



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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March 10, 2022

**PUBLIC HEARING NOTICE OF PENDING ACTION**  
**STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, March 24, 2022, at 10:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. 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](mailto:pbscommissions@mendocinocounty.org) or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page at, <https://www.youtube.com/MendocinoCountyVideo>.

**CASE#:** CDP\_2021-0006

**DATE FILED:** 1/22/2021

**OWNER:** MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

**APPLICANT:** HOWARD DASHIELL

**AGENT:** JAMES LINDERMAN

**REQUEST:** Standard Coastal Development Permit to excavate weak slide material, trench on the upslope side of the road to intercept ground water, and install under drain and backfill the trench with drain rock. Additionally, construct a soldier pile wall with timber lagging and tie backs, place under drain immediately behind wall, install a metal beam guardrail on top of the wall, and surface the road with aggregate base.

**ENVIRONMENTAL DETERMINATION:** The Lead Agency, Mendocino County Department of Transportation, has prepared a Categorical Exemption for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.

**LOCATION:** In the Coastal Zone, 0.7± mile east of Gualala center, along Gualala Road (CR 501), 0.3± mile from its intersection with Old Stage Road (CR 502); located in a County right-of-way, at MP 0.33.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** SAM VANDY VANDEWATER

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

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. 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, or by e-mail to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) no later than March 23, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org), or telecomment, in lieu of personal attendance.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

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.

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.

JULIA KROG, Director of Planning and Building Services



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

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**MARCH 24, 2022  
CDP\_2021-0006**

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**SUMMARY**

**OWNER:** MENDOCINO COUNTY DEPARTMENT OF  
TRANSPORTATION (MCDOT)  
340 LAKE MENDOCINO DRIVE  
UKIAH, CA 95482

**APPLICANT:** HOWARD DASHIELL  
340 LAKE MENDOCINO DRIVE  
UKIAH, CA 95482

**AGENT:** JAMES LINDERMAN  
340 LAKE MENDOCINO DRIVE  
UKIAH, CA 95482

**REQUEST:** Standard Coastal Development Permit to excavate weak slide material, trench on the upslope side of the road to intercept ground water, and install under drain and backfill the trench with drain rock. Additionally, construct a soldier pile wall with timber lagging and tie backs, place under drain immediately behind wall, install a metal beam guardrail on top of the wall, and surface the road with aggregate base.

**LOCATION:** In the Coastal Zone, 0.7± mile east of Gualala center, along Gualala Road (CR 501), 0.3± mile from its intersection with Old Stage Road (CR 502); located in a County right-of-way, at MP 0.33.

**TOTAL ACREAGE:** Right-of-way

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** The Lead Agency, Mendocino County Department of Transportation, has prepared a Categorical Exemption for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.

**APPEALABLE:** Yes

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** SAM VANDY VANDEWATER

**BACKGROUND**

**PROJECT DESCRIPTION:** Standard Coastal Development Permit to excavate weak slide material, trench on the upslope side of the road to intercept ground water, and install under drain and backfill the trench with drain rock. Additionally, construct a soldier pile wall with timber lagging and tie backs, place under drain immediately behind wall, install a metal beam guardrail on top of the wall, and surface the road with aggregate base. The project is proposed in response to the severe winter storm season of 2019 (2019 FEMA-4434-DR-CA). Any and all equipment to be employed in the proposed project shall be staged on the existing roadway; equipment will likely include a backhoe, dump truck, excavator, and associated supporting equipment such as waste haulers.

**SITE CHARACTERISTICS:** The project site is located 0.7± mile east of Gualala center, along Gualala Road (CR 501), 0.3± mile from its intersection with Old Stage Road (CR 502) within a County right-of-way. The existing road cuts across a steep section of the hillside adjacent to the Gualala River with a slope of between 33 to 72 degrees. Gualala Road provides access to the private Gualala River Redwood Park and a number of residential and agricultural property within Mendocino County; alternative access can be achieved from Sonoma County but would require an approximately 1.5 hour vehicular trip along Annapolis Road and Stanley Ridge Road. According to LCP Maps (Attachments J, K, L, & M), the project site is associated with high productivity timberlands, rare plants, and a Special Treatment Area for timber harvesting, as well as possible landslide occurrences. Gualala Road sits approximately 80 to 100 feet above the river and sea level. Vegetation within the immediate project site has been disturbed by the landslide occurrence; surrounding vegetation is mostly limited to coastal redwoods and fern species.

**SURROUNDING LAND USE AND ZONING:**

	GENERAL PLAN	ZONING	LOT SIZES	USES
<b>NORTH</b>	Remote Residential (RMR:40)	Remote Residential (RMR:40)	15.5± Acres	Vacant
<b>EAST</b>	Remote Residential (RMR:40)	Remote Residential (RMR:40)	10± Acres	Vacant
<b>SOUTH</b>	Remote Residential (RMR:40)	Remote Residential (RMR:40)	10± Acres	Vacant
<b>WEST</b>	Remote Residential (RMR:40)	Remote Residential (RMR:40)	15.5± Acres	Vacant

**PUBLIC SERVICES:**

Access: Gualala Road (CR 501)  
Fire District: California Department of Forestry & Fire Prevention (CalFire)  
South Coast Fire Protection District (SCFPD)

**SUMMARY OF REFERRAL AGENCY COMMENTS:** On February 4, 2022, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below:

REFERRAL AGENCY	COMMENTS
MC Planning – Fort Bragg	No Comment
MC Building Division – Fort Bragg	No Comment
MC Div. of Environmental Health – Fort Bragg	No Response
MC Department of Transportation	No Comment
Forestry Advisor	No Comment
Air Quality Management District	No Response
CalFire (Land Use & Resource Management)	No Response
Department of Fish and Wildlife	No Response
California Coastal Commission	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Band of Pomo Indians	No Response
South Coast Fire Protection District	No Response
Gualala MAC	No Response

**KEY ISSUES**

1. Land Use: The proposed project is adjacent a number of parcels within a variety of Land Use Designations, including Rural Residential (RR:5 [RR:2] - 5 acre minimum with a 2 acre minimum variable) and Remote Residential (RMR:40 - 40 acre minimum). However, the entirety of the project is located in the Mendocino County Department of Transportation (MCDOT) right-of way and MCDOT has indicated that the project is necessary to ensure safety of drivers and public welfare. Staff finds the proposed project to be supported by land use policies of the General Plan Coastal Element and does not conflict with any Land Use Designation to which the project is adjacent.
2. Zoning: The proposed project is adjacent to a number of parcels within a variety of zoning districts, including Rural Residential (RR:5 - [RR:2] - 5 acre minimum with a 2 acre minimum variable) and

Remote Residential (RMR:40 - 40 acre minimum). Similar to the Land Use discussion above, the entirety of the project is located in the Mendocino County Department of Transportation (MCDOT) right-of way and is not subject to zoning district requirements and does not conflict with the Mendocino County Code. MCDOT has indicated that the project is necessary to ensure safety of drivers and public welfare. Staff finds the project complies with all zoning districts requirements of Division II of Title 20 of the Mendocino County Code (MCC) to which the project is adjacent.

3. Visual Resources and Special Treatment Areas: The proposed project is not adjacent to any parcels that are designated as "Highly Scenic"; therefore, the project would not conflict with any policies relating to highly scenic visual resources. The proposed project does not entail any work at night and would thus not create any light impacts, but **Condition 8** has been included should night work need to occur. Staff finds the proposed project is consistent with the policies of Coastal Element Chapter 3.5 and the requirements of MCC Chapter 20.504.
4. Hazard Management: Landsliding due to road cuts along steep slopes is a Hazard Issue specifically identified in Chapter 3.4 (Hazard Management) of the Coastal Element. Due to strong storms in 2019, a landslide occurred along Gualala Road at a particularly steep section of the surrounding slope. The incident resulted in a loss of vegetation and debris covering the roadway, as well as destabilization of the impacted slope. The proposed project entails repairs and reconstruction of Gualala Road, as well as stabilization development for the slope with associated drainage infrastructure to reduce such occurrences and impacts in the future.

The project site is located in an area classified with a "High Fire Hazard" severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the South Coast Fire Protection District (SCFPD). The project application was referred to CalFire and SCFPD for input but no response from either agency has been provided at time of writing this report. The site is not located within a flood zone or tsunami inundation zone, and there are no known faults in close proximity to the proposed development. Staff finds the proposed project is consistent with Coastal Element Chapter 3.4 and requirements of MCC Chapter 20.500.

5. Habitats and Natural Resources: The proposed project is adjacent to the Gualala River. The California Natural Diversity Database (CNDDB) notes that the area could exhibit a number of species, including: perennial goldfields; Blsadale's bent grass; foothill yellow-legged frog; red-bellied newt; and Gualala roach. Additionally, the LCP Biological Resources map indicates a "Star" adjacent to the project site which symbolizes rare plant(s). However, the project area is only light vegetated with grasses due to the landslide disturbing the previous vegetation with the surrounding area remaining intact with redwood. **Condition 9** has been included to ensure the special status amphibious species that could potentially be located in the project vicinity are protected from construction activities.

Mendocino County Code Section 20.496.035 discusses types of development that are permissible adjacent to and within riparian ESHAs. Subsection (A)(2) specifically speaks to roads when there is no less environmentally damaging alternative route feasible, while subsection (B) sets forth the requirements for such development within riparian habitat. Any alternative route for Gualala Road would require new grading and vegetation clearing and thus repairing the existing road entails the most limited amount of disturbance and most feasible option. **Condition 10** requires the removal of any special status plant be replaced at a ratio of 1:1 and a survival rate of seventy-five (75) percent of total replanted vegetation. Staff finds the proposed project, as conditioned, would be consistent with the policies of Coastal Element Chapter 3.1 and the requirements of MCC Chapter 20.496.

6. Archaeological/Cultural Resources: MCC Section 22.12.050 requires that projects be reviewed by the Mendocino County Archaeological Commission (MCAC) when the County is the lead agency; as MCDOT is the lead agency for the proposed project, the requirements of the aforementioned section do not apply. However, a condition has been included to ensure the project does not have impacts on archaeological or cultural resources and have been frequently adopted by the MCAC for similar projects. **Condition 11** is the standard discovery clause that requires all work cease upon the discovery of any archaeological resources or human remains.

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 the writing of this report, no response has been received from any of the three tribal agencies. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.5 and the requirements of MCC Chapter 22.12.

7. Grading, Erosion, and Run-Off: Grading and site preparation would be required under the project, since the proposed project entails repairs and reconstruction of Gualala Road, as well as removal of remaining landslide debris. Additionally, a component of the proposed project includes improvements to drainage to provide slope stability and reduce future landslides. The staging area is located within the MCDOT right-of-way and all project materials will be removed at the conclusion of project activities. The terrain on which the project components are proposed is very steep and directly adjacent to the Gualala River, thus **Condition 12** has been included to eliminate impacts to the surrounding environment and waters. Furthermore, **Condition 13** has been included to ensure best management practices are employed with regards to erosion, run-off, grading, and sedimentation. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.4 and the requirements of Chapter 20.492.
8. Groundwater Resources: The project site is located within a mapped "Critical Groundwater Resources Bedrock" area in which the site's density may be increased only upon proof of public water or a positive hydrological report. However, the proposed project does not entail development that would require groundwater resources and any necessary water resources would be hauled to the project site. Since no new structures or development that would require groundwater resources are proposed; additional water studies are not required per MCC Section 20.516.015(B). Staff finds the project would not impact groundwater supplies and is consistent with the policies of the Coastal Element Chapter 3.8 and requirements of MCC Chapter 20.516.
9. Transportation/Circulation: The proposed project entails the stabilization of Gualala Road where a landslide occurred during the 2020 storm season, thus ensuring safe vehicular travel on the public road for future use. Since the proposed development will require work be conducted within the Gualala Road right-of-way, some temporary traffic control measures to manage vehicular travel through this section will be adopted and minor delays may occur. The project was referred to the Mendocino County Department of Transportation (MCDOT) for review and comment; a response of "No Comment" was provided. Staff finds the proposed project would only temporarily impact transportation or circulation and is consistent with the policies of Coastal Element Chapter 3.8 and requirements of MCC Chapter 20.516.

### **PROJECT FINDINGS**

**PROJECT DETERMINATION FINDINGS AND CONDITIONS:** Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, based on the following findings and conditions.

#### **REQUIRED FINDINGS FOR THIS COASTAL DEVELOPMENT PERMIT:**

1. Pursuant with MCC Section 20.532.095(A), the proposed development is in conformity with the certified Local Coastal Program. The proposed project is repair and reconstruction of roadway with erosion and landslide prevent infrastructure. The proposed project would allow the continuance of Gualala Road (CR 501) as a circulation route on the Mendocino Coast. Findings related to consistency with requirements for development proximate to and within Environmentally Sensitive Habitat Areas are included in Finding 7 below. As proposed, the project is consistent with the Mendocino County Local Coastal Program; and
2. Pursuant with MCC Section 20.532.095(B), the proposed project will be provided with adequate utilities, access roads, drainage and other necessary facilities. No infrastructure is proposed with this project that would require connection to water or septic facilities. A component of the proposed project entails the establishment of managed drainage to ensure road and slope stability The proposed project will take place solely within the existing Gualala Road (CR 501) right-of-way; and
3. Pursuant with MCC Section 20.532.095(C), the proposed project is consistent with the purpose and intent of Division II of Title 20 of the Mendocino County Code, including the provisions within Division

II, and preserves the integrity of the Mendocino County Local Coastal Program. The proposal is for repair and reconstruction within Gualala Road (CR 501) right-of-way, and thus is not subject to zoning district requirements; and

4. Pursuant with MCC Section 20.532.095(D), 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 (CEQA). A Categorical Exemption (Class 2) was completed by the Mendocino County Department of Transportation and submitted to the State Clearinghouse. Several Conditions of Approval are recommended to reduce impacts of the proposed project not covered under CEQA; and
5. Pursuant with MCC Section 20.532.095(E), 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. The proposed project is not subject to the requirements of MCC Chapter 22.12, but conditions have been included to ensure archaeological sites or artifacts are protected during the ground disturbing phases of the proposed project; and
6. Pursuant with MCC Section 20.532.095(F), 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 proposed project is to repair and reconstruct a portion of Gualala road and stabilize the surrounding slope; as such, the demand for solid waste service would be limited to the period of construction and will be managed by the applicant. The proposed project will not have an impact on the number of trips generated but may impact circulation by inducing traffic delays. Traffic related impacts would be of short duration and are necessary to allow crews to safely perform the repairs and reconstruction; and
7. Pursuant with MCC Section 20.532.100(A)(1), the resources identified will not be significantly degraded by the proposed development as most of the area has been disturbed by the landslide. There is no feasible, less environmentally damaging alternative than that proposed for the repairs as any alternative would require greater disturbance of the surrounding habitat. The selected repair and reconstruction methods avoid impacts to ESHA to the greatest extent feasible and all feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted. The proposed project has the potential to impact biological resources but is considered an allowable use within an ESHA area as the proposed project will allow the continuance and maintenance of Gualala Road (CR 501). Public services, such as roadway, are permissible within riparian ESHA per MCC Section 20.496.035(A)(2). The proposed road repair and reconstruction are necessary to ensure road safety and slope stability.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two (2) 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. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
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 applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If work at night is conducted, lighting shall be kept to the minimum necessary for safety and construction purposes and shall be shielded from shining towards adjacent parcels.
9. Prior to development, construction staff shall be trained in the observance and identification foothill yellow-legged frogs and red-bellied newts. If a rain event occurs during the construction period, all activities shall cease for 48 hours after the rain stops. Prior to resuming development activities, construction staff shall examine the site for the presence of said amphibious species. If none are observed, normal construction activities may resume.
10. Where development activities caused the disruption or removal of riparian vegetation, replanting with appropriate native plants shall be required at a minimum ratio of one to one (1:1) and replaced if the survival rate is less than seventy-five (75) percent.
11. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
12. In the event of a spill, the Applicant shall notify the required Agencies and Entities who oversee jurisdictional waters. During construction activities, measures shall be taken at the project site to ensure that no material will enter Gualala River, as follows:
  - a. Mud or water from the work-site shall not be allowed to enter the river.
  - b. Standard best management practices and spill response material shall be available on-site.
  - c. Best management practices shall be employed in the event of a fugitive fluid release.
  - d. In case of a fugitive fluid release, operations shall cease until fluids are captured and contained and the release stopped.
  - e. Fugitive fluids shall be absorbed by Xtra Sorb containment material (or similar) or native earth material.
  - f. Used Xtra Sorb containment material (or similar) shall be collected with a shovel and placed in DOT-17H steel drums for transport and disposal.



13. Standard erosion, run-off, grading, and sedimentation control Best Management Practices (BMPs) shall be employed during construction activities to avoid or minimize impacts to Gualala River and to reduce sedimentation potential. BMPs shall be shown on submitted site plans for any permit(s) associated with activities of this project.
14. Any Building Permit request shall include all conditions of approval of CDP\_2021-0006 (attached or printed on the plans submitted).

Staff Report Prepared By:

3/11/2022

DATE

Julia Vandy VandeWater

SAM VANDY VANDEWATER  
SENIOR PLANNER

Appeal Period: 10 Days  
Appeal Fee: \$2,620.00

**ATTACHMENTS:**

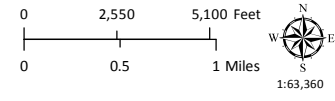
- |   |   |
|---|---|
| A. Location Map                         | Hazards                                     |
| B. Aerial Imagery (Vicinity)            | L. LCP Habitats & Resources                 |
| C. Aerial Imagery (Project Site)        | M. Biological Resources                     |
| D. Topographic Map                      | N. Appeal Jurisdiction                      |
| E. Site Map                             | O. Adjacent Parcels                         |
| F. Typical Section Storm Damage Repairs | P. Fire Hazard Zones & Responsibility Areas |
| G. Project Site Damage Imagery          | Q. Wildland-Urban Interface Zones           |
| H. Zoning Display Map                   | R. Ground Water Resources                   |
| I. General Plan Classifications         | S. Estimated Slope                          |
| J. LCP Land Use Map 31: Gualala         | T. Western Soil Classes                     |
| K. LCP Land Capabilities & Natural      | U. Farmland Classifications                 |

**EXHIBIT A: FILED NOTICE OF EXEMPTION**



CASE: CDP 2021-0006  
 OWNER: County of Mendocino  
 APN: N/A (Right-of-Way)  
 APLCT: Howard Dashiell  
 AGENT: Chris Collins  
 ADDRESS: Gualala Road, Gualala

- Major Towns & Places
- Highways
- Major Roads
- Coastal Zone Boundary
- California Counties



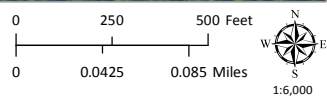
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021



CASE: CDP 2021-0006  
 OWNER: County of Mendocino  
 APN: N/A (Right-of-Way)  
 APLCT: Howard Dashiell  
 AGENT: Chris Collins  
 ADDRESS: Gualala Road, Gualala

Public Roads  
 Private Roads




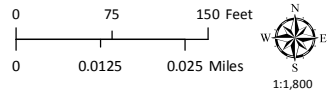
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/10/21/2021



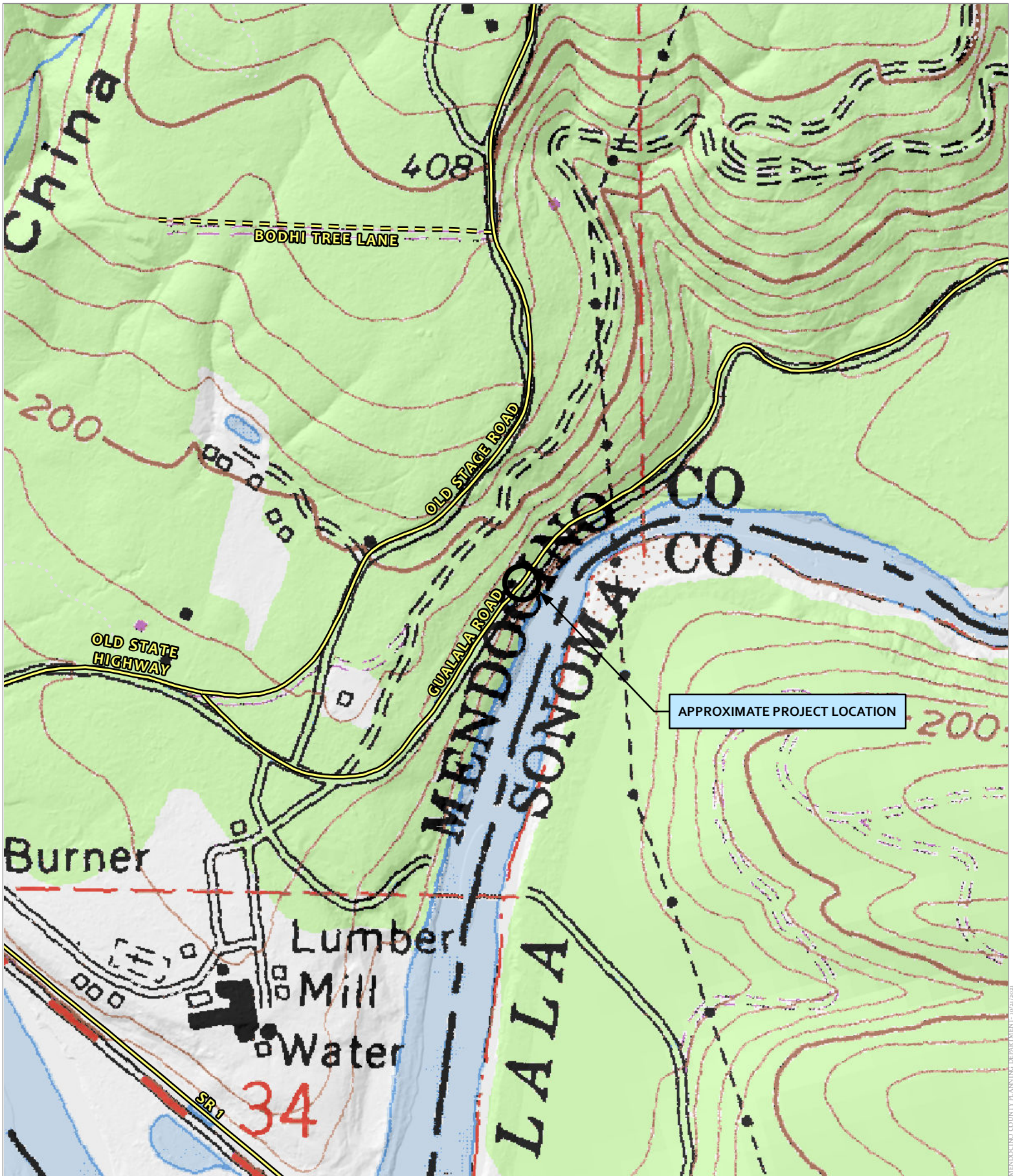
CASE: CDP 2021-0006  
OWNER: County of Mendocino  
APN: N/A (Right-of-Way)  
APLCT: Howard Dashiell  
AGENT: Chris Collins  
ADDRESS: Gualala Road, Gualala

 Public Roads





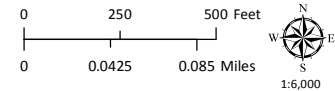
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021



CASE: CDP 2021-0006  
 OWNER: County of Mendocino  
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-  Public Roads
-  Private Roads



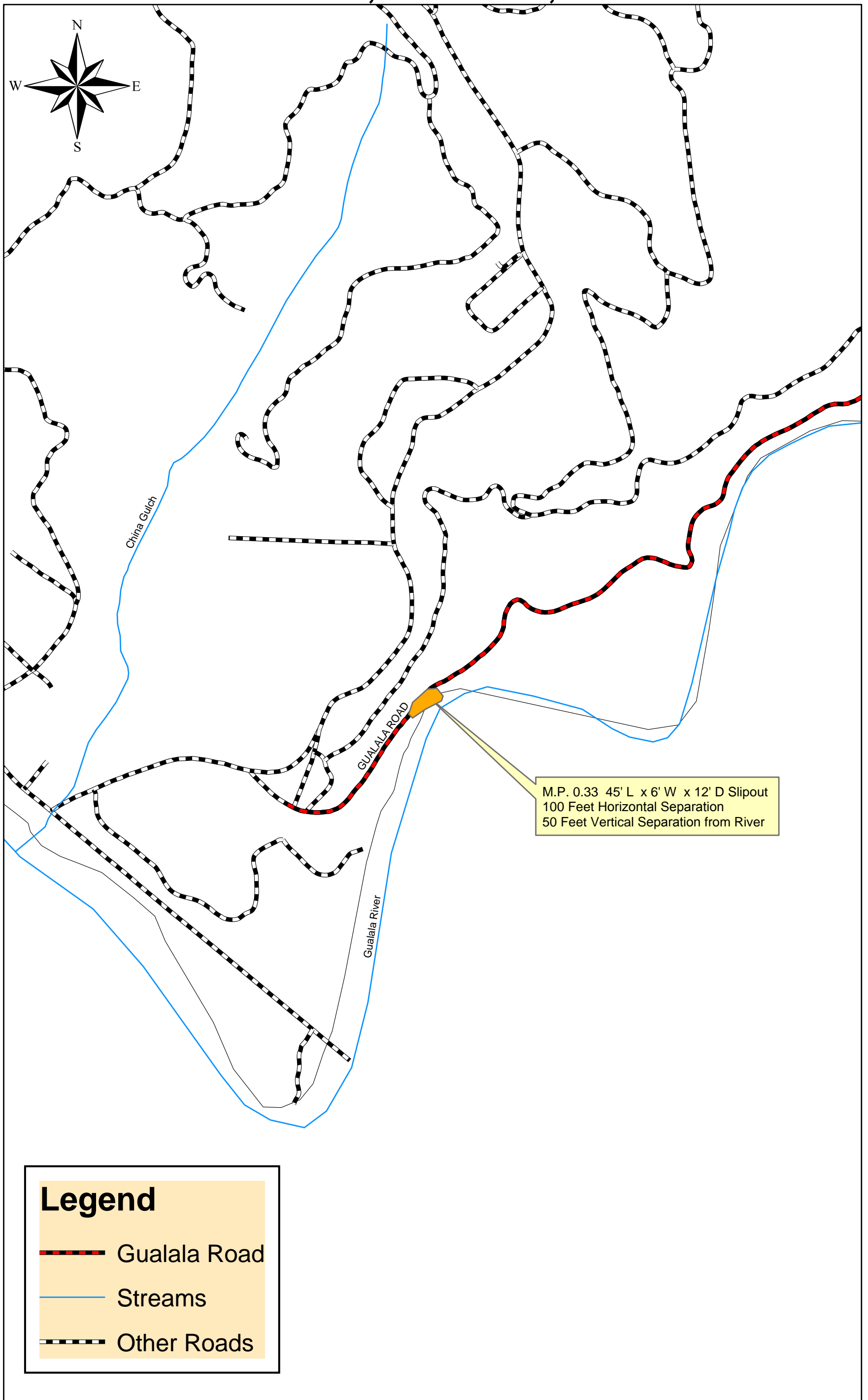
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 07/27/2021

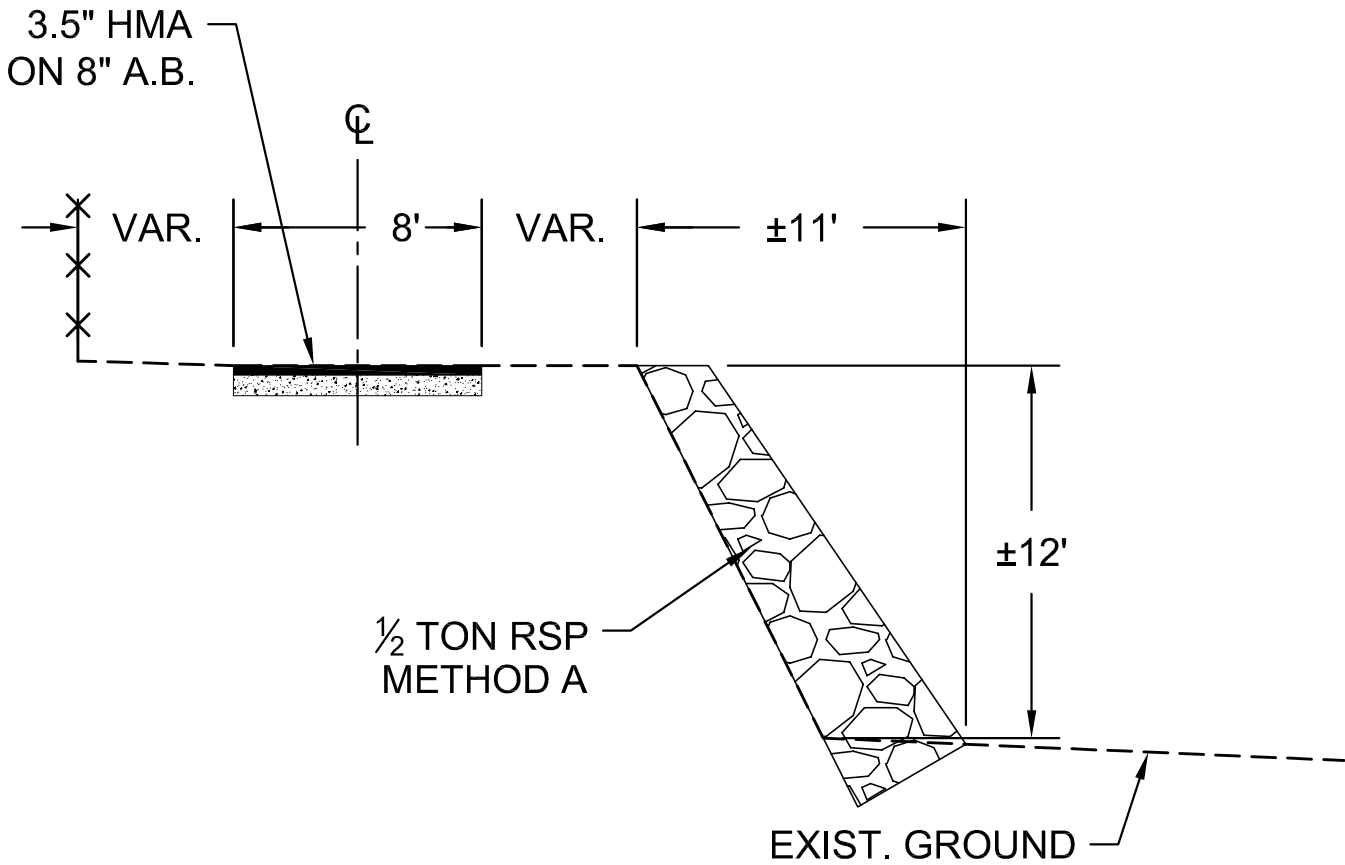
# Damage Description and Dimensions

## FEMA DR4434 #286225

### Gualala Road, CR 501, M.P. 0.33



# TYPICAL SECTION



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

# PDA Photo Page(s)

<b>Disaster #:</b>		<b>Applicant ID:</b>	Mendocino County Department of Transportation (MCDOT)	<b>Category:</b>	A - G	<b>Date:</b>	03/05/2019
<b>County:</b>	Mendocino	<b>Address:</b>		<b>Damage:</b>	FLOOD	<b>Inspector:</b>	



Photo # 5

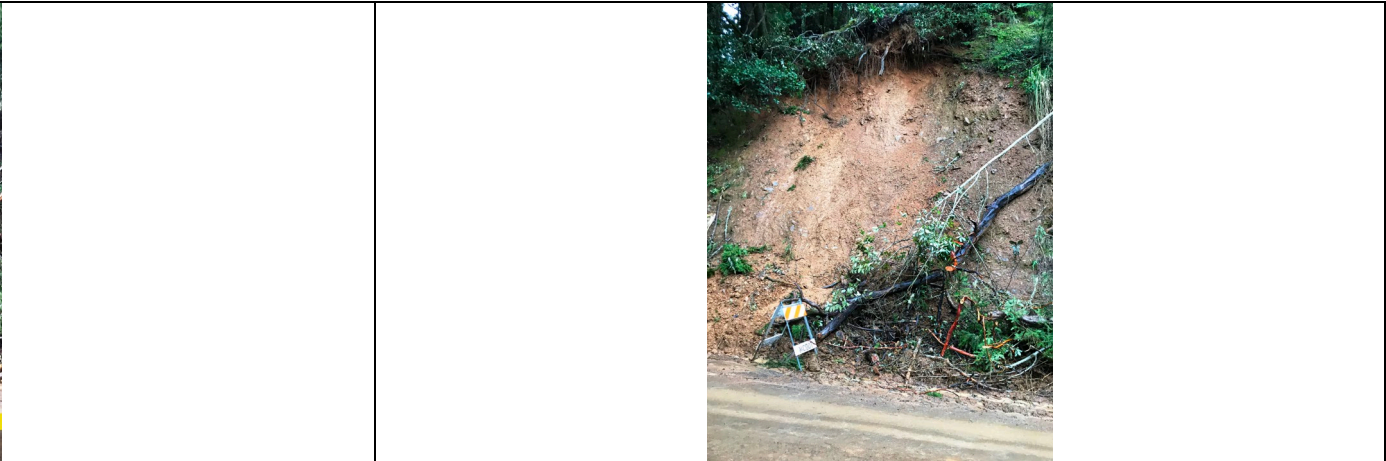


Photo # 6

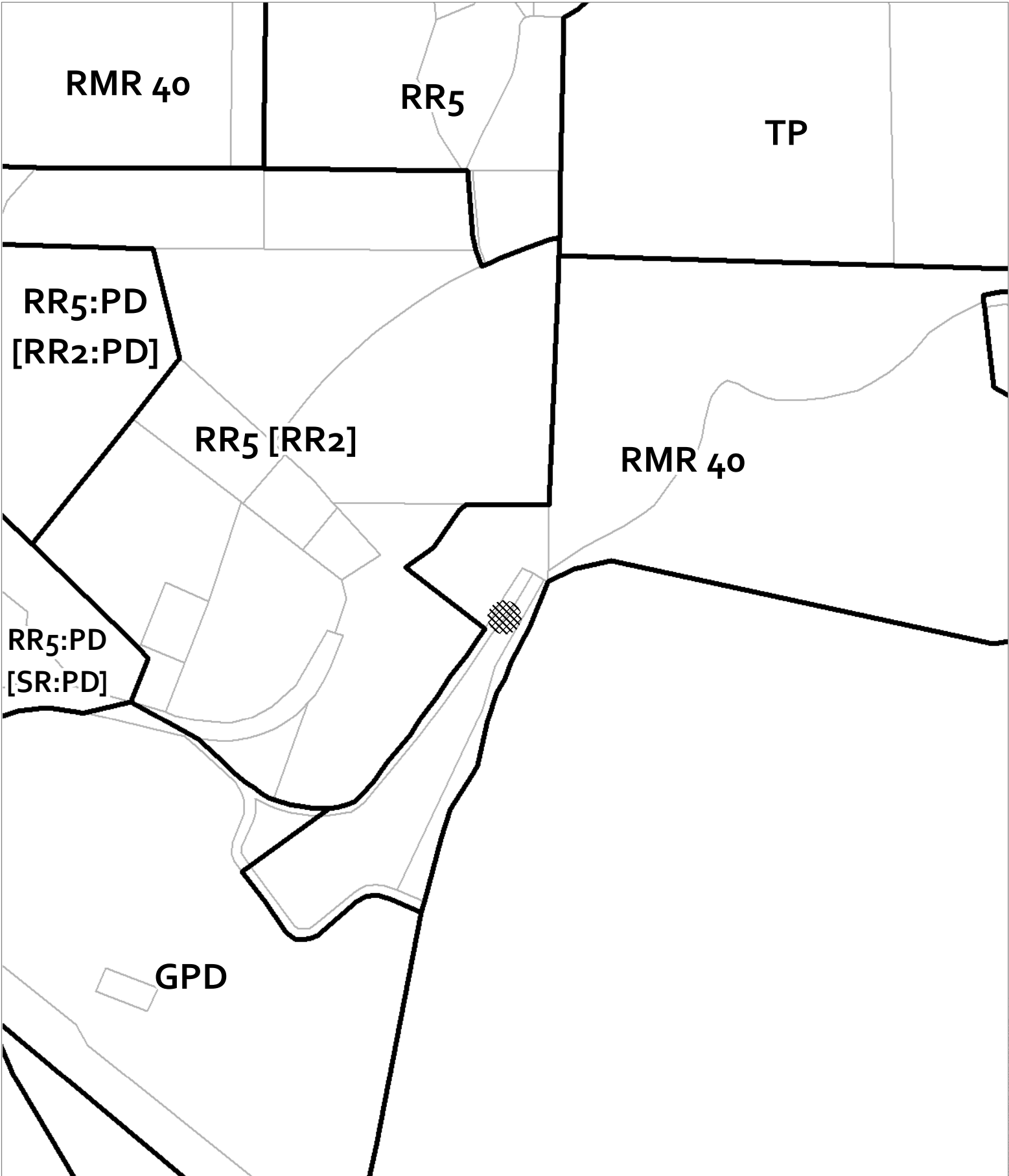


Photo # 7



Photo # 8

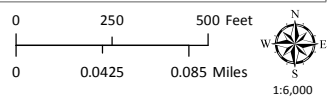




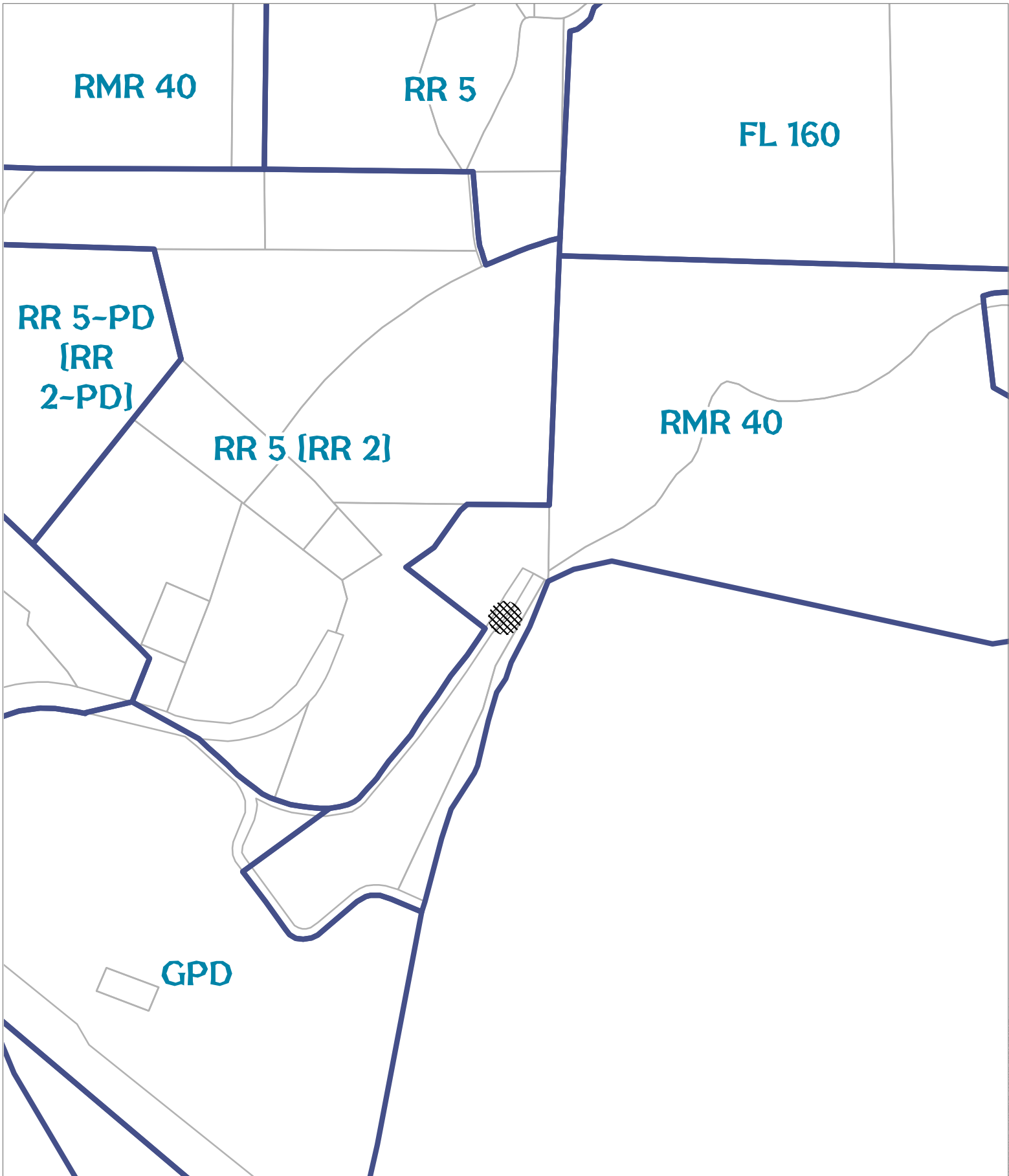
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021

CASE: **CDP 2021-0006**  
 OWNER: **County of Mendocino**  
 APN: **N/A (Right-of-Way)**  
 APLCT: **Howard Dashiell**  
 AGENT: **Chris Collins**  
 ADDRESS: **Gualala Road, Gualala**


 Zoning Districts

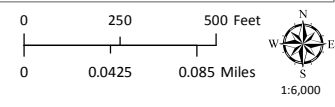


**ZONING DISPLAY MAP**

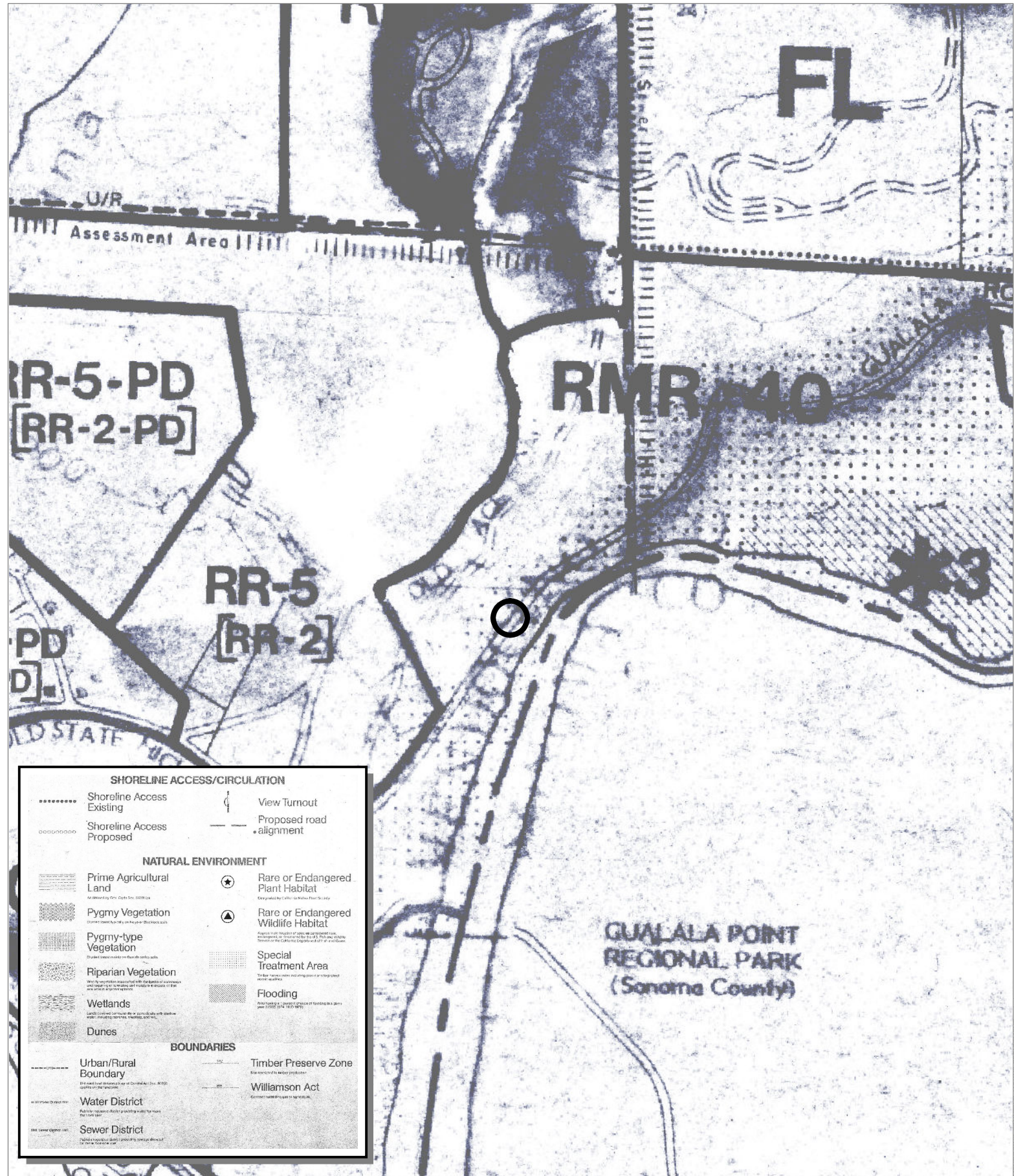


CASE: CDP 2021-0006  
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



**SHORELINE ACCESS/CIRCULATION**

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

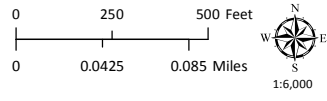
**NATURAL ENVIRONMENT**

- 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

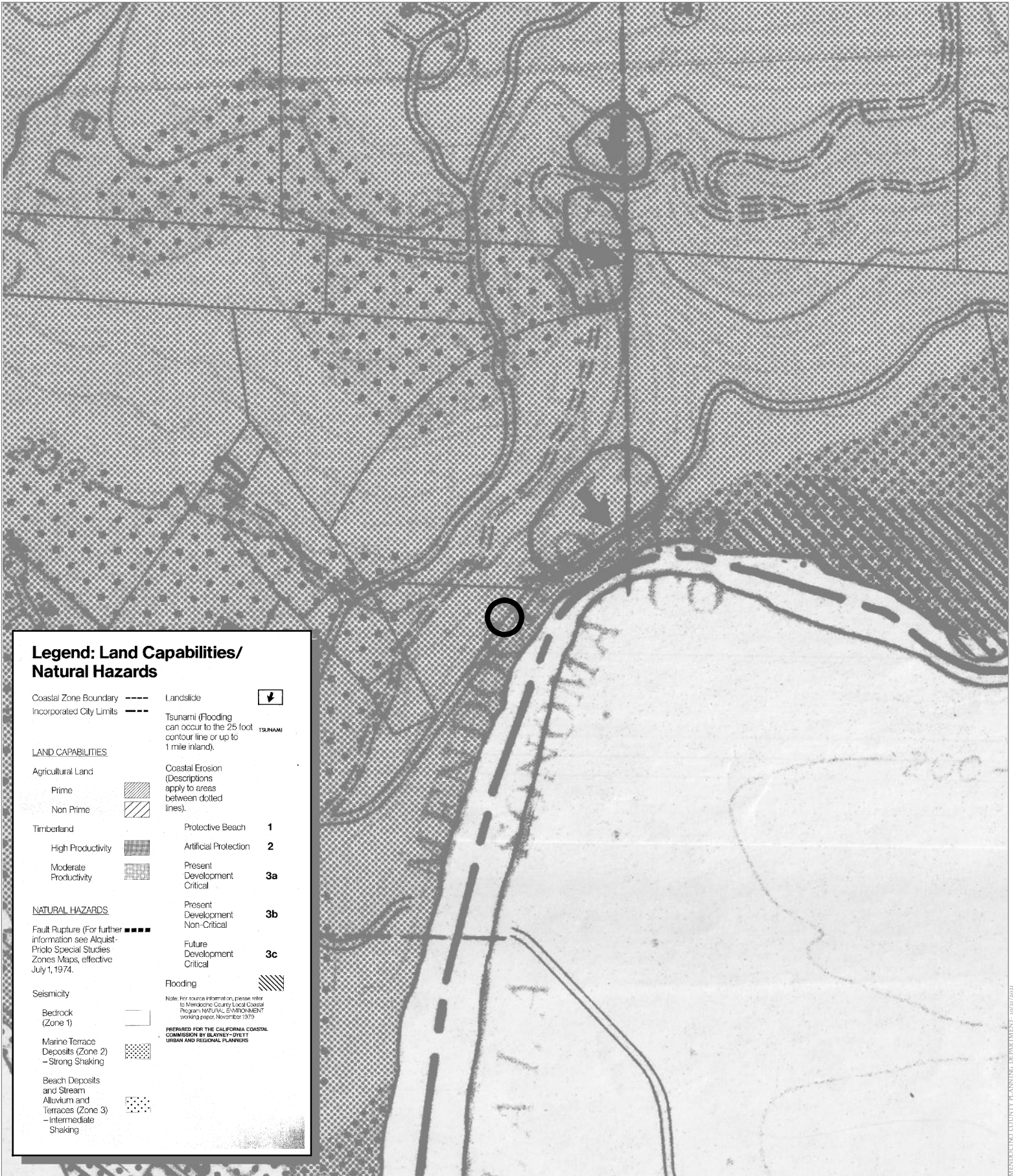
**BOUNDARIES**

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

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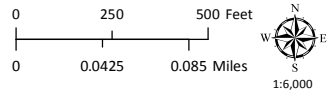
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021



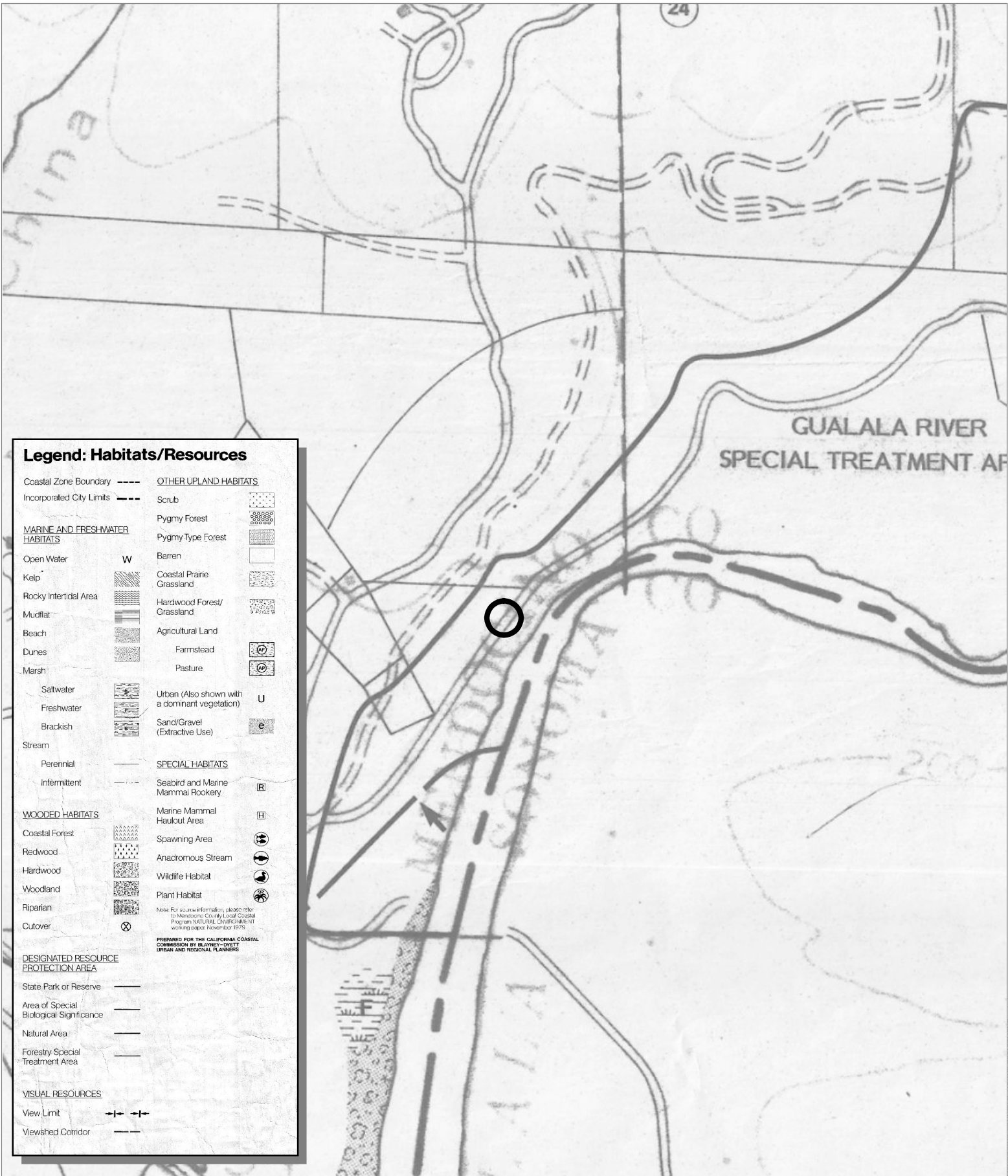
**Legend: Land Capabilities/  
Natural Hazards**

- |   |      |  |           |
|---|------|--|-----------|
| Coastal Zone Boundary   | ---  | Landslide  |           |
| Incorporated City Limits  | ---  | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).   |           |
| <b>LAND CAPABILITIES</b>  |      |  |           |
| Agricultural Land   |      | Coastal Erosion (Descriptions apply to areas between dotted lines).  |           |
| Prime   |      | Protective Beach   | <b>1</b>  |
| Non Prime   |      | Artificial Protection  | <b>2</b>  |
| Timberland  |      | Present Development Critical   | <b>3a</b> |
| High Productivity   |      | Present Development Non-Critical   | <b>3b</b> |
| Moderate Productivity   |      | Future Development Critical  | <b>3c</b> |
| <b>NATURAL HAZARDS</b>  |      |  |           |
| 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><br><small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BELKNOW-COYETT URBAN AND REGIONAL PLANNERS</small> |           |
| Bedrock (Zone 1)  |      |  |           |
| Marine Terrace Deposits (Zone 2) - Strong Shaking   |      |  |           |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking                               |      |  |           |

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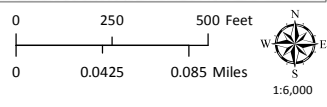
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021



**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/ Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Pattern]
Marsh	[Pattern]	Pasture	[Pattern]
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)	[Pattern]
Brackish	[Pattern]		
Stream		<b>SPECIAL HABITATS</b>	
Perennial	---	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
<b>WOODED HABITATS</b>		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
Riparian	[Pattern]		
Cutover	[Symbol]		
<b>DESIGNATED RESOURCE PROTECTION AREA</b>			
State Park or Reserve	---		
Area of Special Biological Significance	---		
Natural Area	---		
Forestry Special Treatment Area	---		
<b>VISUAL RESOURCES</b>			
View Limit	---+---+---		
Viewshed Corridor	---		

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION REPORT WORKING PAPER November 1979  
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS



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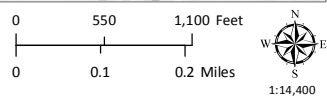
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021



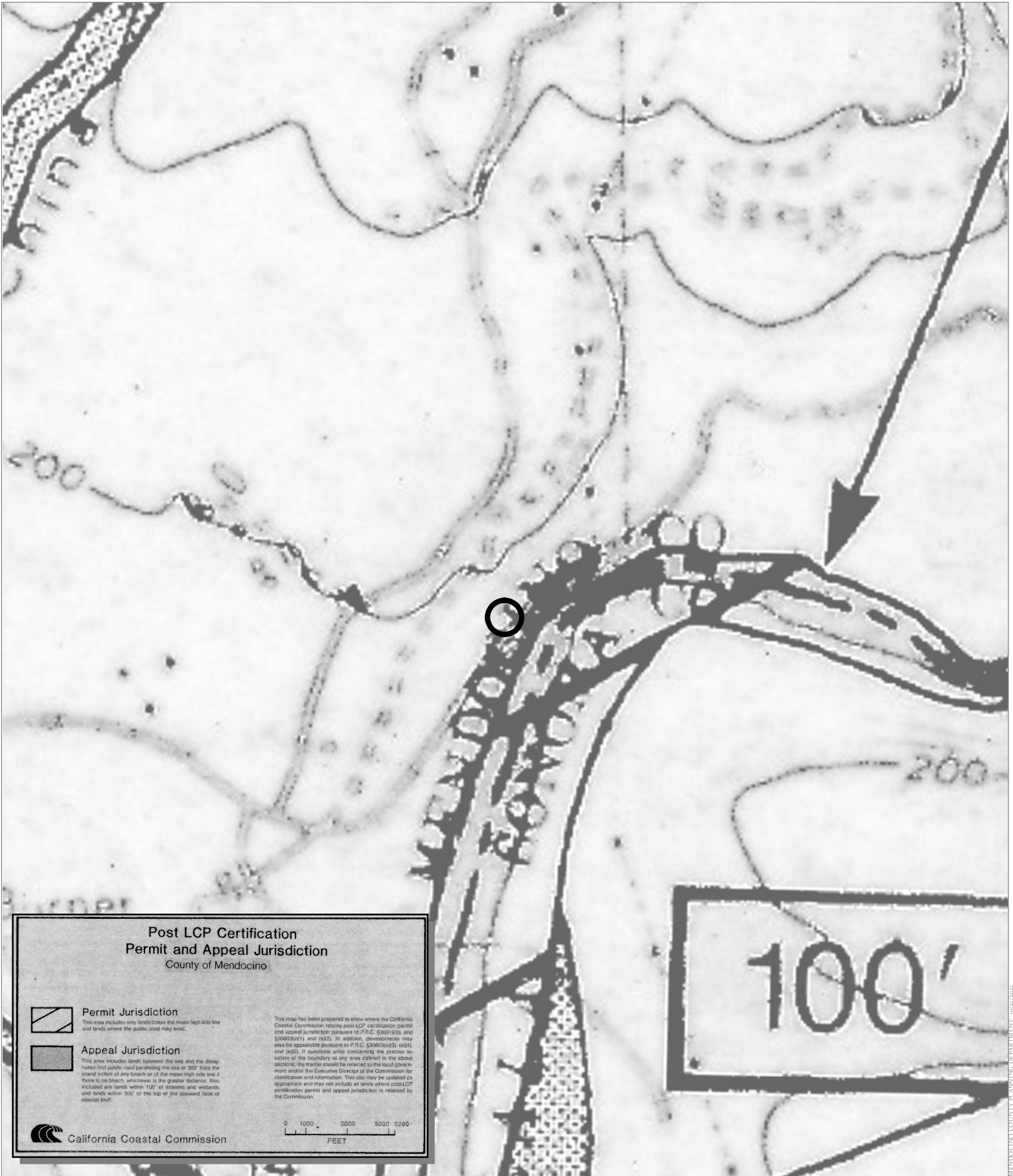
LEGEND

SYM.	DESCRIPTION
□	NATURAL AREAS <small>See Inventory of California Natural Areas Vol. I For More Information</small>
★	RARE PLANTS <small>See Inventory of Rare and Endangered Vascular Plants of California For More Information</small>
•	STEELHEAD and RAINBOW TROUT <sup>®</sup>
—	SILVER SALMON <sup>®</sup>
-	KING SALMON <sup>®</sup>
●	KEY WILDLIFE AREAS <sup>®</sup> <small>Large Areas</small>
◐	LIMITED HABITAT <sup>®</sup> <small>Large Areas</small>
◦	KEY WILDLIFE AREAS <sup>®</sup> <small>Small Areas or Point Locations</small>
◑	LIMITED HABITAT <sup>®</sup> <small>Small Areas or Point Locations</small>
---	LINEAR FEATURES <sup>®</sup>


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


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021




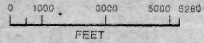
**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Mendocino**

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

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

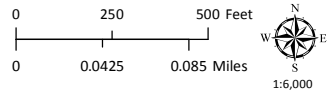
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.H.C. §30512(b), and §30602(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.H.C. §30602(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.





FEET

CASE: **CDP 2021-0006**  
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**POST LCP CERTIFICATION AND APPEAL JURISDICTION**

MENDOCINO COUNTY PLANNING DEPARTMENT 10/27/2021

145-210-13  
CHARLES FOSTER  
40410 OLD STAGE RD  
RR 5 11.31 A±

145-210-04  
REDWOOD GUALALA  
RR 5 0 A±

145-240-08  
DANIEL BROWN  
RMR 40 19.6 A±

145-240-12  
RIVER GUALALA  
46001 GUALALA RD  
RMR 40 40.4 A±

145-210-06  
CALVIN WELCH  
40850 OLD STAGE RD  
RR 5 3.44 A±

145-210-07  
JAMIE MCCLONE  
40800 OLD STAGE RD  
RR 5 0 A±

145-210-08  
WILLIAM HAY  
40801 OLD STAGE RD  
RR 5 1.15 A±

145-210-05  
JONATHAN SANDOVAL  
40900 OLD STAGE RD  
RR 5 9.87 A±

145-270-06  
MARK MCCLONE  
41000 OLD STAGE RD  
RR 5 8.25 A±

145-270-07  
REDWOOD GUALALA  
40951 OLD STAGE RD  
RMR 40 15.5 A±



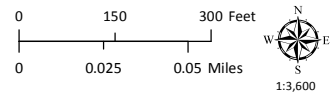
145-270-06  
CLEMENT FURLONG  
RR 5 0 A±

145-290-08  
RIVER GUALALA  
GPD 59 A±

145-290-09  
ARTS GUALALA  
46501 OLD STATE HWY  
G 10.15 A±

145-290-08  
RIVER GUALALA  
GPD 59 A±

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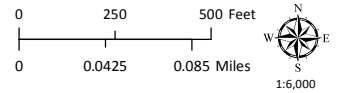
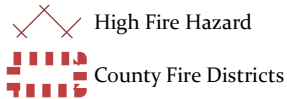
ADJACENT PARCELS



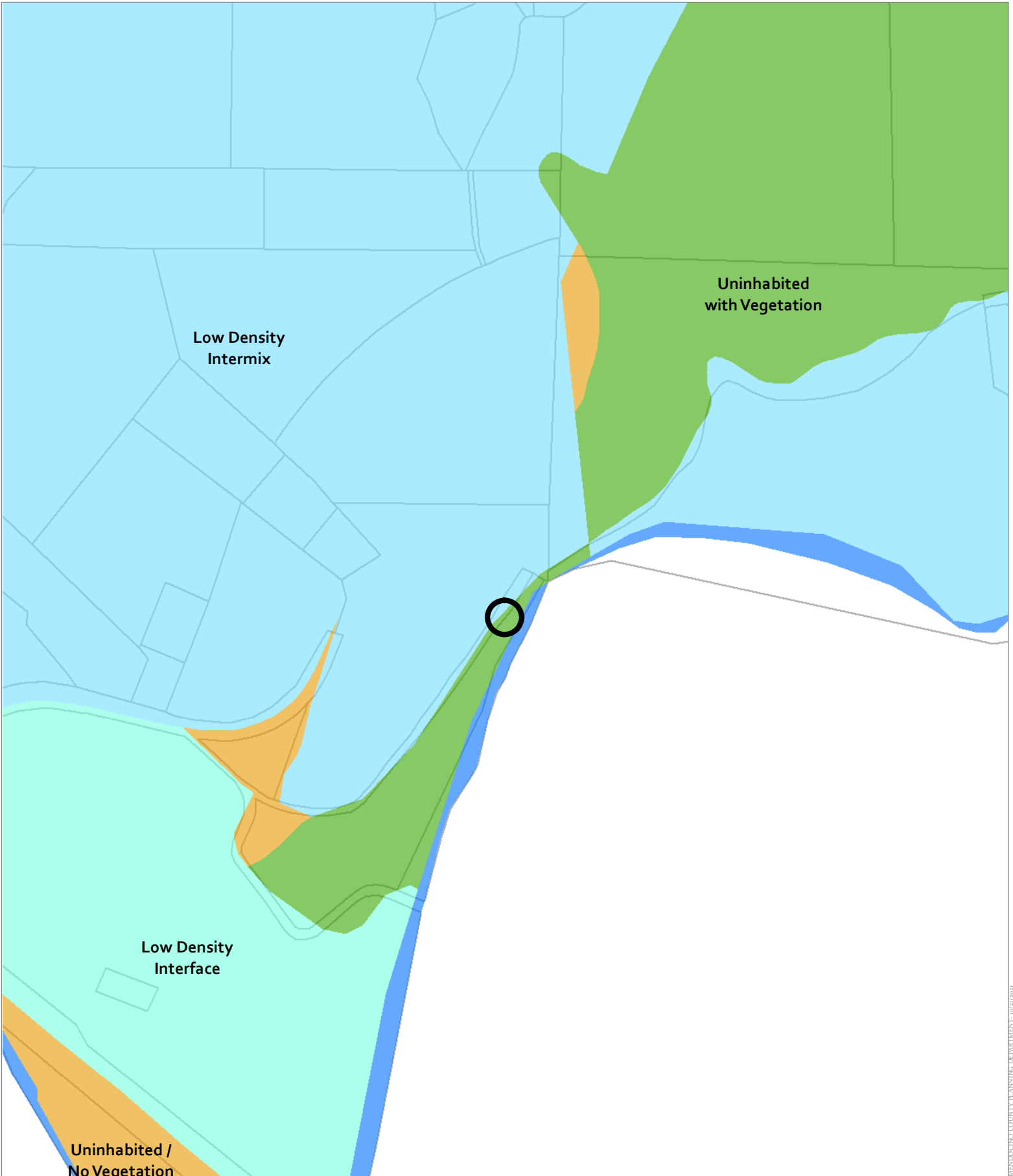
**SOUTH COAST  
FIRE PROTECTION  
DISTRICT**



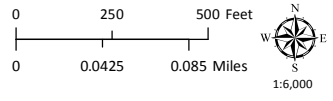
CASE: CDP 2021-0006  
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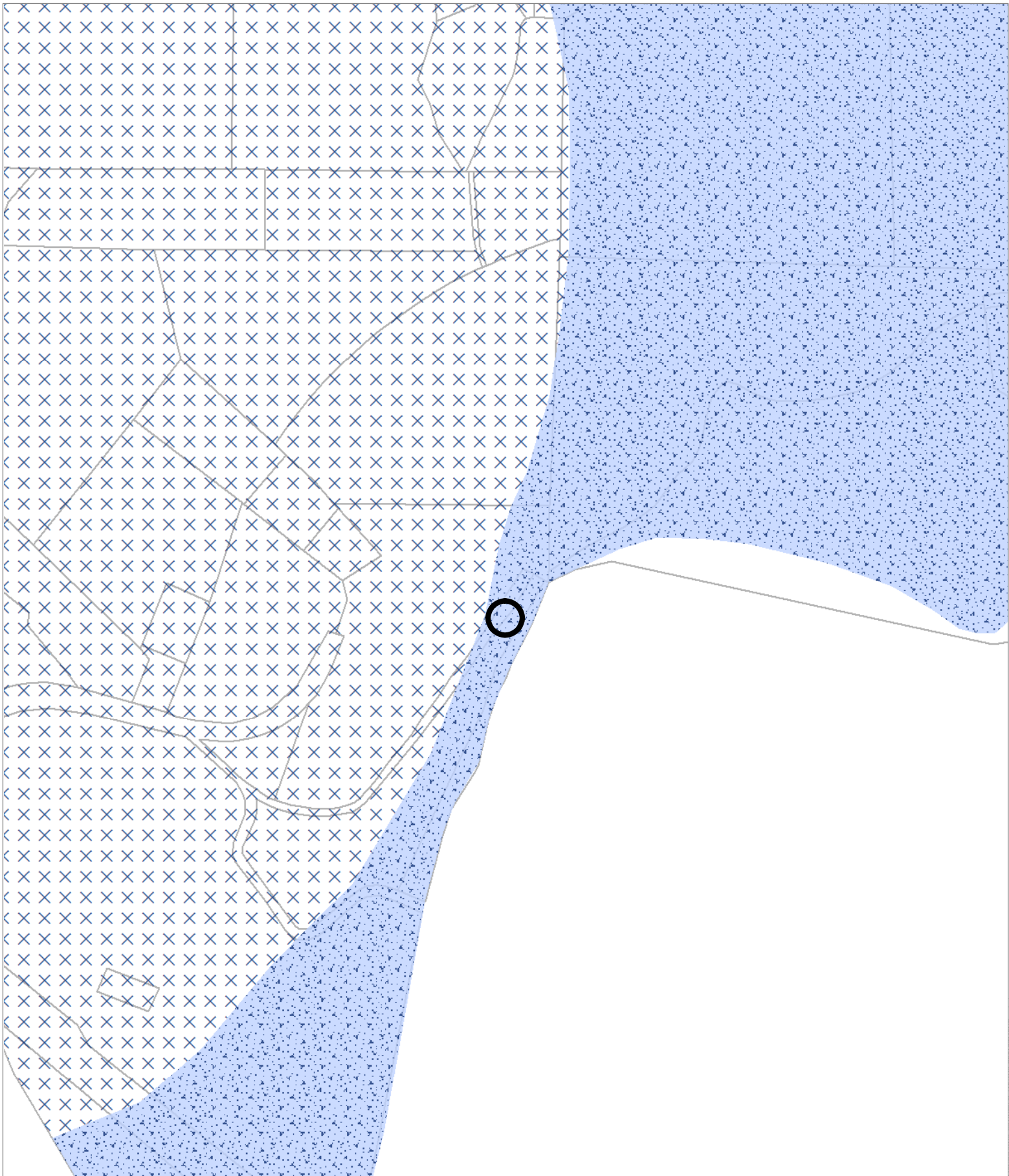
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



CASE: CDP 2021-0006  
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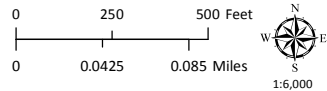
WILDLAND-URBAN INTERFACE ZONES



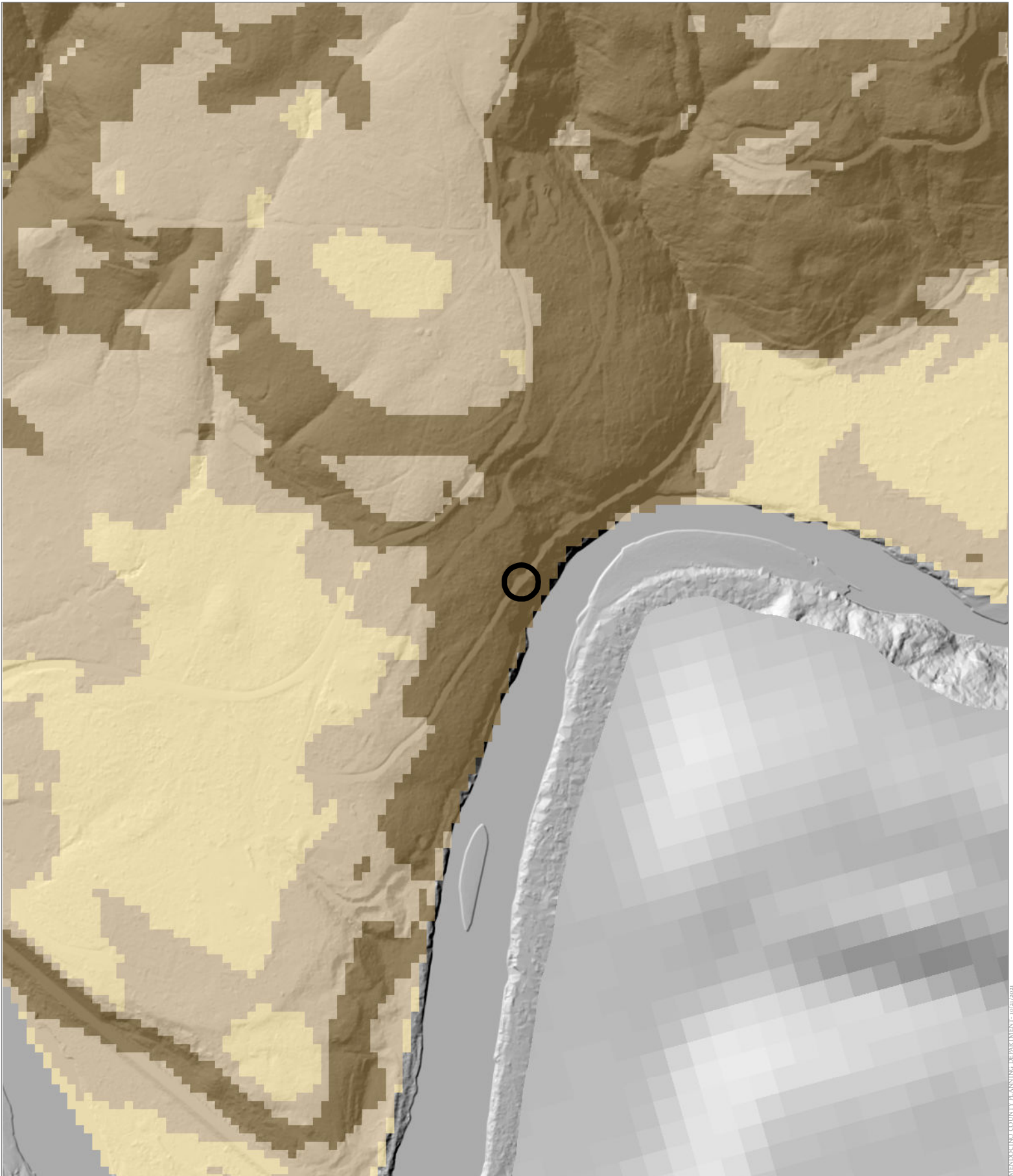
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021

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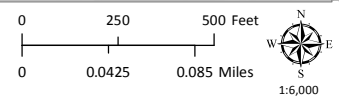
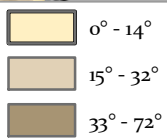
-  Critical Water Areas
-  Critical Water Resources Bedrock



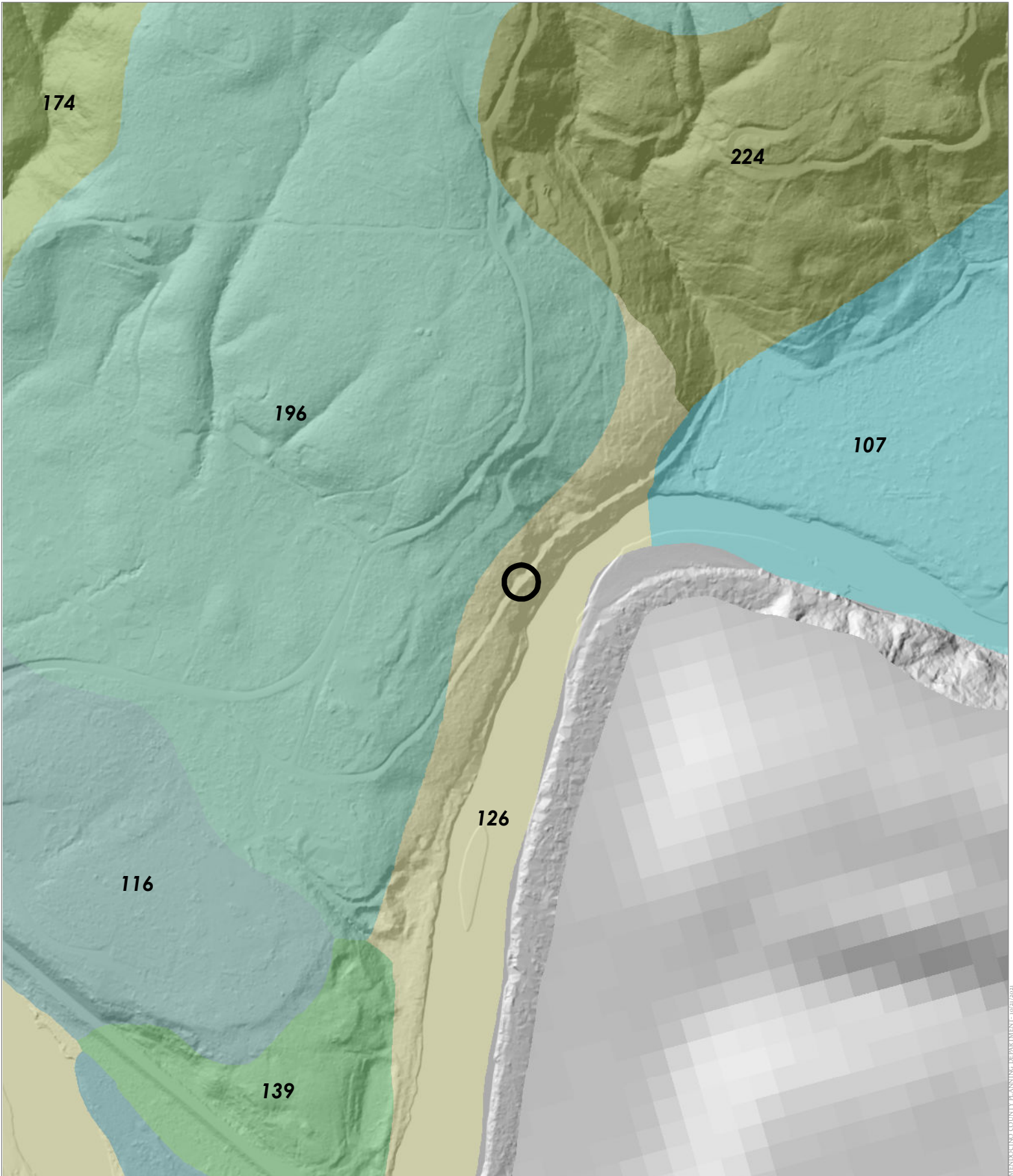
**GROUND WATER RESOURCES**



CASE: **CDP 2021-0006**  
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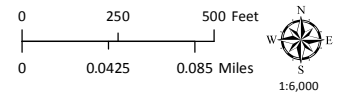


**ESTIMATED SLOPE**

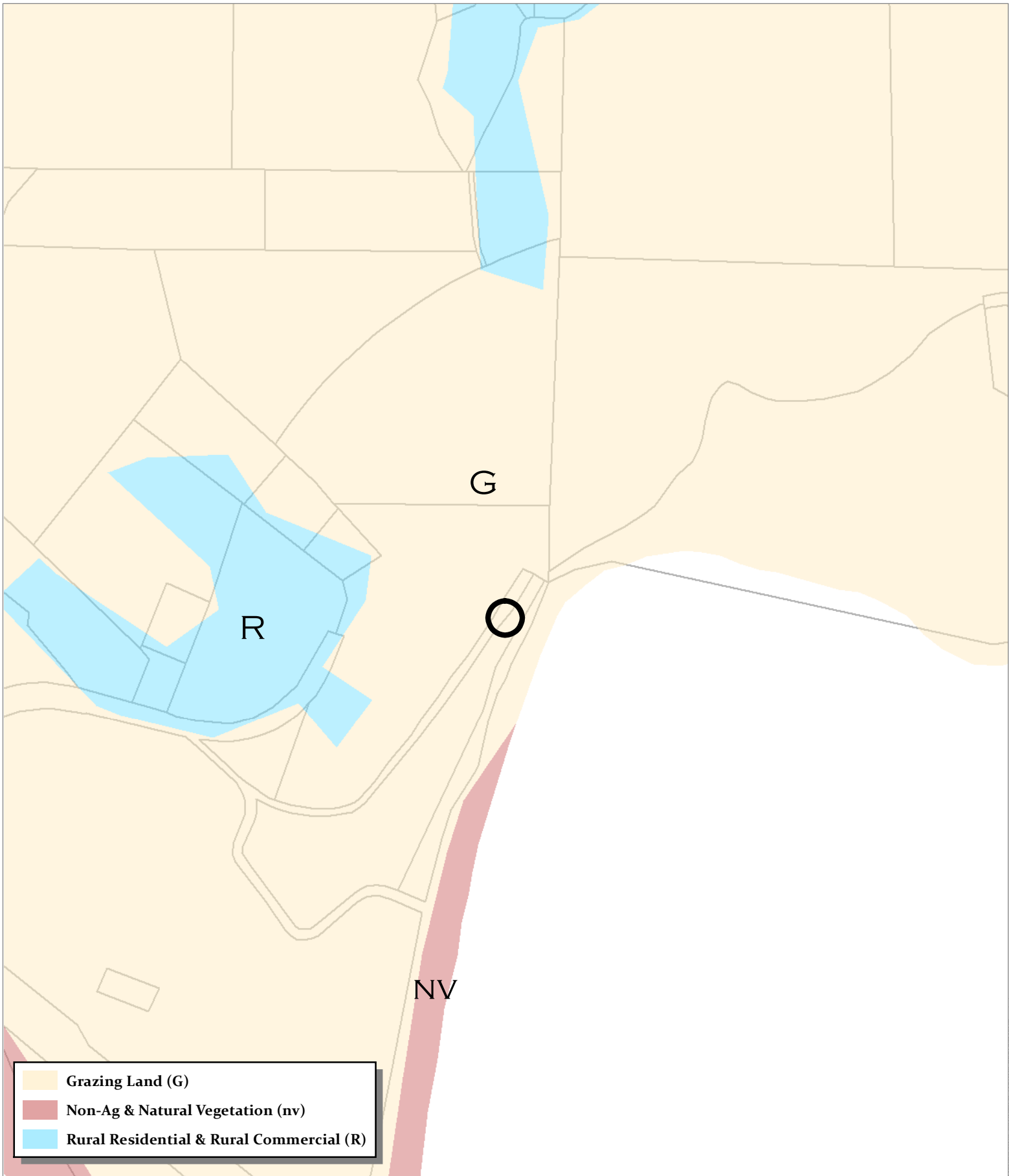


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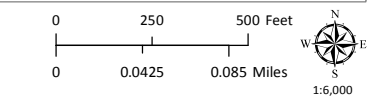
 Bishop Pine



WESTERN SOIL CLASSIFICATIONS



CASE: CDP 2021-0006  
 OWNER: County of Mendocino  
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 AGENT: Chris Collins  
 ADDRESS: Gualala Road, Gualala



FARMLAND CLASSIFICATIONS

FILING REQUESTED BY  
County of Mendocino  
Department of Transportation  
340 Lake Mendocino Drive  
Ukiah, CA 95482

AND WHEN FILED MAIL TO  
County of Mendocino  
Department of Transportation  
340 Lake Mendocino Drive  
Ukiah, CA 95482

**NOTICE OF EXEMPTION**

**Project Title:** 2019 Storm Damage Repair Program

**Project Locations:**

- Briceland Road, CR 435 , M.P. 4.79
- Peachland Road, CR 128, M.P. 1.60
- Windy Hollow Road, CR 508, M.P. 2.11
- Gualala Road, CR 501, M.P. 0.33
- Fish Rock Road, CR 122, M.P. 17.35

**Description of Nature, Purpose, and Beneficiaries of Project:**

During a series of strong winter storms in early 2019, numerous roads maintained by the County of Mendocino Department of Transportation were damaged as a result of heavy rain, surface water flooding, mudslides and ground saturation. The sections of roads listed above sustained significant damage involving cut bank and/or fill slope failure resulting in road surface cracking and/or partial collapse of the road sections and in some cases requiring road shoulder and/or traffic lane closures. Permanent repairs will be completed to restore the damaged road sections to pre-event conditions and traffic capacity, for the safety of the traveling public.

Permanent repair work will include excavating, backfilling, grading, and resurfacing of damaged road sections to restore pre-existing road surface elevations and drainage patterns. Damaged culverts will be replaced at two locations (Briceland Road, Peachland Road). Retaining walls and/or rock slope protection will be installed to repair road embankments and prevent erosion. The proposed work will not result in significant impact to sensitive cultural or biological resources.

Beneficiaries of the project are the traveling public.

**Name of Public Agency Approving Project:** County of Mendocino Department of Transportation

**Name of Public Agency Carrying Out Project:** County of Mendocino Department of Transportation

**Exempt Status:** (check one)

- Ministerial [§15268]
- Declared Emergency [§21080(b)(3); 15269(a)]
- Emergency Project [§21080(b)(4); 15269(b) and (c)]
- Categorical Exemption §15302

**Reasons Why Project is Exempt:**

The California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19, Section 15302, provides a categorical exemption for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

**Lead Agency Contact Person:** Howard Dashiell  
**Title:** Director of Transportation

**(Area Code) Telephone No:**  
(707) 463-4366

*Howard Dashiell*  
\_\_\_\_\_  
Signature

3/2/20  
\_\_\_\_\_  
Date