

Nick Makris

From: "John Chute" <jchute@cds1.net>
To: "Makris, Nick" <nick@mcn.org>
Sent: Sunday, April 22, 2007 1:48 PM
Subject: 25 acres
Nick,

I cannot come up with the map.
Here are comments from Doug Spicher at Wetlands Research.

>
> John,
>
> I did stop by PRMD and look at the map. There is a shape over this
> property
> with the "wetland, seep, or pond" designation, but there seems to
> be no
> documentation about how this area or other designations were made on
> the
> map(s). It is curious that one of the wettest wetlands in Bodega
> Bay, the
> one on the Harbor View Project, is not shown on this map nor are
> others that
> are quite conspicuously visible from the highway. Therefore,
> anything on
> this map should be considered suspect. The fact that the
> designation is
> there will cause any review by the county and CCC to require
> adequate proof
> that it is or is not a functioning wetland. By functioning wetland
> I mean
> that CCC generally considers any area with wetland classified
> plants (even
> just some among other non-wetland plants, which is just about all
> of the
> north coast) to be wetlands unless it can be shown that wetland
> hydrology is
> not present.
>
> The current method that John Dixon, the CCC biologist, requires to
> prove
> wetland hydrology conditions is to make a site inspection (or
> inspections)
> in late winter or spring and see if/where the ground is saturated or
> inundated. This needs to be done in a season with relatively
> normal annual
> rainfall (amount and pattern). Inspections need to be timed such
> that they
> are conducted approximately two weeks after a storm when
> substantial/saturating rainfall has occurred (with no significant rain
> during the two weeks). If there are areas with wetland classified

- > plants
- > but no wetland hydrology is present, then CCC would agree that the
- > area is
- > not functioning as a wetland but is simply an upland where some
- > wetland
- > plants are able to grow. Of course, areas with wetland hydrology and
- > wetland classified plants would be considered functioning wetlands.
- >
- > Unfortunately this methodology delays any decision until next spring,
- > although other preliminary inspections could be made earlier to see
- > how the
- > situation is developing. On a sloped area like this we would need
- > to check
- > for a high ground water table if soil is not found to be saturated or
- > inundated on the surface (sloped areas typically will not be
- > inundated).
- > Checking ground water requires digging a hole about 18 inches deep and
- > waiting to see if it fills with ground water - water within about
- > 12 inches
- > of the surface would meet wetland conditions even if the surface is
- > not
- > saturated. When we have done multiple inspections through the
- > winter for
- > other projects we have installed shallow ground water monitoring
- > wells which
- > allows checking ground water levels without digging holes each
- > time, and
- > such results are acceptable to CCC. A shallow well consists of a 1-
- > inch
- > slotted PVC pipe inserted vertically in the ground about 2 feet
- > deep. About
- > 1-foot of non-slotted pipe rises above ground and the pipe is
- > capped to
- > prevent surface water or rain water from getting in. The inside of
- > the pipe
- > can be quickly viewed and a determination made if it is dry or, if
- > water is
- > present, the depth from surface can be measured inside of the pipe
- > with a
- > flashlight and tape measure.
- >
- > I did speak briefly with Dave Hardy while I was at PRMD. He
- > pointed out
- > that there could be water coming from the water storage tank that
- > is on the
- > hill. This is speculative. The probability that there is a leak
- > in the
- > tank is probably low, but I know that trying to manage the water
- > level in
- > such tanks often results in over filling and spillage from the
- > tanks. We

- > probably should discuss this tank and how it is managed with the water
- > utility that owns it.
- >
- > I should be in the office most of today if you have any questions.
- > I will
- > be in staff meetings until 10:30 or so.
- >
- > Douglas Spicher
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