CASE: CDP_2022-0007

OWNER: STATE OF CALIFORNIA

APPLICANT: BRIAN DEWEY

AGENT: JOEL BONILLA

REQUEST: Standard Coastal Development Permit to provide accessibility improvements to existing day use and campground facilities at Manchester State Park. Improvements include: ADA upgrades to three campsites; accessible paths of travel and seating areas at campground and day use areas; and ADA upgrades to day use and trailhead parking area.

LOCATION: In the Coastal Zone, 1± mile northwest of Manchester town center, on the north side of Kinney Road (CR 512), 0.5± mile west of its intersection with State Route 1 (SR 1); located at 44500 Kinney Road, Manchester; APN 133-010-03.

APN/S: 133-010-03

PARCEL SIZE: 103± Acres

GENERAL PLAN: Open Space (OS)

ZONING: Open Space (OS)

EXISTING USES: Recreational

DISTRICT: 5 (Williams)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Open Space (OS)	Open Space (OS)	145± Acres (A)	Recreational
EAST:	Rangelands (RL)	Rangelands (RL:160)	46± A, 24± A, 2.5± A	Recreational
SOUTH:	Agricultural (AG)	Agricultural (AG:60)	240± A	Agricultural
WEST:	Public Facilities (PF)	Public Facilities (PF)	11.5± A	Public Facility

REFERRAL AGENCIES

LOCAL
- ☒ Air Quality Management District
- ☒ Archaeological Commission
- ☒ Assessor's Office
- ☒ Building Division (Fort Bragg)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ Planning Division (Fort Bragg)

STATE
- ☒ CALFIRE (Land Use)
- ☒ CALFIRE (Resource Management)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife
- ☒ California State Parks
- ☒ Regional Water Quality Control Board

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

Manchester State Park Campground:

Campsites #7, #12, and #24 will be upgraded to accessibility standards, including installing paved parking spurs and timber-edged compacted aggregate for cooking and tent use areas. Other campground improvements include constructing accessible concrete paths of travel to the two existing restroom buildings and upgrading two water stations.

Group Camp improvements consist of the following elements:
- A new accessible BBQ and fire pit will be installed.
- Existing picnic tables will be replaced with accessible models.
- A new concrete parking stall and path of travel to the restroom will be constructed.
- New animal proof trash receptacles and an accessible water station/drinking fountain will be installed.
- Three new camping tent pads will be constructed of compacted aggregate and timber edging.

Campfire Center:

Upgrades to the campfire center include creating an accessible path of travel from the campground to the campfire center and providing one accessible seating area with bench and companion seating space.

Day-Use and Trailhead:

Accessibility improvements to the Kinney Road day use site include constructing a new concrete parking stall next to the existing CXT building, two (2) new picnic sites with concrete path of travel in the grassy area east of the CXT, and landings for information panels and interpretive signage.

STAFF PLANNER: SAM VANDY VANDEWATER **DATE:** 3/7/2022

ENVIRONMENTAL DATA

1. MAC:
GIS
NO

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
Moderate

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:
GIS
Non-agricultural & Natural Vegetation
Urban & Built-Up Land

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
Sufficient Groundwater Resources

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Western Soil Classifications (132, 138)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
NOT ON SUBJECT PARCEL; TYPE I PRESERVE ON PARCEL TO THE SOUTH

10. TIMBER PRODUCTION ZONE:
GIS
NO

11. WETLANDS CLASSIFICATION:
GIS
Estuarine & Marine Wetland
Freshwater Emergent Wetland

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
YES: SAN ANDREAS FAULT

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
NO

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
Manchester State Park

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
YES

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
Maps 23 & 24: Existing Shoreline Access; Dunes; Flooding

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
Flooding
Marine Terrace Deposits
Beach Deposits & Stream Alluvium and Terraces
Fault Line (San Andreas Fault)
Non-Prime Agricultural Lands

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
Freshwater Marsh
Dunes
Barren

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
YES

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
YES

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9
N/A

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
NO