



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT – CDP STANDARD**

**CDP_2017-0035
JANUARY 25, 2018**

SUMMARY

OWNER/APPLICANT: SAVE THE REDWOODS LEAGUE
111 SUTTER STREET, 11TH FLOOR
SAN FRANCISCO, CA 94104

AGENT: STEPHANIE MARTIN, NCRM, INC.
P.O. BOX 435
CALPELLA, CA 95418

REQUEST: A Standard Coastal Development Permit request to demolish and remove five existing structures. The structures include a 1,512 sq. ft. residence, a 550 sq. ft. shed, a 100 sq. ft. pump house, two decks, and an existing septic tank.

DATE DEEMED COMPLETE: May 2, 2016

LOCATION: The site is 10± miles north of Westport, located west of Hwy 1 at 44000 N. Hwy 1, Westport (APN: 013-410-29).

TOTAL ACREAGE: 128.56 acres

GENERAL PLAN: Coastal Element, Mendocino County General Plan
Range Lands, 160 acre minimum parcel size (RL160)

ZONING: Division II, Title 20, Mendocino County Code
Range Lands, 160 acre minimum parcel size (RL160)

SUPERVISORIAL DISTRICT: 4

ENVIRONMENTAL DETERMINATION: Pursuant to Section 15301, Class 1(l) of the California Environmental Quality Act, the proposed project, involving the demolition and complete removal of five structures, removal of the on-site septic tank, vegetation removal, and implementation of a re-vegetation and re-seeding plan to restore project area, is categorically exempt from environmental review.

APPEALABLE: Yes, west of public road and a bluff top.

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Juliana Cherry

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request to demolish and remove five existing structures, including a 1,512 square foot residence, a 550 square foot shed, a 100 square foot pump house, two decks, and an existing septic tank. Vegetation removal would be limited to a 620 square foot area. Following the demolition phase, a re-vegetation and re-seeding plan would be implemented to restore the project area. The proposed project would be staged in four separate phases, including: 1) completing Archeological, hazardous material, and air quality surveys, in addition to environmental assessments (if necessary); 2) removal of salvageable materials from residence; 3) the demolition of the structures; and 4) the restoration of project area and building footprints, including a re-vegetation and a re-seeding plan.

APPLICANTS' STATEMENT: "Demolition and complete removal of three structures and surrounding improvements including an existing septic tank. Vegetation removal will be limited to the project site, including the removal of surrounding landscaping. Following the demolition phase, a re-vegetation and re-seeding plan will be implemented to restore project area."

RELATED APPLICATIONS:

Related cases in vicinity conducted by Save the Redwood League:

- CC 14-2006 (3 parcels)
- CE 36-2008 well
- CE 22-2008 monitor well (adjacent parcels to the north and west) 989-878 grading (adjacent parcel to the east)

SITE CHARACTERISTICS: The 128.56 acre site is located approximately 10 miles north of Westport and located west of Highway 1 at 44000 North Highway 1, Westport (APN: 013-410-29). The parcel is a bluff top parcel, with the southwest corner of the project site abutting the Pacific Ocean. The parcel is currently developed with an existing single family residence, located in the center of the property with an existing deck, located on the northeast and southwestern sides of structure; an existing shed, located southwest of the existing deck located on the southwestern side of the existing residence; an existing septic tank, located south of the clustered structures; and an existing pump house, located northeast of the existing structures. An existing parking area and landscaped area are located west of the existing residence. All existing structures are proposed for demolition and removal in addition to the existing landscaped area (approximately 620 square feet). The existing parking area would be utilized as a staging area under the proposed project. Following the demolition phase of the project, a re-vegetation and re-seeding plan would be implemented to restore the project area.

Elevations at the site range from 0± feet to 490± feet above mean sea level (amsl). The site is located within and adjacent to an agriculture preserve and is not located within a mapped Highly Scenic Area. One Environmentally Sensitive Habitat Area (ESHA) has been identified on the site, including a freshwater forested/shrub wetland, traversing the southeastern corner of the site.¹ Additionally, based on review of the California Natural Diversity Database (CNDDDB, version 3/2017), there have been known occurrences of one special status wildlife species (obscure bumble bee [*Bombus caliginosus*]) within the project boundaries, in addition to several spotted owl (*Strix occidentalis*) observations to the east of the project site.² However, potential impacts to these special status species would be minimized, as the existing parking area would be utilized as a staging area for the proposed project, no new development is proposed, and work would occur within already disturbed areas. Furthermore, the California Department of Fish and Wildlife (CDFW) concurs with the survey results of "no detection" of marbled murrelets (MAMU) under consultation 14-R1-CTP-04-MAMU.³ CDFW has also confirmed that the staging area is appropriate and confirmed that the native plant species used on site during the re-vegetation and re-seeding plan.

The project site is located within the Hardy Creek Special Treatment Area.⁴ Habitats at the site consist of redwood wooded habitat in the northwest and entire eastern portion of the parcel, hardwood forest/grassland within the southwestern portion of the parcel, and coastal prairie grassland within the western portion of the parcel.⁵ The northern and southeasternmost portions of the site contain high productivity timberland and non-prime agricultural land in the western portion of the site.⁶ Additionally, the site is underlain by bedrock (Zone 1).⁷ The site is located within a "Critical Water Resources Bedrock"

¹ Mendocino County Department of Planning & Building Services. 1991. *Classified Wetlands* [map].

² Mendocino County Department of Planning & Building Services. 1991. *Natural Diversity Database* [map].

³ California Department of Fish & Wildlife (CDFW). March 7, 2016. *RE: 14-R1-CTP-04-MAMU Consultation: post survey consultation, for Save the Redwood League's Cape Vizcaino property, Mendocino County.*

⁴ Mendocino County Department of Planning & Building Services. 1991. *LCP Habitats & Resources* [map].

⁵ Mendocino County Department of Planning & Building Services. 1991. *LCP Habitat & Resources* [map].

⁶ Mendocino County Department of Planning & Building Services. 1991. *LCP Land Capabilities & Natural Hazards* [map].

⁷ Mendocino County Department of Planning & Building Services. 1991. *LCP Land Capabilities & Natural Hazards* [map].

area and a high fire hazard area.^{8, 9} Mapping does not associated the following with the subject site: faults, landslides, erosion, tsunami, or flood hazard.¹⁰

SURROUNDING LAND USE AND ZONING: As listed in Table 1 below, the site and surrounding property to the west and south is designated Range Lands (RL160). Surrounding properties to the north and east are designated Timber Production (TP160). The existing and proposed land use is a principally permitted land use in the RL District.

Table 1. Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	FL160	TP160	51 acres	Vacant
EAST	FL160	TP160	18 acres	Residential
SOUTH	RL160	RL160	48 acres	Vacant
WEST	RL160	RL160	64 acres	Vacant

The parcels immediately surrounding the project site have not been developed and to the north and east of the site are primarily forested. The parcels to the west and south of the site are undeveloped bluff top parcels.

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

1. Land Use: The parcel is classified as Range Lands with a 160 acre minimum parcel (RL160) by the Mendocino County General Plan. The Range Lands classification is intended to be applied to lands which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber production areas. The classification includes land eligible for incorporation into Type II Agricultural Preserves, other lands generally in range use, intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of range lands.¹¹ The proposed project, which involves demolition and removal of a single family residence, appurtenant structures, and septic tank and the re-vegetation and re-seeding of the project area, is consistent with the Range Lands Land Use classification.
2. Zoning: The project site is located within a Range Lands District, which is intended to encompass lands within the Coastal Zone which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas.¹² The proposed project, which involves the demolition and removal of a single family residence, appurtenant structures, and septic tank, is a principally permitted use within the Rural Residential District, pursuant to Mendocino County Code (MCC) Chapter 20.368 *RL – Range Lands District*.

The demolition and removal of existing structures on the project site would not need to comply with the minimum front, rear, side yard, and maximum building height requirements for the RL District for a parcel of this size. The project, as proposed, would result in lot coverage of 0 percent, which would not exceed the maximum allowed lot coverage of 10 percent for parcels of this size located with a RL District.

The proposed project would not need to comply with the accessory use requirements due to the complete removal of five existing structures and an existing septic tank from the site.

3. Visual Resource and Special Treatment Areas: The site is not designated as a Highly Scenic Area; however, it is designated as a Special Treatment Area, due to the fact that the site contains a vast

⁸ Mendocino County Department of Planning & Building Services. 1991. *Ground Water Resources* [map].

⁹ Mendocino County Department of Planning & Building Services. 1991. *Fire Hazard Zones & Responsibility Areas* [map].

¹⁰ Mendocino County Department of Planning & Building Services. 1991. *LCP Land Capabilities & Natural Hazards* [map].

¹¹ Mendocino County General Plan. Chapter 2.2 of the Coastal Element. 1991.

¹² Mendocino County Coastal Zoning Code, § II-20.368.005 (1991). Print.

amount of redwood tree cover in the southeastern portion of the project site, located within 200 feet of a publicly owned preserve and recreation area.¹³ Specifically, the site is located within the mapped Hardy Creek Special Treatment Area.¹⁴ The proposed project, including demolition and removal of five existing structures, a septic tank, and a 620 square foot landscaped area, in addition to the proposed re-vegetation and re-seeding to restore the project area, will not obscure the public view areas. As such, Staff finds that the Special Treatment Areas policies contained in MCC Section 20.504.025(A) are not appropriate for this site and the proposed project would not have significant visual impacts.

4. Hazards Management: The parcel is located in an area classified with a “High Fire Hazard” severity rating.¹⁵ Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire). The Applicant submitted a State Fire Safe Regulations Application Form to CalFire on September 1, 2017 (CalFire File No. 395-17) for the proposed project. On September 5, 2017, CalFire responded, stating that demolition of the structures listed in the application form is not required to meet State Fire Safe Regulations (PRC 4290) due to no building construction taking place. Staff finds the project to be consistent with Mendocino County policies for fire protection.

There are no known faults in close proximity to the project. Additionally, mapping does not associated the following with the subject site: faults, landslides, erosion, tsunami, or flood hazard.¹⁶

5. Habitats and Natural Resources: One Environmentally Sensitive Habitat Area (ESHA) has been identified on the site, including a freshwater forested/shrub wetland located in the southeastern portion of the site.¹⁷ Based on review of the California Natural Diversity Database (CNDDDB, version 3/2017), seven (7) special-status plant and wildlife species have been known to occur within the vicinity of the site, including: Point Reyes horkelia (*Horkelia marinensis*), Whitney’s farewell-to-spring (*Clarkia amoena ssp. whitneyi*), southern torrent salamander (*Rhyacotriton variegatus*), Sonoma tree vole (*Arborimus pomo*), leafy reed grass (*Calamagrostis foliosa*), bluff wallflower (*Erysimum concinnum*), and obscure bumble bee (*Bombus caliginosus*), which has also been known to occur within the boundaries of the site.¹⁸ Additionally, numerous spotted owl locations have occurred within the area, including to the east of the subject site.¹⁹

Since ESHAs have been identified on and adjacent to the site, the project would be required to implement a 100 foot buffer from each identified ESHA pursuant to MCC Section 20.496.05(A)(1), unless it can be demonstrated that 100 feet is not necessary to protect the resources of the particular habitat area from possible significant disruption caused by the proposed development, but shall not be less than 50 feet in width. Based on review of the site plans, the proposed structures proposed for removal appear to be located in close proximity to the identified wetland. However, biological impacts would be minimized, since the parking area would be used as a designated staging area, no new development is proposed, and work would occur within already disturbed areas. CDFW has confirmed the staging areas are appropriate and confirmed that native plant species would be used on-site for the restoration phase.

A biological site visit was conducted on September 12, 2017, by North Coast Resource Management (NCRM) to assess biological resources within and adjacent to the demolition project area. The project area contains both native and invasive vegetation and the area can be classified as North Coast Coniferous Forest. The report notes that the south side of the pump house is located within an approximately 100 square foot area of hydrophytic vegetation. Based on the known soil types, community types, CNPS search, and botanical survey, the project is not expected to impact any special-status plants or communities. By re-vegetating and re-seeding the project site with native

¹³ Mendocino County Coastal Zoning Code, § II-20.504.025(A) (1991). Print.

¹⁴ Mendocino County Department of Planning & Building Services. 1991. *LCP Habitats & Resources* [map].

¹⁵ Mendocino County Department of Planning & Building Services. 1991. *Fire Hazard Zones & Responsibility Areas* [map]

¹⁶ Mendocino County Department of Planning & Building Services. 1991. *LCP Land Capabilities & Natural Hazards* [map].

¹⁷ Mendocino County Department of Planning & Building Services. 1991. *Natural Diversity Database* [map].

¹⁸ County of Mendocino Planning & Building Services. No Date. *Natural Diversity Database* [map].

¹⁹ County of Mendocino Planning & Building Services. No Date. *Natural Diversity Database* [map].

seeds, the project area is expected to transition towards native communities.²⁰

The site is primarily characterized by coastal prairie grassland, hardwood forest/grassland, and redwood forest habitat, with a freshwater forested/shrub wetland running through the southeastern portion of the site.²¹ A request for a post-survey consultation (2015) was prepared by NCRM and Save the Redwoods League and was received by CDFW on November 7, 2015. As noted in a response from CDFW, dated March 7, 2016, the site contains numerous scattered locations of low quality habitat of marbled murrelet (*Brachyramphus marmoratus* - MAMU), which was surveyed five times in 2014 and 2015, with no MAMU detection. The proposed activity would not likely result in “take” or adversely affect the marbled murrelet for the next 10 years during roadwork, recreational use, and/or restoration forestry activity within or adjacent to the property. After the start of the 2025 breeding season, if a project is proposed on the site that may impact potential suitable MAMU habitat, then re-consultation with CDFW is requested.²² As conditioned, the proposed project would not substantially degrade the resource as identified or other sensitive habitats or resources potentially present on the site.

6. Archaeological/Cultural Resources: For proposed small-scale projects such as the proposed removal of several existing structures and landscaping, Mendocino County Department of Planning and Building Services procedure is to not refer these types of projects to either California Historic Resource Information Center (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and it was determined to be an appropriate guidance document for what projects would require archaeological review. In an email correspondence from professional archaeologist, T. Van Bueren, received by the County on November 8, 2017, it is noted that an archaeological survey was conducted in 2008 at the site and that the site was found to contain a multi-component (prehistoric and early historic) archaeological site CA-MEN-3424/H (also known as P-23-26477 and by the temporary designation SRL-2). The prehistoric elements of the site might be due to a spring present that may contain midden and numerous artifacts that imply it once being an occupation site. The e-mail from Mr. Van Bueren notes that the proposed removal of the existing structures, vegetation, and septic system would involve ground disturbance that may have a negative impact to the archeological resources and states that an archaeological assessment is needed to determine if the site qualifies for historical resources and how adverse impacts can be reduced. It is also noted that an archaeologist may also develop a treatment plan that assumes the site is a historical resource and proposes specific measures for archaeological monitoring of the demolition and sampling of any important deposits that are encountered as the work progresses. An adaptive approach could also be utilized, by curtailing digging in areas that are found to contain intact deposits by leaving some things buried in place and covering them up.²³

Staff notes that a Standard Condition advises the applicant of the “Discovery Clause,” which prescribes the procedures subsequent to the discovery of any cultural resources during project activities. With the inclusion of the standard condition of approval advising the Applicant about discovery of archaeological resources, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resource.

The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. As of this date, no responses have been received from any of the three local tribes.

7. Groundwater Resources: The project site is located within a mapped “Critical Water Resources Bedrock” Area.²⁴ Existing development at the site currently utilizes an existing septic tank and a 100

²⁰ Stephanie L. Martin. North Coast Resource Management. September 26, 2017.

²¹ Mendocino County Department of Planning & Building Services. 1991. Classified Wetlands [map]

²² Hutchins, Adam. March 7, 2016. State of California Department of Fish and Wildlife. 14-R1-CTP-04-MAMU Consultation.

²³ Van Bueren, T. November 8, 2017. E-mail correspondence to Juliana Cherry, County of Mendocino Planning & Building Services.

²⁴ Mendocino County Department of Planning & Building Services. 1991. *Ground Water Resources* [map].

square foot pump house. Under the proposed project, five existing structures, including the existing pump house and septic tank, would be demolished and removed; however, the Cistern under the pump house is proposed to remain in the ground. Since no new development is proposed at the site under the project, Staff finds the proposed project would not adversely affect groundwater resources.

8. Grading, Erosion, and Run-Off: The project would require minimal grading on the site, including in the areas of the proposed building and landscaping removal. Additionally, the existing parking area would be utilized as a staging area, further reducing impacts to sensitive habitats and species potentially located within the vicinity of the project. After the removal and demolition of the existing structures and landscaping, the project area would implement re-vegetation and re-seeding to restore the site.
9. Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Additionally, the site is already developed with existing structures to be demolished and removed under the project and the existing parking area would be used as the designated staging area for the project. The proposed project is not anticipated to generate additional traffic beyond what presently exists, as no new development is proposed. The project was referred to the Mendocino County Department of Transportation (MCDOT) for review and comment, who responded with no comment on November 3, 2017. Staff finds the proposed project to be consistent with transportation and circulation requirements.
10. Public Access: The project site is located west of Highway 1 and is not designated as a potential public access trail location. As shown on LCP Map 6 *Rockport*, there is no existing or proposed public access to the shore within the vicinity of the site.²⁵

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 1(I), Section 15301.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project is in conformity with the certified Local Coastal Program. The demolition and removal of five existing structures including a single family residence, which is a principally permitted use within the Range Lands land use classification, is consistent with the intent of the Range Lands classification and all associated development criteria; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project, which involves demolition of existing structures and septic tank, would be provided with adequate access roads, drainage, and other necessary facilities, since no new development is proposed under the project. The site has been served for many years by a septic system and pump house, which are proposed for removal under the project; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Range Lands zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Range Lands zoning district. With compliance with the conditions of approval, the proposed demolition and removal of five existing structures and an existing septic tank would satisfy all development requirements for the district; and
4. Pursuant with MCC Section 20.532.095(A)(4), the demolition and removal of five existing structures, if

²⁵ Mendocino County Department of Planning & Building Services. No Date. *LCP Land Use Map 6: Rockport* [map].

removed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed demolition and removal of the structures is categorically exempt pursuant to Sections 15301(l); and

5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site and Standard Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, public roadway capacity have been considered and are adequate to serve the proposed project, as demolition and removal of five existing structures and an existing septic tank would not generate significantly increase public roadway use beyond that existing today, as no new development is proposed; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is located between the first public road and the sea; and is not designated as a potential public access point; and
8. Pursuant to MCC Section 20.532.100(A), no development shall be allowed in an ESHA unless the resource as identified will not be significantly degraded by the proposed development, there is no feasible less environmentally damaging alternative, and all feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted. Based on review of the site plans, the existing structures proposed for removal from the project site appear to be close proximity to the wetland ESHA, located in the southeastern portion of the site. No other feasible less environmentally damaging alternative exists, as the work to be performed would remove the existing structures and septic tank from the site. Additionally, conditions of approval are recommended to further reduce any potential impacts associated with the project; and
9. Pursuant to MCC Section 20.532.100(A)(2), the proposed use is compatible with the long-term protection of resource lands, as the proposed project would remove existing development from the site and the site would revegetated and reseeded after demolition is complete to restore the site.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the

following:

- a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

Date

Juliana Cherry
Planner III

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- A. Location Map
- B. Topographic Map
- C. Aerial Map
- D. Revised Plot Plan Map
- E. Zoning Display Map
- F. General Plan Classification Map
- G. LCP Habitats & Resources Map
- H. LCP Land Capability & Natural Hazards Map
- I. LCP Land Use Map 6: Rockport
- J. Adjacent Map
- K. Fire Hazard Zones & Responsibility Areas Map
- L. Ground Water Resources Map
- M. Local Soils Map
- N. Lands in Williamson Act Contract Map
- O. Important Farmland Map
- P. Timber Production Zones Map
- Q. Classified Wetlands Map
- R. Natural Diversity Database Map

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning (Ukiah)	No Response
Department of Transportation	No Comment
Environmental Health (FB)	No Response
Building Inspection (FB)	No Response

Assessor	No Response
US Fish & Wildlife Service	Comments
Sherwood Valley Band of Pomo Indians	No Response
State Clearinghouse	No Response
Caltrans	No Response
CalFire	Comments
Coastal Commission	No Response
Redwood Valley Rancheria	No Response
Cloverdale Rancheria	No Response
Westport MAC	

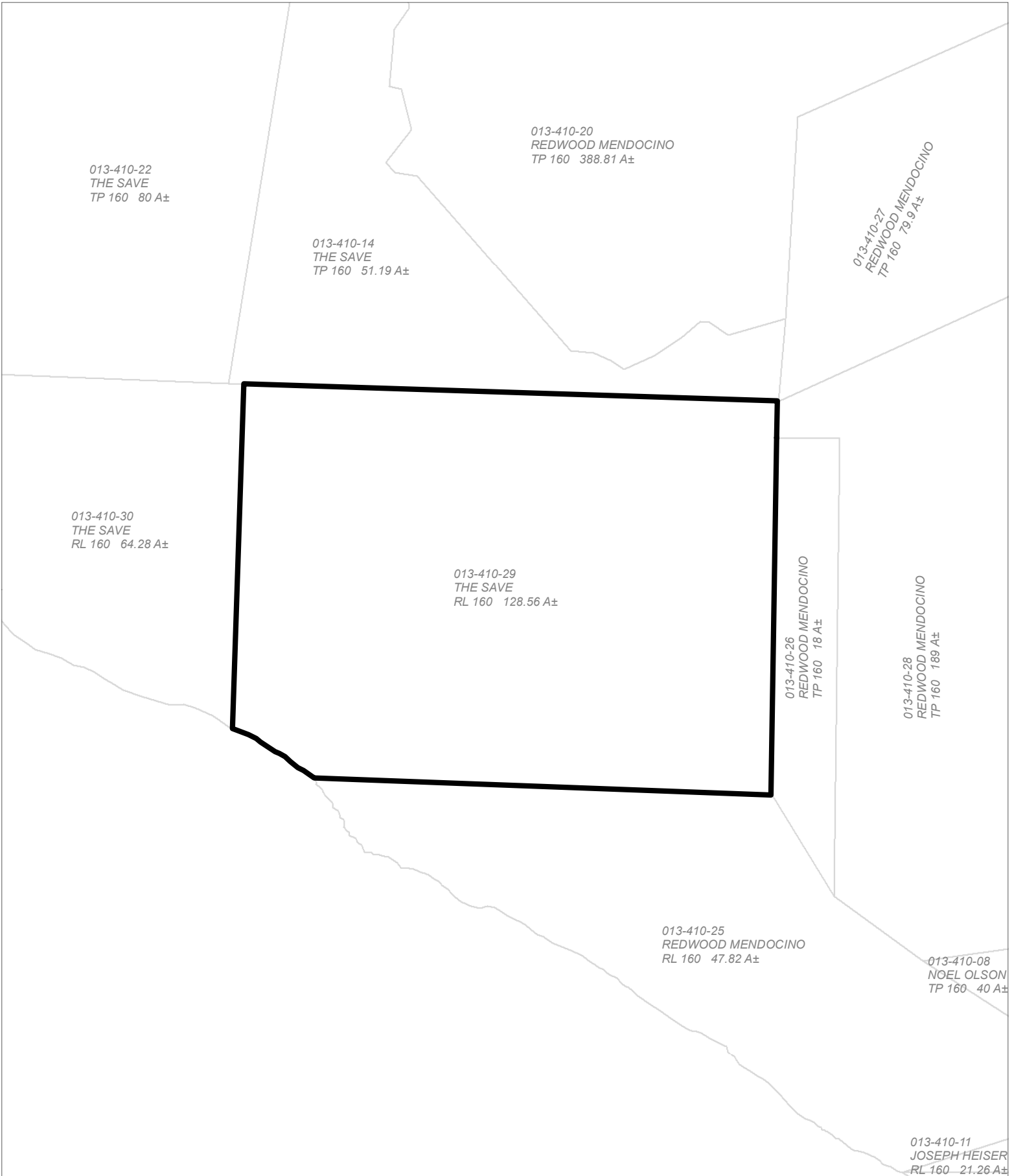
REFERENCES:

Chapter 2.2. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan*. 1991. Ukiah, CA.

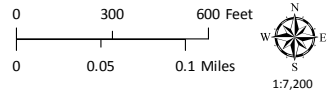
Chapter 2 Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-Coastal Element*. 1985. Ukiah, CA.

Martin, Stephanie. North Coast Resource Management (NCRM). *RE: CDP 2017-0035 additional items*. September 26, 2017. Calpella, CA.

Mendocino County, Planning and Building Services, Planning Division. *Division II – Mendocino County Coastal Zoning Code*. 1991. Ukiah, CA.



CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport






ADJACENT PARCELS

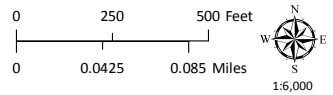
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

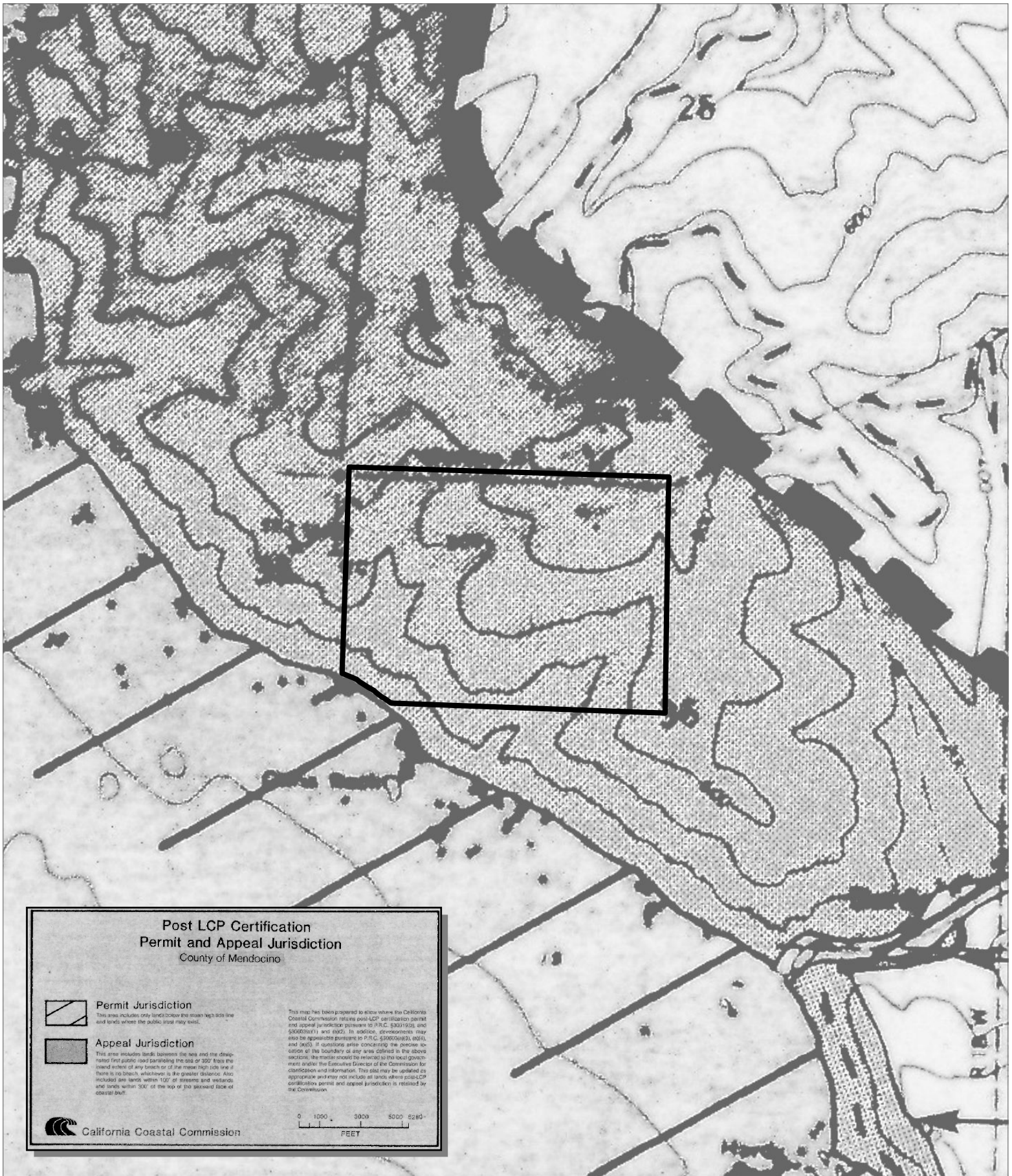
CASE: CDP 2017-0035
OWNER: Save the Redwoods League
APN: 013-410-29
APLCT: Save the Redwoods League
AGENT: Stephanie Martin
ADDRESS: 44000 N. Highway 1, Westport

-  Highways
-  Public Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**



Permit Jurisdiction

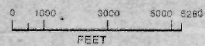
This area includes only lands between the mean high tide line and lands where the public trust may exist.



Appeal Jurisdiction

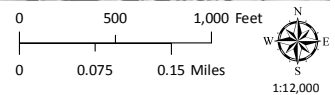
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the seaward extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' of the top of the seaward slope of coastal bluffs.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.C. §§33730, and §30003(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.C. §§30004(a)(3), 40241, and 40243. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



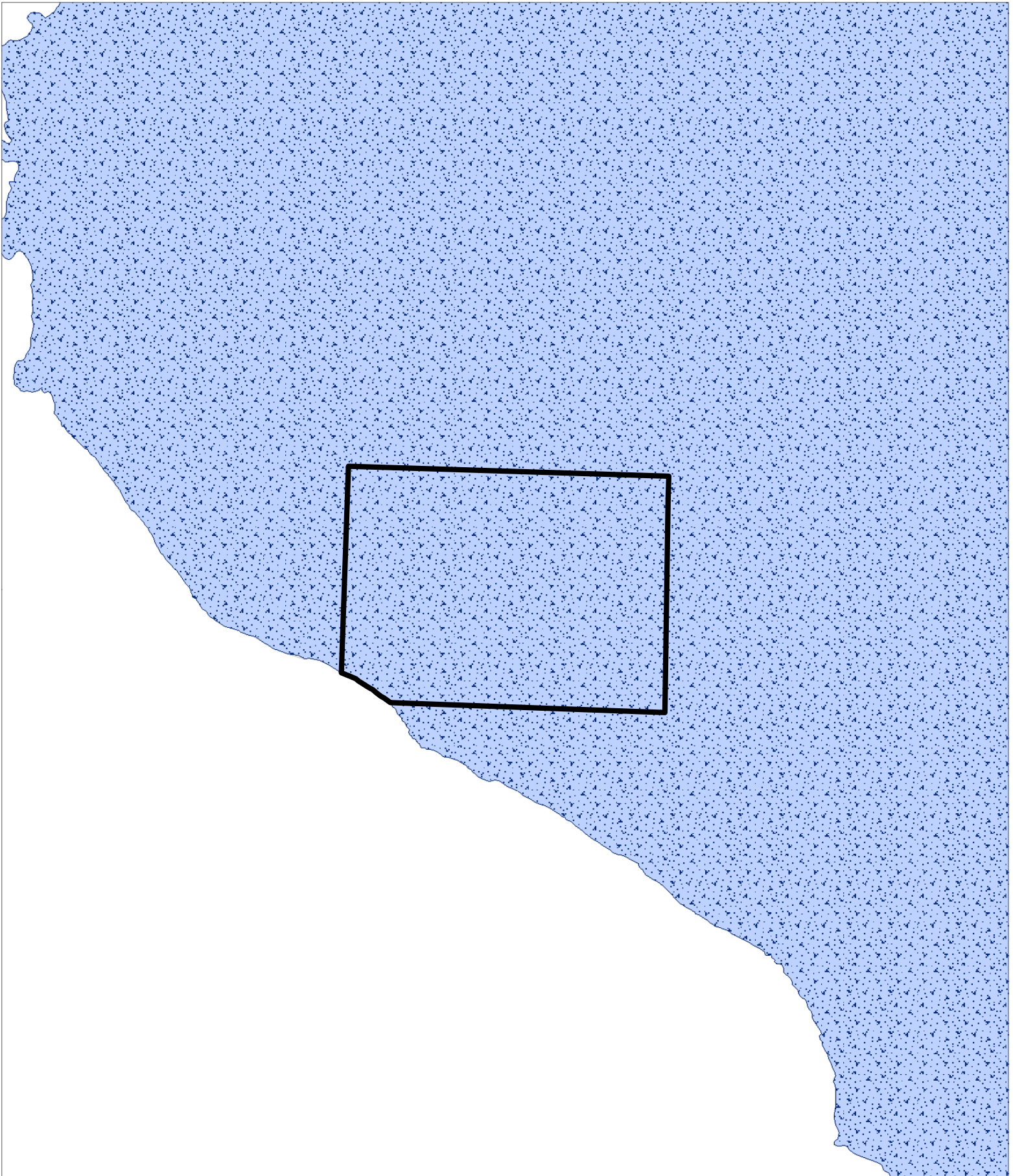
California Coastal Commission

CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

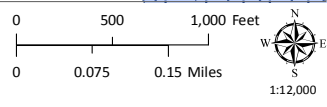



APPEALABLE AREAS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



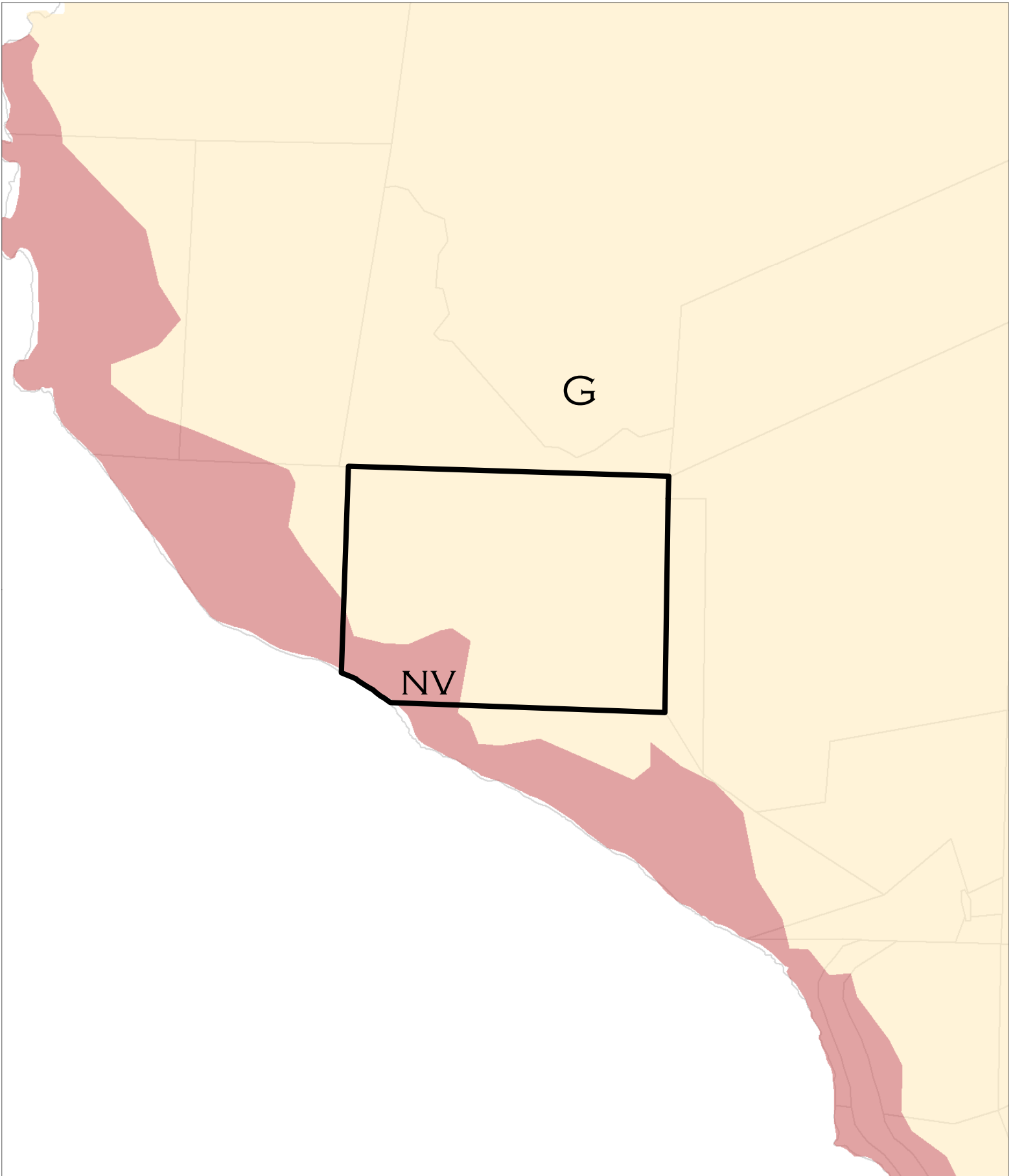
CASE: CDP 2017-0035
OWNER: Save the Redwoods League
APN: 013-410-29
APLCT: Save the Redwoods League
AGENT: Stephanie Martin
ADDRESS: 44000 N. Highway 1, Westport





 Critical Water Resources Bedrock

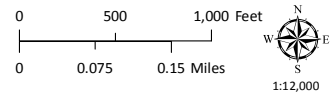
GROUND WATER RESOURCES

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



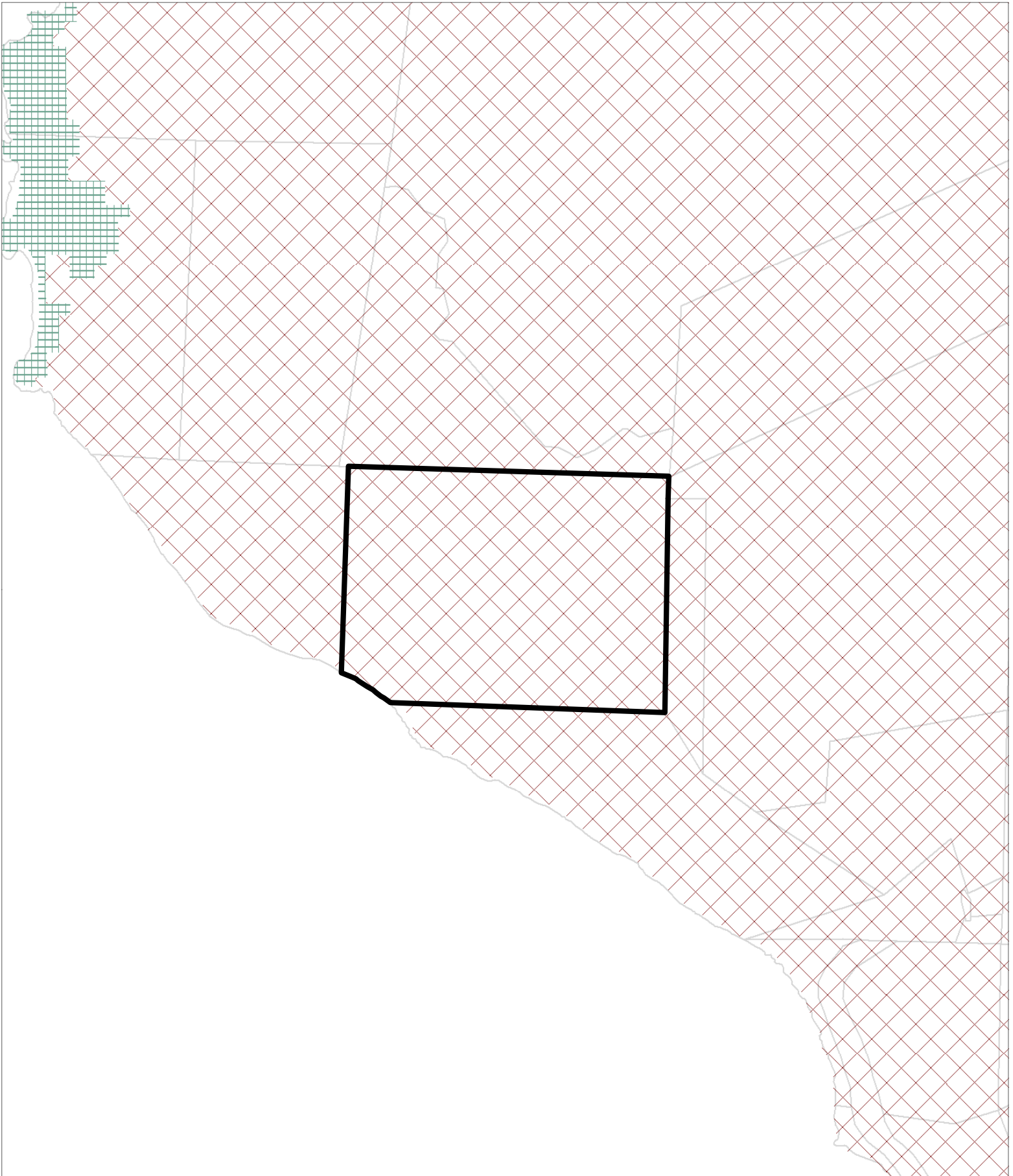
CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

 Grazing Land (G)
 Non-Ag & Natural Vegetation (nv)





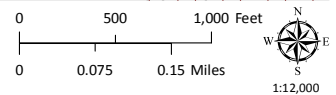
IMPORTANT FARMLAND

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



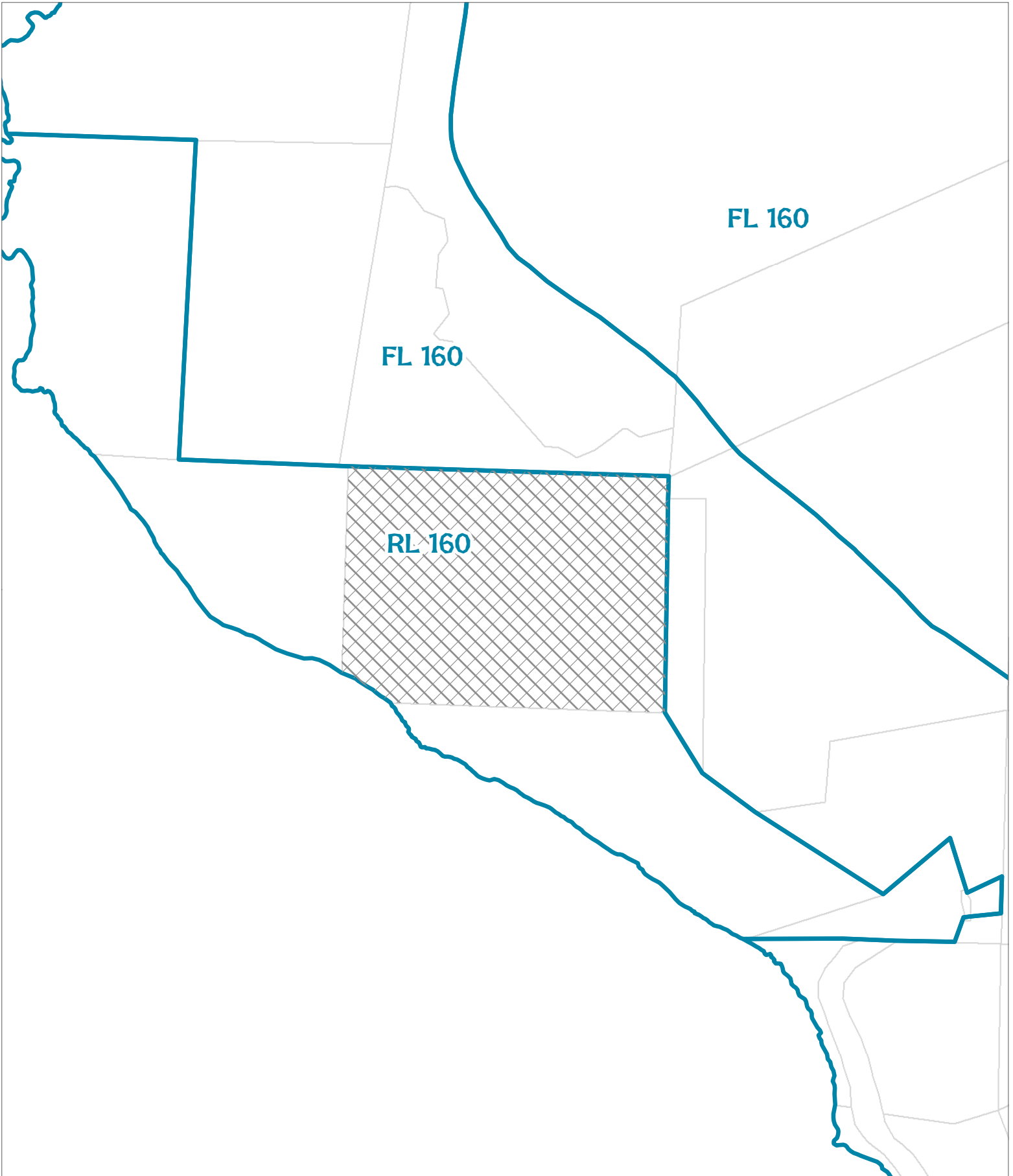
CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

 High Fire Hazard
 Moderate Fire Hazard




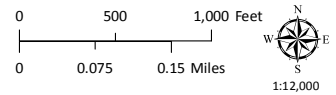
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



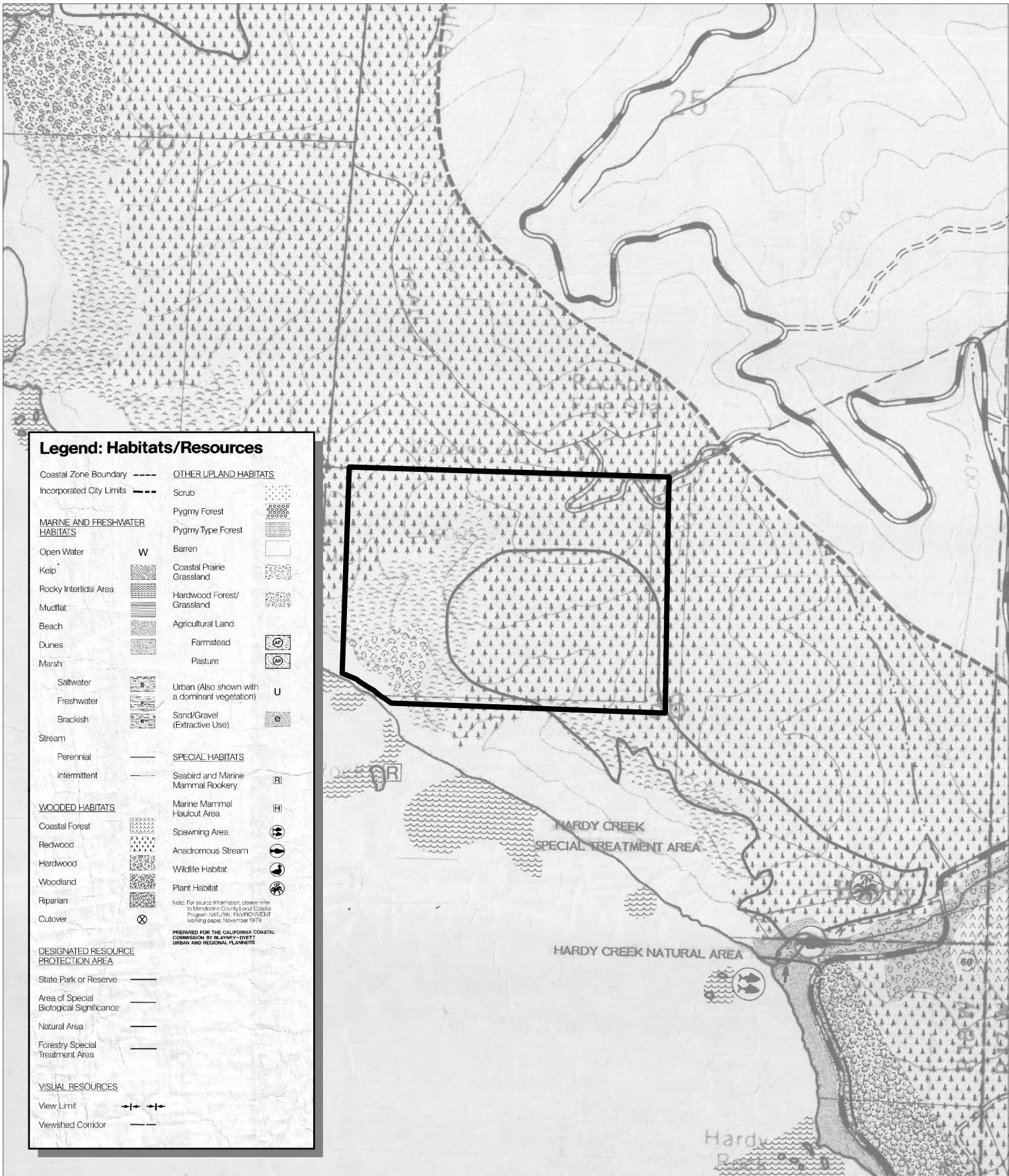
CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

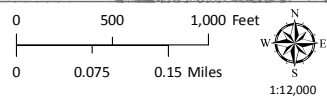
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



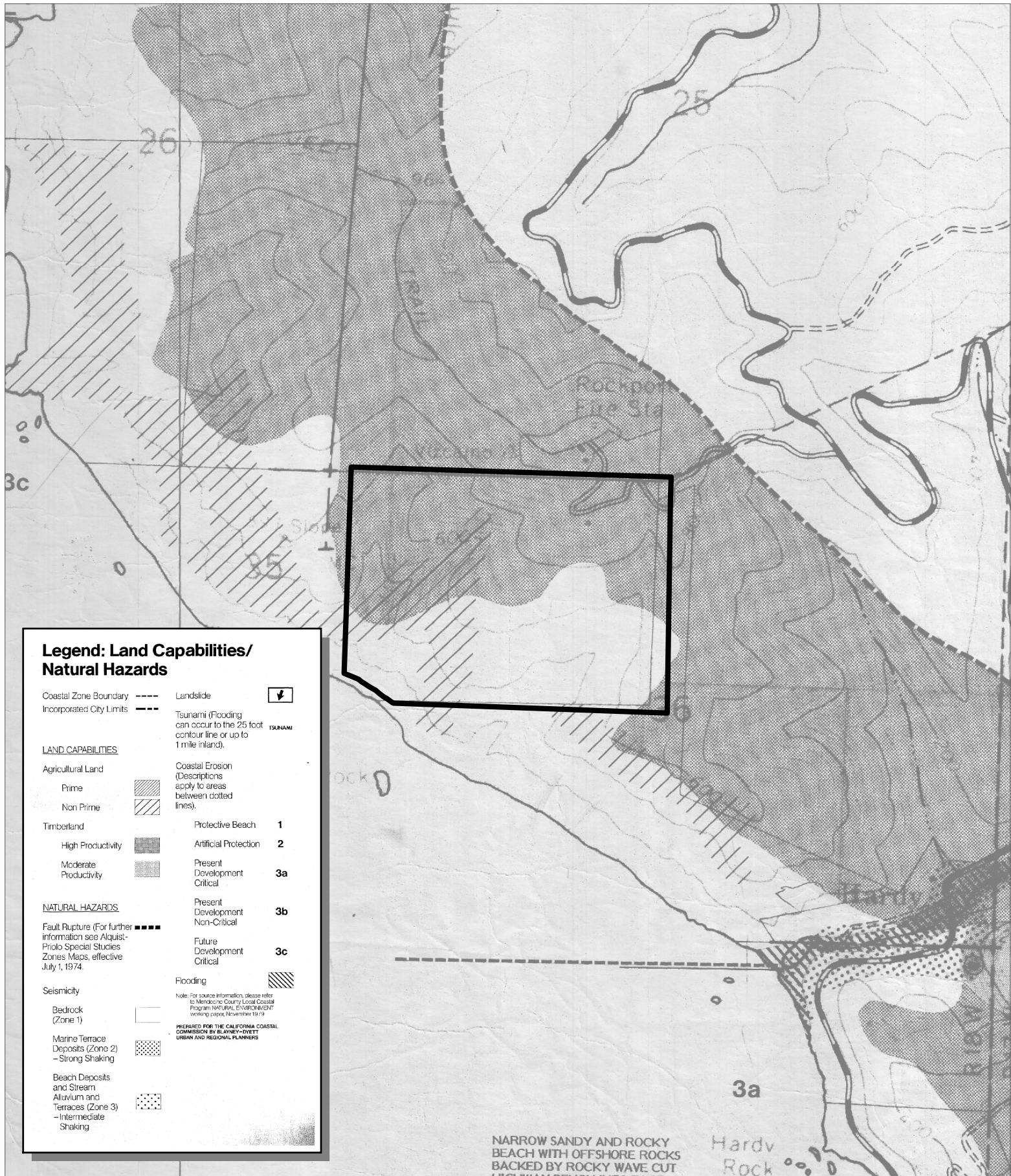
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Symbol]
Marsh	[Pattern]	Pasture	[Symbol]
Saltwater	[Symbol]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Symbol]	Sand/Gravel (Extractive Use)	e
Brackish	[Symbol]		
Stream		SPECIAL HABITATS	
Perennial	---	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
Riparian	[Pattern]		
Cutover	[Symbol]		
<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL IMPROVEMENT mapping date: November 1979</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS</small>			
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	---		
Area of Special Biological Significance	---		
Natural Area	---		
Forestry Special Treatment Area	---		
VISUAL RESOURCES			
View Limit	---+---+---		
Viewshed Corridor	---		

CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport



**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary ---
- Incorporated City Limits - - -
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

LAND CAPABILITIES

- Agricultural Land
 - Prime
 - Non Prime
- Timberland
 - High Productivity
 - Moderate Productivity
- NATURAL HAZARDS
 - Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1
 - Artificial Protection 2
 - Present Development Critical 3a
 - Present Development Non-Critical 3b
 - Future Development Critical 3c
 - Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974).
 - Flooding

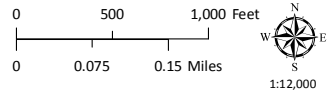
- Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT Working Paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS

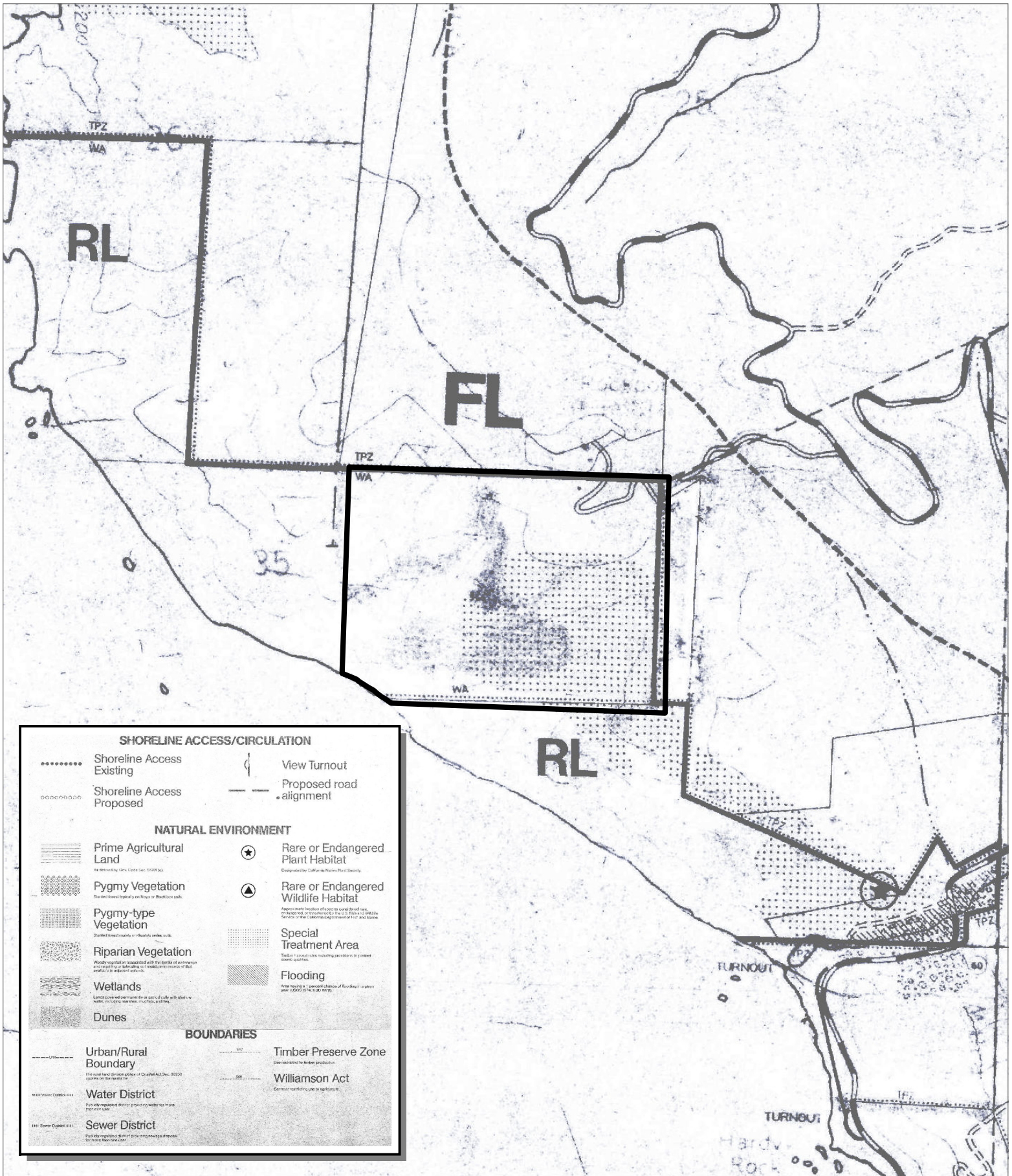
NARROW SANDY AND ROCKY BEACH WITH OFFSHORE ROCKS BACKED BY ROCKY WAVE CUT

CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

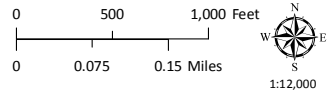


LCP LAND CAPABILITIES & NATURAL HAZARDS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

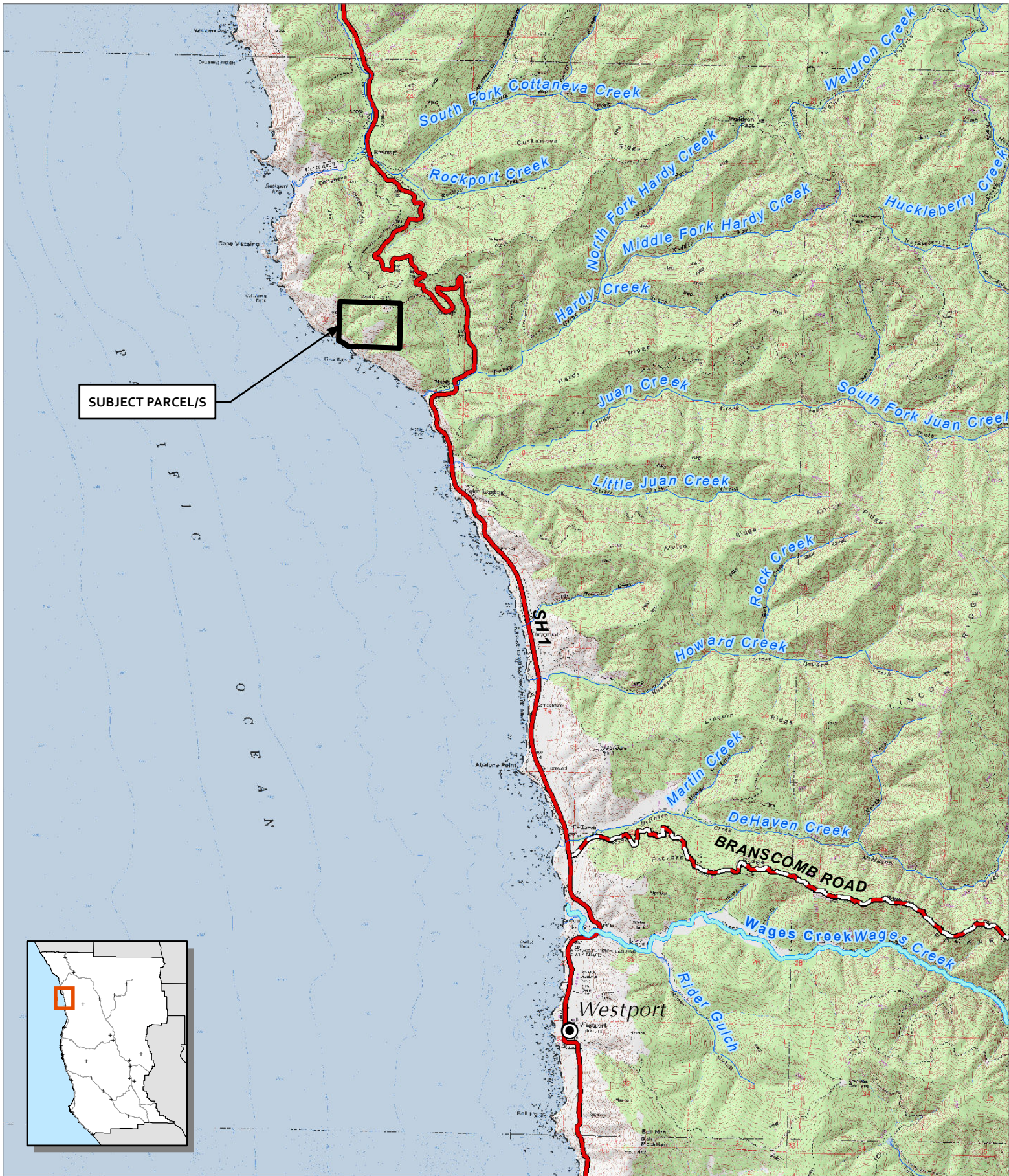


CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

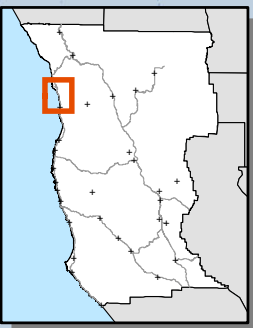


LCP LAND USE MAP 6: ROCKPORT

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

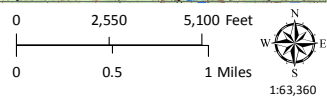


SUBJECT PARCEL/S



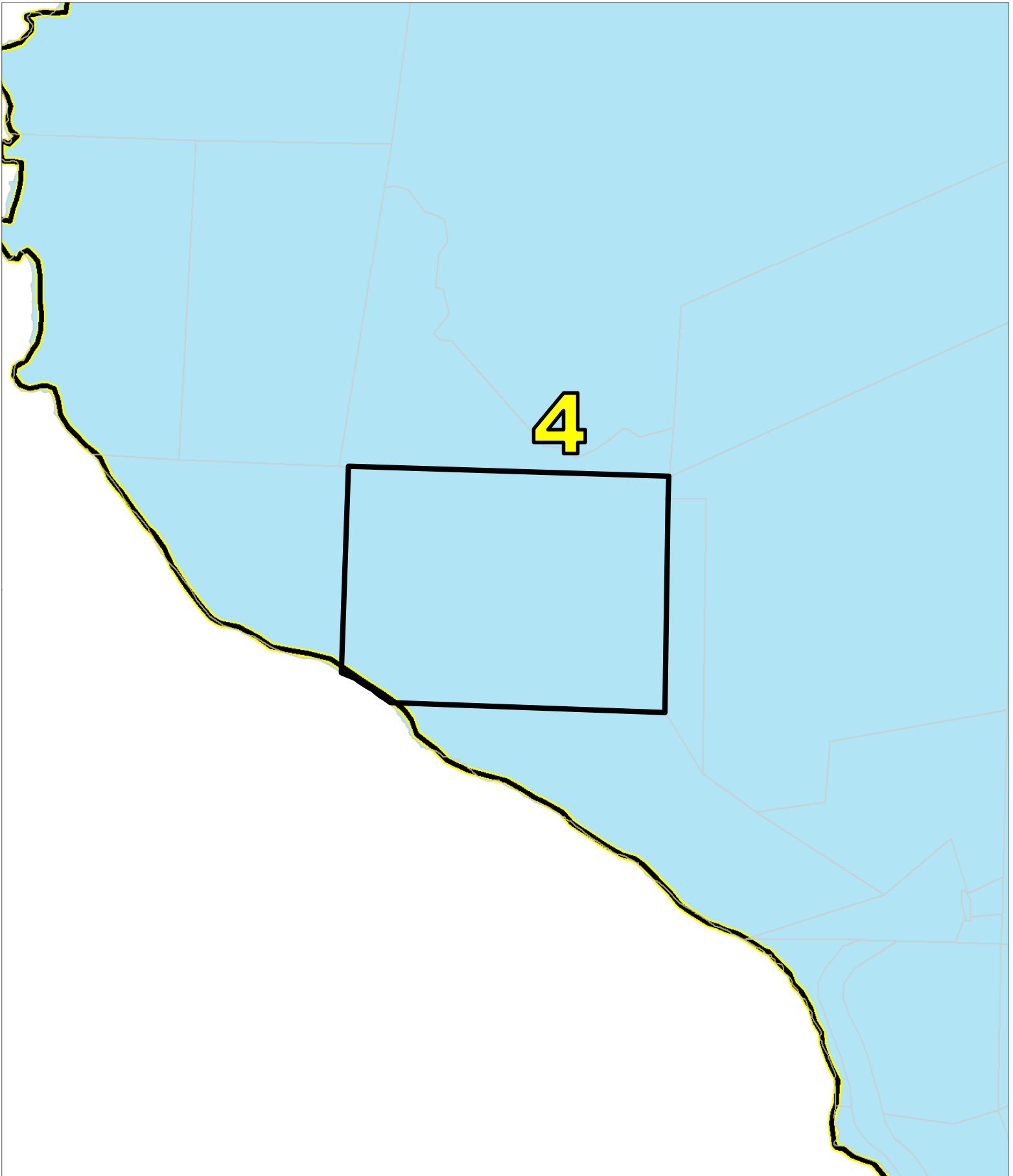
CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

- Major Towns & Places
- Highways
- Major Rivers
- Major Roads
- Named Rivers





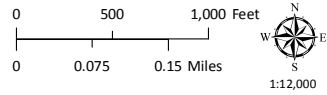
LOCATION MAP

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: CDP 2017-0035
OWNER: Save the Redwoods League
APN: 013-410-29
APLCT: Save the Redwoods League
AGENT: Stephanie Martin
ADDRESS: 44000 N. Highway 1, Westport

 Supervisorial Districts 2010
 Westport MAC



MISC

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

Plot Plan Map

8/10/17

APN # 013-410-29
Section 36
22N 18W MDB&M

- permanent road
- - - - - access road
- structures
- landscaping
- staging area
- project area
- septic tank
- deck



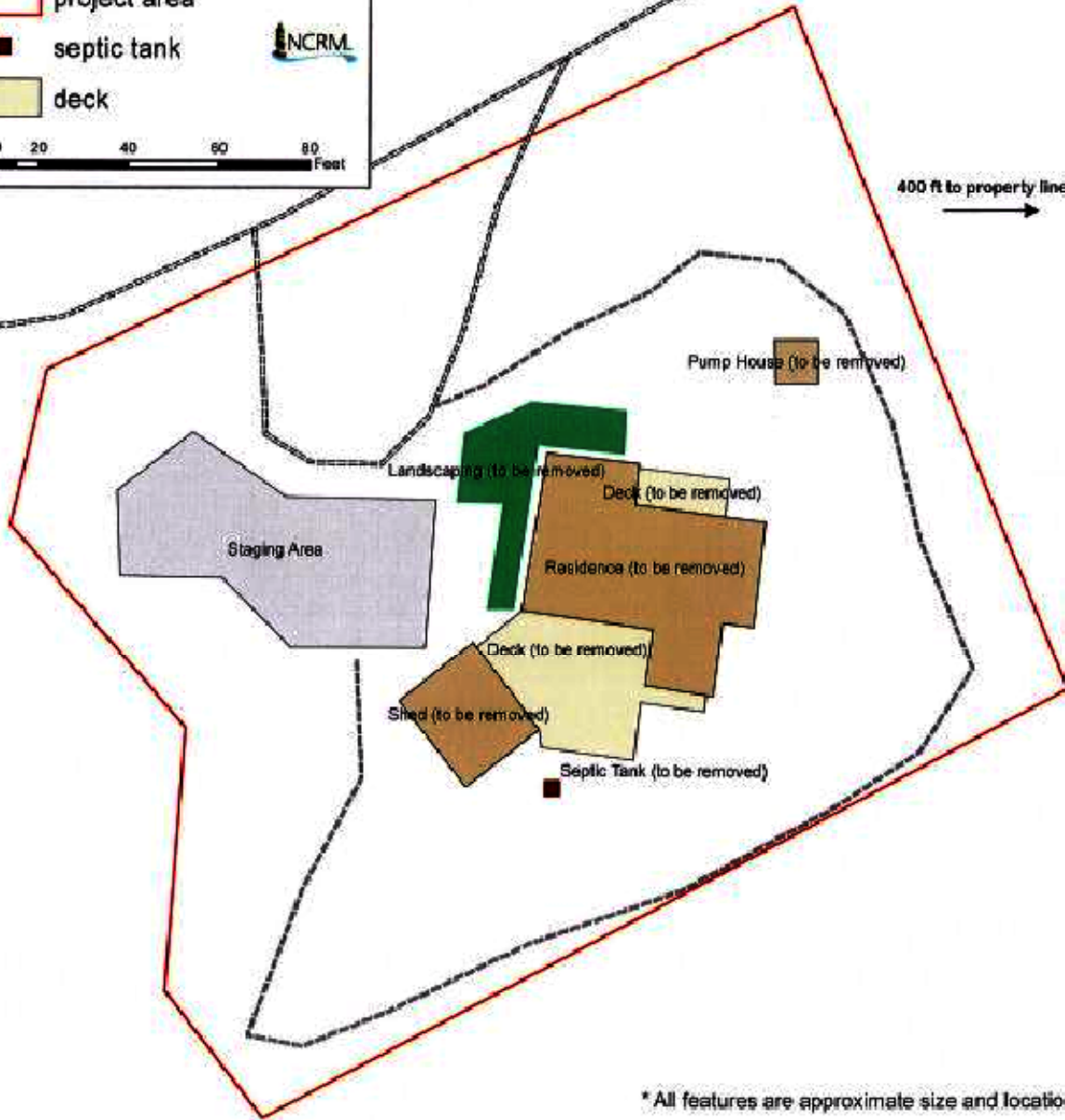
RECEIVED

SEP 27 2017

PLANNING & BUILDING SERV
FORT BRAGG CA

To Hwy 1 →

400 ft to property line →



* All features are approximate size and location

CASE: CDP 2017-0035
OWNER: Save the Redwoods League
APN: 013-410-29
APLCT: Save the Redwoods League
AGENT: Stephanie Martin
ADDRESS: 44000 N. Highway 1, Westport

NO SCALE

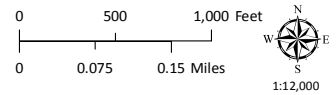
REVISED PLOT PLAN

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



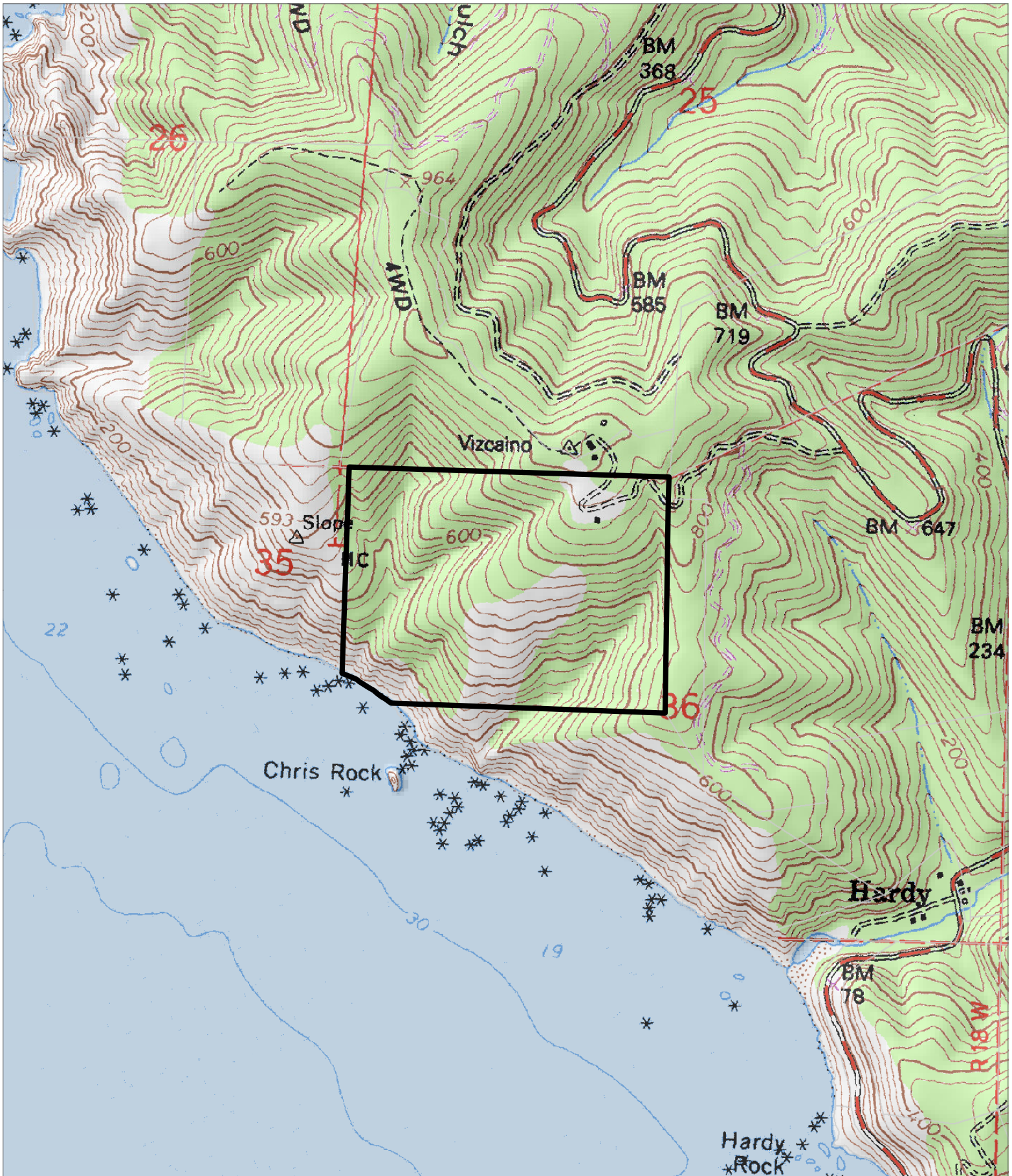
CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

 Western Soil Classes

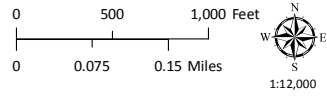


LOCAL SOILS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

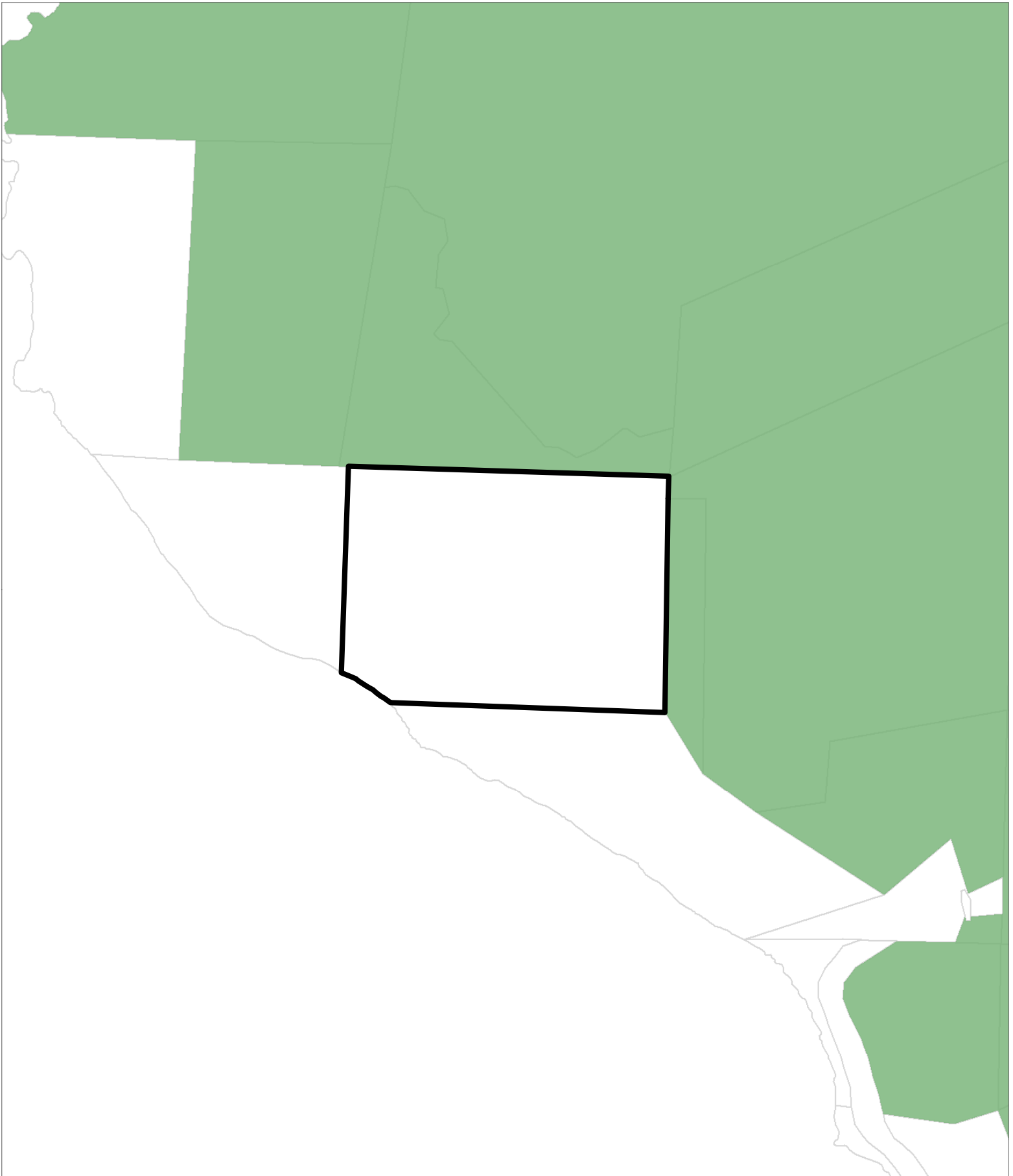


CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport



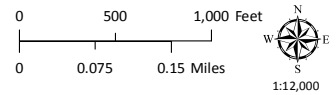
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



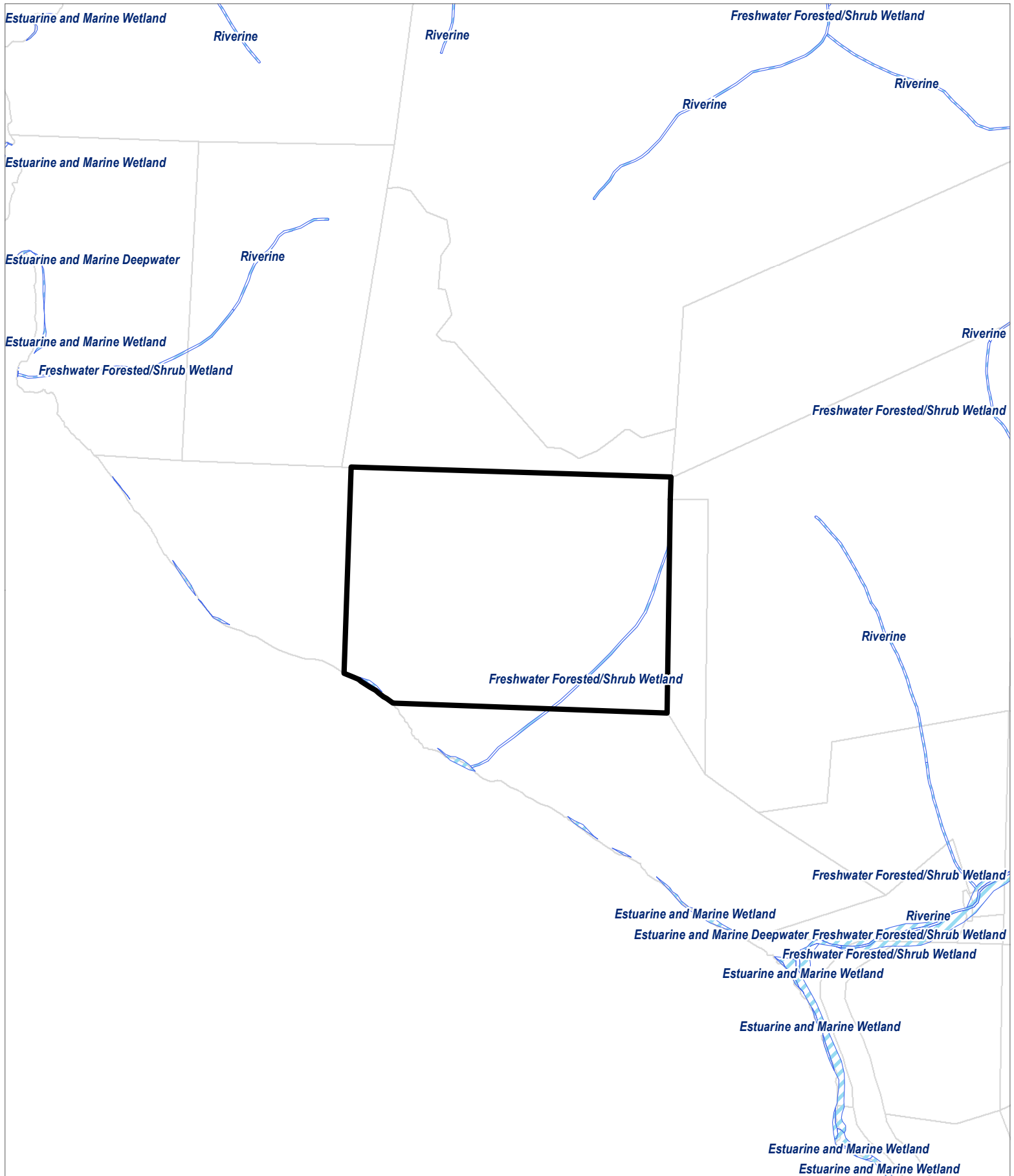
CASE: CDP 2017-0035
OWNER: Save the Redwoods League
APN: 013-410-29
APLCT: Save the Redwoods League
AGENT: Stephanie Martin
ADDRESS: 44000 N. Highway 1, Westport

 TPZ 2015



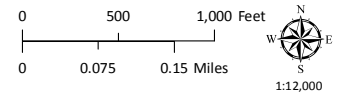
TIMBER PRODUCTION ZONES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



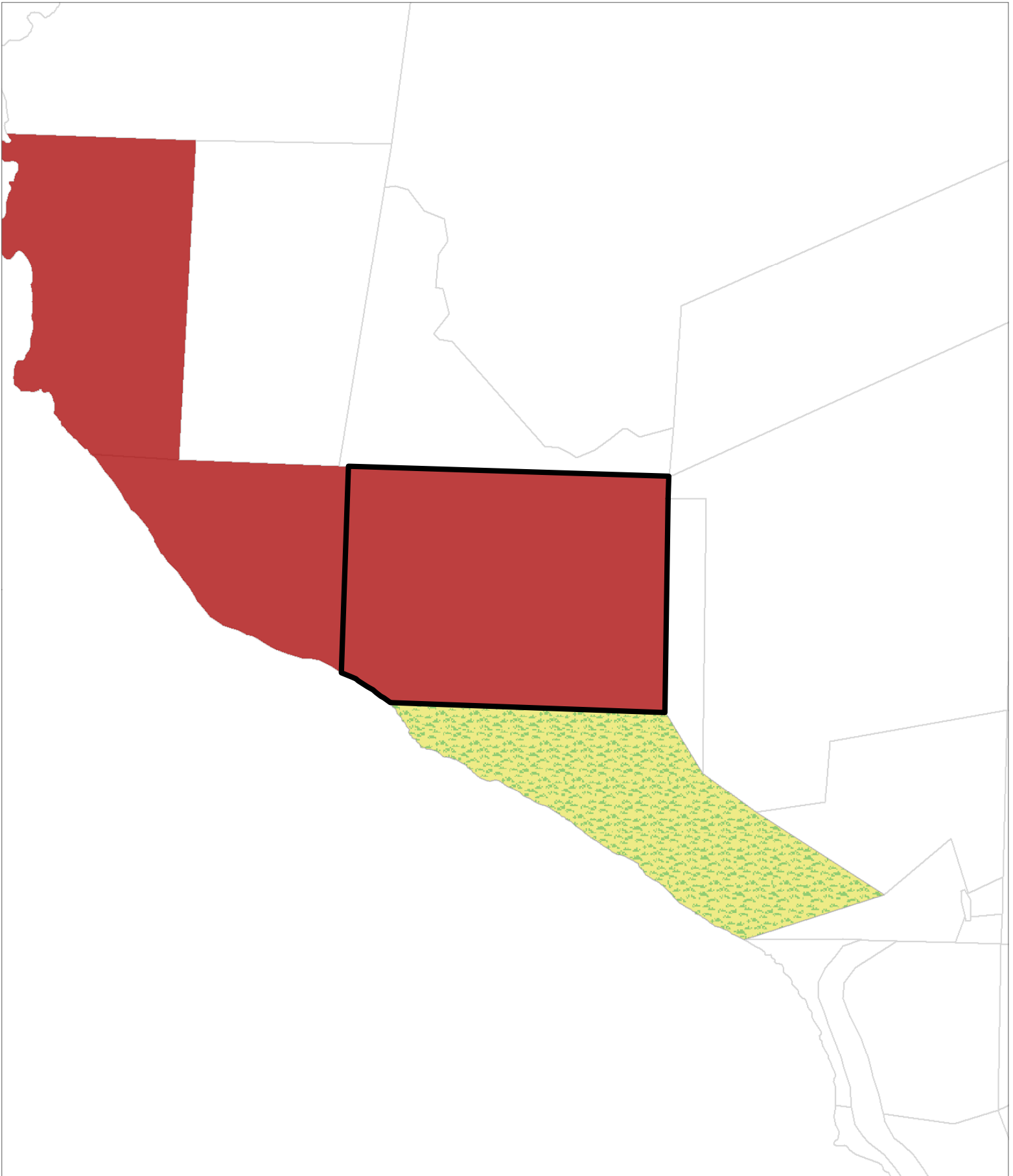
CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

 Wetlands






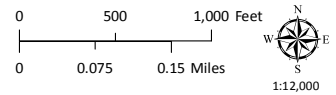
CLASSIFIED WETLANDS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



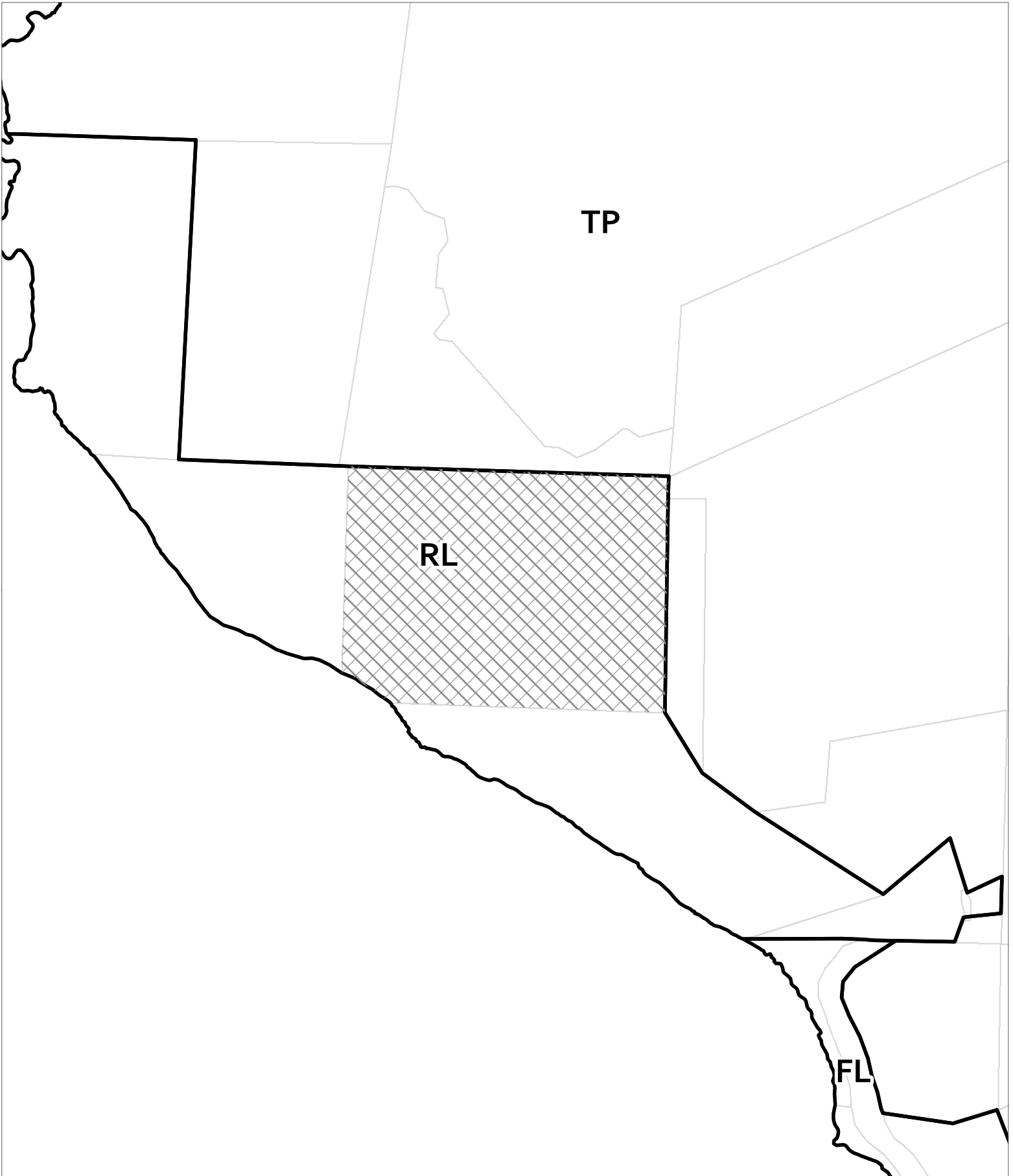
CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

-  Williamson Act 2016
-  Non-Prime Ag 2016
-  Non-Renewal Ag 2015



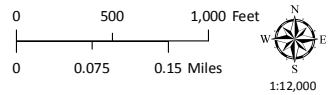
LANDS IN WILLIAMSON ACT CONTRACTS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2017-0035
 OWNER: Save the Redwoods League
 APN: 013-410-29
 APLCT: Save the Redwoods League
 AGENT: Stephanie Martin
 ADDRESS: 44000 N. Highway 1, Westport

 Zoning Districts



ZONING DISPLAY MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES