



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

May 15, 2020

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

NOTICE IS HEREBY GIVEN THAT the Mendocino County Coastal Permit Administrator at its regular meeting on Thursday, May 28, 2020 at 10:00 a.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally and by telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: CDP_2016-0004

DATE FILED: 1/25/2016

OWNER: STATE OF CALIFORNIA

APPLICANT: BRIAN DEWEY

AGENT: BRAD MICHALK

REQUEST: Standard Coastal Development Permit to make a series of facility improvements at Van Damme State Park in campsite, parking, and trail areas. Improvements include, but are not limited to: construction of new ADA parking stalls, installation of CXT vault restrooms, removal of slide debris and installation of retaining wall, replacement of interpretive information signs, and streambank stabilization.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, located on the west and east sides of State Route 1, 2.5± mi. south of Mendocino, and 0.25± mi. north of Little River, located at 8001 N Hwy 1, Little River (APNs 121-100-10, 08, 121-090-01, 121-260-02, and 121-360-02)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDY VANDEWATER

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W. Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by **May 27, 2020** or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

To submit public comments via telecomment a request form must be received by 8:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

BRENT SCHULTZ, Director of Planning and Building Services



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

**MAY 28, 2020
CDP_2016-0004**

SUMMARY

OWNER: CALIFORNIA STATE PARKS
ONE CAPITOL MALL, SUITE 410
SACRAMENTO, CA 95814

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

AGENT: BRAD MICHALK
ONE CAPITOL MALL, SUITE 410
SACRAMENTO, CA 95814

REQUEST: Standard Coastal Development Permit to make a series of facility improvements at Van Damme State Park in campsite, parking, and trail areas. Improvements include, but are not limited to: construction of new ADA parking stalls, installation of CXT vault restrooms, and removal of slide debris and installation of retaining wall. A project description statement is attached.

LOCATION: In the Coastal Zone, located on the west and east sides of State Route 1, 2.5± mi. south of Mendocino, and 0.25± mi. north of Little River, located at 8001 N Hwy 1, Little River (APNs 121-100-10, 121-100-08, 121-090-01, 121-260-02, and 121-360-02)

TOTAL ACREAGE: 2,300± Acres

GENERAL PLAN: Open Space (OS)

ZONING: Open Space (OS)

SUPERVISORIAL DISTRICT: 5 (Williams)

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

APPEALABLE: YES

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SAM VANDY VANDEWATER

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request to make a series of facility improvements at Van Damme State Park in campsite, parking, and trail areas. Improvements include, but are not limited to: construction of new ADA parking stalls, installation of CXT vault restrooms, and removal of slide debris and installation of retaining wall. A project description statement is attached.

SITE CHARACTERISTICS: Van Damme State Park (Van Damme; the Park) is a 2,300+ acre area that protects a small portion of the coastline, as well as the gulch valley of the Little River and a small section

of Mendocino Cypress Woodlands. Van Damme is located roughly 2.5 miles south of the Town of Mendocino, immediately north of the community of Little River, and is partially within the Coastal Zone. The Park is mainly accessed by State Route 1 (SR 1) which provides access to the beach on the west side of SR 1 and the gulch canyon on the east side of SR 1. Elevations range from sea level at the western end of the park, to 540 feet above mean sea level along the ridges of the gulch valley. Van Damme has a number of improvements across its various parcels including a visitor center, maintenance garage, fee station, vaulted bathrooms at the coastal access area and Fern Canyon trailhead, access driveway and parking lots, a campfire center, and a campground. There also are several trails within the Park, including the Fern Canyon Trail on which some of the project improvements will occur.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES (ACRES)	USES
NORTH	Open Space (OS)	Open Space (OS)	1± to 80± Acres	Residential
EAST	Public Lands (PL)	Public Facilities (PF)	5± to 80± Acres	Residential
SOUTH	Remote Residential (RMR)	Remote Residential (RMR:40)	1± to 150± Acres	Residential
WEST	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

PUBLIC SERVICES:

Access: State Route 1 (SR 1)
 Fire District: Mendocino Fire Protection District
 Water District: None
 Sewer District: None

AGENCY COMMENTS: On June 18, 2019, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Planning Division (Fort Bragg)	No Comment
Department of Transportation	No Comment
Environmental Health – Land Use	Comment
Building Inspection	No Response
Assessor	No Comment
Air Quality Management District	Comment
Mendocino Community Services District	No Response
Caltrans	Comment
CalFire – Land Use	Comment
California Coastal Commission	No Response
California Department of Fish and Wildlife	Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed development is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes as detailed below:

Land Use: The land use classification of the subject parcel is Open Space (OS) which is intended to be applied to

“lands 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, which would upgrade the existing campground, restrooms, and improve existing trail parking area at Van Damme State Park to comply with ADA requirements, is consistent with the Open Space Land Use classification.

Zoning: The proposed project is located within the Open Space (OS) 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 would upgrade the existing campground, parking areas, and restrooms, 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 redevelopment is 15.25 feet in height (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.

Visual Resources: The proposed project entails the upgrading of an existing campground and restrooms, and improvements to the existing Fern Canyon Trail parking area to comply with ADA requirements. This proposed development will not obscure the views from public area. The day use area under review, which is located east of Highway 1, does not entail any new structures, but rather the replacement of several existing restrooms to ADA standards. Due to the fact that most of 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 applicable for this project and the proposed project would not have a significant visual impact.

Hazards Management: The proposed project is located in a high fire hazard severity rating area. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Mendocino Fire Protection District. The project application was referred to CalFire and the Mendocino Fire Protection District 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 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.

Habitats and Natural Resources: Van Damme State Park allows conservation of a variety of sensitive and rare species. As state parks 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 habitat 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 proposed project areas are the most developed and heavily trafficked, 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 campground 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 accessible 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 existing improvements (parking lot, campgrounds, restrooms, and a portion of a trail), it is unlikely that any of the proposed development 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 code section has been included as its own condition of approval.

A Biological Scoping Survey for the ADA Trail Improvement Project Van Damme State Park was conducted by Roy W. Martin from the California Department of Parks and Recreation on August 8, 2016. As previously discussed, the site has Pygmy vegetation in the eastern portion of the Park on parcels 121-360-02 and -15. Based on review of the California Natural Diversity Database, while more than sixty (60+) special-status plant species are known to occur within the Park, there are fourteen (14) special-status plant species known to occur within or adjacent to the project site. Additionally, twenty-six (26) special-status animal species are known to occur within or adjacent to the project site. The recommendations of the survey have been included as conditions to this project.

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. The inclusion of the recommended conditions for the project help to ensure the project is consistent with MCC regulations for the protection of ESHAs.

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 10, 2019, where the survey was accepted with several recommended conditions and the discovery clause. The project also 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.

Groundwater Resources: The proposed project is located within mapped marginal and sufficient water resources areas. The subject parcel currently utilizes an on-site well, which would continue to be utilized under the proposed project. Since no new parcels or building sites are proposed, additional water studies are not required per MCC Section 20.516.015(B). Staff finds the development would not adversely affect groundwater resources. The Mendocino County Department of Environmental Health had no comment.

Grading, Erosion, and Run-Off: As the proposed project would occur in the footprint of existing improvements, minimal grading and site preparation would be required under the project. The terrain in which the project components are proposed varies from relatively flat in the day use parking and campsite areas to moderately steep slopes (in ADA terms) along the nature trail. The grading portion of the project entails the reducing of a trail slope on a historic landslide. As noted by the applicants, a landslide occurred in the 1990s and the existing trail was covered by the debris and a new trail established over the slide. The minimal grading (30 cubic yards) will remove some landslide debris and allow the slope of the trail to be consistent with ADA requirements. Staff finds the project would not result in significant erosion or run-off impacts. The State Park best management practices have been included as a project condition.

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) and California Department of Transportation (CalTrans) for review and comment. There was no response from the former, and the latter simply requested obtaining of appropriate encroachment permits if work is to be conducted in the SR 1 CalTrans right-of-way. As conditioned, Staff finds the project would not impact transportation or circulation and would be provided with adequate access.

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 California Code of Regulations Section 15300.4.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapters 20.532 and 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed development 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 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 (OS) 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 and existing campground, its associated facilities, and improving the existing trail parking area to comply with ADA requirements, is categorically exempt pursuant to Sections 15301, 15302, 15303, and 15304; 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 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 area of proposed development is not located between the first public road and the sea and is designated as a potential public access point. The proposed project would help improve

coastal access by providing ADA compliant paths, campgrounds, and facilities.

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 (including campsites, restrooms, and the Fern Canyon Trail), the impact to undeveloped land and ESHAs is minimal. The project also is consistent with MCC Section 20.496.050(B) regarding mitigating conditions for development within resource areas.

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 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 demolition 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. 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".

9. The applicant will obtain all necessary permits and approvals from the Mendocino County Air Quality Management District prior to any activities granted by this permit.
10. The applicant shall adhere to all Mendocino Air Quality Management District regulations including Rule 492 and Rule 1-430.
11. The applicant shall submit a Fire Safe Application to CalFire for the bathroom structures. Construction of the bathrooms shall not commence until said Fire Safe Application is approved by CalFire.
12. The applicant shall consult with and obtain any necessary permits from the California Department of Fish and Wildlife for any streambank stabilization activities.
13. 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.
14. 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. The plan shall also be submitted to the California Department of Fish and Wildlife for review and approval.
15. An archaeologist shall be present for any ground disturbance greater than one (1) cubic foot of earth.
16. An archaeologist shall review the staging area before ground disturbance.
17. The applicant shall submit the required communications with tribes for the project survey to the Archaeological Commission.
18. 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.

5/15/20
DATE


SAM VANDEWATER
PLANNER II

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

ATTACHMENTS:

- | | |
|-----------------------------|--------------------------|
| A. Full Project Description | N. Ground Water Map |
| B. Location Map | O. Highly Scenic Map |
| C. Aerial Map | P. Soils Map |
| D. Topographical Map | Q. Slope Map |
| E. Site Plan | R. Timber Production Map |
| F. Zoning Display Map | S. Wetlands Map |
| G. General Plan Map | T. Airport Map |
| H. LCP Maps 16, 17, 18 | |
| I. Land Capabilities Map | |
| J. Adjacent Map | |
| K. Fire Hazards Map | |
| L. WUI Map | |
| M. Flood Map | |

Fern Canyon Trail and Pygmy forest Trail Parking Lot Accessibility Improvements

Project Description

This project involves ADA accessibility improvements to the existing Fern Canyon Trail and Pygmy Forest Trail Parking area located at Van Damme State Park.

The Fern Canyon Trail is currently close to meeting ADA trail accessibility guidelines with the exception of a few locations. This project will focus on addressing these locations which do not meet accessibility guidelines. In addition, this project will address locations along the intended accessible trail portion of the trail which are currently susceptible to erosion caused by surface flows and stream bank instability. The goal of this project is to provide a sustainable trail which meets ADA guidelines while improving the surrounding natural resources.

The existing Pygmy Forest Trail Currently meets ADA trail accessibility guidelines. However the existing trailhead parking area requires an ADA accessible restroom and route from ADA parking to the restroom as well as an ADA accessible route and approach to existing trailhead signage. This project proposes the necessary improvements to make this happen.

Accessibility improvements are designed to bring the trail route and route access points in compliance with California State Parks accessibility guidelines and associated legal mandates. Project implementation will meet accessibility requirements and guidelines as stated in "California State Parks Accessibility Guidelines" and the federal access board's outdoor recreation guidelines, and will assist in meeting the legal accessibility requirements as stated in the (*Tucker v. California Department of Parks and Recreation*) consent decree. As a designated Level 2 park for accessibility, it is the Department of Parks and Recreations (DPR) responsibility to address providing at least 1.5 miles of accessible trail within the park unit. Once implemented this project would create approximately 1.5 miles of accessible trail with the park.

The following is a summary of the work proposed under this project:

- **Fern Canyon Trail:**
 - Provide ADA Accessible trail signage at trailhead and end of accessible trail
 - Restripe existing trail parking to provide one ADA Accessible van space to include accessible parking signs. Relocate existing park signs as necessary to accommodate ADA parking.
 - Replace up to four exiting interpretive panels with ADA compliant interpretive panels.

- A landslide event in the late 1990's covered an approximately 100 section of the existing trail. Since that time the trail has been diverted over the slide and has caused the linear grade of the trail to become very steep in this location. This project proposed to excavate the top portion of the slide material to reduce the trails linear grade to ADA accessible standards. A Soldier Pile retaining wall would then be used to hold back slide debris from encroaching on the excavated portion of the slide.
 - Reconstruct bridge approaches in approximately three locations to provide accessible linear grades onto the bridges.
 - Remove existing asphalt and place compacted road base to correct cross slopes exceeding accessible guidelines and to improve trail drainage. This would occur in approximately three locations along the trail.
 - Install approximately two benches along the ADA accessible portion of the trail.
 - Implement biotechnical stream stabilization methods at approximately three locations along the creek. Currently stream bank instability is threatening to erode the trail at these locations.
 - Import, install and compact road base along approximately three sections of trail necessary to improve drainage in these low and wet locations.
- **Pygmy Forest Parking Lot:**
 - Install single vault toilet in location where chemical toilet was formerly located.
 - Relocate interpretive kiosk near trailhead to be closer to asphalt parking area.
 - Remove existing asphalt striping and restripe parking to provide accessible routes to the trailhead and new single vault restroom. Overall number of parking spaces to remain the same.

Anticipated equipment to be used in trail construction:

Hand tools to include:

- Shovels
- Pulaski's
- McLeod's
- Picks
- Axes
- Hoes
- Drills
- Hammers
- Grip Hoist
- Rock Bars

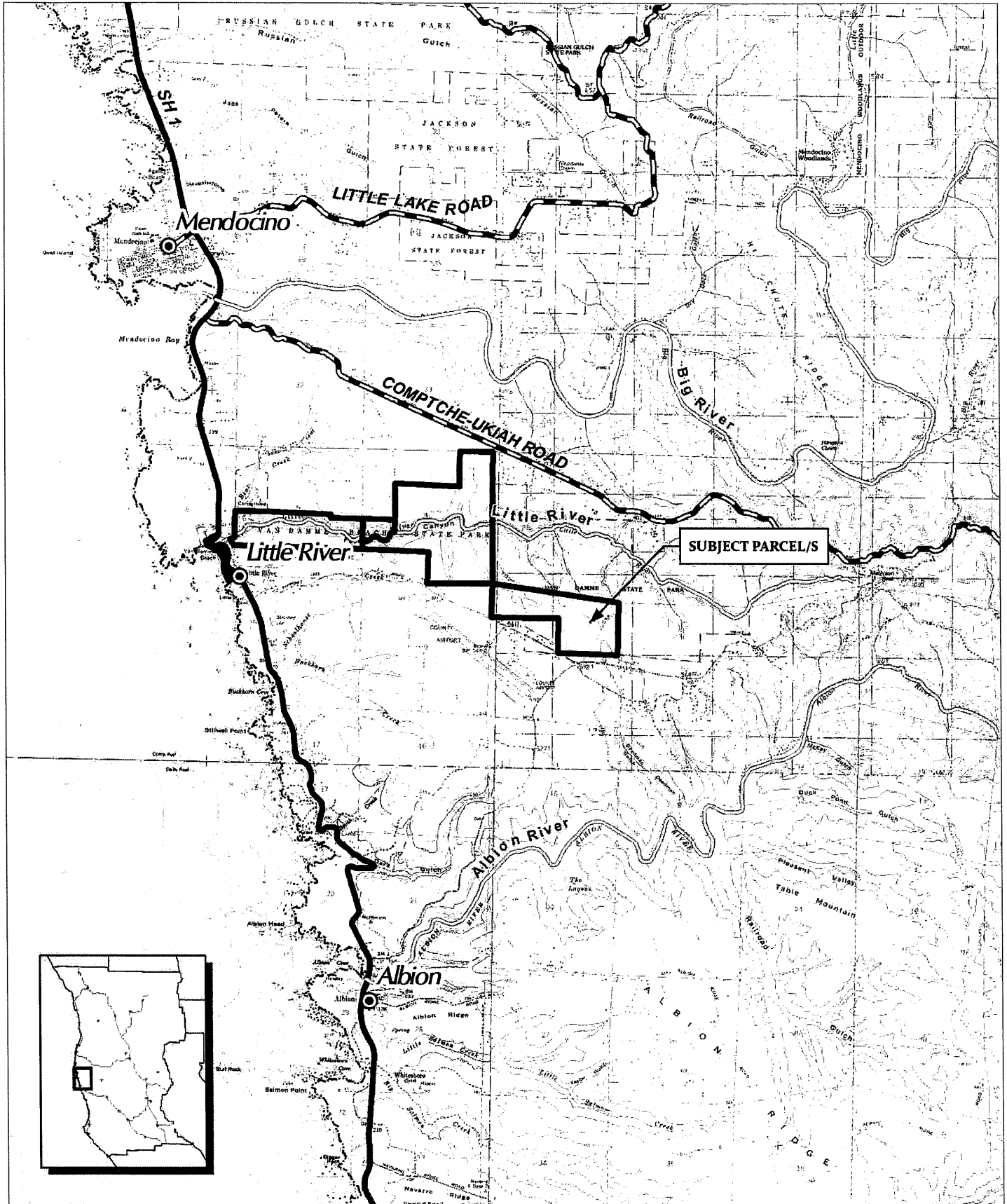
- Wheel Barrows

Mechanized equipment to include



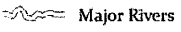
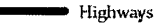
- Hand operated vibraplates
- Mechanized Wheel Barrows
- Small Dump Trucks
- Excavators

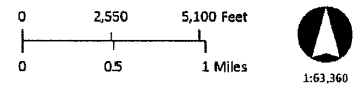
General Conditions:

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



CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR

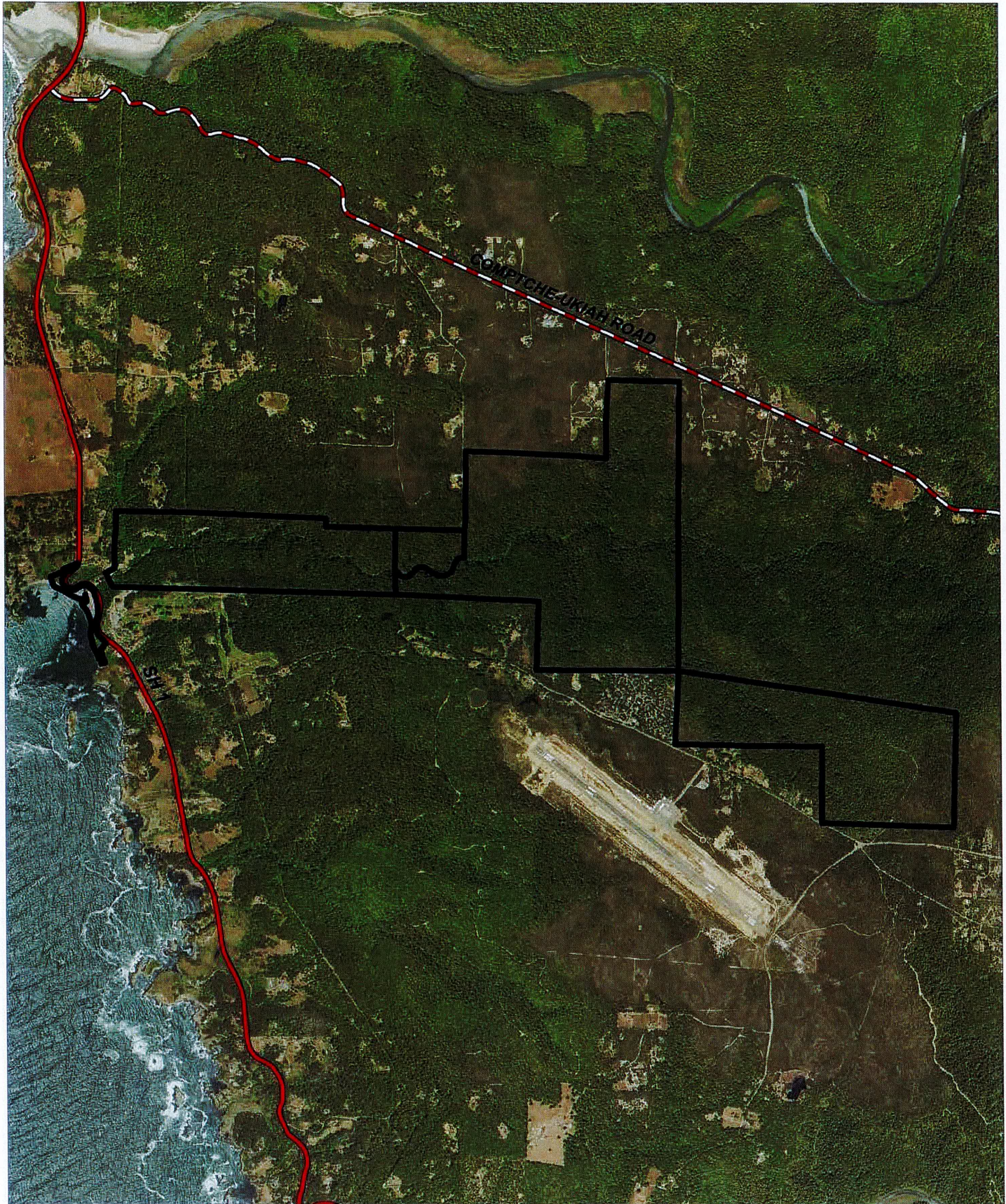
-  Major Towns & Places
-  Major Roads
-  Major Rivers
-  Highways





LOCATION MAP

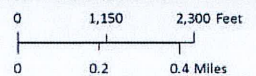
ATTACHMENT B

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

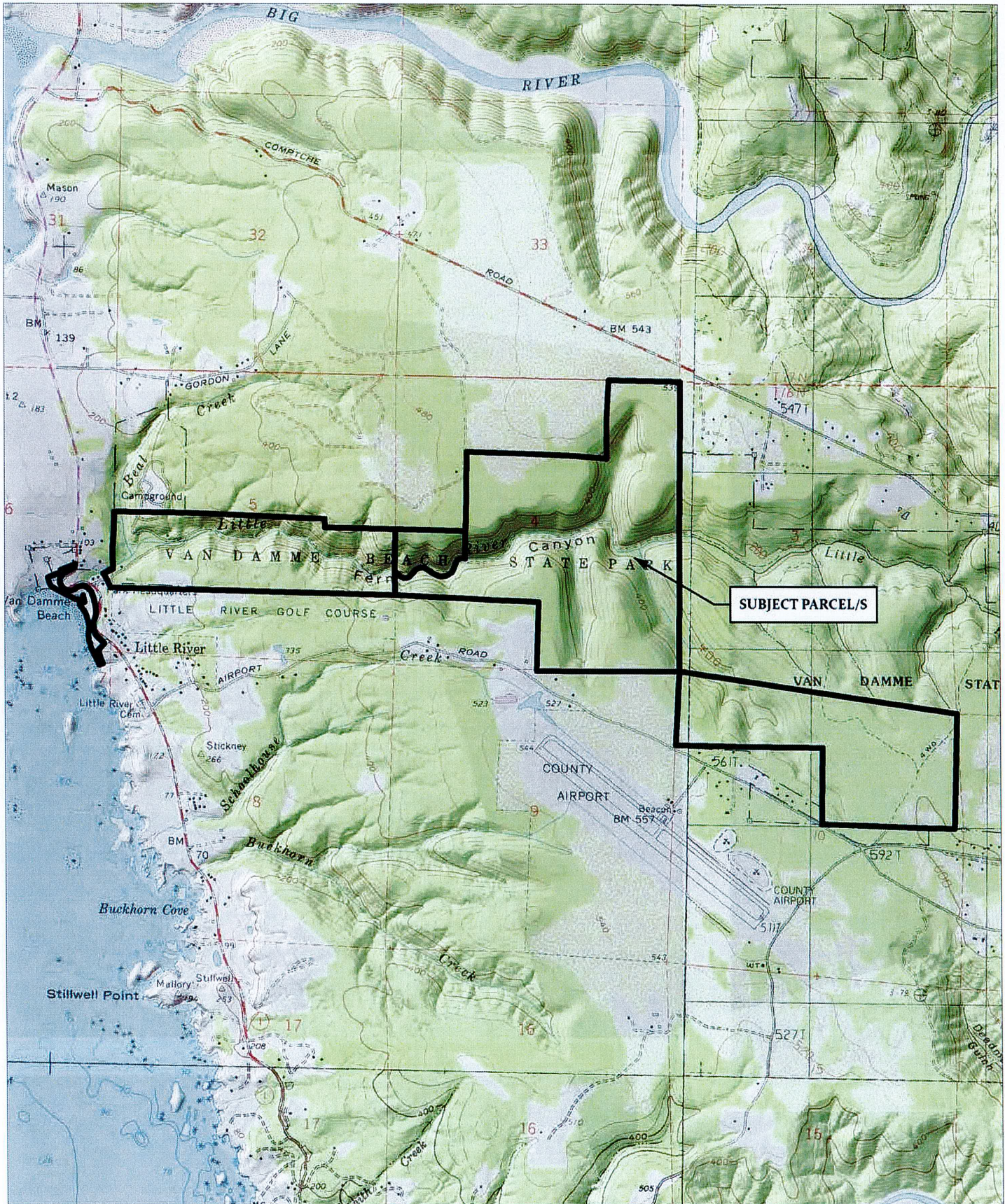


CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR

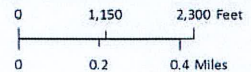
-  Highways
-  Major Roads



2014 NAIP IMAGERY
 ATTACHMENT C



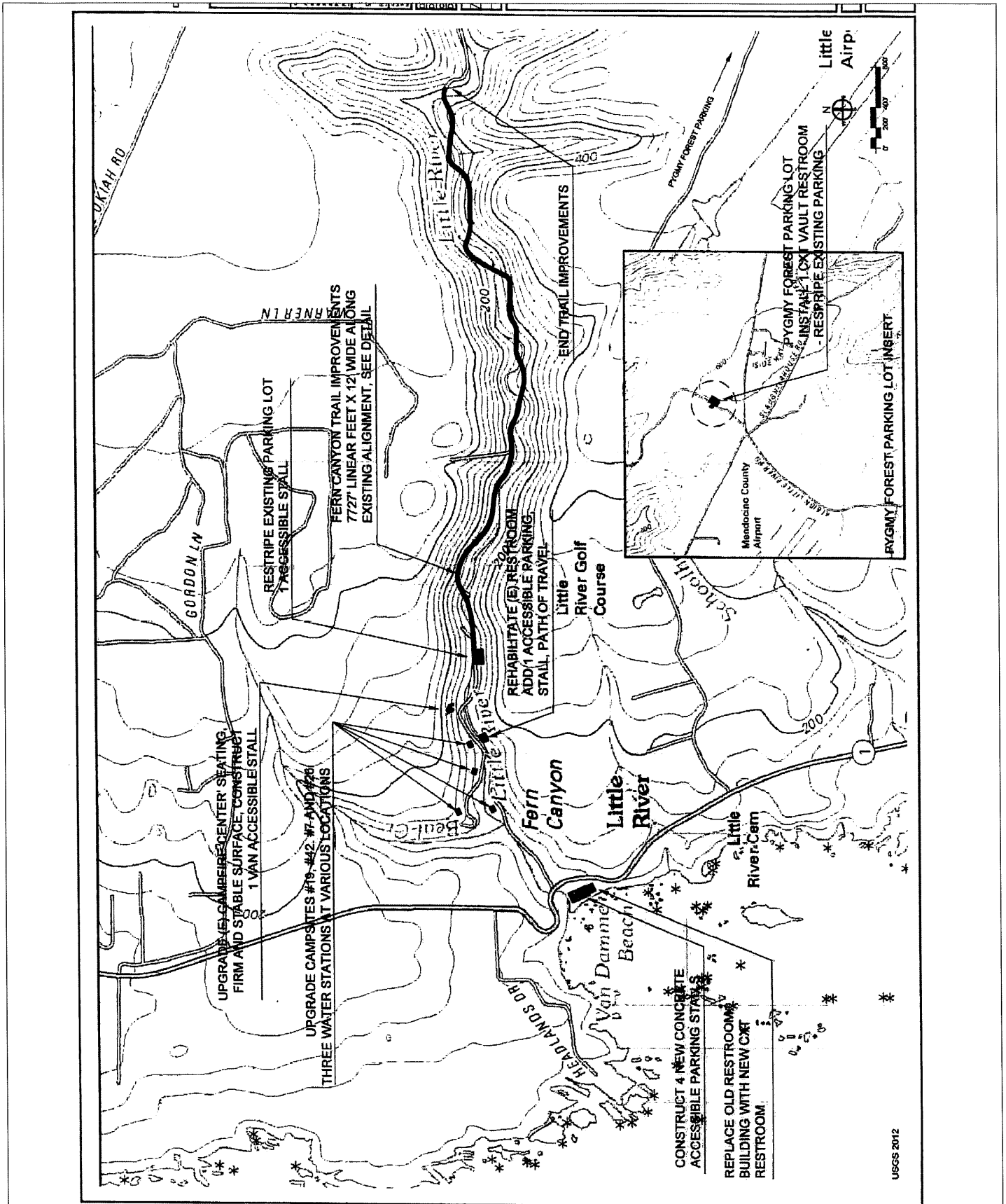
CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR



1:28,800

TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

Map produced by the Mendocino County Planning & Building Services, February, 2016
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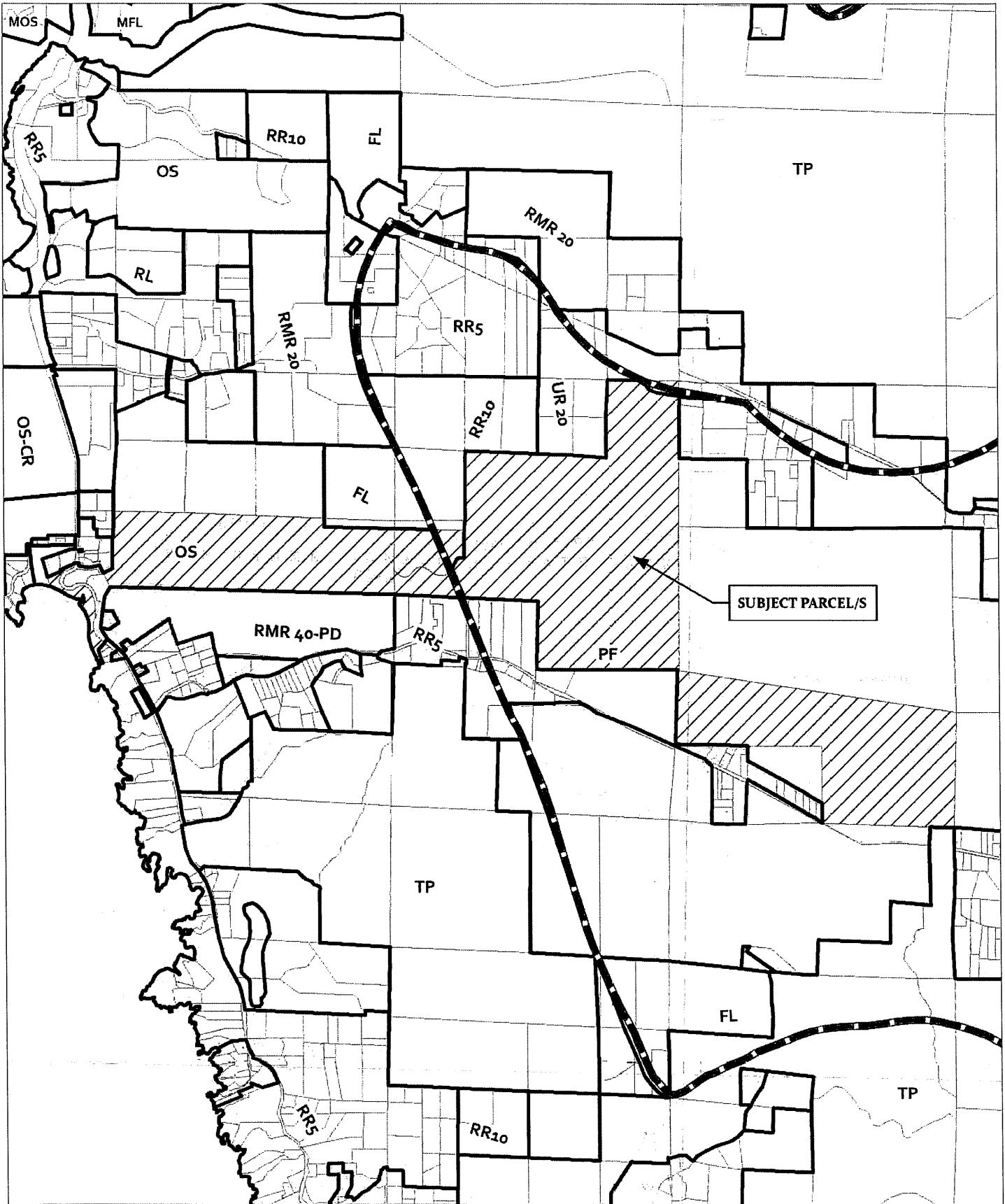
CASE: CDP 2016-0004
 OWNER: California State Parks
 APN: 121-090-01, et. al.
 APLCT: Brian Dewey
 ADDRESS: 8001 N. Hwy. 1, LR

NO SCALE



SITE PLAN

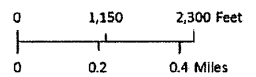
Map produced by the Mendocino County Planning & Building Services, February, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

ATTACHMENT E



CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR

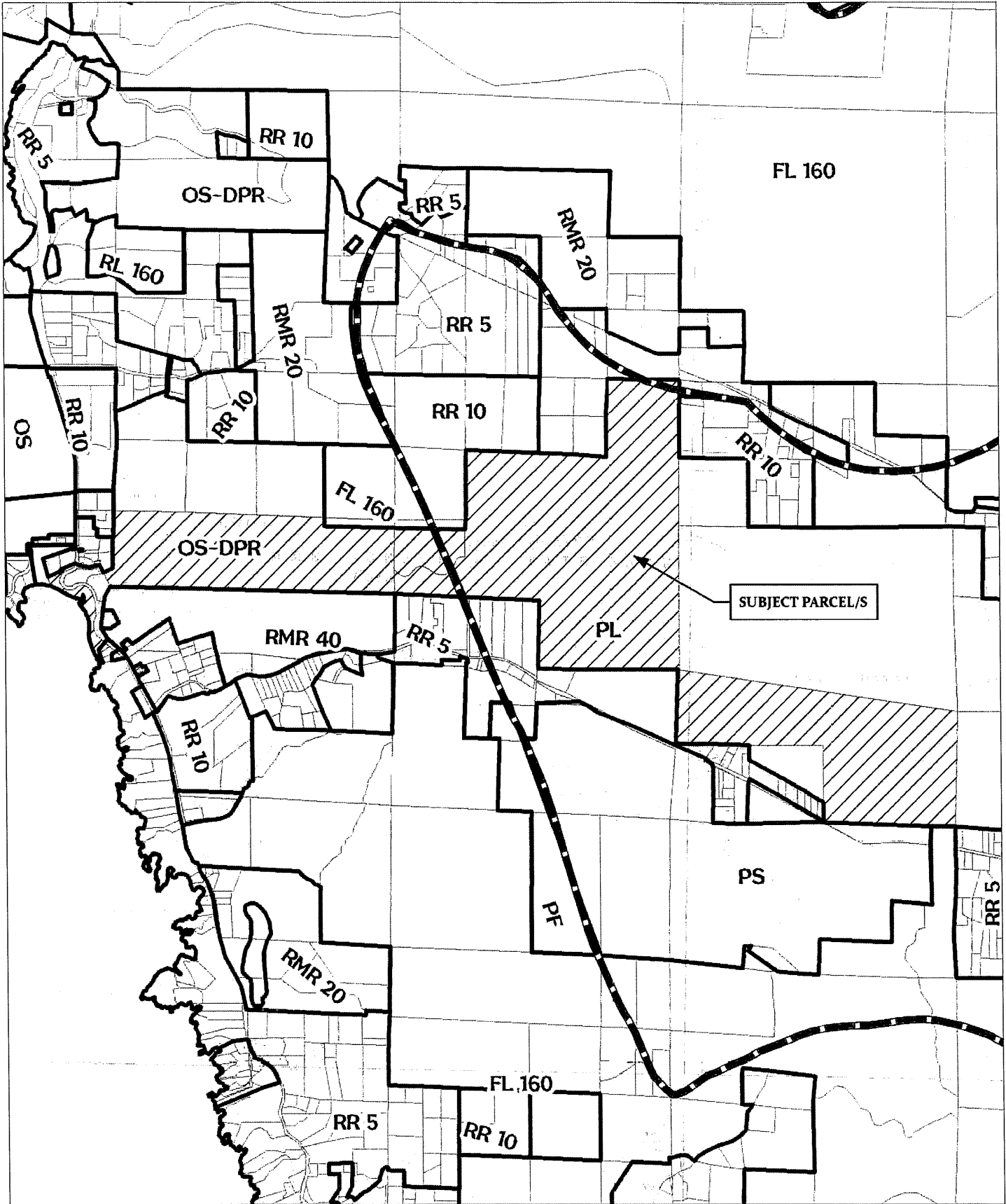
-  Coastal Zone Boundary
-  Zoning Master





ZONING DISPLAY MAP

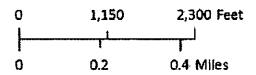
ATTACHMENT F

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



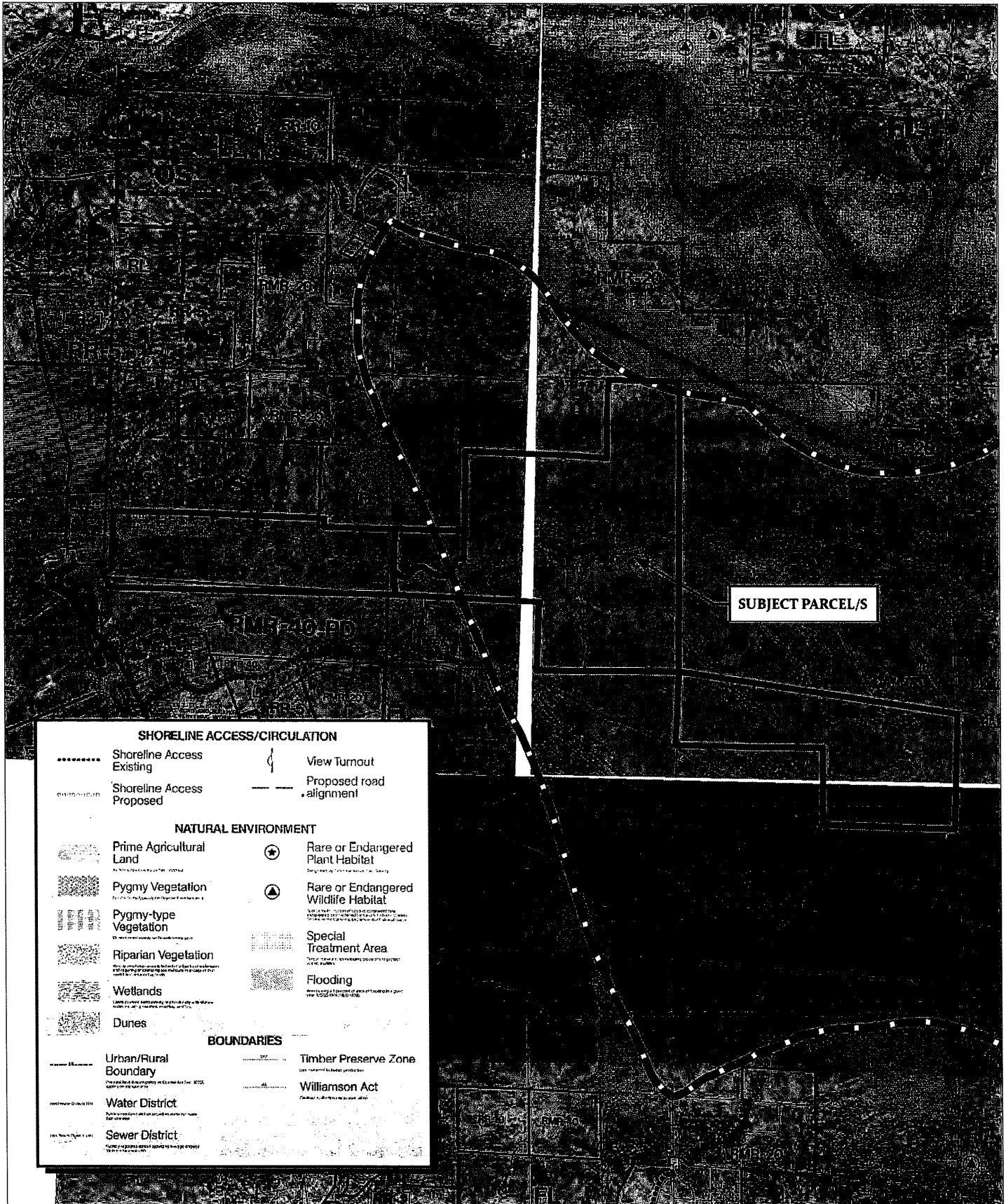
CASE: CDP 2016-0004
 OWNER: California State Parks
 APN: 121-090-01, et. al.
 APLCT: Brian Dewey
 ADDRESS: 8001 N. Hwy. 1, LR

 Coastal Zone Boundary
 General Plan Master



GENERAL PLAN CLASSIFICATIONS

ATTACHMENT G



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

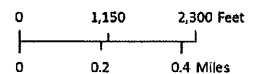
BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

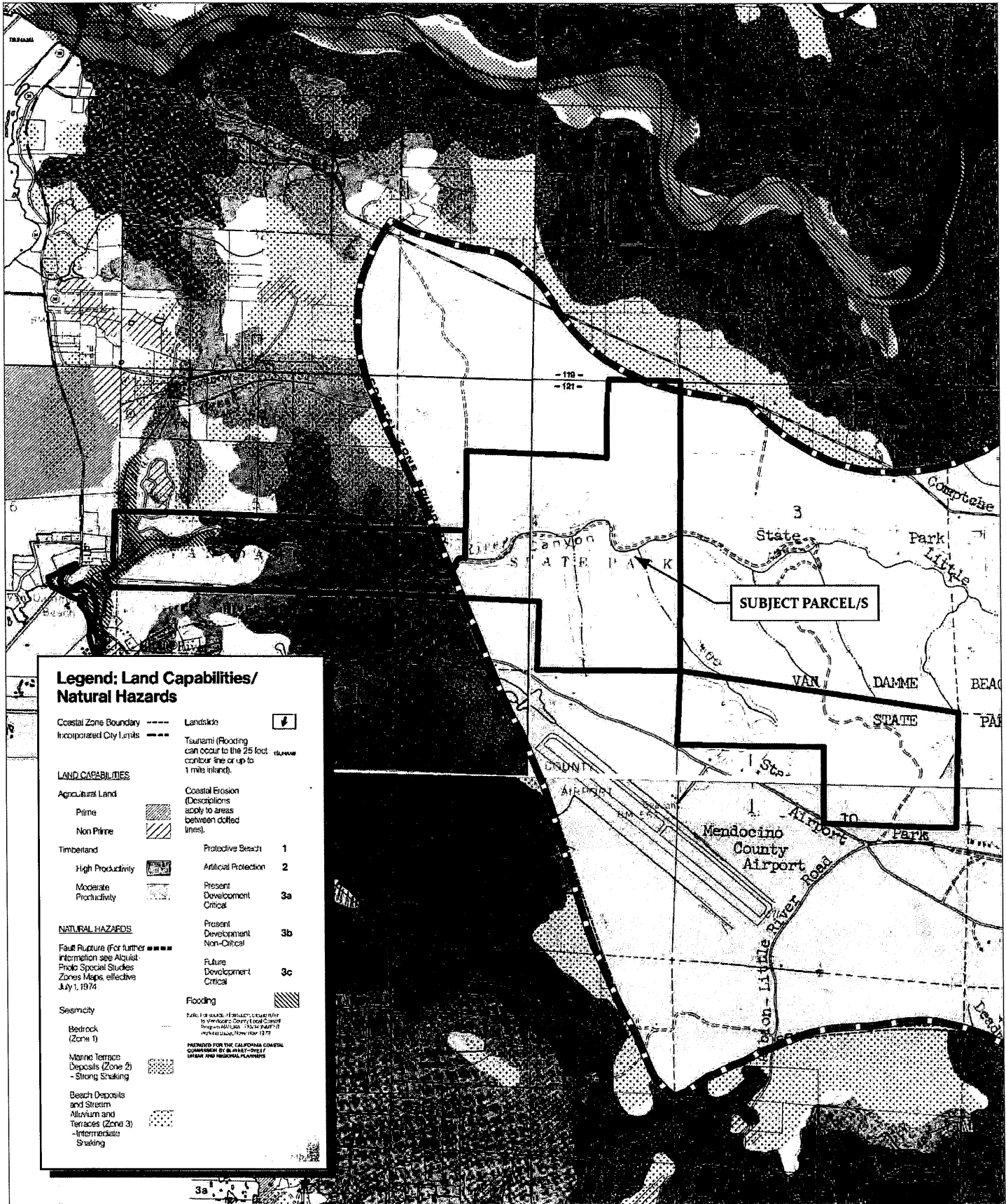
SUBJECT PARCEL/S

CASE: CDP 2016-0004
 OWNER: California State Parks
 APN: 121-090-01, et. al.
 APLCT: Brian Dewey
 ADDRESS: 8001 N. Hwy. 1, LR

Coastal Zone Boundary



LCP MAPS 16, 17 & 18



**Legend: Land Capabilities/
Natural Hazards**

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

LAND CAPABILITIES

Agricultural Land
 Prime [Symbol]
 Non-Prime [Symbol]
 Timberland [Symbol]
 High Productivity [Symbol]
 Moderate Productivity [Symbol]

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

NATURAL HAZARDS

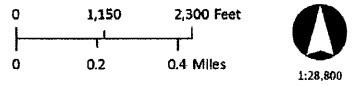
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974) [Symbol]
 Seismicity [Symbol]
 Bedrock (Zone 1) [Symbol]
 Marine Terrace Deposits (Zone 2) - Strong Shaking [Symbol]
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [Symbol]
 Flooding [Symbol]

FOR A COMPLETE LIST OF LAND CAPABILITY SYMBOLS, REFER TO THE MENDOCINO COUNTY LOCAL CONTROL REGULATIONS, TITLE 23, CHAPTER 11, ARTICLE 1, SECTION 11.01, AND THE MENDOCINO COUNTY LOCAL CONTROL REGULATIONS, TITLE 23, CHAPTER 11, ARTICLE 1, SECTION 11.02.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BILLY-OWEN ENGINEERING AND PLANNING

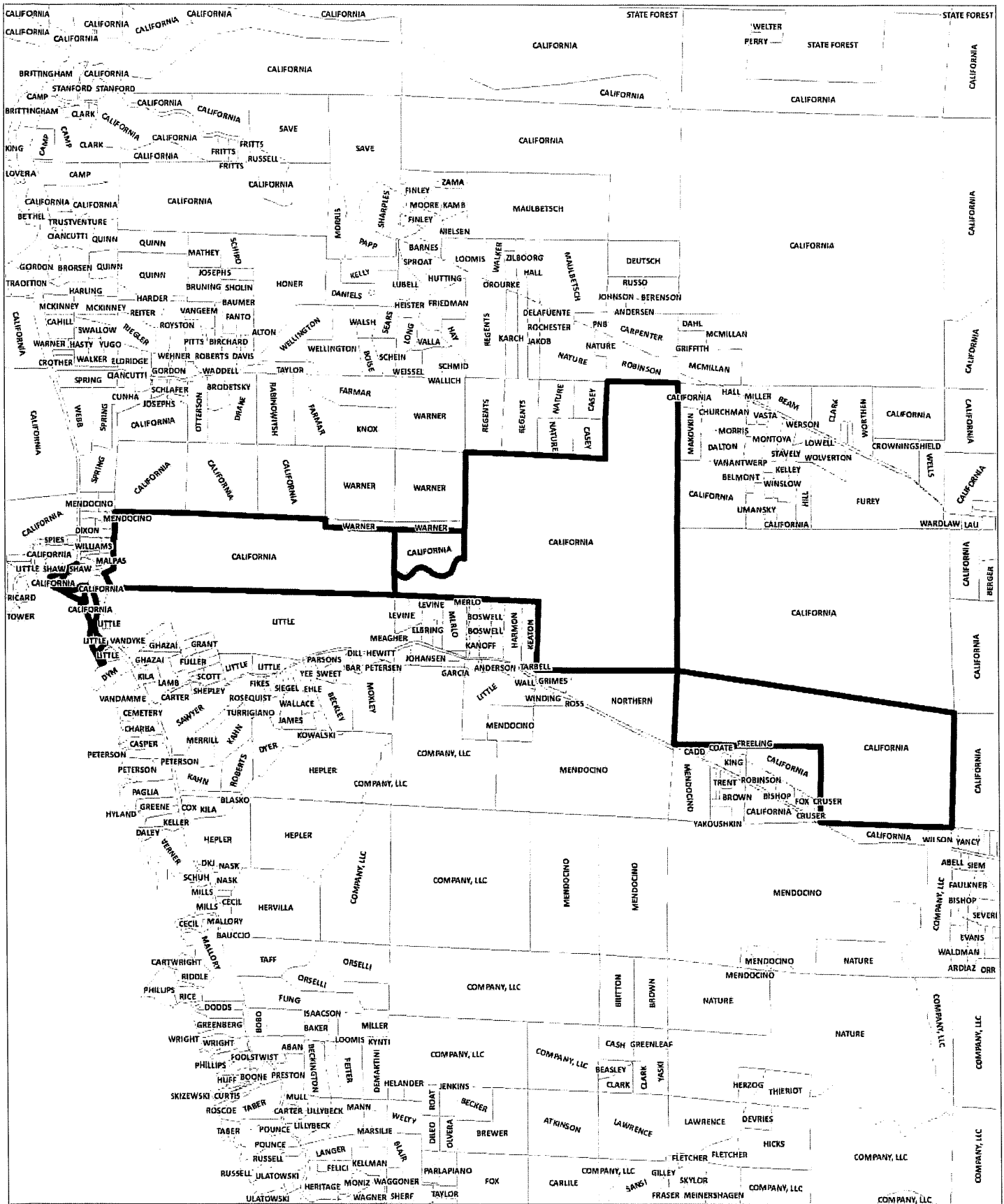
CASE: CDP 2016-0004
 OWNER: California State Parks
 APN: 121-090-01, et. al.
 APLCT: Brian Dewey
 ADDRESS: 8001 N. Hwy. 1, LR

[Symbol] Coastal Zone Boundary

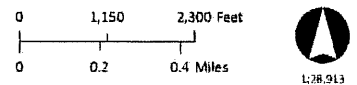


LAND CAPABILITIES
 ATTACHMENT I

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

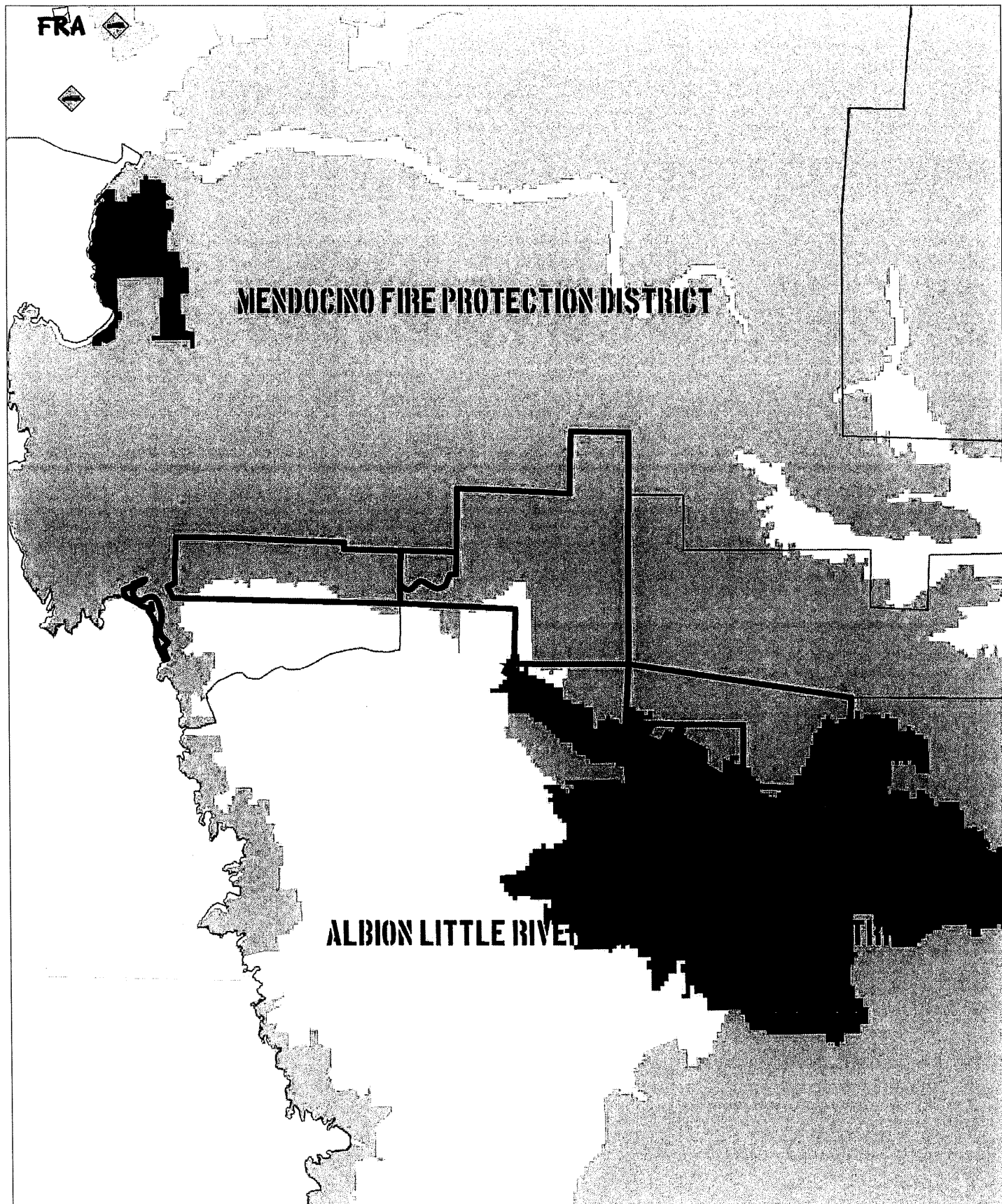


CASE: CDP 2016-0004
 OWNER: California State Parks
 APN: 121-090-01, et. al.
 APLCT: Brian Dewey
 ADDRESS: 8001 N. Hwy. 1, LR



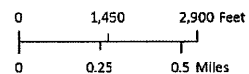
ADJACENT PARCELS

ATTACHMENT J



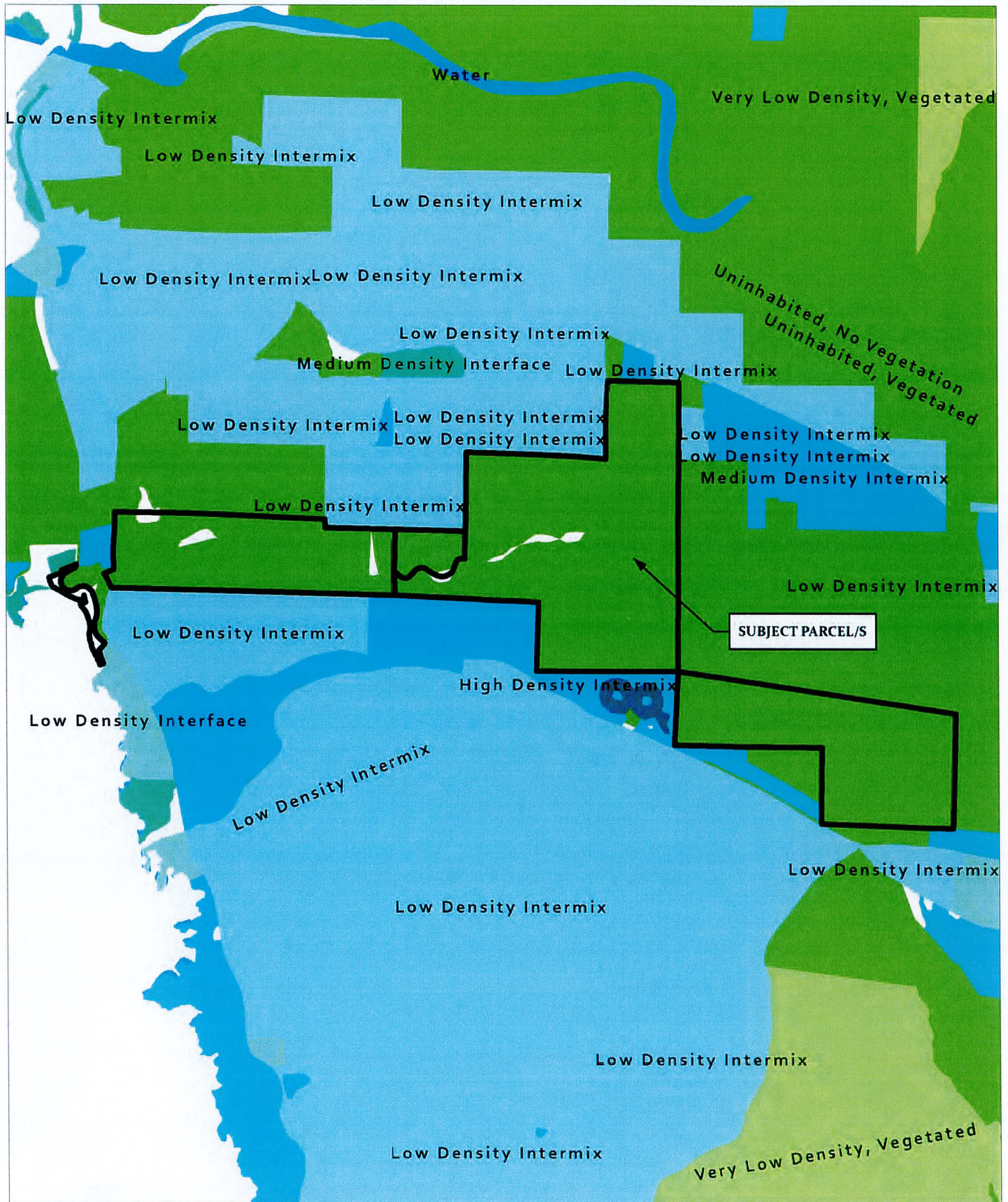
CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR

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

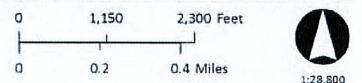
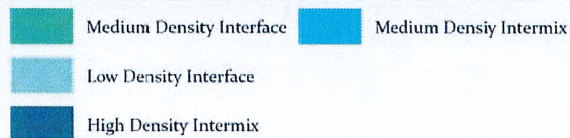


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

Map produced by the Mendocino County Planning & Building Services, February, 2016
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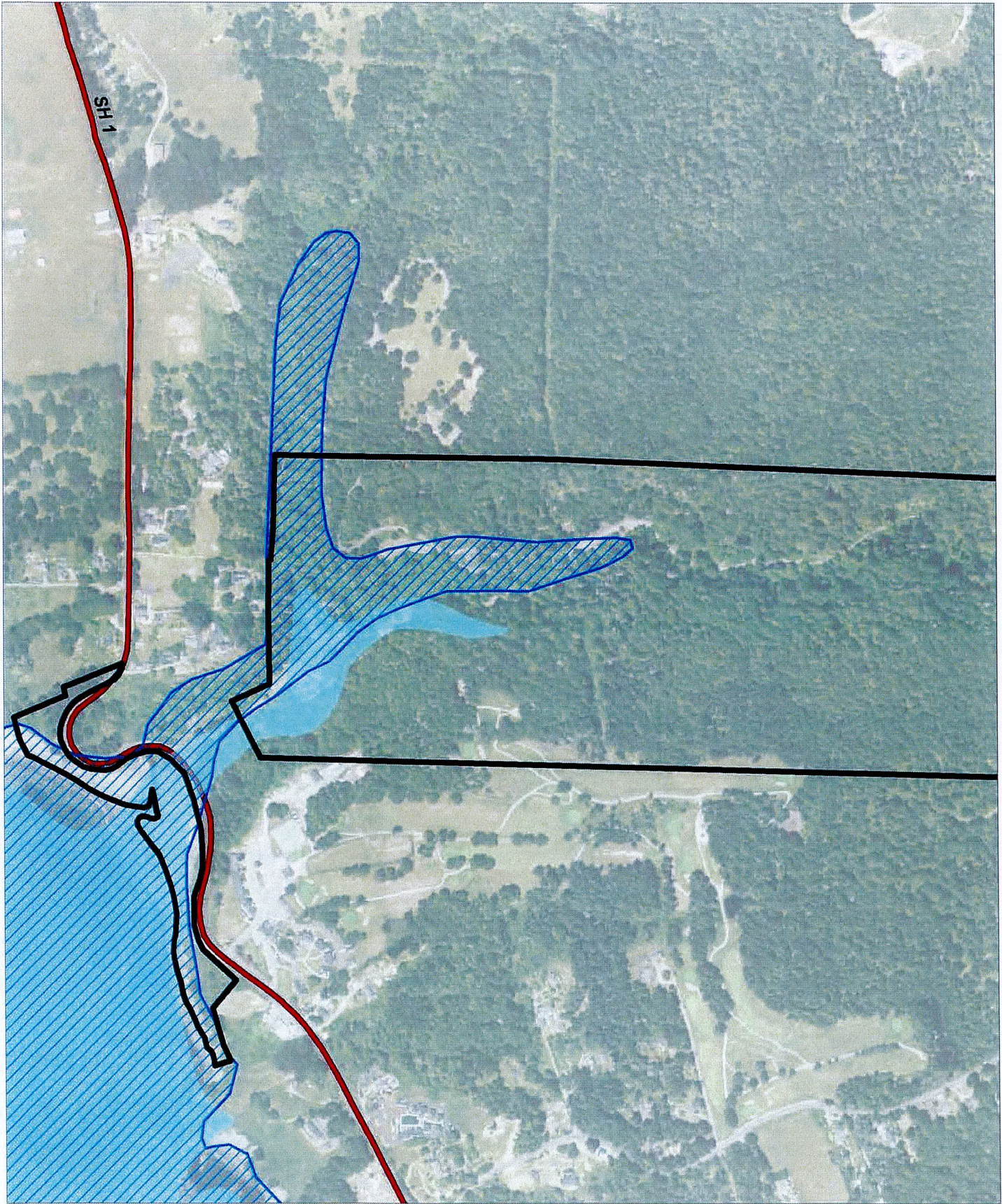
CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR






WILDLAND-URBAN INTERFACE

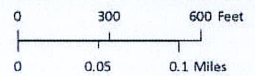
ATTACHMENT L

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

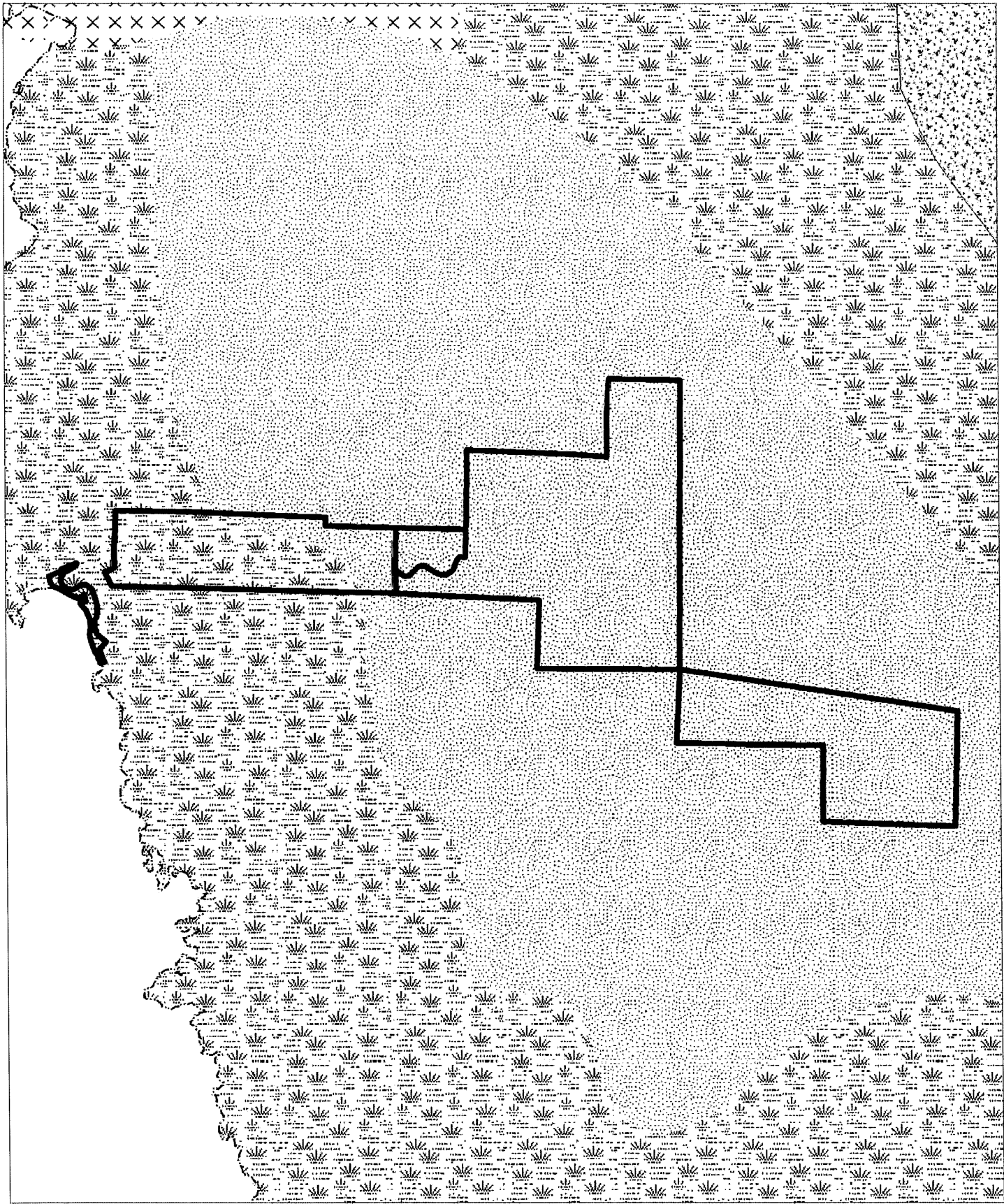


CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR


-  Flood Zone
-  Tsunami Inundation Zones
-  Highways





FEMA FLOOD ZONE
 NFIP MAPS, JUNE 2nd, 2011




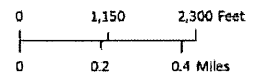
CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR

 Critical Water Areas

 Critical Water Resources Bedrock

 Sufficient Water Resources

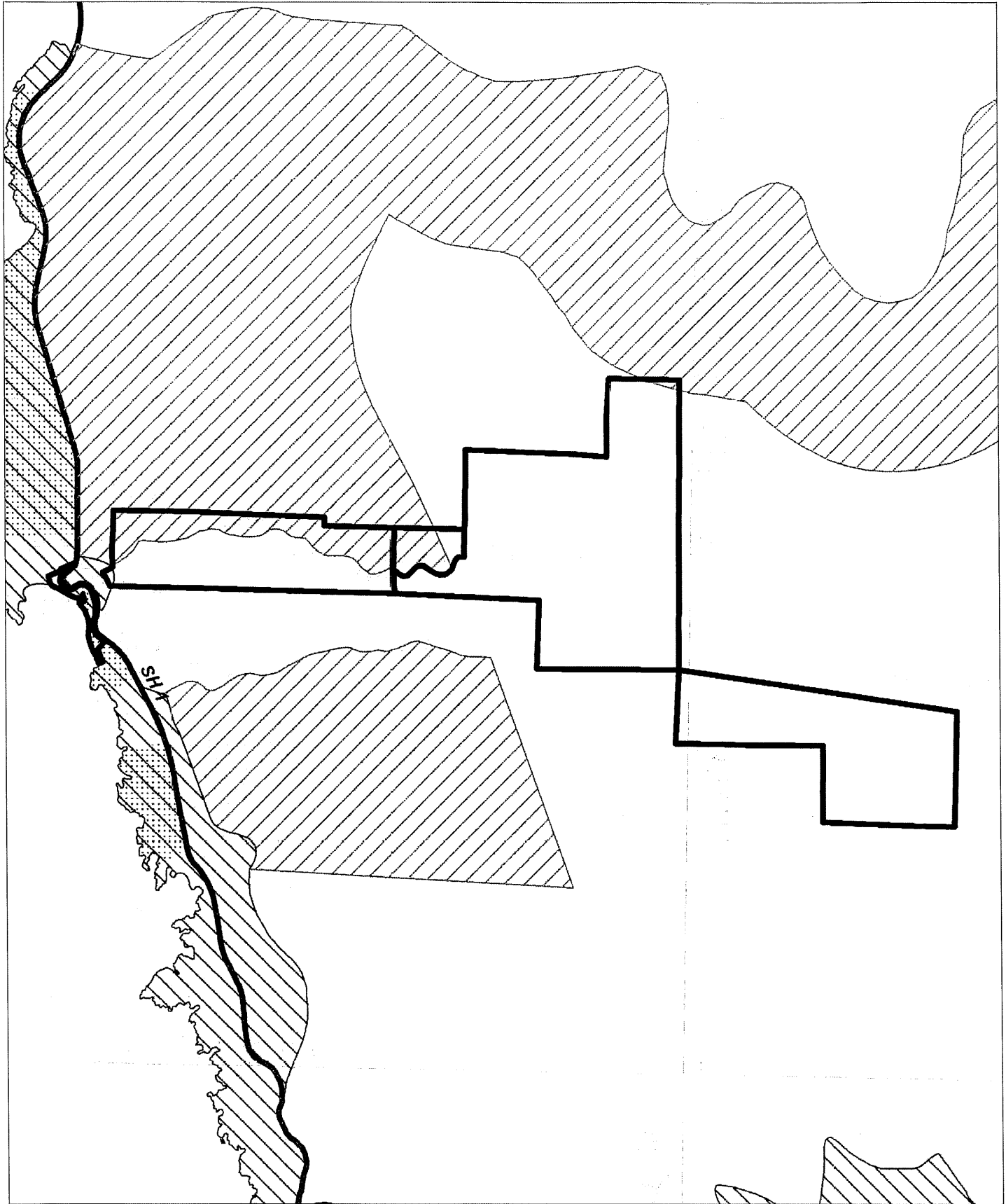
 Marginal Water Resources






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GROUND WATER RESOURCES

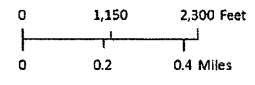
Map produced by the Mendocino County Planning & Building Services, February, 2016
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OWNER: California State Parks
APN: 121-090-01, et. al.
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ADDRESS: 8001 N. Hwy. 1, LR

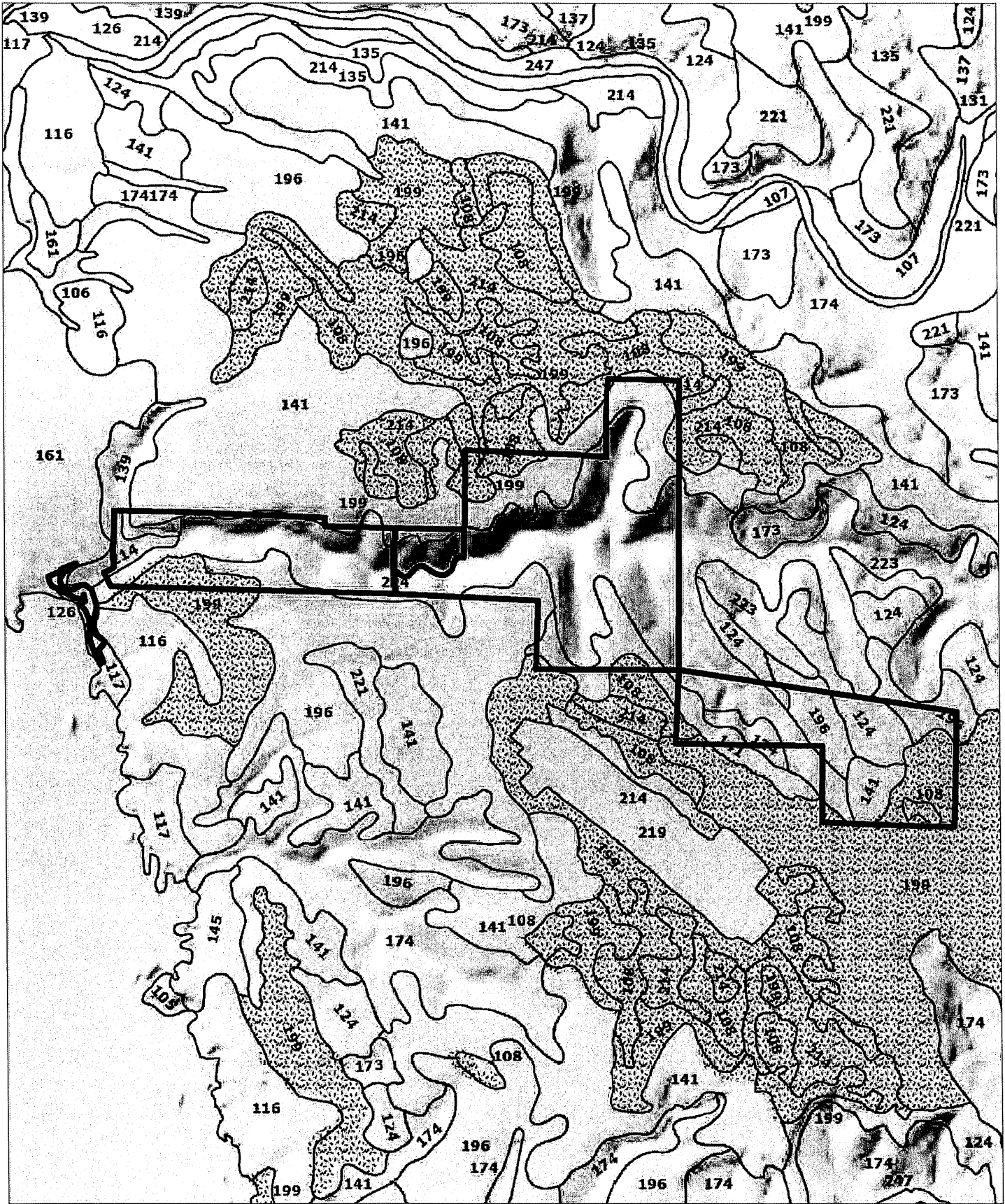
-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

 Highways






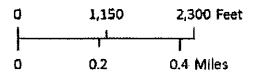
HIGHLY SCENIC & TREE REMOVAL AREAS

Map produced by the Mendocino County Planning & Building Services, February, 2016
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CASE: CDP 2016-0004
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APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR

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



1:28,800

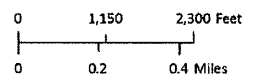
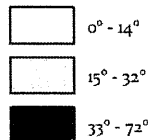
LOCAL SOILS

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



SUBJECT PARCEL/S

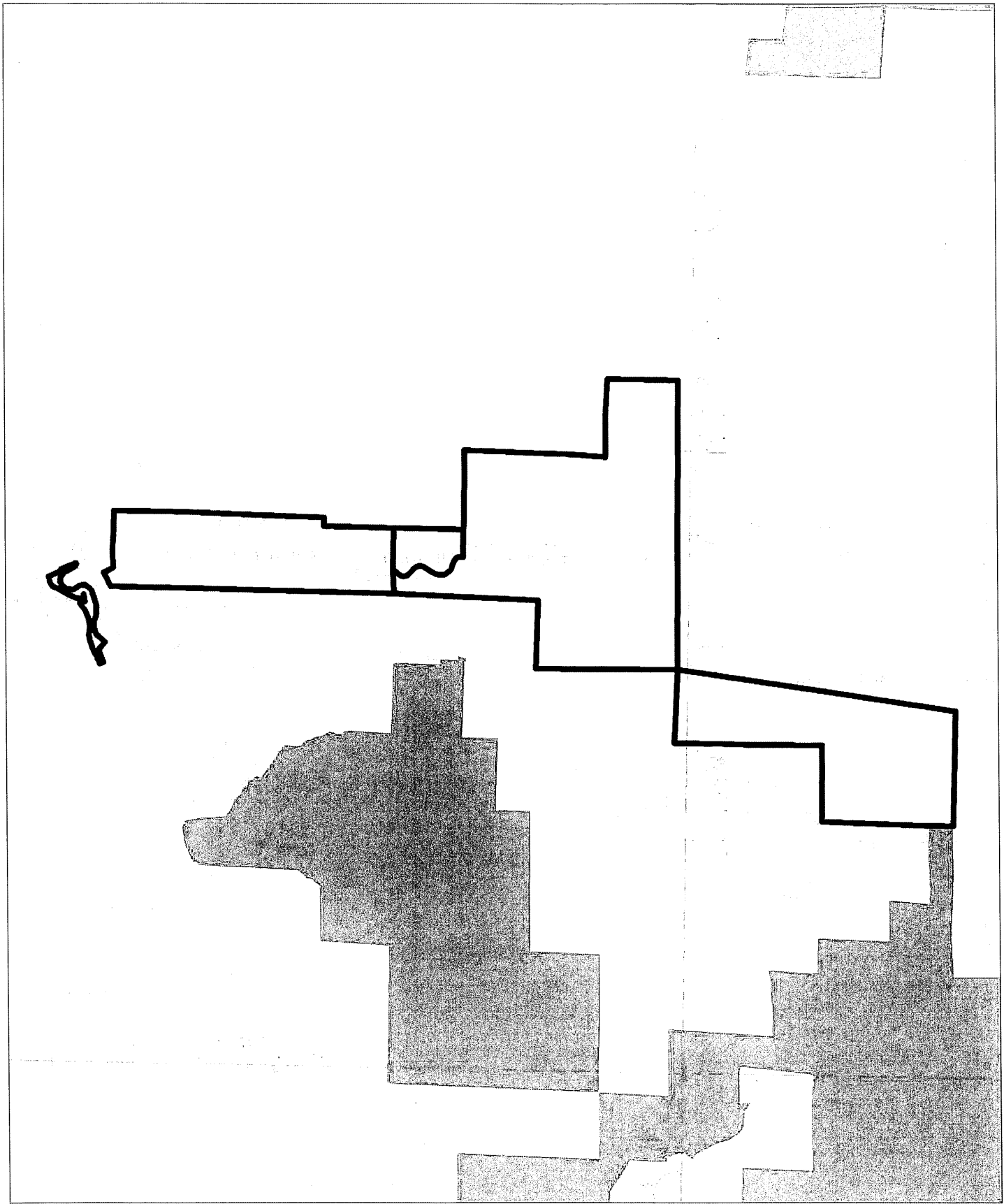
CASE: CDP 2016-0004
 OWNER: California State Parks
 APN: 121-090-01, et. al.
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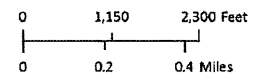
ESTIMATED SLOPE
 ATTACHMENT Q

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



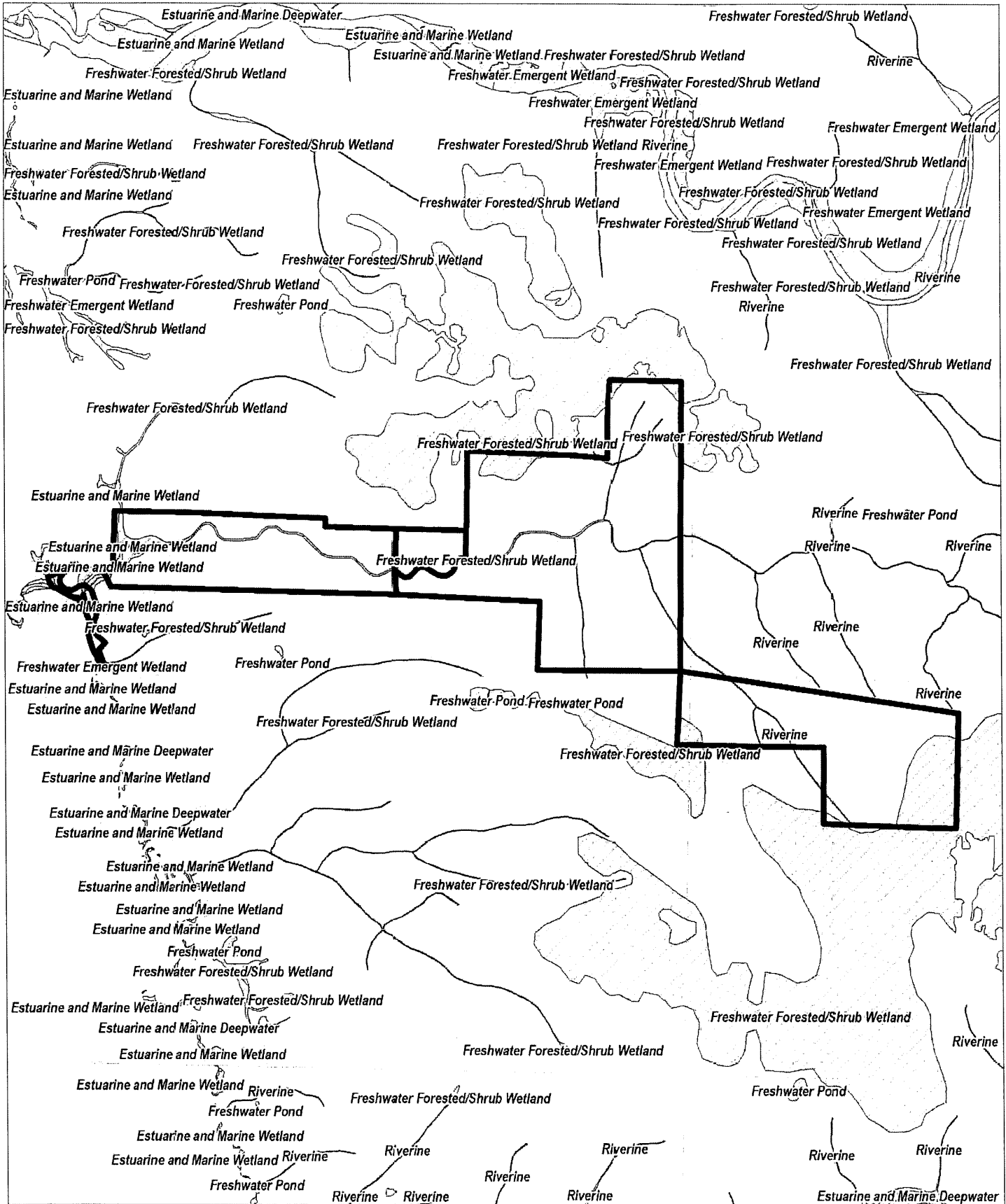
CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR

 TPZ 2015




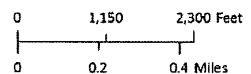
TIMBER PRODUCTION ZONES

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



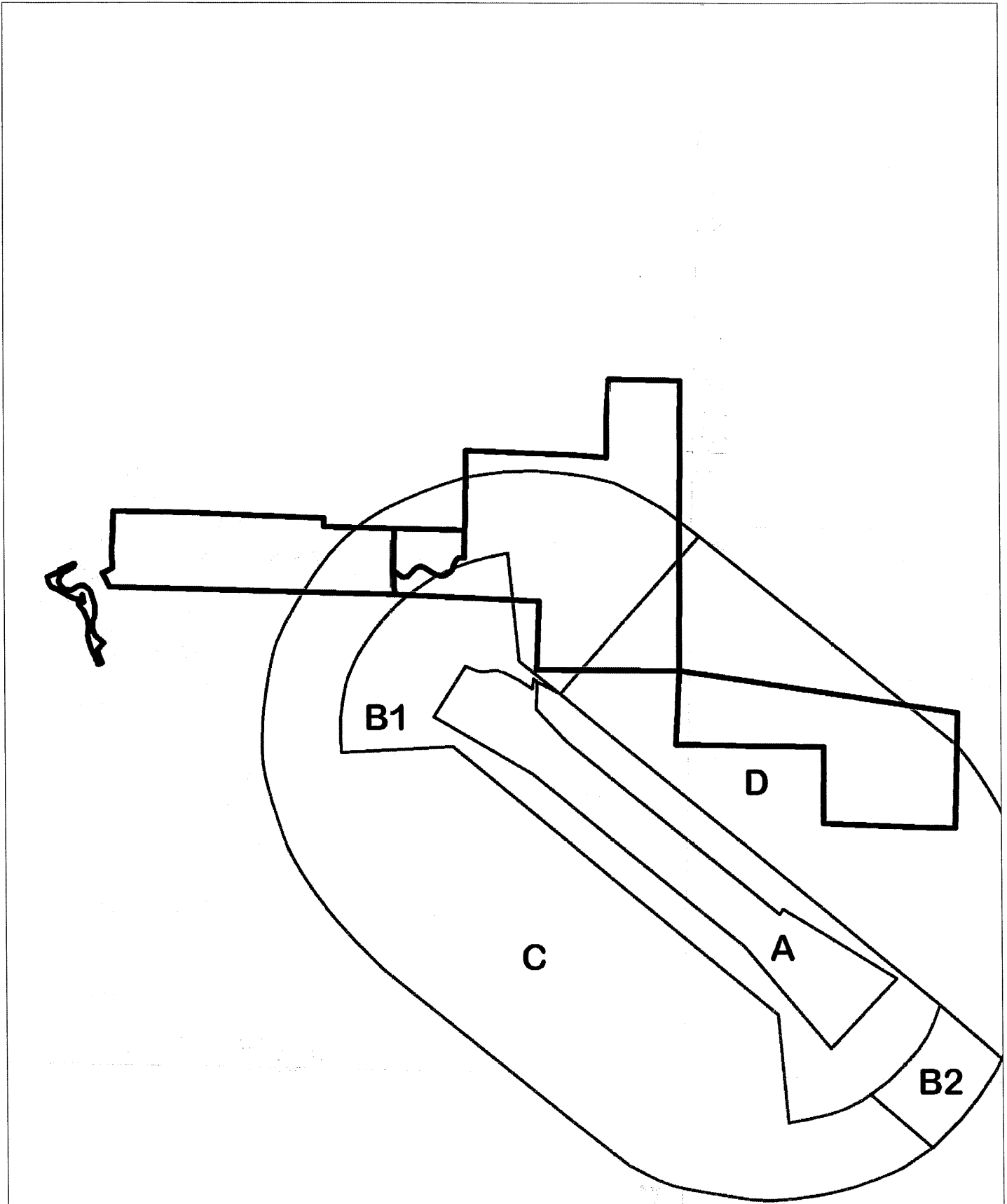
CASE: CDP 2016-0004
 OWNER: California State Parks
 APN: 121-090-01, et. al.
 APLCT: Brian Dewey
 ADDRESS: 8001 N. Hwy. 1, LR

 Wetlands

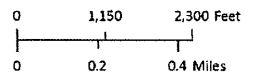


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CLASSIFIED WETLANDS



CASE: CDP 2016-0004
OWNER: California State Parks
APN: 121-090-01, et. al.
APLCT: Brian Dewey
ADDRESS: 8001 N. Hwy. 1, LR



AIRPORT ZONES

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