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COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
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COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Brian Dewey, Assistant Deputy Director, California State Parks
Mailing Address: One Capitol Mall, Suite 410
City: Sacramento State: CA Zip Code: 95814 Phone:

PROPERTY OWNER

Name: California State Parks
Mailing Address: One Capitol Mall, Suite 410
City: Sacramento State: CA Zip Code: 95814 Phone:

AGENT

Name: Joel Bonilla, Environmental Coordinator, California State Parks
Mailing Address: One Capitol Mall, Suite 410
City: Sacramento State: CA Zip Code: 95814 Phone: (858) 876-4801

PARCEL SIZE

5308.70
☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

ASSESSOR'S PARCEL NUMBER(S)

06045-13301003, 06045-13219002

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

Signature of Applicant/Agent	Date	Signature of Owner	Date
DocuSigned by: Joel Bonilla 7AF3DCB045DD425...	2/1/2022	DocuSigned by: Brian Dewey 4B24ADBC7E7B4B1...	2/1/2022

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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 your 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.

California State Parks proposes an accessibility project at Manchester State Park. This project proposes to upgrade select day use areas, campsites, and paths of travel to Department accessibility standards. Specific upgrades include:
-Reconstruct three existing campsites in the main campground for accessibility
-Improve path of travel to two existing CXT restrooms in the campground
-Upgrade water stations for accessibility
-Improve path of travel to the existing campfire center, install a new fire pit and provide accessible seating
-Reconstruct existing group camp area for accessibility including new route to existing restroom
-Provide accessible parking, path of travel and two new picnic sites at the day use parking lot (Beach lot)

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family	Not Applicable (N/A)	
☐ Mobile Home	N/A	
☐ Duplex	N/A	
☐ Multifamily	N/A	

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: Not Applicable (N/A)
Estimated employees per shift: N/A
Estimated shifts per day: N/A
Type of loading facilities proposed: N/A

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.

The following structures are associated with recreational use within Manchester State Park.
-Existing Campground- Two (2) existing CXT restrooms,
-Existing Day Use Area- gravel parking areas, unpaved user trails, wooden picnic tables and one (1) CXT restroom building.
-Existing Group Camp - unpaved parking area and paths of travel, existing wooden picnic table on soil, visitor use BBQ, fire pit and one (1) CXT restroom building.

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 0 feet.

8. Lot area (within property lines): 5308.70 ☐ square feet ☒ acres
Project area is within the following Parcels: 06045-13301003, 06045-13219002

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	0 square feet	0 square feet	0 square feet
Paved area	0 square feet	5965 square feet	5965 square feet
Landscaped area	0 square feet	0 square feet	0 square feet
Unimproved area	0 square feet	0 square feet	0 square feet

GRAND TOTAL: 5965 square feet
(Should equal gross area of parcel)

10. Gross floor area: Same as Total from paved area, above. square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 0 Proposed 2 Total 2

Number of covered spaces	0	Size 0
Number of uncovered spaces	0	Size 0
Number of standard spaces	Same as above	Size Same as above
Number of handicapped spaces	0	Size 0

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 by 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 Vaults located under existing CXTs.

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.).

For grading and road construction, complete the following:

A. Amount of cut: 156 cubic yards
B. Amount of fill: 156 cubic yards
C. Maximum height of fill slope: .75 feet
D. Maximum height of cut slope: .75 feet
E. Amount of import or export: 156 cubic yards
F. Location of borrow or disposal site: _____

17. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ 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? ☐ Yes ☒ 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? ☒ Yes ☐ No
If yes, explain:

The project proposes to retrofit and/or upgrade recreational facilities within the park for accessibility compliance. Upgrades include improved paths of travel to two existing CXT restrooms in the campground; Upgraded water stations for accessibility; Improved paths of travel to the existing campfire center, installation of a new fire pit and accessible seating; Reconstruct existing group camp area for accessibility including new route to existing restroom; New accessible parking and paths of travel and two new picnic sites at the day use parking lot (Beach lot); and reconstruct three existing campsites in the main campground for accessibility

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? ☒ Yes ☐ No
B. Park, beach or recreation area? ☒ Yes ☐ No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking ☐ Yes ☒ No
B. Filling ☐ Yes ☒ No
C. Dredging ☐ Yes ☒ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☒ No

Amount of material to be dredged or filled? 0 _____ cubic yards.

Location of dredged material disposal site: No materials will be diked, filled or dredged and no structures will be placed in open waters, wetlands, estuaries, or lakes.

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

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

February 8, 2022

Sam Vandewater
Mendocino County Planning and Building Services
Attn: Planning Division
120 West Fir Street
Fort Bragg, CA 95437

Manchester State Park Accessibility Improvements Project

Dear Mr. Vandewater:

California State Parks (CSP) proposes accessibility improvements at the campground, campfire center, group camp, and day-use area within Manchester State Park. The purpose of this project is to comply with the 2015 departmental accessibility guidelines and the 2005 Tucker Consent Decree.

Improvements at the campground would upgrade three campsites to meet accessibility standards. Other improvements include constructing accessible concrete paths-of-travel to the existing restroom building and water stations. Improvements at the group camp include installation of a new BBQ and fire pit, replacing existing picnic tables with accessible models, a new concrete parking stall, new concrete path-of-travel from the parking stall to the existing restrooms and three new accessible camping tent pads.

At the campfire center, improvements include construction of an accessible path-of-travel from the campground to the campfire center and providing an accessible seating area.

Accessibility improvements at the day-use and trailhead include construction of a new accessible parking stall adjacent to the existing restroom building, two new picnic sites with concrete path-of-travel and a landing next to the information panels and interpretive signage.

CSP would like to proceed with the processing of the attached Application, subject to the County's Local Coastal Program. Included in this application package are the requested items from the County's Coastal Development Permit Project Intake Checklist. A check to cover the application fee is attached to this cover letter along with Stamps and envelopes.

Please feel free to contact me should you have any questions comments or concerns. I am available by phone at (858) 876-4801 or via email at Joel.Bonilla@parks.ca.gov.

Sincerely,

Joel Bonilla
Environmental Coordinator
California State Parks
One Capitol Mall, Suite 410
Sacramento, CA 95814