



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

August 19, 2021

Planning – FB
 Environmental Health - Ukiah
 Building Inspection - Fort Bragg
 Emergency Services
 Air Quality Management

Sonoma State University
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 State Clearinghouse
 Redwood Coast Fire District

CASE#: CDP_2021-0035

DATE FILED: 6/28/2021

OWNER: MENDOCINO COUNTY DEPT OF TRANSPORTATION

APPLICANT: HOWARD DASHIELL

REQUEST: Standard Coastal Development Permit to repair two (2) sections of Windy Hollow Road and associated embankment, including: replacement of pavement base, repair to embankment and scour holes, and removal of dead or displayed vegetation.

LOCATION: In Coastal Zone, the project is located within the MDOT right-of-way, 2.3± miles north of Point Arena town center, along 350 feet of the north and southbound lanes of Windy Hollow Road (CR 508), post mile 2.11; APNs 133-050-RW.

SUPERVISORIAL DISTRICT:

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: August 19, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

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APN/S: 133-050-RW

GENERAL PLAN: Right-of-Way

ZONING: Right-of-Way

EXISTING USES: Roadway

DISTRICT: 5 (Williams)

| | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------|---------------------------|----------------------|
| NORTH: | Agricultural AG60 | Agricultural AG:60 | 77± ACRES | Agricultural |
| EAST: | Rangeland RL160 | Rangeland RL:160 | 0.8±; 0.7± ACRES | Residential |
| SOUTH: | Agricultural AG60 | Agricultural AG:60 | 77± ACRES | Agricultural |
| WEST: | Agricultural AG60 | Agricultural AG:60 | 77± ACRES | Agricultural |

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Redwood Coast Fire District
- MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division Fort Bragg
- Resource Lands Protection Com.
- Sonoma State University
- Emergency Services
- STATE**
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club
- FEDERAL**
- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation
- TRIBAL**
- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 8/18/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Redwood Coast FPD / Calfire

4. FARMLAND CLASSIFICATION:

GIS

Grazing / Prime Farmland

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Zone A / Zone X

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western 132 & 209

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Forested/Shrub Wetland

12. EARTHQUAKE FAULT ZONE:

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NA

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Map 23: Manchester

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Flooding/Stream Alluvium

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Riparian Vegetation

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

No

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

Yes

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

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www.co.mendocino.ca.us/planning



| | |
|-----------------|-------|
| Case No(s) | _____ |
| CDF No(s) | _____ |
| Date Filed | _____ |
| Fee | _____ |
| Receipt No. | _____ |
| Received by | _____ |
| Office Use Only | |

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Howard Dashiell
Mailing Address 340 Lake Mendocino Drive
City Ukiah State CA Zip Code 95482 Phone 707-463-4366

PROPERTY OWNER

Name Mendocino County Department of Transportation
Mailing Address 340 Lake Mendocino Drive
City Ukiah State CA Zip Code 95482 Phone 707-463-4366

AGENT

Name Chris Collins
Mailing Address 340 Lake Mendocino Drive
City Ukiah State CA Zip Code 95482 Phone 707-234-2818

PARCEL SIZE

Square feet
 Acres

STREET ADDRESS OF PROJECT

Windy Hollow Road CR 508 MP 2.11

ASSESSOR'S PARCEL NUMBER(S)

County of Mendocino Right of Way

I certify that the information submitted with this application is true and accurate.

Chris Collins
Signature of Applicant/Agent

5/18/21
Date

[Signature]
Signature of Owner

5/18/21
Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

2. If the project is residential, please complete the following:

| TYPE OF UNIT | NUMBER OF STRUCTURES | SQUARE FEET PER DWELLING UNIT |
|--|----------------------|-------------------------------|
| <input type="checkbox"/> Single Family | _____ | _____ |
| <input type="checkbox"/> Mobile Home | _____ | _____ |
| <input type="checkbox"/> Duplex | _____ | _____ |
| <input type="checkbox"/> Multifamily | _____ | _____ |

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No
 If Yes, explain your plans for phasing.

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure _____ feet.

8. Lot area (within property lines): _____ square feet acres

9. Lot Coverage:

| | EXISTING | NEW PROPOSED | TOTAL |
|-------------------------------------|-------------------|-------------------|-------------------|
| Building coverage | _____ square feet | _____ square feet | _____ square feet |
| Paved area | _____ square feet | _____ square feet | _____ square feet |
| Landscaped area | _____ square feet | _____ square feet | _____ square feet |
| Unimproved area | _____ square feet | _____ square feet | _____ square feet |
| GRAND TOTAL: | | | _____ square feet |
| (Should equal gross area of parcel) | | | |

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

| | | | |
|------------------------------|----------------|----------------|-------------|
| Number of Spaces | Existing _____ | Proposed _____ | Total _____ |
| Number of covered spaces | _____ | Size _____ | |
| Number of uncovered spaces | _____ | Size _____ | |
| Number of standard spaces | _____ | Size _____ | |
| Number of handicapped spaces | _____ | Size _____ | |

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles
 On Site generation, Specify: _____
 None

B. Gas

- Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

The road elevation is flat. The approximate 350-foot long damaged road section will be resurfaced with Class 2 aggregate base (approx. 55 tons) and Hot Mix Asphalt (approx. 26 tons) to restore pre-existing road surface elevations and drainage patterns. Approximately 400 tons of rock slope protection (1/2 ton size) will be placed to repair the damaged embankment.

For grading and road construction, complete the following:



- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

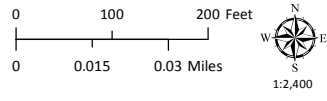
| | |
|-----|---|
| 17. | Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: |
| 18. | Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required. |
| 19. | Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.) |
| 20. | Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: |
| 21. | Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 22. | Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: |
| 23. | Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? <input type="checkbox"/> NO A. Diking <input type="checkbox"/> Yes <input type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input type="checkbox"/> No Amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site: _____ _____ Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No |

If you need additional room to answer any question, attach additional sheets.



CASE: CDP 2021-0035
OWNER: County of Mendocino
APN: N/A (RoW)
APLCT: Howard Dashiell
AGENT: Chris Collins
ADDRESS: Windy Hollow Road, Point Arena

-  Named Rivers
-  Public Roads



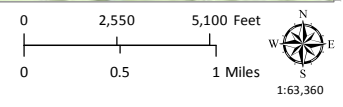
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 8/17/2021



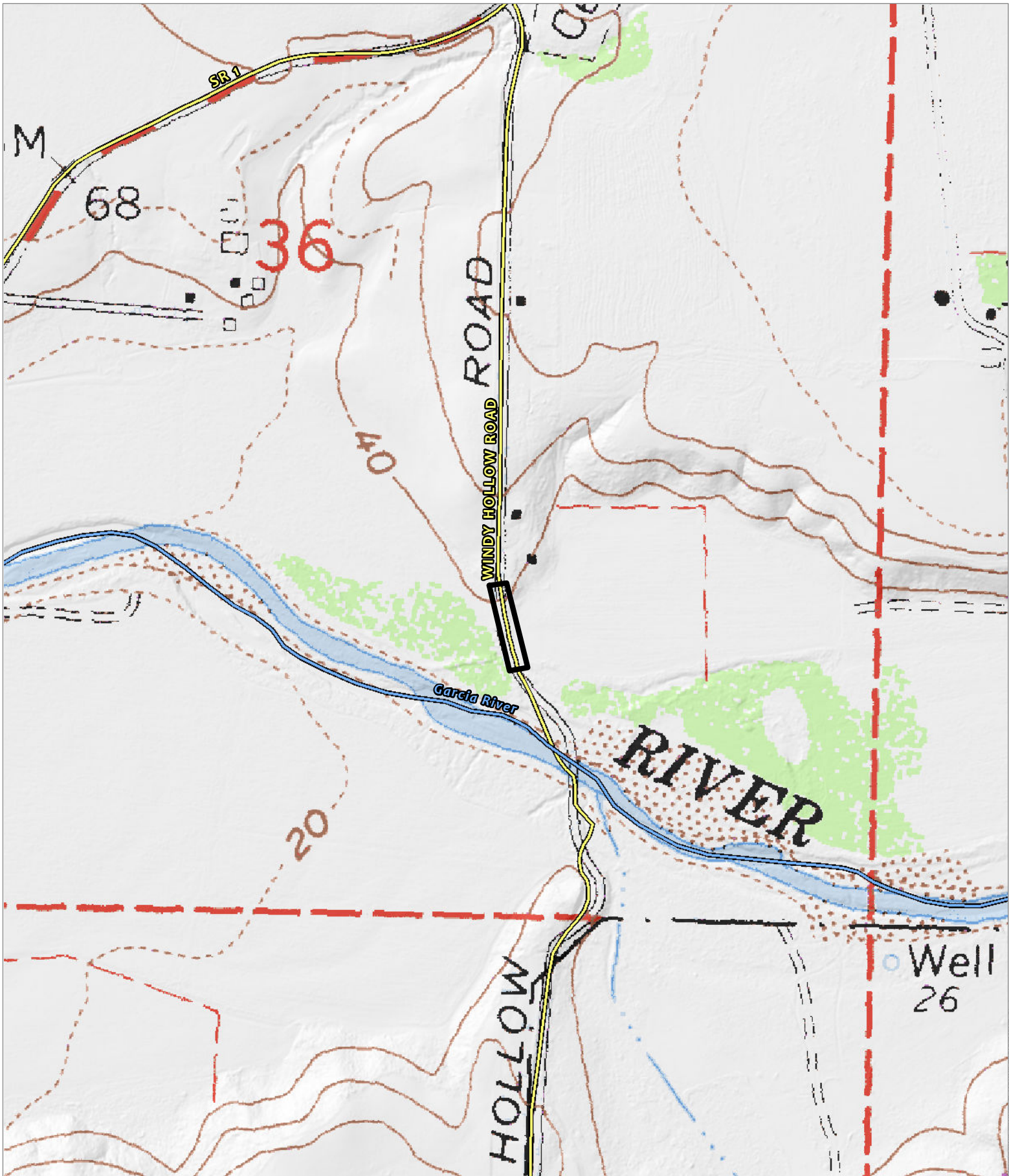
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- Major Towns & Places
- ▬ Major Roads
- ▬ City Limits
- ▬ Highways





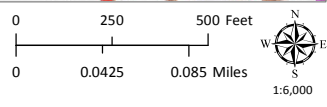
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 8/17/2021



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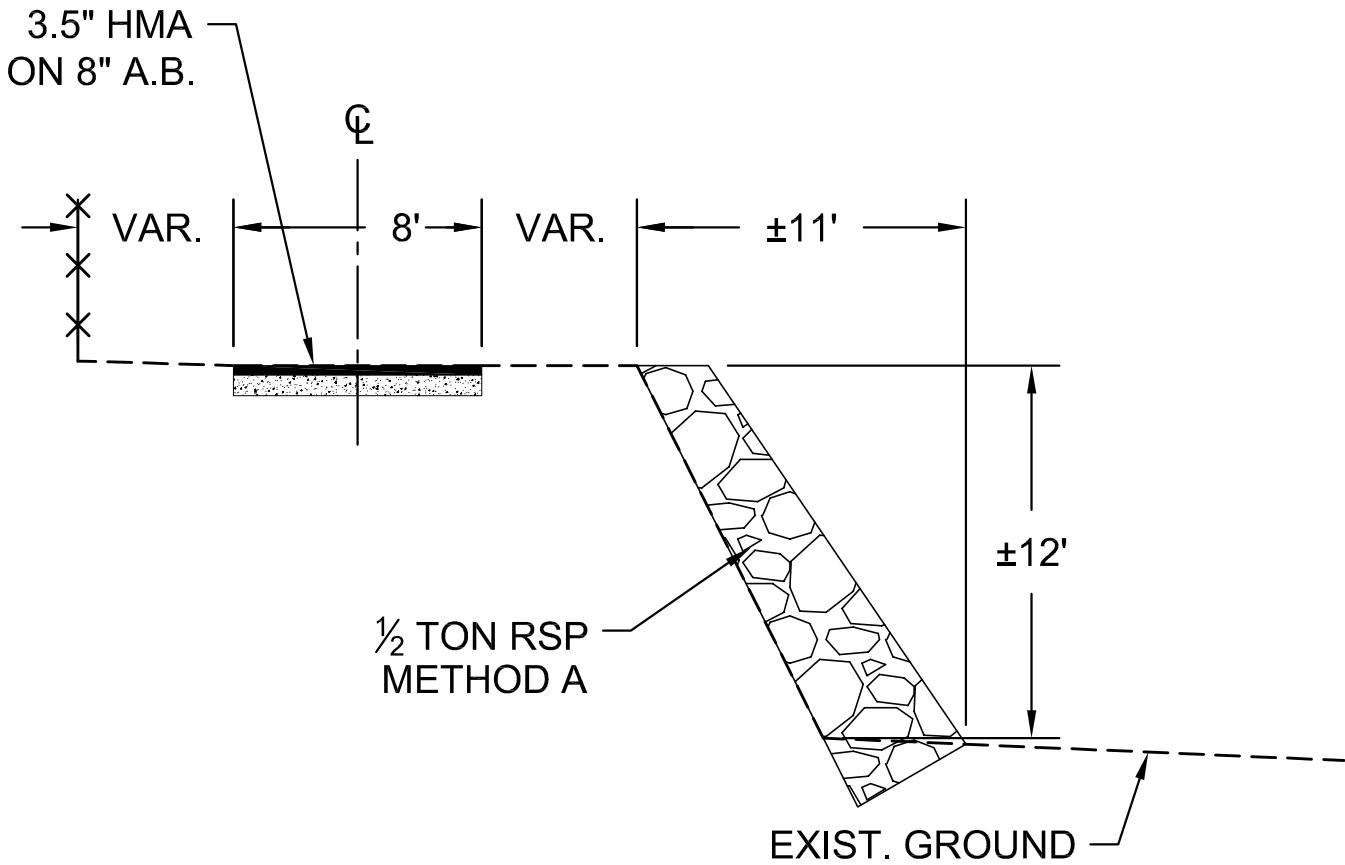
-  Named Rivers
-  Public Roads



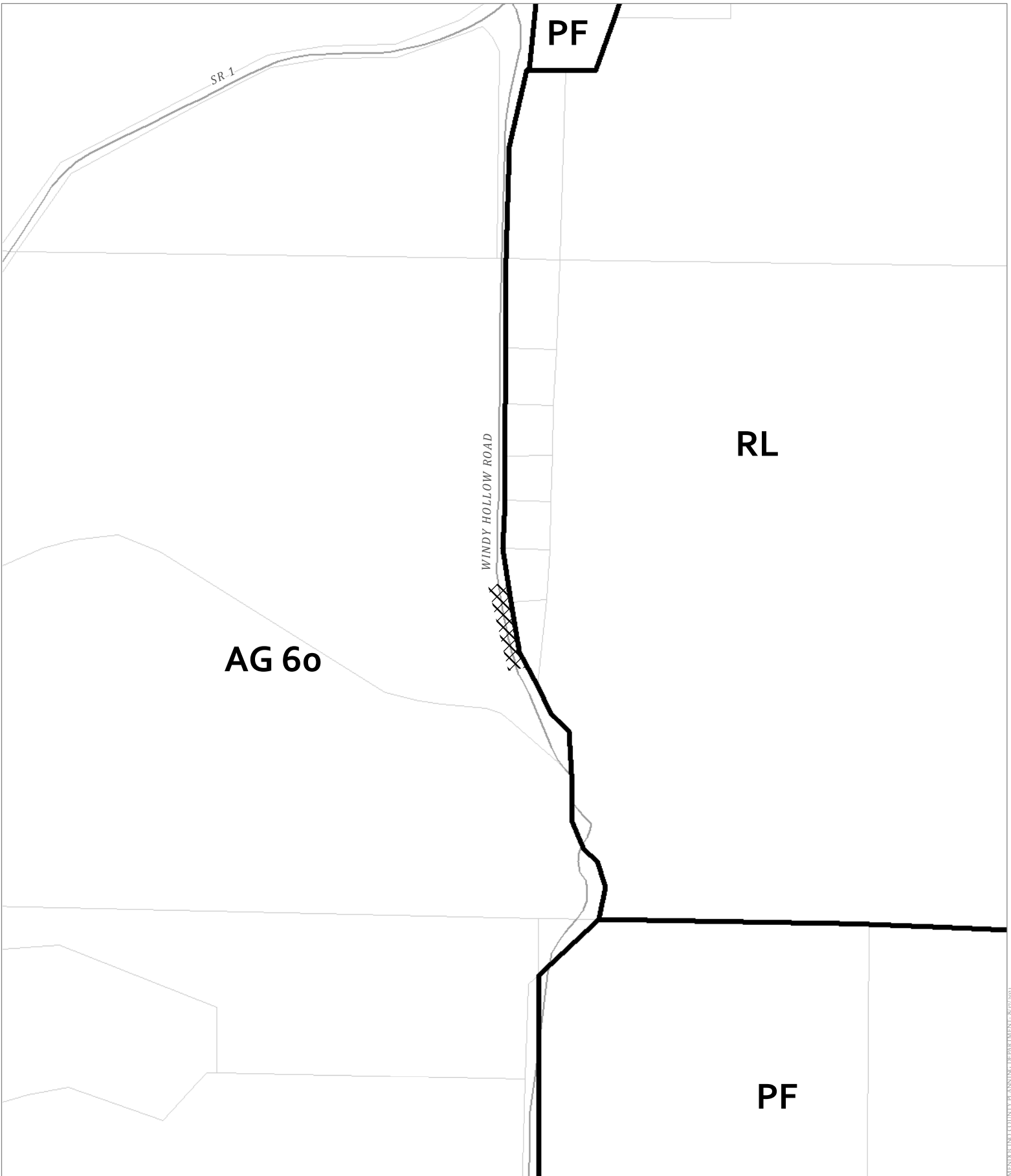
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2021



TYPICAL SECTION




| | | | |
|---|----------|------------|-------|
| MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION | | | |
| TYPICAL SECTION 2019 STORM DAMAGE REPAIRS ON WINDY HOLLOW ROAD, CR 508, M.P. 2.11 | | | |
| PROJECT NO. | DRAWN BY | CHECKED BY | SCALE |
| F-1906.507 | CAG | HND | NONE |

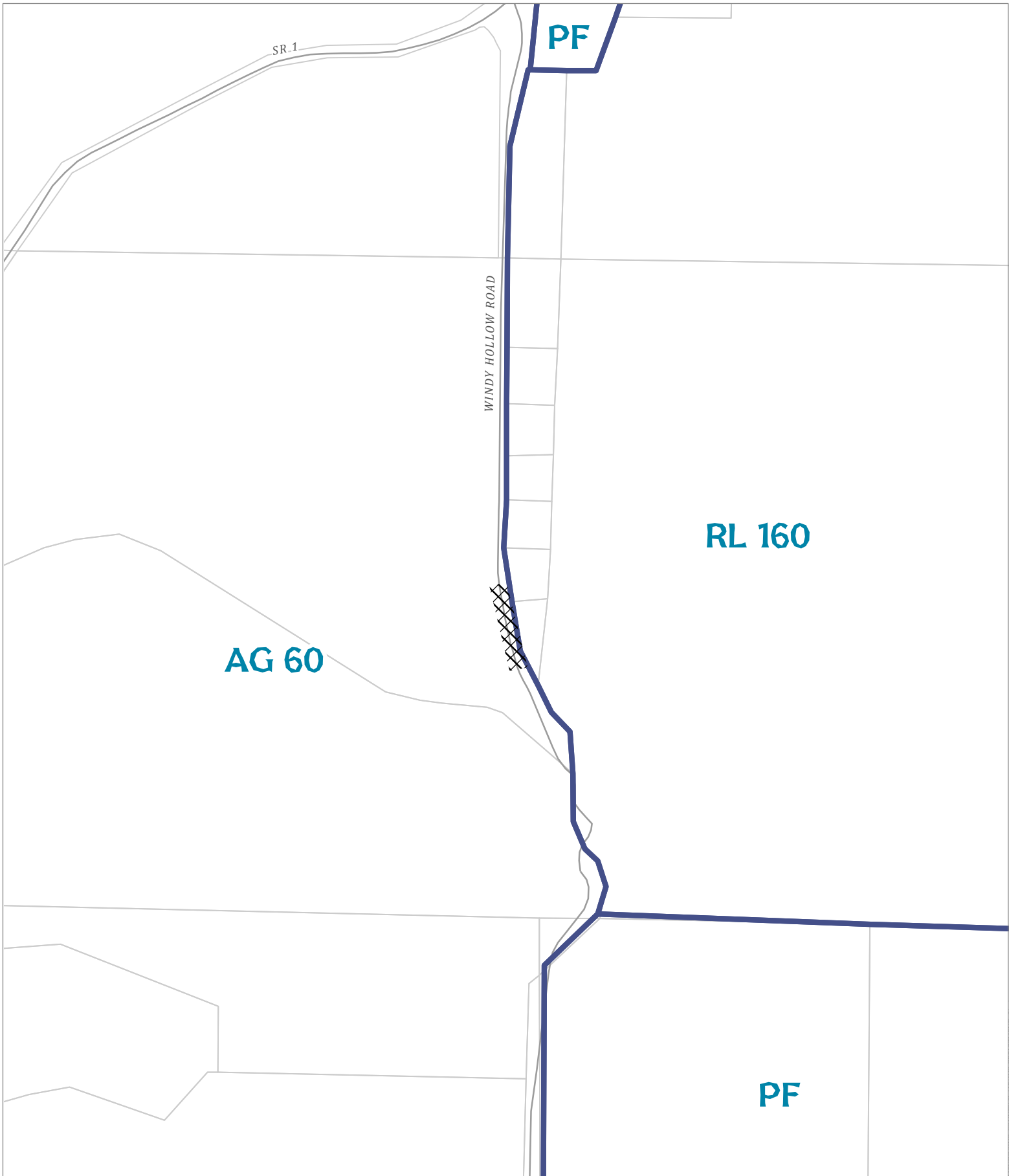


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 Zoning Districts
 Public Roads

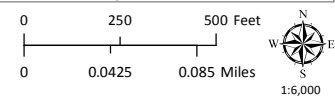
0 250 500 Feet
 0 0.0425 0.085 Miles
 1:6,000





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 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

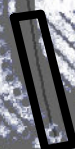
EASTERLY OF HIGHWAY 1 IS DESIGNATED HIGHLY SCENIC

SR 1

36

WA PROPOSED POINT ARENA BYPASS
WINDY HOLLOW ROAD

WINDY HOLLOW ROAD



SHORELINE ACCESS/CIRCULATION

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

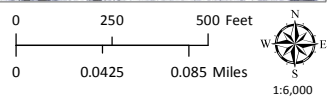
NATURAL ENVIRONMENT

- 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

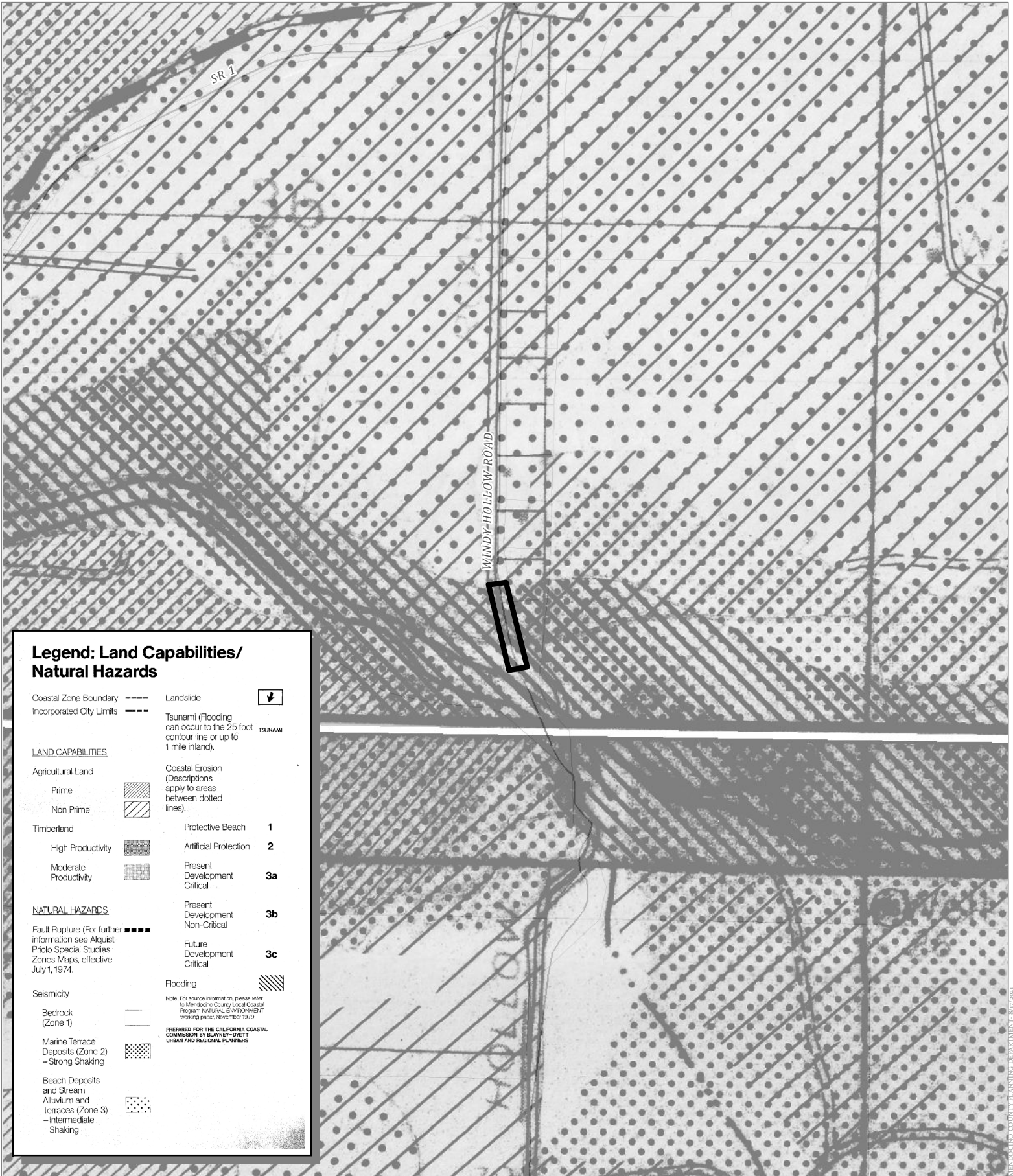
- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

Public Roads



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MENDOCINO COUNTY PLANNING DEPARTMENT 06/27/2021

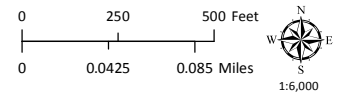


**Legend: Land Capabilities/
Natural Hazards**

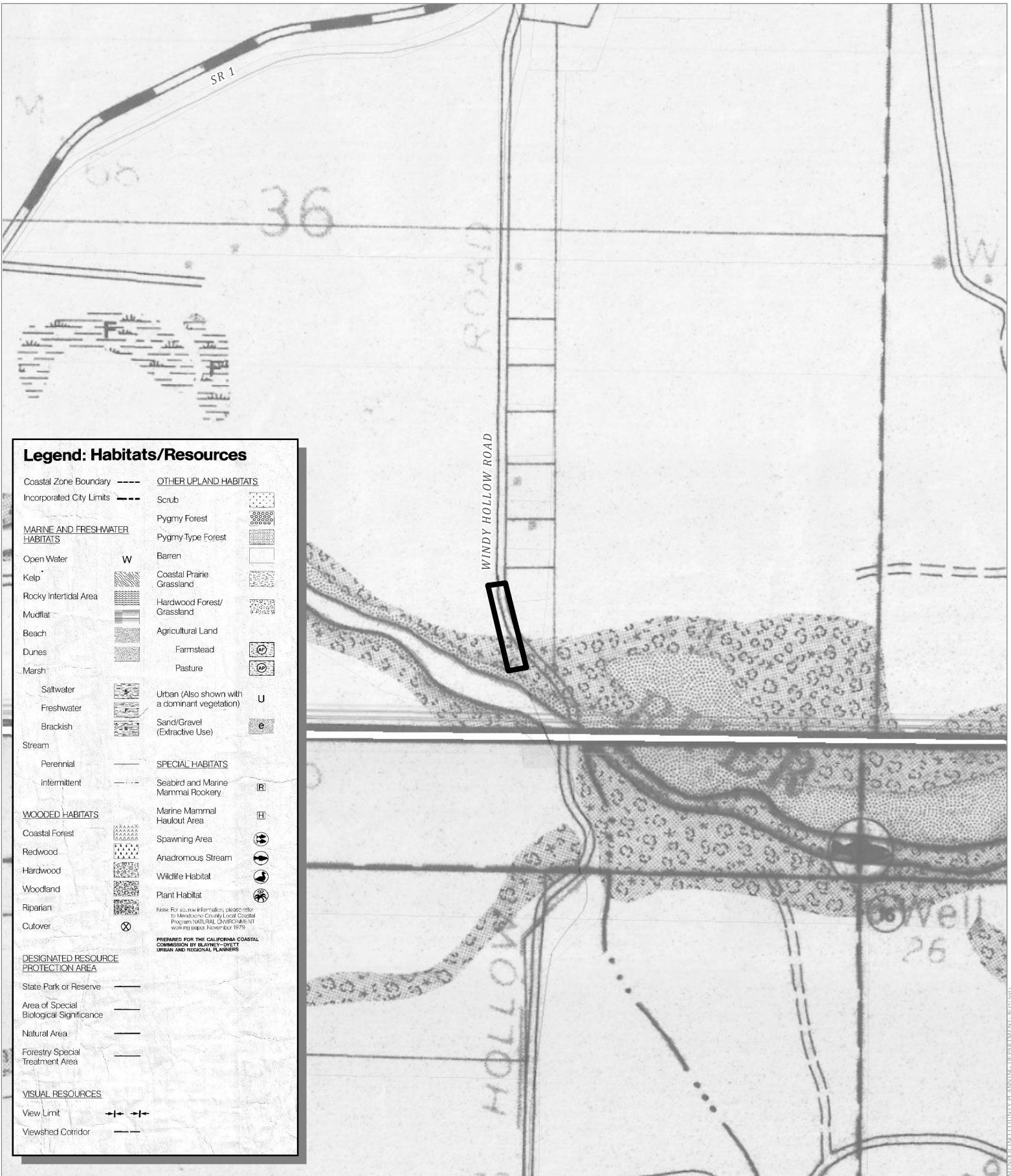
| | | | |
|---|-----|---|-----------|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas 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-Prilo 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 1979.</small> | |
| Bedrock (Zone 1) | | <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY IRLANES-DRETT URBAN AND REGIONAL PLANNERS</small> | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

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Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2021



Legend: Habitats/Resources

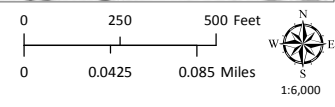
| | | | |
|--|-----------|---|-----------|
| Coastal Zone Boundary | --- | OTHER UPLAND HABITATS | |
| Incorporated City Limits | - - - | Scrub | [Pattern] |
| MARINE AND FRESHWATER HABITATS | | | |
| Open Water | W | Pygmy Forest | [Pattern] |
| Kelp | [Pattern] | Pygmy Type Forest | [Pattern] |
| Rocky Intertidal Area | [Pattern] | Barren | [Pattern] |
| Mudflat | [Pattern] | Coastal Prairie Grassland | [Pattern] |
| Beach | [Pattern] | Hardwood Forest/ Grassland | [Pattern] |
| Dunes | [Pattern] | Agricultural Land | [Pattern] |
| Marsh | [Pattern] | Farmstead | [Pattern] |
| Saltwater | [Pattern] | Pasture | [Pattern] |
| Freshwater | [Pattern] | Urban (Also shown with a dominant vegetation) | U |
| Brackish | [Pattern] | Sand/Gravel (Extractive Use) | e |
| Stream | | | |
| Perennial | — | SPECIAL HABITATS | |
| Intermittent | - - - | Seabird and Marine Mammal Rookery | [Symbol] |
| WOODED HABITATS | | | |
| Coastal Forest | [Pattern] | Marine Mammal Haulout Area | [Symbol] |
| Redwood | [Pattern] | Spawning Area | [Symbol] |
| Hardwood | [Pattern] | Anadromous Stream | [Symbol] |
| Woodland | [Pattern] | Wildlife Habitat | [Symbol] |
| Riparian | [Pattern] | Plant Habitat | [Symbol] |
| Cutover | [Symbol] | | |
| 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 CHARACTER ELEMENT work map paper November 1979.

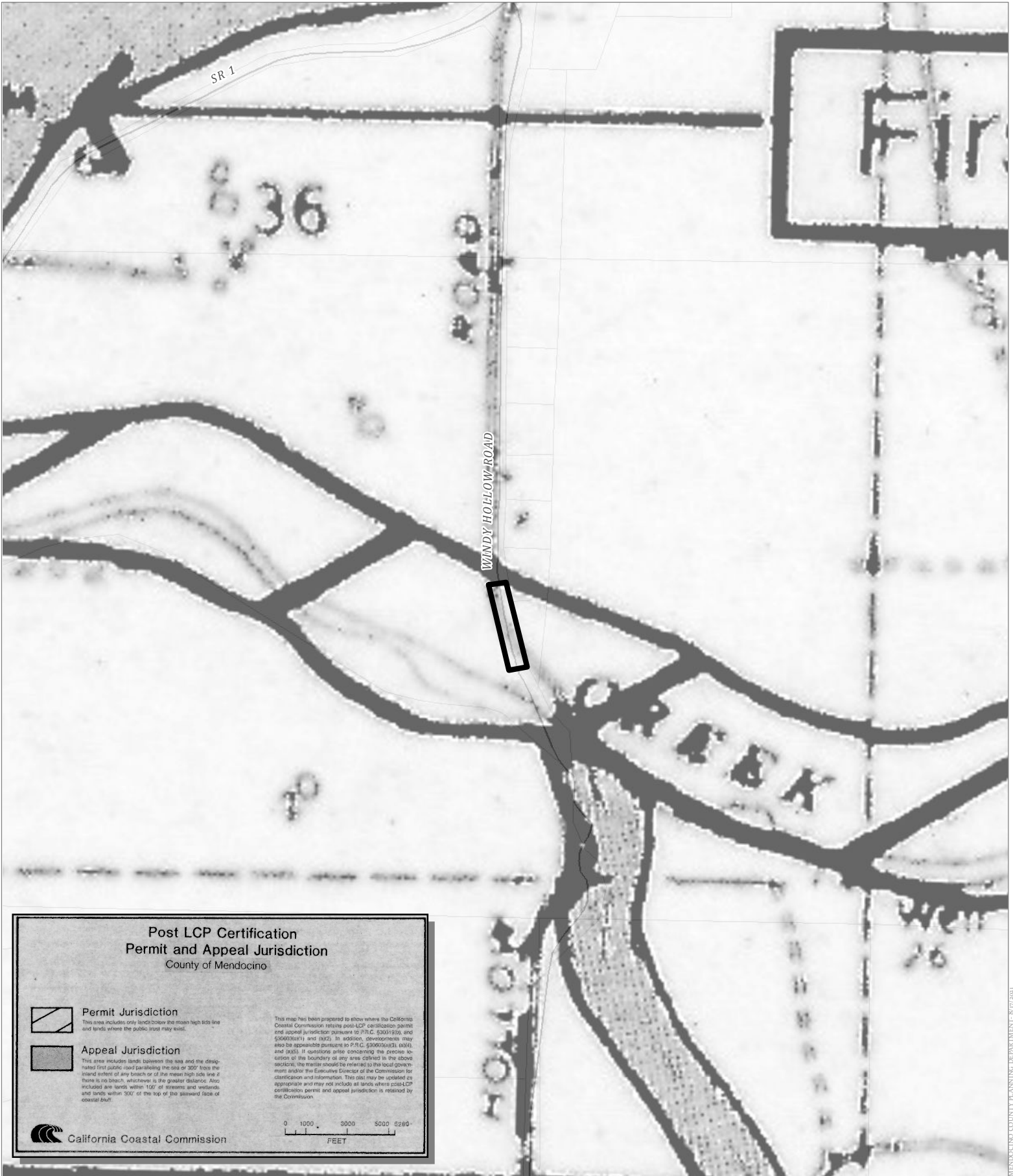
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Public Roads

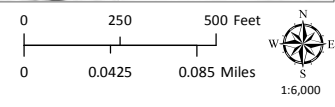


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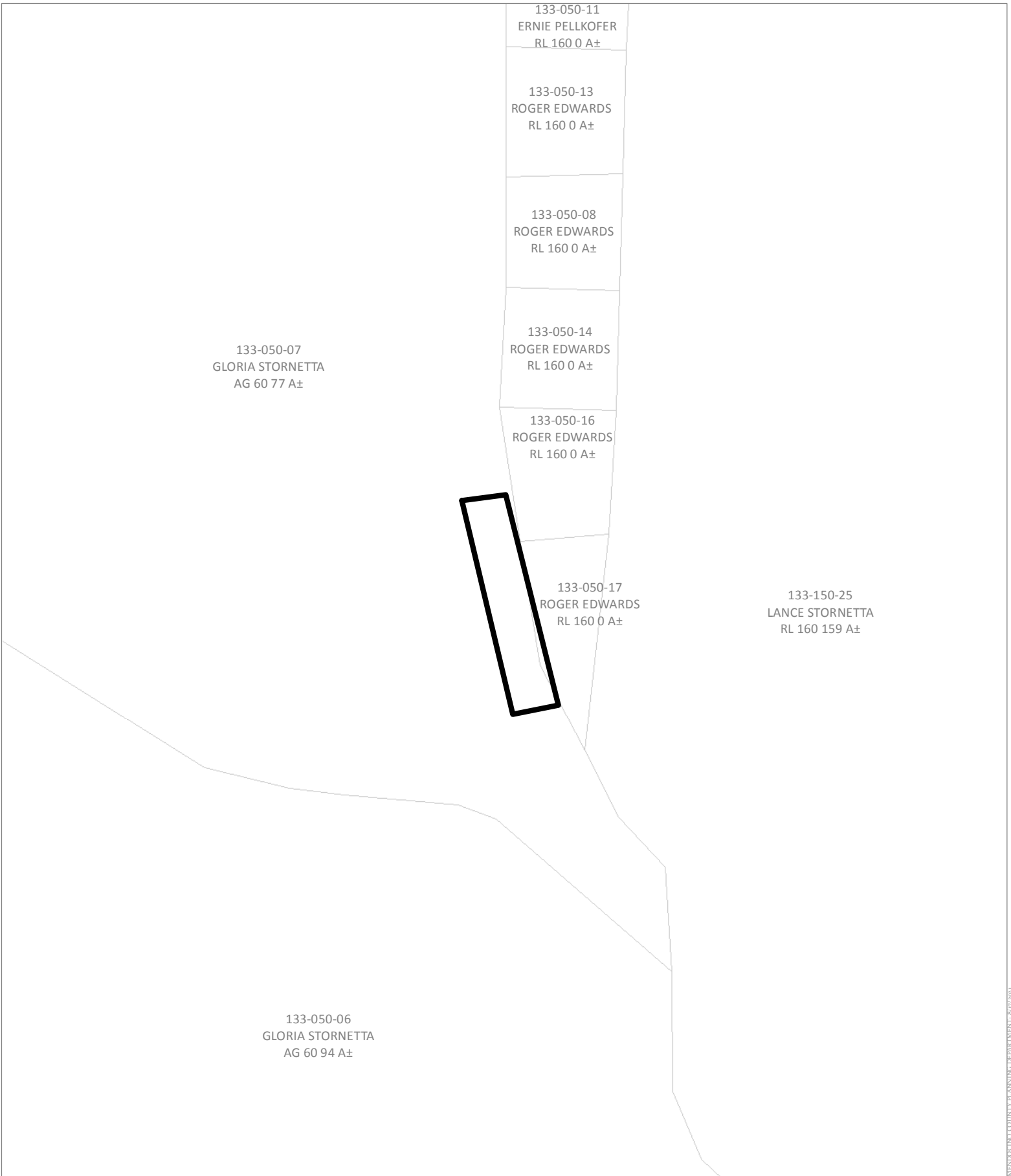
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 ADDRESS: **Windy Hollow Road, Point Arena**

Public Roads

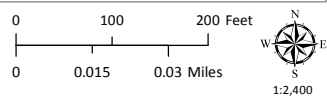


POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/7/2021



CASE: CDP 2021-0035
 OWNER: County of Mendocino
 APN: N/A (RoW)
 APLCT: Howard Dashiell
 AGENT: Chris Collins
 ADDRESS: Windy Hollow Road, Point Arena



ADJACENT PARCELS






**REDWOOD COAST
FIRE PROTECTION
DISTRICT**

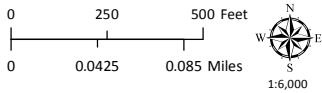
Fire Responsibility Areas

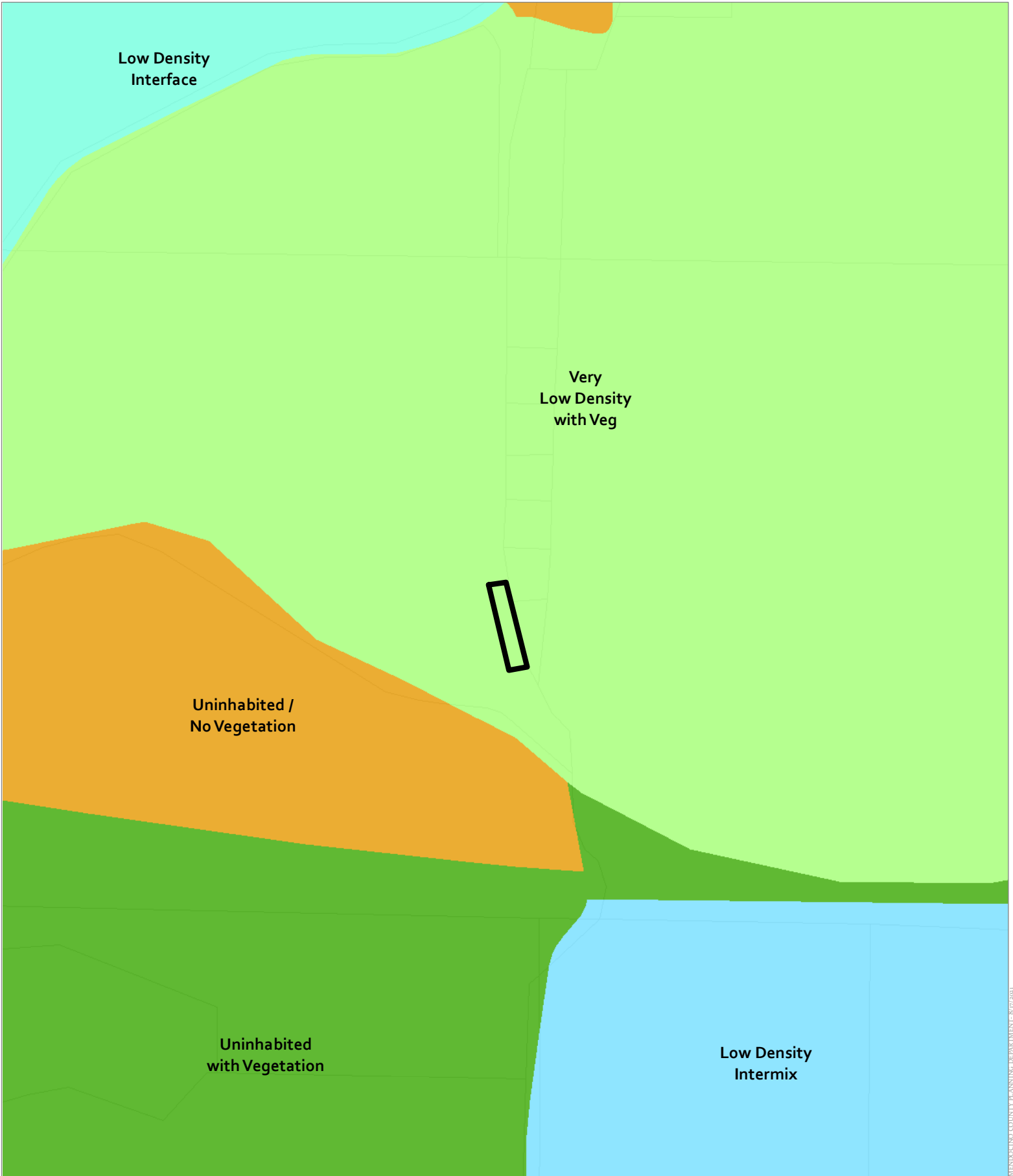
 FRA



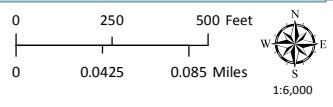
CASE: CDP 2021-0035
OWNER: County of Mendocino
APN: N/A (RoW)
APLCT: Howard Dashiell
AGENT: Chris Collins
ADDRESS: Windy Hollow Road, Point Arena

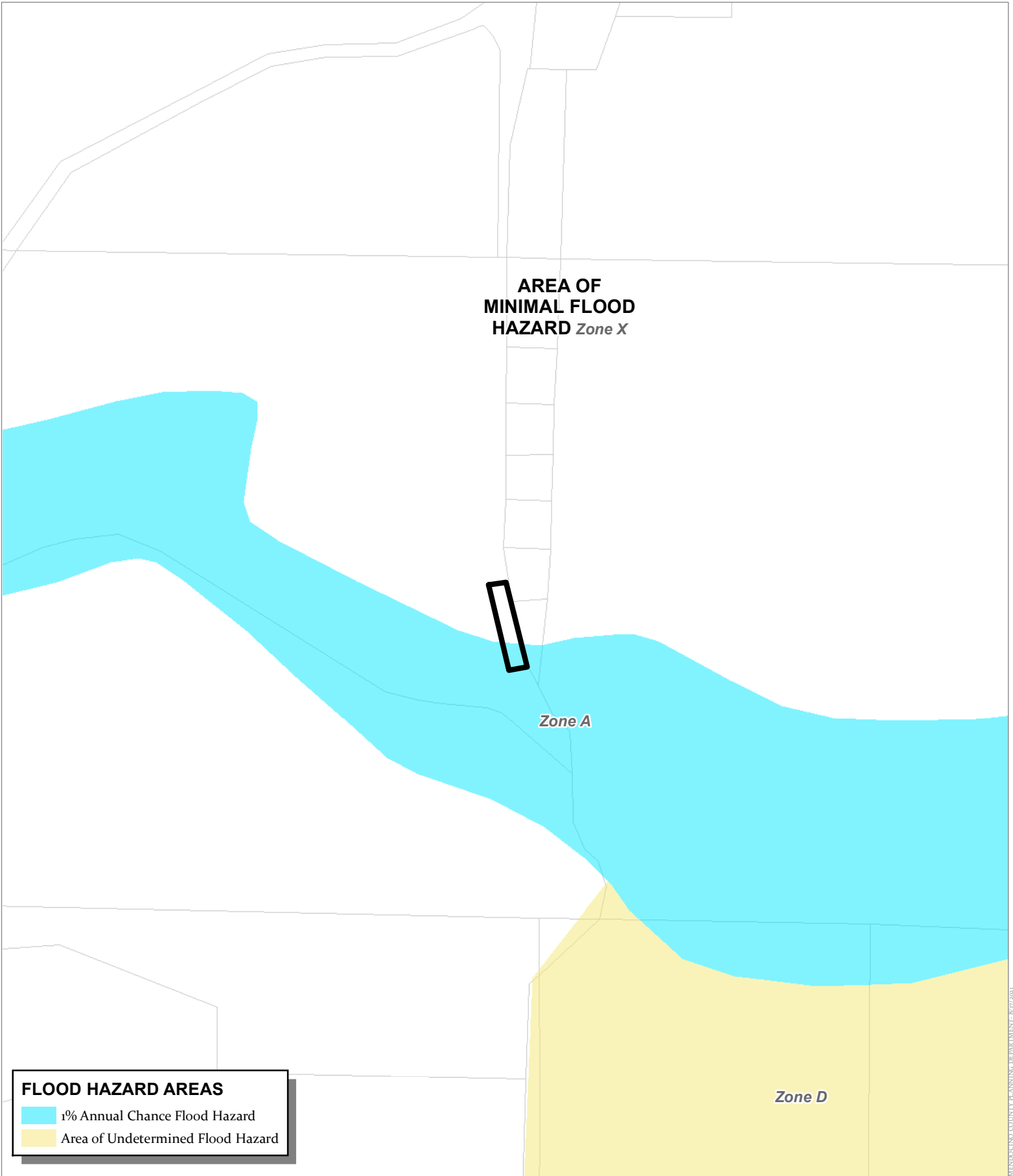
 FRA
 Moderate Fire Hazard
 County Fire Districts





CASE: CDP 2021-0035
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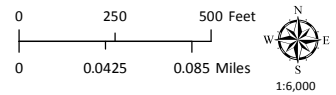




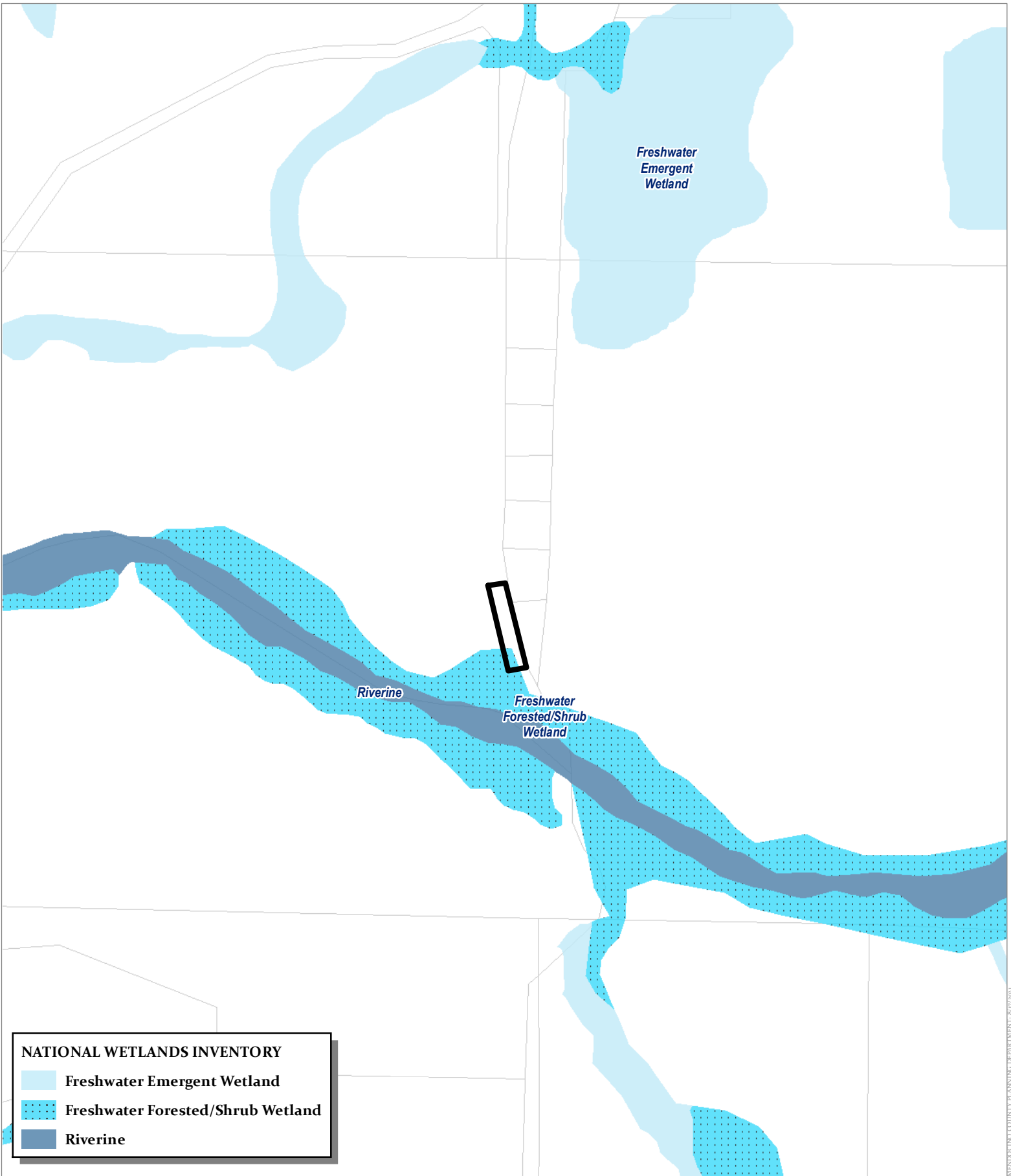
FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard
- Area of Undetermined Flood Hazard

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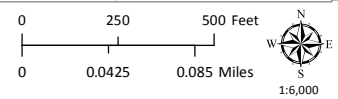
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2021



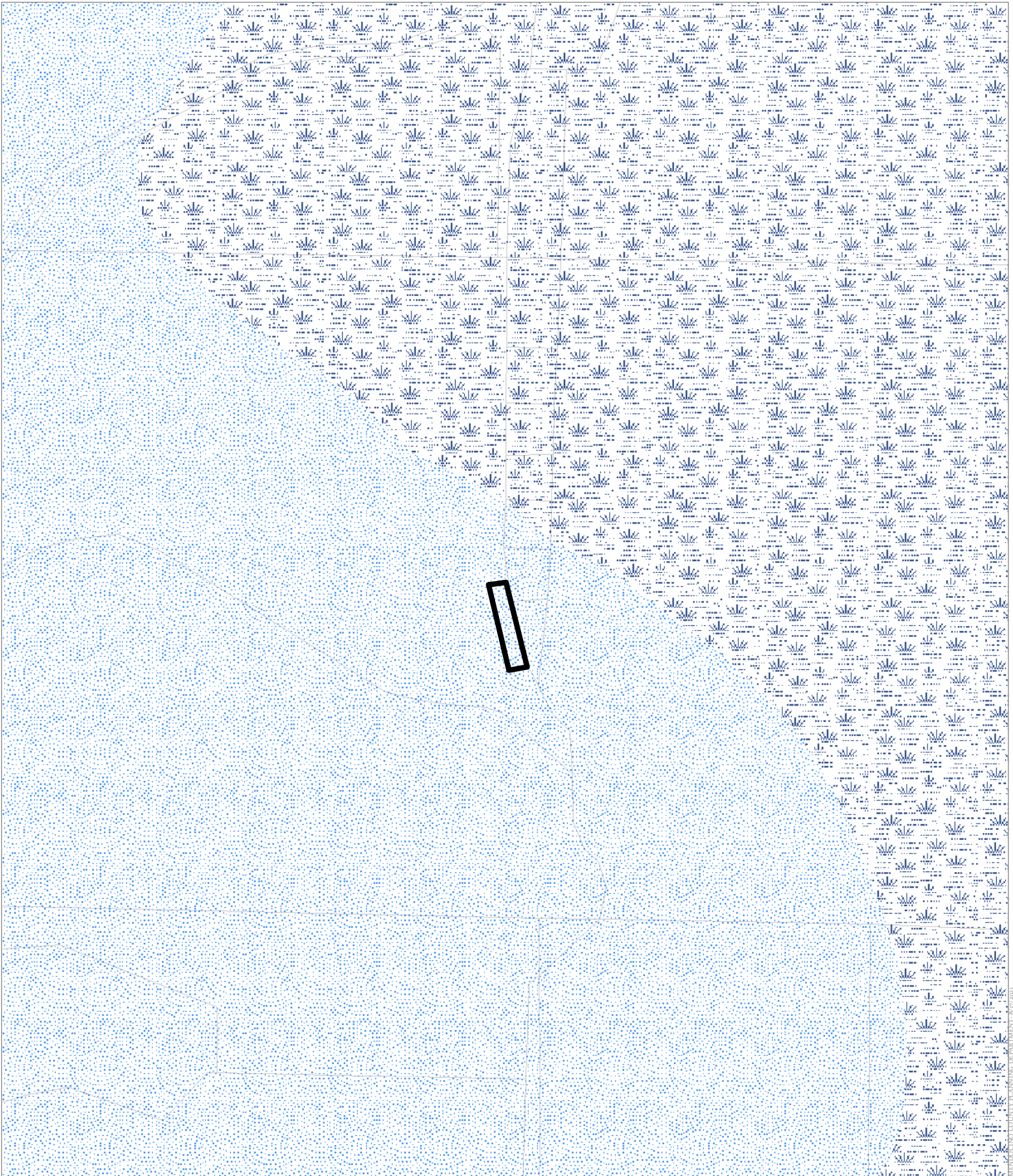
NATIONAL WETLANDS INVENTORY

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine



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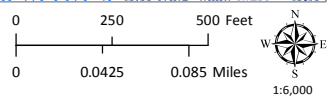


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2021



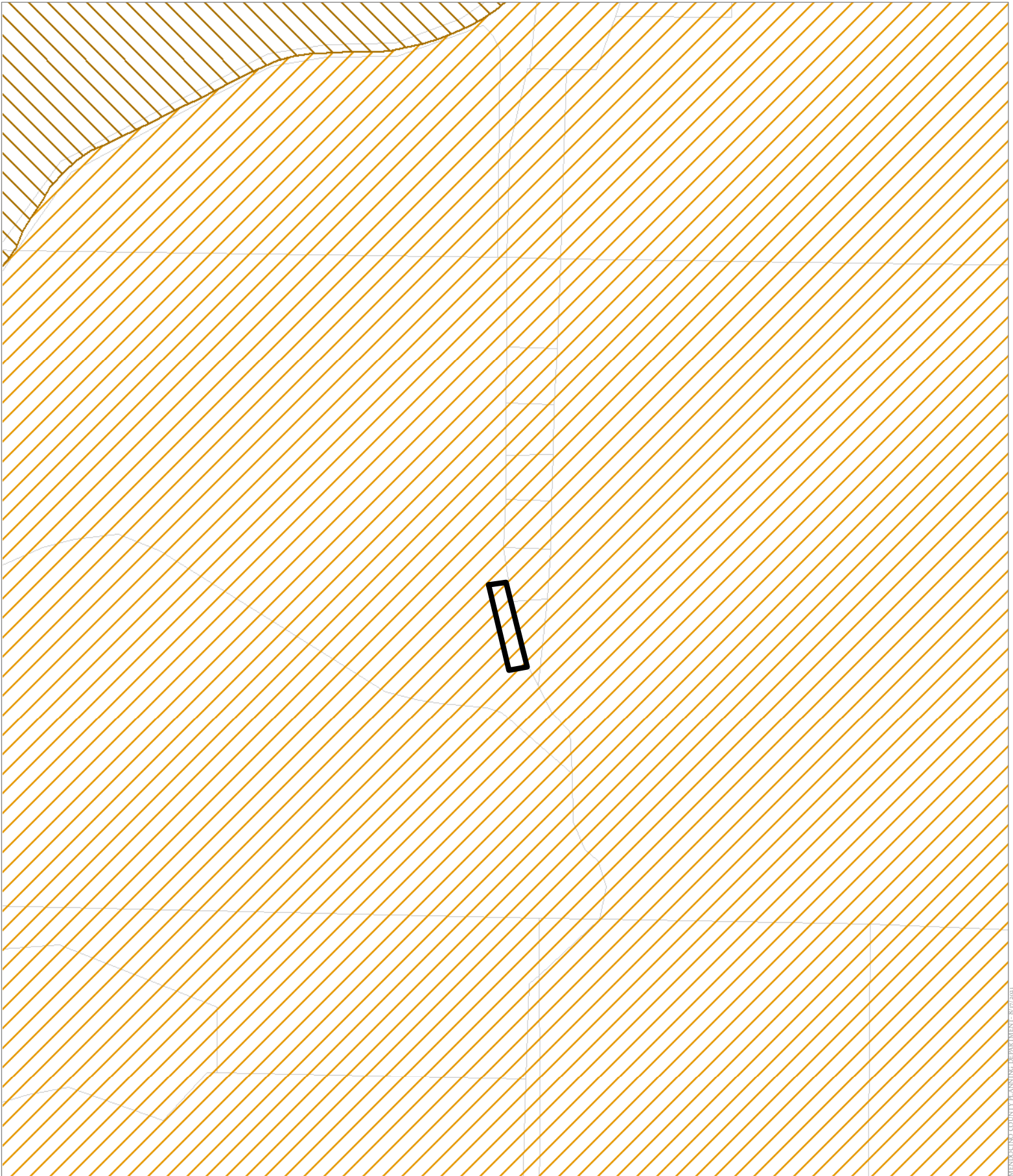
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 Sufficient Water Resources
 Marginal Water Resources





GROUND WATER RESOURCES

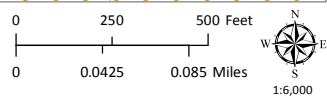
MERRICK PHOTO COURTESY PLANNING TECHNOLOGIES 6/7/2021



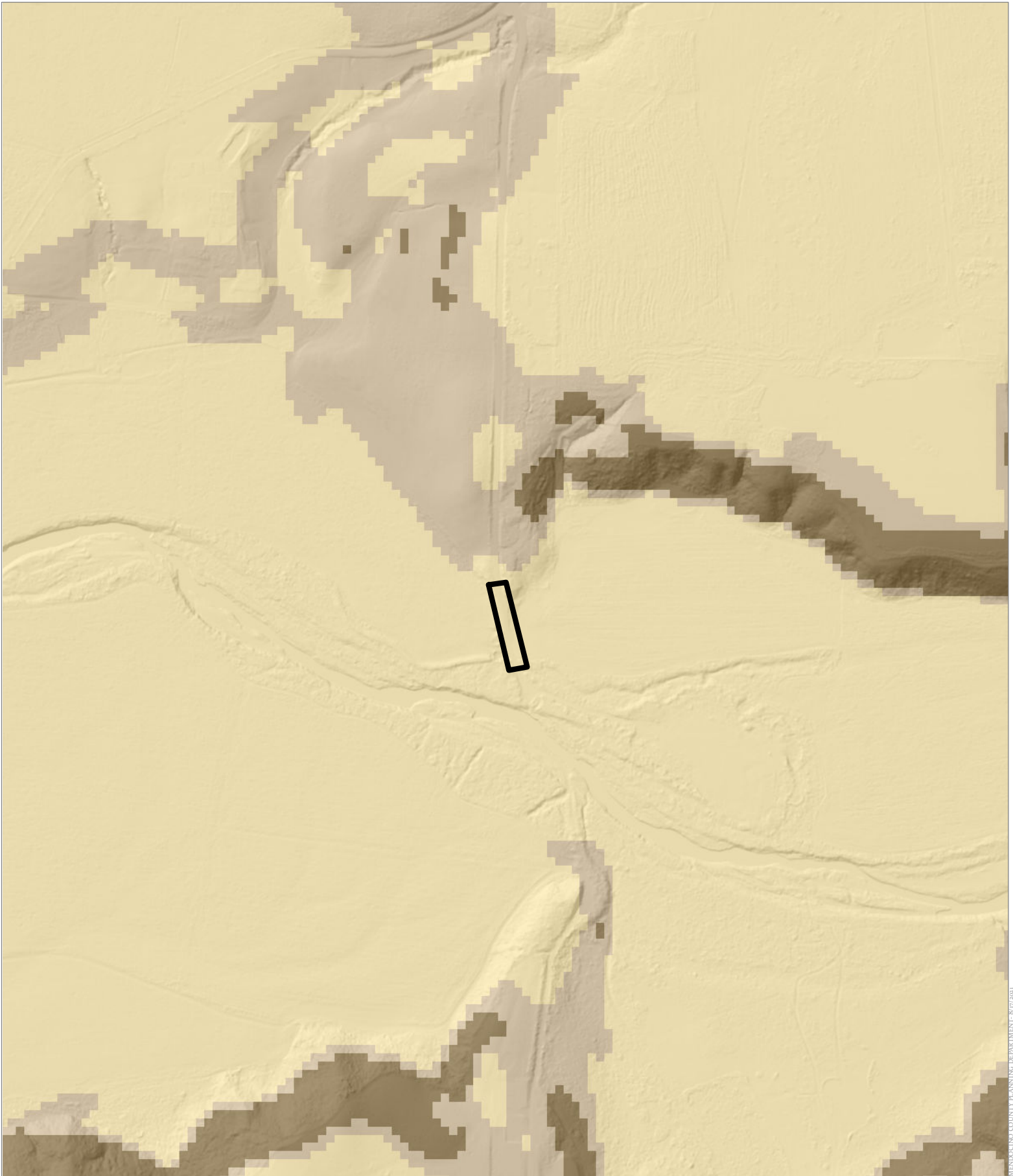
MENDOCINO COUNTY PLANNING DEPARTMENT 8/7/2021

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-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

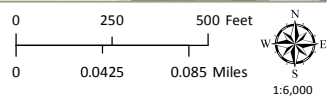
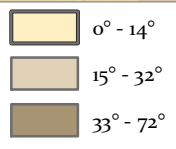


HIGHLY SCENIC & TREE REMOVAL AREAS

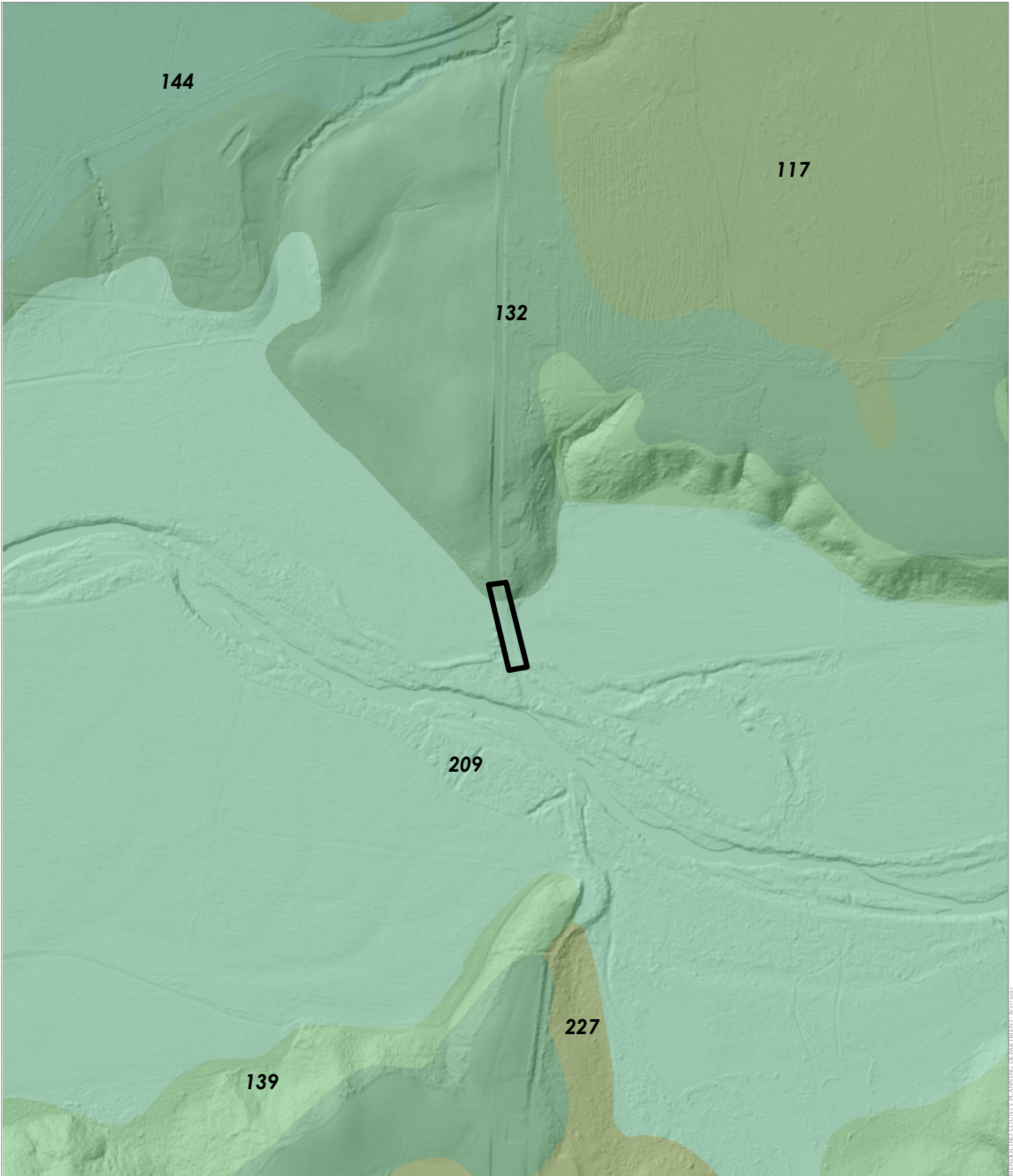


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/7/2021

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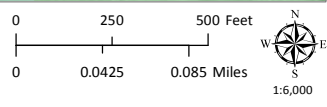
ESTIMATED SLOPE



MENDOCINO COUNTY PLANNING DEPARTMENT 8/17/2021

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AGENT: Chris Collins
ADDRESS: Windy Hollow Road, Point Arena

 Bishop Pine



WESTERN SOIL CLASSES

No. 0046

No. 0959

No. 0959

No. 0237

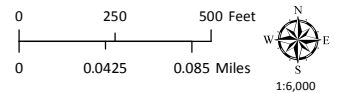
Williamson Act Lands 051421

TYPE

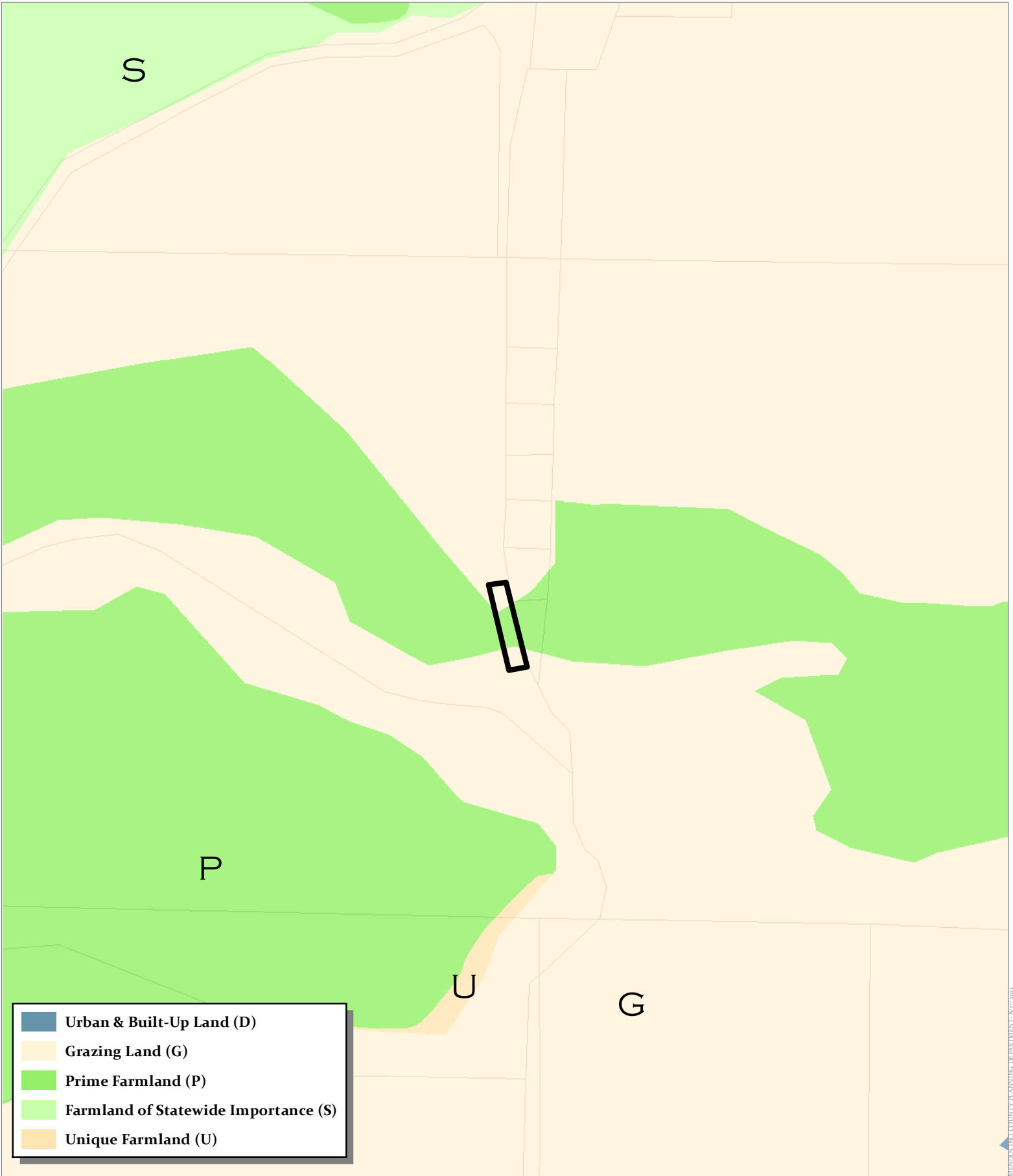
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 Prime

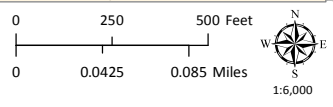
 Contract Boundaries



CASE: CDP 2021-0035
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Coastal Development Permit Application - Supplemental Information
Site and Project Description, Vicinity Map, Photos
Windy Hollow Road Washout, CR 508, Milepost 2.11

The U.S. Department of Homeland Security’s Federal Emergency Management Agency (FEMA) through the California Office of Emergency Services (Cal OES) has provided Federal financial assistance under the Public Assistance (PA) Program to the County of Mendocino for the Windy Hollow Road Washout (Proposed Project). The Proposed Project would repair two sections of Windy Hollow Road and roadway embankment that were eroded and scoured from heavy rains in February, 2019. This road and natural embankment were damaged as a result of the Presidentially-declared severe winter storms, flooding, and mudslides disaster of 2019 FEMA-4434-DR-CA.

NEED FOR THE PROPOSED PROJECT

The PA Program provides assistance for the removal of debris, the implementation of emergency protective measures, and the permanent restoration of public infrastructure. The program also encourages protection from future damage by providing assistance for mitigation measures during the recovery process. Therefore, the County of Mendocino has applied for FEMA funds to repair two sections of Windy Hollow Road and roadway embankment that were eroded and scoured from heavy rains and surface water during the disaster event. The County has determined that the pavement needs to be replaced and the embankment needs to be repaired with rock slope protection and willow bundles to fill the scour holes.

PROJECT AREA

The Project Area is located in Manchester, Mendocino County, California, approximately 2.4 miles northeast of Point Arena, along Windy Hollow Road (Figure 1: Project Vicinity). The project footprint¹ is a 350-foot-long segment of Windy Hollow Rd. where there are two damage sites (Table 1). The work area will be within the existing footprint of Windy Hollow Road, with staging areas within the right of way. The project footprint will come within 0.06 miles, or 300 ft. of the Garcia River. (see Site photographs pages)

| Table 1 | |
|---|---|
| Windy Hollow Road Washout Project Area | |
| Site Location | Geographic Coordinates (latitude, longitude) |
| Site 1 | (38.94308, -123.69129) |
| Site 2 | (38.944039, -123.691606) |

The general project vicinity is relatively rural with sparse residential and agricultural areas directly surrounding the Project Area. Ambient noise levels are moderate and limited to vehicle transportation.

Adjacent to Site #1 is a natural embankment that overlaps with ephemeral forested wetlands per the USFWS’s National Wetland Inventory mapper. The primary vegetation communities within the Project Areas are dominated by willow trees, and additional riparian species such as alder and poplars with blackberry and wild grape shrubs. However, the washout denuded most of the

¹ Project footprint corresponds to all the areas with structures affected by implementation of the Subapplicant’s proposed project, including construction staging areas, spoils disposal sites, gravel or rock pits, access routes, any areas of ground disturbance, etc.

area of vegetation. Directly south of the project site is the Garcia River, which contains Critical Habitat for Chinook salmon, though the Project Area is completely isolated from the main stem of the tributary.

Staging areas for construction equipment would be located on the Windy Hollow Road roadway.

DESCRIPTION OF THE PROPOSED PROJECT

Construction activities at Sites 1 and 2 will include the replacement of pavement base and repair of the damaged embankment and scour holes using rock slope protection (RSP). RSP will be used instead of natural soils due to the steep grade of slope. All equipment will be staged from the road. Rock slope protection will be placed using a backhoe, dump truck, and miniature excavator. The excavator may remove dead wood and do limited ground keying to set the rock. The backhoe would be used to stack and place rock from the road against any shrubs and will require willow bundles underneath. There is no vegetation removal planned for the project; however, if vegetation is dead and has become fully displaced, it will be removed from the road. All living vegetation and root wads will remain in place. All work would occur between August 1, 2021 to October 15, 2021, over the span of seven workdays, lasting 8 hours per day and no nighttime work.

ENVIRONMENTAL SETTING

The primary vegetation communities within the Project Areas are dominated by willow trees, and additional riparian species such as alder and poplars with blackberry and wild grape shrubs. To the west and east of the Project Area are fields used by Stornetta Dairy and private land, respectively; both are actively managed. North of the project site along Windy Hollow Road is primarily residential, and to the south is riparian habitat along the Garcia River.

Vegetation Communities and Land Use Types

The disaster event and washout denuded most of the Project Area of vegetation. Along Windy Hollow Road, vegetation consisted of a mosaic of habitats ranging from open pasture and agricultural lands, conifer and eucalyptus trees and various riparian vegetation along the Garcia River. Directly south of the project site is the Garcia River, that contains riparian vegetative underbrush and pockets of alluvial soil. The open understory surrounding the area was dominated by a hardwood –conifer mix of trees and sparsely scattered brush and occasional clusters of sword fern habitat. Riparian habitat consisted of thick mosaic underbrush with an overstory of red alder (*Alnus rubra*). Common species of underbrush consisted of cow parsnip (*Heracleum maxima*), poison hemlock (*Conium maculatum*), horsetail (*Equisetum* sp.), stinging nettles (*Urtica* sp.), buttercups (*Ranunculus* sp.), vinca (*Vinca* sp.), blackberry, gooseberry, salmonberry and thimbleberry (*Rubus* spp.), sword fern (*Polystichum munitum*), bracken fern (*Pteridium* sp.) red elderberry (*Sambucus racemosa*), and English ivy (*Hedera helix*).

SUMMARY OF ENDANGERED SPECIES ACT EFFECTS DETERMINATIONS

FEMA has completed informal ESA Section 7 consultation with the U.S. Fish and Wildlife Service, Arcata Fish and Wildlife Office regarding the potential effects to the two federally listed species that may occur in the project area. Table 2 provides a summary of the ESA effects determinations for the two federally listed species and their critical habitat.

| Table 2 | | |
|--|--|---|
| Windy Hollow Road Washout Project | | |
| Summary of ESA Effects Determination | | |
| Common Name (Scientific Name) | Effects Determination | Critical Habitat |
| California red-legged frog (<i>Rana draytonii</i>) | May affect, but is not likely to adversely affect | May affect, but is not likely to adversely affect |
| Point Arena mountain beaver (<i>Aplodontia rufa migra</i>) | May affect, but is not likely to adversely affect | Not applicable (critical habitat has not been designated for the Point Arena mountain beaver) |

The USFWS has provided a letter of concurrence with the effects determination for the two listed species. The basis for concurrence were: 1) the many conservation measures that are in place for the project and 2) MCDOT's extensive experience with projects where listed species are present and the knowledge-base to carry out this project's conservation measures.



Windy Hollow Road Washout
Mendocino County

Figure 1
Project Vicinity



Windy Hollow Road Washout
Mendocino County

Project Area

SITE PHOTOGRAPHS

Windy Hollow Road Washout



Photo 1. Facing southeast, shows the start of the damage for Site 1 where the road's shoulder and embankment was washed out. Photograph taken July 18, 2019.



Photo 2. Looking North at Site 1, this shows the side view of the embankment shoulder where most of the washout occurred. Photograph taken July 18, 2019.



Photo 3. Looking north, the endpoint Site 1 damage. Photograph taken July 18, 2019.



Photo 4. Facing east at Site 2, a downward view of the damage from the flooding event. Photograph taken July 18, 2019.



Photo 5. Looking south at Site 2, side view from the opposite end of the damages. Photograph taken July 18, 2019.