



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
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August 30, 2019

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, September 26, 2019 in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

CASE#: CDP_2019-0006

DATE FILED: 2/11/2019

OWNER: STATE OF CALIFORNIA

APPLICANT: BRIAN DEWEY

AGENT: JOEL BONILLA

REQUEST: Standard Coastal Development Permit to allow for the construction of two accessible concrete parking stalls, two accessible picnic sites, an accessible bathroom structure, an accessible water station or fountain, some bench seating, and directional signage. Additionally, the permit would allow for the upgrading of paths of travel to/from concrete surfaces, 2230 linear feet of an existing trail (to accessible standards), and trailhead shelter. The project would also restore and naturalize 3400 sq ft of volunteer trail.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 4.5± south of Fort Bragg center, on the west side of State Route 1, 150± feet north of its intersection with Caspar Rd (CR 596), located at 15360 N Hwy 1, Caspar (APN: 017-450-11)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SAM VANDEWATER

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 234-6650, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



SUMMARY

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

APPLICANT: BRIAN DEWEY
1 CAPITOL MALL, SUITE 410
SUITE 410
SACRAMENTO, CA 95814

AGENT: JOEL BONILLA
1 CAPITOL MALL, SUITE 410
SUITE 410
SACRAMENTO, CA 95814

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LOCATION: In the Coastal Zone, 4.5± south of Fort Bragg center, on the west side of State Route 1, 150± feet north of its intersection with Caspar Rd (CR 596), located at 15360 N Hwy 1, Caspar (APNs: 017-450-11, 017-450-01, 017-450-02, 017-450-03, 017-450-04, 017-450-09).

TOTAL ACREAGE: 700+ Acres

GENERAL PLAN: Open Space (OS)

ZONING: Open Space (OS)

SUPERVISORIAL DISTRICT: District 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Sam Vandy Vandewater

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit to allow for the construction of two accessible concrete parking stalls, two accessible picnic sites, an accessible bathroom structure, an accessible water station or fountain, some bench seating, and directional signage. Additionally, the permit would allow for the upgrading of paths of travel to/from concrete surfaces, 2230 feet of an existing trail (to ADA standards), and trailhead shelter, and the restoration and naturalize 3400 sq. ft. of volunteer trail.

SITE CHARACTERISTICS: Jug Handle State Reserve is a 700+ acre area that protects a portion of the coastline, as well as an ecological staircase moving away from the ocean. The proposed project will be located exclusively in the areas west of State Route 1 and is thus regulated by a variety of County codes, as detailed below. The project site has several habitats, and is considered a bluff top location. Vegetation along the roadway is forested with several tree species that prevent view of the coast, but tree cover dissipates closer to the bluffs. The bluff top nearest the ocean consists mainly of grasses, a variety of plant species, and small coastal shrubs. Most improvements will occur in existing disturbed areas.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Open Space (OS)	Open Space (OS)	20±	Recreational
EAST	Highway 1	Highway 1	Highway 1	Highway 1
SOUTH	Rural Residential (RR)	Rural Residential (RR:5 [RR:2])	5.5±	Residential
WEST	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

PUBLIC SERVICES:

Access: Caspar Road (CR 596)
 Fire District: Fort Bragg Rural Fire Protection District
 Water District: None
 Sewer District: None
 School District: Fort Bragg Unified School District

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 subject parcel has an Open Space (OS) land use designation which is intended 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. The proposed project entails the construction of two accessible concrete parking stalls, two accessible picnic sites, an accessible bathroom structure, an accessible water station or fountain, some bench seating, and directional signage, as well as the conversion of 2230 linear feet of trail to be concreted for ADA accessibility and is consistent with the Open Space (OS) land use designation as it improves access to a public facility.
2. **Zoning:** The subject parcel 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. The proposed project, which includes the construction of two accessible concrete parking stalls, two accessible picnic sites, an accessible bathroom structure, an accessible water station or fountain, some bench seating, and directional signage, as well as the conversion of 2230 linear feet of trail to be concreted for ADA accessibility, is principally permitted within the Open Space District, pursuant to Mendocino County Coastal Zoning Code Chapter 20.372. 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 (this includes the vent pipe height). 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 subject parcels are located in highly scenic areas, west of the State Route 1. The proposed project entails the construction of two accessible concrete parking stalls, two accessible picnic sites, an accessible bathroom structure, an accessible water station or fountain, some bench seating, and directional signage, as well as the conversion of 2230 linear feet of trail to be concreted for ADA accessibility. However, pursuant to Mendocino County Code (MCC) 20.504.015(C)(5)(a), the proposed project is within a wooded area that prevents coastal views, and is compliant with the development standard of the coastal zone and its regulations. Thus, the proposed development would not obscure the public view area. Additionally, the bathroom structure height of 15.25 feet is below the required development height of 18 feet pursuant to MCC Section 20.504.15(C)(4).

As the subject location is a state reserve, a two hundred (200) foot Special Treatment Area (STA) is required between all parcel boundaries bordering the Jug Handle State Reserve. An STA applies to timber harvesting activities that may be proposed on adjacent parcels and is intended to protect the area's special scenic and natural qualities.

4. Hazard Management: The parcel is located in an area classified with a "High Fire Hazard" severity rating. 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 is located within a flood zone and tsunami inundation zone however, the proposed development will be within the existing footprint and the criteria for existing cultural features and degraded areas that are adjacent to environmentally sensitive habitat areas (ESHAs) 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: The Jug Handle State Preserve allows conservation of a variety of sensitive and rare species. As state reserves are considered an ESHA pursuant to MCC Section 20.496.050(A), all proposed work of the project is considered development within an environmentally sensitive area, and are thus subject to MCC Section 20.496.020(A)(4) pertaining to permitted development in an ESHA. Several code sections shall be included as conditions to the project, however, some require a brief discussion. MCC Section 20.496.020(A)(4)(b) states that development shall only be permitted if there is no other feasible site on the parcel. Considering the propose project area is the most developed, this would be the most appropriate location on the parcel for such improvements. Many of the upgrades are being conducted in areas that have already been disturbed, such as the parking lot and picnic areas in the immediate vicinity, thus these would be the least impactful areas to provide ADA upgrades. Upgrading of an existing trail helps to satisfy MCC Section 20.496.020(A)(4)(c) regarding the limitation of degradation to site adjacent to project activities by establishing a more formal pathway for patrons to follow. MCC Section 20.496.020(A)(4)(d) states that development shall be compatible with existing habitat and its functionality. As the proposed project is upgrading the parking lot, day-use area, and a portion of a trail, it is unlikely that any of the improvements will impact the functionality of the existing habitat. Lastly, MCC Section 20.496.020(A)(4)(g) requires the replacement of any removed ESHA vegetation, which might occur during the trail improvements, thus this standard has been included as its own condition of approval.

Per MCC Section 20.496.050(B) for Other Resource Areas, *"any development within designated resource areas shall be reviewed and established in accord with conditions which could allow some development under mitigating conditions but which assures the continued protection of the resource area."* Conditions have been included to ensure the protection of the natural resources. There is no feasible less environmentally damaging alternative as the improvements are either in need of maintenance and repair/upgrade or in existing disturbed areas near existing development. All feasible mitigation measures are recommended for the proposed project.

6. Archaeological/Cultural Resources: An Archaeological and Cultural Survey was submitted with the application for the project. The proposed project was reviewed by the Archaeological Commission on April 16, 2019, where the survey was accepted with the condition that the presence of an archaeologist shall be mandatory and not at the discretion of the project manager. The discovery clause shall apply to the project as well.

7. Grading, Erosion, and Run-Off: Minimal grading and site preparation would be required under the project, since the proposed improvements (two accessible parking spaces, two accessible picnic site, an accessible bathroom, an accessible water station, trail concreting for ADA compliancy, and trail revegetation) would occur on the footprint of existing improvements or disturbed areas. The terrain in which the project components are proposed is relatively flat in the day use parking area, and on the bluff top 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 Water Area" 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 for the water station. Since no new parcels or building sites are proposed, additional water studies are not required per MCC Section 20.516.015(B). The Drinking Water Division of the Water Board has requested a permit for drinking water as this was not an initial requirement in the establishment of the reserve. Staff finds the project would not adversely affect groundwater sources.
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 California Department of Transportation (CalTrans) for review and comment; as of this date, no response has been provided. A total of two handicapped spaces 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: As the subject location is a state reserve, public access to the coast is provided through several trails, including one that allows for beach access. There is existing shoreline access within the vicinity of the site as shown on LCP Land Use Map 15 *Caspar*, and there is no element of the proposed project that would impede public access to the shore. 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. Project consists of repair and minor upgrade to an existing trail facility involving negligible or no expansion of use beyond that existing at the time of the Lead Agency's determination, the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced; the construction and location of a limited number of new small facilities or structures; and the minor public alterations in the condition of land and vegetation which does not involve removal of healthy, mature, scenic trees, included as "Modifications of existing facilities for disabled access", "Trail or road repairs", and construction or installation of interpretive signing or panels" in the Department of Park and Recreation's list of exempt activities in accordance with California Code of Regulations 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.

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 picnic area, its associated facilities and improving the existing trail parking area to comply with ADA requirements, are a principally permitted use within the Open Space land use designation and is consistent with the intent of the OS designation; 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 by State Route 1, 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 to the parking lot, restrooms, trails, and associated facilities, 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 a condition has been included to ensure archaeological sites or artifacts are protected; 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 parking area, trail, and state park facilities, and the proposed improvements, including upgrading the facilities and trails to ADA compliancy are not anticipated to substantially 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 does allow for access to the Jug Handle beach, and the aspects of the project do not prevent or alter this access. Furthermore, the proposed project provides more access to coastal views for those requiring ADA facilities; and
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 bringing existing footprints into ADA compliancy, as well as revegetating an illegal trail, the impact to undeveloped land and ESHAs is minimal. Furthermore, the proposed project is in the least environmentally damaging location as improvements would be occurring in existing disturbed area of the state reserve.

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. Those "Recommendations" outlined in the Archaeological Report dated **February 2018**, prepared by **Dionne Gruver**, Registered Professional Archaeologist, shall be complied with, provided, however, that the presence of an archaeologist for the duration of ground disturbing activities shall be mandatory and not at the discretion of the project archaeologist.

In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
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".
10. The applicant shall adhere to all required conditions set forth in Mendocino County Code Section 20.496.020(A)(4) regulating development within an environmentally sensitive habitat area, particularly subsection (e) regarding the replacement of vegetation that is impacted by the project.
11. The removal of any sensitive or rare vegetation shall be replanted at a ratio of 1:1 pursuant to Mendocino County Code Section 20.496.020(A)(4)(g). A vegetation restoration plan covering a period of no less than two (2) years shall include the species that had been removed and shall be submitted to the Department of Planning and Building Services and the California Department of Fish and Wildlife.
12. The applicant shall obtain a domestic water supply permit from the Division of Drinking Water.

9/5/19
DATE

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


SAM VANDEWATER
PLANNER II

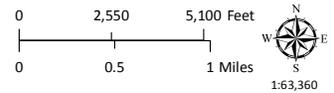
ATTACHMENTS:

- A. Location Map
- B. Aerial Vicinity Map
- C. Aerial Site Map
- D. Topographical Map
- E. Site Map
- F. Parking Plan Map
- G. Elevations
- H. Interior Elevations
- I. Floor Plan
- J. Zoning Map
- K. General Plan
- L. LCP Land Use Map
- M. LCP Land Capabilities and Natural Hazards Map
- N. LCP Habitats and Resources Map
- O. Appealable Areas
- P. Adjacent Owner Map
- Q. Fire Hazards Map
- R. Flood Zone Map
- S. Wetlands Map
- T. Ground Water Resource Area Map
- U. Highly Scenic/Tree Removal Map
- V. Soils Map
- W. Miscellaneous Map

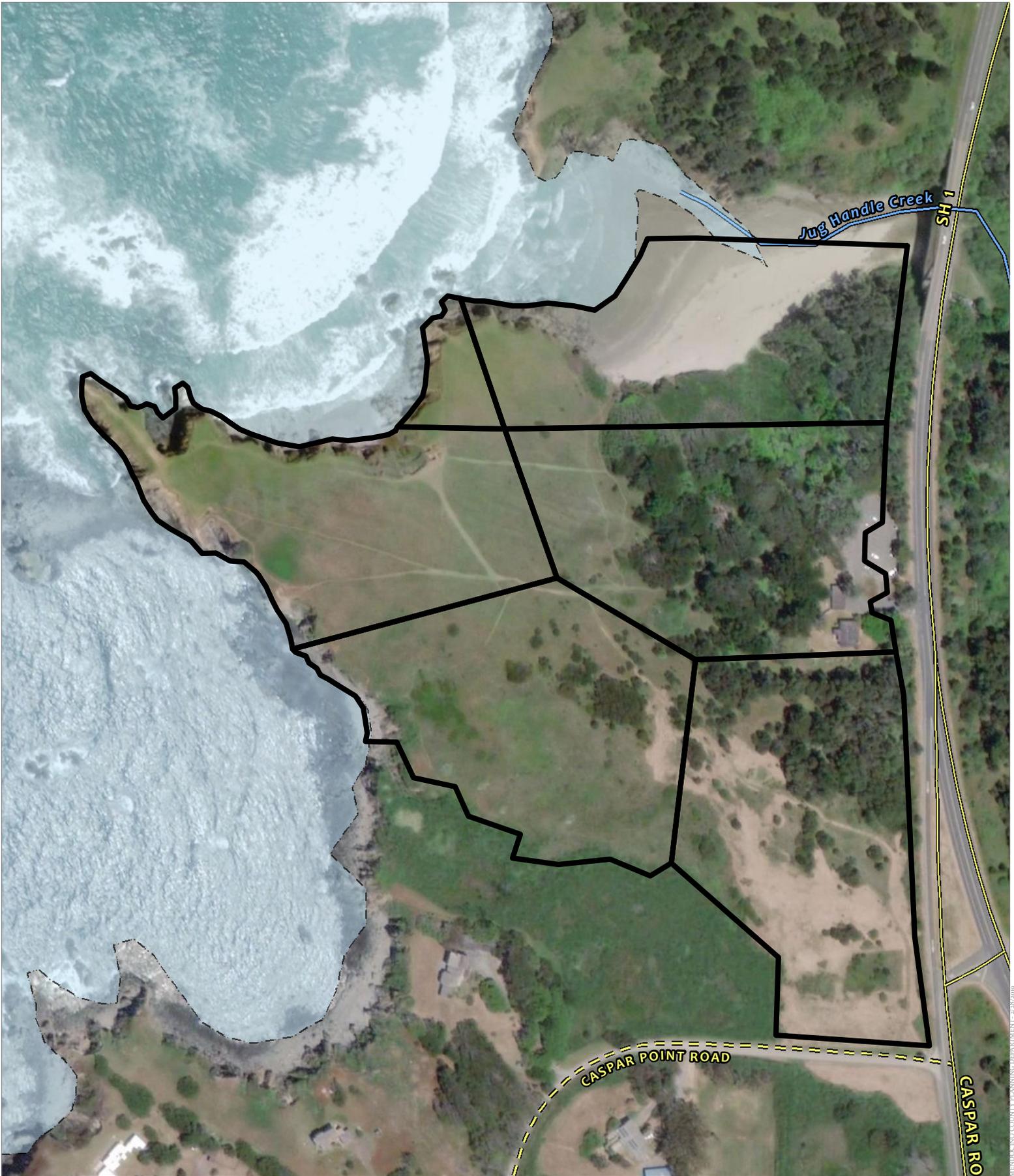


CASE: CDP 2019-0006
 OWNER: State of California
 APN: 017-450-11, ET AL
 APLCT: State of California
 AGENT:
 ADDRESS: 15360 N. Hwy. 1, Caspar

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads

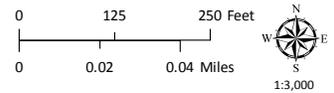


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2019



CASE: CDP 2019-0006
 OWNER: State of California
 APN: 017-450-11, ET AL
 APLCT: State of California
 AGENT:
 ADDRESS: 15360 N. Hwy. 1, Caspar

-  Named Rivers
-  Public Roads
-  Private Roads

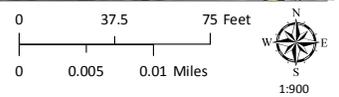


AERIAL IMAGERY
 ATTACHMENT B



CASE: CDP 2019-0006
OWNER: State of California
APN: 017-450-11, ET AL
APLCT: State of California
AGENT:
ADDRESS: 15360 N. Hwy. 1, Caspar

Public Roads

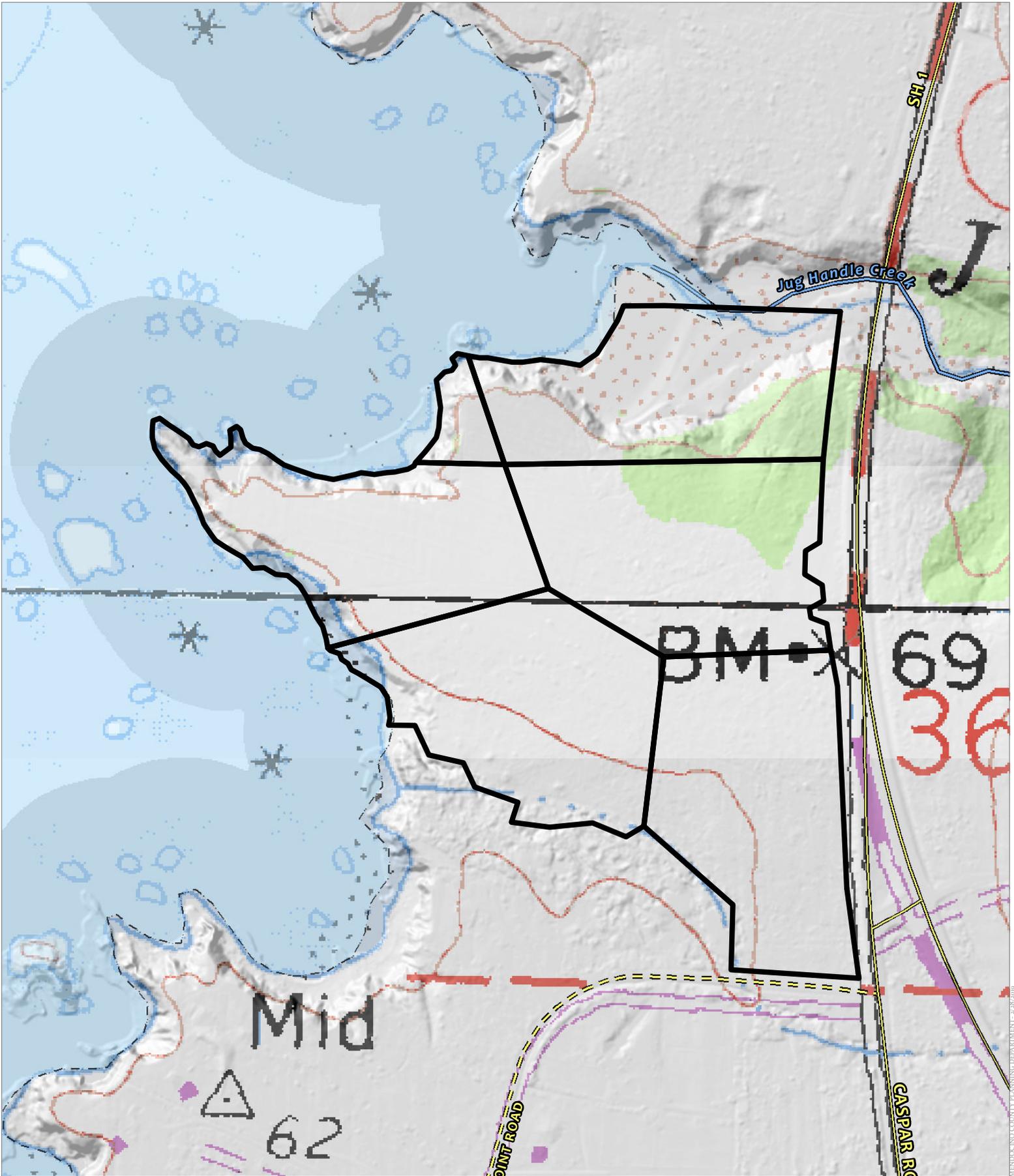


AERIAL IMAGERY
ATTACHMENT C

HWY 1

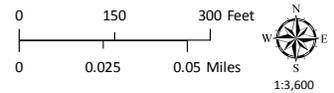
ASPAR ROAD 569

MENDOCINO COUNTY PLANNING DEPARTMENT 2/28/2019

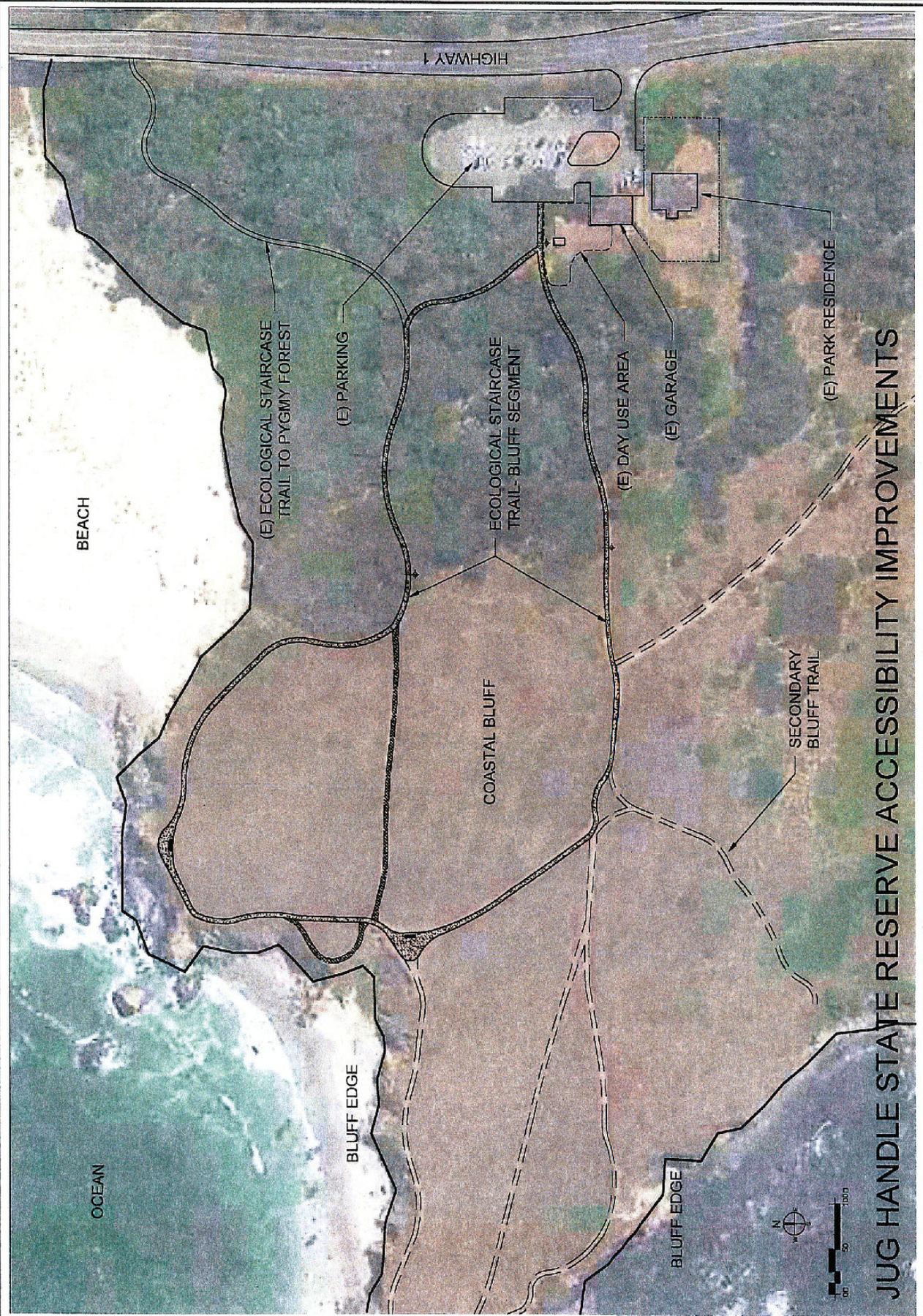


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 AGENT:
 ADDRESS: 15360 N. Hwy. 1, Caspar

-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT D

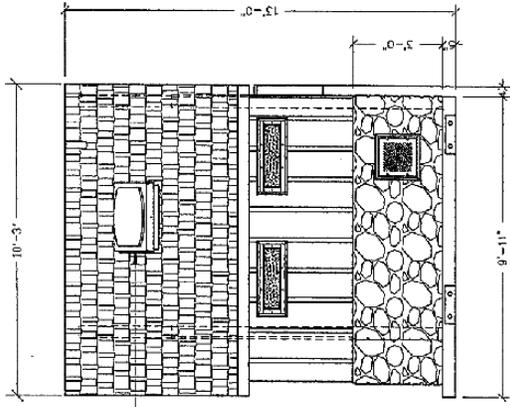


JUG HANDLE STATE RESERVE ACCESSIBILITY IMPROVEMENTS

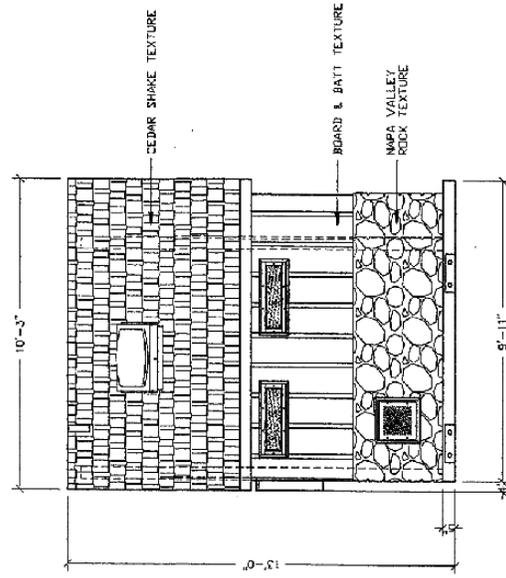
CASE: CDP 2019-0006
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 APLCT: State of California
 AGENT:
 ADDRESS: 15360 N. Hwy. 1, Caspar

NO SCALE

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019

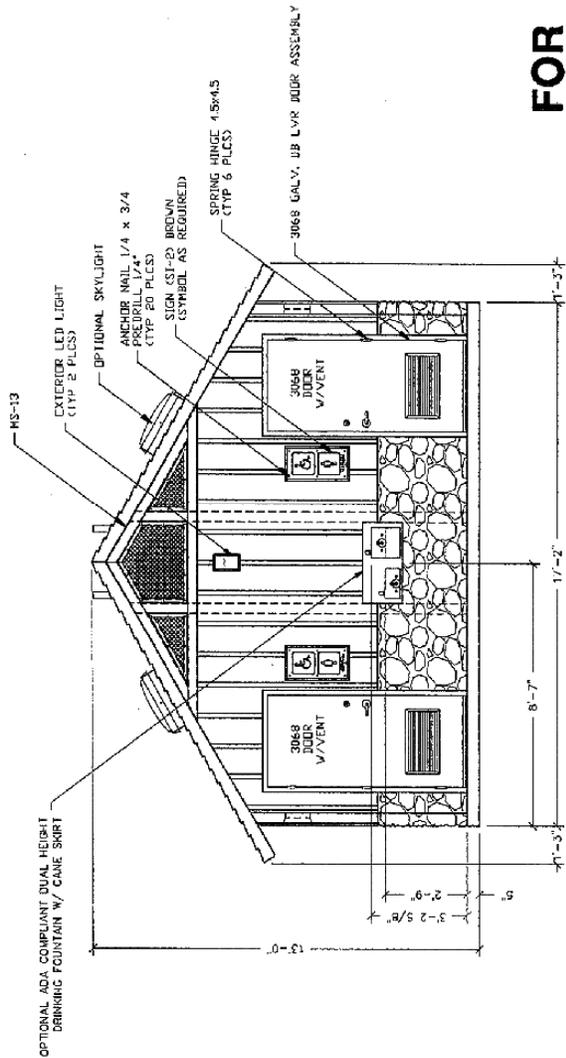


RIGHT SIDE ELEVATION

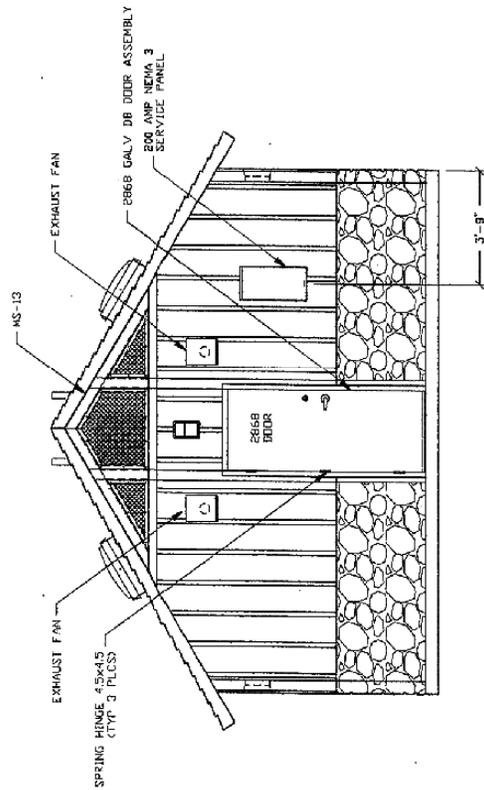


LEFT SIDE ELEVATION

**FOR
REFERENCE
ONLY**



FRONT ELEVATION

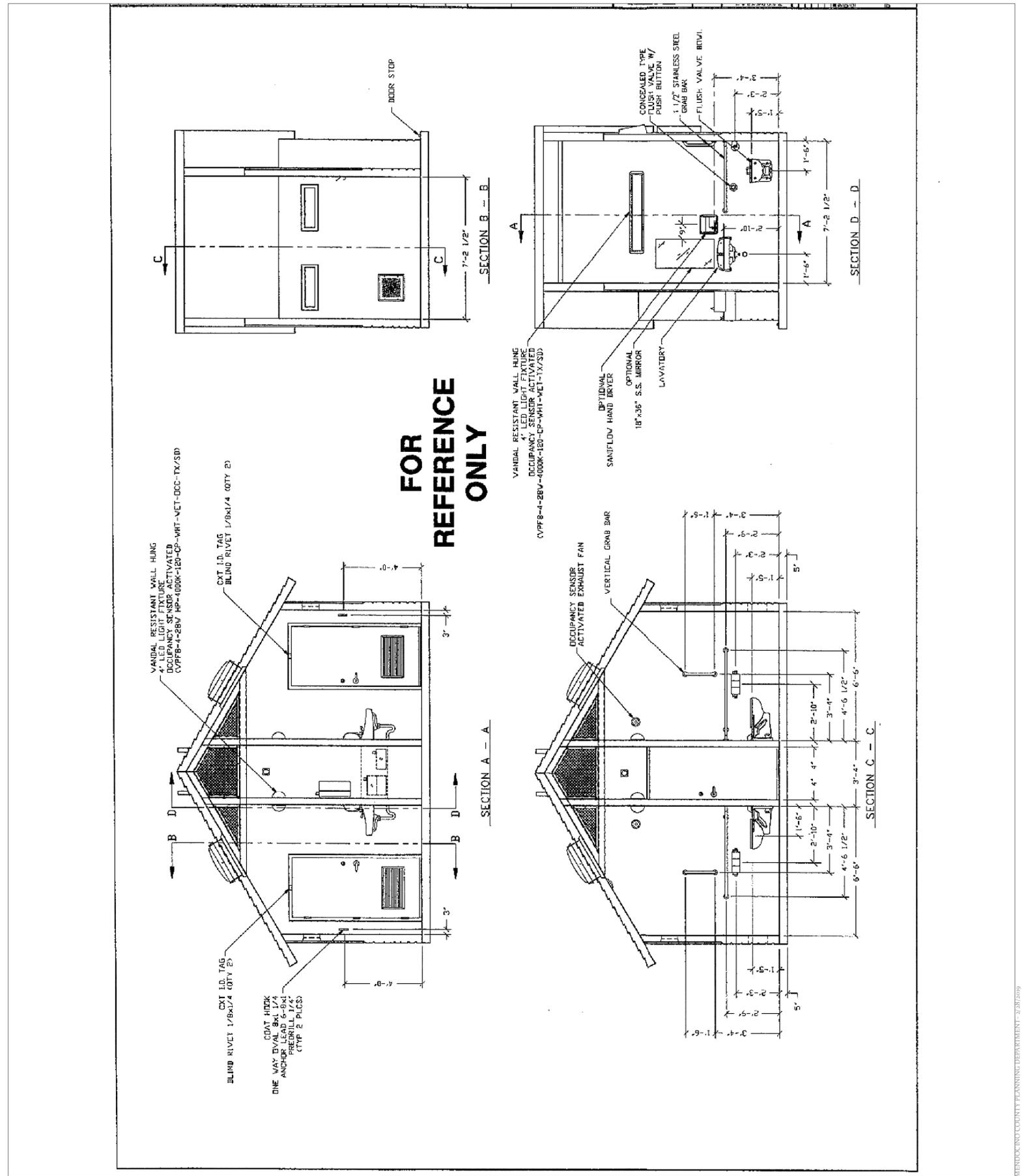


REAR ELEVATION

CASE: CDP 2019-0006
 OWNER: State of California
 APN: 017-450-11, ET AL
 APLCT: State of California
 AGENT:
 ADDRESS: 15360 N. Hwy. 1, Caspar

NO SCALE

ELEVATIONS
 ATTACHMENT G



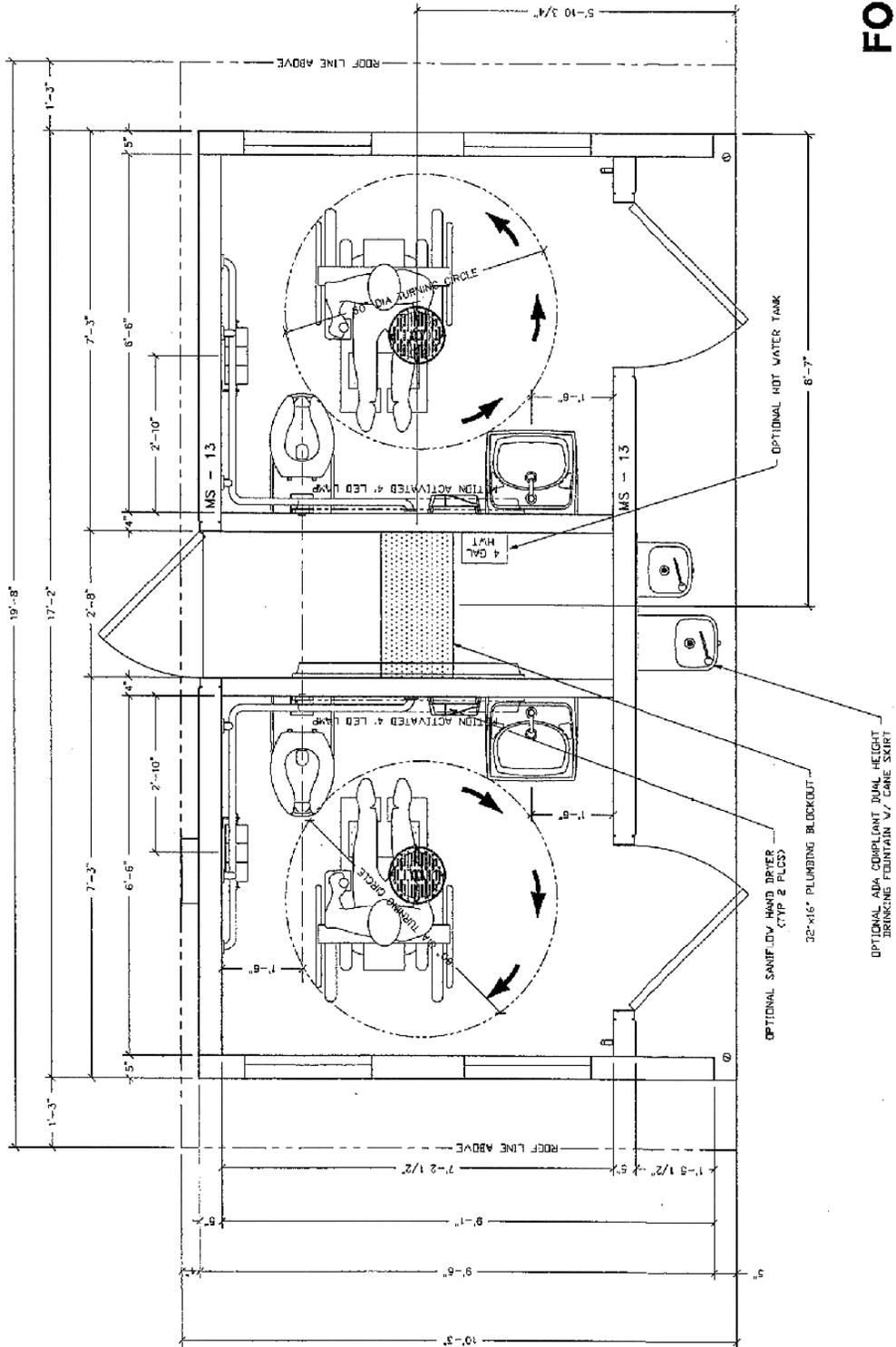
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019

CASE: CDP 2019-0006
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 APN: 017-450-11, ET AL
 APLCT: State of California
 AGENT:
 ADDRESS: 15360 N. Hwy. 1, Caspar

NO SCALE

INTERIOR ELEVATIONS
 ATTACHMENT H

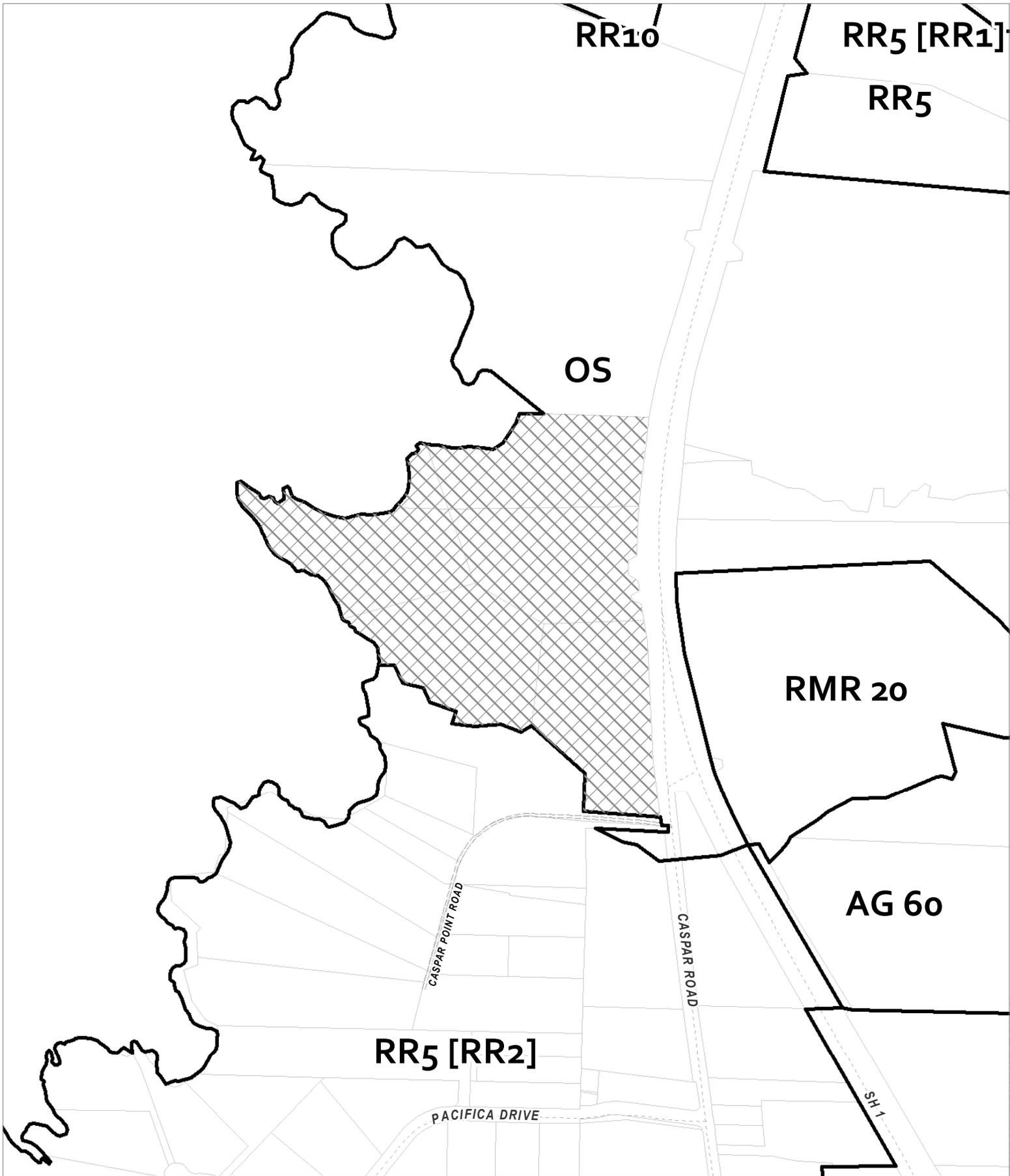
**FOR
REFERENCE
ONLY**



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ADDRESS: 15360 N. Hwy. 1, Caspar

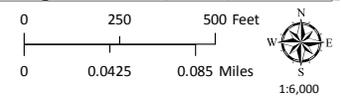
NO SCALE

FLOOR PLAN
ATTACHMENT I

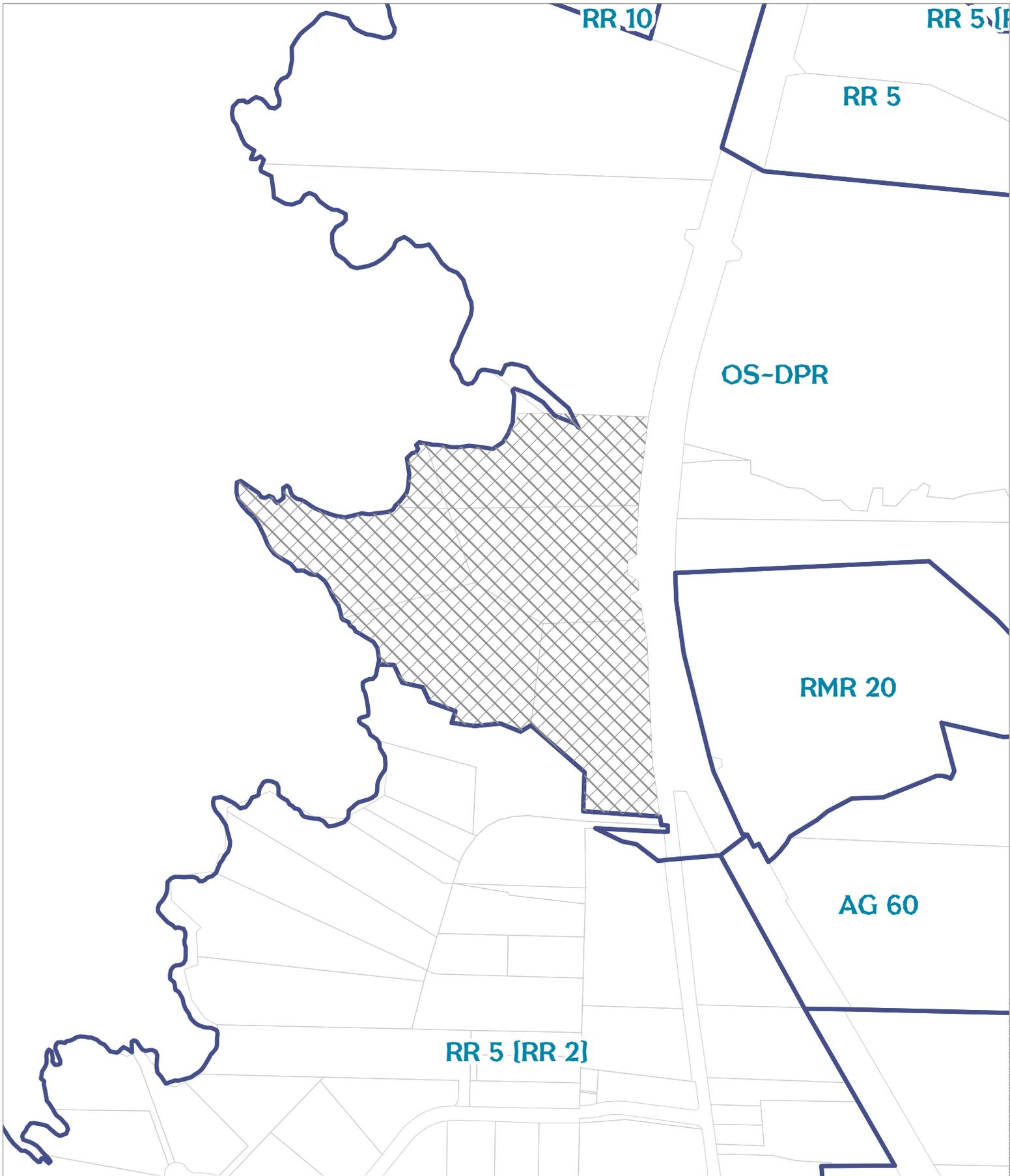


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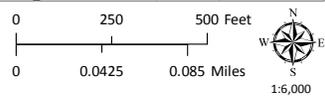
- Zoning Districts
- Public Roads



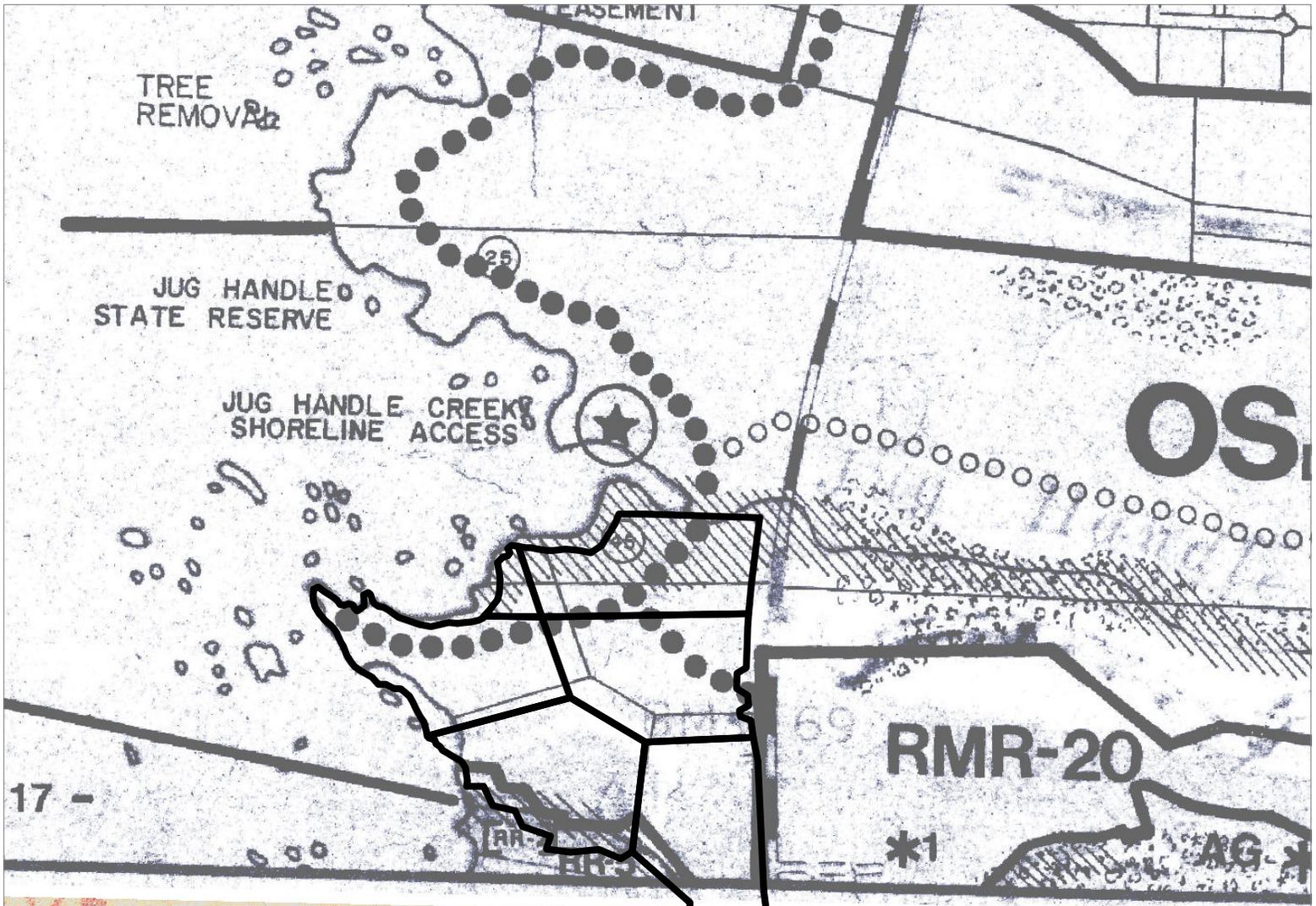
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019



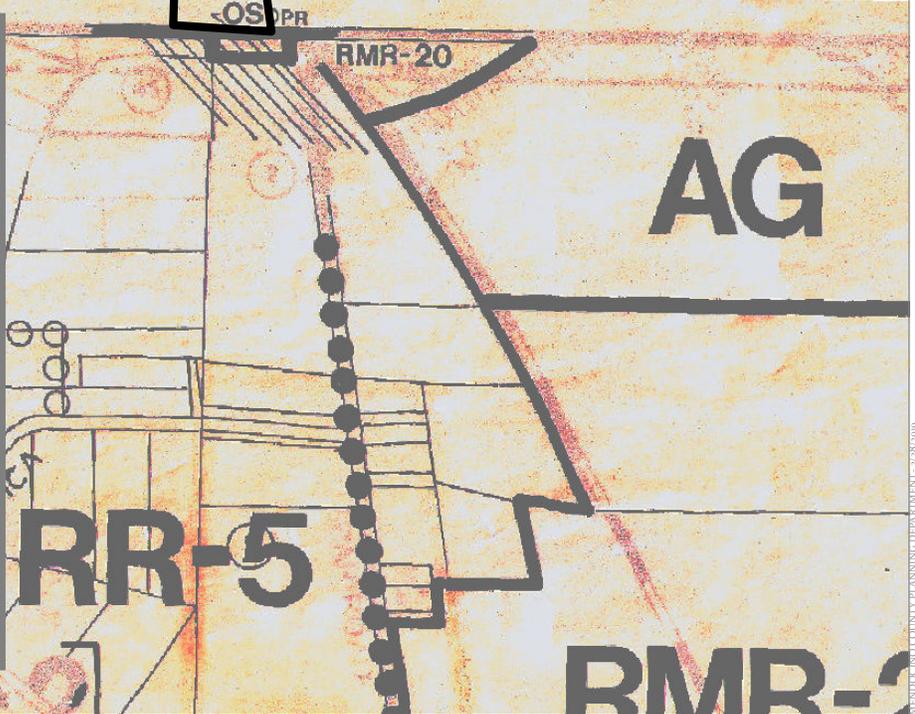
CASE: CDP 2019-0006
 OWNER: State of California
 APN: 017-450-11, ET AL
 APLCT: State of California
 AGENT:
 ADDRESS: 15360 N. Hwy. 1, Caspar



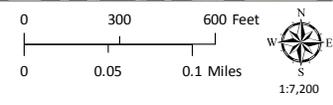
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019

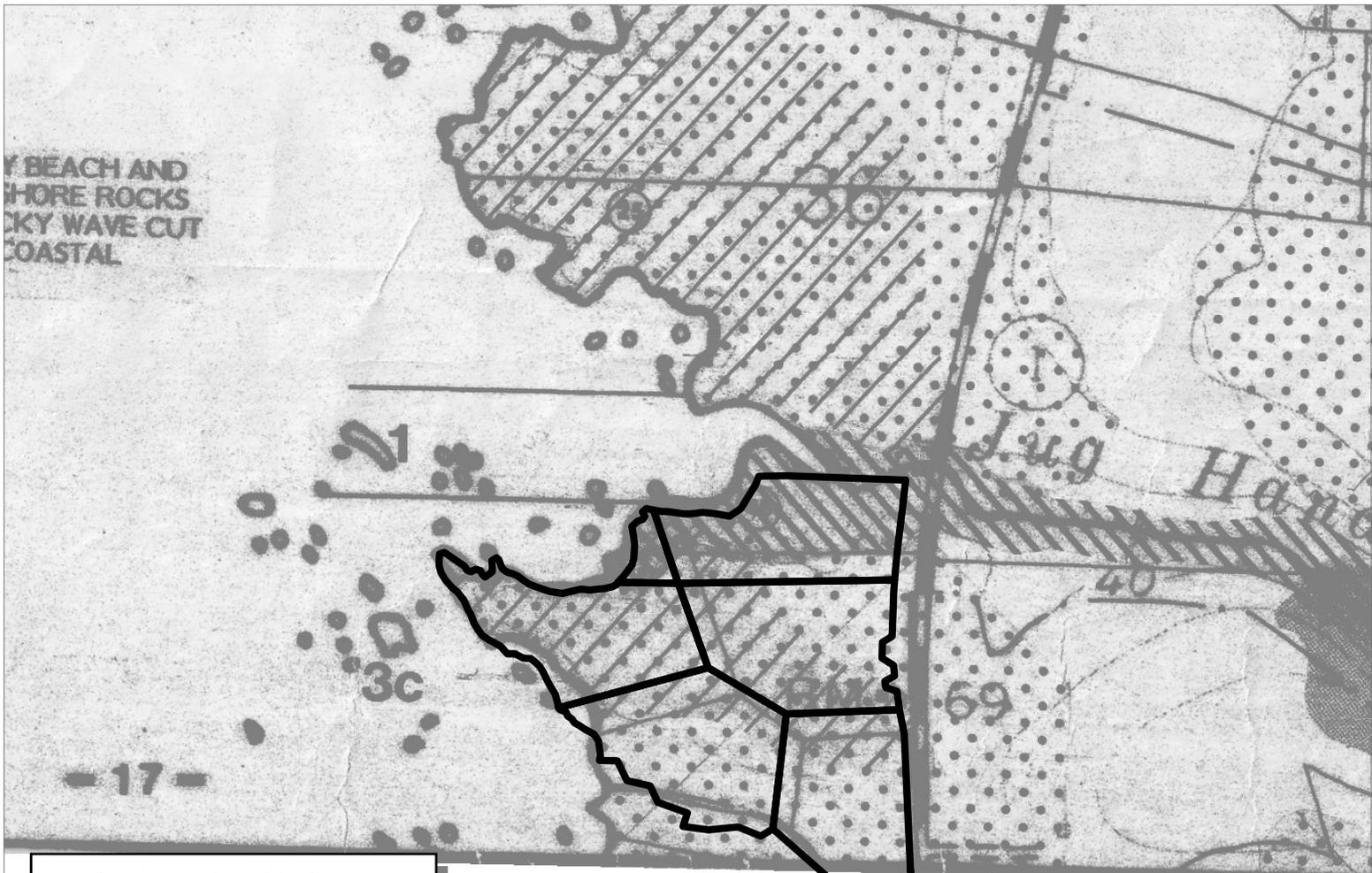


SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by State Code Sec. 51209.5(a)</small>
	Pygmy Vegetation <small>Shaded forest history on Hoop or Blackfoot oak</small>
	Pygmy-type Vegetation <small>Shaded forest history on Quercus veneta oak</small>
	Riparian Vegetation <small>Woodsy vegetation associated with the banks of streams and riparian habitat in heavily wooded areas of flatlands in adjacent watersheds</small>
	Wetlands <small>Land covered perennially or periodically with shallow water, including marshes, mudflats, and bays</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
	Rare or Endangered Wildlife Habitat <small>Approximate location of species used to set rates, included as provided by the U.S. Fish and Wildlife Service or the California Department of Fish and Game</small>
	Special Treatment Area <small>Treaty lands include existing practices to protect sensitive areas</small>
	Flooding <small>Area having a 1 percent chance of flooding in a given year (USACE 14, 1100, 6010)</small>
BOUNDARIES	
	Urban/Rural Boundary <small>The local land use boundary of Ordinance Act Dec. 2002 (Ordinance 14-0000)</small>
	Water District <small>Publicly regulated district providing water for home and farm use</small>
	Sewer District <small>Publicly regulated district providing sewerage disposal for home and farm use</small>
	Timber Preserve Zone <small>Use restricted to timber production</small>
	Williamson Act <small>Centennial riparian use to agriculture</small>



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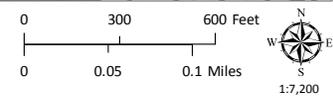




**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.	----	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 19/94.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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LOGICAL STAIRCASE
 BIOLOGICAL SIGNIFICANCE

Legend: Habitats/Resources

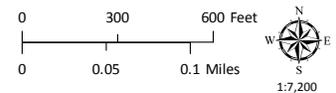
Coastal Zone Boundary	----	OTHER UPLAND HABITATS
Incorporated City Limits	----	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Symbol]	Pygmy Type Forest
Rocky Intertidal Area	[Symbol]	Barren
Mudflat	[Symbol]	Coastal Prairie Grassland
Beach	[Symbol]	Hardwood Forest/Grassland
Dunes	[Symbol]	Agricultural Land
Marsh	[Symbol]	Farmstead
Saltwater	[Symbol]	Pasture
Freshwater	[Symbol]	Urban (Also shown with a dominant vegetation)
Brackish	[Symbol]	Sand/Gravel (Extractive Use)
Stream		
Perennial	—	SPECIAL HABITATS
Intermittent	---	Seabird and Marine Mammal Rookery
WOODED HABITATS		
Coastal Forest	[Symbol]	Marine Mammal Haulout Area
Redwood	[Symbol]	Spawning Area
Hardwood	[Symbol]	Anadromous Stream
Woodland	[Symbol]	Wildlife Habitat
Riparian	[Symbol]	Plant Habitat
Cutlover	⊗	
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	—	

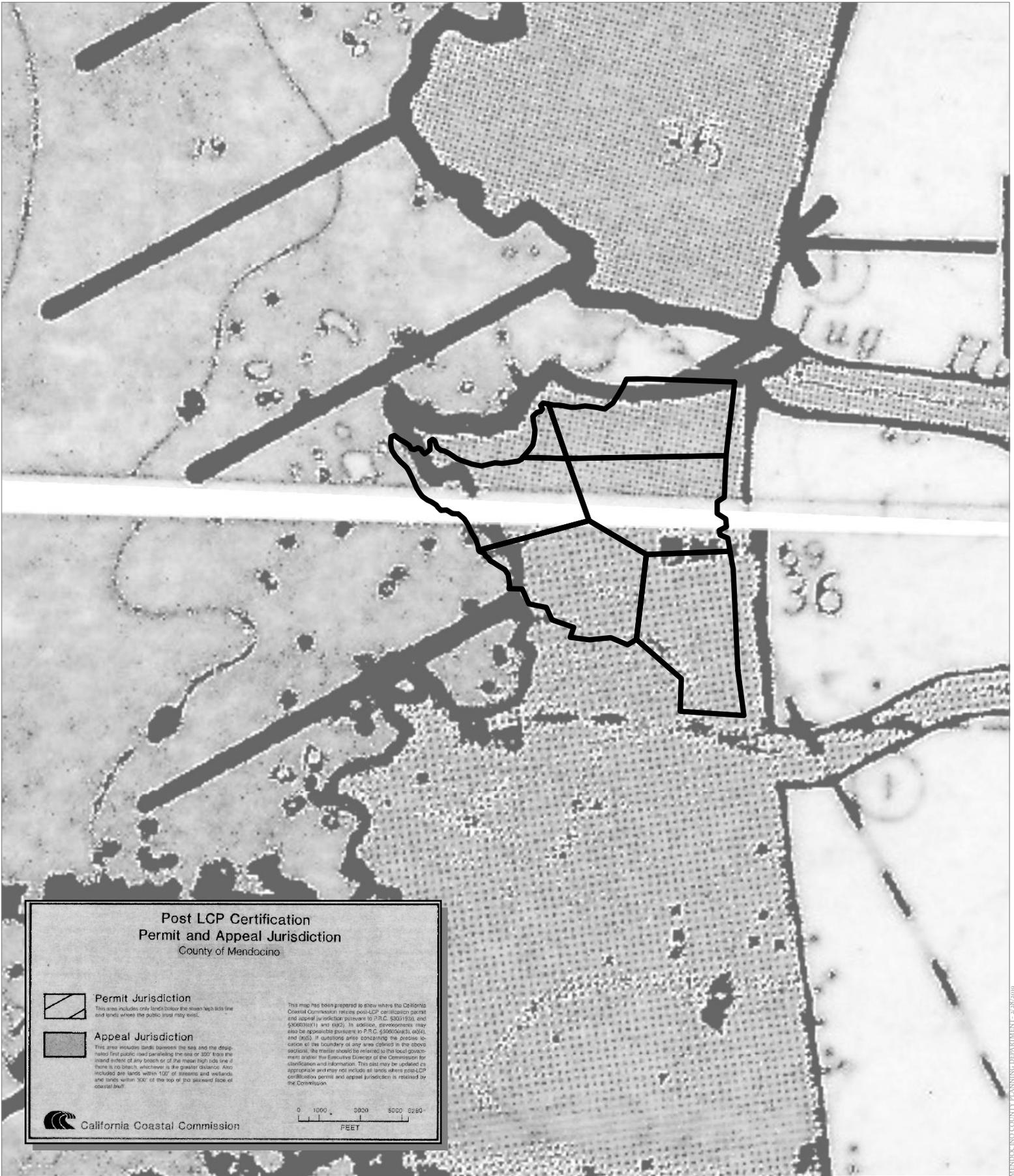
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979

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



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

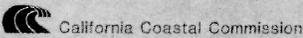
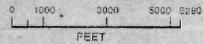


Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

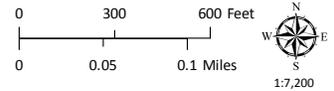


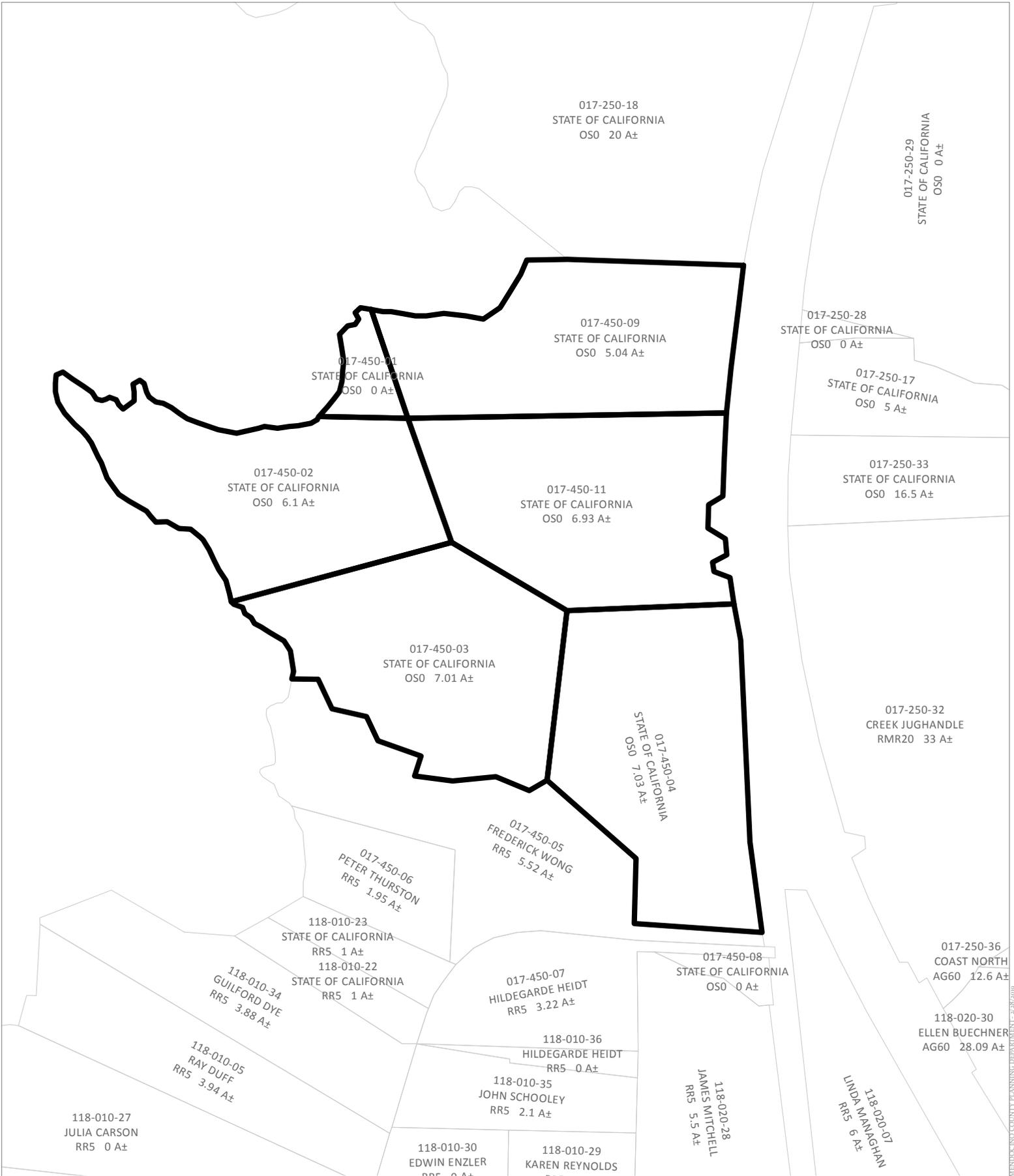
Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 320' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward side of coastal dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30019.05 and §30003(a)(1) and (a)(2). In addition, provisions may also be applicable pursuant to P.R.C. §30005(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary or any line defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



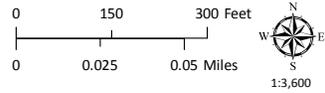
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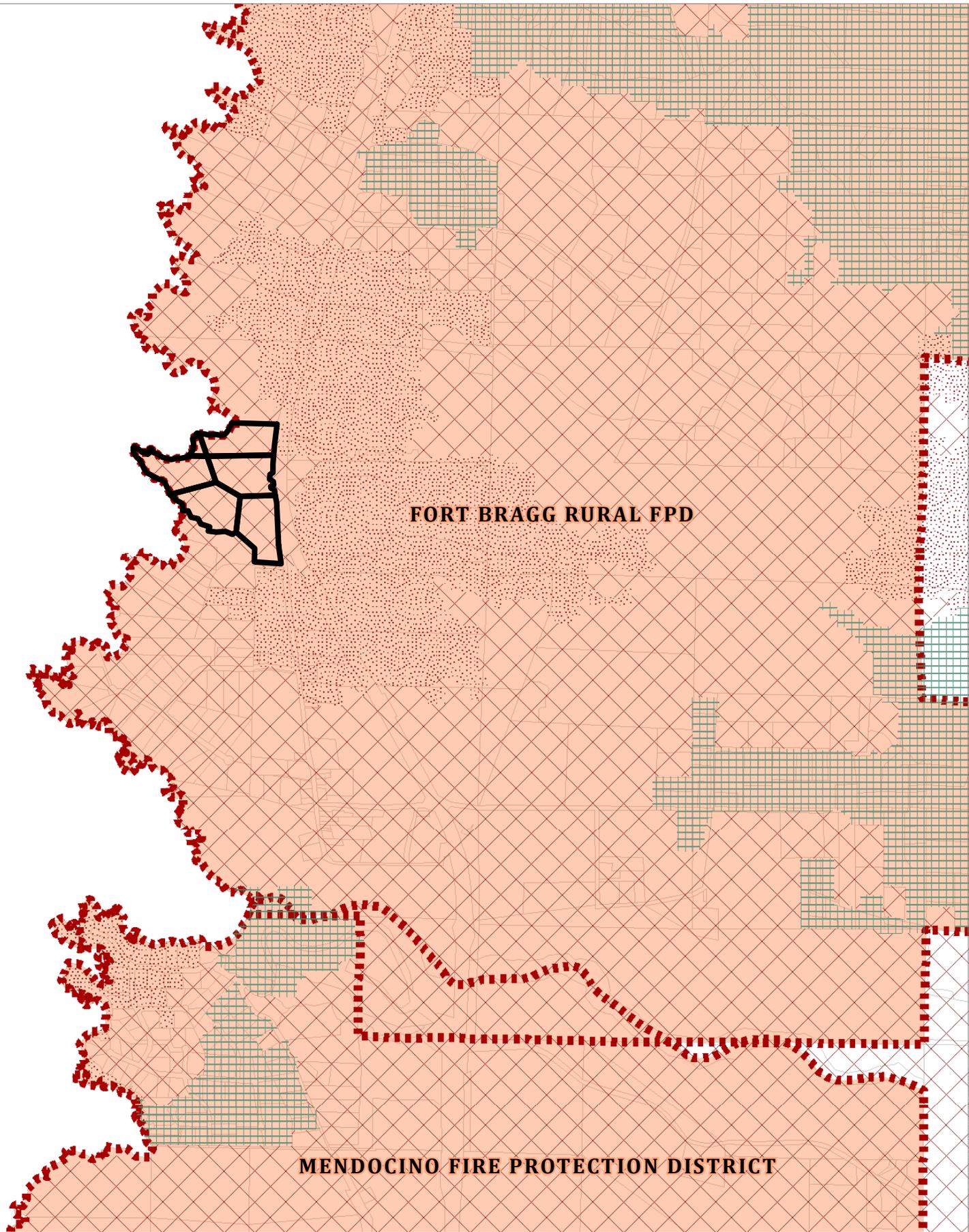


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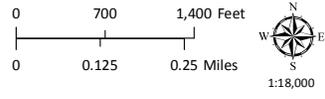


ADJACENT PARCELS
ATTACHMENT P



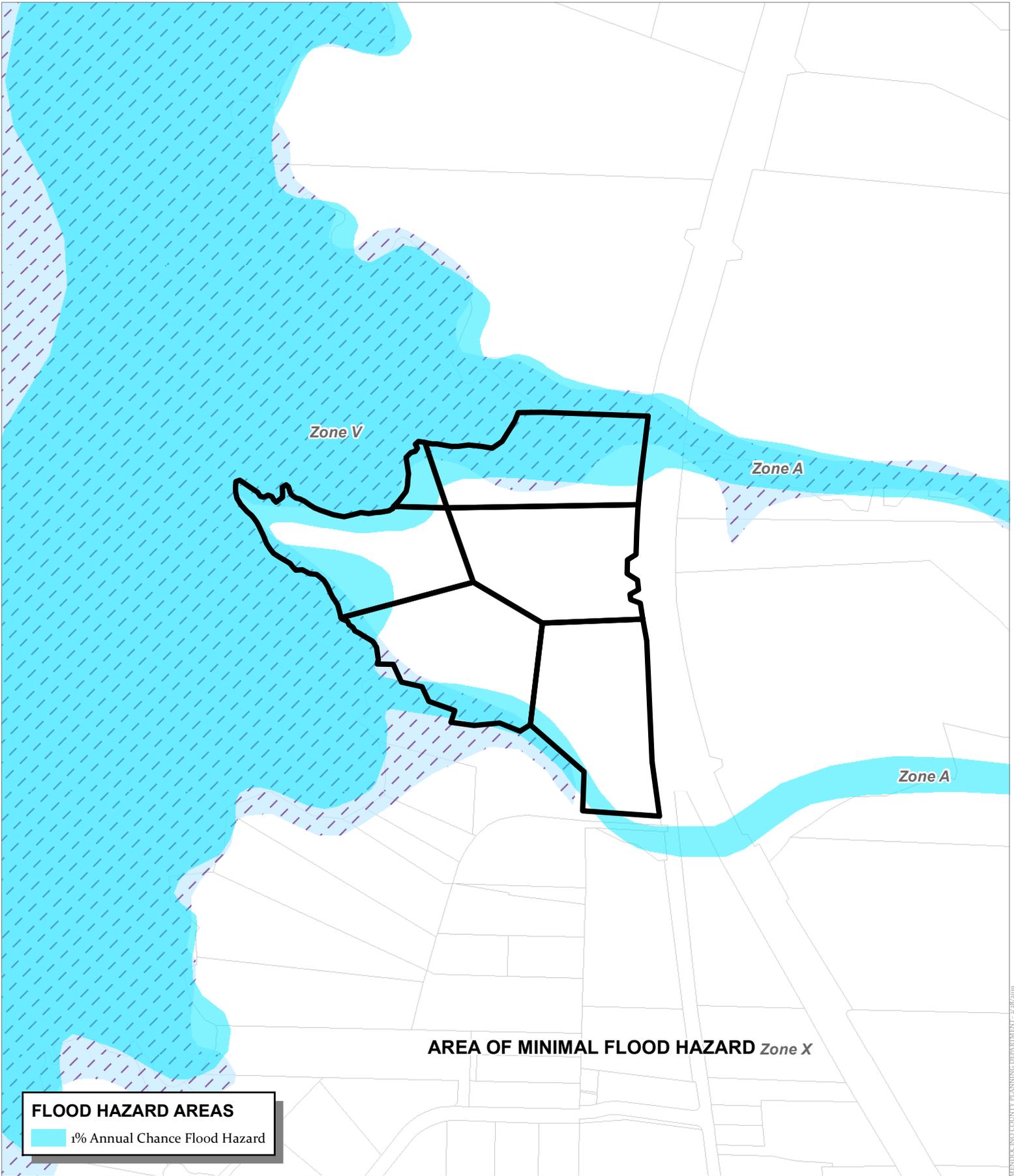
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- Very High Fire Hazard
- High Fire Hazard
- Moderate Fire Hazard
- County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/26/2019



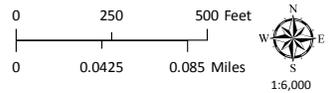
FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

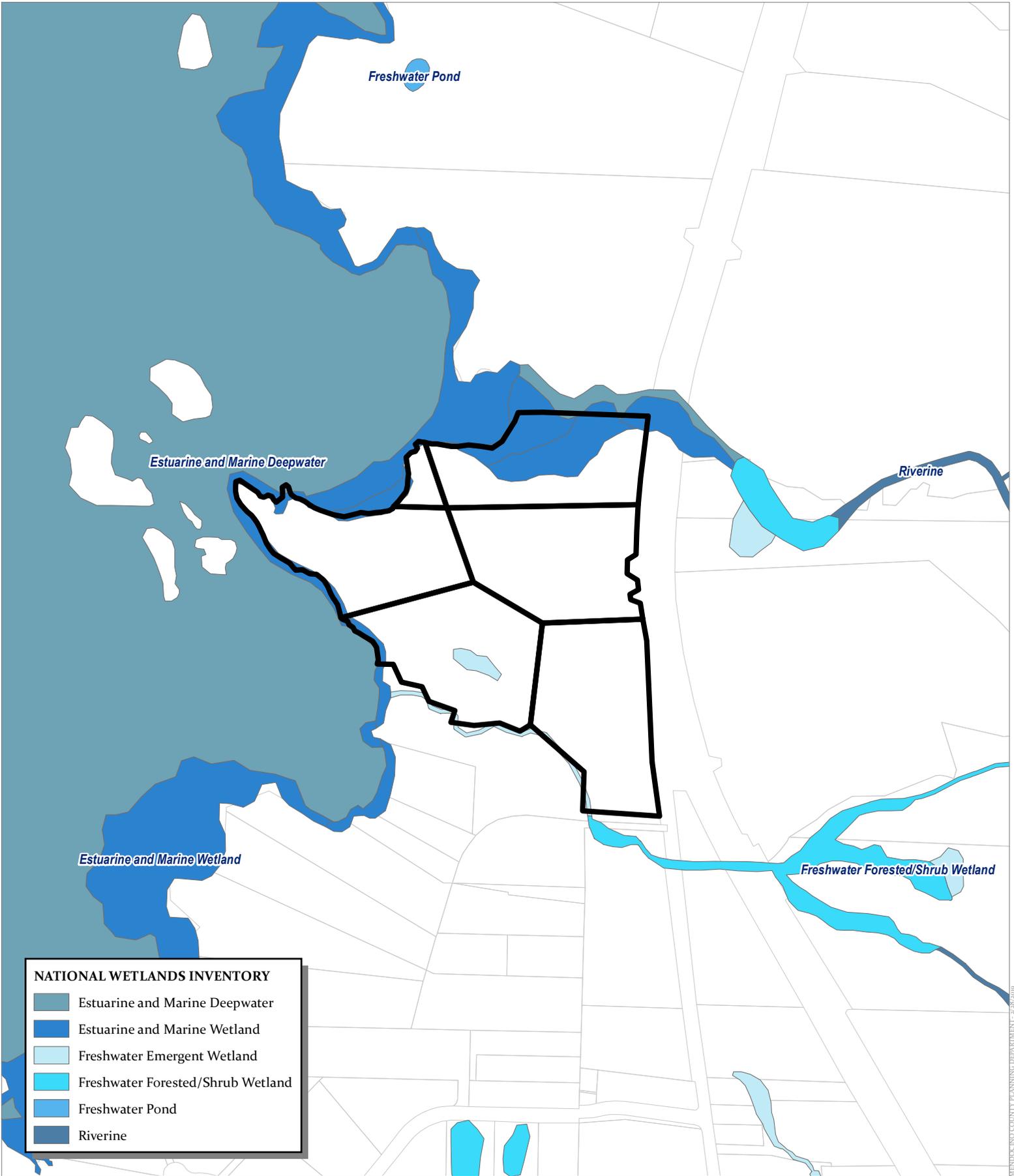
Tsunami Inundation Zones

AREA OF MINIMAL FLOOD HAZARD Zone X

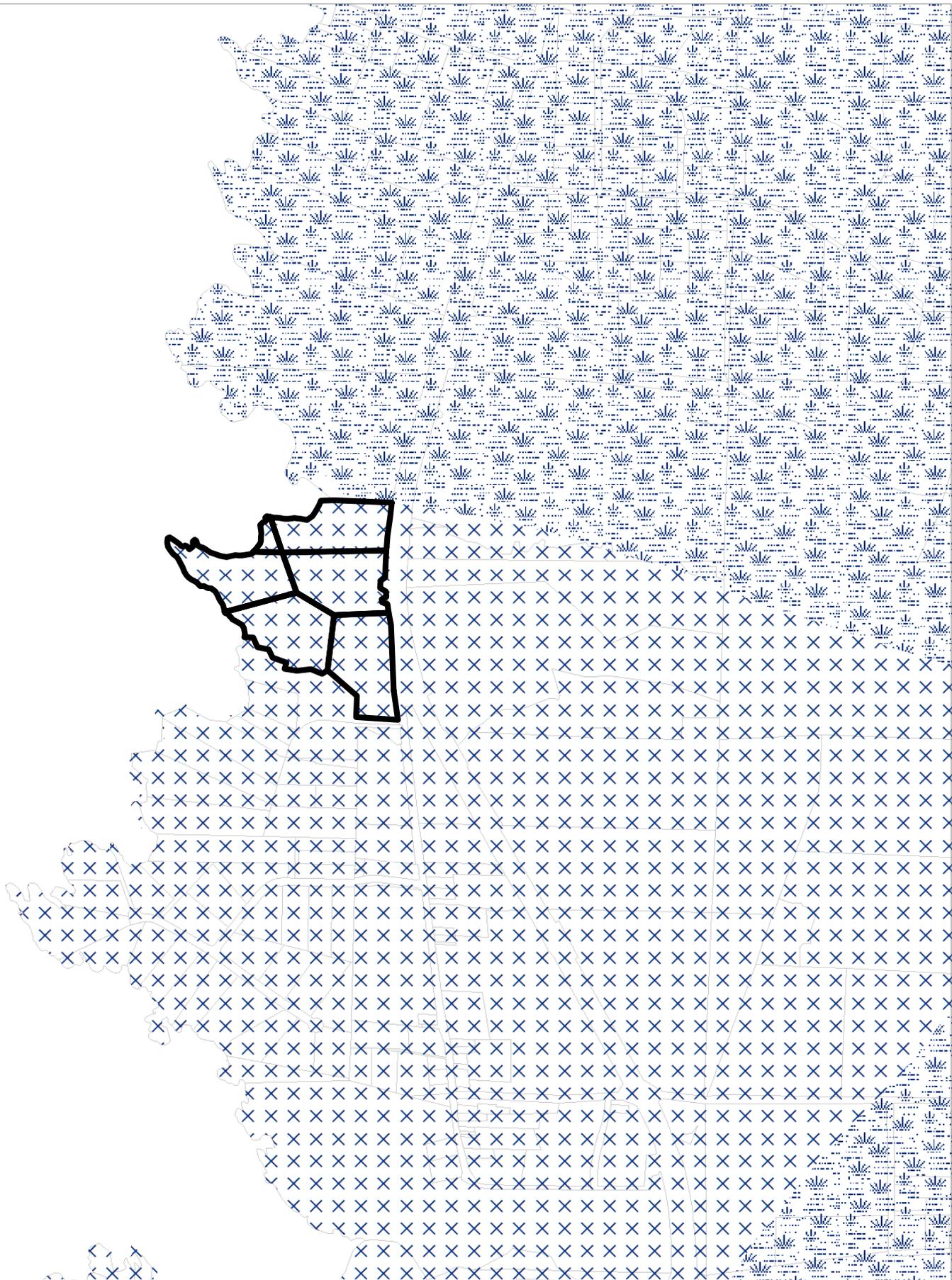
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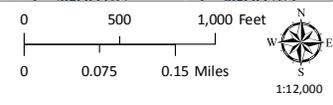


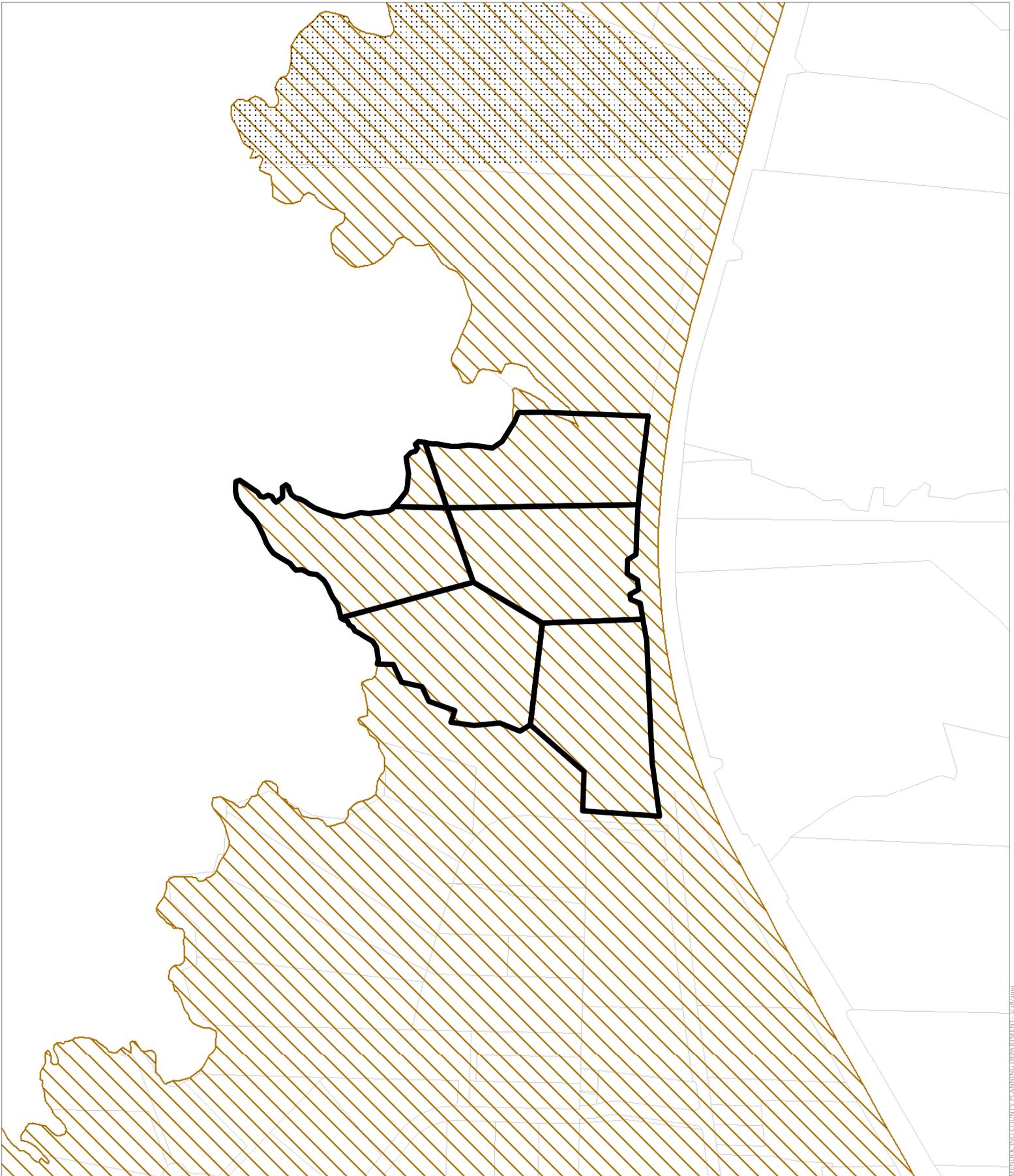
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- 
 Critical Water Areas
- 
 Marginal Water Resources

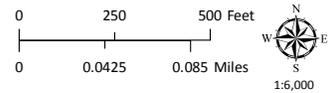




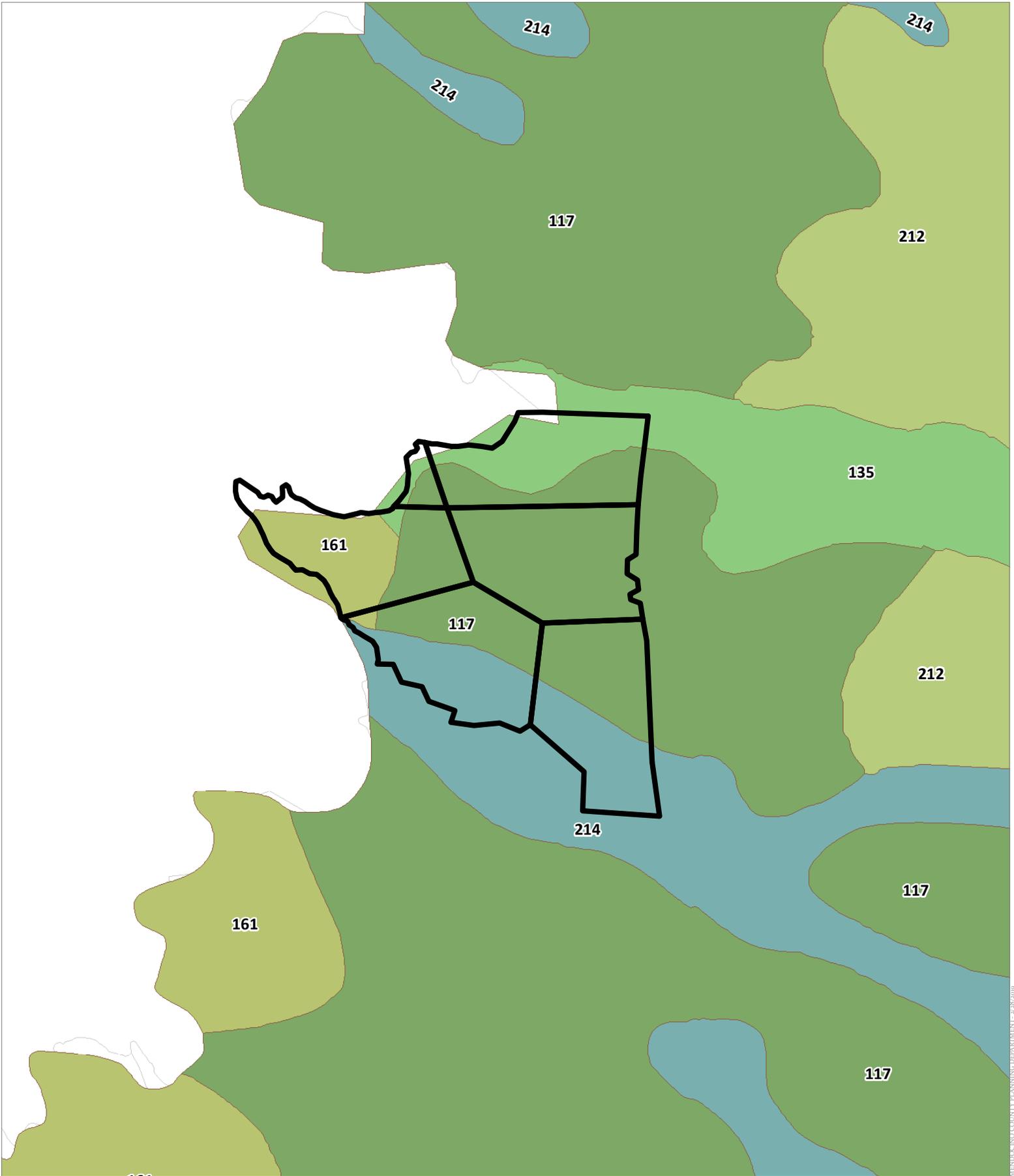
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-  Tree Removal Area
-  Highly Scenic Area

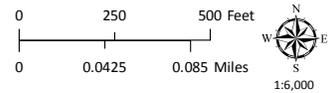


HIGHLY SCENIC & TREE REMOVAL AREAS
ATTACHMENT U

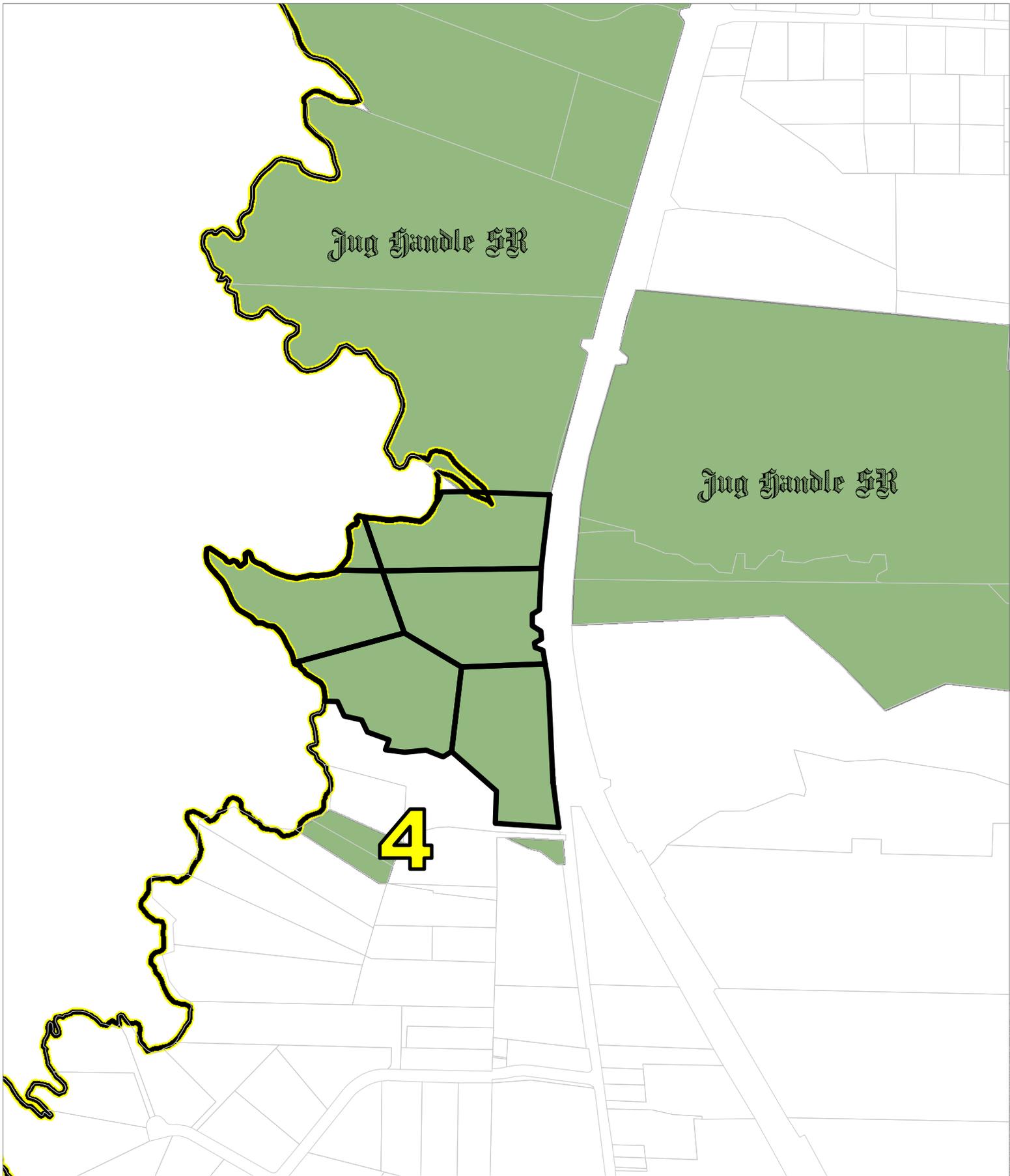


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 Western Study Soil Types

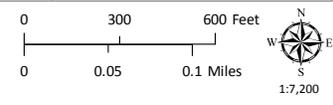


LOCAL SOILS
 ATTACHMENT V



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 Supervisorial Districts 2010
 State Parks



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