



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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July 12, 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, July 28, 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 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_2022-0007

DATE FILED: 2/4/2022

OWNER: STATE OF CALIFORNIA

APPLICANT: BRIAN DEWEY, ASSISTANT DEPUTY DIRECTOR

AGENT: JOEL BONILLA, ENVIRONMENTAL COORDINATOR

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.

ENVIRONMENTAL DETERMINATION: The Lead Agency, California State Parks, has prepared a Categorical Exemption for the above project (SCH 2021060337). The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.

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.

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 no later than July 27, 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, 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.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

JULIA KROG, Director of Planning and Building Services



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

**JULY 28, 2022
CDP_2022-0007**

SUMMARY

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

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

AGENT: JOEL BONILLA
ENVIRONMENTAL COORDINATOR
ONE CAPITOL MALL, SUITE 410
SACRAMENTO, CA 95814

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.

TOTAL ACREAGE: 103± acre portion of 5,200± acre Manchester State Park

GENERAL PLAN: Open Space (OS)
General Plan – Coastal Element Chapter 2.2

ZONING: Open Space (OS)
Mendocino County Code Title 20, Division II

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: The Lead Agency, California State Parks, has prepared a Categorical Exemption for the above project (SCH 2021060337). The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SAM VANDY VANDEWATER

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit to provide accessibility improvements to existing day use and campground facilities at Manchester State Park. The project is intended to bring the state park into compliance with California State Parks accessibility requirements. 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. See the following:

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.

SITE CHARACTERISTICS: The subject parcel is a roughly 103 acre portion of the more than 5,000 acre Manchester State Park which hosts the park campgrounds, day use area, and several trailheads. The parcel is accessed from Kinney Road (CR 512) and is located in the Coastal Zone, approximately 1 mile northwest of Manchester town center, on the north side of Kinney Road, 0.5± mile west of its intersection with State Route 1 (SR 1). The parcel is developed with existing well and on-site septic to handle campground visitations, as well as a number of structures including signage, parking infrastructure, and campground utilities. The parcel is located within various sensitive habitats, including that for the Point Arena mountain beaver.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	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

PUBLIC SERVICES:

Access: Kinney Road (CR 512)
 Fire District: Redwood Coast Fire Protection District
 California Department of Forestry & Fire Prevention (CalFire)
 Water District: None
 Sewer District: None
 School District: Manchester Union Elementary

AGENCY COMMENTS: On March 7, 2022, project referrals were sent to the following agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENT
Planning Division (Fort Bragg)	No Comment
Department of Transportation	No Comment
Environmental Health (Fort Bragg)	No Response
Building Inspection (Fort Bragg)	No Response
Assessor	No Response
Forestry Advisor	No Comment
Air Quality Management District	Comment
Archaeological Commission	No Response
California Highway Patrol	No Response
CalTrans	No Response
California Department of Fish & Wildlife	No Response
Coastal Commission	Comment
Regional Water Quality Control Board	No Response
California Department of Parks & Recreation	No Response
State Clearinghouse	No Response
US Fish & Wildlife Services	No Response
Fort Bragg Rural Fire Protection District	No Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

1. **Land Use:** The proposed project is adjacent to a number of parcels within a variety of Land Use Designations, including Open Space (OS), Public Facilities (PF), Agricultural (AG:40), and Rangeland (RL). The portion of the state park in which the project is located is designated within the Open Space Land Use Designation, as defined by the Coastal Element. The Open Space Land Use Designation is:

“intended to be applied to lands not suited for development or to lands most valuable in their undeveloped natural state. Factors limiting the development potential of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, scenic qualities, and susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, riparian vegetation zones, or wild and scenic rivers.

Principal Permitted Use: *Landscape preservation; associated with park or open space use; light agriculture; passive low impact recreation.”*

The proposed project entails the upgrading of state park infrastructure to provide better access to those with physical disabilities. While some aspects of the project will create more permanent building footprints, the areas in which the development is to occur are already disturbed with existing development and would be consistent with the Coastal Element. Staff finds the proposed project to be supported by land use policies of the General Plan Coastal Element and does not conflict with the OS Land Use Designation as defined by Chapter 2.2.

2. **Zoning:** The proposed project is adjacent to a number of parcels within a variety of zoning districts, including Open Space (OS), Public Facilities (PF), Agricultural (AG:40), and Rangeland (RL). The portion of the state park in which the project is located is designated within the Open Space zoning district, as defined by MCC Section 20.372.005. The Open Space Land Use Designation is:

“intended to be applied to lands within the Coastal Zone which are not suited for development or are more valuable in their undeveloped natural state and to public park lands.”

The existing zoning district of Open Space is appropriate for the project site as it is a state park that provides coastal sand dune habitat in its natural state. The proposed project entails improvements to existing infrastructure that can be considered a "Community Recreation" civic use type, as defined by MCC Section 20.320.037, and is a conditionally permitted use within the Open Space zoning district per MCC Section 20.372.015(B). 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 located on a parcel that is designated as a "Highly Scenic Area," but the Coastal Element does not contain policies under Chapter 3.5 for visual resources that would explicitly effect the subject parcel or project. The proposed project is subject to the development criteria established in MCC Section 20.504.015(C) which requires subordination of the project to the surrounding environment. As the project entails the conversion of existing infrastructure to adhere to ADA requirements, the proposed development is anticipated to have minimal impacts on visual resources; no aspects of the project would conflict with the development criteria regarding structural height, reflective surfaces, and/or project location. While some of the development would be visible from public viewpoints and trails, these areas are already impacted by existing development (i.e. existing restrooms, picnic areas, and campgrounds) and would not change the visual character of the surrounding environment. 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: The proposed project entails ADA upgrades to three campsites, accessible paths of travel and seating areas at campground and day use area, and ADA upgrades to day use and trailhead parking area. The section of Manchester State Park in which the proposed project is to occur has a "Moderate" severity rating for fires, though some portions of the park are considered to have a "High" severity hazard. Fire protection services are provided by the California Department of Forestry and Fire Prevention (CalFire) and the Redwood Coast Fire Protection District (RCFPD). The project application was referred to both CalFire and the RCFPD for input; the former agency requested any structures adhere to Fire-Safe standards, while the latter agency did not comment.

The subject parcel is located within proximity to several natural hazard features including tsunamis threats, potential flooding, and earthquakes. Despite these hazards, the proposed development is not located directly within areas designated with tsunami or flood hazards, which are more associated with coastal water (i.e. beaches and estuaries). The tsunami inundation zones at Manchester State Park exist primarily on the coastal wetlands to the north of the development location, and at the mouth of Brush Creek to the south of the project site; flooding also occurs along Brush Creek. Regarding faults, the proposed development is situated directly on the San Andreas fault and is thus subject to earthquake hazards. Coastal Element Policy 3.4-3 requires review of the Alquist-Priolo Special Studies Zone Act for development in proximity to the San Andreas fault; the proposed project was found to be in compliance with the aforementioned Act and would not expose any persons to geologic hazards.

The site of the proposed project is not associated with landslides, nor is the project location adjacent to any bluff top geology; thus, there are no impacts from these natural hazards. 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: Manchester State Park provides for the protection and conservation of coastal dune habitat and landscapes. Pursuant to MCC Section 20.496.050(A), state parks are designated as Environmentally Sensitive Habitat Areas (ESHAs), and any development within a state park is subject to MCC Section 20.496.020(A)(4). Several code sections shall be included as conditions to the project, however, some require a brief discussion. MCC Section 20.496.020(A)(4)(b) states that development shall only be permitted if there is no other feasible site on the parcel. Considering the proposed project areas are the most developed portions of Manchester State Park, the proposed development would be the most appropriate location on the site for such improvements. Many of the upgrades are being conducted in areas that have already been disturbed, such as the camping, parking lot, restroom, and picnic areas in the immediate vicinity, thus these would be the least impactful areas to provide ADA upgrades. The formalization of trails into ADA accessible pathways helps to satisfy MCC Section 20.496.020(A)(4)(c) regarding the limitation of degradation to site adjacent to project

activities by establishing a formal pathway for patrons to follow. MCC Section 20.496.020(A)(4)(d) states that development shall be compatible with existing habitat and its functionality. As the proposed project entails ADA upgrades to three campsites, accessible paths of travel and seating areas at campground and day use area, and ADA upgrades to day use and trailhead parking area, all within heavy disturbed areas within the State Park, it is unlikely that the improvements will impact the functionality of the existing habitat. Lastly, MCC Section 20.496.020(A)(4)(g) requires the replacement of any removed ESHA vegetation which would most likely occur around the proposed development at the various campsites, day use area, and trailheads, thus this standard has been included as **Condition #8**. 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.

A biological assessment and report was prepared for the project to determine the extent of impacts associated with the proposed development on the surrounding environment. The report identifies twelve (12) special status native plant species, including: common selfheal, California poppy, coyote brush, bracken fern, California wax myrtle, poison oak, California blackberry, blueblossom, coastal bush lupine, Douglas iris, common yarrow, seaside daisy. The report also identifies two wildlife species that occur in the project area and its surroundings: Behren's silverspot butterfly and Point Arena mountain beaver (PAMB). One of the three identified campgrounds to be upgraded is located directly adjacent to PAMB habitat; an alternative site has been selected should active PAMB occurrences exist at the campsite during initial development. The report identifies a number of mitigation measures, **Conditions #9 through #12**, which have been adopted as Conditions of Approval for the project, to ensure none of the identified species are impacted by the development.

Pursuant to MCC Section 20.496.050(B) for Other Resource Areas, "any development within designated resource areas shall be reviewed and established in accord with conditions which could allow some development under mitigating conditions but which assures the continued protection of the resource area." The aforementioned conditions have been included to ensure the protection of the natural resources. There is no feasible less environmentally damaging alternative as the improvements are either in need of maintenance and repair/upgrade or within an existing disturbed areas near existing development. All feasible mitigation measures are recommended for the proposed project.

6. Archaeological/Cultural Resources: The proposed project is not subject to the requirements of MCC Chapter 22.12 as the County of Mendocino is not considered to be the lead agency. However, an Archaeological Survey was submitted with the application for the project. The project was heard at the Archaeological Commission on April 13, 2022, where the survey was reviewed by Commissioners. The survey was accepted with no additional conditions except the application of the Discovery Clause as **Condition #13**. 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: While grading and site preparation will be required for the project, the proposed development (ADA upgrades to three campsites; accessible paths of travel and seating areas at campground and day use area; and ADA upgrades to day use and trailhead parking area) would occur on the footprint of existing improvements or in previously disturbed areas. The terrain at each location of development throughout the state park is flat, as noted by *Attachment Z: Estimated Slopes*, with slopes of less than 14 degrees. **Condition #14** requires the use of best management practices for the duration of the proposed project. Additionally, **Condition #15** further requires all standards for grading, erosion, sedimentation, and run-off, as set forth in MCC Chapter 20.492, be applied. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.4 and, if adherent to Condition 16, the requirements of Chapter 20.294.

8. Groundwater Resources: The project site is located within a mapped “Sufficient Water Resources” area. The proposed project entails ADA upgrades to three campsites, accessible paths of travel and seating areas at campground and day use area, and ADA upgrades to day use and trailhead parking area; any necessary water resources would be accessed at or 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 project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. The project was referred to the Mendocino County Department of Transportation (DOT) for review and comment; no comments had been received as of the writing of this report. As conditioned, Staff finds the proposed project would not impact transportation or circulation and is consistent with the policies of Coastal Element Chapter 3.8 and requirements of MCC Chapter 20.516.
10. Public Access: As the subject location is a state park, public access to the coast is provided through several trails, including several that allow for beach access. There is existing shoreline access within the vicinity of the site as shown on *Attachment N: LCP Land Use Map 10 Newport*, and there is no element of the proposed project that would impede public access to the shore. Furthermore, the proposed project would make the site more accessible for those with physical disabilities.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 1,2,3,4, Sections 15301, 15302, 15303, and 15304. As proposed, the project entails ADA upgrades to three campsites, accessible paths of travel and seating areas at campground and day use area, and ADA upgrades to day use and trailhead parking area. Project consists of repair and minor upgrade to an existing facilities involving negligible or no expansion of use beyond that existing at the time of the Lead Agency’s determination; the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced; the construction of a limited number of new small facilities or structures; and the minor public alterations in the condition of land and vegetation which does not involve removal of healthy, mature, scenic trees, and construction.

PROJECT 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, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project is in conformity with the certified Local Coastal Program, as demonstrated by this staff report. The proposed project, which entails ADA upgrades to three campsites, accessible paths of travel and seating areas at campground and day use area, and ADA upgrades to day use and trailhead parking area, is a principally permitted use within the Open Space land use designation and is consistent with the intent of the OS designation which allows for the development of public infrastructure; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served for many years by Kinney Road and would continue to be served by said roadway. Additionally, the subject parcel is supported by an on-site well and septic disposal system. The proposed development would occur in existing building footprints and disturbed areas thereby reducing changes to on-site drainage; and

3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Open Space (OS) Zoning District, as well as all other provisions of Division II Zoning Ordinance, Title 20 of the Mendocino County Code, and preserves the integrity of the Open Space Zoning District. The intent of the OS zoning district is to protect undeveloped land except for those uses that provide recreational opportunities to the public such as State Park infrastructure, thus the proposed project of ADA upgrades to three campsites, accessible paths of travel and seating areas at campground and day use area, and ADA upgrades to day use and trailhead parking area is considered to be permitted within the OS zoning district; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed improvements, including the upgrades to the parking lot, restrooms, trails, and associated facilities, comply with ADA requirements, is categorically exempt pursuant to Sections 15301, 15302, 15303, and 15304. Furthermore, State agencies are able to determine their own categorically exempt activities, of which all the planned development of the proposed project are considered such activities; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources. An archaeological resource search was conducted at the sites of development and a report prepared indicating no resources would be impacted. The report was reviewed at the April 2022 Archaeological Commission hearing and was accepted with the Discovery Clause adopted as a Condition of Approval. As proposed, the project would be compliant with Sections 20.532.095 and 22.12 of the Mendocino County Code; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The site is currently developed with existing parking areas, trails, and state park facilities, and the proposed improvements of upgrading the facilities to ADA compliancy are not anticipated to substantially affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed project would not diminish access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site does allow for access to the coastal waters, and the aspects of the project do not prevent or alter this access. Furthermore, the proposed project would provide more access of coastal views and recreational opportunities to those requiring ADA facilities; and
8. Pursuant with MCC Section 20.532.100(A), the proposed project would not significantly degrade any ESHA resources and best management practices will be utilized to reduce any additional impacts to the site. As the project is bringing existing development footprints into compliance with ADA requirements, the impacts to undeveloped land and ESHAs is minimal. Furthermore, the proposed project is in the least environmentally damaging location as improvements would be occurring in existing building footprints or disturbed areas of the state park.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (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 years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed 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. The removal of any sensitive or rare vegetation shall be replanted at a ratio of 1:1 pursuant to Mendocino County Code Section 20.496.020(A)(4)(g). A vegetation restoration plan covering a period of no less than two (2) years shall include the species that had been removed and shall be submitted to the Department of Planning and Building Services and the California Department of Fish and Wildlife.
9. Project activities shall be subject to the following conditions in order to protect habitat and minimize impacts from trail construction activities:
 - a. Project activities shall be subject to periodic monitoring at the discretion of a California State Parks (CSP) Environmental Scientist or CSP-approved biologist to insure resource protection.
 - b. Staging of construction equipment and project materials shall occur on paved surfaces or previously hardened surfaces to minimize soil compaction of native habitat.
 - c. Special Status Plant Species: A CSP Environmental Scientist or CSP-approved biologist shall conduct focused pre-construction surveys for special-status plant species. Surveys to determine the presence or absence of special status plant species shall be conducted in suitable habitat that could be affected by the project, and timed to coincide with the blooming or other appropriate phenological period of the target species (as determined by the CSP Environmental Scientist or CSP-approved biologist).

If special-status plant species are located within the project area, they shall be avoided and protected by establishing a non-disturbance buffer zone around the plants with high-visibility fencing prior to construction. The appropriate size and shape of the buffer zone shall be determined by the CSP Environmental Scientist or CSP-approved biologist. Construction personnel shall be instructed to keep project activities out of the fenced areas. The CSP Environmental Scientist or CSP-approved biologist shall periodically inspect the fencing to ensure that the fence is intact and impacts are being avoided.

- d. If avoidance is not possible then the project shall be subject to the following conditions:
 - i. Perennial Species: Prior to construction, plants shall be carefully excavated and transplanted nearby in suitable habitat. All transplant work shall be conducted under the direction of a CSP-approved biologist. Transplanting will occur during the dormant growing season (i.e. late fall) when the plants are least disturbed and when they can be watered by winter precipitation.
 - ii. Annual Species: Seeds from annual special status plant species shall be collected during the appropriate season and properly stored prior to ground disturbing activities. Seeds shall be sown during the appropriate season in suitable locations identified by the CSP-approved biologist.
10. Best Management Practices (BMPs) to limit transmission of Sudden Oak Death (SOD) outside of the work area shall include the following:
 - a. Unauthorized movement of plant material is prohibited.
 - b. Utilize paved and graveled roads to the fullest extent possible.
 - c. All construction tools and equipment, including vehicles, shall be clean prior to arrival at the project site.
 - d. Before leaving the project area, remove or wash-off accumulations of plant debris, soil, and mud from shoes, boots, vehicles, and heavy equipment, etc.
11. The removal and loss of a mature native shore pine at the West Pinewood Campground shall be addressed by planting of native trees at a 10:1 ratio. Plant material shall be grown from seed sourced from the park and propagated by a local nursery. An appropriate site for planting within the park shall be determined by a CSP Environmental Scientist. Plants shall be installed during the dormant growing season (i.e. late fall) when the ground is sufficiently moist and can be maintained by winter precipitation. Trees shall be monitored for a period of no less than five (5) years.
12. Raptors and Migratory Birds: To the extent possible, project activities should occur during the non-breeding season, September 1 - January 31. If initiation of activities which could potentially cause take of nesting migratory birds or raptors (as determined by a CSP Environmental Scientist or CSP-approved biologist) are necessary during the breeding season of February 1 to August 31, then surveys by the CSP Environmental Scientist or CSP approved biologist will be required.
 - a. Raptors: Surveys for active raptor nests will be conducted within a 250 foot radius of the nesting location no more than 7 days prior to the beginning of construction. If nesting raptors are found, no construction activities will occur within a 250 foot radius of the nest until the young have fledged and the young will no longer be impacted by project activities, as determined by the CSP Environmental Scientist or CSP-approved biologist.
 - b. Migratory birds: Surveys for active migratory bird nests will be conducted within a 150 foot radius of the nest location no more than 7 days prior to the beginning of construction. If active nests are located, no construction activities will occur within a 150 foot radius of the nest until the young have fledged and the young will no longer be impacted by project activities, as determined by the CSP Environmental Scientist or CSP-approved biologist.
13. The "Discovery Clause" shall apply. In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
14. The applicant shall acknowledge in writing, by submittal of a signed letter to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the

following "Best Management Practices". The applicant has sole responsibility to ensure compliance with this Condition and any contractors involved in the project are aware of this Condition.

- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 - i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
 - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage.
15. The applicant shall adhere to any and all applicable standards for grading, erosion, sedimentation, and run-off as set forth in MCC Chapter 20.492.

6/27/22

DATE

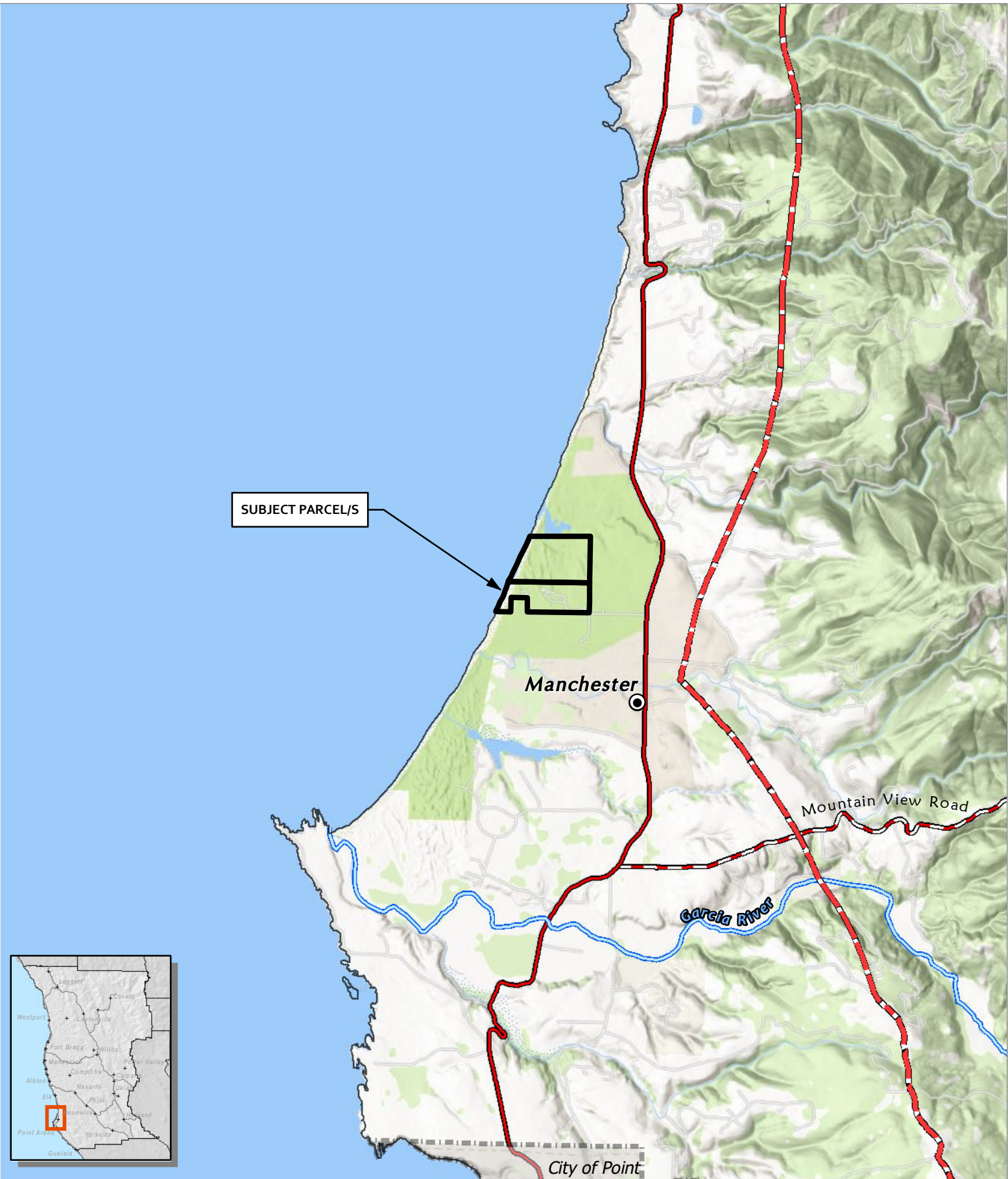
RUDY FOR

SAM VANDY VANDEWATER
SENIOR PLANNER

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

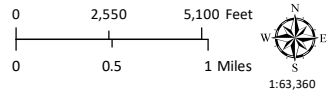
ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery
- C. Topographic Map
- D. Project Site Plan
- E. Project Site Plan: whole site
- F. Project Site Plan: campground
- G. Project Site Plan: group campground
- H. Project Site Plan: day use area
- I. Project Engineering Plans
- J. Project Engineering Plans
- K. Project Engineering Plans
- L. Zoning Display Map
- M. General Plan Classifications
- N. LCP Land Use Maps #23 and #24
- O. LCP Land Capabilities & Natural Hazards
- P. LCP Habitats & Resources
- Q. LCP Certification & Appeal Jurisdiction
- R. Adjacent Parcels
- S. Fire Hazard Zones & Responsibility Areas
- T. Wildland-Urban Interface Zones
- U. Earthquake Fault Zones
- V. Special Flood Hazard Areas
- W. Wetlands
- X. Ground Water Resources
- Y. Highly Scenic & Tree Removal Areas
- Z. Estimated Slope
- AA. Western Soil Classes
- BB. Farmland Classifications



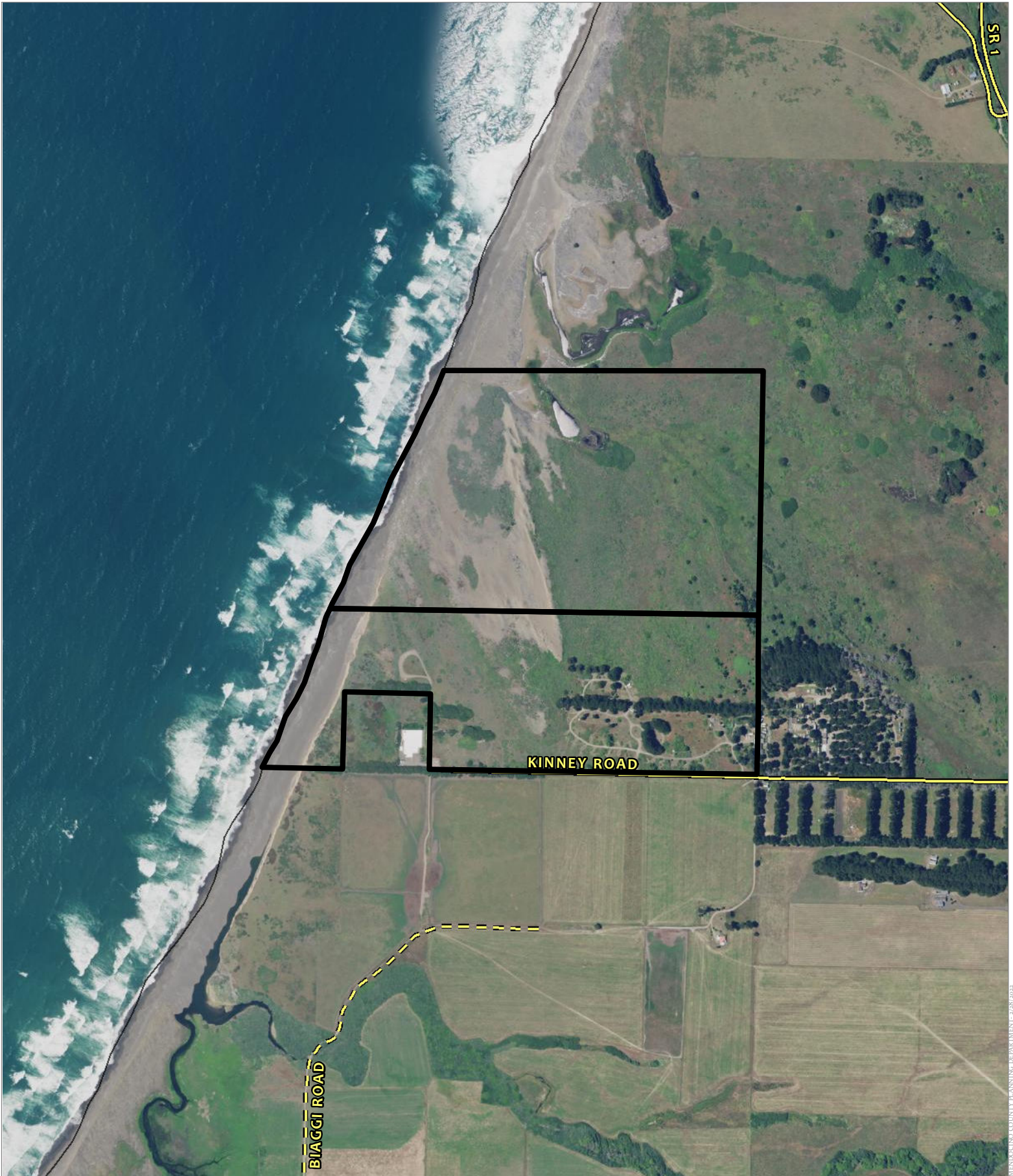
CASE: **CDP 2022-0007**
 OWNER: **State of California**
 APN: **133-010-03, 132-190-02**
 APLCT: **Brian Dewey**
 AGENT: **Joel Bonilla**
 ADDRESS: **None, Manchester**

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Highways
- Major Roads



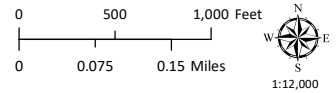
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

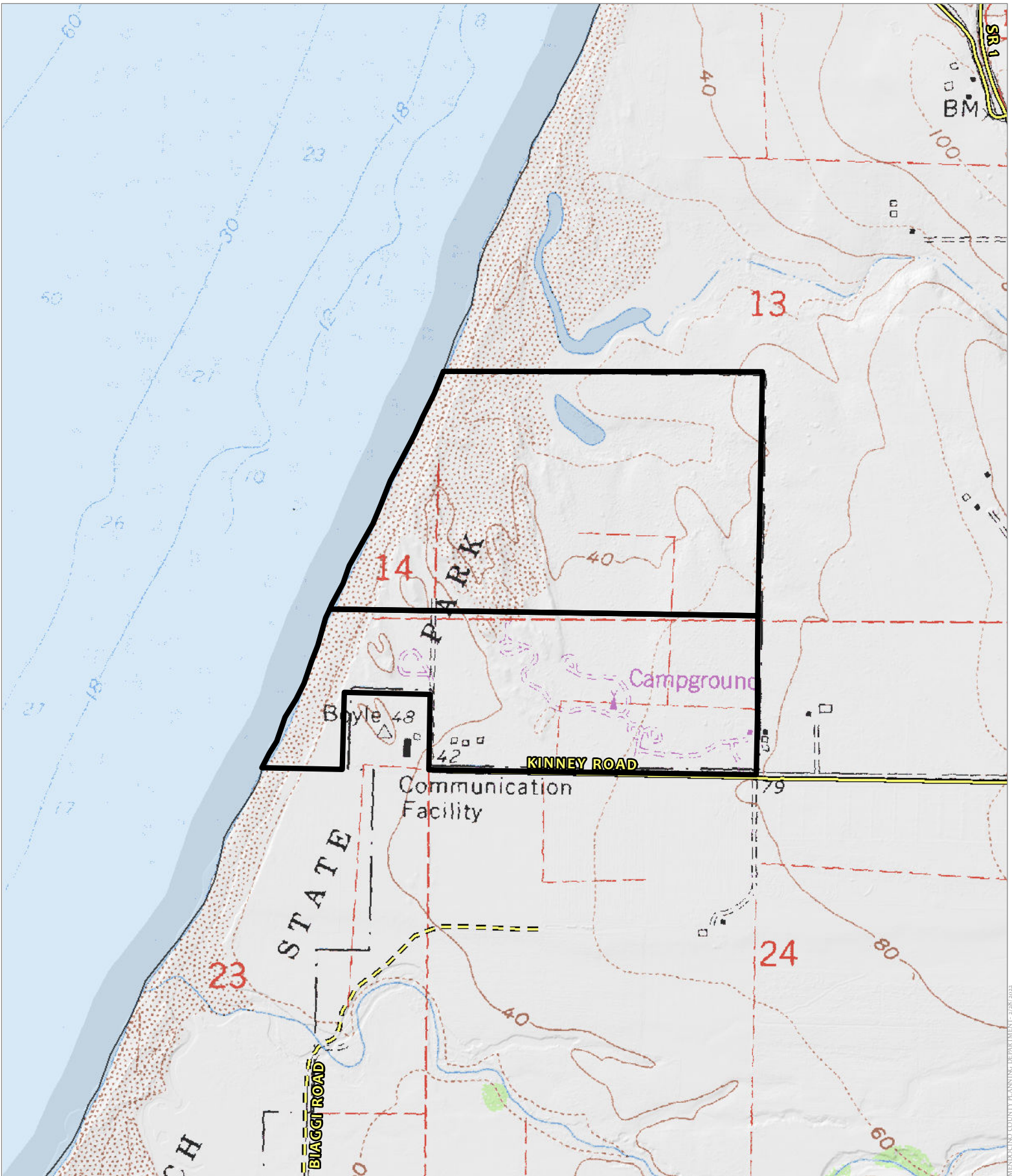


CASE: CDP 2022-0007
OWNER: State of California
APN: 133-010-03, 132-190-02
APLCT: Brian Dewey
AGENT: Joel Bonilla
ADDRESS: None, Manchester

Public Roads
Private Roads

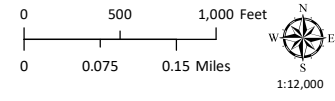


AERIAL IMAGERY



CASE: CDP 2022-0007
 OWNER: State of California
 APN: 133-010-03, 132-190-02
 APLCT: Brian Dewey
 AGENT: Joel Bonilla
 ADDRESS: None, Manchester

- Major Towns & Places
- == Public Roads
- - - Private Roads



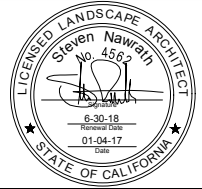
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION ACQUISITION AND DEVELOPMENT DIVISION MANCHESTER STATE PARK ACCESSIBILITY IMPROVEMENTS



ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229



CALIFORNIA STATE FIRE MARSHAL- APPROVED
Approval of this plan does not authorize or
approve any omission of deviation from
applicable regulations. Final approval is
subject to field inspection. One set of
approved plans shall be available on the
project site at all times.

Reviewed by _____ Date _____

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # _____

Reviewed by _____ Date _____

ACCESSIBILITY COMPLIANCE AND STATE FIRE
MARSHAL SIGNED ORIGINALS ARE ON FILE AT
THE DEPARTMENT OF PARKS AND RECREATION,
NORTHERN SERVICE CENTER

DESIGNED: **NAWRATH**
DRAWN: **NAWRATH**
CHECKED: **KLITH**
DATE: **1-4-2017**

REVISIONS	
NO.	DATE

MANCHESTER STATE PARK
ACCESSIBILITY IMPROVEMENTS

COVER SHEET

DRAWING NO.
XXXXX.XXX

SHEET NO.
G-1
1 OF 8



THIS PROJECT PROPOSES TO UPGRADE CAMPGROUND AND DAY USE FACILITIES TO DEPARTMENTAL ACCESSIBILITY STANDARDS. SPECIFIC UPGRADES INCLUDE:

- UPGRADE THREE (3) CAMPSITES TO ACCESSIBILITY STANDARDS
- IMPROVE ROUTES TO (E) BATHROOM BUILDINGS AND CAMPFIRE CENTER
- UPGRADE (E) GROUP CAMP AND PICNIC AREA (INCLUDE PARKING STALL)
- CONSTRUCT ACCESSIBLE PARKING AND UPGRADE TWO (2) DAY USE SITES AT THE BEACH PARKING AREA
- UPGRADE CAMPFIRE CENTER

PROJECT SCOPE

BUILDING CONSTRUCTION TYPE	NA
OCCUPANCY CLASSIFICATION	NA
NUMBER OF STORIES	NA
ACTUAL BUILDING HEIGHT	NA
BUILDING AREA IN SF	NA
FIRE SPRINKLED	NA
FIRE ALARM	NA
OTHER FIRE DETECTION SYSTEMS	NA
SMOKE CONTROL SYSTEM	NA
FIRE HAZARD SEVERITY ZONE:	NA
LANDUSE/ZONING:	PARK

CODE REVIEW

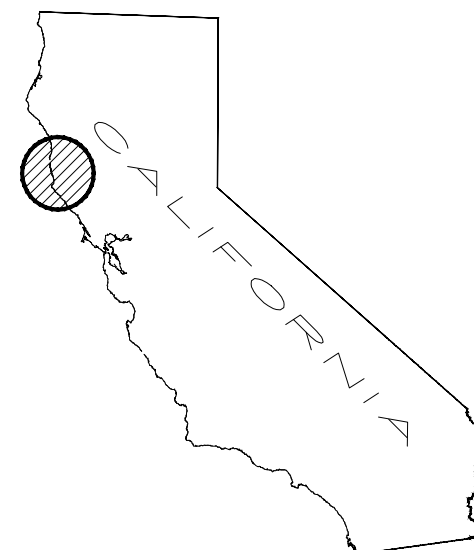
PROJECT ADDRESS:
12301 NORTH HIGHWAY 1
MENDOCINO, CA 95460
MENDOCINO COUNTY

SHEET	SHEET NO.
COVER SHEET	G-1
REFERENCE MAP	L-1
CAMPGROUND PLAN	L-2
GROUP CAMP PLAN	L-3
DAY USE PLAN	L-4
DETAILS	D-1
DETAILS	D-2
DETAILS	D-3

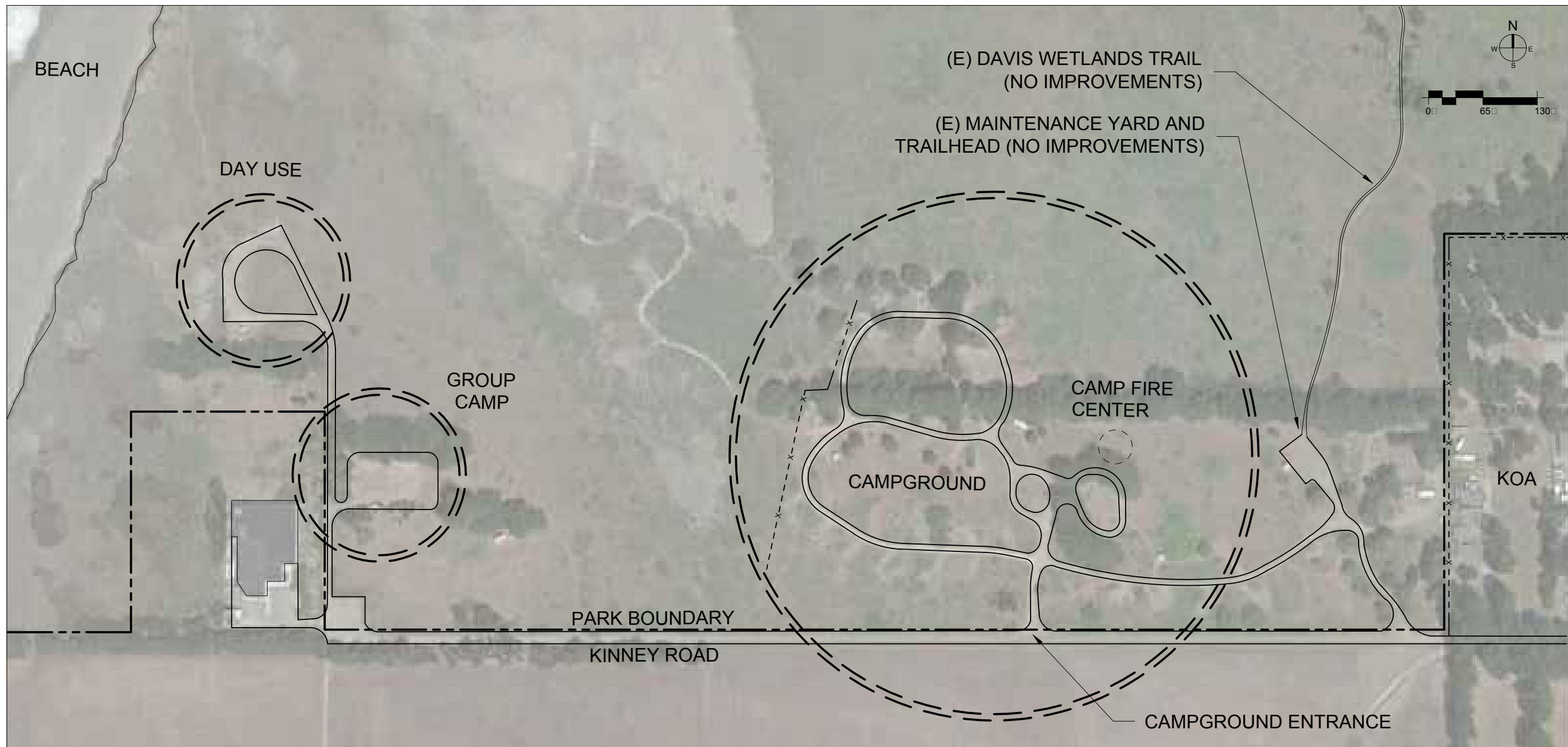
DRAWING SHEET INDEX

- 1-ALL MATERIALS SHOWN OR NOTED ON THE PLANS ARE NEW UNLESS CALLED OUT OTHERWISE.
- 2-THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS SHOWN OR DIMENSIONED HERE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STATE REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- 3-ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE FOLLOWING LISTED CODES, AND ALL OTHERS HAVING JURISDICTION OVER THE WORK.
2013 EDITION OF THE CALIFORNIA BUILDING CODE.
2013 EDITION OF THE CALIFORNIA FIRE CODE.
2013 EDITION OF THE CALIFORNIA ENERGY CODE.
2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
2013 EDITION OF THE CALIFORNIA PLUMBING CODE.
2013 EDITION OF THE CALIFORNIA MECHANICAL CODE.
2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 4-CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION OVER THE WORK.
- 5-ALL WORK SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. WHERE DETAILED INFORMATION OR CLARIFICATION IS REQUIRED, THE MATTER SHALL BE REFERRED TO THE STATE REPRESENTATIVE FOR WRITTEN RESOLUTION.
- 6-THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS, BUT SHALL RELY ONLY ON THE WRITTEN DIMENSIONS GIVEN. IF A DISCREPANCY OCCURS OR NO DIMENSION IS GIVEN, THE CONTRACTOR SHALL NOTIFY THE STATE REPRESENTATIVE FOR WRITTEN CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

GENERAL NOTES



File: G:\Accessibility\Trails\14-15 Trail Projects\Manchester SP - Beach Trail\Design\Concept Sheets\Manchester SP.dwg Layout: L-1 Reference Map Date: September 12 2016 - 2:02 pm User: snawrath



ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

CALIFORNIA STATE FIRE MARSHAL- APPROVED
Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Reviewed by _____ Date _____

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # APPROVED

Reviewed by SN Date 10-28-14

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED: S. NAWRATH
DRAWN: S. NAWRATH
CHECKED: XXXX
DATE: 2-18-2016

REVISIONS	
NO.	DATE

MANCHESTER STATE PARK
REFERENCE MAP
ACCESSIBILITY IMPROVEMENTS

MANCHESTER STATE PARK ACCESSIBILITY IMPROVEMENTS

GENERAL CONSTRUCTION NOTES:

- ALL ACCESSIBLE SURFACES SHALL NOT EXCEED 2%
- RUNNING SLOPES ON PATHWAYS SHALL NOT EXCEED 5%
- NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL FROM STATE'S BIOLOGIST
- A STATE BIOLOGIST TRAINED TO IDENTIFY POINT ARENA MOUNTAIN BEAVER (PAMB) HABITAT SHALL SURVEY WITHIN 100' OF, AND ON ALL PROPOSED IMPROVEMENT AREAS PRIOR TO COMMENCING CONSTRUCTION. IF BURROWS ARE LOCATED WITHIN 100' OF PROPOSED IMPROVEMENT AREA, THE STATE BIOLOGIST SHALL PROVIDE PROJECT MANGER WITH APPROPRIATE CONDITIONS FOR AVOIDING IMPACTS

DRAWING NO.
XXXXX.001

SHEET NO.
L-1
2 OF 8



ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

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ACCESSIBILITY SECTION
CERTIFICATION # _____
Reviewed by _____ SN _____ Date 10-28-14

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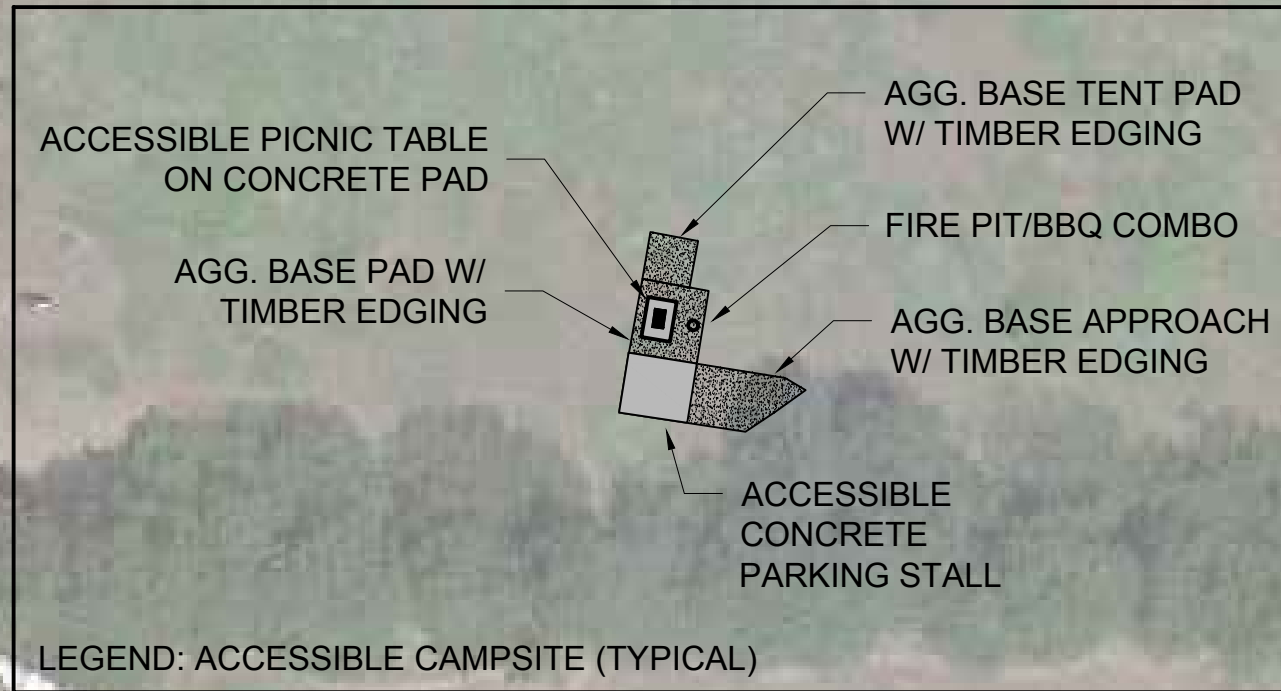
DESIGNED: S. NAWRATH
DRAWN: S. NAWRATH
CHECKED: XXXX
DATE: 2-16-2016

REVISIONS	
DATE	

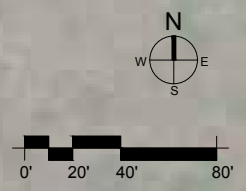
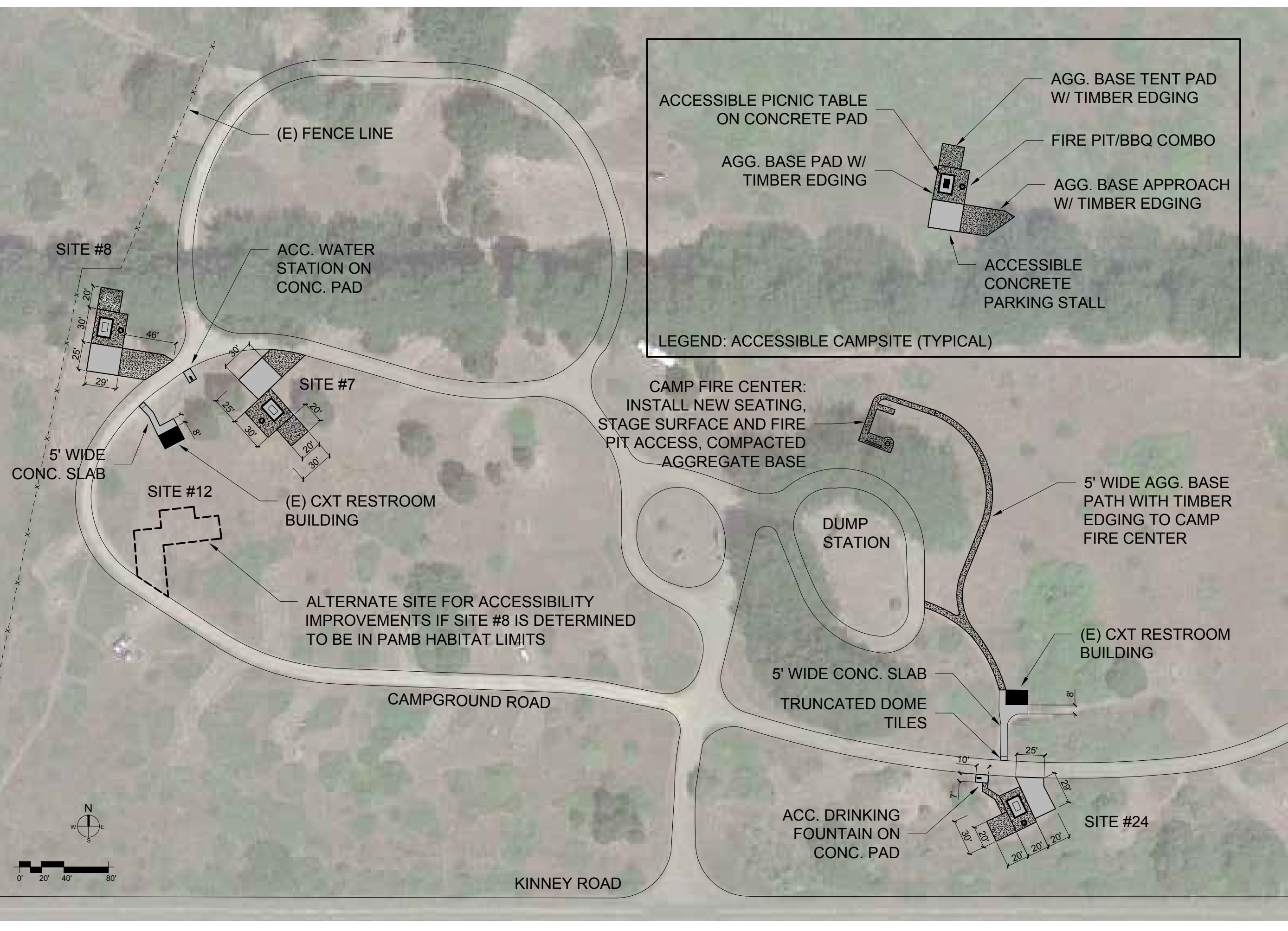
MANCHESTER STATE PARK
CAMPGROUND
ACCESSIBILITY IMPROVEMENTS

DRAWING NO.
XXXXX.001

SHEET NO.
L-2
3 OF 8

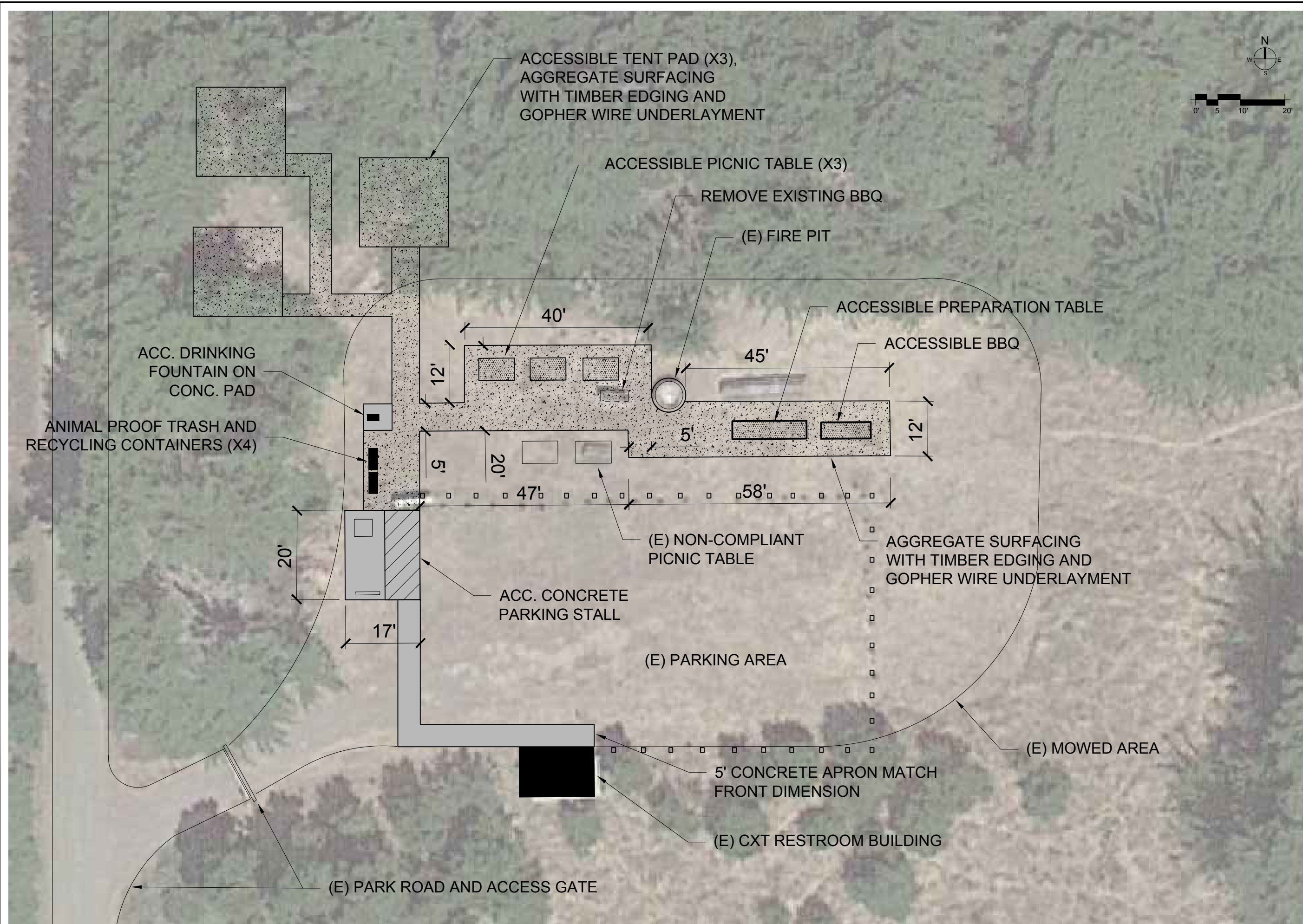


CAMP FIRE CENTER:
INSTALL NEW SEATING,
STAGE SURFACE AND FIRE
PIT ACCESS, COMPACTED
AGGREGATE BASE



File: G:\Accessibility\Trails\14-15 Trail\Projects\Manchester SP- Beach Trail\Design\Concept_Sheets\Manchester SP.dwg Layout: L-2 Campground Date: January 04, 2017 - 8:43 am User: snawrath

File: G:\Accessibility\Trails\14-15 Trail Projects\Manchester SP- Beach Trail\Design\Concept Sheets\Manchester SP.dwg Layout: L-3 Group Camp. Date: December 15 2016 - 3:19 pm User: snawrath



ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

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Reviewed by _____ Date _____
DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # APPROVED
Reviewed by SN Date 10-28-14
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED: S. NAWRATH
DRAWN: S. NAWRATH
CHECKED: XXXX
DATE: 2-18-2016

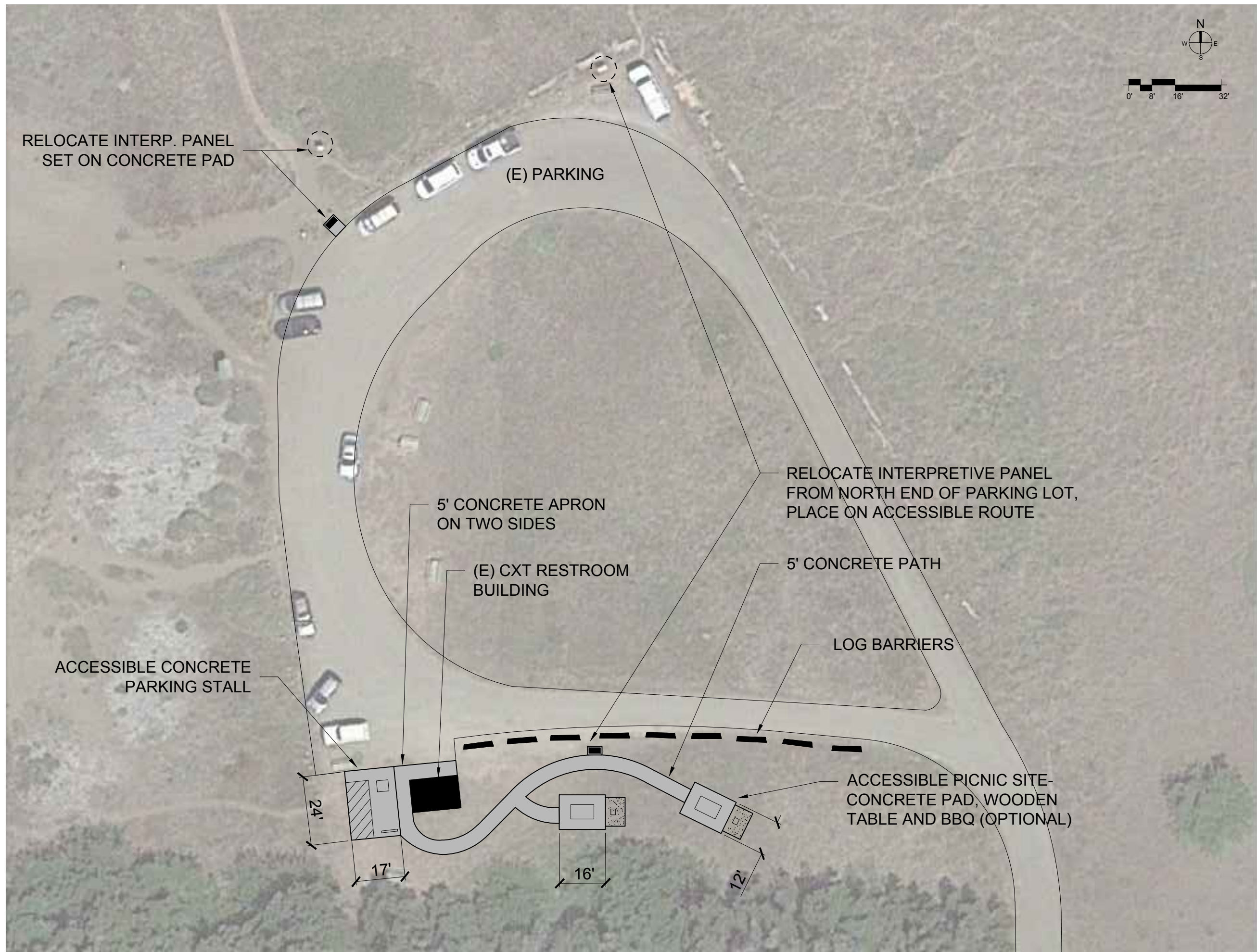
REVISIONS	
NO.	DATE

MANCHESTER STATE PARK
GROUP CAMP
ACCESSIBILITY IMPROVEMENTS

DRAWING NO.
XXXXX.001

SHEET NO.
L-3
4 OF 8

File: G:\Accessibility\Trails\14-15 Trail\Projects\Manchester SP- Beach Trail\Design\Concept Sheets\Manchester SP.dwg Layout: L-4 Day Use Date: December 15 2016 - 3:32 pm User: snawrath



ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

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Reviewed by _____ Date _____

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # APPROVED
Reviewed by _____ SN _____ Date 10-28-14

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED: S. NAWRATH
DRAWN: S. NAWRATH
CHECKED: XXXX
DATE: 2-16-2016

REVISIONS	
NO.	DATE

MANCHESTER STATE PARK
DAY USE
ACCESSIBILITY IMPROVEMENTS

DRAWING NO.
XXXXX.001

SHEET NO.
L-4
5 OF 8



ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

CALIFORNIA STATE FIRE MARSHAL - APPROVED

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Reviewed by _____ Date _____

DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION CERTIFICATION # NA

Reviewed by NA Date NA

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER.

DES: S. NAWRATH
DRAWN: S. NAWRATH
CHECKED: D. KLITH
DATE: 02-23-16

REVISIONS

DATE

MANCHESTER STATE PARK
ACCESSIBILITY IMPROVEMENTS

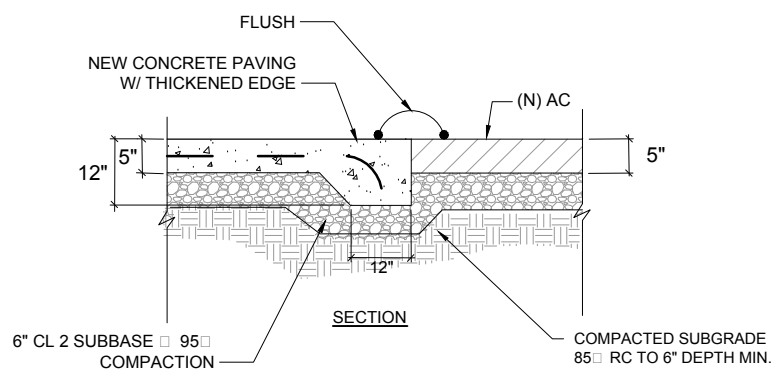
CONSTRUCTION DETAILS

DRAWING NO. XXXXX.XXX

SHEET NO.

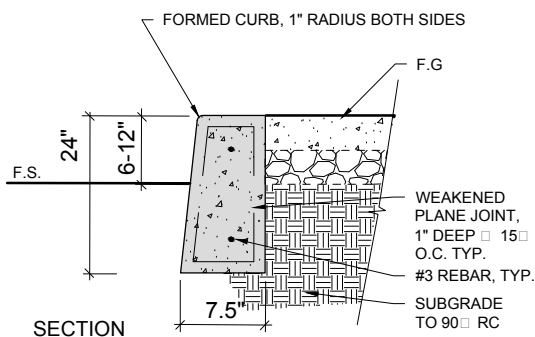
D-1

6 OF 8



1 CONCRETE TO ASPHALT- TYPICAL

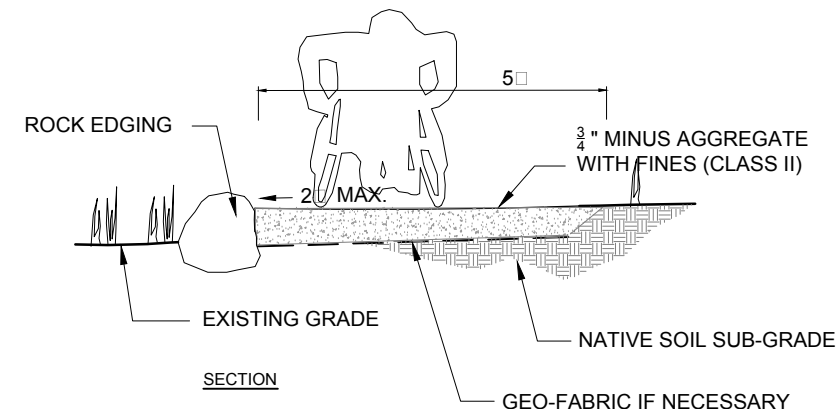
NOT TO SCALE



NOTES: - PLACE EXPANSION JOINT @ 10' O.C. TYP. ON ALL CURBS
- 45 DEG. TAPER AT DECK ABUTMENTS

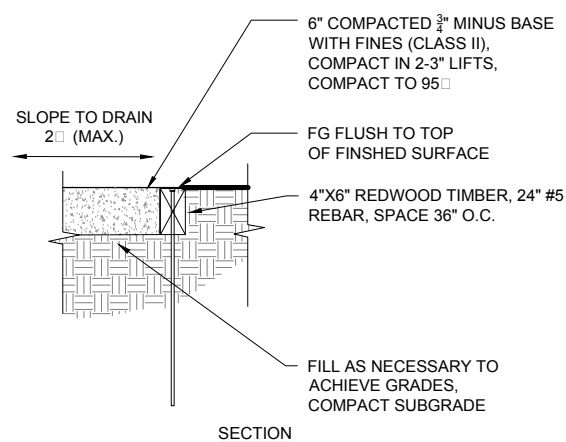
2 CONCRETE CURB

NOT TO SCALE



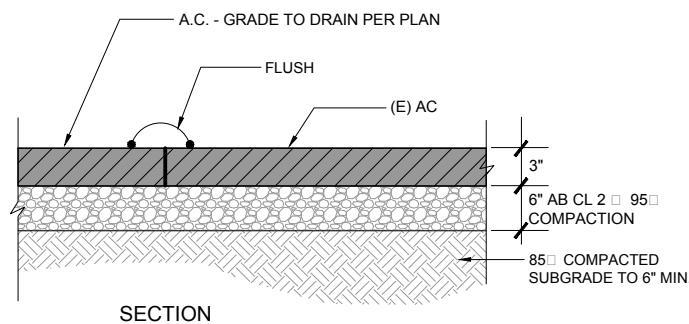
3 SINGLE TIER ROCK WALL- TYPICAL
CROSS SLOPE CONDITION

NOT TO SCALE



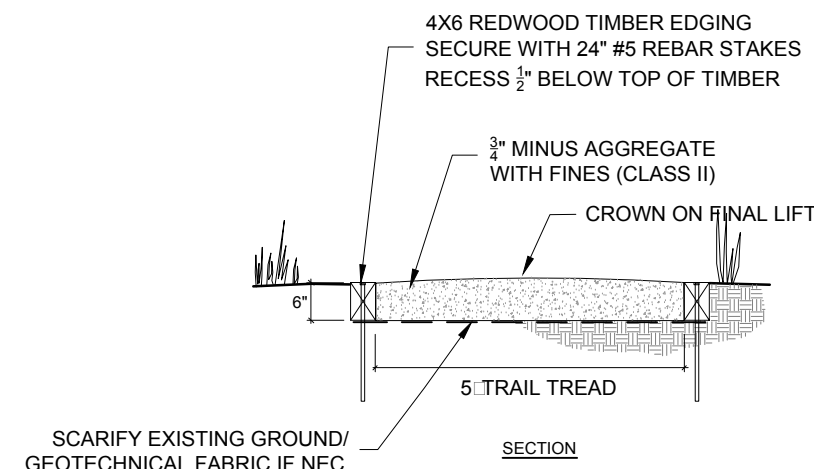
4 COMPACTED AGGREGATE PAVING - TYPICAL
TIMBER EDGING

NOT TO SCALE



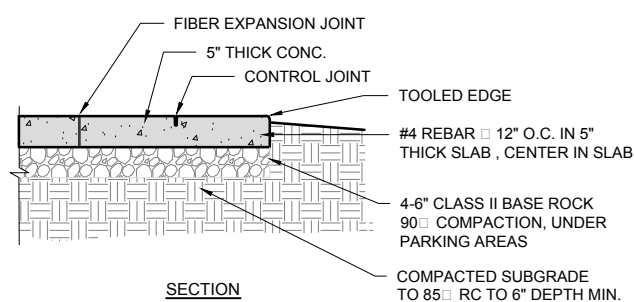
5 ASPHALT PAVING- TYPICAL

NOT TO SCALE



6 TIMBER EDGED TURNPIKE - TYPICAL

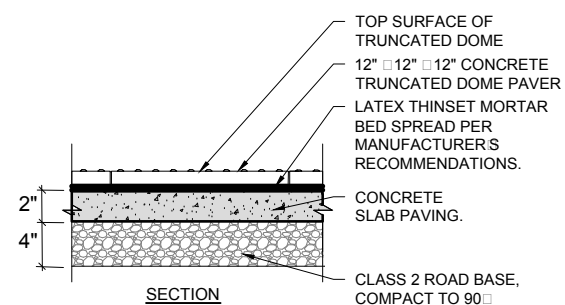
NOT TO SCALE



NOTES:
- CONCRETE NOT TO EXCEED 1.5% CROSS SLOPE, UNLESS OTHERWISE NOTED ON PLAN
- EXPANSION JOINTS TRAIL: FIBER EXPANSION JOINTS 20\"/>

7 CONCRETE SLAB - TYPICAL

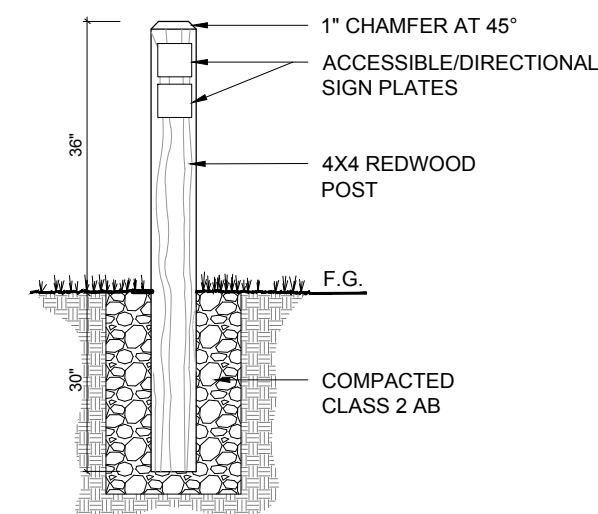
NOT TO SCALE



NOTES:
1. CONCRETE SLAB SHALL BE SLOPED TO PROVIDE COMPLETE SURFACE DRAINAGE.
2. SEE SPECIFICATION FOR CONCRETE PAVING FINISH
3. EXPANSION JOINTS ARE MANDATORY. SEE DRAWINGS FOR LOCATIONS.
4. SWEEP JOINTS WITH SAND OR GROUT.
5. TRUNCATED DOME PAVER TO BE WAUSAU DOME TILE/ADA-50 OR EQUAL
6. TRUNCATED DOME PAVER SHALL MEET FLUSH WITH ADJACENT FINISHED SURFACE.

8 TRUNCATED DOME PAVER

NOT TO SCALE



9 DIRECTIONAL SIGN - TYPICAL

NOT TO SCALE



ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

CALIFORNIA STATE FIRE MARSHAL - APPROVED

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Reviewed by _____ Date _____

DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION
CERTIFICATION # NA

Reviewed by NA Date NA

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER.

DES: S. NAWRATH
DRAWN: S. NAWRATH
CHECKED: D. KLITH
DATE: 02-23-16

REVISIONS

DATE

MANCHESTER STATE PARK
ACCESSIBILITY IMPROVEMENTS

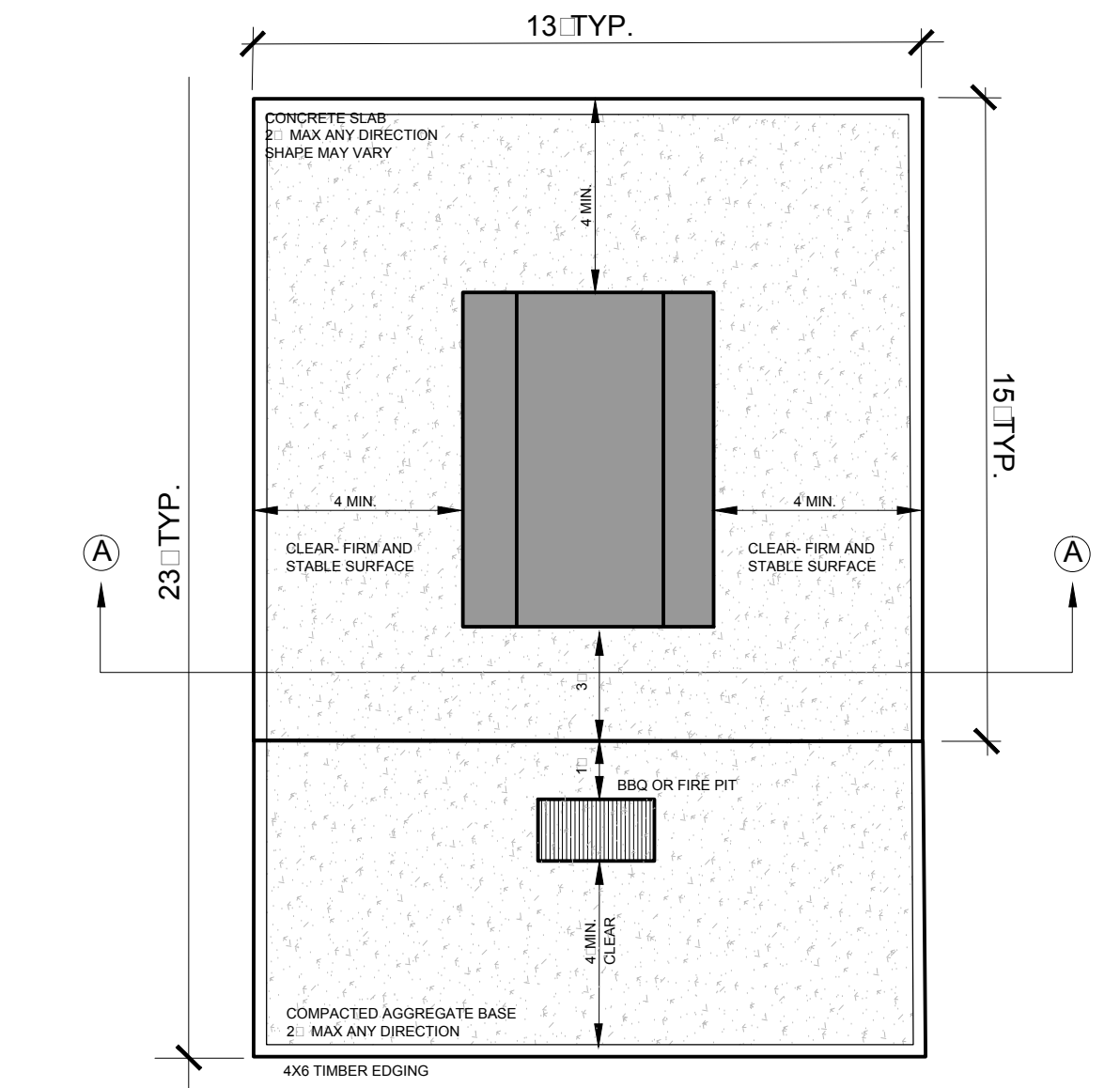
CONSTRUCTION DETAILS

DRAWING NO. XXXXX.XXX

SHEET NO.

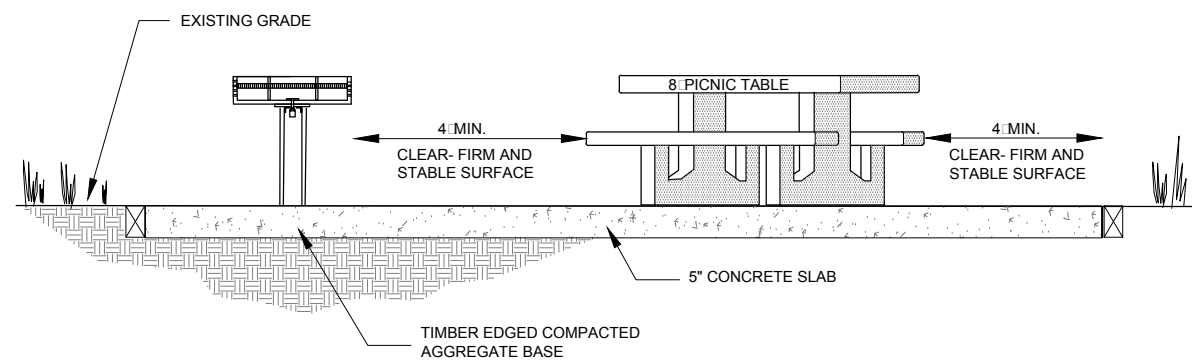
D-2

7 OF 8



PLAN

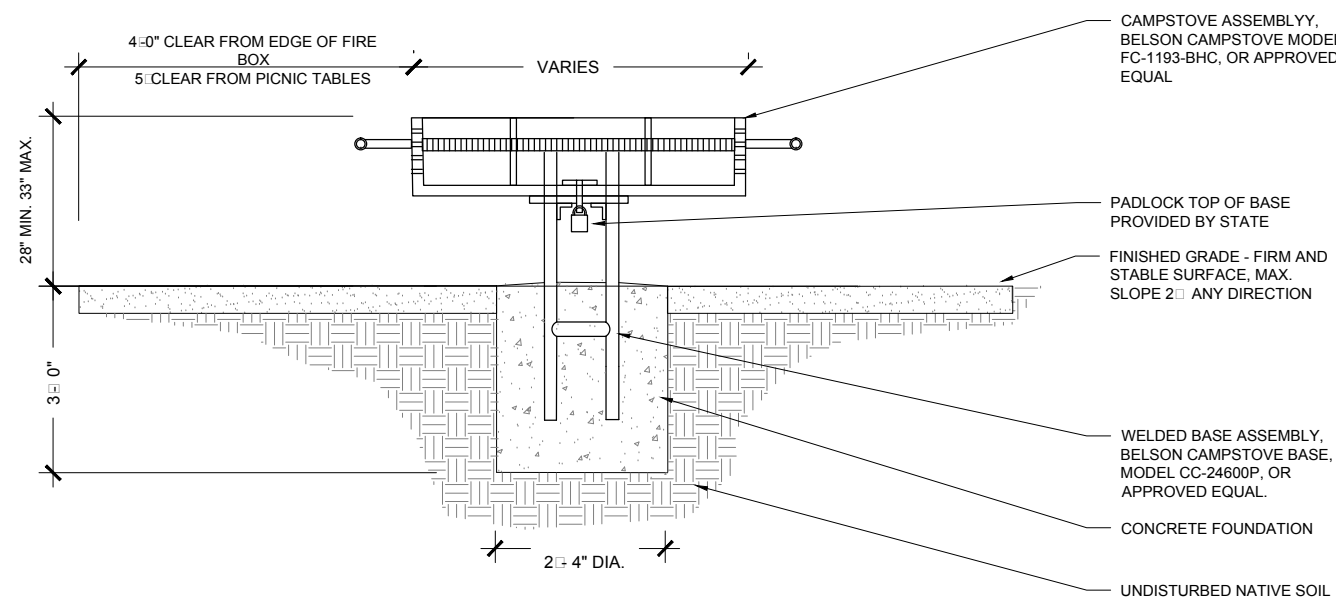
NOTE: PICNIC PAD SHAPE MAY VARY MAINTAIN PROPER CLEARANCES.



SECTION A-A

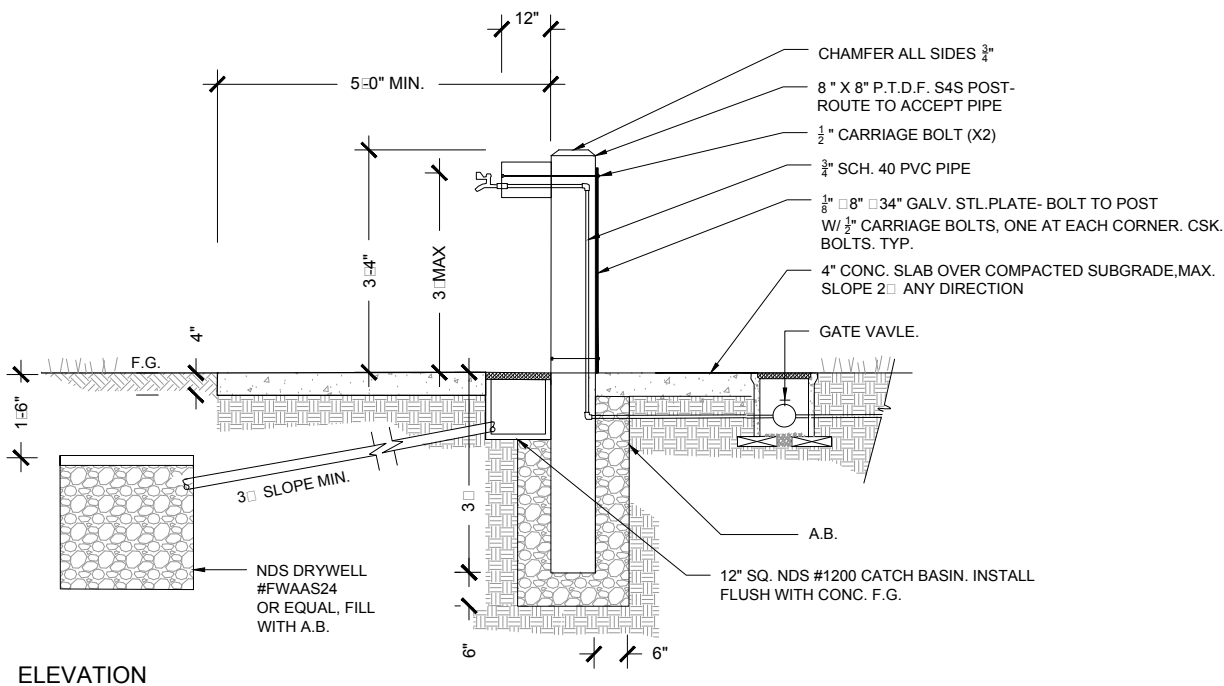
1 ACCESSIBLE PICNIC SITE TYP.

NOT TO SCALE



2 ACCESSIBLE BBQ

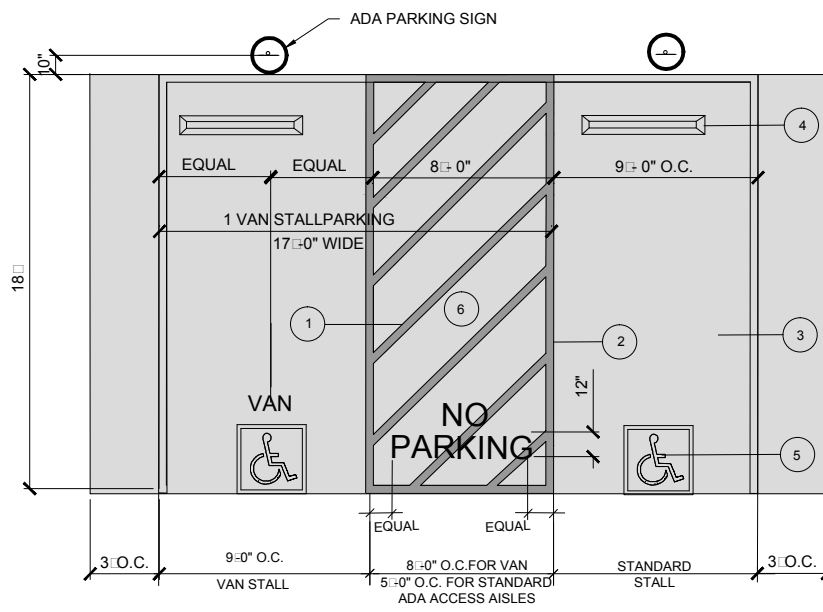
NOT TO SCALE



ELEVATION

3 ACCESSIBLE WATER STATION

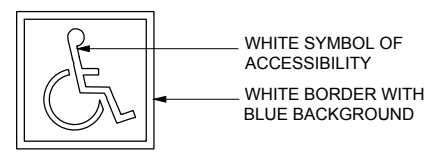
NOT TO SCALE



- NOTES:
- 4" WIDE PAINTED WHITE LINES, TYPICAL. 45 DEGREE LINES SHALL BE 36" ON CENTER. "NO PARKING" TEXT SHALL BE HELVETICA NARROW FONT STYLE, WHITE LETTERING AT 12" TALL. CENTER TEXT AS DIAGRAMMED
 - PERIMETER OF ACCESS AISLE TO BE BLUE 4" WIDE LINE.
 - ADA PARKING PAD TO BE 4" CONCRETE SLAB
 - INSTALL WHEEL STOPS PER DETAIL
 - INSTALL ADA SYMBOL PER DETAIL
 - ACCESSIBLE PARKING STALLS AND AISLEWAY NOT EXCEED 1.5% SLOPE IN ANY DIRECTION

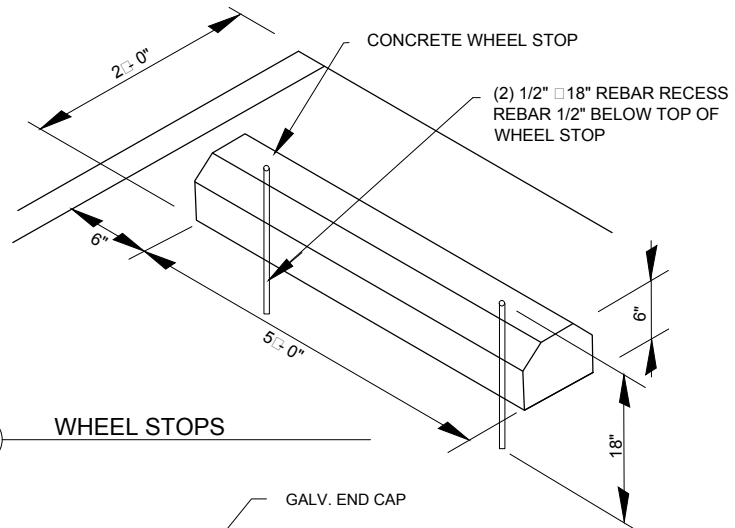
SYMBOL SIZE
3:3 PARKING STALL.

1 ACCESSIBLE PARKING DOUBLE STALL

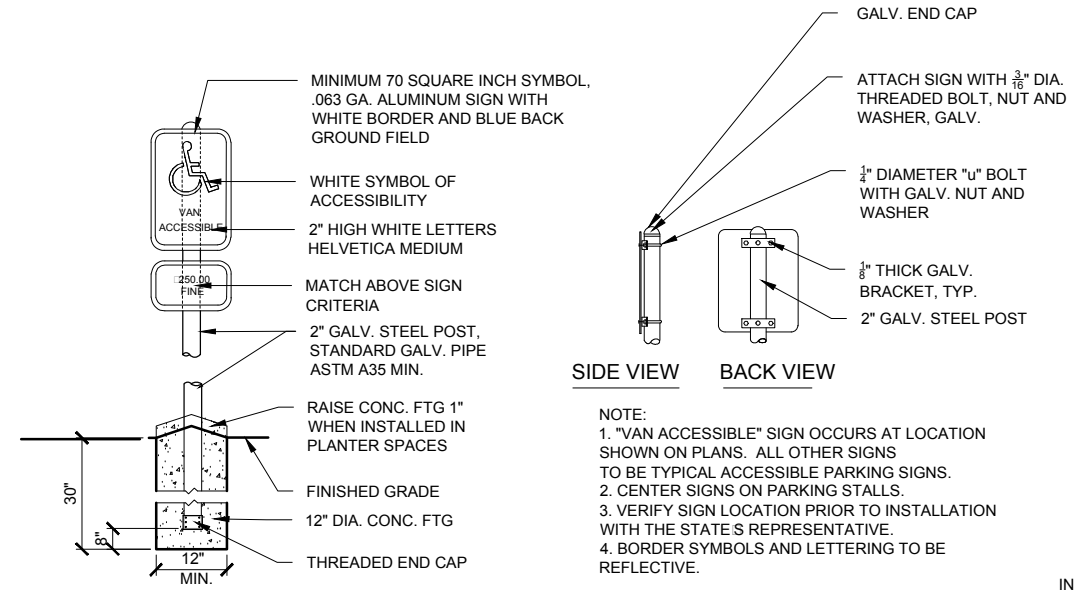


NOTE:
LOCATE SYMBOL AT REAR LIMIT OF PARKING STALL

2 ADA SYMBOL



4 WHEEL STOPS

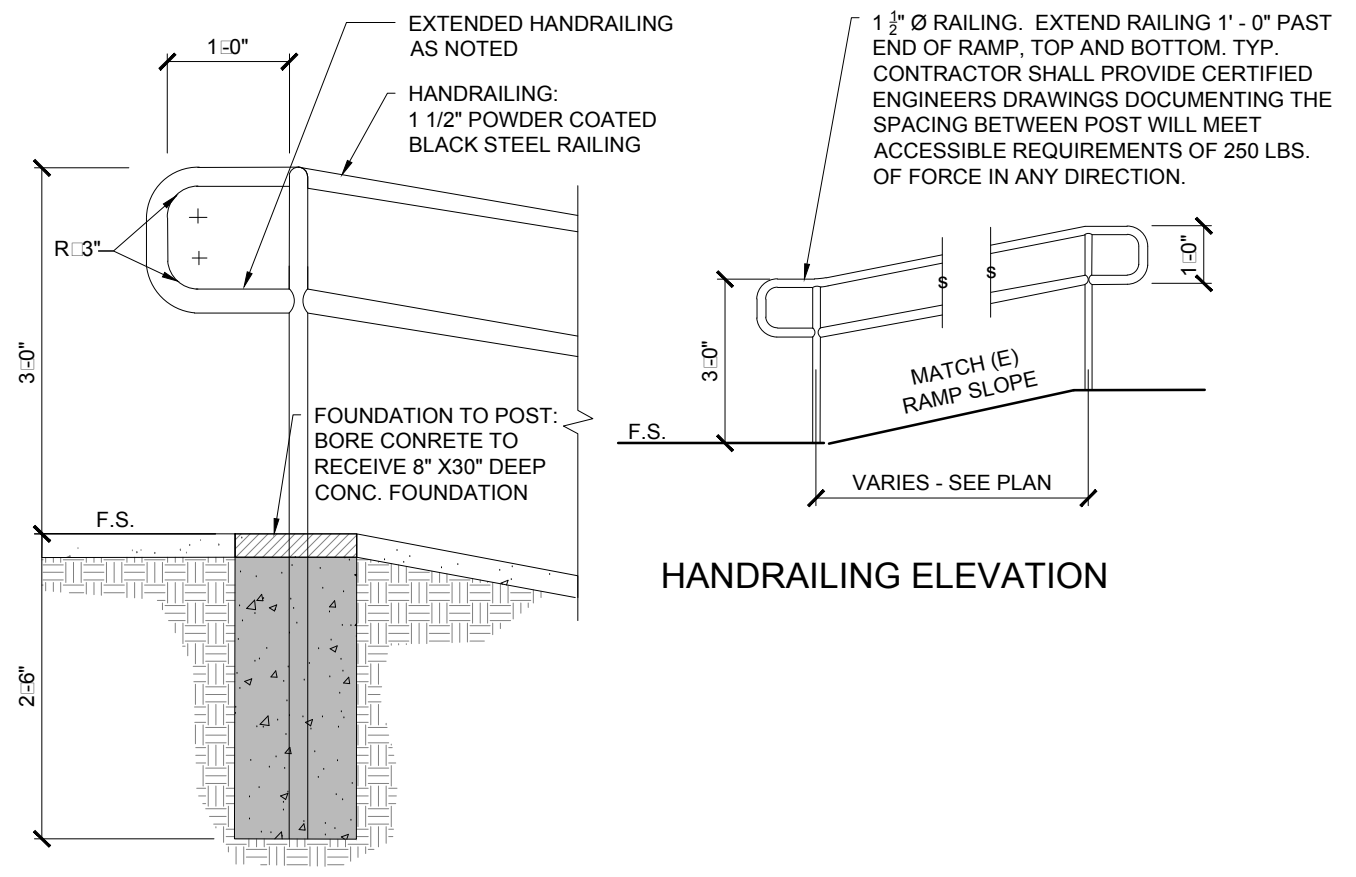


- NOTE:
- "VAN ACCESSIBLE" SIGN OCCURS AT LOCATION SHOWN ON PLANS. ALL OTHER SIGNS TO BE TYPICAL ACCESSIBLE PARKING SIGNS.
 - CENTER SIGNS ON PARKING STALLS.
 - VERIFY SIGN LOCATION PRIOR TO INSTALLATION WITH THE STATE'S REPRESENTATIVE.
 - BORDER SYMBOLS AND LETTERING TO BE REFLECTIVE.

IN LANDSCAPED AREAS:
SET SIGN ELEVATION 5'-5" CLEAR FROM PARKING STALL FINISHED SURFACE GRADE TO BOTTOM OF SIGN. IN PEDESTRIAN CIRCULATION ROUTES: SET SIGN ELEVATION 85" FROM PARKING STALL TO BOTTOM OF SIGN.

3 CONCRETE ACCESSIBLE PARKING (TYPICAL)

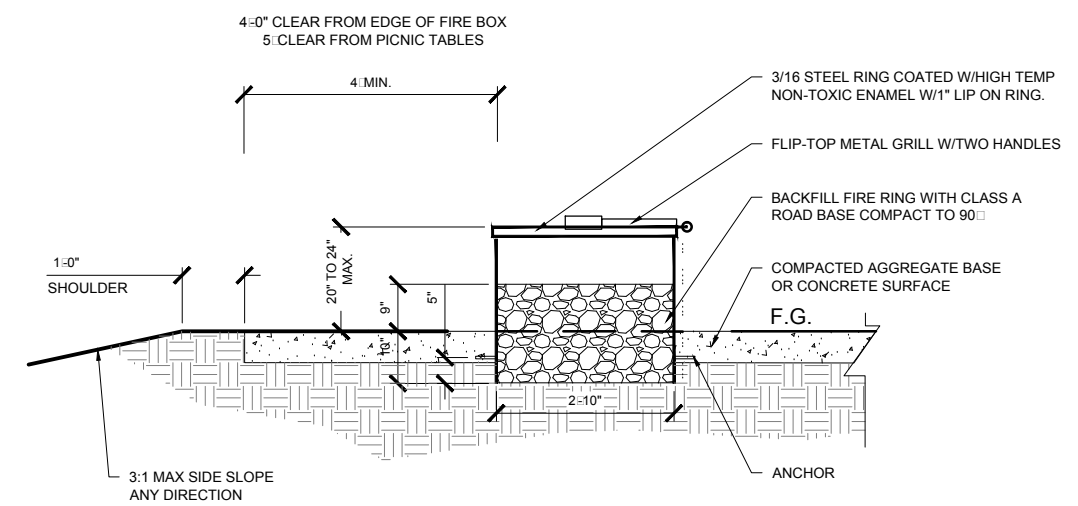
NOT TO SCALE



HANDRAILING ELEVATION

STEEL PIPE HANDRAIL (TYPICAL)

NOT TO SCALE



ELEVATION

ACCESSIBLE FIRE PIT (TYPICAL)

NOT TO SCALE



ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

CALIFORNIA STATE FIRE MARSHAL - APPROVED

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Reviewed by	Date
DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION	
CERTIFICATION #	NA
Reviewed by	NA Date NA

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER.

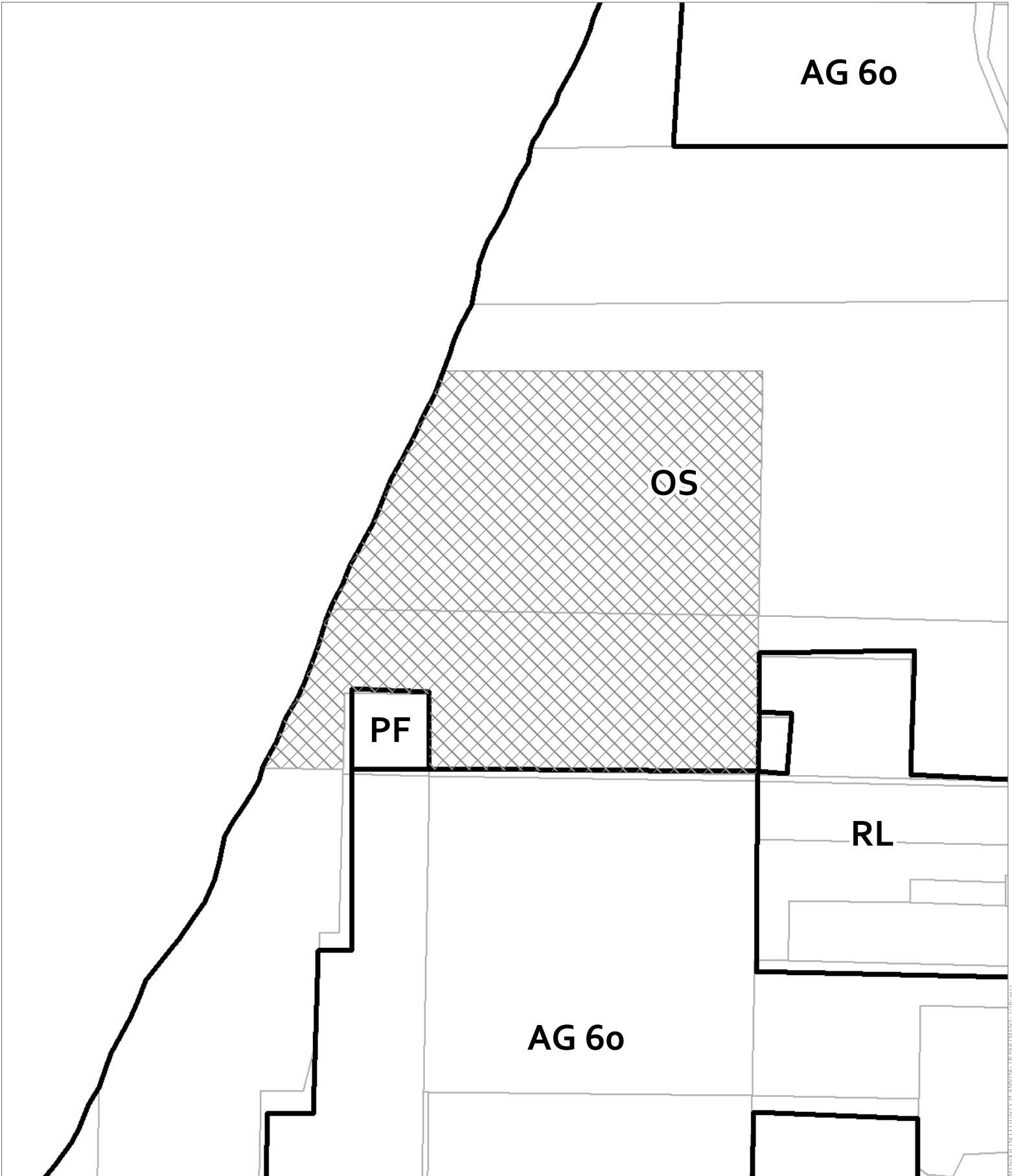
DES:	S. NAWRATH
DRAWN:	S. NAWRATH
CHECKED:	D. KLITH
DATE:	02-23-16

REVISIONS	
DATE	

MANCHESTER STATE PARK
ACCESSIBILITY IMPROVEMENTS
CONSTRUCTION DETAILS

DRAWING NO.
XXXXX.XXX

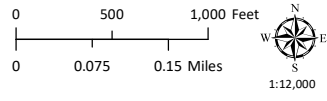
SHEET NO.
D-3



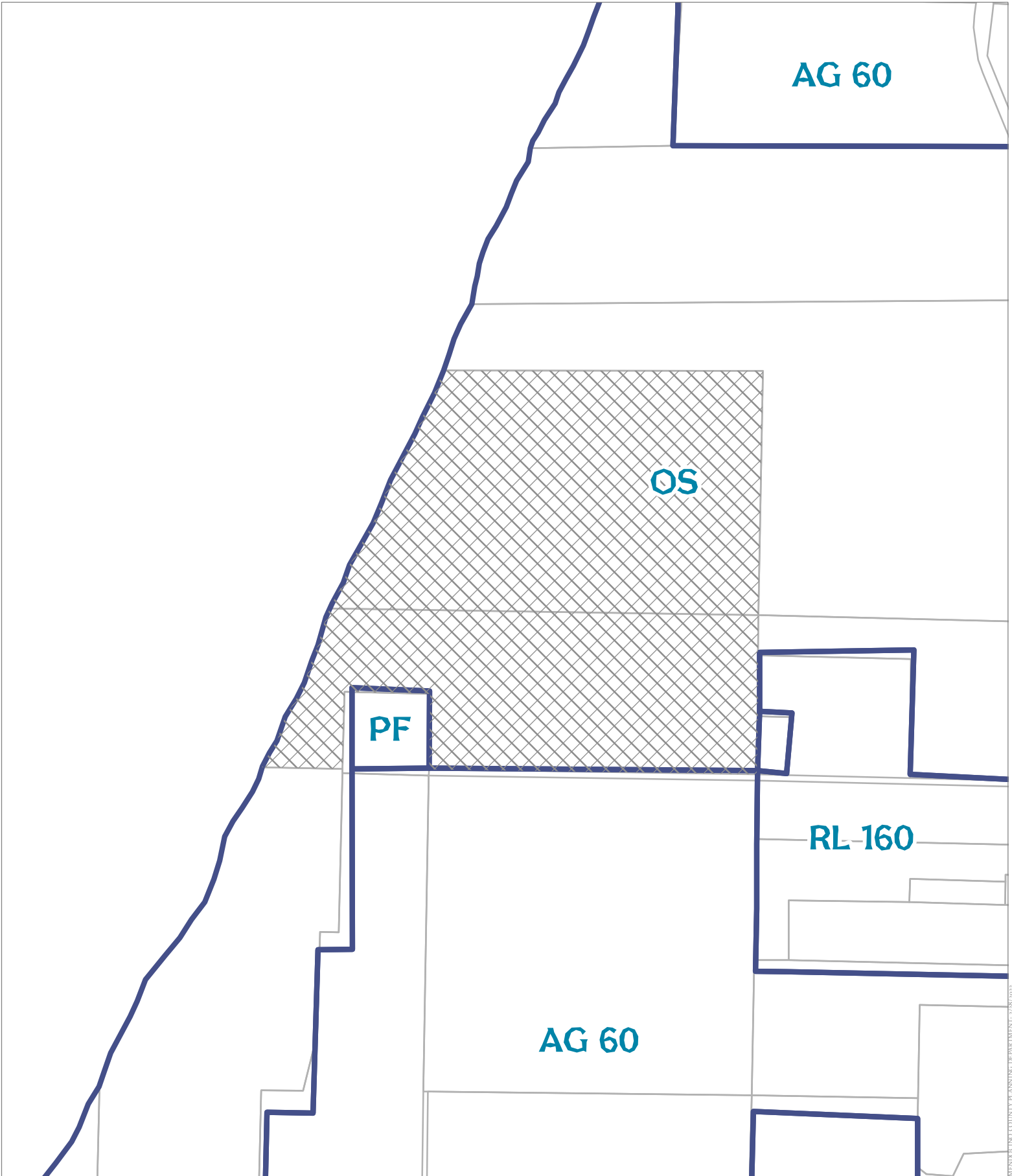
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022

CASE: CDP 2022-0007
OWNER: State of California
APN: 133-010-03, 132-190-02
APLCT: Brian Dewey
AGENT: Joel Bonilla
ADDRESS: None, Manchester


 Zoning Districts

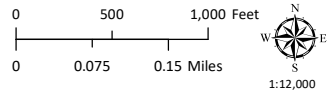


ZONING DISPLAY MAP



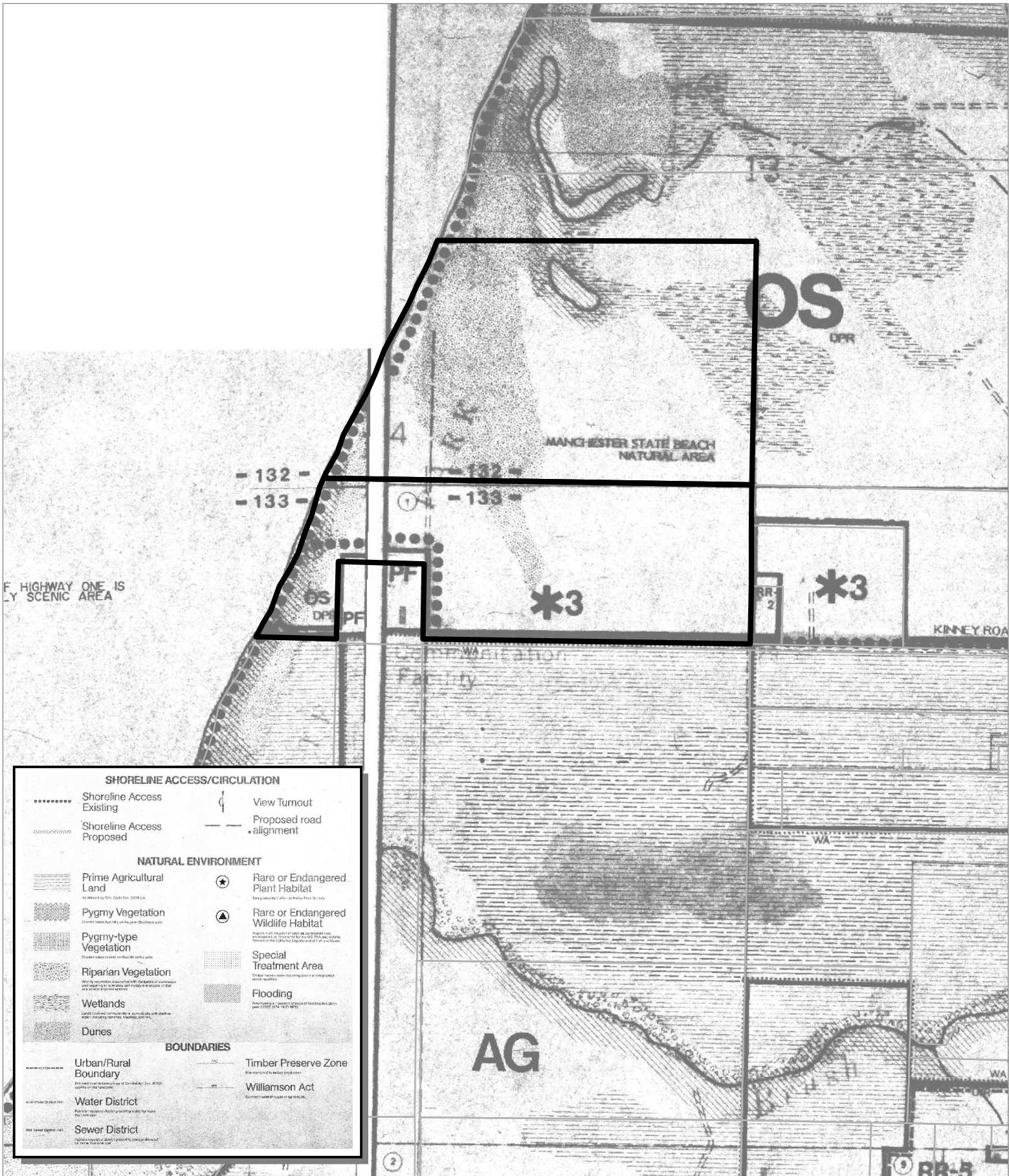
CASE: CDP 2022-0007
 OWNER: State of California
 APN: 133-010-03, 132-190-02
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 General Plan Classes

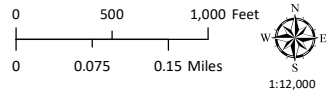


GENERAL PLAN CLASSIFICATIONS

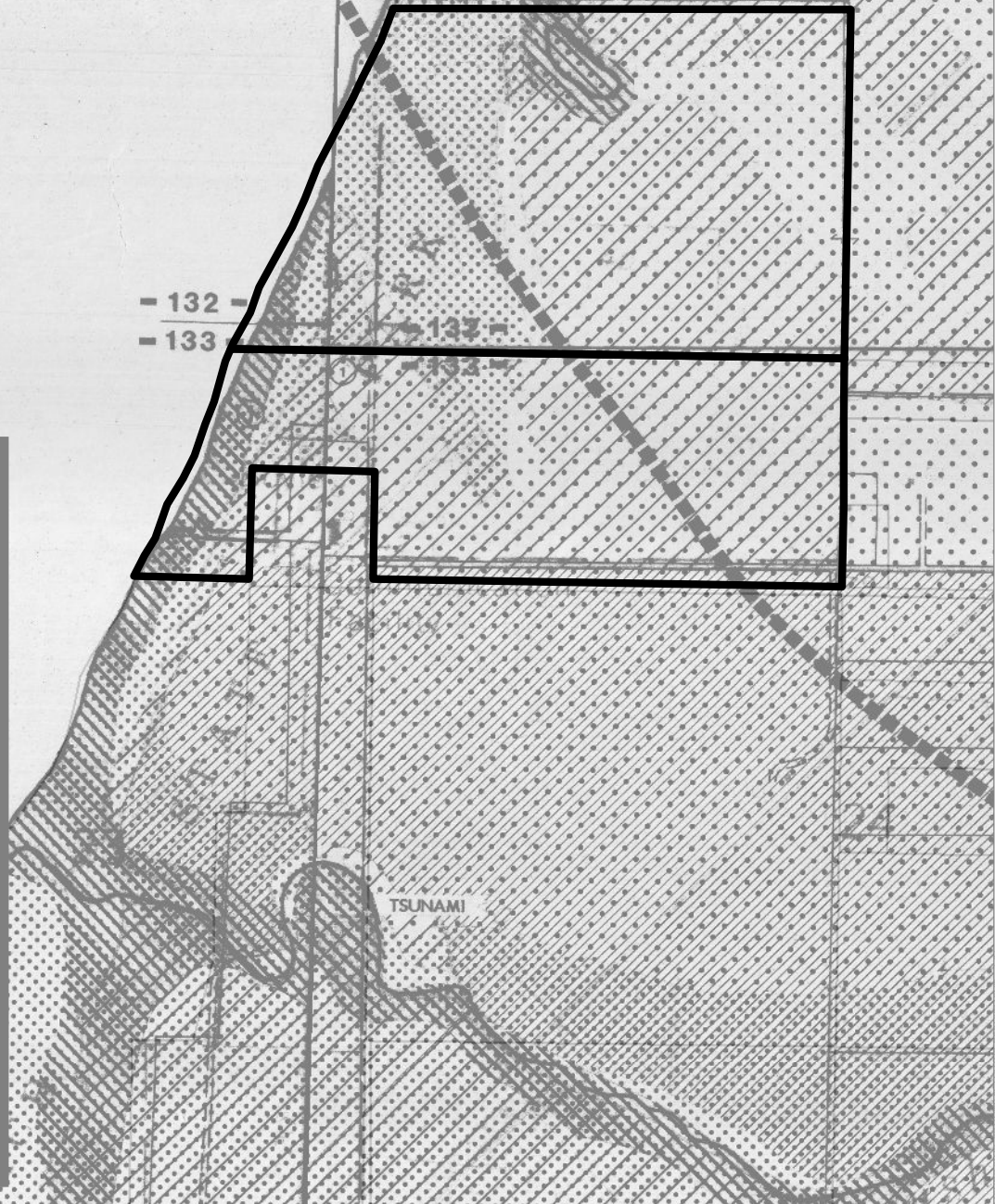
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022



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 ADDRESS: None, Manchester



INDY BEACH BACKED
HIGH ACTIVE
DUNES WITH SHORT
LINGUES ALONG
INNER MARGIN OF
THE DUNES
ABRUIZED
VEGETATING
OVER MARSH
AND LAGOON
LANDWARD OF
DUNES ON
ROAD
COASTAL
PLAIN



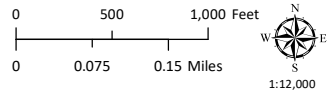
- 132 -
- 133 -

**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -
- LAND CAPABILITIES**
- Agricultural Land
 - Prime [diagonal lines]
 - Non Prime [diagonal lines]
- Timberland
 - High Productivity [cross-hatch]
 - Moderate Productivity [cross-hatch]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [dashed line]
- Seismicity
 - Bedrock (Zone 1) [diagonal lines]
 - Marine Terrace Deposits (Zone 2) - Strong Shaking [cross-hatch]
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted]
- Landslide [downward arrow]
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [dotted]
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach **1**
 - Artificial Protection **2**
 - Present Development Critical **3a**
 - Present Development Non-Critical **3b**
 - Future Development Critical **3c**
- Flooding [diagonal lines]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLAVES-DRETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2022-0007
 OWNER: State of California
 APN: 133-010-03, 132-190-02
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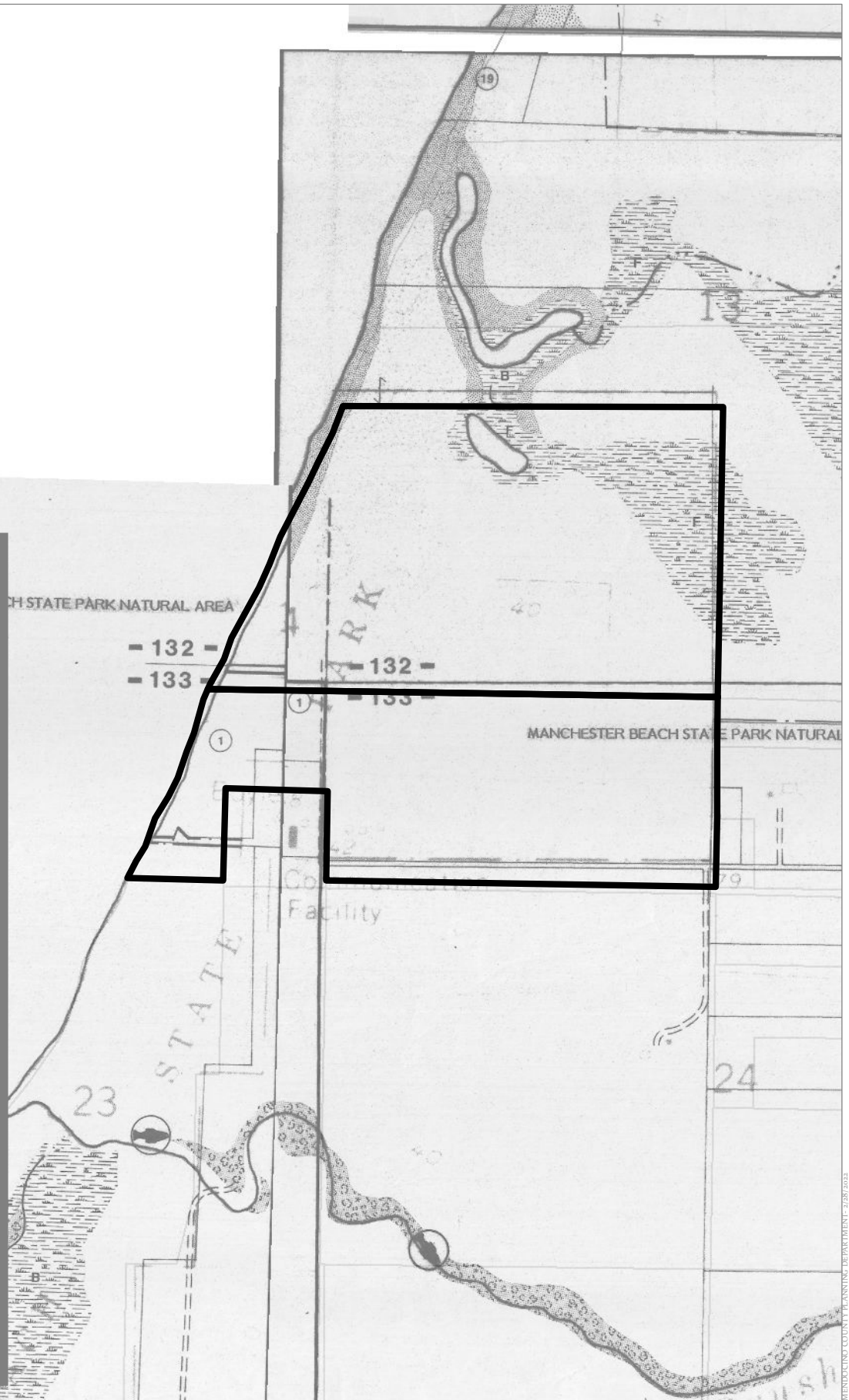


Legend: Habitats/Resources

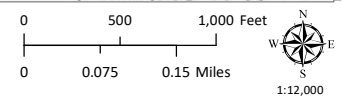
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	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)	e
Brackish	[Pattern]		
Stream		SPECIAL HABITATS	
Perennial	—	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		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]		
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	—+—		

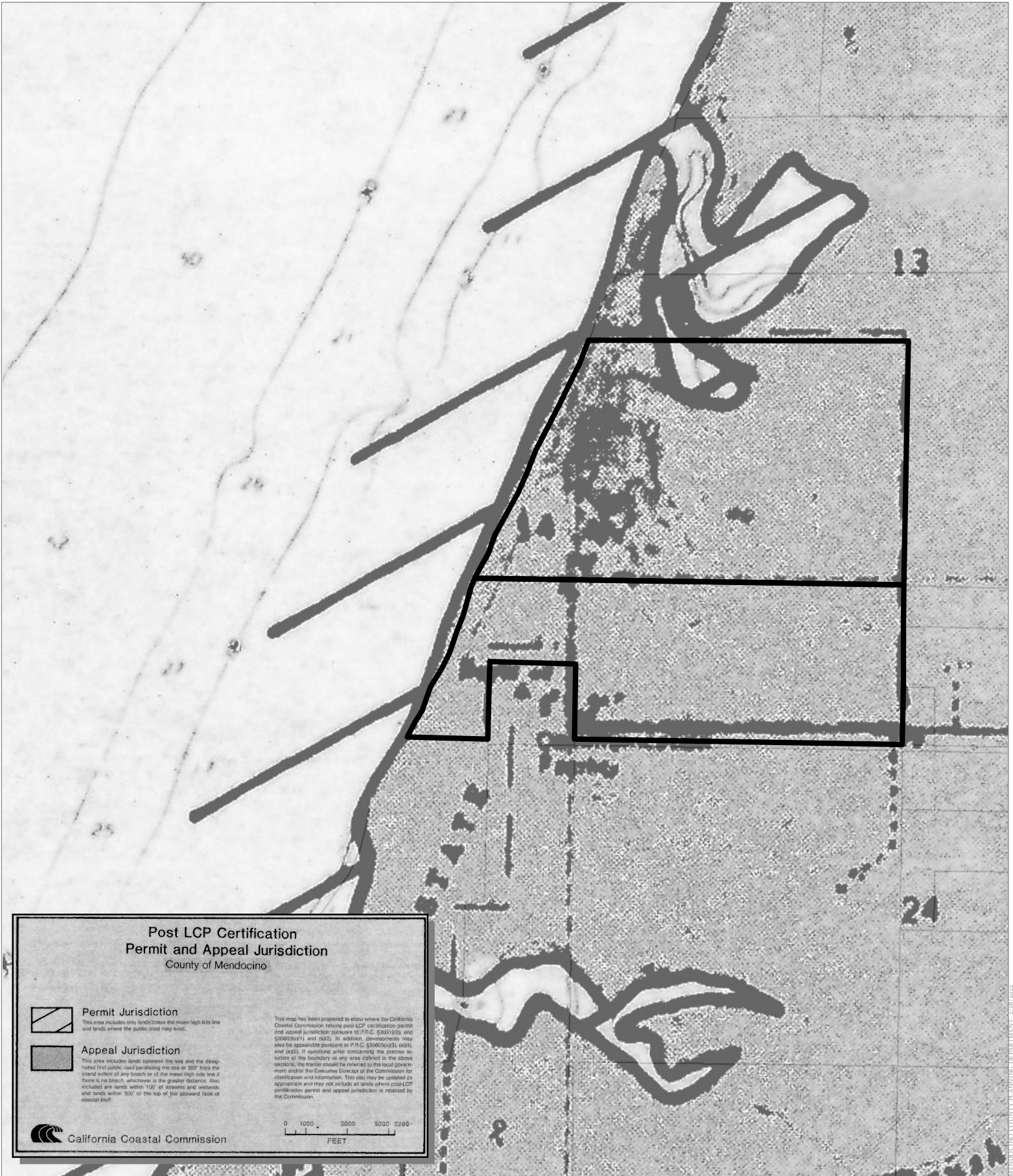
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION/MP/VT work map paper November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS



CASE: CDP 2022-0007
 OWNER: State of California
 APN: 133-010-03, 132-190-02
 APLCT: Brian Dewey
 AGENT: Joel Bonilla
 ADDRESS: None, Manchester





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

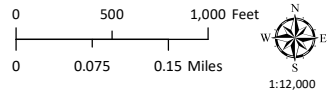
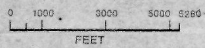
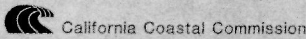


Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.



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.

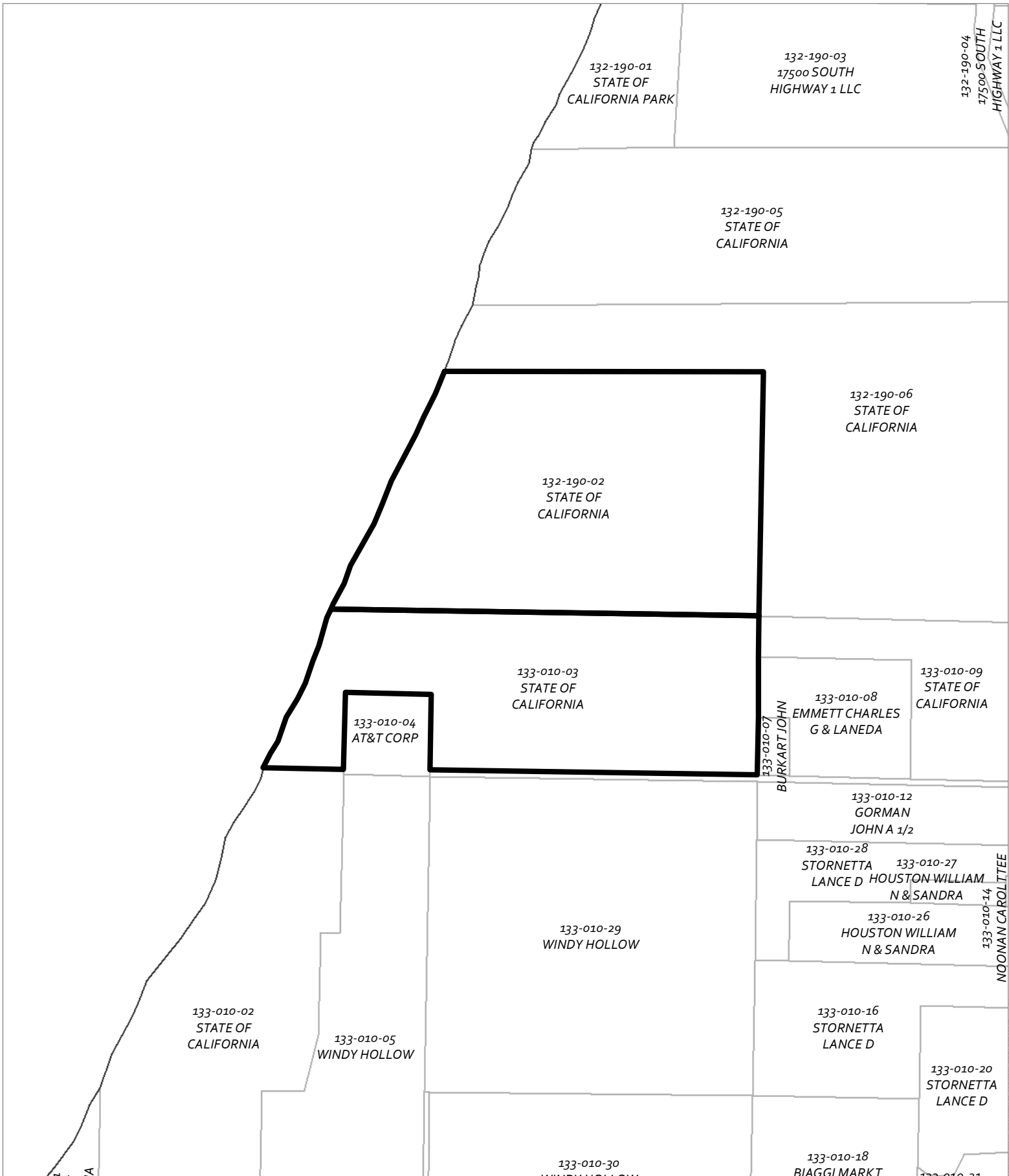
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.H.C. §30512(b), and §30602(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.H.C. §30603(a)(3), (a)(4), and (a)(5). If 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 plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



CASE: **CDP 2022-0007**
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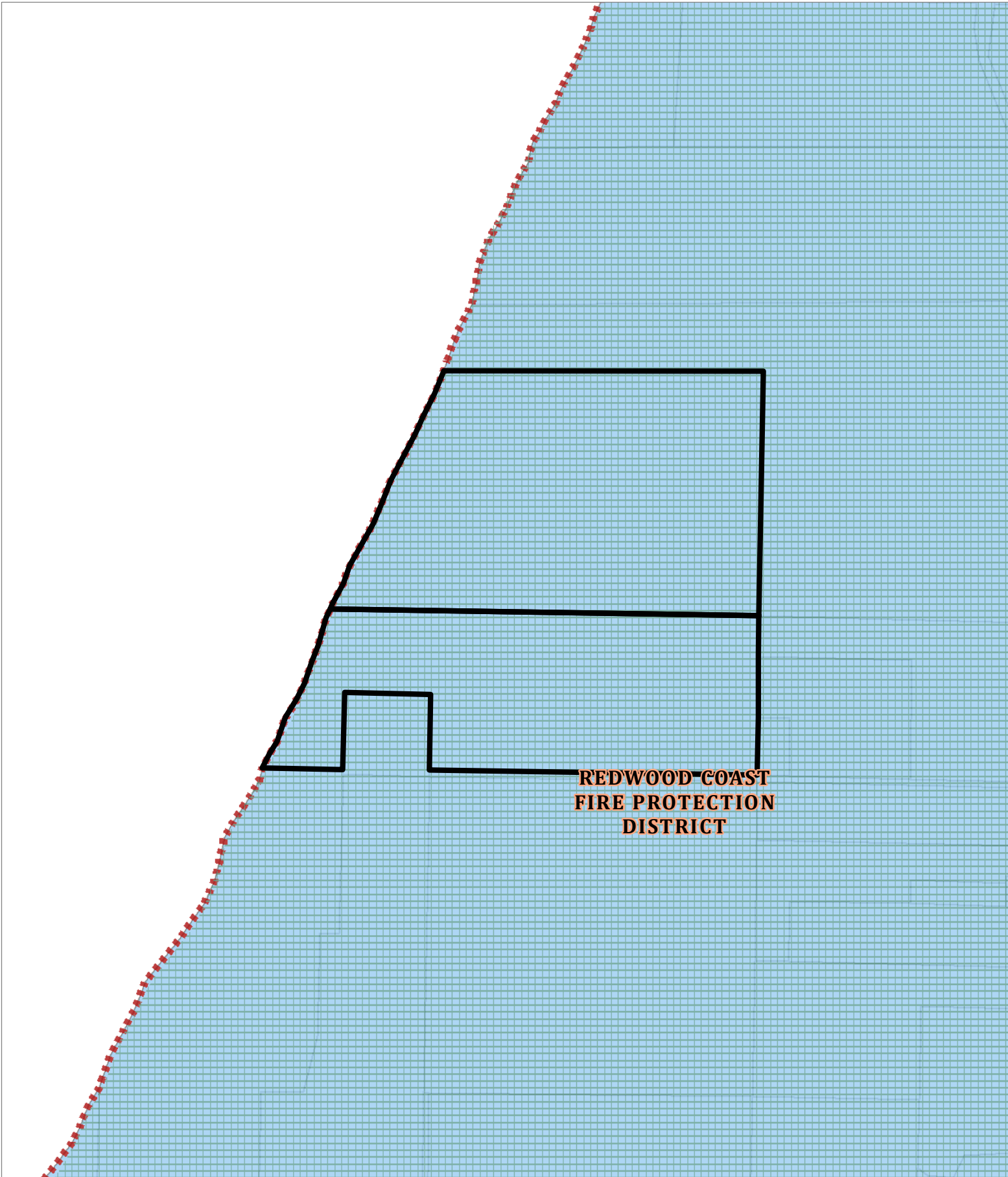
POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022





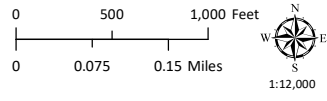
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ADJACENT PARCELS



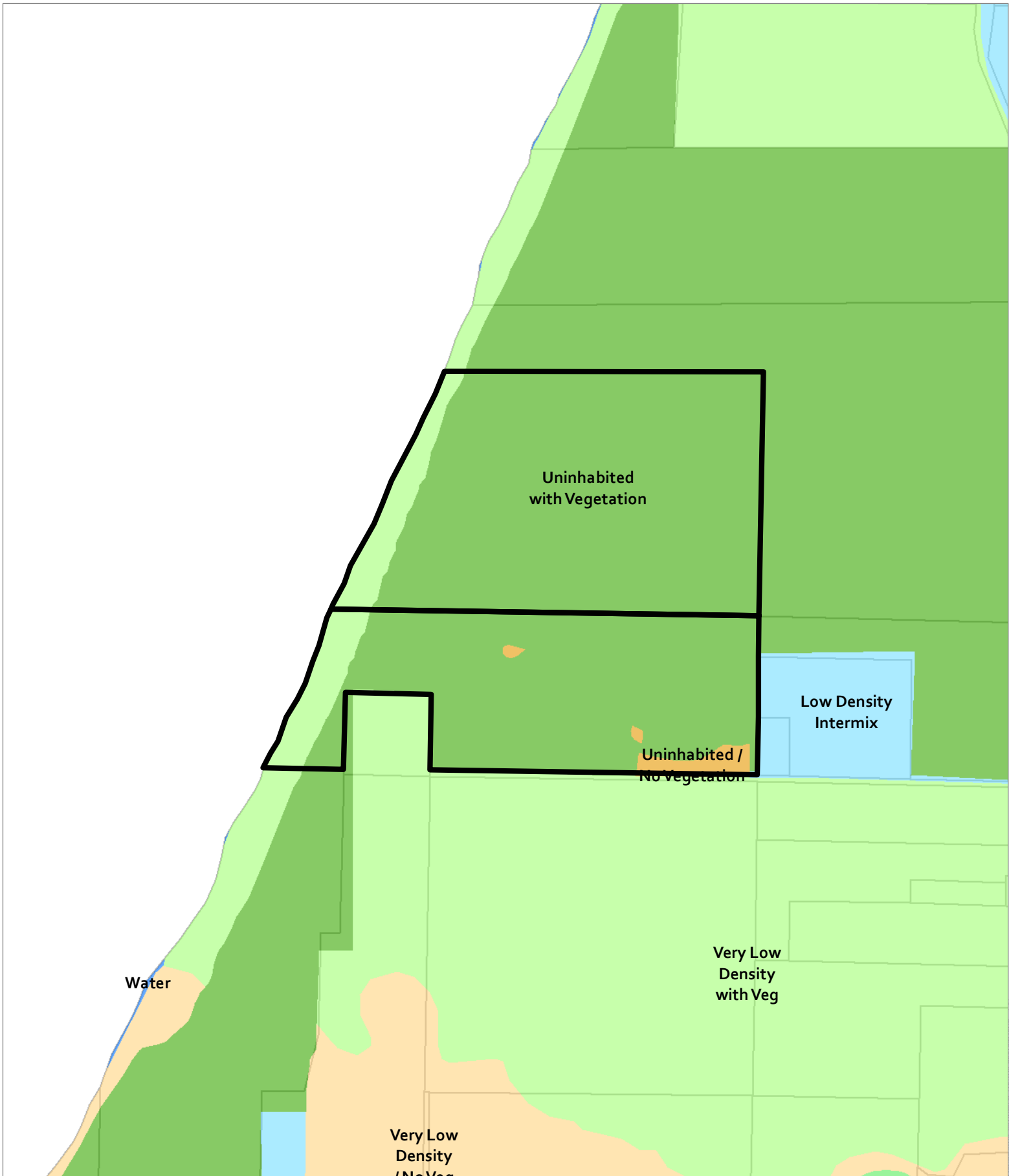
CASE: CDP 2022-0007
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 ADDRESS: None, Manchester

 Moderate Fire Hazard
 County Fire Districts

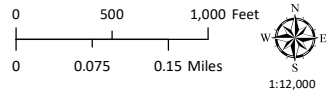


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

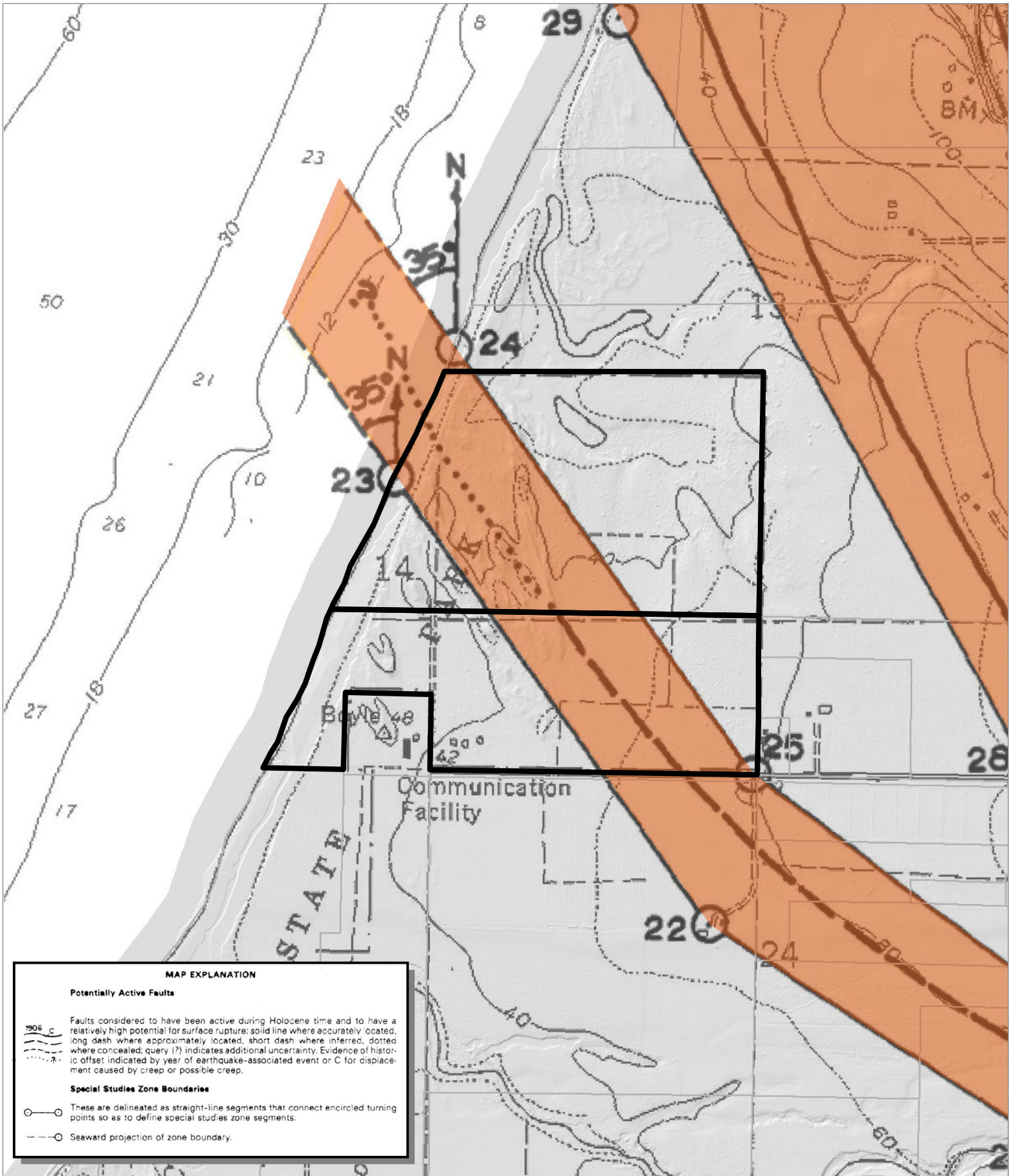
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023



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MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023



MAP EXPLANATION

Potentially Active Faults

1906 C


Faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture; solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed; query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.

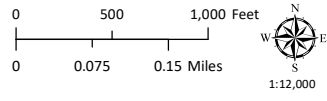
Special Studies Zone Boundaries

○—○ These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.

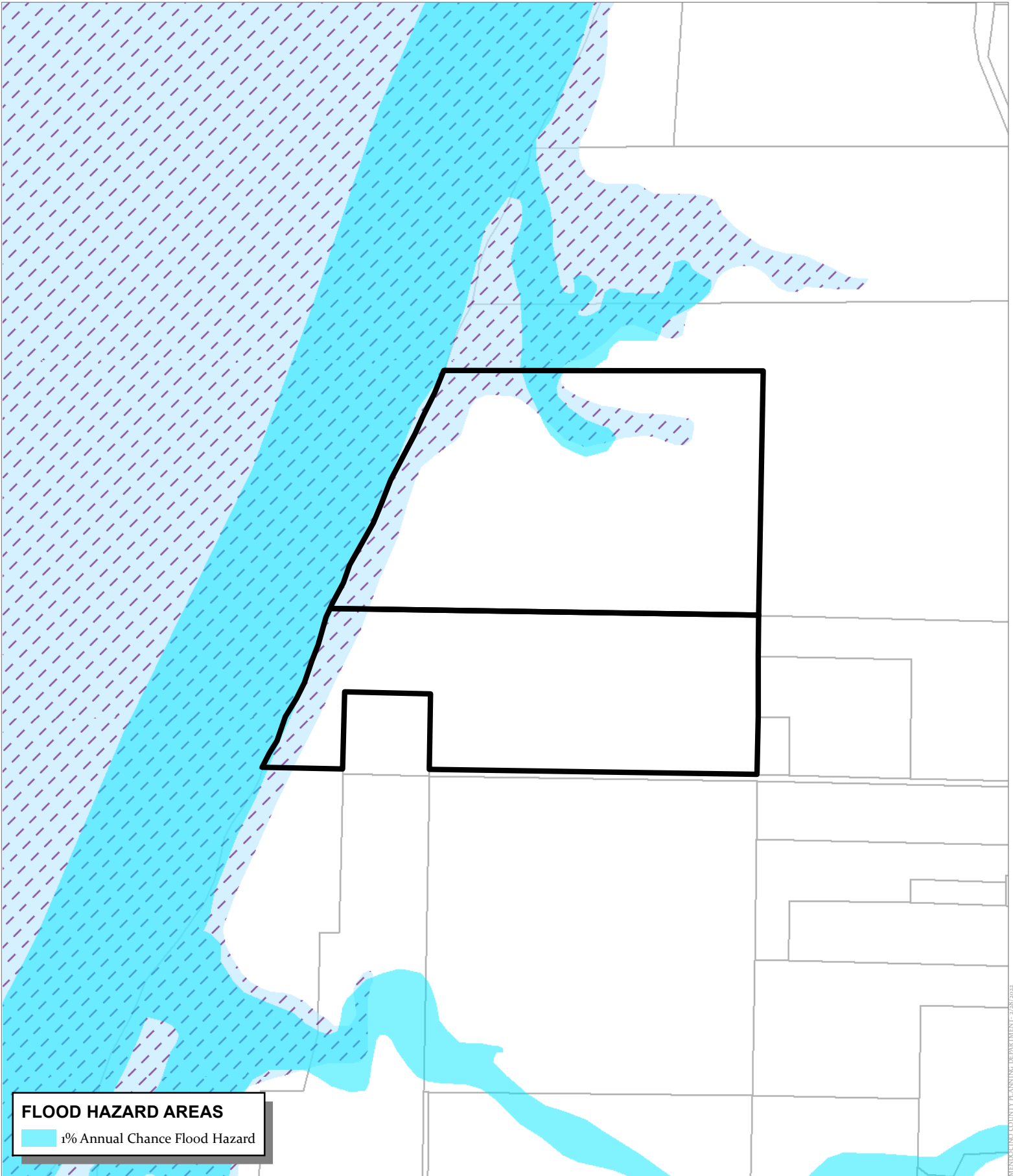
—○ Seaward projection of zone boundary.

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 San Andreas Fault Zone

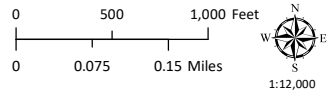


SANTA CLARA COUNTY PLANNING DEPARTMENT - 2/28/2022



FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

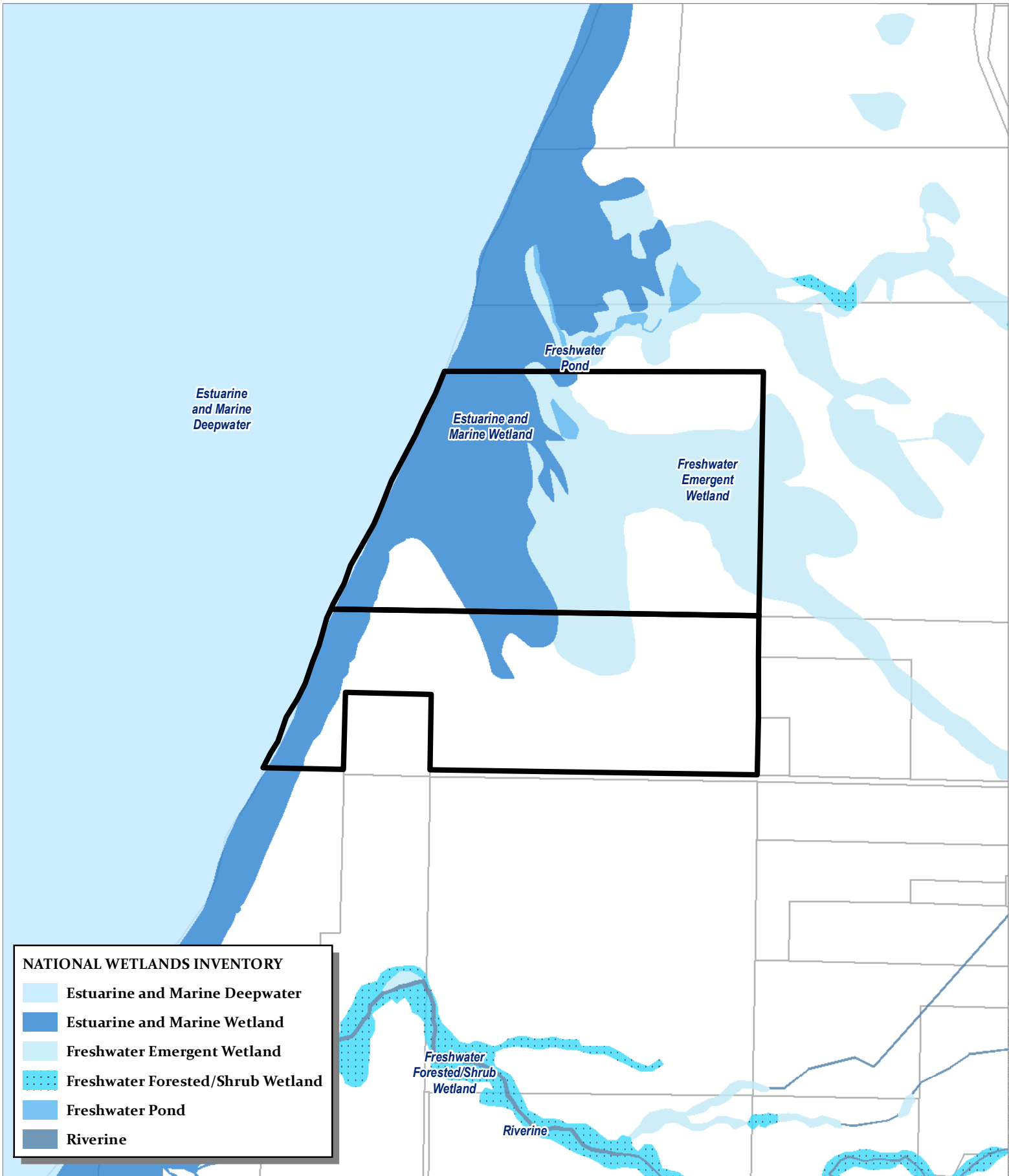
Tsunami Inundation Zones



CASE: CDP 2022-0007
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 AGENT: Joel Bonilla
 ADDRESS: None, Manchester

SPECIAL FLOOD HAZARD AREAS

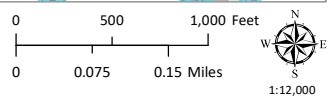
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022



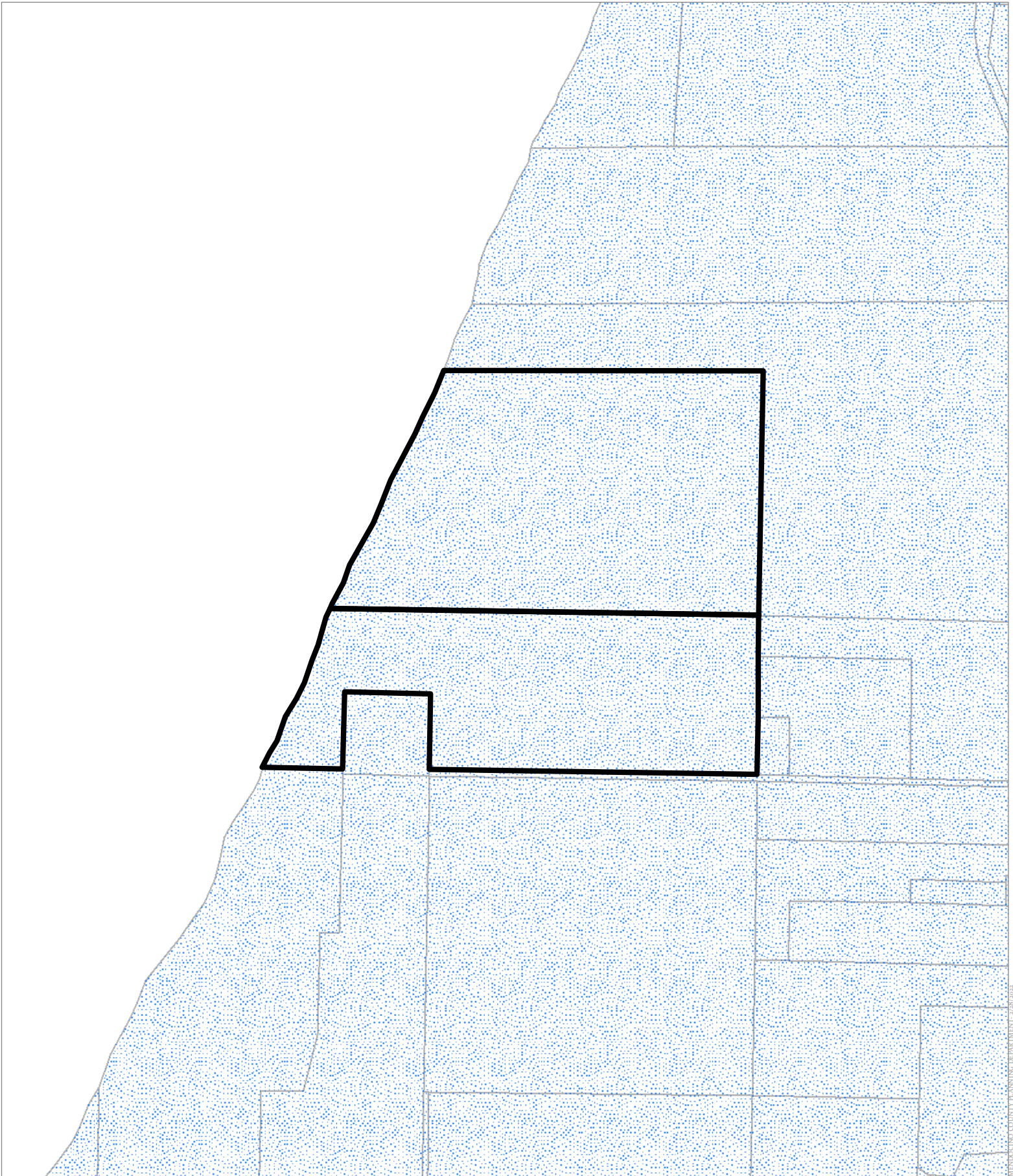
NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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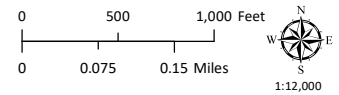
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022



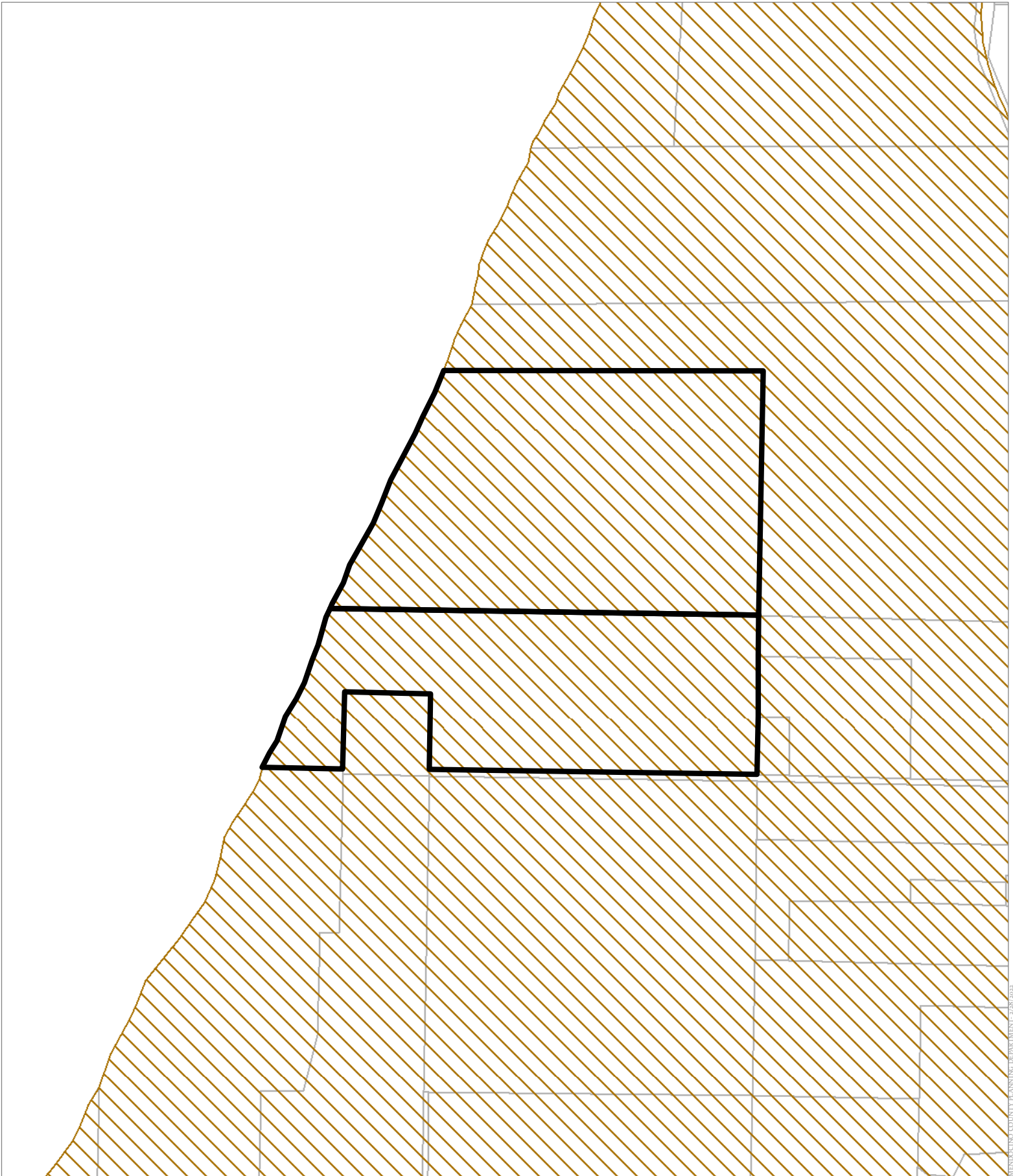
MANCHESTER COUNTY PLANNING DEPARTMENT - 2/28/2022

CASE: CDP 2022-0007
OWNER: State of California
APN: 133-010-03, 132-190-02
APLCT: Brian Dewey
AGENT: Joel Bonilla
ADDRESS: None, Manchester

 Sufficient Water Resources



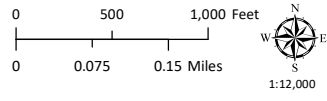
GROUND WATER RESOURCES



MANICUINO COUNTY PLANNING DEPARTMENT 2/28/2022

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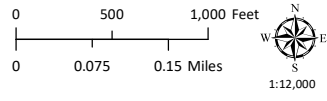
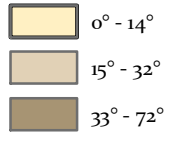
 Highly Scenic Area



HIGHLY SCENIC & TREE REMOVAL AREAS

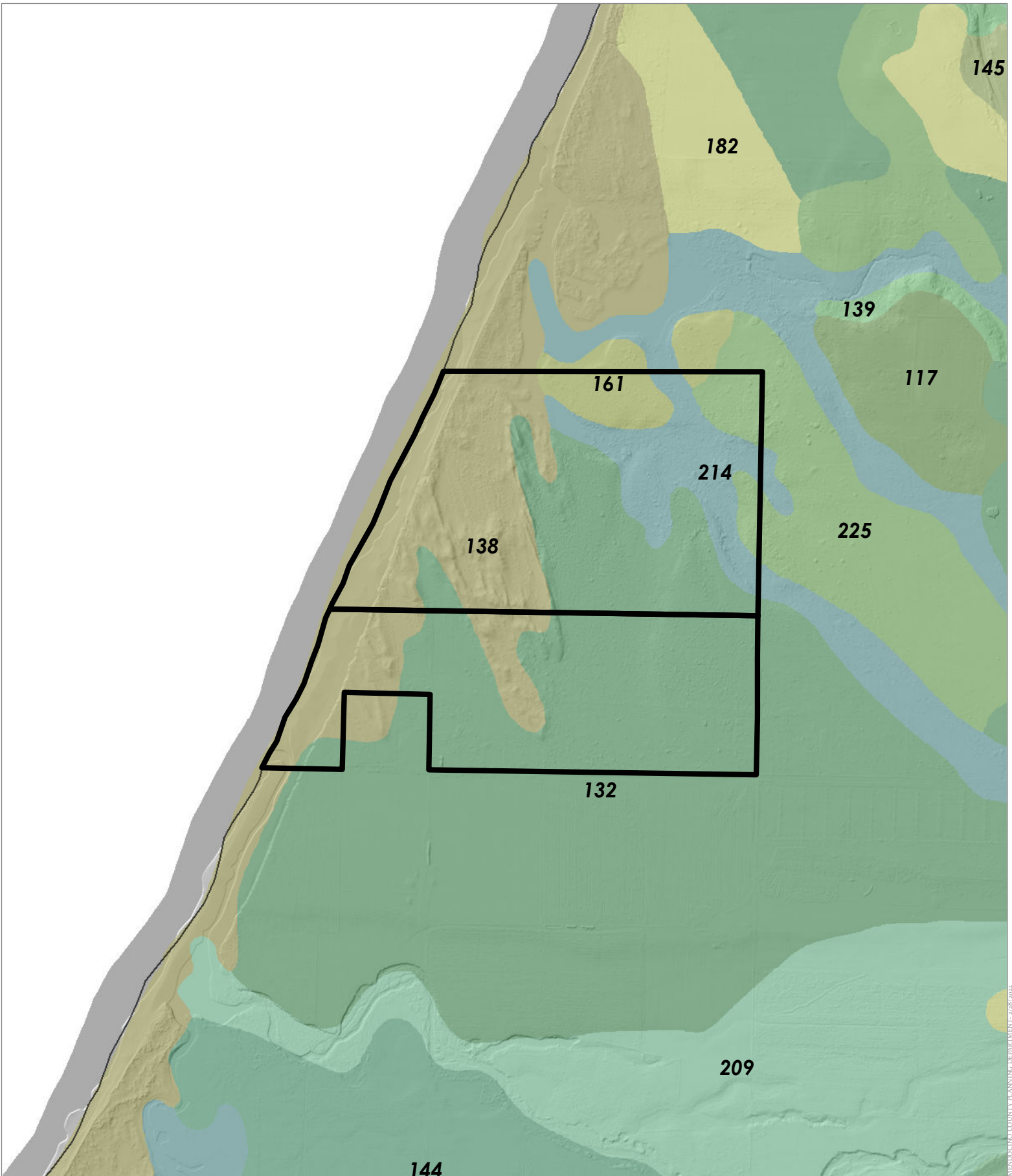


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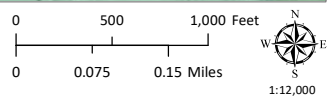
ESTIMATED SLOPE

MENOCINGO COUNTY PLANNING DEPARTMENT - 2/28/2023



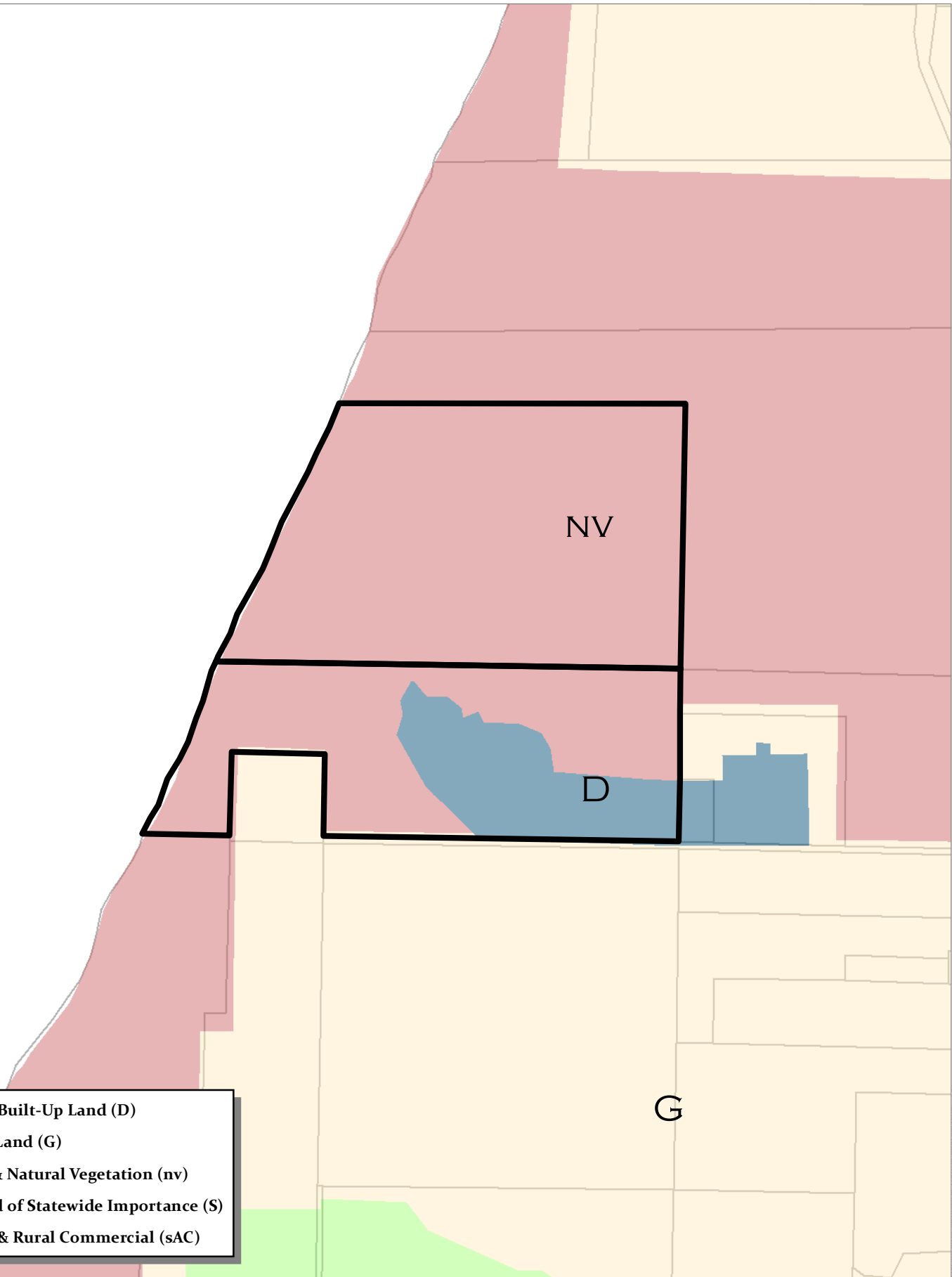
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 Bishop Pine



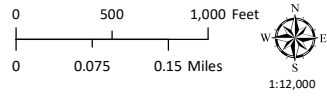
WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Farmland of Statewide Importance (S)
- Semi-Ag & Rural Commercial (sAC)

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FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023