

MATTOLE CAMP AND RETREAT CENTER SPECIAL PERMIT

Case Numbers PLN-2021-17495
Assessor Parcel Number 104-301-001

Recommended Planning Commission Action

1. Describe the application as a public hearing.
2. Open the Public Hearing
3. Request that staff present the project.
4. Take public testimony and close the public hearing.
5. Adopt the Resolution to take the following actions:

Find that the Planning Commission has considered this project as Categorically Exempt from environmental review pursuant to Section 15302 and 15304 of the CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Mattole Camp and Retreat Center Special Permit as recommended by staff subject to the recommended conditions.

Executive Summary: A Special Permit for the demolition of an existing 990 sf (22 ft. by 45 ft.) caretaker's residence and a 480 sf (20 ft. by 24 ft.) garage within a Streamside Management Area (SMA) of the Mattole River. The structure is currently unusable and unsafe. The construction of a new 1226 sq ft residence and 352 sq ft garage (16x22 ft) is proposed within the SMA approximately 10 feet northwest of the existing structure to be demolished and further away from the Mattole River. The proposed location of the new structure is currently dominated by non-native plant species, and half of the footprint of the new unit will be within the footprint of the existing unit. The parcel is served by an onsite wastewater treatment system, and water is from an existing spring.

The existing residence proposed for demolition is approximately 20 feet from the edge of riparian woodland. The garage proposed for demolition is approximately 10 feet from the edge of riparian woodland. The proposed structure will be approximately 30 feet from the edge of riparian woodland, which is 10 feet further away from the river and partly within the existing footprint of the residence to be demolished. A biological report was completed by SHN in October of 2021. The recommendations are included as conditions of approval, including but not limited to, removing an existing dilapidated fence, constructing a wildlife friendly fence, removing invasive plant species, planting native species, and minimizing effects on bird and bat species. CDFW agreed with the report's recommendations, with an added condition of: "No ground disturbance in the drip line of the riparian trees, with temporary construction fencing, or pre-construction western pond turtle surveys no more than 7 days prior to construction. If turtle nests are found, the project should consult with CDFW." As conditioned, the project is not expected to negatively affect biological resources.

The project was referred to the Northwest Information Center, and the Bear River Band of the Rohnerville Rancheria. NWIC recommended consultation with the appropriate tribes. The Bear River Band recommended a cultural resource study be completed. A report was completed by Archaeological Research and Supply Company in January of 2022. The results of the survey indicate that one isolated resource was found and will not be disturbed as a result of the project. As well as two historic structures that will remain unaffected by project activities. Modern modifications to the structures unqualify them as significant. No further archaeological work is recommended for this project. Inadvertent archeological discovery protocol has been included as a condition of approval.

A Notice of Intent to Approve the Special Permit was sent to property owners and occupants within 300 feet of the site on June 8, 2022 and a request for a public hearing was received from a concerned neighboring property owner. As a result, this Planning Commission hearing has been scheduled. A separate notice of public hearing was sent to owners and occupants within 300 feet for this meeting.

Staff Recommendations: Based upon a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all the required findings for approving the Special Permit.

Alternatives:

The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.