



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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BRENT SCHULTZ, DIRECTOR  
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April 19, 2019

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Coastal Permit Administrator at its regular meeting on Thursday, May 9, 2019, at 10:00 a.m., to be held in the Planning and Building Services Conference Room, 860 North Bush Street, Ukiah, California, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item(s) may be heard.

**CASE#:** CDP\_2016-0005

**DATE FILED:** 1/25/2016

**OWNER:** STATE OF CALIFORNIA

**APPLICANT:** CALIFORNIA STATE PARKS C/O BRIAN DEWEY

**AGENT:** BRAD MICHALK

**REQUEST:** A Standard Coastal Development Permit to upgrade the existing campground and associated facilities at Russian Gulch State Park to comply with the Americans with Disabilities Act (ADA) and California State Parks Accessibility Guidelines. Work includes upgrade of 3 campsites, 5 water stations, 2 restroom buildings, the day use area, the Headland parking area, and along the Fern Canyon trail.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

Classes 1, 2, 3, 4; Sections: 15301, 15302, 15303, 15304

**LOCATION:** In the Coastal Zone, 3± miles north of Mendocino town, on either side of State Route 1, at its intersection with Russian Gulch State Park Road (State), located at 12301 N.

Highway 1, Mendocino (APNs: 118-260-01; 118-270-06; 118-280-01; 118-520-01; 119-380-06).

**STAFF PLANNER:** Sam Vandy Vandewater

Your comments regarding the above project(s) are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, 95482, no later than May 8, 2019. Oral comments may be presented to the Coastal Permit Administrator during the public hearing.

The Coastal Permit Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Coastal Permit Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Coastal Permit Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

BRENT SCHULTZ, Director of Planning and Building Services



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**COASTAL PERMIT ADMINISTRATOR  
STAFF REPORT**

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**MAY 9, 2019  
CDP\_2016-0005**

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**SUMMARY**

**OWNER:** STATE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION  
ONE CAPITOL MALL, SUITE 410  
SACRAMENTO, CA 95814

**APPLICANT:** CALIFORNIA STATE PARKS C/O BRIAN DEWEY  
ONE CAPITOL MALL  
SACRAMENTO, CA 95814

**AGENT:** BRAD MICHALK  
ONE CAPITOL MALL  
SACRAMENTO, CA 95814

**REQUEST:** Standard Coastal Development Permit to upgrade the existing campground and associated facilities at Russian Gulch State Park to comply with the Americans with Disabilities Act (ADA) and California State Parks Accessibility Guidelines. Work includes upgrade of 3 campsites, 5 water stations, 2 restroom buildings, the day use area, the Headland parking area, and along the Fern Canyon trail.

**LOCATION:** In the Coastal Zone, 3± miles north of Mendocino town, on either side of State Route 1, at its intersection with Russian Gulch State Park Road (State), located at 12301 N. Highway 1, Mendocino (APNs: 118-260-01; 118-270-06; 118-280-01; 118-520-01; 119-380-06).

**TOTAL ACREAGE:** 480± acres

**GENERAL PLAN:** Open Space (OS)

**ZONING:** Open Space (OS)

**SUPERVISORIAL DISTRICT:** 4<sup>th</sup> Supervisorial District (Ted Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
Sections 15301, 15302, 15303, 15304; Classes 1, 2, 3, 4

**APPEALABLE:** Appealable

**RECOMMENDATION:** Approve with Conditions

**STAFF PLANNER:** Sam "Vandy" Vandewater

**BACKGROUND**

**PROJECT DESCRIPTION:** A Standard Coastal Development Permit to upgrade the existing campground and associated facilities at Russian Gulch State Park to comply with the Americans with Disabilities Act (ADA) and California State Parks Accessibility Guidelines. Work includes upgrade of 3 campsites, 5 water stations, 2 restroom buildings, the day use area, the Headland parking area, and along the Fern Canyon trail. A full scope of the intended work is outlined in *Project Description* attachment.

**SITE CHARACTERISTICS:** The 480± acre project site is situated within the state park boundary and is located in the Coastal Zone approximately 3 miles north of the Town of Mendocino and on the west and east side of Highway 1, located at 12301 N. Highway 1, Mendocino (APN 118-260-01; 118-270-06; 118-280-01; 118-520-01; 119-380-06). Assessor parcel 118-520-01 is currently developed with an existing campsite, a day use area, headland parking area, and the Fern Canyon Trail parking lot. Additional upgrades on the parcels include: adding a parking area, two restrooms, five water stations and a day use area that comply with the Americans with Disability Act (ADA) requirements. Although the project occurs within an environmentally sensitive habitat area (ESHA) buffer and some elements of the project occur directly within the ESHA, the project elements occur within or nearly within the existing facilities footprint. The existing well is located northwest of the existing residence (near the center of the parcel), and the day use toilet is connected to the existing septic tank and the existing campground toilets are pit toilets that require periodic pumping. Electricity is provided to the site by a local utility company.

The Fern Canyon parcels (APNs 118-260-01 and 118-520-01), gently slopes west towards the Pacific Ocean. Elevations at the site range from approximately 446 feet above mean sea level (amsl) at the northeastern corner of the site, to approximately 94 feet amsl at the location of the three existing campsite and two restrooms, to approximately 225 feet amsl at the site's westernmost portion. The site is not located within a mapped Highly Scenic Area<sup>1</sup>, but there are two parcels located on either side of the first public road and are adjacent to the sea. There is existing shoreline access within three parcels of the site as shown on LCP Land Use Map 15 Caspar.<sup>2</sup>

The subject parcel site is located within a "Critical and Marginal Water Resources Area"<sup>3</sup> and a mapped high fire hazard area<sup>4</sup>. The site does not contain important farmland and is classified as a recreational and open space site,<sup>5</sup> and there is high timberland productivity in the northern region of the project site<sup>6</sup>. The project site experiences both marine Terrance deposits (Zone 2) and beach deposits and stream alluvium and terraces (Zone 3), which is subject to intermediate shaking<sup>7</sup>. The site is also subject to coastal flooding and is within the tsunami inundation zone.<sup>8</sup> Furthermore, the southernmost portion of the site is subject to four possible landslides.<sup>9</sup>

The northern and southern portions of the site are forested. No trees are proposed to be removed under the project, however the removal of existing vegetation from asphalt roads to evaluate cross slope along project length will occur. While two special-status plant species are known to occur within the vicinity of the site, including: coast lily (*Lilium maritimum*) and the marbled murrelet (*Brachyramphus marmoratus*), there are twenty-one special status species and three known spotted owl observations surround the project site.<sup>10</sup> The project site is surrounding the Russian Gulch Creek, which is a Coho salmon bearing stream. Best management practices (BMPs) that are recommended for the project include a Storm Water Soil Loss Prevention Plan which is standard for all Department of Parks and Recreation projects.

Mapping does not associate the following with the subject site: faults.<sup>11</sup>

#### RELATED ON-SITE APPLICATIONS:

- LCP #90-47

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1 below, the site and surrounding lands to the north, south, east, and west are designated Rural Residential (RR1, RR5, RR10), some as Planned Unit Development Combining District (PD), Open Space (OS), Remote Residential District (RMR), Timber Production (TP), and Forest Land District (FL). The existing and proposed land use is a principally permitted land use in the OS District.

<sup>1</sup> Mendocino County Department of Planning & Building Services. October 2016. *Greensheet – Highly Scenic Section*.

<sup>2</sup> Mendocino County Department of Planning & Building Services. February 2016. *LCP Land Use Map: Caspar* [map].

<sup>3</sup> Mendocino County Department of Planning & Building Services. February 2016. *Ground Water Resources* [map].

<sup>4</sup> Mendocino County Department of Planning & Building Services. February 2016. *Fire Hazard Zones & Responsibility Areas* [map].

<sup>5</sup> Mendocino County Department of Planning & Building Services. February 2016. *LCP Map 15: Caspar* [map].

<sup>6</sup> Mendocino County Department of Planning & Building Services. February 2016. *LCP Land Capabilities Map 15: Caspar* [map].

<sup>7</sup> Mendocino County Department of Planning & Building Services. December 2016. *LCP Capabilities & Hazards* [map].

<sup>8</sup> Mendocino County Department of Planning & Building Services. Feb 2016. *FEMA Flood Zone* [map].

<sup>9</sup> Mendocino County Department of Planning & Building Services. Dec 2016. *LCP Land Capabilities Map 15: Caspar* [map].

<sup>10</sup> Mendocino County Department of Planning & Building Services. Feb 2016. *Sensitive Habitat* [map].

<sup>11</sup> Mendocino County Department of Planning & Building Services. Dec 2016. *LCP Capabilities & Hazards* [map].

| Table 1. Surrounding Land Use and Zoning |                                |                                      |           |                              |
|--|--------------------------------|--------------------------------------|-----------|------------------------------|
|  | GENERAL PLAN                   | ZONING                               | LOT SIZES | USES                         |
| NORTH                                    | RR10; RR10-PD;<br>RMR20; PS-SW | RR1; RR10-PD;<br>RMR20; RMR20-<br>PD | 117 acres | Residential                  |
| EAST                                     | OS-DPR; PL                     | OS; PF                               | 250 acres | State<br>Parks/Open<br>Space |
| SOUTH                                    | RR5[RR1];<br>FL160; RMR20      | RR5[RR1]; TP;<br>RMR20; UR20         | 20 acres  | Residential                  |
| WEST                                     | Ocean                          | Ocean                                | Ocean     | Ocean                        |

The parcels immediately to the north and south of the site are currently developed with single family residences and appurtenant structures, while immediately west of the site is the Pacific Ocean. The proposed project is compatible with surrounding land uses and development.

**3. 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 land use classification of the subject parcel is Open Space (OS) which intends to be applied to land held in public ownership for recreational use and to land most valuable in their undeveloped natural state, such as those lands which contain rare and endangered species and habitat, riparian vegetation zones, site of historic or archaeological significance, or scenic areas; or which, because of their value, have been dedicated under Government Code Section 51050 or 51080 as privately owned space to a public or a nonprofit organization which qualifies under Internal Revenue Code Section 501(c)(3) or an easement which ensures the retention of land in open space.<sup>12</sup> The proposed project, which would upgrade the existing campground, restrooms, and improve existing trail parking area at Russian Gulch State Park to comply with ADA requirements, is consistent with the Open Space Land Use classification.
2. Zoning: The proposed project is located within the Open Space zoning district, which is intended to be applied to lands within the Coastal Zone which are not suited for development or are more valuable in their undeveloped natural state.<sup>13</sup> The proposed project, which would upgrade the existing campground and improve the existing Fern Canyon Trail area to comply with ADA requirements, are principally permitted uses within the Open Space District, pursuant to Mendocino County Coastal Zoning Code Chapter 20.372 OS – *Open Space District*.

The project would comply with the minimum front and rear yard requirement of 50 feet and the side yard requirement of 20 feet for OS District for a parcel of this size. The maximum building height allowed in OS Districts is 16 feet above the natural grade. The maximum height for the proposed restroom development is 15.25 feet in height (this includes the vent pipe height) and is not expected to impact any visual surroundings. The project, as proposed, would result in lot coverage of <1 percent, which would not exceed the maximum allowed coverage.

3. Visual Resources and Special Treatment Areas: The proposed project entails the upgrading of an existing campground and improvements to the existing Fern Canyon Trail parking area to comply with ADA requirements. This proposed development will not obscure the public view area. The day use area, which is located west of Highway 1, does not entail any new or additional structures, but the replacement of the restroom to ADA standards. Due to the fact that most the project site is located east of Highway 1, staff find that the Highly Scenic Area policies contained in MCC Section 20.504.015(A) are not appropriate for this site and the proposed project would not have a significant visual impact.

<sup>12</sup> Mendocino County General Plan. Chapter 2.2 of the Coastal Element. 1991.

<sup>13</sup> Mendocino County Coastal Zoning Code, § II-20.376.005 (1991). Print.

4. Hazard Management: The parcel is located in an area classified with a “High Fire Hazard” severity rating.<sup>14</sup> Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Mendocino Fire Protection District (MFPD). The project application was referred to CalFire and the MFPD for input, the former having no concerns for the project.

The westernmost portion of the site located within a flood zone and tsunami inundation zone;<sup>15</sup> however, the proposed development will be within the existing footprint and the criteria for existing cultural features and degraded areas that are adjacent to ESHA's and their buffers will have flood control channels in place. There are no known faults in close proximity to the proposed development. There are landslides in four regions; however, these are located on the southern portion of Fern Canyon while the trail is located on the northern side of the canyon and creek.

5. Habitats and Natural Resources: A Biological Scoping Survey and ADA Trail Improvement Project Russian Gulch State Park was conducted by Roy W. Martin from the California Department of Parks and Recreation on July 28, 2016. The site is located in Russian Gulch State Park. As previously discussed, the site has Pygmy vegetation in the northern portion of parcel 118-520-01<sup>16</sup>. Based on review of the California Natural Diversity Database, while two special-status plant species are known to occur within the vicinity of the site, there are twenty-one special-status plant and wildlife species known to occur adjacent to the project site and there have been three observations of spotted owl.<sup>17</sup>

The Biological Report & ESHA Assessment Russian Gulch State Park ADA Trail Improvement Project CDP 2016-005 was prepared by William Maslach from the California State Parks on October 2017. The purpose of the study was to determine the boundaries of sensitive coastal resources (wetland, natural communities, special-status plants and animals) that could be considered Environmentally Sensitive Habitat Area (ESHAs). The entirety of the project occurs within an ESHA buffer and some elements of the project occur directly within the ESHA (special-status natural communities and wetlands). One objective of the project is to improve the drainage by removing asphalt and replacing it with a hardened surface where water can infiltrate and the subsurface hydrological processes can continue unhindered by foot traffic on the trail. The wetland inventory conducted on July 24 and 25, 2017, did not identify wetland soils in the project area. Although some were nearby in the day use area, there was no hydrophytic vegetation to suggest wetland soils. In the structured areas along the trail, rock drain lenses will be constructed to allow water to move under the trail while the treads remain dry, by keeping water off tread, this will reduce the incision. The Biological Scoping Survey found that the ESHA buffer impacts showed no direct or potential impacts if standards project requirements are implemented. The State Parks have included additional protective and enhancement measures to the project. The wooden split rail fence in the Russian Gulch day use area will be moved away from the bluff top to provide a greater protection for the bishop pine forest. From the setback, approximately 0.7 acres of habitat will be created near the bluff edge.

Additionally, state parks are considered a resource area per the ESHA section of the Mendocino County Code (Section 20.496.050(A)). As conditioned, Staff finds the project would not significantly impact sensitive habitats or resources.

6. Archaeological/Cultural Resources: For small-scale projects such as the proposed action of replacing upgrading the existing campground, its associated facilities, and improving a trail parking area that complies with ADA requirements, 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. 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 construction of the project. With the inclusion of the standard condition of approval advising the Applicant about the discovery of archaeological resources, Staff finds the project to be

<sup>14</sup> Mendocino County Department of Planning & Building Services. February 2016. *Fire Hazard Zones & Responsibility Areas* [map]

<sup>15</sup> Mendocino County Department of Planning & Building Services. February 2016. *FEMA Flood Zone* [map].

<sup>16</sup> Mendocino County Department of Planning & Building Services. February 2016. *LCP Habitat & Resources* [map].

<sup>17</sup> Mendocino County Department of Planning & Building Services. December 2016. *Sensitive Habitat* [map].

consistent with Mendocino County policies for the protection of paleontological and archaeological resources.

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 response has been provided.

7. Grading, Erosion, and Run-Off: Minimal grading (< 30 cubic yards) and site preparation would be required under the project, since the proposed improvements (upgrading the existing campground, its associated facilities, and improving a trail parking area that complies with ADA requirements) would occur on the footprint of existing improvements. The terrain in which the project components are proposed varies from relatively flat in the day use parking area to moderate to steep slopes in the campground and trail area. Staff finds the project would not result in significant erosion or run-off impacts. The use of best management practices has been included as a condition to the project.
8. Groundwater Resources: The project site is located within a mapped "Critical and Marginal Water Resources" area<sup>18</sup> in which the site's density may be increased only upon proof of public water or a positive hydrological report. The subject parcel currently utilizes an on-site well, which would continue to be utilized under the project. Since no new parcels or building sites are proposed, additional water studies are not required per MCC Section 20.516.015(B).<sup>19</sup> Staff finds the development would not adversely affect groundwater resources.
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. The project was referred to the Mendocino County Department of Transportation (MCDOT) for review and comment. As of this date, no response has been provided. A total of two handicapped spaced in the day use area, three in the campsites, and one at the trailhead are provided on-site. As conditioned, Staff finds the project would not impact transportation or circulation and would be provided with adequate access.
10. Public Access: The majority of the project site is located east of Highway 1 and is not designated as a potential public access trail location. There is existing shoreline access within the vicinity of the site as shown on LCP Land Use Map 15 *Caspar*<sup>20</sup>, and there is no element of the proposed project that would impede public access to the shore. Existing development at the site is not currently visible from Highway 1 and the proposed improvements would also not be visible. Furthermore, the proposed project would make the site more accessible for those with physical disabilities.

**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 1,2,3,4, Section 15301, 15302, 15303, and 15304. The Project consists of the repair, maintenance and minor alteration of existing public structures and facilities involving negligible expansion of use beyond current levels, the replacement of existing structure and facility where the new structure will be located on the same site as the structures replace and will have substantially the same purpose and capacity as the structure replaced, the construction or installation of limited numbers of new small facilities, and the minor alteration in the condition of land that does not involve removal of healthy, mature, scenic trees included as "modifications of existing facilities for disabled access" in the Department of Parks and Recreation's list of exempt activities in accordance with CCR Section 15300.4.

**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.

<sup>18</sup> Mendocino County Department of Planning & Building Services. February 2016. *Ground Water Resources* [map].

<sup>19</sup> Mendocino County Coastal Zoning Code, §20.516.015(B) (2011).

<sup>20</sup> Mendocino County Department of Planning & Building Services. February 2016. *LCP Land Use Map 15: Caspar* [map].

**FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project is in conformity with the certified Local Coastal Program. The proposed improvements, including upgrading the existing campground, its associated facilities and improving the existing trail parking area to comply with ADA requirements, which is a principally permitted use within the Open Space land use classification and is consistent with the intent of the OS Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served for many years, and would continue to be served, by an on-site well and septic disposal system; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Open Space Zoning District, as well as all other provisions of District II Zoning Ordinance, Title 20 of the Mendocino County Code, and preserves the integrity of the Open Space Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project, if constructed 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 improvements, including the upgrade of an existing campground, its associated facilities, and improving the existing trail parking area to comply with ADA requirements, is categorically exempt pursuant to Section 15302; 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, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The site is currently developed with an existing campsite, trail, and parking area, and the proposed improvements, including upgrading the campground, its associated facilities, and trail parking area that complies with ADA requirements, are not anticipated to affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed project would not diminish 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 not located between the first public road and the sea and is designated as a potential public access point.
8. Pursuant with MCC Section 20.532.100(A), the proposed project would not significantly degrade any ESHA resources and best management practices will be utilized to reduce any additional impacts to the site. As the project is converting existing infrastructure into ADA compliant infrastructure, the impact to undeveloped land and ESHAs is minimal.

**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 Applicants 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.
9. The project will incorporate department best management practices to control erosion and protect waterways to include: The Stormwater Best Management Practices Handbook for Construction (California Stormwater Quality Association, January 2003), California State Parks Trail Handbook, Best Management Practices for Road Rehabilitation "Road to Trail Conversion" and Best Management Practices for Road Rehabilitation "Stream Crossing Removal".

Staff Report Prepared By: Juliana Cherry and Sam Vandy Vandewater

4/25/2019

DATE

  
SAM "VANDY" VANDEWATER  
PLANNER II

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

**ATTACHMENTS:**

- A. Overview Map
- B. Location Map
- C. Topography Map
- D. Aerial Map
- E. Site Plan Map
- F. Construction Details 1
- G. Construction Details 2
- H. Construction Details 3
- I. Detail Sheet 1
- J. Detail Sheet 2
- K. Drainage Details
- L. Example Photo 1
- M. Example Photo 2
- N. Example Photo 3
- O. Structure Plans
- P. Trail Improvement
- Q. Zoning Map
- R. General Plan Map
- S. LCP Map 15: Caspar
- T. LCP Land Capabilities
- U. Adjacent Parcels Map
- V. Fire Hazard Zone Map
- W. Water District Map
- X. FEMA Flood Zone Map
- Y. Coastal Ground Water Resource Areas
- Z. Highly Scenic Map
- AA. Estimated Slope Map
- BB. Local Soils Map
- CC. Timber Production Zone Map
- DD. Classified Wetlands Map
- EE. Project Description

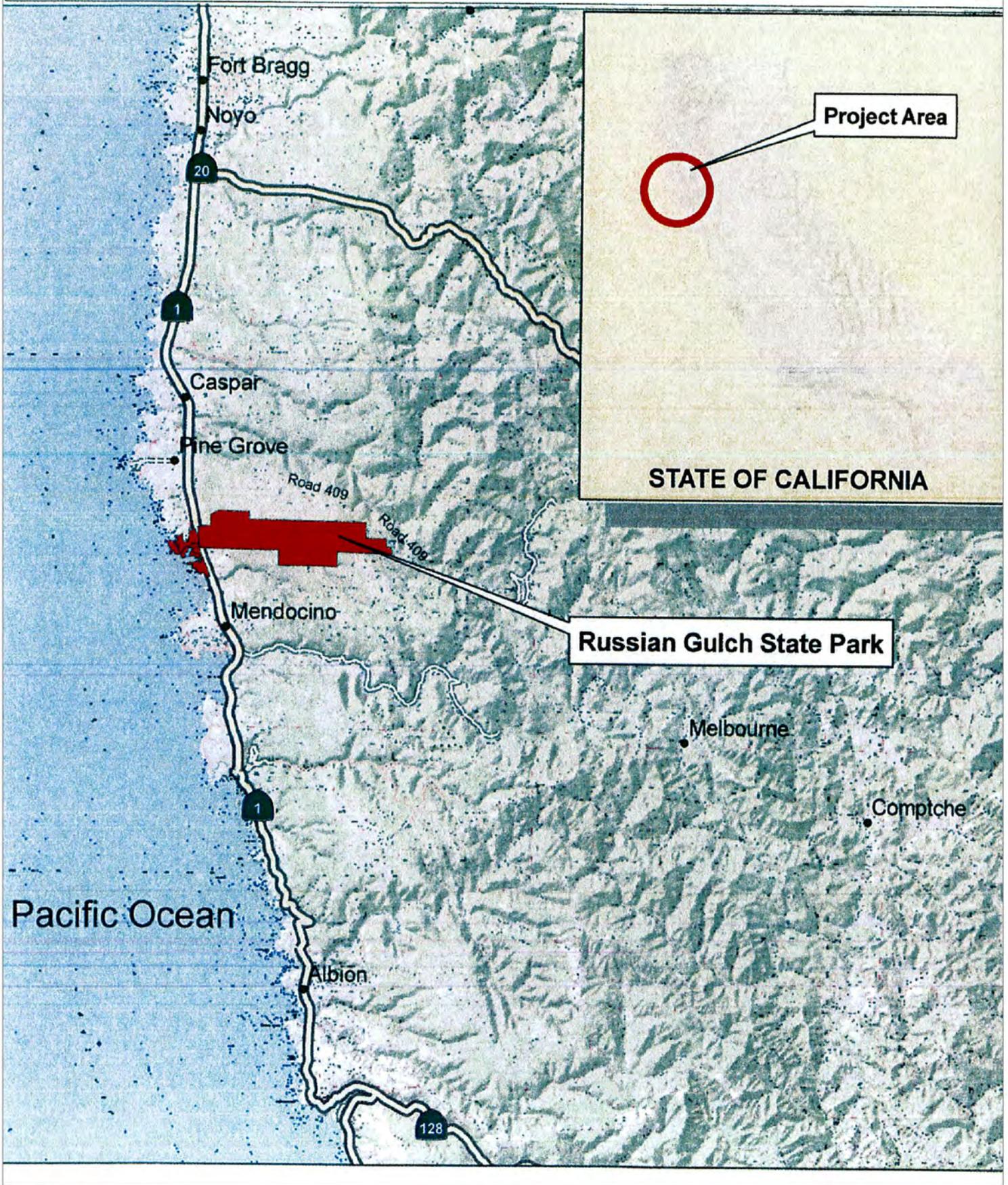
**REFERENCES:**

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.

Maslach, W. California State Parks. *Biological Report & ESHA Assessment Russian Gulch State Park ADA Trail Improvement Project CDP 2016-005*. October 2017. Mendocino, CA.

Martin, R.W, California Department of Parks and Recreation. *Biological Scoping Survey ADA Trail Improvements Project Russian Gulch State Park*. July 28, 2016. Sacramento, CA.

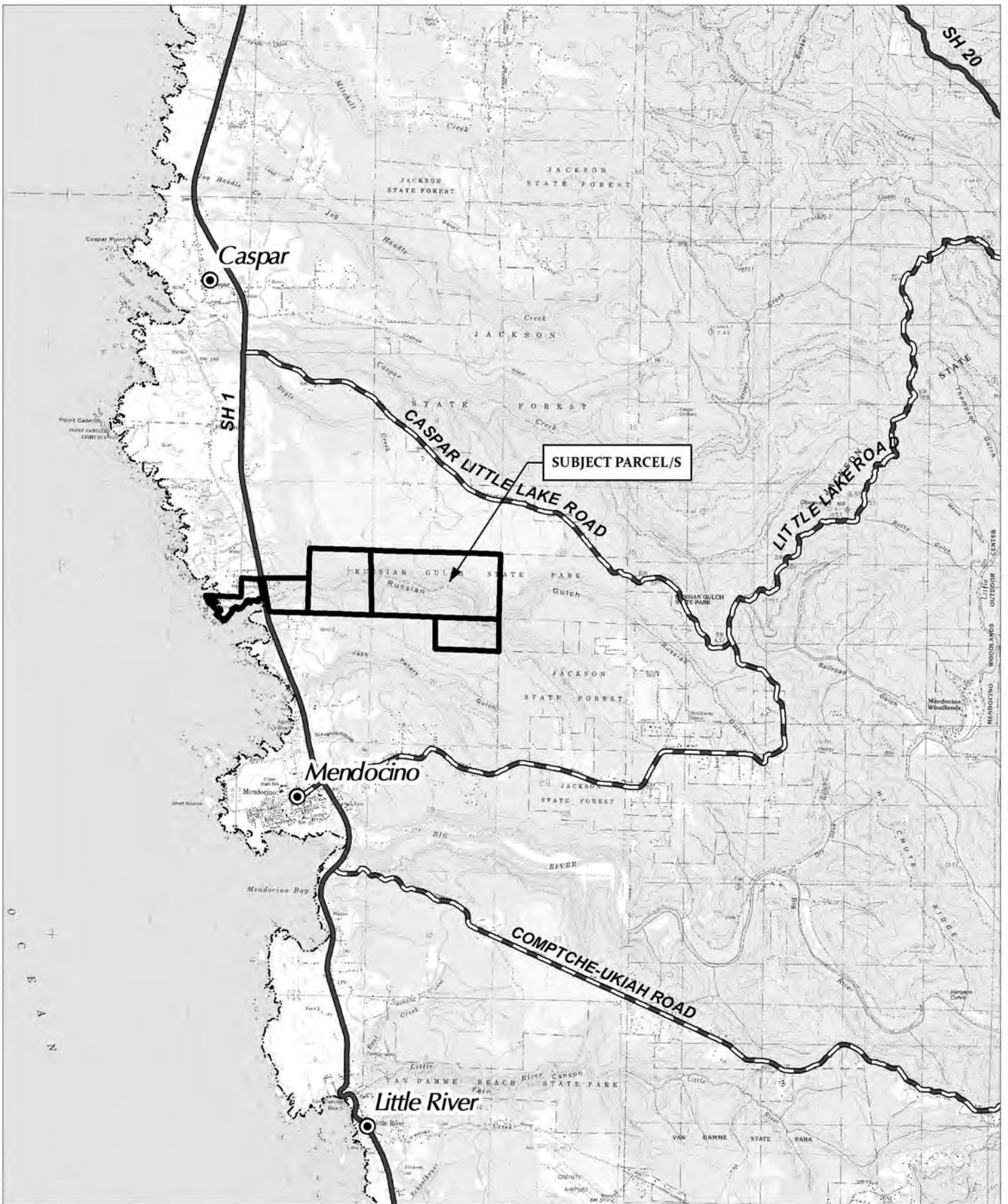


CASE: **CDP 2016-0005**  
 OWNER: **California State Parks**  
 APN: **118-260-01, et. al.**  
 APLCT: **Brian Dewey**  
 ADDRESS: **12301 N. Hwy. 1, ME**

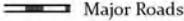
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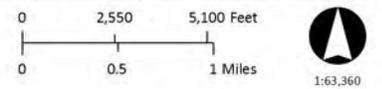
PROJECT LOCATION

ATTACHMENT A

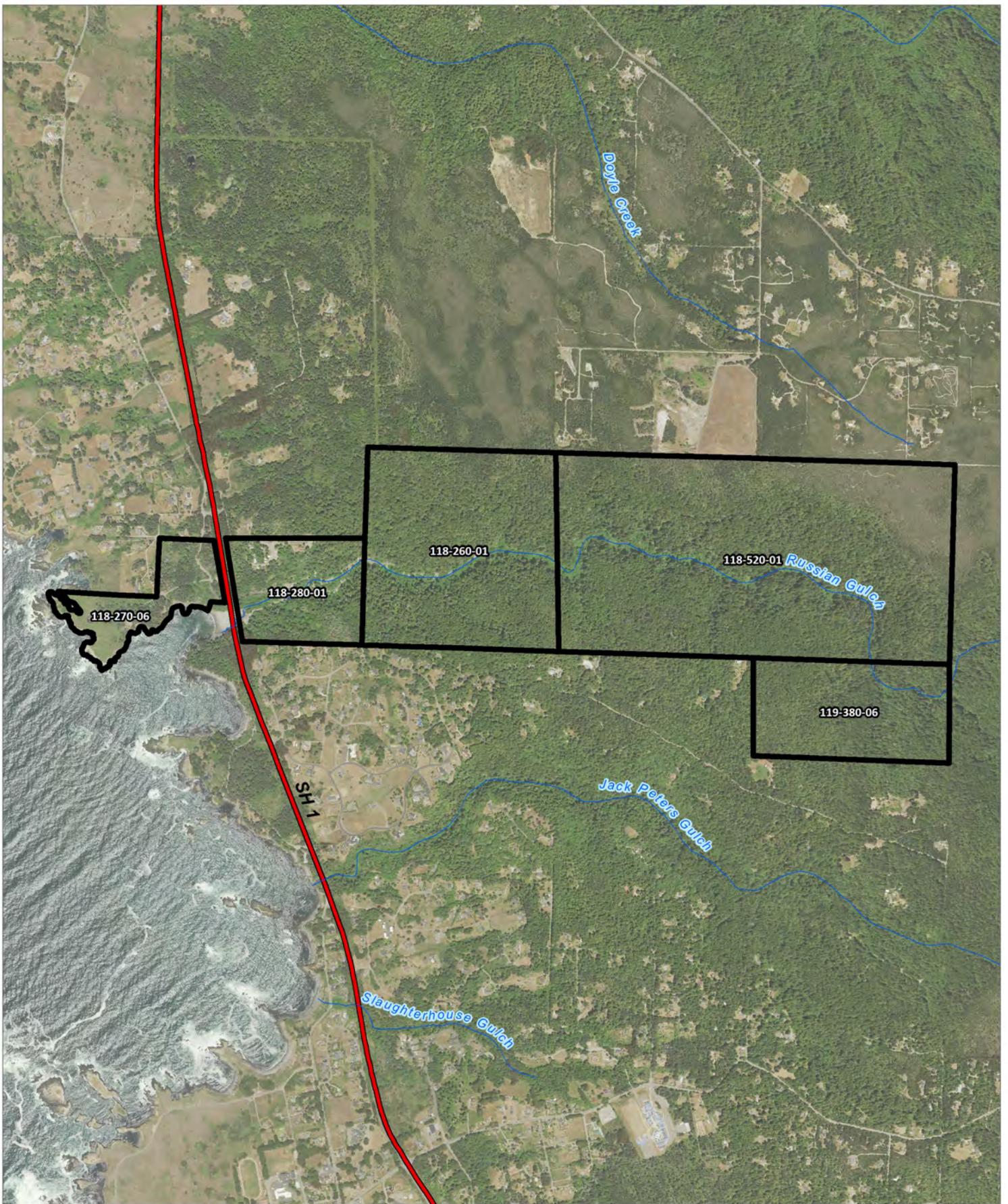


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**OWNER:** California State Parks  
**APN:** 118-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME

-  Major Towns & Places
-  Highways
-  Major Roads

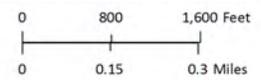


AERIAL IMAGERY

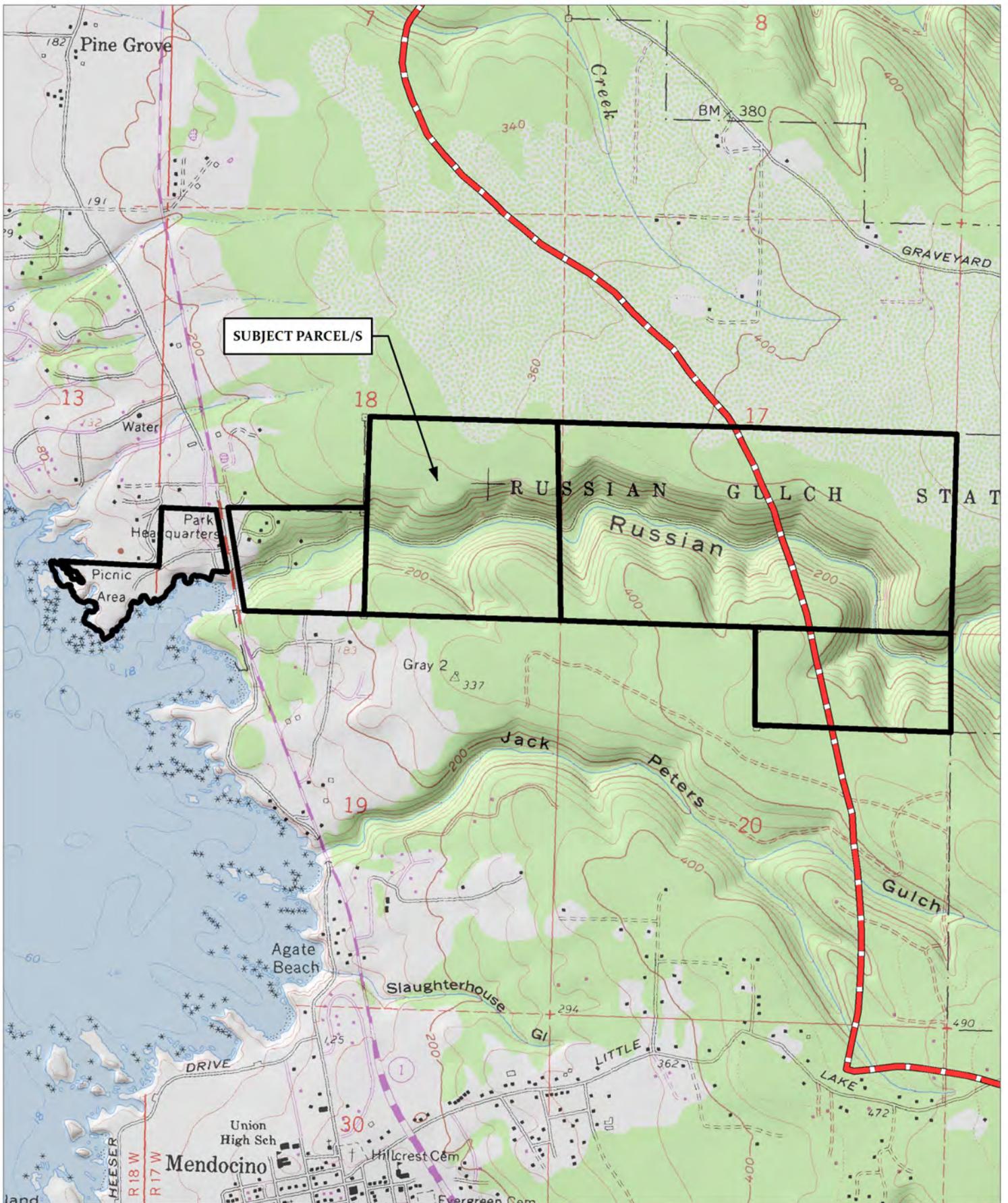


**CASE: CDP 2016-0005**  
**OWNER: California State Parks**  
**APN: 118-260-01, et. al.**  
**APLCT: Brian Dewey**  
**ADDRESS: 12301 N. Hwy. 1, ME**

 Named Rivers  
 Highways

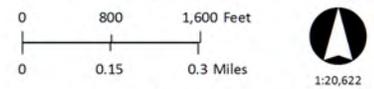


2014 NAIP IMAGERY



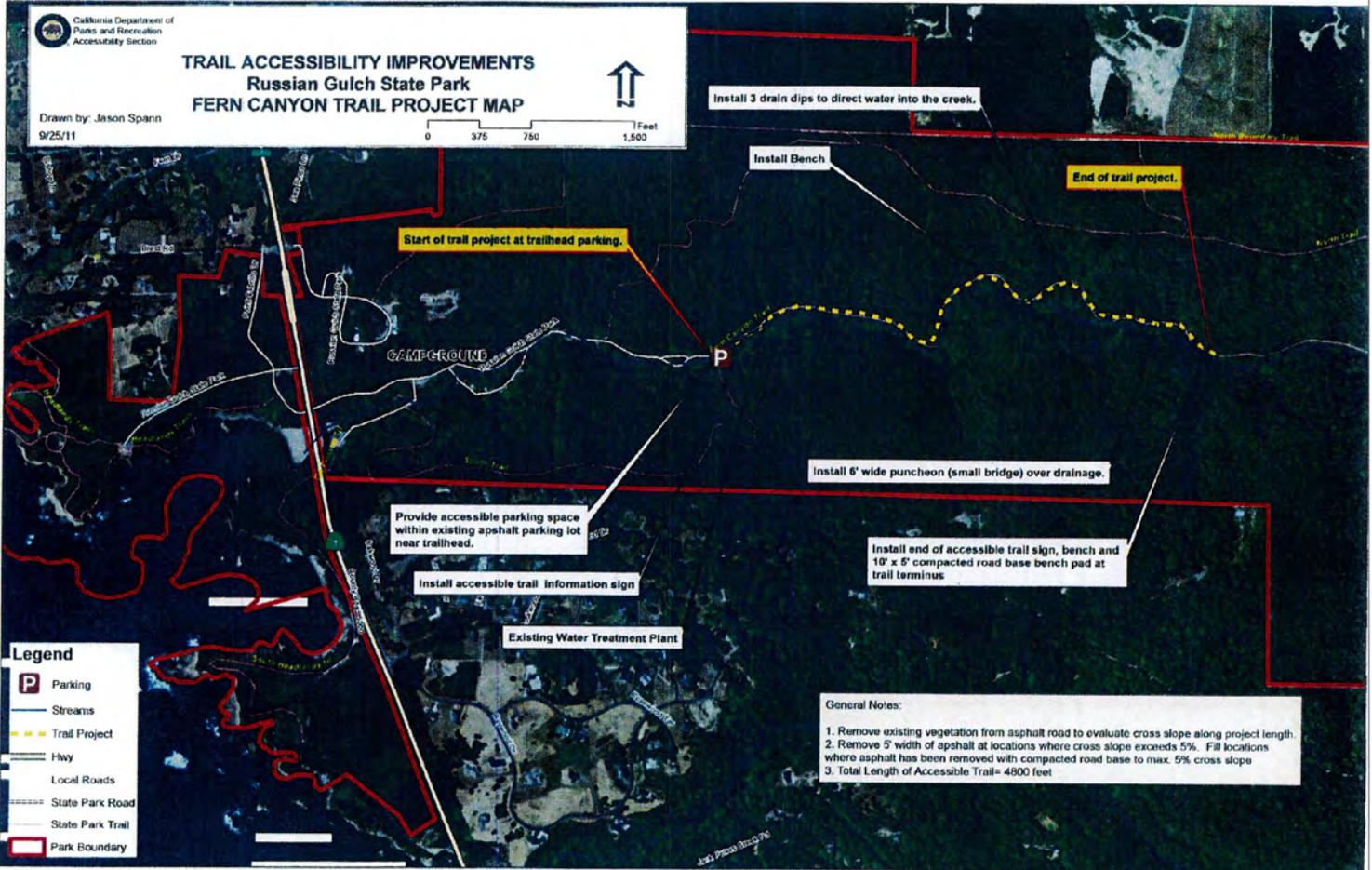
**CASE: CDP 2016-0005**  
**OWNER: California State Parks**  
**APN: 118-260-01, et. al.**  
**APLCT: Brian Dewey**  
**ADDRESS: 12301 N. Hwy. 1, ME**

 Coastal Zone Boundary



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



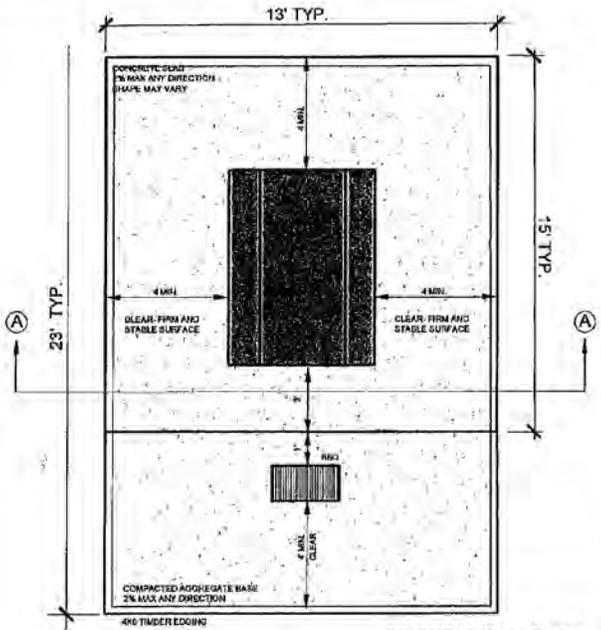
CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME

NO SCALE

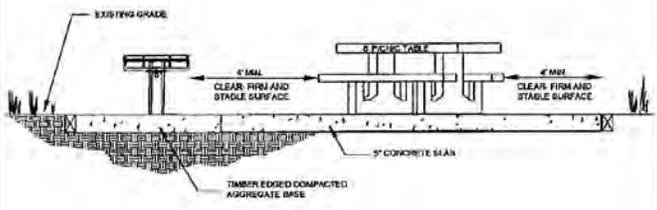
PROJECT MAP  
 ATTACHMENT E





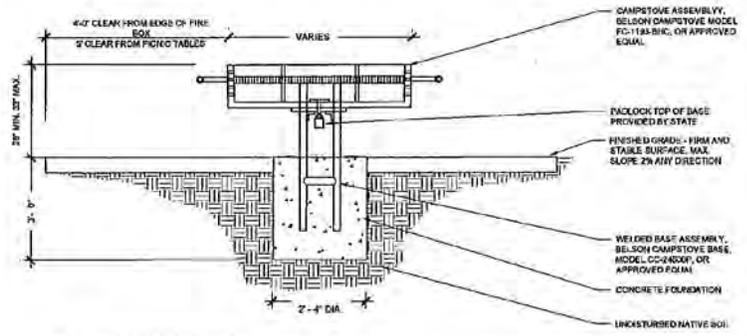


PLAN

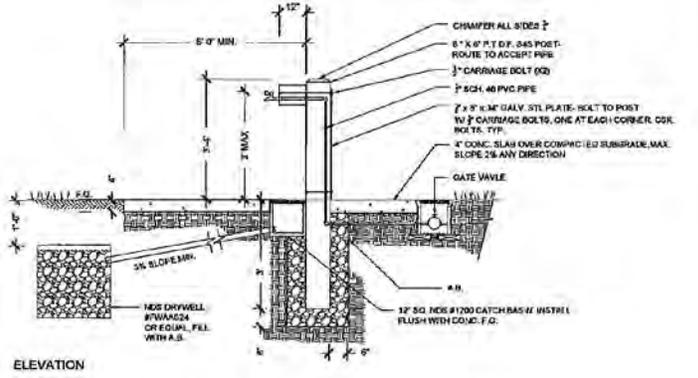


SECTION A-A

1 ACCESSIBLE PICNIC SITE TYP. NOT TO SCALE



4 ACCESSIBLE BBQ NOT TO SCALE

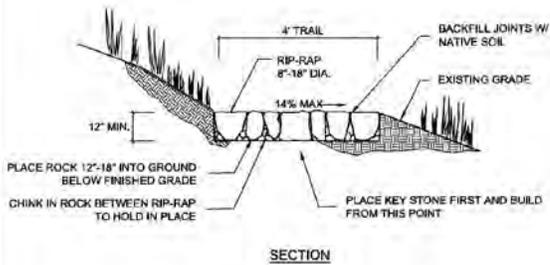


5 ACCESSIBLE WATER STATION NOT TO SCALE

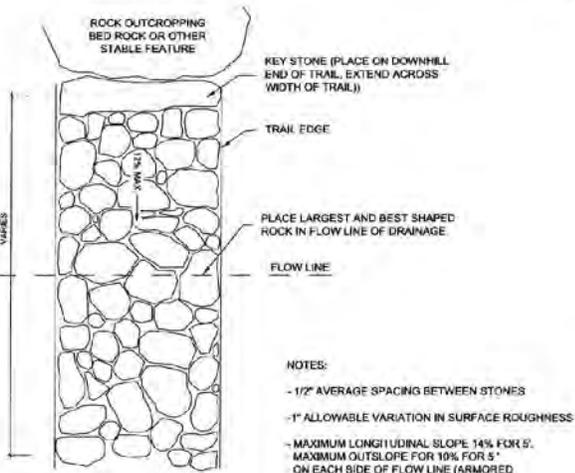
CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME

NO SCALE  
 CONSTRUCTION DETAILS

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



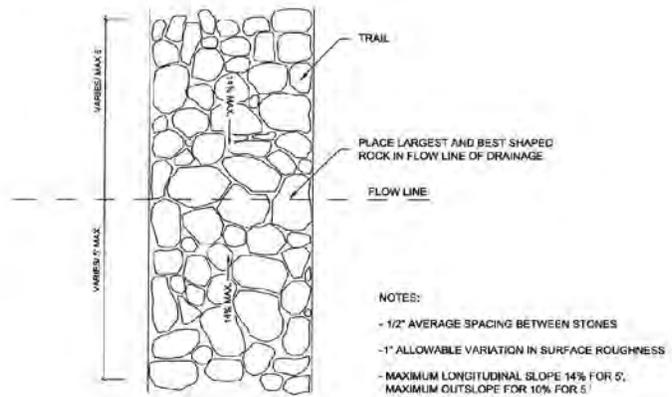
SECTION



PLAN

RIP-RAP PAVING ARMORED DRAIN CROSSING- TYPICAL SLOPED CONDITION

NOT TO SCALE



PLAN

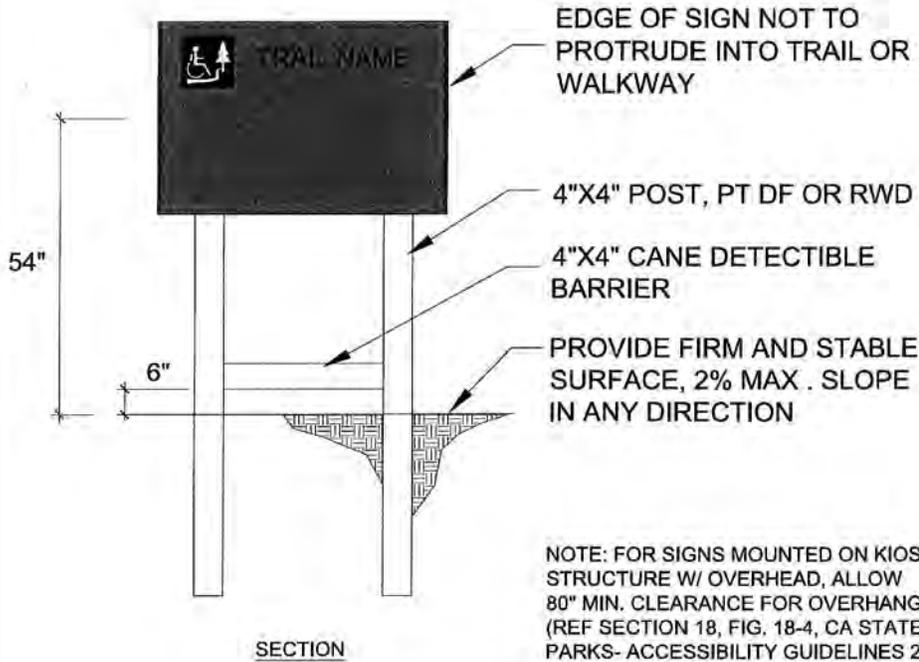
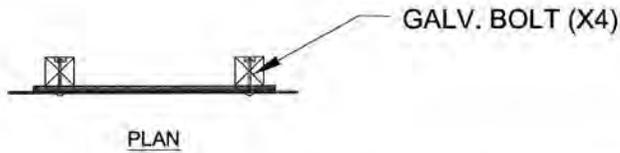
RIP-RAP PAVING ARMORED DRAIN CROSSING- TYPICAL FLAT CONDITION

NOT TO SCALE

CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME

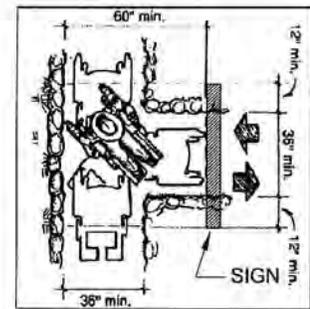
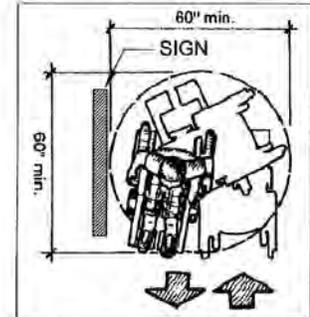
NO SCALE

DETAIL SHEET



NOTE: FOR SIGNS MOUNTED ON KIOSK STRUCTURE W/ OVERHEAD, ALLOW 80" MIN. CLEARANCE FOR OVERHANG. (REF SECTION 18, FIG. 18-4, CA STATE PARKS- ACCESSIBILITY GUIDELINES 2009)

### CLEARANCE REQUIREMENTS IN FRONT OF SIGN



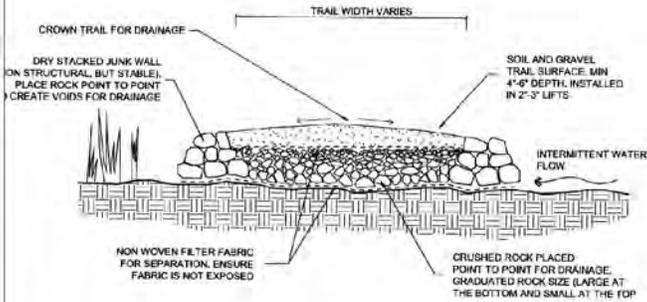
## ACCESSIBLE TRAILHEAD SIGN INSTALLATION TYPICAL

NOT TO SCALE

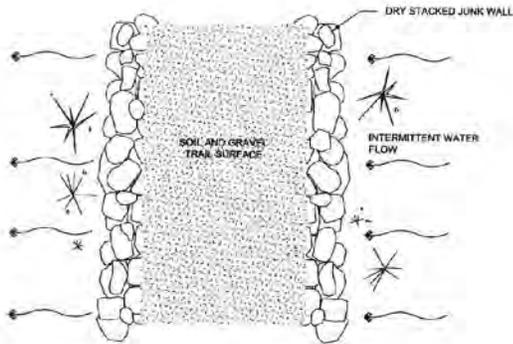
CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME

NO SCALE

DETAIL SHEET

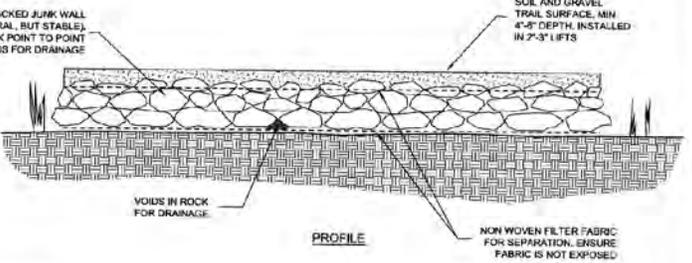


SECTION



PLAN

**DRAIN LENS TYPICAL**



PROFILE

NOT TO SCALE



- ① INSTALL SOIL/GRAVEL PLACE AND COMPACT IN 2"-3" LIFTS.
- ② INSTALL 2ND LAYER FILTER FABRIC



COMPLETED DRAIN LENS



- ENERGY DISSIPATER AS REQUIRED
- ③ INSTALL CRUSHED ROCK. POINT TO POINT ROCK CONTACT
- ④ INSTALL JUNK ROCK WALL. POINT TO POINT ROCK CONTACT
- ⑤ INSTALL FILTER FABRIC

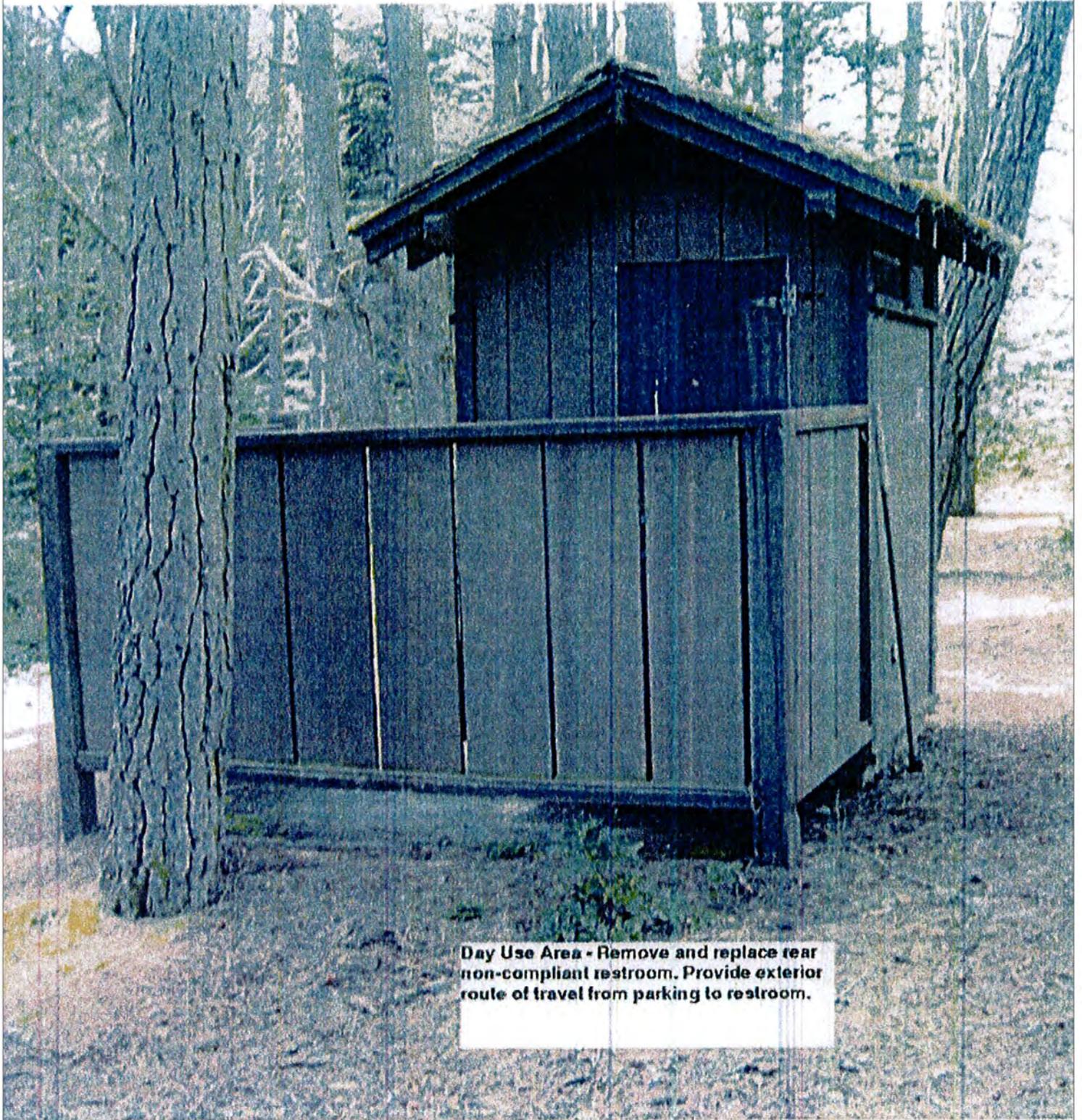
**DISCUSSION**

OCCASIONALLY A TRAIL WILL BE DISRUPTED BY AN EXPOSED ROOT OR ANOTHER OBSTACLE. THERE IS NO REQUIREMENT TO REMOVE THESE OBSTACLES. HOWEVER, A 6" (1.5") LIFT OF SOIL AND GRAVEL SHOULD BE PLACED OVER THE OBSTACLE TO SOIL AND GRAVEL AND SHOULD BE IMPACTED TO NATURAL SURFACE. A 6" (1.5") LIFT CAN BE USED TO ROULETTE THE SITUATION TO ELEVATION OF THE TRAIL SURFACE. WITH A LOWER ELEVATION TO ELEVATION OF THE TRAIL SURFACE SHOULD NOT BE PLACED IN SITUATION WITH HIGH FLOW AS THEY WILL CLOG WITH SEDIMENT OR BE DISRUPTED BY HIGH WATER VELOCITY.

CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME

NO SCALE

DRAIN LENS

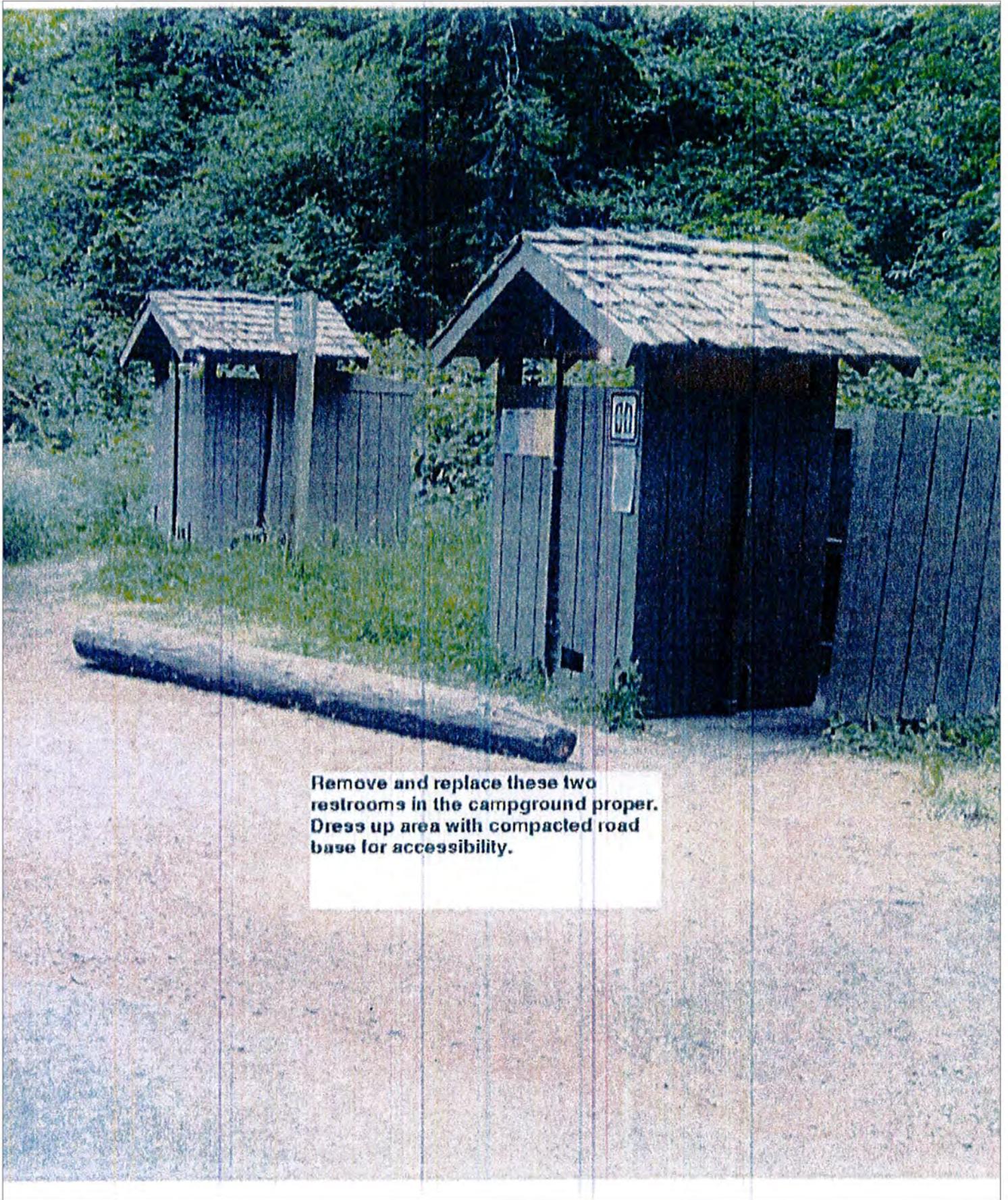


**Day Use Area - Remove and replace rear non-compliant restroom. Provide exterior route of travel from parking to restroom.**

**CASE: CDP 2016-0005**  
**OWNER: California State Parks**  
**APN: 118-260-01, et. al.**  
**APLCT: Brian Dewey**  
**ADDRESS: 12301 N. Hwy. 1, ME**

*NO SCALE*

EXAMPLE PHOTO 1

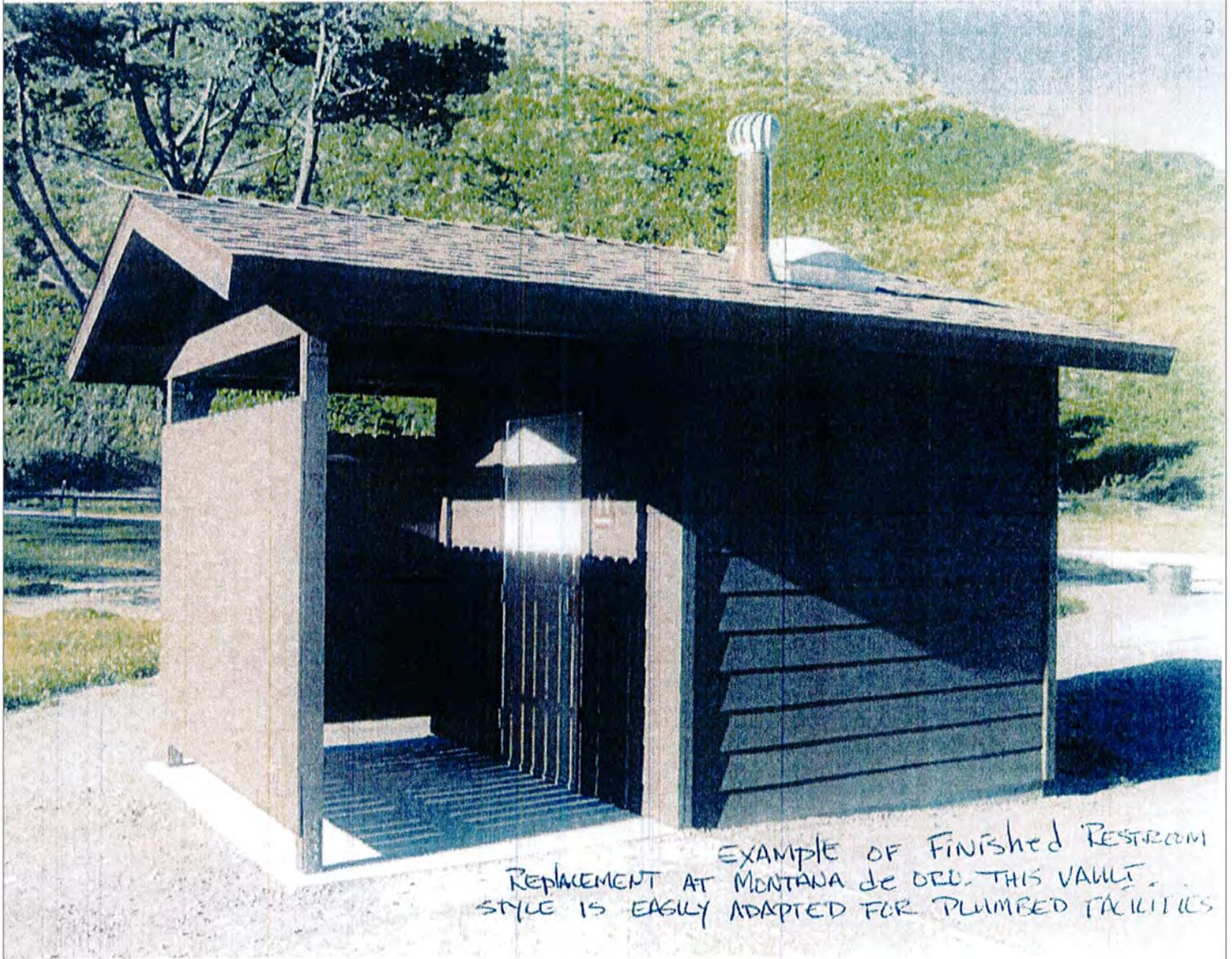


**CASE:** CDP 2016-0005  
**OWNER:** California State Parks  
**APN:** 118-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME

NO SCALE

EXAMPLE PHOTO 2

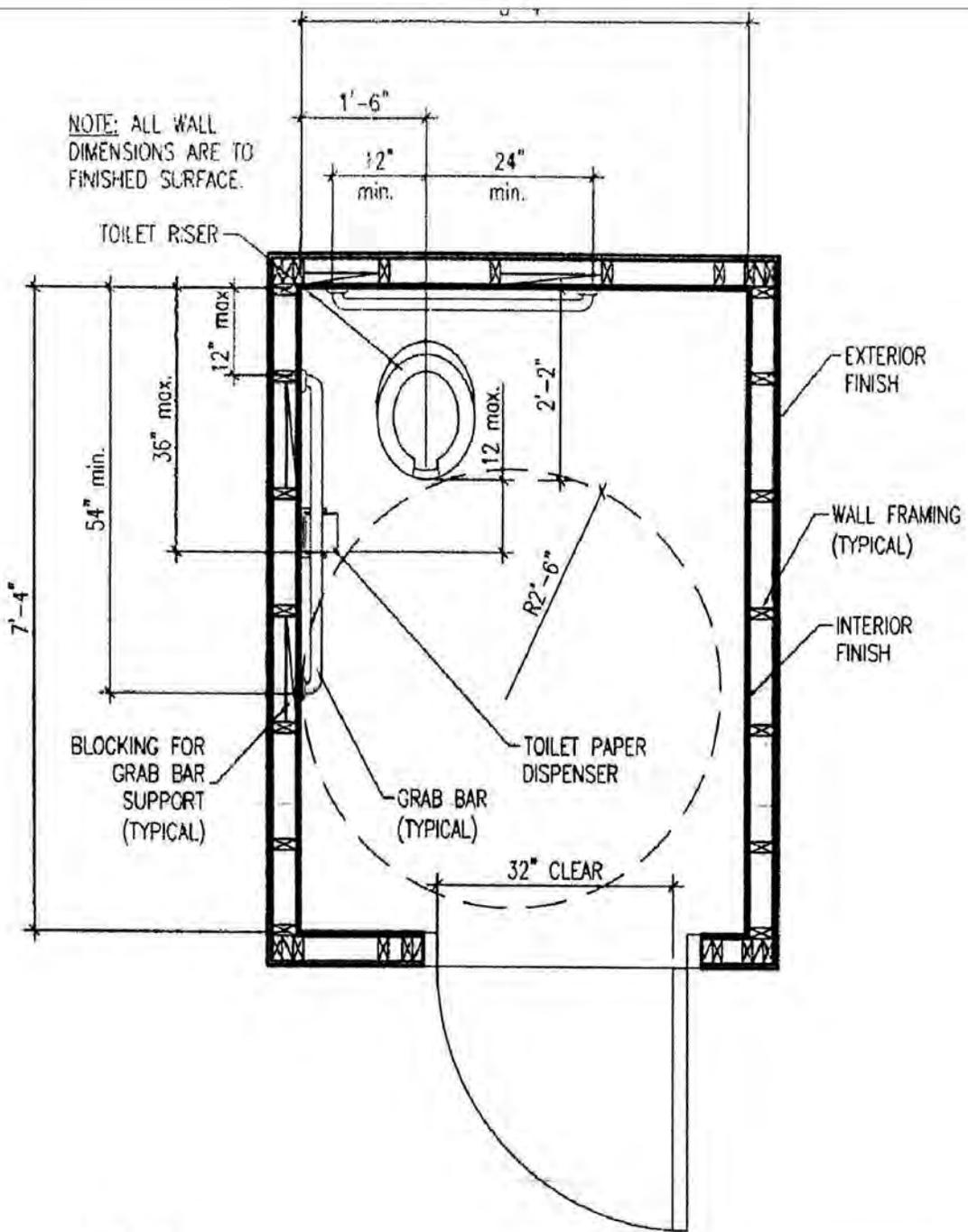
ATTACHMENT M



CASE: **CDP 2016-0005**  
OWNER: **California State Parks**  
APN: **118-260-01, et. al.**  
APLCT: **Brian Dewey**  
ADDRESS: **12301 N. Hwy. 1, ME**

NO SCALE

EXAMPLE PHOTO 3



**PLAN**  
 1/2" = 1'-0"

*MINIMUM REQUIREMENT -  
 RUSSIAN GULCH TOILETS WILL BE 8' x 9' in SIZE*

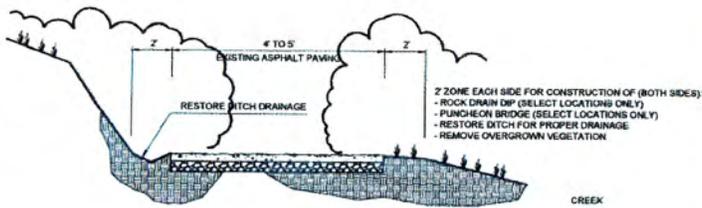
**PIT TOILET**

CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME

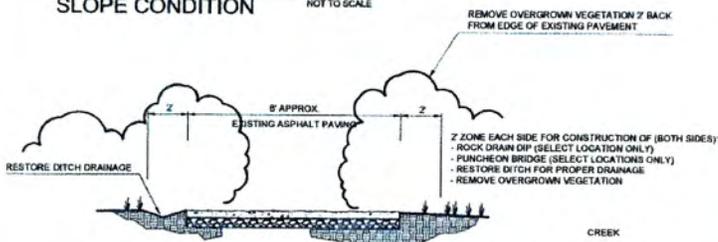
NO SCALE

STRUCTURE PLAN

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



**TRAIL IMPROVEMENTS- TYPICAL  
SLOPE CONDITION**  
NOT TO SCALE



**TRAIL IMPROVEMENTS- TYPICAL  
FLAT CONDITION**  
NOT TO SCALE



**TYPICAL OVER-GROWN TRAIL CONDITION**

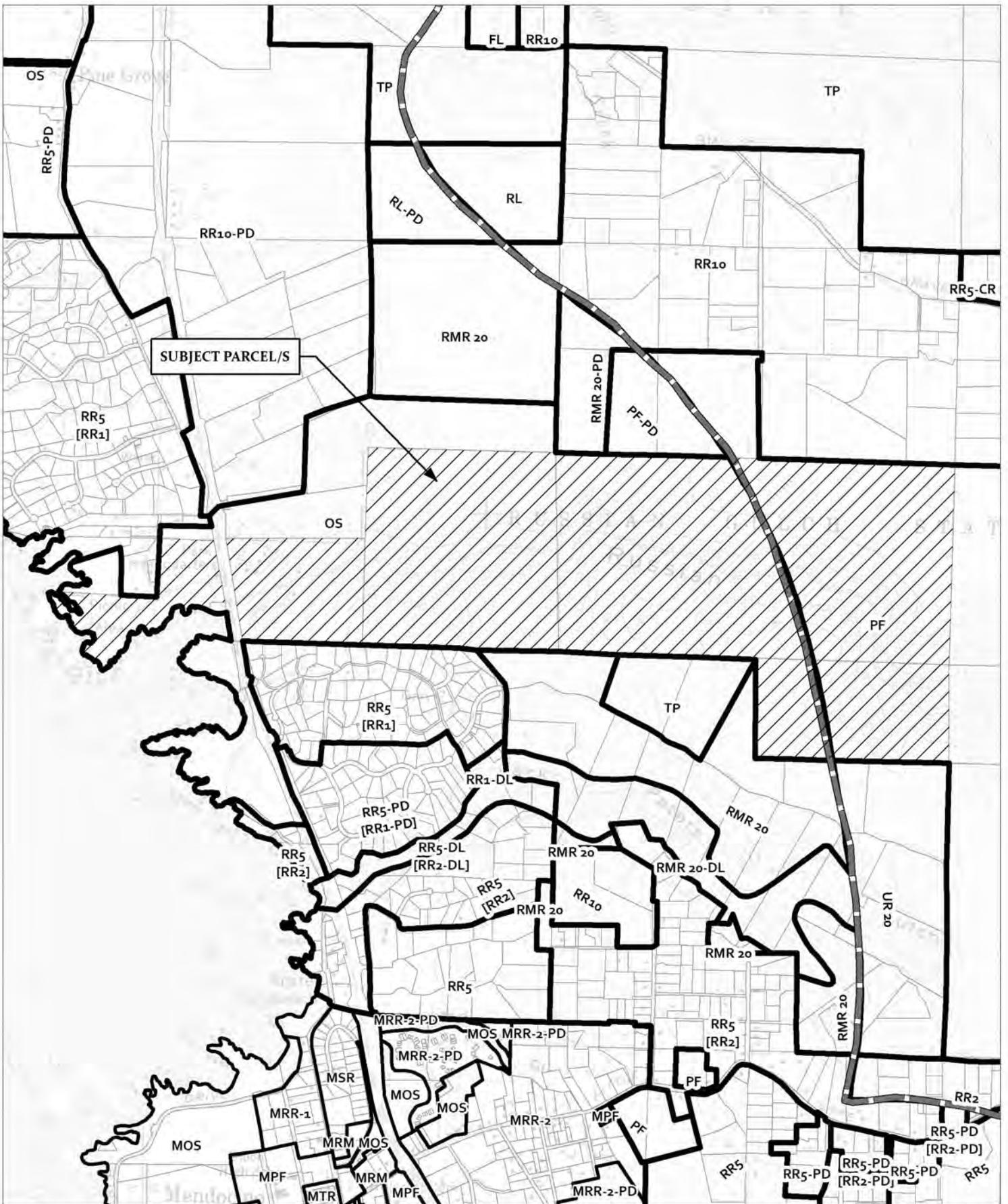


**UNMAINTAINED IN-BOARD DITCH CAUSING WATER TO FLOW  
OVER TRAIL SURFACE**

**CASE: CDP 2016-0005**  
**OWNER: California State Parks**  
**APN: 118-260-01, et. al.**  
**APLCT: Brian Dewey**  
**ADDRESS: 12301 N. Hwy. 1, ME**

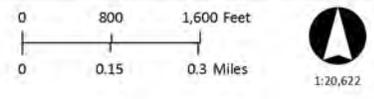
NO SCALE

EXAMPLE TRAIL IMPROVEMENTS



CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME

 Coastal Zone Boundary  
 Zoning Master



ZONING DISPLAY MAP

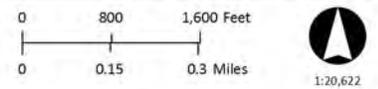
Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

ATTACHMENT Q



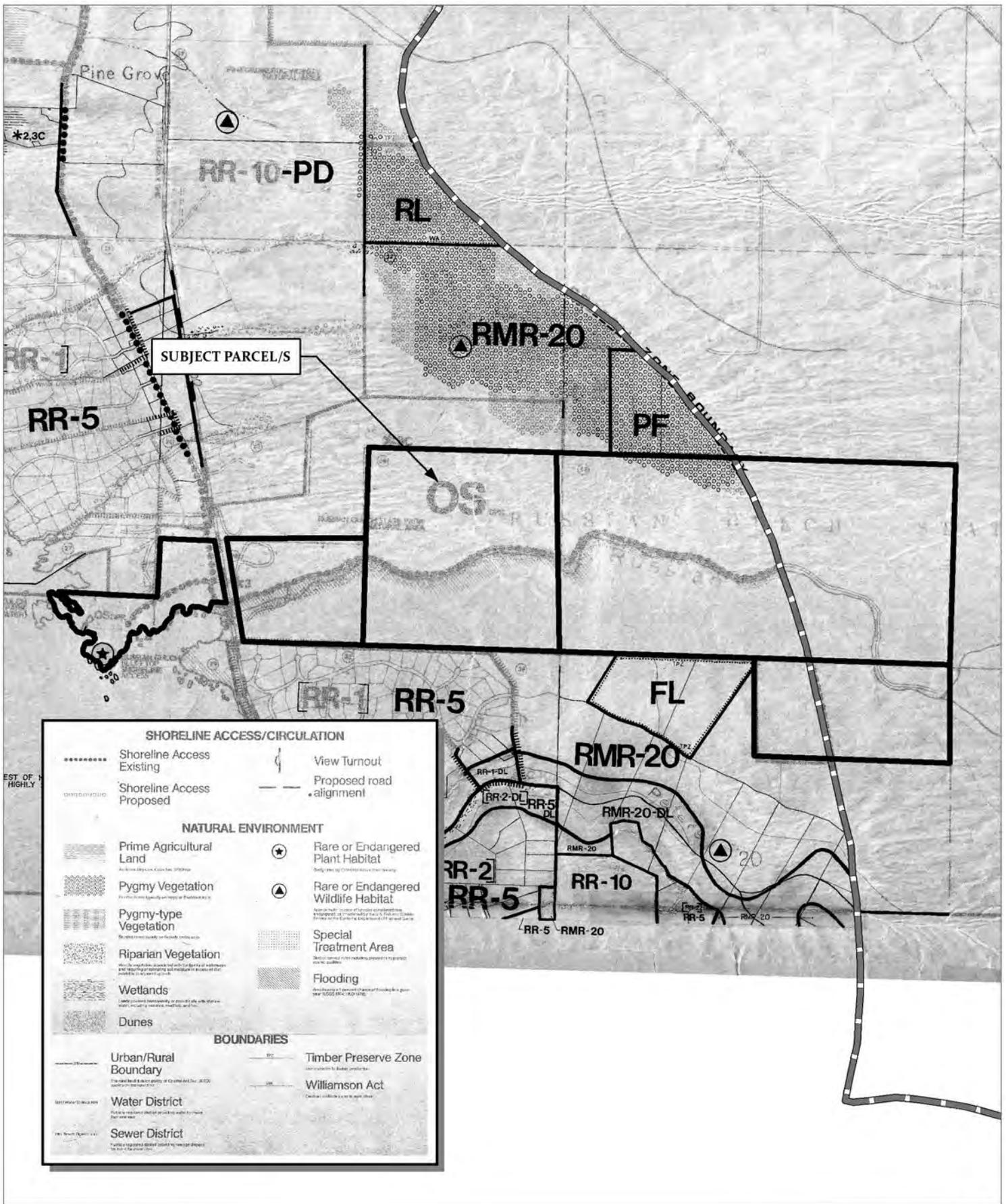
**CASE:** CDP 2016-0005  
**OWNER:** California State Parks  
**APN:** 118-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME

-  Coastal Zone Boundary
-  General Plan Master

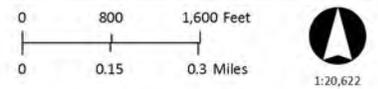


**GENERAL PLAN CLASSIFICATIONS**

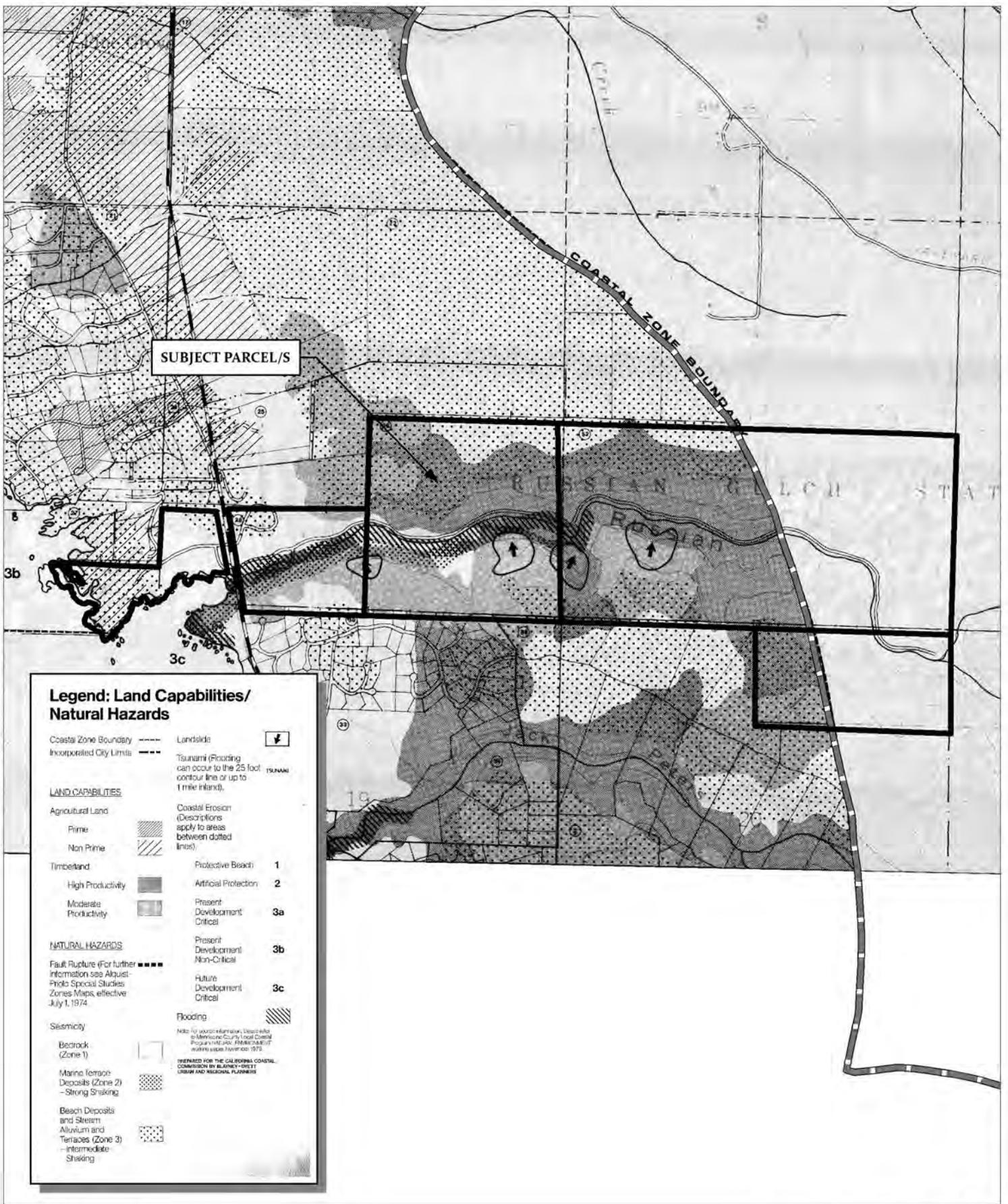
Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME



LCP MAP 15: CASPAR



**SUBJECT PARCEL/S**

**Legend: Land Capabilities/  
Natural Hazards**

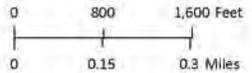
- Coastal Zone Boundary
- Incorporated City Limits
- LAND CAPABILITIES**
- Agricultural Land
  - Prime
  - Non Prime
- Timberland
  - High Productivity
  - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974)
- Seismicity
  - Bedrock (Zone 1)
  - Marine Terraces Deposits (Zone 2) - Strong Shaking
  - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland)
- 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
- Flooding

NOTE: For more information, visit the Mendocino County Local Coastal Program (LCP) website at [www.mendocino.gov/lcp](http://www.mendocino.gov/lcp) or contact the Planning and Building Services Department at (707) 462-1100.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY RELIANT/DEWITT URBAN AND REGIONAL PLANNERS

**CASE:** CDP 2016-0005  
**OWNER:** California State Parks  
**APN:** 118-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME

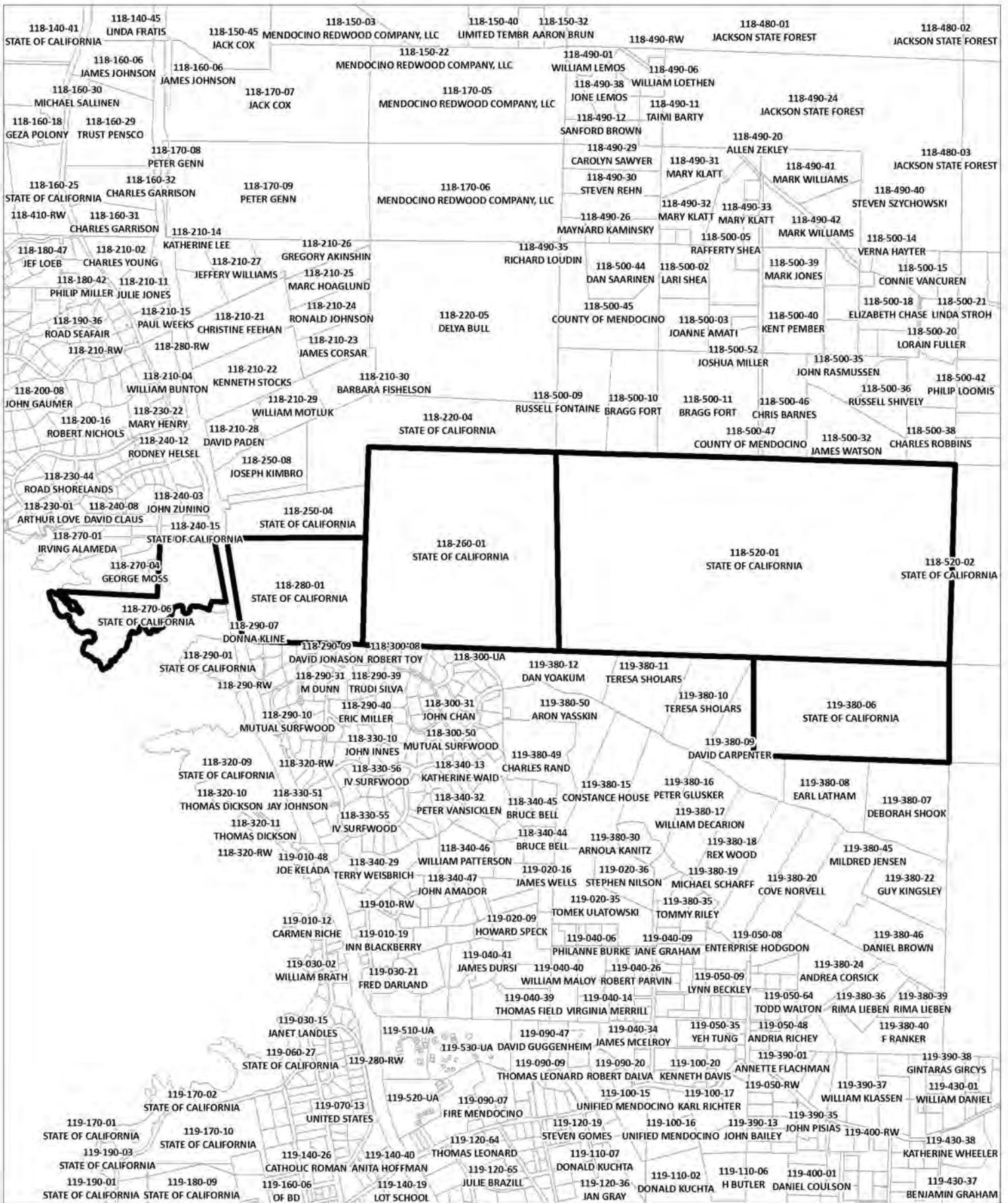
Coastal Zone Boundary



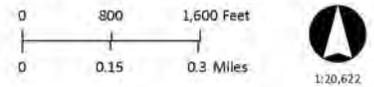
1:20,622

LCP Land Capabilities Map 15: CASPAR

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



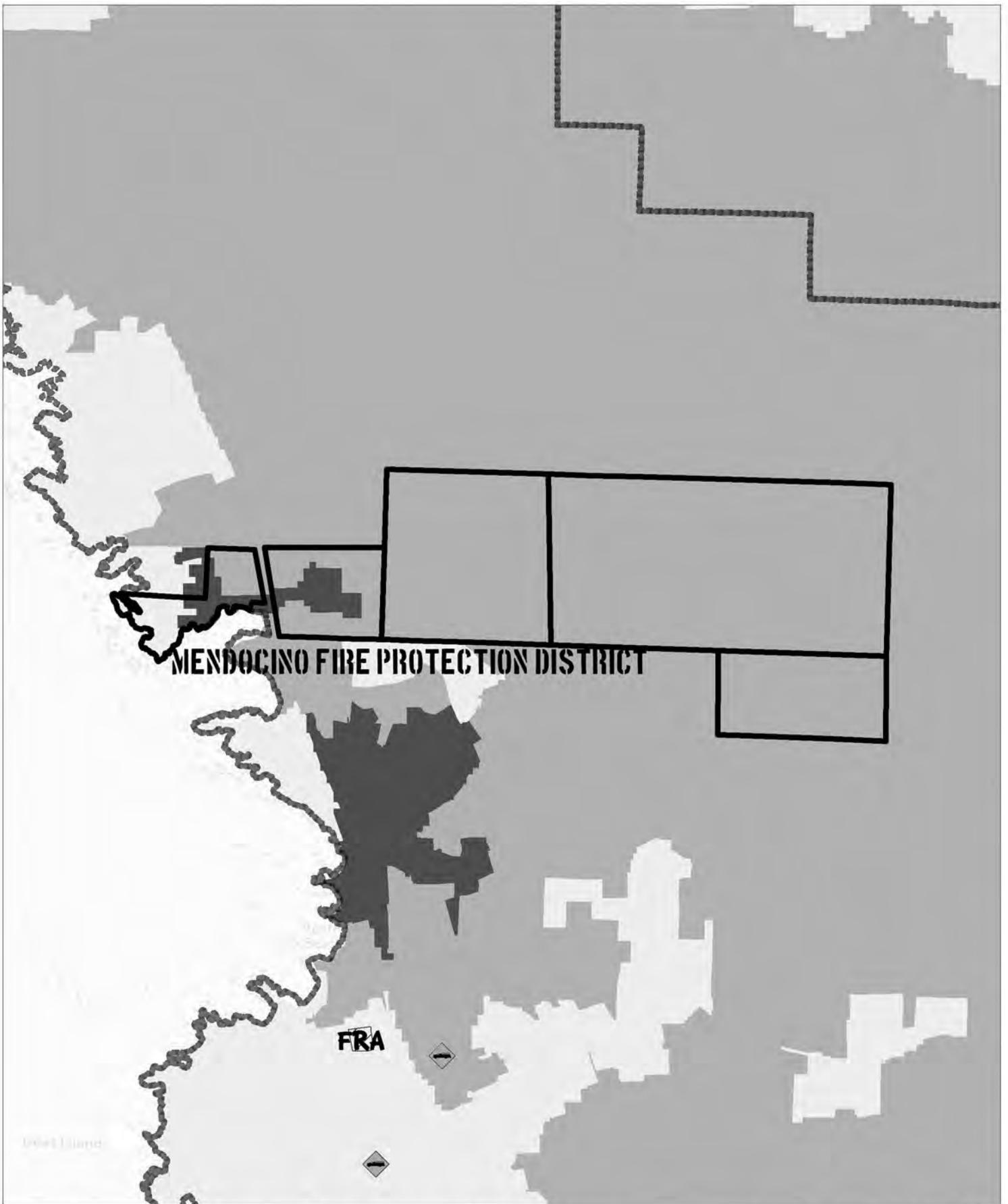
**CASE:** CDP 2016-0005  
**OWNER:** California State Parks  
**APN:** 118-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME



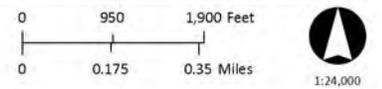
1/20,622

ADJACENT PARCELS

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

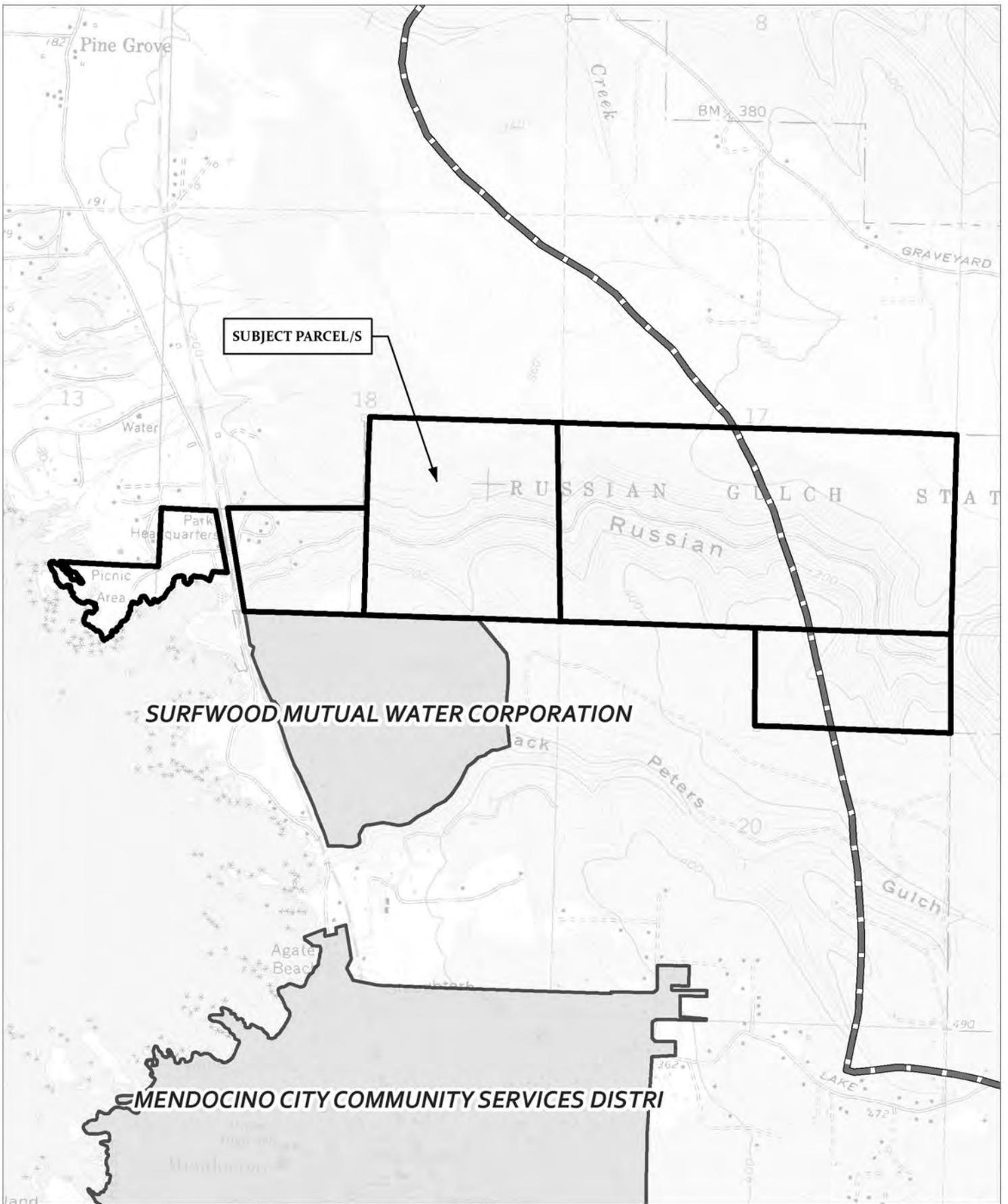


CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME



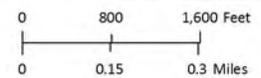
**FIRE HAZARD ZONES**

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



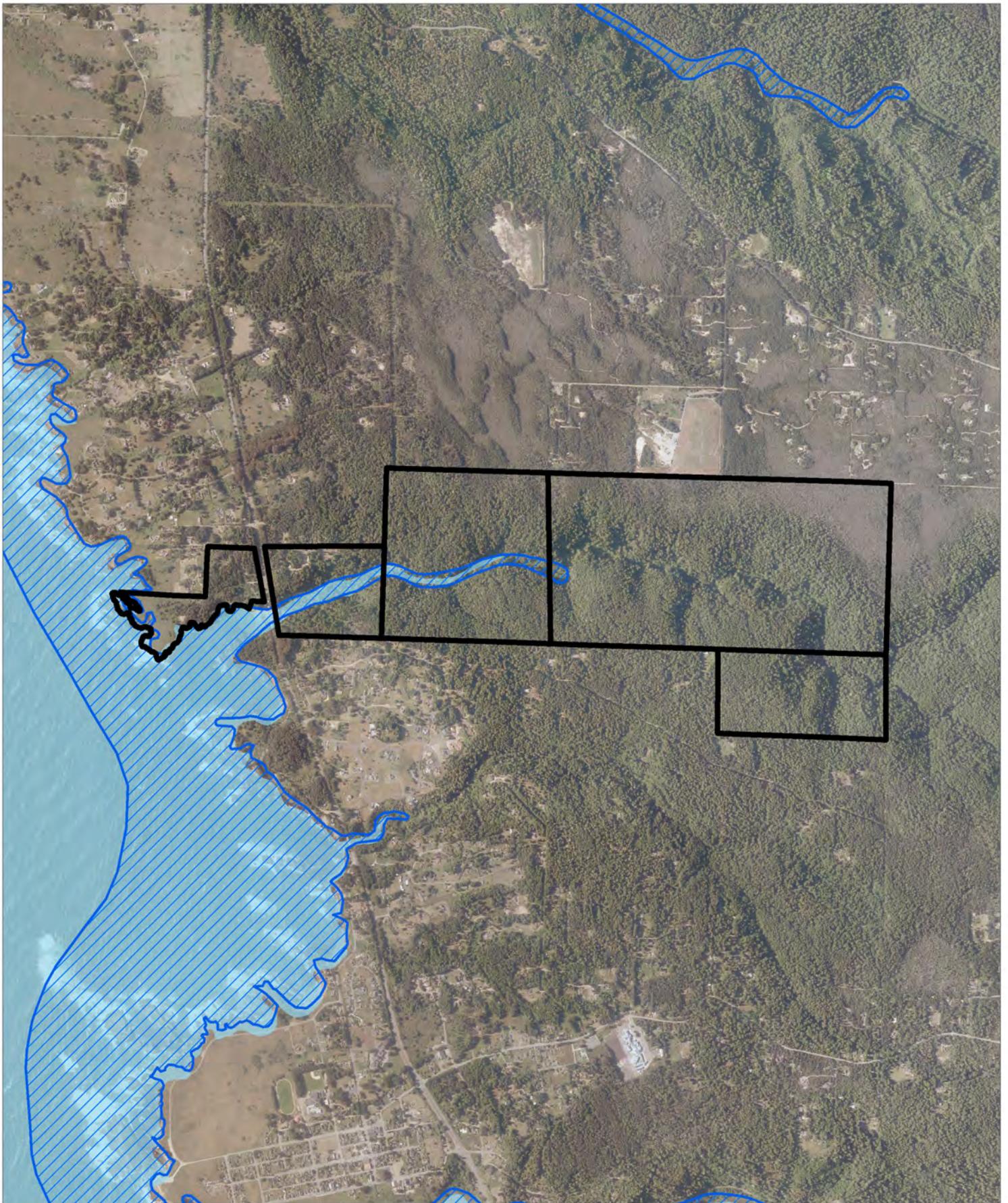
**CASE:** CDP 2016-0005  
**OWNER:** California State Parks  
**APN:** 118-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME

-  Coastal Zone Boundary
-  County Water Districts



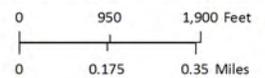
**WATER DISTRICTS**

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



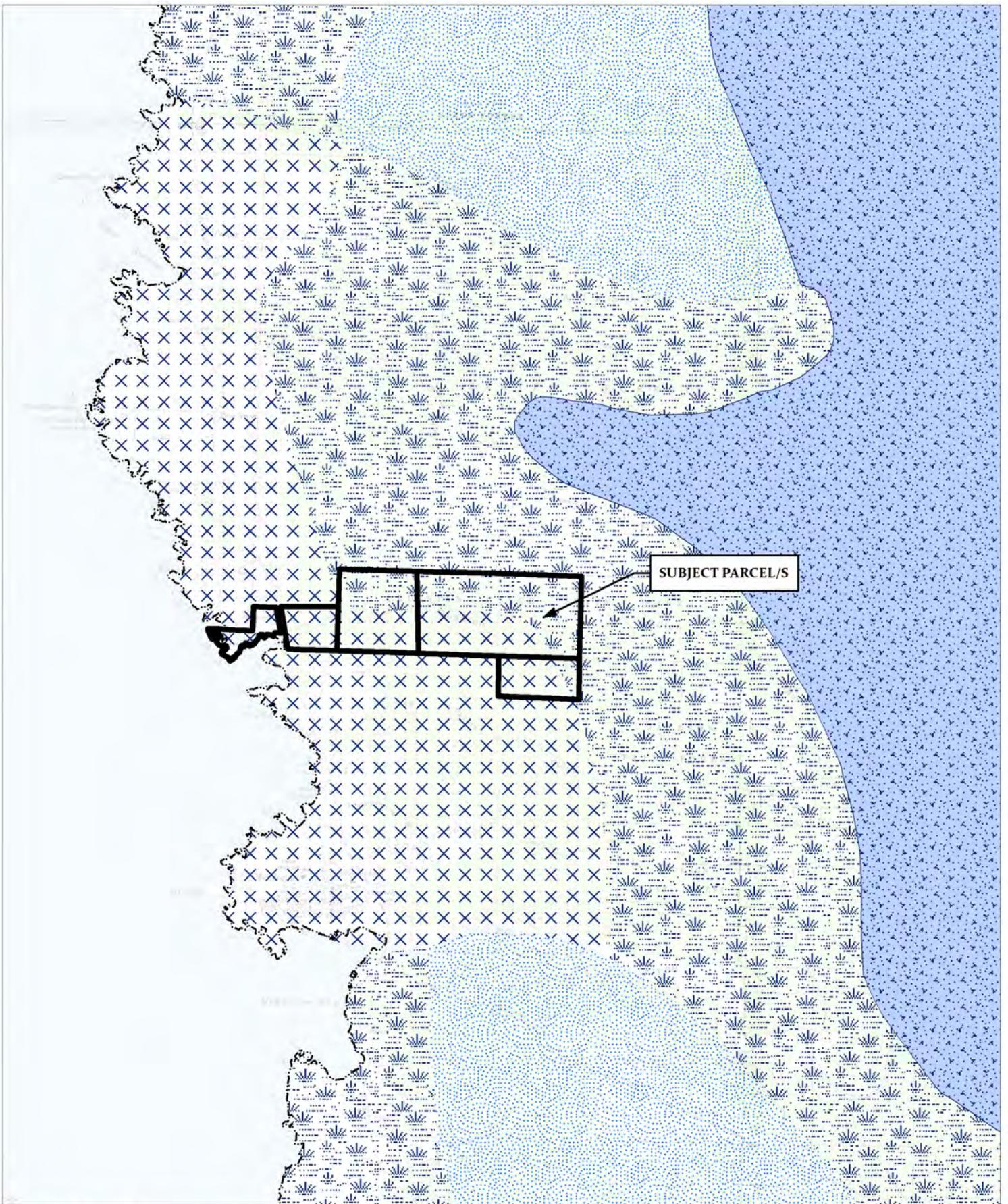
**CASE: CDP 2016-0005**  
**OWNER: California State Parks**  
**APN: 118-260-01, et. al.**  
**APLCT: Brian Dewey**  
**ADDRESS: 12301 N. Hwy. 1, ME**

 Flood Zone  
 Tsunami Inundation Zones



**FEMA FLOOD ZONE**  
 NFIP MAPS, JUNE 2nd, 2011

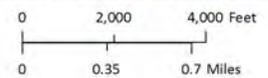
Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



**CASE: CDP 2016-0005**  
**OWNER: California State Parks**  
**APN: 118-260-01, et. al.**  
**APLCT: Brian Dewey**  
**ADDRESS: 12301 N. Hwy. 1, ME**

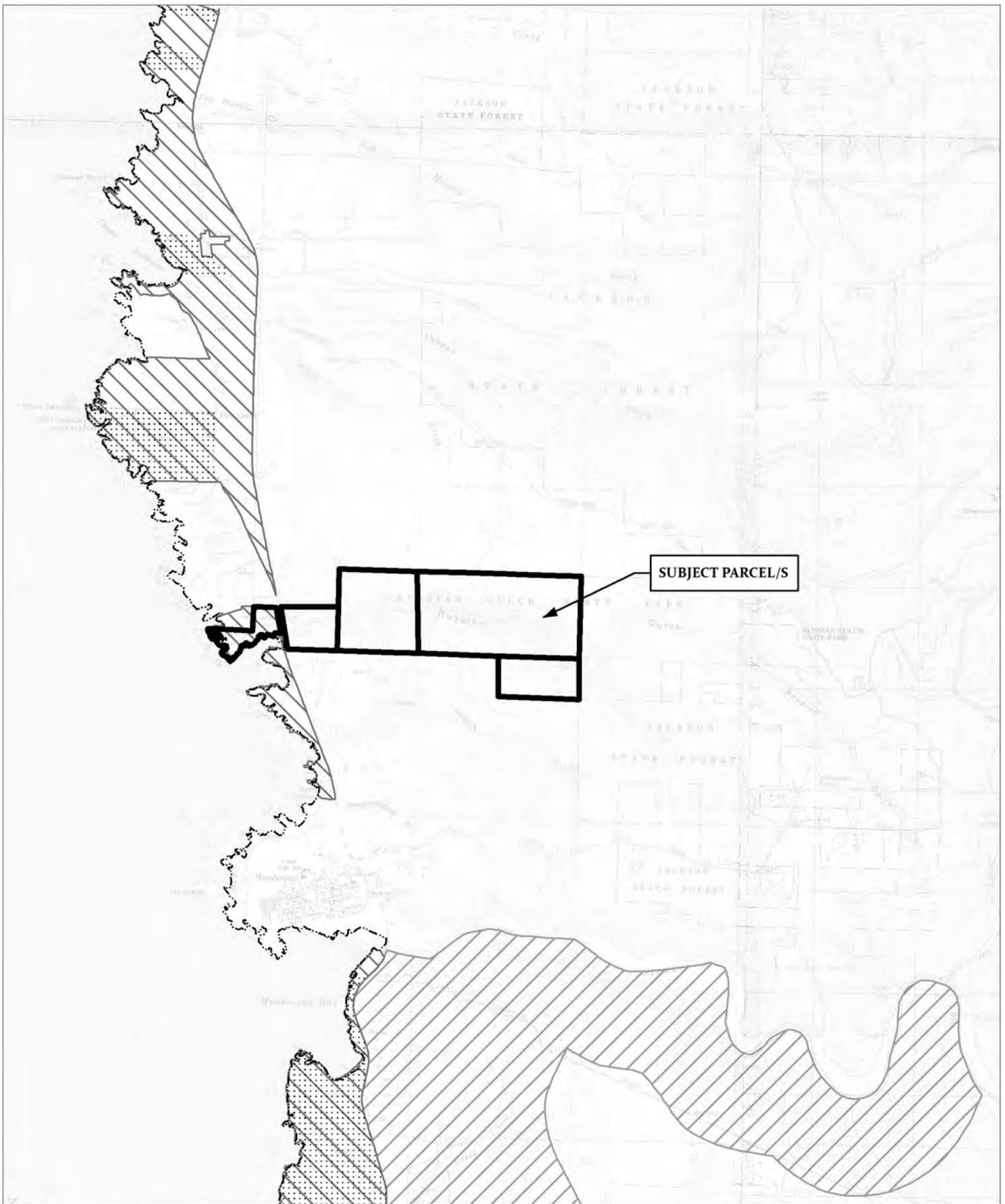
- < x > Critical Water Areas
- Sufficient Water Resources
- ~ ~ ~ Marginal Water Resources

 Critical Water Resources Bedrock



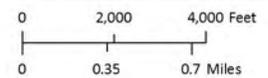
**GROUND WATER RESOURCES**

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



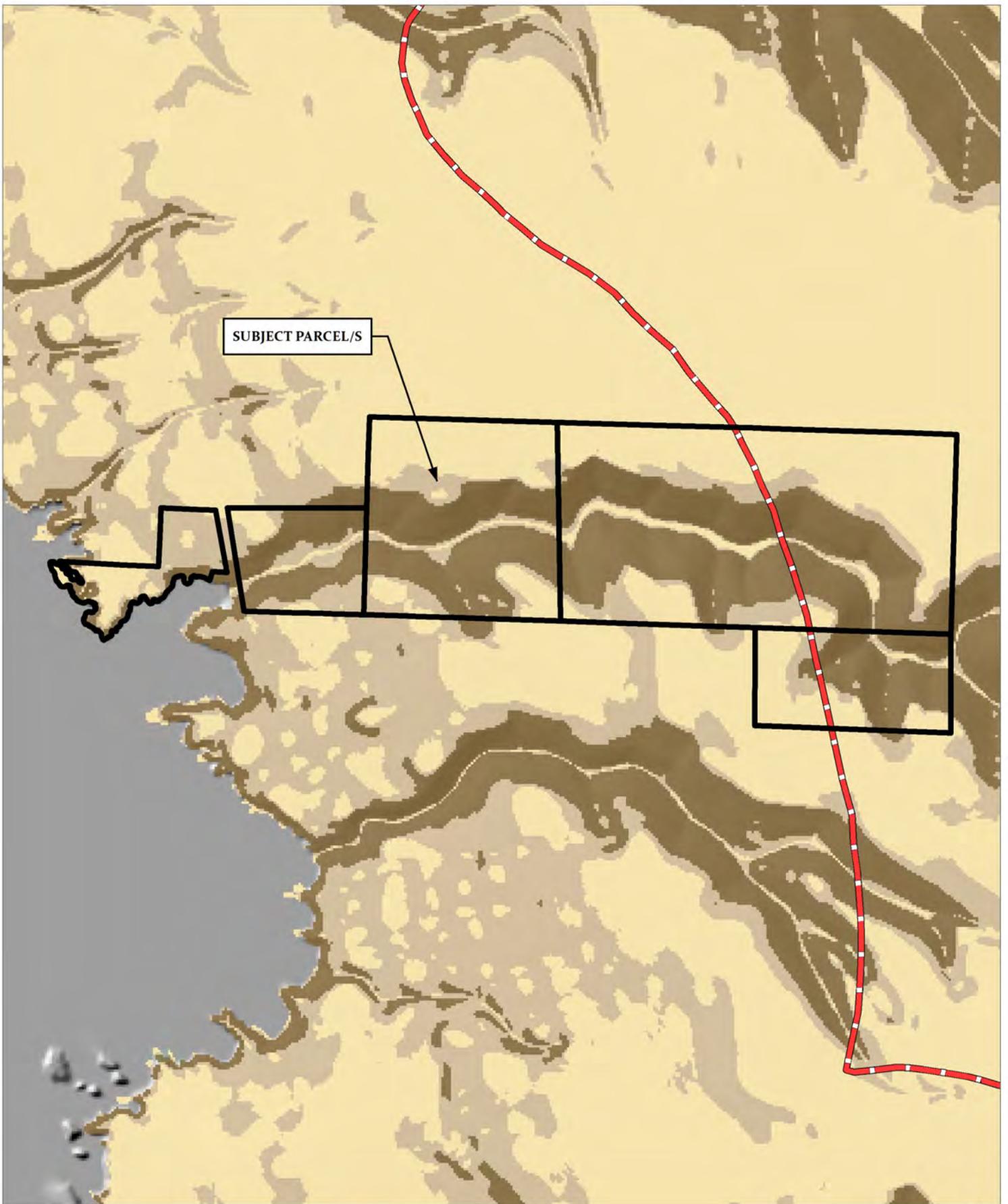
**CASE:** CDP 2016-0005  
**OWNER:** California State Parks  
**APN:** 118-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME

-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

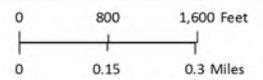
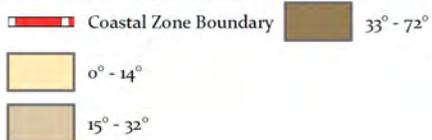


**HIGHLY SCENIC & TREE REMOVAL AREAS**

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



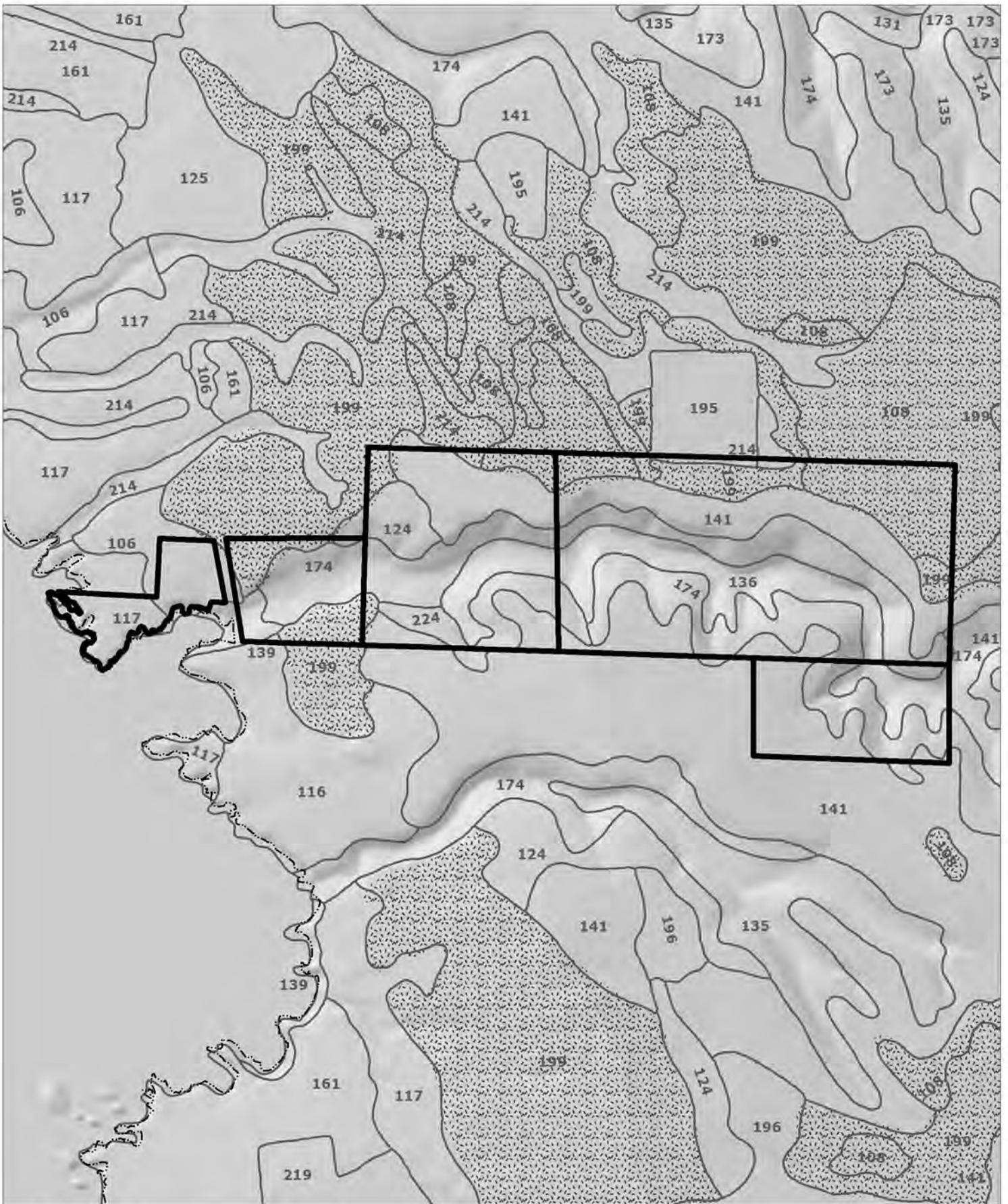
**CASE: CDP 2016-0005**  
**OWNER: California State Parks**  
**APN: 118-260-01, et. al.**  
**APLCT: Brian Dewey**  
**ADDRESS: 12301 N. Hwy. 1, ME**



ESTIMATED SLOPE

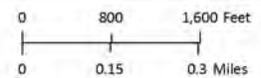
ATTACHMENT AA

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.



**CASE:** CDP 2016-0005  
**OWNER:** California State Parks  
**APN:** n18-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME

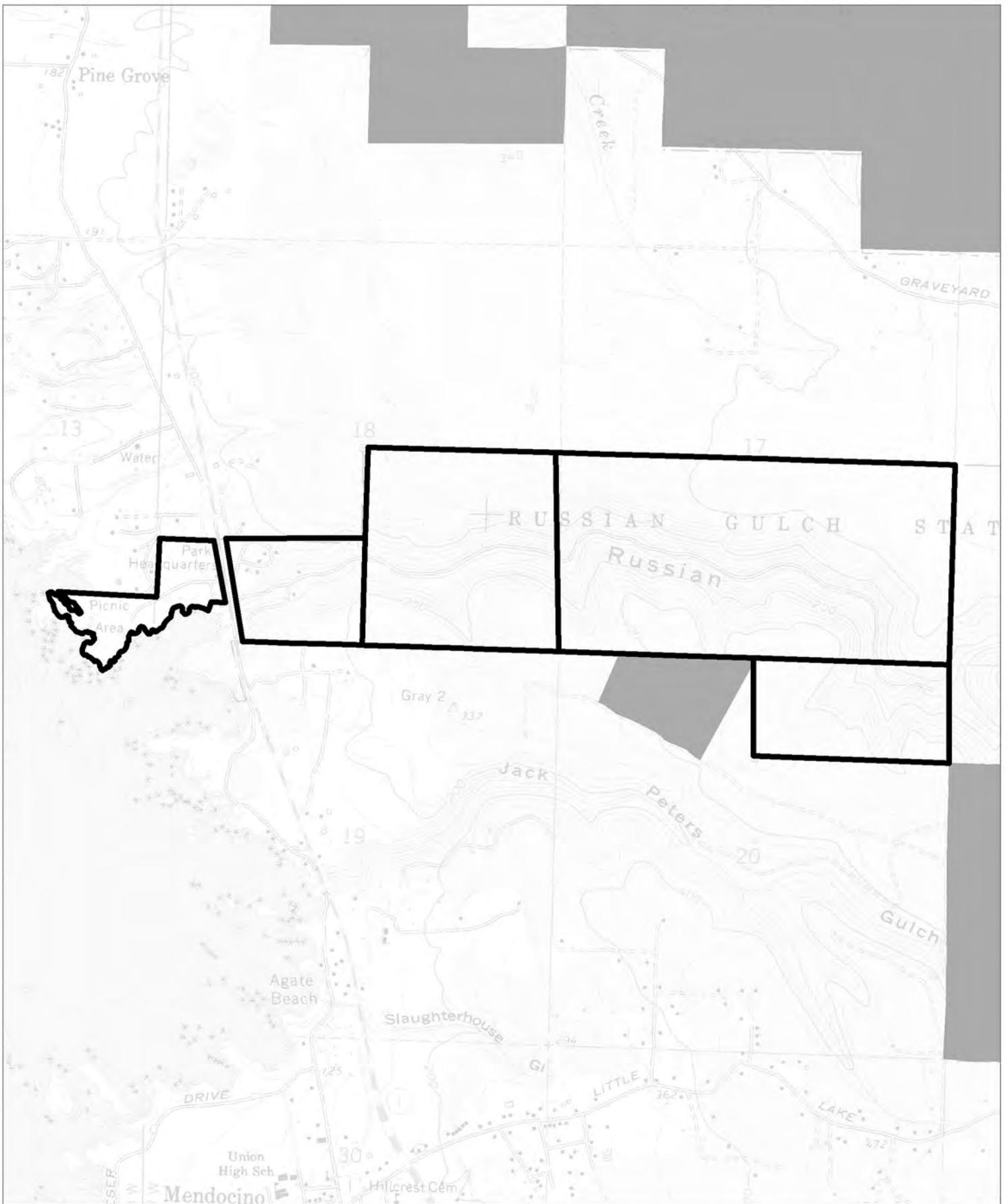
-  Western Soils
-  Blacklock & Aborigine
-  S-G Complex



1:20,622

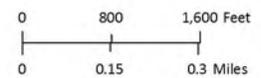
**LOCAL SOILS**

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

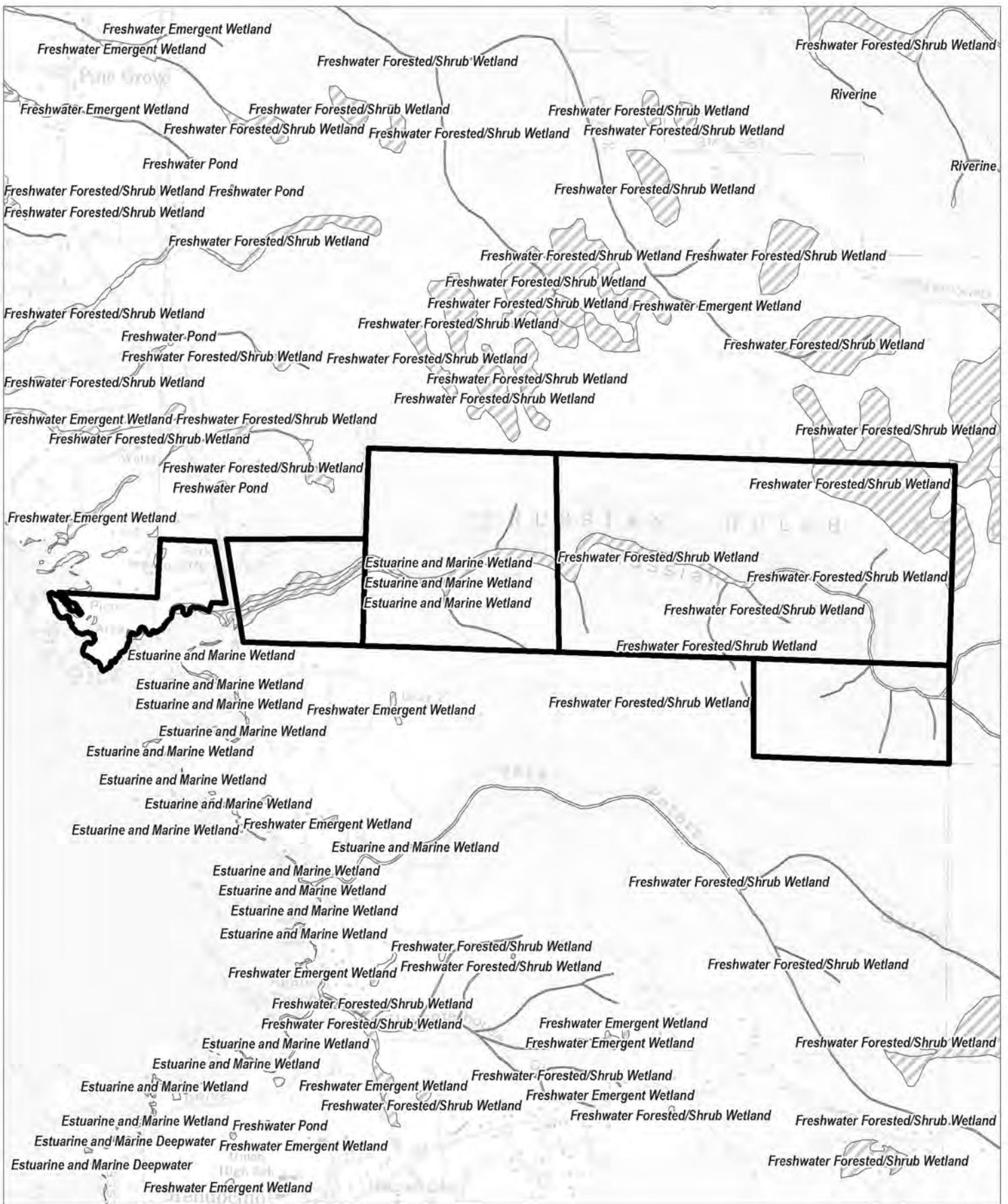


**CASE:** CDP 2016-0005  
**OWNER:** California State Parks  
**APN:** 118-260-01, et. al.  
**APLCT:** Brian Dewey  
**ADDRESS:** 12301 N. Hwy. 1, ME

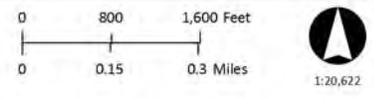
 TPZ 2015



**TIMBER PRODUCTION ZONES**



CASE: CDP 2016-0005  
 OWNER: California State Parks  
 APN: 118-260-01, et. al.  
 APLCT: Brian Dewey  
 ADDRESS: 12301 N. Hwy. 1, ME



**CLASSIFIED WETLANDS**

Map produced by the Mendocino County Planning & Building Services, February, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.

**RUSSIAN GULCH STATE PARK**  
**ACCESSIBILITY IMPROVEMENTS**

Mendocino County CDP Supplemental Questions

1. Project Description:

Upgrade the existing campground and Campfire Center facilities and the 4,800' long Fern Canyon Trail in Russian Gulch State Park to comply with the Americans with Disabilities Act (ADA) and meet requirements in the "California State Parks Accessibility Guidelines".

**At 3 campsites**

- Saw cut and remove approximately 1200ft<sup>2</sup> of asphalt from the campsites areas;
- Excavate to level and pour approximately 1200ft<sup>2</sup> of steel reinforced concrete area for level parking areas;
- Excavate up to 6" to level area, install wooden borders, lay galvanized wire mesh, and add aggregate to level and establish ADA camping area;
- Remove existing tables, food lockers, bollards, and fire rings: To reinstall; excavate up to 24" deep to install food lockers (4-3" in diameter holes) and fire rings (3' in diameter) and bollards (12" in diameter) at each campsite; place ADA tables;
- Excavate 4 holes up to 24" deep and 6' wide to install sign posts.

**At five water stations**

- Excavate an approximately 4" deep by 6' wide square area to install a concrete pad and up to 4' deep and 30" wide for the water drain well and access to the waterline;
- Replace or adjust water station fixtures and heights.

**Two restroom buildings in campground**

- Demolish two existing restroom buildings, remove vaults and associated concrete slabs;
- Excavate to level and pour two new 8' by 9' wide concrete slab for buildings and 5' wide by 8' long slab for porches;
- Install/construct 2 new restroom buildings. Restroom style will be similar to existing pit toilets but with the required clearances;
- Install new plumbing, electrical, toilets, sinks, and grab bars;
- Excavate two holes up to 24" deep and 6" wide to install sign posts.

**At day use area**

- Excavate to level a 31' long by 22' wide area, pour concrete parking slab, and delineate ADA parking and crosswalk to day use area;
- Install wood borders and import aggregate to create four 22' wide by 16' long accessible picnic sites;
- Excavate up to four holes each 6" wide by 24" deep and install new barbeques and place tables;
- Import aggregate to create a 186' long by 5' wide route from the parking area/road to the restrooms, picnic sites and water station;
- Demolish one restroom and remove concrete slab at top of hill;
- Pour new slab and construct single toilet building similar in appearance to example provided.

### **At Headland Parking Area**

- Remove parking striping and delineate required ADA parking spots;
- Demolish one restroom and remove concrete slab at top of hill;

### **At the Fern Canyon Trail**

- Excavate up to six (4) holes 24" deep and 6" wide to install and/or reinstall signage along the trail and at parking area;
  - Restripe parking lot and delineate new ADA parking area;
  - Trim/brush vegetation along trail to obtain 6ft wide clear path of travel;
  - Remove existing asphalt sections then place 16,400 cubic feet of compacted aggregate to level the 5' wide by 4,800' long trail;
  - Excavate and add aggregate and small rocks to elevate three sections of trail to improve drainage;
  - Install armored drain dips at up to six locations to facilitate improved drainage;
  - Place a puncheon (12' long by 5' wide foot bridge) to allow natural drainage;
  - Place two benches along the trail corridor;
  - Place willow cuttings at approximately three locations on the banks along the trail.
8. Campground and Day Use – Grading will entail up to 6" in depth over 3600ft<sup>2</sup> area for installation of concrete and aggregate base pads for restrooms, campsites and pathways. Approximately 1200ft<sup>2</sup> occurs in areas of existing asphalt surface which will be removed and replaced with concrete.
9. Campground and Day Use – No native vegetation removal is required for the project; all work is limited to turf grass areas only.
- Fern Canyon Trail – Miscellaneous pruning of approximately 2000sf of vegetation will be required to restore proper drainage, reconstruct side ditches, remove outside berms and generally improve trail sustainability. These efforts are all considered standard maintenance.
13. Russian Gulch Creek is a Coho salmon-bearing stream. The BMPs for the project include a Storm Water Soil Loss Prevention Plan, standard on all DPR projects.
14. Campground and Day Use – A total of 250sf (3 new restrooms), 5 State Parks employees during regular business hours (7 a.m. to 5 p.m.). However, this is an existing condition that will not change after implementing the project. All work will be staged on existing asphalt surfaces (i.e. parking stalls), two new 9'-0" x 20'-0" concrete accessible parking stalls will be installed in day use beach area which will replace existing spaces. Additionally, a 5' wide by 25' long concrete path of travel will be constructed between the parking spaces and the restrooms.

Fern Canyon Trail - No new structures will be built; Improvements will require approximately 3 to 5 State Park employees and 8 to 12 California Conservation Crew (CCC) members over a 4 to 6 month period. Project will be constructed during off-peak visitation season in order to minimize user impact. Additionally, scheduling will adhere to biological requirements associated with endangered species as mandated by State Parks resources staff.