td>Ricky Mollett</td>
<td>Paulson Excavation</td>
</tr>
<tr>
<td>Scott Medlen</td>
<td>Paulson Excavation</td>
</tr>
<tr>
<td>Brendon Neil</td>
<td>Paulson Excavation</td>
</tr>
</tbody>
</table>

Table 1. Cultural Resource Training Participants

VII. STUDY FINDINGS AND CONCLUSIONS

A cultural resources inventory was conducted to satisfy requirements of the CEQA. An archaeological field survey was completed for the purpose of identifying cultural resources within the project area. The resulting document addresses these responsibilities under Title 14 CCR §4850.3 and Public Resources Code §5024.1. A literature review of the proposed project area revealed that no cultural resources are known within the project location. Field survey did not identify cultural resources within the project area.

If previously unidentified cultural resources are encountered during project implementation, avoid altering the materials and their context. A qualified professional archaeologist should be contacted to evaluate the situation. Project personnel should not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.
ATTACHMENT A- PROJECT MAPS
Map 1. Project Location

Legend

Project Parcel

USGS QUAD
Saunders Reef Gualala McQuire Ridge
Stewarts Point

Sources: Esri, USGS, NOAA

APN 145-121-14
4700 Big Gulch Road
Gualala, Mendocino County, California

Map Date: 9/2/2016
Map 2. Project Area

Legend


APN 145-121-14
4700 Big Gulch Road
Gualala, Mendocino County, California

Map Date: 9/2/2016

ARCHAEOLOGICAL SURVEY REPORT OF 4700 BIG GULCH ROAD, GUALALA, CA
ATTACHMENT B- FIELD PHOTOS

CASE: CDP 2020-0019
OWNER: WILSON, James & Bette
APN: 145-121-14
APLCT: Jeff Wilson
AGENT: Kelsey McLaughlin
ADDRESS: 47000 Big Gulch Road, Gualala

Major Towns & Places
California Counties
Highways
Major Roads
Coastal Zone Boundary
Major Rivers

LOCATION MAP
LEGEND:

- MONITORING WELL LOCATION
- HISTORICAL SOIL BORING LOCATION
- EXTRATION WEL LOCATION
- GROUNDWATER SEEPS
- FENCE
- PROPERTY LINE (FROM COUNTY GIS SHAPE FILE)
- EXCAVATION LIMITS (2016)

NOTES:

1. ALL LOCATIONS ARE APPROXIMATE.
Case: CDP 2020-0019
Owner: WILSON, James & Bette
APN: 145-121-14
APLCT: Jeff Wilson
AGENT: Kelsey McLaughlin
ADDRESS: 47000 Big Gulch Road, Gualala

LCP LAND USE MAP 31: GUALALA
CASE: CDP 2020-0019
OWNER: WILSON, James & Bette
APN: 145-121-14
APLCT: Jeff Wilson
AGENT: Kelsey McLaughlin
ADDRESS: 47000 Big Gulch Road, Gualala

Legend: Habitats/Resources
- Coastal Zone Boundary
- Incorporated City Limits
- Marine and Freshwater Habitats
  - Open Estuary
  - Kelp
  - Rocky Intertidal Area
  - Mudflats
  - Beach
  - Dunes
  - Marsh
- Saltwater Freshwater
- Blackwater
- Stream
  - Perennial
  - Intermittent
- Woody Habitats
  - Coastal Forest
  - Redwood
  - Hardwood
  - Woodland
  - Riparian
  - Cultivar
- Designated Resource Protection Area
  - State Park or Reserve
  - Area of Special Botanical Significance
  - Natural Area
  - Forestry Special Treatment Area
- Visual Resources
  - View Limit
  - Hillside Corridor
- Other Upland Habitats
  - Scrub
  - Pinyon Forest
  - Pinyon Pine Forest
  - Barren
  - Coastal Prairie
  - Grassland
  - Hardwood Forest/Growth
  - Agricultural Land
  - Farmstead
  - Pasture
  - Urban (Also shown with a dominant vegetation)
  - Sand/Glacial (Extractive Use)
- Special Habitats
  - Seabird and Marine Mammal Rookery
  - Marine Mammal Habitation Area
  - Spawning Area
  - Anadromous Stream
  - Wildlife Habitat
  - Plant Habitat

Note: For more information, contact the Mendocino County Planning Department or visit the County's website at www.mendocinocounty.org.

Prepared for the California Coastal Commission, Mendocino County Planning Department and the Mendocino County Auditor's Office.

LCP Habitats & Resources
CASE: CDP 2020-0019  
OWNER: WILSON, James & Bette  
APN: 145-121-14  
APLCT: Jeff Wilson  
AGENT: Kelsey McLaughlin  
ADDRESS: 47000 Big Gulch Road, Gualala
CASE: CDP 2020-0019
OWNER: WILSON, James & Bette
APN: 145-121-14
AGENT: Jeff Wilson
AGENT: Kelsey McLaughlin
ADDRESS: 47000 Big Gulch Road, Gualala

GROUND WATER RESOURCES