



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

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

JULIA KROG, DIRECTOR  
TELEPHONE: 707-234-6650  
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pbs@mendocinocounty.gov  
www.mendocinocounty.org/pbs

August 19, 2024

Planning – Fort Bragg  
Department of Transportation  
Environmental Health - Fort Bragg  
Building Inspection -Fort Bragg  
Air Quality Management

Department of Forestry/ CalFire  
-Resource Management  
CA Department of Fish and Wildlife  
US Department of Fish and Wildlife  
California Coastal Commission

California State parks  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** CDPR\_2024-0004

**DATE FILED:** 7/26/2024

**OWNER/APPLICANT:** MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

**REQUEST:** Renewal of CDP\_2021-0005, a Standard Coastal Development Permit request to replace a minor stream crossing culvert on Briceland Road, which suffered damage during the February 2019 storm event. New Expiration date to be June 1, 2025.

**ENVIRONMENTAL DETERMINATION:** Class 2, Section 15302Categorically Exempt

**LOCATION:** In the Coastal Zone, 27± miles west of Garberville, along Briceland Road (CR 435) at mile markers MP 5.81 and MP 6.20; no address; APN: 052-140-05-07.

**SUPERVISORIAL DISTRICT:**

**STAFF PLANNER:** JESSIE WALDMAN

**RESPONSE DUE DATE:** September 02, 2024

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

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

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

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

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

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

**CASE: CDPR\_2024-0004**

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**OWNER/APPLICANT:** MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION (MC DOT)

**REQUEST:** Renewal of CDP\_2021-0005, a Standard Coastal Development Permit request to replace a minor stream crossing culvert on Briceland Road, which suffered damage during the February 2019 storm event. New Expiration date to be June 1, 2025.

**LOCATION:** In the Coastal Zone, 27± miles west of Garberville, along Briceland Road (CR 435) at mile markers MP 5.81 and MP 6.20; no address; APN: 052-140-05-07.

**APN/S:** 052-140-05-07

**PARCEL SIZE:** 39.7± Acres

**GENERAL PLAN:** Coastal Open Space (OS) Coastal Element Chapter 4.1 Humboldt County Line to Rockport Planning Area

**ZONING:** Coastal Open Space (OS) Mendocino County Coastal Zoning Code (Division II)

**EXISTING USES:** Recreational

**DISTRICT:** 4<sup>th</sup> (Gjerde)

**RELATED CASES:** CDP\_2021-0005

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|               | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------|---------------------------|----------------------|
| <b>NORTH:</b> | Open Space (OS-DPR)          | OS                     | 40± Acres                 | Passive Recreation   |
| <b>EAST:</b>  | Open Space (OS-DPR)          | OS                     | 197± Acres                | Passive Recreation   |
| <b>SOUTH:</b> | Open Space (OS-DPR)          | OS                     | 97± Acres                 | Passive Recreation   |
| <b>WEST:</b>  | Open Space (OS-DPR)          | OS                     | 137± Acres                | Passive Recreation   |

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**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)(FB)
- Planning Division (Ukiah)

**STATE**

- CALFIRE (Resource Management)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- California State Parks

**FEDERAL**

- US Department of Fish & Wildlife
- TRIBAL**
- Cloverdale Rancheria
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
- 

**ADDITIONAL INFORMATION:**

- CDP\_2021-0005 - Standard Coastal Development Permit request to replace a minor stream crossing culvert on Briceland Road, which suffered damage during the February 2019 storm event. (Approved - December 1, 2021) (180-day Extension Granted – New expiration date of June 1, 2024)
- In the Coastal Zone and 27 miles west of Garberville in the Usal area of Mendocino County, Briceland Road (CR 435) is a 12-foot wide single lane, dirt/gravel rural county road located 27 miles from Highway 101 at Garberville. The 13.7 mile section of Briceland Road from the community of Thorn Junction to its endpoint at Needle Rock Visitor Center primarily serves as an access road to the Sinkyone Wilderness State Park and a trailhead for the Lost Coast Trail. The project is 2.2 miles north of the end of Briceland Road.
- The Archaeological Commission considered the project at their October 13, 2021 meeting and a standard condition advised the applicant of the County’s “discovery clause” which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or construction activities.

**STAFF PLANNER:** JESSIE WALDMAN

**DATE:** 8/19/2024

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*No*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*High - Very High Hazard*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*CalFire (State Responsible Agency)*

**4. FARMLAND CLASSIFICATION:**

GIS

*N/A*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*N/A*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Western Soils Survey (101, 102, 113)*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*No*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*No*

**10. TIMBER PRODUCTION ZONE:**

GIS

*No*

**11. WETLANDS CLASSIFICATION:**

GIS

*Rivine*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

*No*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

*No*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

*No*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*No*

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10

*Sinkyone Wilderness State Park*

**17. LANDSLIDE HAZARD:**

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

*No*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*No*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*No*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*No*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*No*

**22. OAK WOODLAND AREA:**

USDA

*No*

**23. HARBOR DISTRICT:**

Sec. 20.512

*No*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*LCP Land Use Map 2: Bear Creek*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500

*Moderate – High Time Productivity & Non-Prime Agricultural Land*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*Coastal Forest & Coastal Prairie Grassland*

**27. COASTAL COMMISSION APPEALABLE AREA:**

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

*Yes; West of 1st Public Road*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS

*No*

**29. HIGHLY SCENIC AREA:**

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

*No*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

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

*No*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020

*No*

**COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES**

120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427

Case No(s) CDPR-2024-0004  
Date Filed 7/26/2024  
Fee \$ 2,140.00  
Receipt No. PRS-063034\*  
Received by Maria Garcia

**Office Use Only**

**COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM**

|  |   |   |
|--|---|---|
| Name of Applicant<br>Howard Dashiell<br>Director of Transportation | Name of Owner(s)<br>County of Mendocino<br>Department of Transportation | Name of Agent<br>James Linderman<br>Sr. Environmental Compliance Specialist |
| Mailing Address<br>340 Lake Mendocino Drive<br>Ukiah, CA 95482     | Mailing Address<br>340 Lake Mendocino Drive<br>Ukiah, CA 95482          | Mailing Address<br>340 Lake Mendocino Drive<br>Ukiah, CA 95482              |
| Telephone Number<br>707-463-4363                                   | Telephone Number<br>707-463-4363  | Telephone Number<br>707-234-2819  |

Please describe any actions taken to initiate development since issuance of the coastal development permit. List any changes to the property and or structure(s) since CDP issuance.

No initiation of development has occurred since issuance of the Coastal Development Permit (CDP). No changes to the property and/or structures have occurred since CDP issuance. The project remains within the County Road Right-of-Way and the scope of work remains unchanged.

**Driving Directions**

The site is located on the WEST (N/S/E/W) side of Briceland Road (name road)  
approximately 1.8 miles (feet/miles) SOUTH (N/S/E/W) of its intersection with  
Usal Road (provide nearest major intersection).

|   |  |
|---|--|
| Assessor's Parcel Number(s)<br>052-140-05 (property surrounding County Road Right-of-Way) | Date of expiration of issued CDP<br>6/1/24 (extension) 12/21/23 (original) |
|---|--|

|  |  |
|--|--|
| Parcel Size<br><br><input type="checkbox"/> Square Feet<br><input type="checkbox"/> Acres<br>N/A | Street Address of Project<br>Briceland Road MP 5.81 - 6.20 |
| Project is within County Road Right-of-Way   |  |

# COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies that will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For those questions, which do not pertain to your project, please indicate "Not Applicable" or "N/A".

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

This road segment experienced damage due to storm events in February 2019 (FEMA-DR-4434). At Milepost (MP) 5.81 and MP 6.20 the damage consists of a slide failure of the outer road embankment for an approximate length of 120' and 45', respectively.

At each of the two slide failures, construct a soldier pile wall (MP 5.81 - 119' L, MP 6.20 - 44' L) with timber lagging and tie backs. Place under drain immediately behind wall. Install a metal beam guardrail on top of the wall. Surface the road with of aggregate base. Trench on the upslope side of the road to intercept ground water, install a under drain and backfill the trench with drain rock. Daylight underdrain at low end.

At MP 5.90 an unnamed intermittent creek passes under the road thru a 20' x 30" corrugated metal pipe (CMP). This culvert is considered undersized to effectively transport storm water runoff and will be replace with a 24' x 36" reinforced concrete pipe(RCP).

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

| TYPE OF UNIT                                | NUMBER OF STRUCTURES/UNITS       | SQUARE FEET PER UNIT |
|---|----------------------------------|----------------------|
| <input type="checkbox"/> Single Family      | N/A - County Road Repair Project | _____                |
| <input type="checkbox"/> Mobile Home        | _____                            | _____                |
| <input type="checkbox"/> Duplex/Multifamily | _____                            | _____                |

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

There is an existing CMP culvert crossing at MP 5.90.

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

- A. Electricity  
 Utility Company (service exists to the parcel).  
 Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
 On Site generation, Specify: \_\_\_\_\_  
 None
- B. Gas  
 Utility Company/Tank  
 None
- C. Telephone:  Yes  No

5. Will there be any exterior lighting?  Yes  No

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

6. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank (indicate primary + replacement leachfields on plot plan)  
 Other, specify N/A - County Road Repair Project

7. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other, specify N/A - County Road Repair Project

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

Estimate the amount of grading in cubic yards 200 (fill) c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

The road elevation ranges from about 1006 feet (beginning of MP 5.81) to about 960 feet (end of MP 6.20), therefore the terrain to be traversed is a moderate slope. Damaged road sections will be resurfaced with Class 2 aggregate base (approx. 820 tons) to restore pre-existing road surface elevations and drainage patterns. Resurfaced area dimensions approximately 500'L x 14'W x 1'D.

9. Will vegetation be removed on areas other than the building sites and roads?  Yes  No

If yes, explain:

Minimal vegetation removal will be necessary for this project. Some roadside brush may be removed/cleared at all three sites in order to construct the project. Construction fencing will be in place during project work to minimize vegetation damage.

10. Is the proposed development visible from:

- A. State Highway 1?  Yes  No  
B. Park, beach or recreation area?  Yes  No

If you answered yes to either question, explain.

No to question A and B.

11. Project Height. Maximum height of structure(s). 3.0 (guardrail) feet

12. Describe all exterior materials and colors of all structures.

wooden post/steel rail guardrail system. Natural wood and bare (unfinished) steel rail.

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

At MP 5.90 an unnamed intermittent creek passes under the road (culvert proposed for replacement). This stream is non-fish bearing due to the steep gradient of the channel and intermittent nature of stream flow. FEMA completed Endangered Species Act Section 7 Consultation with USFWS on 11/27/23 for potential impacts to listed species. Project will not impact Critical Habitat and is not likely to adversely affect ESA listed species.

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

Total square footage of all structures:   N/A    
Estimated employees per shift: \_\_\_\_\_  
Estimated shifts per day: \_\_\_\_\_  
Type of loading facilities proposed: \_\_\_\_\_

Will the proposed project be phased?  Yes  No

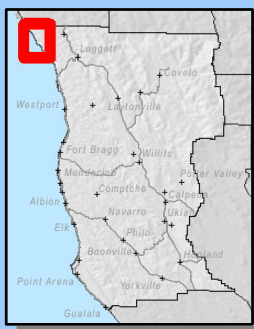
If Yes, explain your plans for phasing.

Parking will be provided as follows:



|                              |                     |                     |                  |
|------------------------------|---------------------|---------------------|------------------|
| Number of Spaces             | Existing <u>N/A</u> | Proposed <u>N/A</u> | Total <u>N/A</u> |
| Number of standard spaces    | _____               | Size _____          |                  |
| Number of handicapped spaces | _____               | Size _____          |                  |

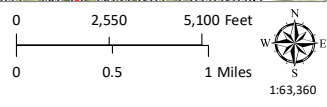
Usal Road

SUBJECT PARCELS



Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRCAn, Ordnance

-  Coastal Zone Boundary
-  Major Roads





**CASE: CDPR 2024-0004**  
**OWNER: State of California**  
**APN: 052-140-05**  
**APLCT: Mendocino County DOT**  
**AGENT: James Linderman**  
**ADDRESS: Briceland Road, Whitethorn**

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/12/2024



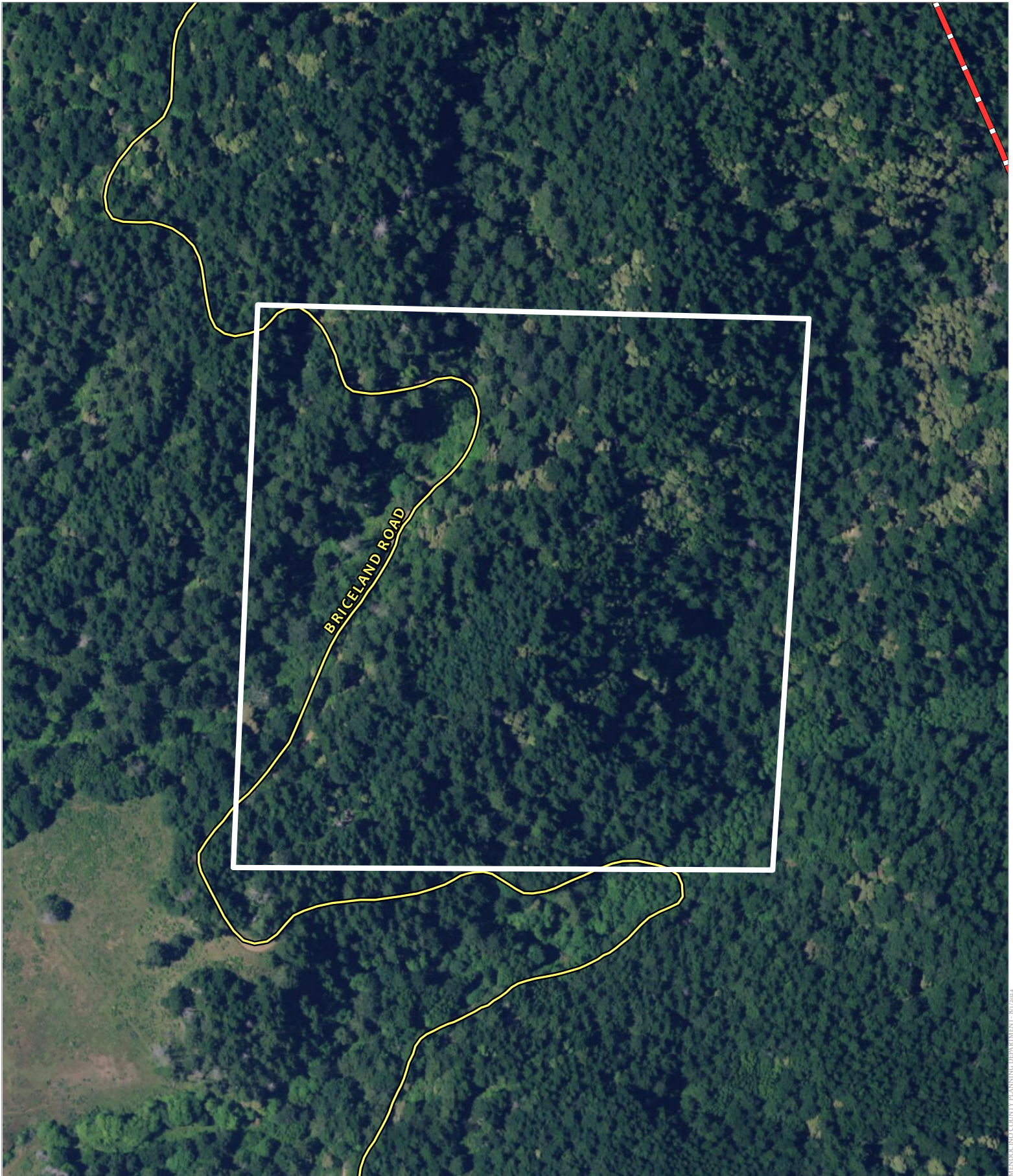


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**OWNER: State of California**  
**APN: 052-140-05**  
**APLCT: Mendocino County DOT**  
**AGENT: James Linderman**  
**ADDRESS: Briceland Road, Whitethorn**

 Coastal Zone Boundary  
 Public Roads



0 500 1,000 Feet  
0 0.075 0.15 Miles  
N  
W  
S  
E  
1:12,000

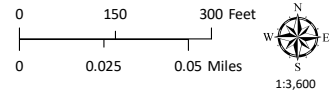
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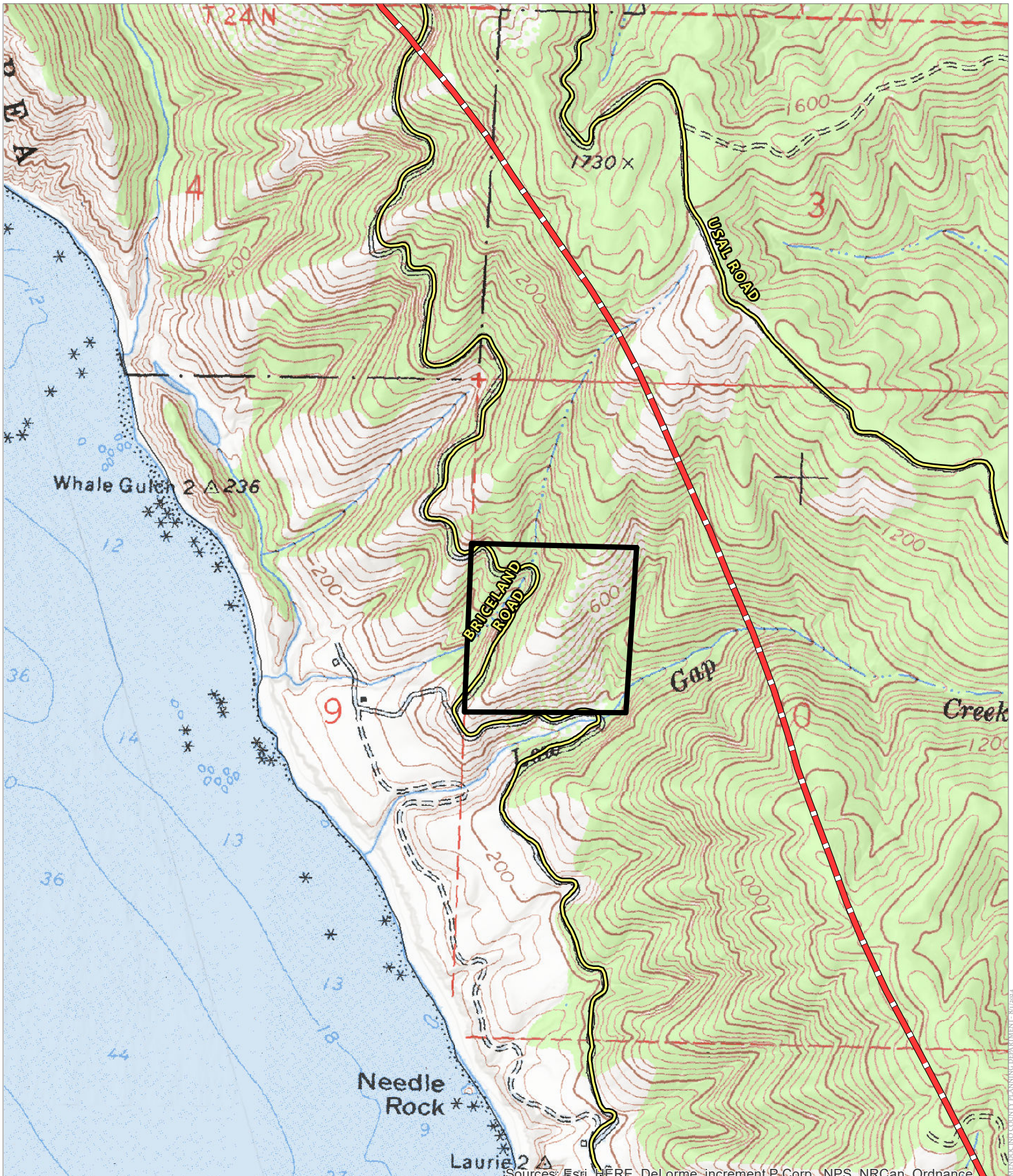
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/1/2024

**CASE:** CDPR 2024-0004  
**OWNER:** State of California  
**APN:** 052-140-05  
**APLCT:** Mendocino County DOT  
**AGENT:** James Linderman  
**ADDRESS:** Briceland Road, Whitethorn

-  Coastal Zone Boundary
-  Public Roads

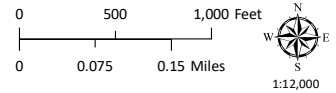


**AERIAL IMAGERY**



**CASE:** CDPR 2024-0004  
**OWNER:** State of California  
**APN:** 052-140-05  
**APLCT:** Mendocino County DOT  
**AGENT:** James Linderman  
**ADDRESS:** Briceland Road, Whitethorn

- - - Coastal Zone Boundary
- = Public Roads



TOPOGRAPHIC DATA

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/12/2024

# COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION

## PLANS FOR CONSTRUCTION OF 2019 STORM DAMAGE REPAIRS

ON BRICELAND ROAD, CR 435, M.P. 4.79

DOT PROJECT NO. F-1906.503

DOT CONTRACT NO. 210008

FEDERAL PROJECT NO. PA-09-CA-4434-00037

To be supplemented by California Department of Transportation 2018 Standard Plans

### INDEX OF SHEETS

- TITLE SHEET AND LOCATION MAP
- SITE PLAN SHEET
- PLAN VIEW SHEET - FIRST WALL
- PLAN VIEW SHEET - CULVERT
- PLAN VIEW SHEET - SECOND WALL
- TYPICAL SECTIONS AND DETAILS SHEET
- PROFILES SHEET
- CROSS SECTIONS SHEET

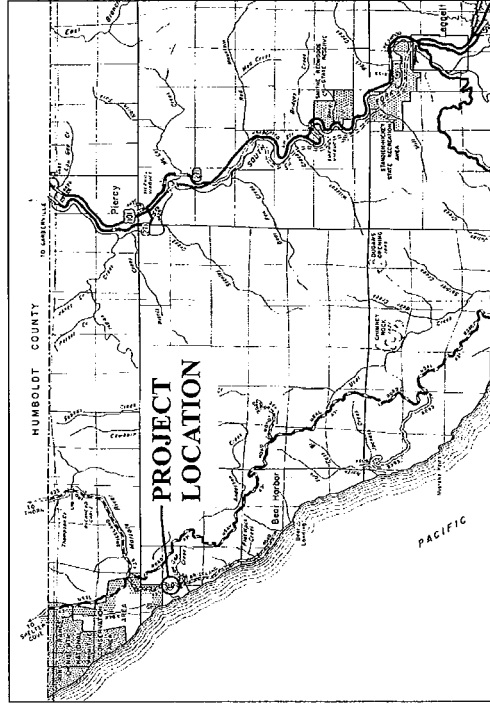
### APPLICABLE CALTRANS STANDARD PLANS

#### 2018 STANDARD PLANS:

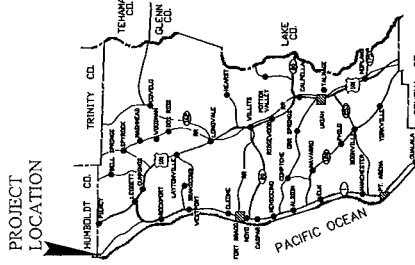
A10A A77M1 T3A  
 A10B A77N1 T3B  
 A62A A77N3 T5  
 A62B A77N4 T51  
 A62D D79 T53  
 A62DA D79A T59  
 A77L1 D102 T60

#### ABBREVIATIONS

|       |                           |       |                           |
|-------|---------------------------|-------|---------------------------|
| AB    | AGGREGATE BASE            | ETW   | EDGE OF TRAVELED WAY      |
| ABUT  | ABUTMENT                  | FL    | FLOW LINE                 |
| AC    | ASPHALT CONCRETE          | FES   | FLARED END SECTION        |
| BB    | BEGIN BRIDGE              | H     | HEIGHT                    |
| BC    | BEGIN HORIZONTAL CURVE    | HORIZ | HORIZONTAL                |
| BVC   | BEGIN VERTICAL CURVE      | HP    | HINGE POINT               |
| CI    | CLASS                     | LT    | LEFT                      |
| CONC  | CONCRETE                  | LF    | LINEAR FEET               |
| CONT  | CONTINUOUS                | MAX   | MAXIMUM                   |
| CSP   | CORRUGATED STEEL PIPE     | MBGR  | METAL BEAM GUARD RAILING  |
| CL    | CENTERLINE                | MIN   | MINIMUM                   |
| CLR   | CLEARANCE                 | OG    | ORIGINAL GROUND           |
| CIDH  | CAST-IN-DRILLED-HOLE      | PSP   | PERFORATED STEEL PIPE     |
| D     | DEPTH                     | POC   | POINT OF HORIZONTAL CURVE |
| DD    | DOWNDRAIN                 | PRC   | POINT OF REVERSE CURVE    |
| DIA   | DIAMETER                  | RSP   | ROCK SLOPE PROTECTION     |
| EACH  | EACH                      | RT    | RIGHT                     |
| EB    | END BRIDGE                | R/W   | RIGHT OF WAY              |
| EC    | END HORIZONTAL CURVE      | SHT   | SHEET                     |
| ELEV  | ELEVATION                 | STA   | STATION                   |
| ERS   | EARTH RETAINING STRUCTURE | STD   | STANDARD                  |
| EVC   | END VERTICAL CURVE        | TOT   | TOTAL                     |
| EXC   | EXCAVATION                | TYP   | TYPICAL                   |
| EXIST | EXISTING                  | W     | WIDTH                     |

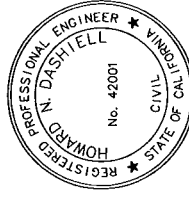
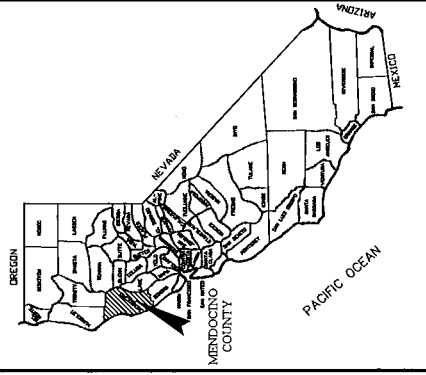


LOCATION MAP  
NO SCALE



MENDOCINO COUNTY

| DIST. | COUNTY    | ROUTE | POST MILES TOTAL PROJECT | SHEET NO. | TOTAL SHEETS |
|-------|-----------|-------|--------------------------|-----------|--------------|
| 01    | MENDOCINO | 435   | 4.79                     | 1         | 8            |



COUNTY OF MENDOCINO

DIRECTOR OF TRANSPORTATION  
REGISTERED CIVIL ENGINEER CE 42001

COUNTY OF MENDOCINO  
DEPARTMENT OF TRANSPORTATION  
2019 STORM DAMAGE REPAIRS  
BRICELAND ROAD, CR 435, M.P. 4.79  
CONTRACT NO. 210008

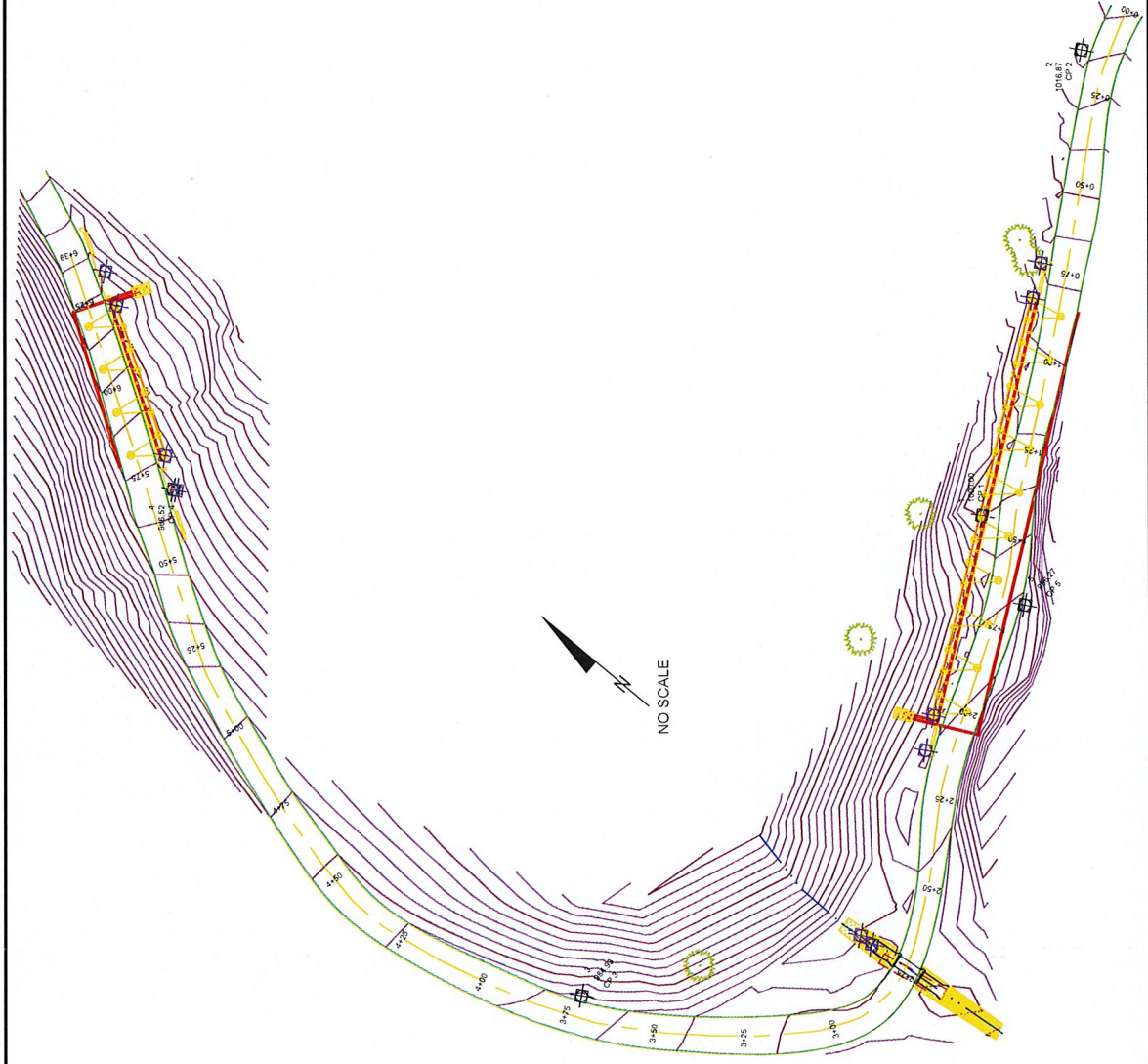
| PROJECT ENGINEER | DATE | DESIGN ENGINEER | DATE | APPROVAL RECOMMENDED BY | DATE |
|------------------|------|-----------------|------|-------------------------|------|
|                  |      |                 |      |                         |      |

THE CONTRACTOR SHALL POSSESS THE CLASS OF LICENSE SPECIFIED IN THE "NOTICE TO CONTRACTORS"

|      |           |        |                             |              |                 |
|------|-----------|--------|-----------------------------|--------------|-----------------|
| DIST | COUNTY    | ROUTE  | POST MILES<br>TOTAL PROJECT | SHEET<br>NO. | TOTAL<br>SHEETS |
| 1    | MENDOCINO | CR 435 | 4.79                        | 2            | 8               |



REGISTERED ENGINEER - CIVIL  
 PLANS APPROVAL DATE  
 COUNTY OF MENDOCINO  
 DEPARTMENT OF TRANSPORTATION  
 1500 MARKET STREET  
 UTAH, CALIFORNIA 95482



2019 STORM DAMAGE REPAIR  
 BRUCELAND ROAD CR 435 M.P. 4.79  
 DOT PROJECT NO. F-1906-503  
 DOT CONTRACT NO. 210008

|             |      |            |      |
|-------------|------|------------|------|
| DESIGNED BY | DATE | CHECKED BY | DATE |
|             |      |            |      |

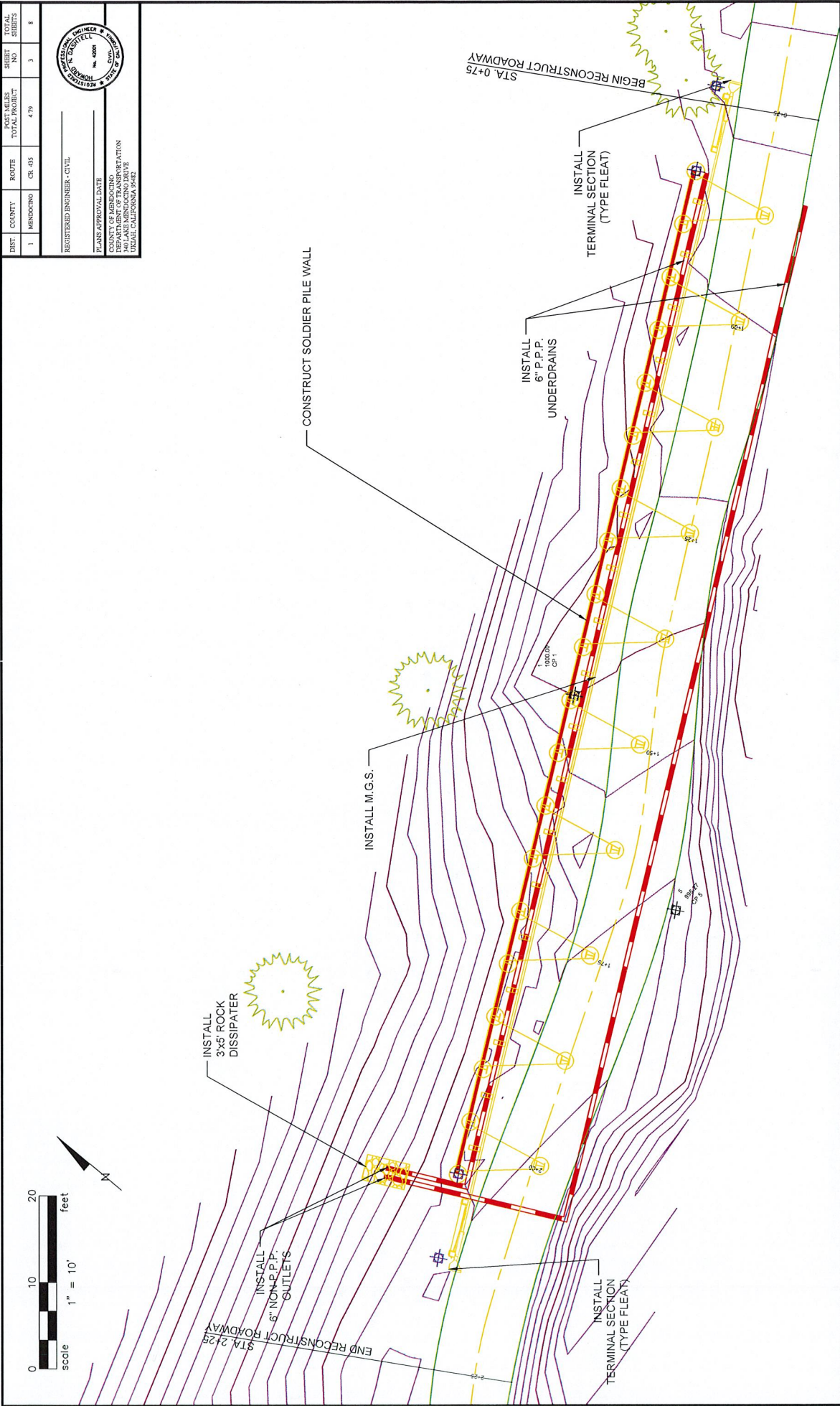
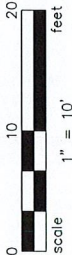
MENDOCINO COUNTY  
 DEPARTMENT OF TRANSPORTATION

|      |     |    |      |
|------|-----|----|------|
| REV. | NO. | BY | DATE |
|      |     |    |      |

|      |           |        |                          |          |              |
|------|-----------|--------|--------------------------|----------|--------------|
| DIST | COUNTY    | ROUTE  | POST MILES TOTAL PROJECT | SHEET NO | TOTAL SHEETS |
| 1    | MENDOCINO | CR 435 | 4.79                     | 3        | 8            |



REGISTERED ENGINEER - CIVIL  
 PLANS APPROVAL DATE  
 COUNTY OF MENDOCINO  
 DEPARTMENT OF TRANSPORTATION  
 1500 CALIFORNIA STREET, SUITE 100  
 UTAH, CALIFORNIA 95442

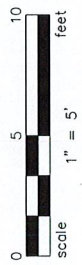
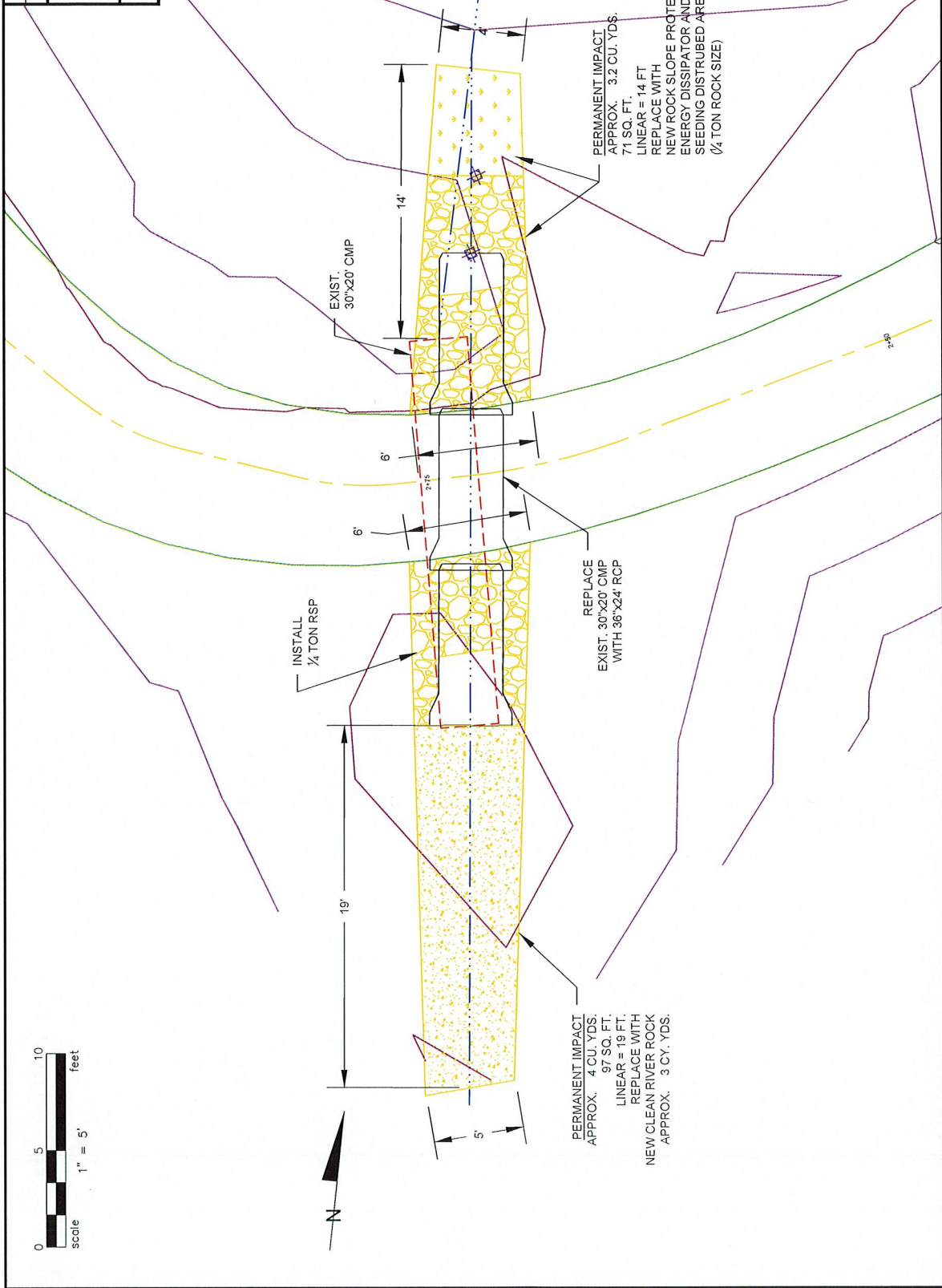


|     |    |             |      |            |      |   |
|-----|----|-------------|------|------------|------|---|
|     |    | DESIGNED BY | DATE | CHECKED BY | DATE | 2010 STORM DAMAGE REPAIR<br>BRUGLAND ROAD, CH 435 M.P. 4.79<br>DOT PROJECT NO. F-1906503<br>DOT CONTRACT NO. 210008 |
| REV | NO | BY          | DATE |            |      |   |

|       |           |        |                          |           |              |
|-------|-----------|--------|--------------------------|-----------|--------------|
| DIST. | COUNTY    | ROUTE  | POST MILES TOTAL PROJECT | SHEET NO. | TOTAL SHEETS |
| 1     | MENDOCINO | CR 435 | 4.79                     | 4         | 8            |

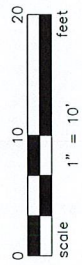


REGISTERED ENGINEER - CIVIL  
 PLANS APPROVAL DATE  
 COUNTY OF MENDOCINO  
 DEPARTMENT OF TRANSPORTATION  
 1000 WASHINGTON STREET  
 UTAH, CALIFORNIA 95482



|              |    |      |  |  |      |
|--------------|----|------|--|--|------|
| DESIGNED BY  |    | DATE | CHECKED BY   |  | DATE |
| REVISIONS    |    |      |  |  |      |
| REV. NO.     | BY | DATE |  |  |      |
|              |    |      | 2019 STORM DAMAGE REPAIR<br>BRUCELAND ROAD, CR 435, M.P. 4.79<br>DOT PROJECT NO. F-1906.503<br>DOT CONTRACT NO. 210008 |  |      |
| SHEET 4 OF 8 |    |      |  |  |      |

MENDOCINO COUNTY  
DEPARTMENT OF TRANSPORTATION



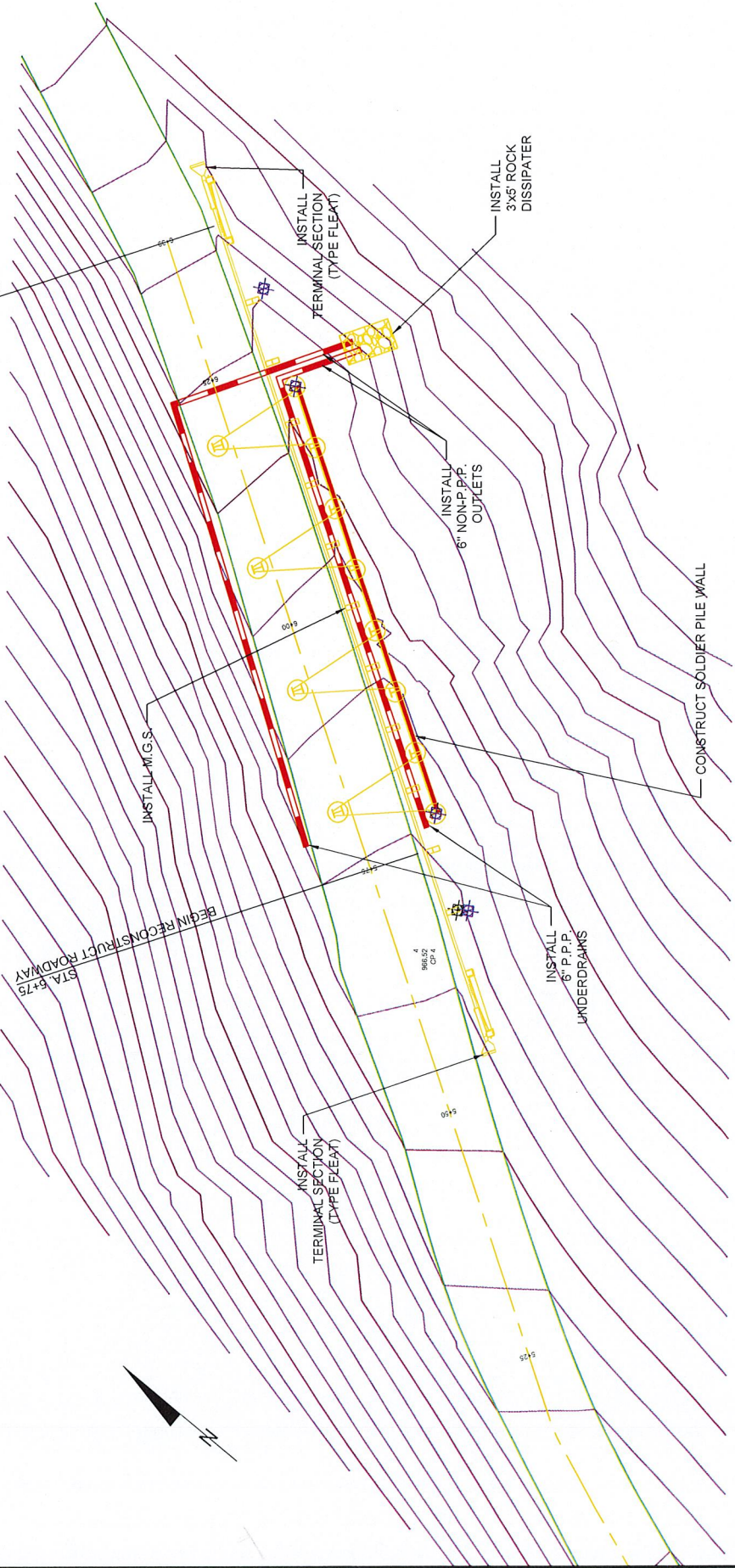
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|------|-----------|--------|--------------------------|-----------|--------------|
| DIST | COUNTY    | ROUTE  | POST MILES TOTAL PROJECT | SHEET NO. | TOTAL SHEETS |
| 1    | MENDOCINO | CR 435 | 4.79                     | 5         | 8            |

|                                   |  |
|-----------------------------------|--|
| REGISTERED ENGINEER - CIVIL       |  |
| PLANS APPROVAL DATE               |  |
| COUNTY OF MENDOCINO               |  |
| DEPARTMENT OF TRANSPORTATION      |  |
| 1000 CALIFORNIA STREET, SUITE 100 |  |
| UNION CITY, CALIFORNIA 95482      |  |

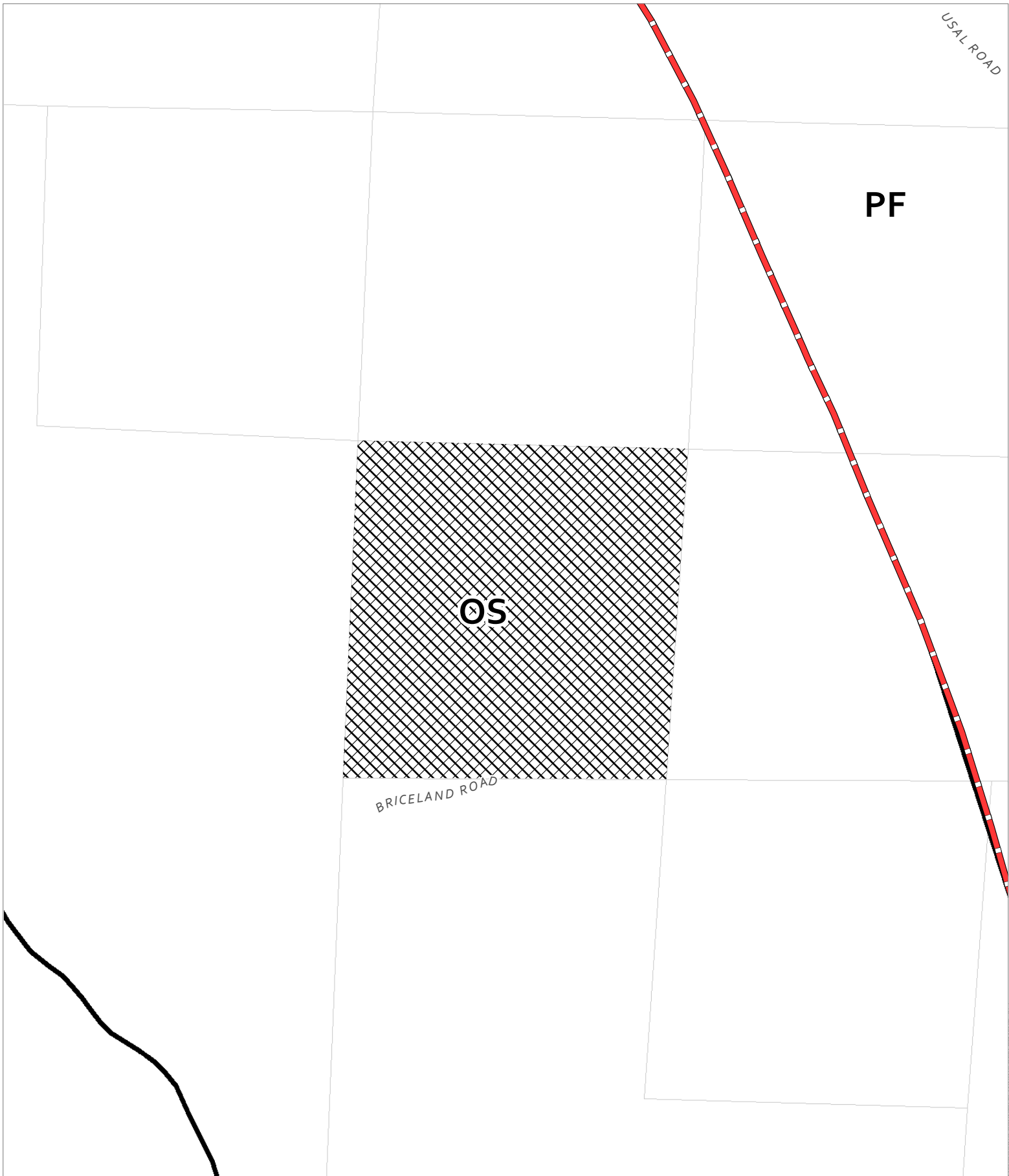
END RECONSTRUCT ROADWAY  
STA. 6+39

BEGIN RECONSTRUCT ROADWAY  
STA. 6+75





|   |      |            |      |   |      |
|---|------|------------|------|---|------|
| DESIGNED BY                                   | DATE | CHECKED BY | DATE | REV   |      |
|   |      |            |      | NO  | DATE |
| MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION |      |            |      | 2019 STORM DAMAGE REPAIR BRUCELAND ROAD CR 435 M.P. 4.79 DOT PROJECT NO. F-1906.503 DOT CONTRACT NO. 210008 |      |
| SHEET 5 OF 8                                  |      |            |      |   |      |

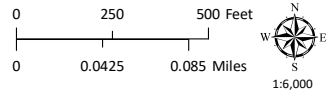




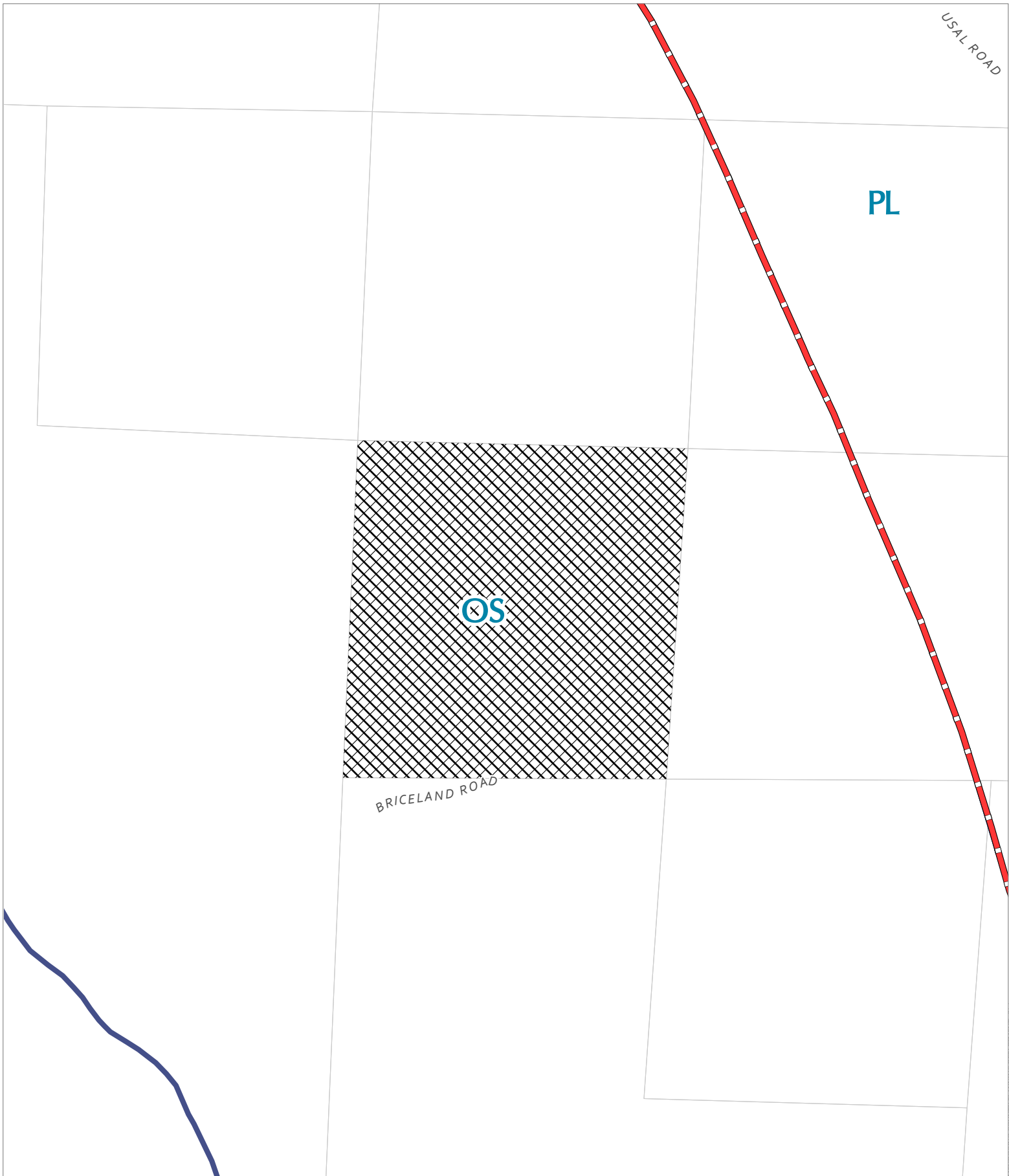
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/12/2024

**CASE:** CDPR 2024-0004  
**OWNER:** State of California  
**APN:** 052-140-05  
**APLCT:** Mendocino County DOT  
**AGENT:** James Linderman  
**ADDRESS:** Briceland Road, Whitethorn



 Coastal Zone Boundary  
 Zoning Districts

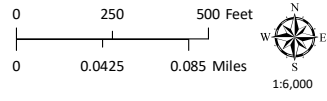


**ZONING DISTRICTS**



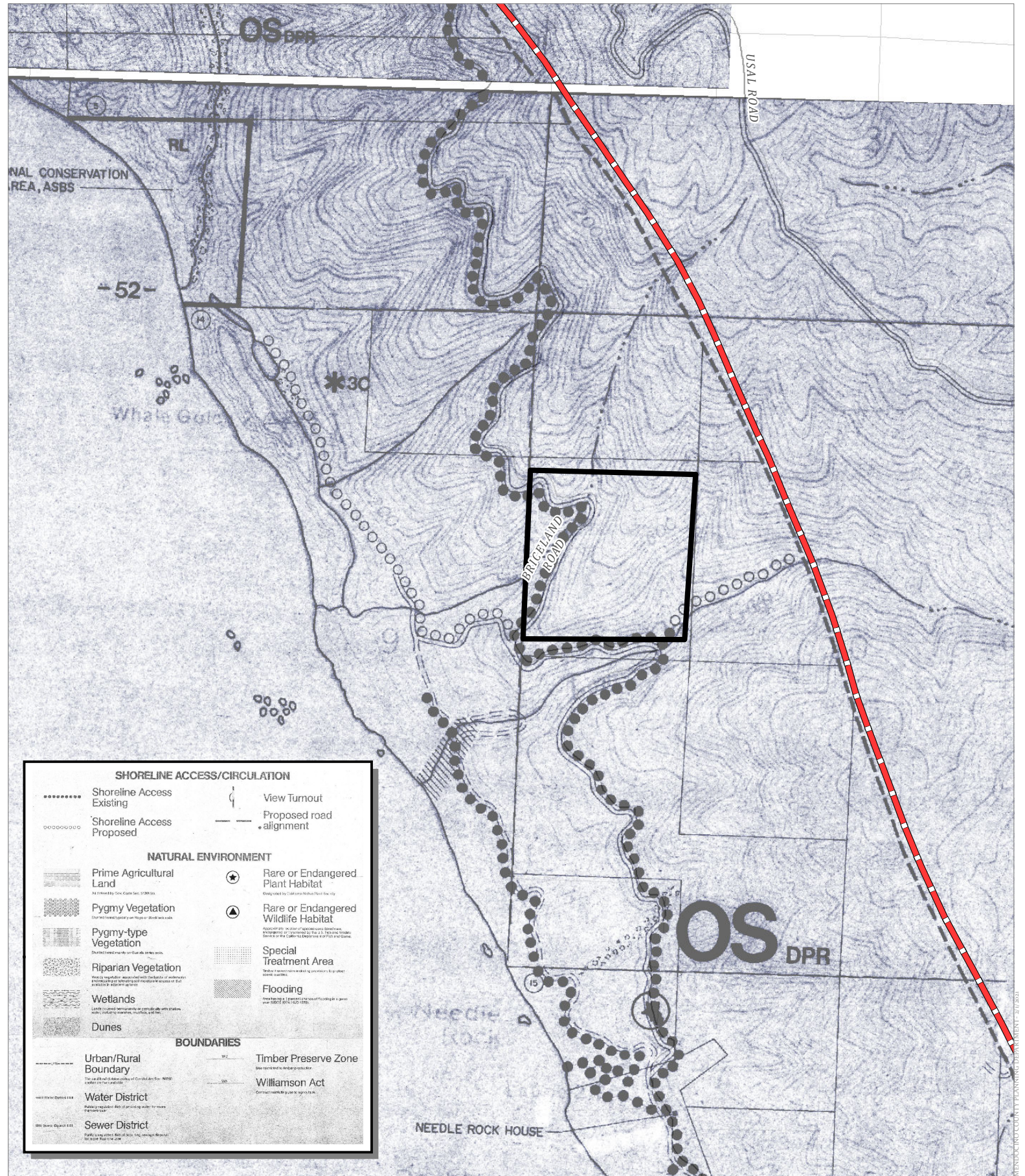
**CASE: CDPR 2024-0004**  
**OWNER: State of California**  
**APN: 052-140-05**  
**APLCT: Mendocino County DOT**  
**AGENT: James Linderman**  
**ADDRESS: Briceland Road, Whitethorn**

-  Coastal Zone Boundary
-  General Plan Classes



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/7/2024

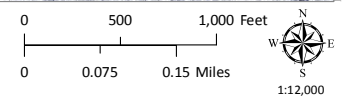
**GENERAL PLAN CLASSIFICATIONS**

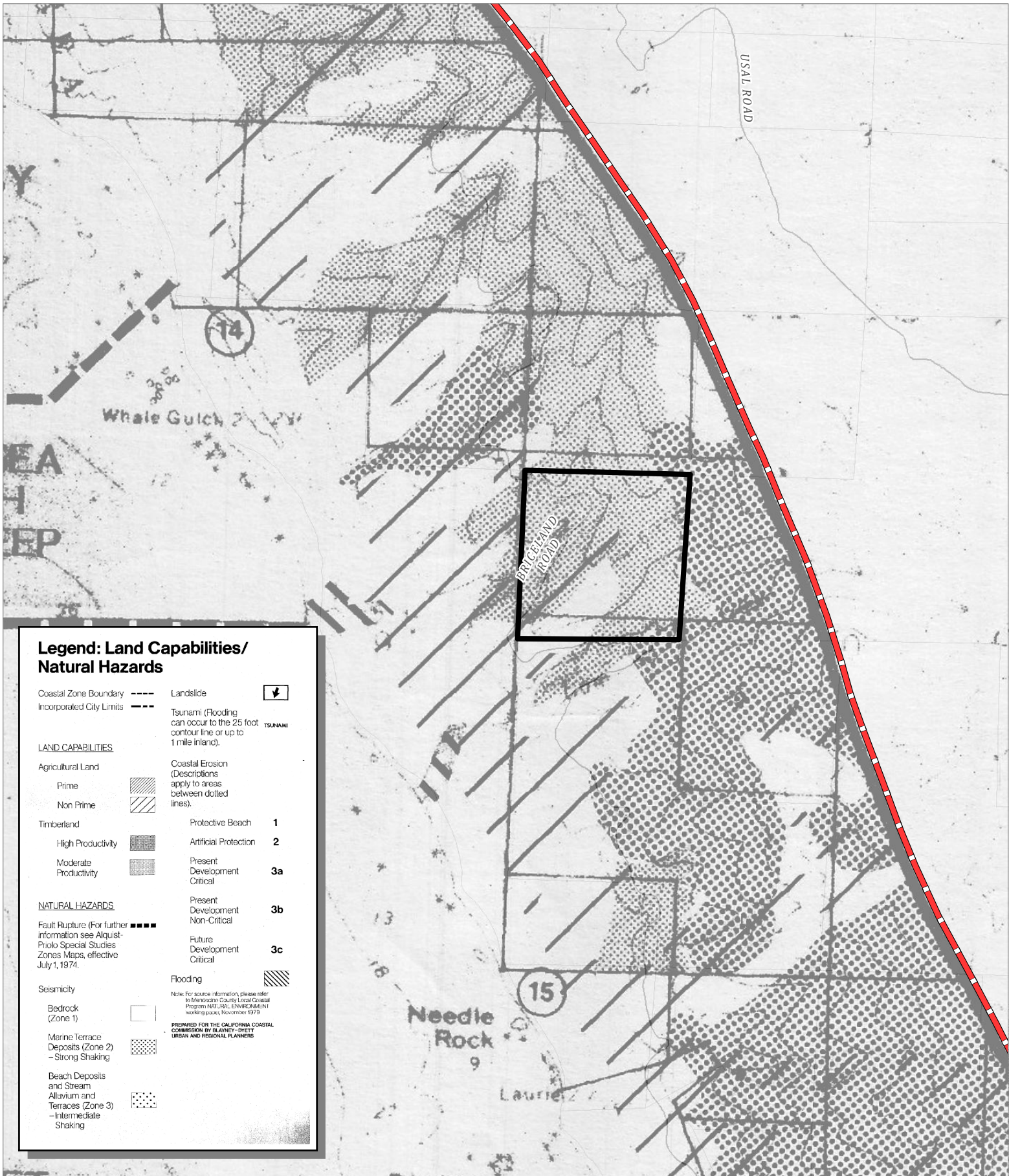


| SHORELINE ACCESS/CIRCULATION |  |
|------------------------------|--|
| .....                        | Shoreline Access Existing  |
| .....                        | Shoreline Access Proposed  |
| ⤵                            | View Turnout   |
| ---                          | Proposed road alignment  |
| NATURAL ENVIRONMENT          |  |
| [Pattern]                    | Prime Agricultural Land<br><small>All created by Gov. Code Sec. 57080(a)</small>   |
| [Pattern]                    | Pygmy Vegetation<br><small>Found on steep slopes or steeply eroding hillsides</small>  |
| [Pattern]                    | Pygmy-type Vegetation<br><small>Found on steep slopes or steeply eroding hillsides</small>   |
| [Pattern]                    | Riparian Vegetation<br><small>Wetlands associated with the banks of waterways and streams and riparian corridors of public waterways</small> |
| [Pattern]                    | Wetlands<br><small>Wetlands covered temporarily or periodically with shallow water, including swamps, mudflats, and salt marshes</small>     |
| [Pattern]                    | Dunes  |
| [Symbol]                     | Rare or Endangered Plant Habitat<br><small>Designated by California Native Plant Society</small>   |
| [Symbol]                     | Rare or Endangered Wildlife Habitat<br><small>Designated by California Department of Fish and Game</small>                                   |
| [Pattern]                    | Special Treatment Area<br><small>Wetlands of special significance to riparian habitat</small>  |
| [Pattern]                    | Flooding<br><small>Areas subject to frequent or periodic flooding in areas with a 100-year flood return period</small>                       |
| BOUNDARIES                   |  |
| [Line]                       | Urban/Rural Boundary<br><small>As defined by the California Statewide Urban/Rural Boundary Act (Gov. Code Sec. 56000)</small>                |
| [Line]                       | Water District<br><small>Publicly regulated body of governing water for more than one year</small>   |
| [Line]                       | Sewer District<br><small>Publicly regulated body of governing sewer for more than one year</small>   |
| [Line]                       | Timber Preserve Zone<br><small>See regulations for timber production</small>   |
| [Line]                       | Williamson Act<br><small>Contract with the State for agricultural use</small>  |

CASE: **CDPR 2024-0004**  
 OWNER: **State of California**  
 APN: **052-140-05**  
 APLCT: **Mendocino County DOT**  
 AGENT: **James Linderman**  
 ADDRESS: **Briceland Road, Whitethorn**

Coastal Zone Boundary  
 Public Roads



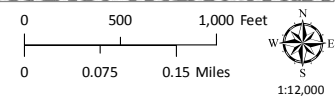


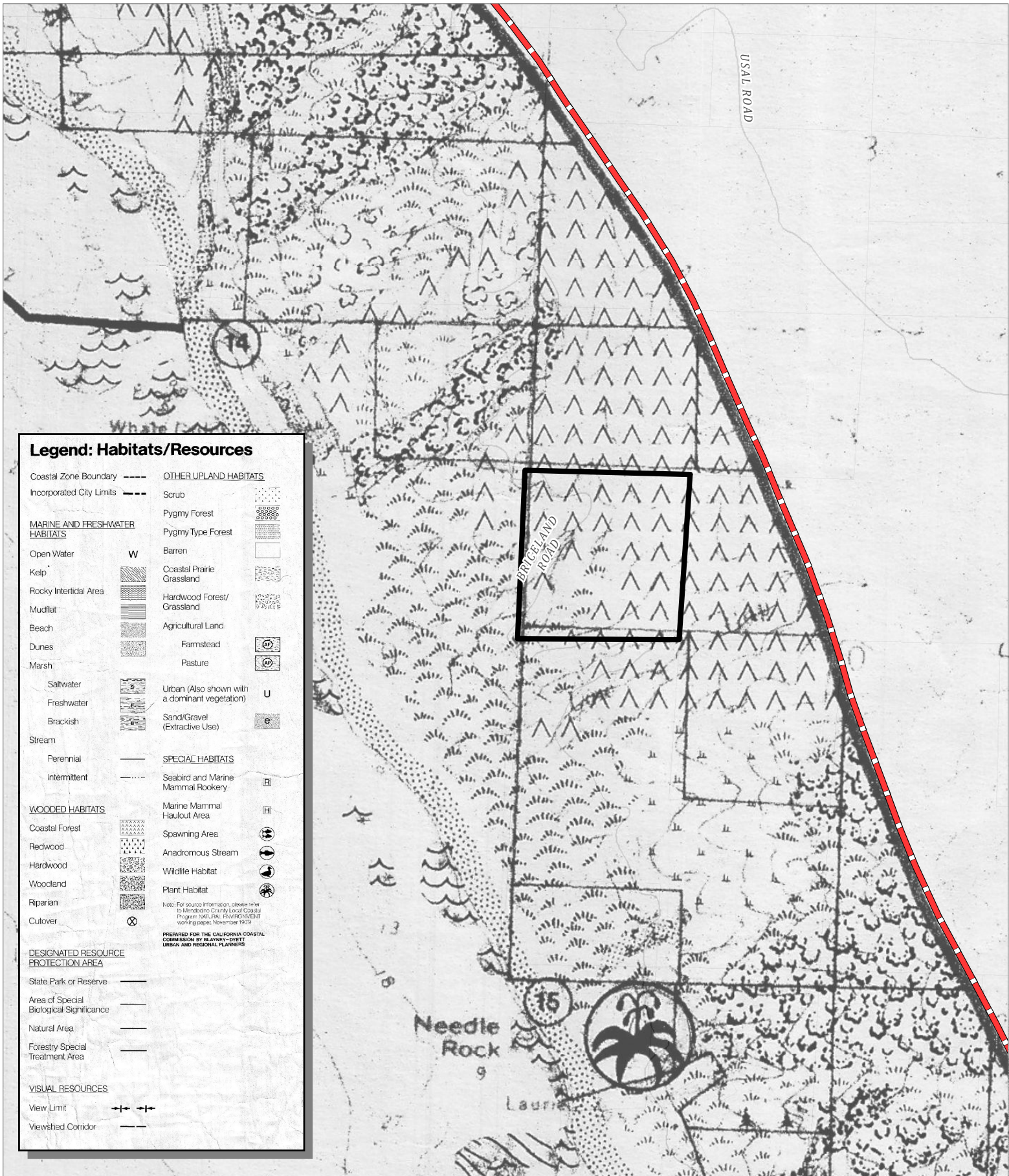
**Legend: Land Capabilities/ Natural Hazards**

|  |     |   |         |
|--|-----|---|---------|
| Coastal Zone Boundary  | --- | Landslide   |         |
| Incorporated City Limits   | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).  | TSUNAMI |
| <b>LAND CAPABILITIES</b>   |     |   |         |
| Agricultural Land  |     | Coastal Erosion (Descriptions apply to areas between dotted lines).   |         |
| Prime  |     | Protective Beach  | 1       |
| Non Prime  |     | Artificial Protection   | 2       |
| Timberland   |     | Present Development Critical  | 3a      |
| High Productivity  |     | Present Development Non-Critical  | 3b      |
| Moderate Productivity  |     | Future Development Critical   | 3c      |
| <b>NATURAL HAZARDS</b>   |     |   |         |
| Fault Rupture (For further information see Alquist-Priolo 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 1975.</small><br><small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT 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                                |     |   |         |

CASE: CDPR 2024-0004  
 OWNER: State of California  
 APN: 052-140-05  
 APLCT: Mendocino County DOT  
 AGENT: James Linderman  
 ADDRESS: Brice Land Road, Whitethorn

Coastal Zone Boundary  
 Public Roads





### Legend: Habitats/Resources

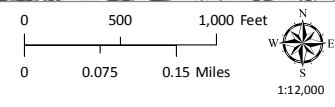
|  |             |   |
|--|-------------|---|
| Coastal Zone Boundary                      | ---         | <b>OTHER UPLAND HABITATS</b>                  |
| Incorporated City Limits                   | ---         | Scrub   |
| <b>MARINE AND FRESHWATER HABITATS</b>      |             |   |
| Open Water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

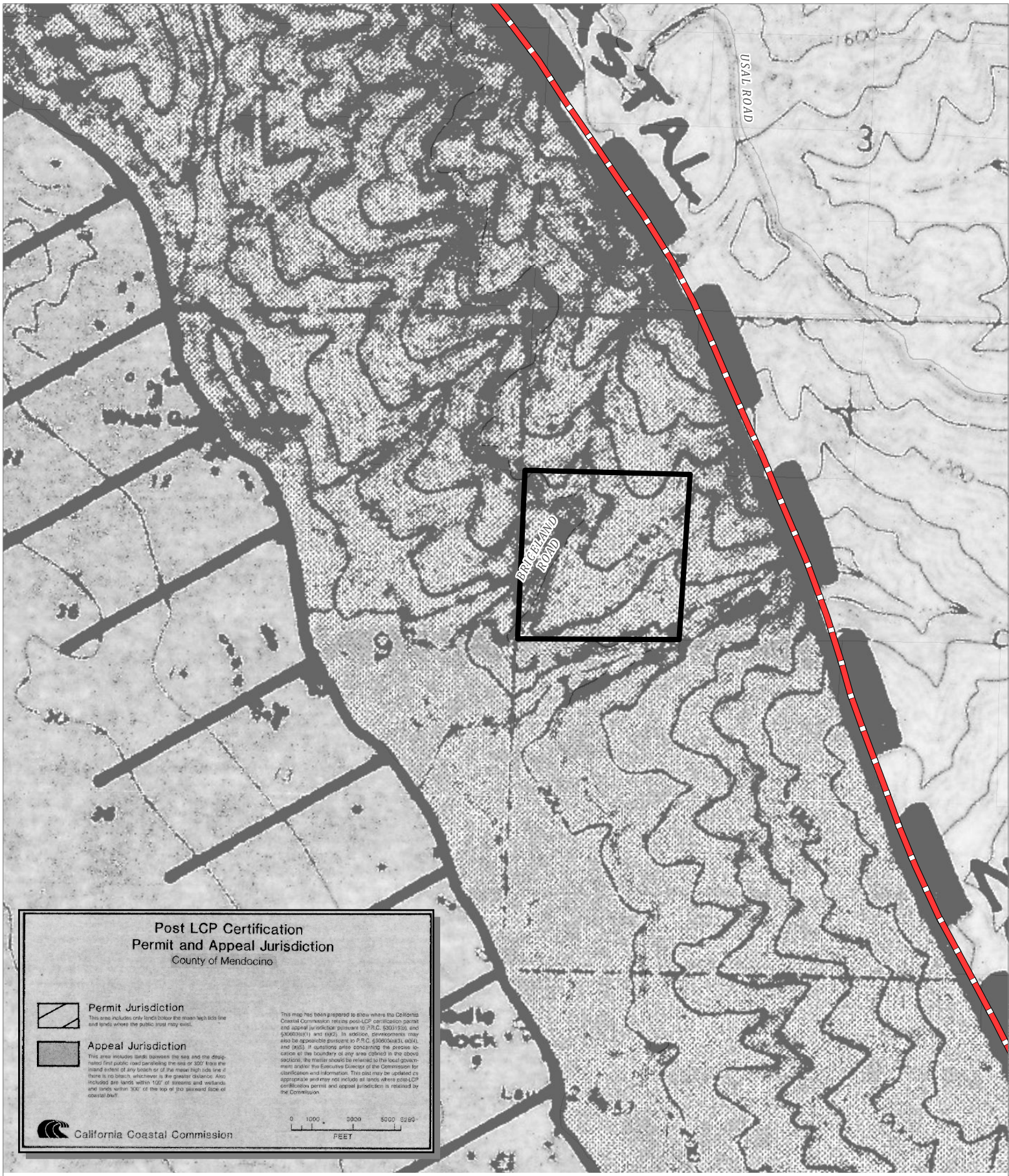
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY SLAYNE-YEITZ URBAN AND REGIONAL PLANNERS

CASE: C DPR 2024-0004  
 OWNER: State of California  
 APN: 052-140-05  
 APLCT: Mendocino County DOT  
 AGENT: James Linderman  
 ADDRESS: Briceland Road, Whitethorn

Coastal Zone Boundary  
 Public Roads





**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 500' of the top of the seaward face of coastal dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (3001193), and (30000001) and (300), in addition, provisions may also be applicable pursuant to P.R.C. (30000003), (0004), and (0005). In questions arising concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This plot 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: **CDPR 2024-0004**  
 OWNER: **State of California**  
 APN: **052-140-05**  
 APLCT: **Mendocino County DOT**  
 AGENT: **James Linderman**  
 ADDRESS: **Briceland Road, Whitethorn**

**Coastal Zone Boundary**  
**Public Roads**

0 0.075 0.15 Miles  
 1:12,000

052-050-08  
STATE OF  
CALIFORNIA

052-050-17  
STATE OF  
CALIFORNIA

052-140-02  
STATE OF  
CALIFORNIA

052-140-03  
VACANT

052-140-04  
STATE OF  
CALIFORNIA

052-140-05  
STATE OF  
CALIFORNIA

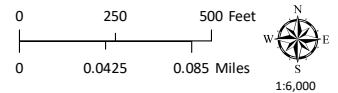
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STATE OF  
CALIFORNIA

052-140-01  
STATE OF  
CALIFORNIA

052-140-09  
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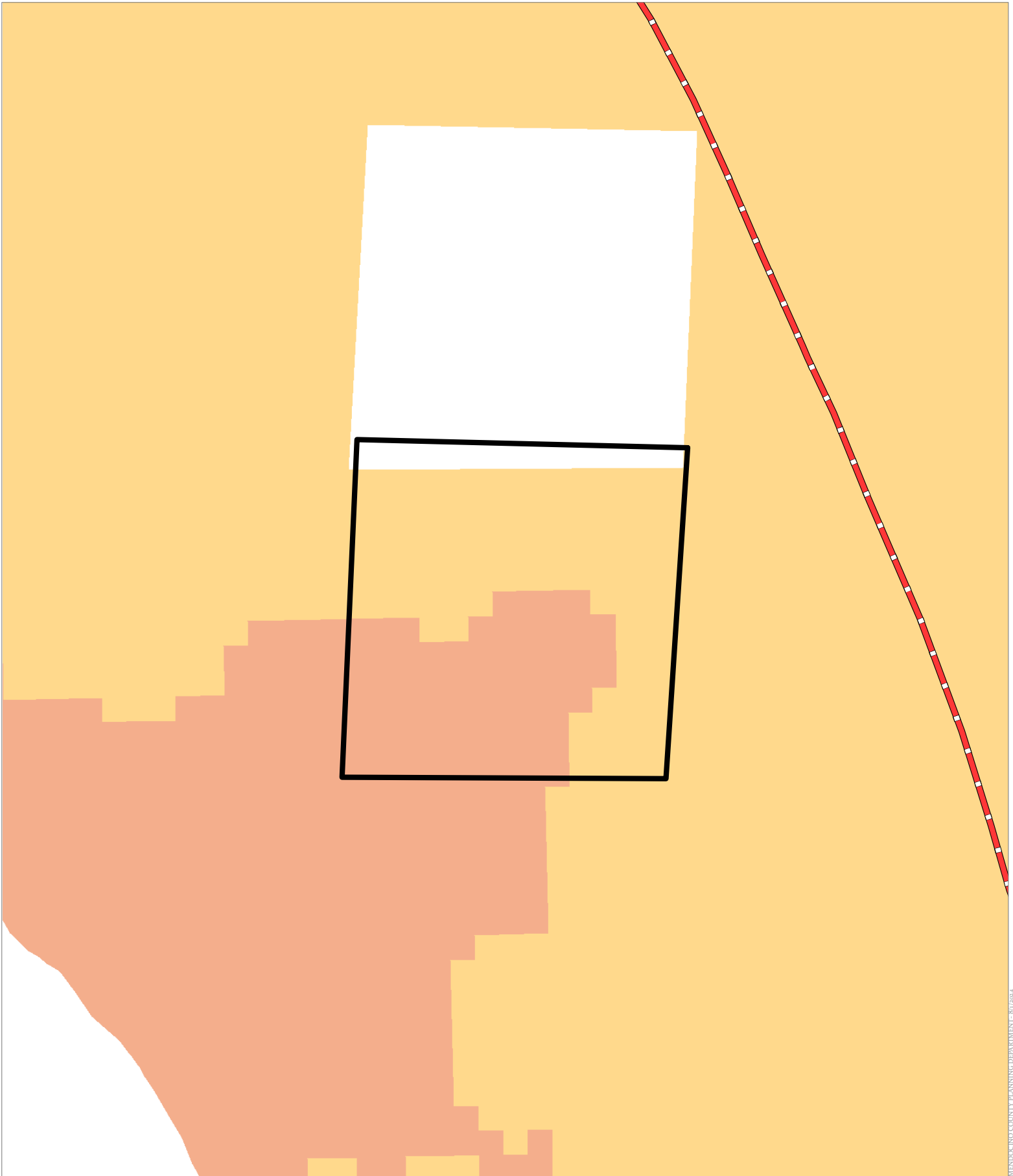
052-140-08  
STATE OF  
CALIFORNIA

 Coastal Zone Boundary






CASE: **CDPR 2024-0004**  
OWNER: **State of California**  
APN: **052-140-05**  
APLCT: **Mendocino County DOT**  
AGENT: **James Linderman**  
ADDRESS: **Briceland Road, Whitethorn**

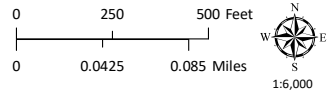
ADJACENT PARCELS



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/12/2024

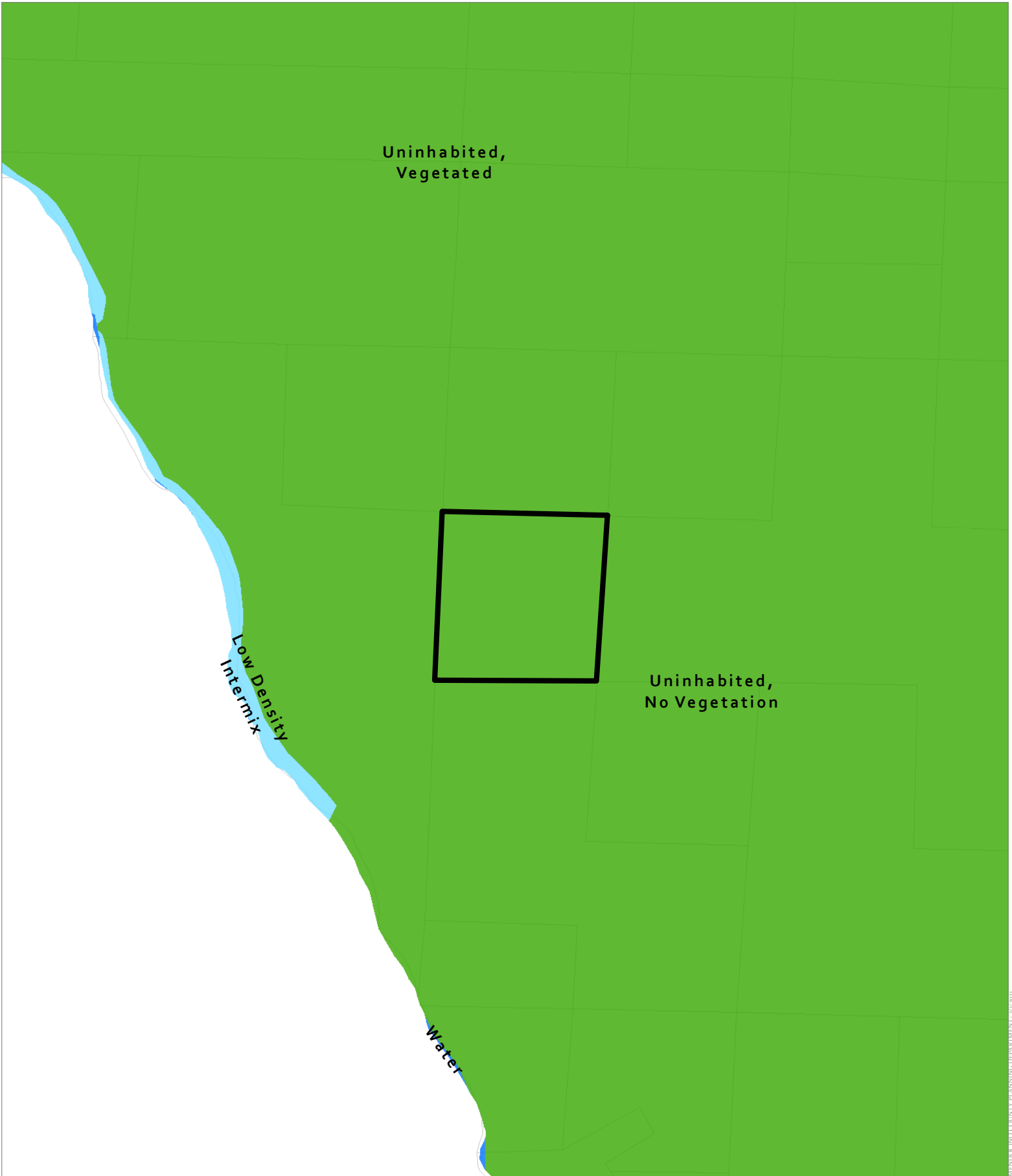
**CASE:** CDPR 2024-0004  
**OWNER:** State of California  
**APN:** 052-140-05  
**APLCT:** Mendocino County DOT  
**AGENT:** James Linderman  
**ADDRESS:** None Assigned, Whitethorn

-  Coastal Zone Boundary
-  High
-  Very High



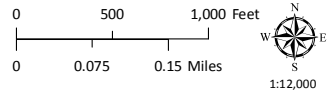
**FIRE HAZARD ZONES**



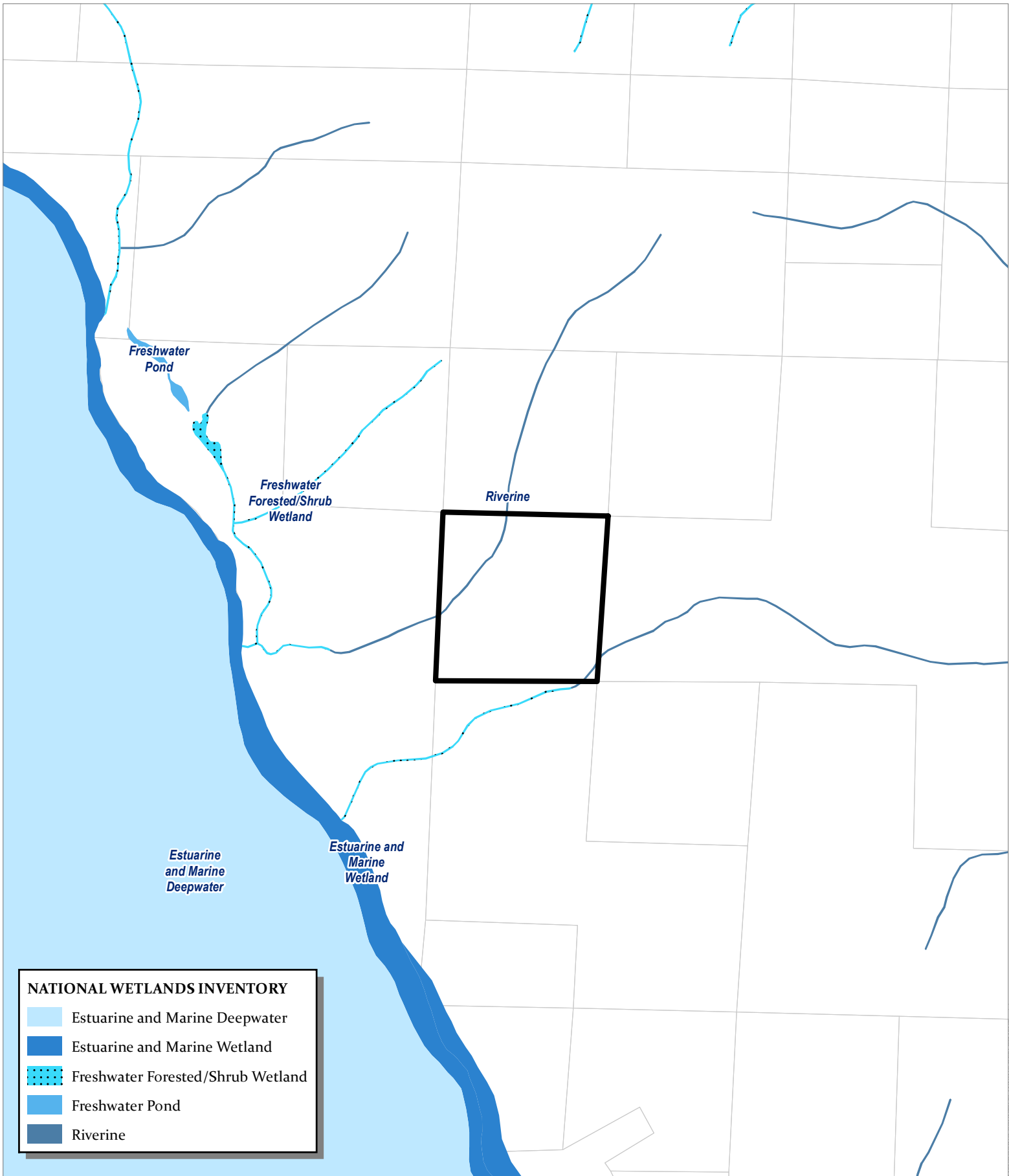


CASE: CDPR 2024-0004  
OWNER: State of California  
APN: 052-140-05  
APLCT: Mendocino County DOT  
AGENT: James Linderman  
ADDRESS: Briceland Road, Whitethorn

 Water



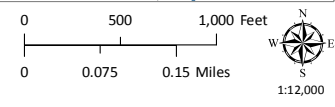
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/1/2024



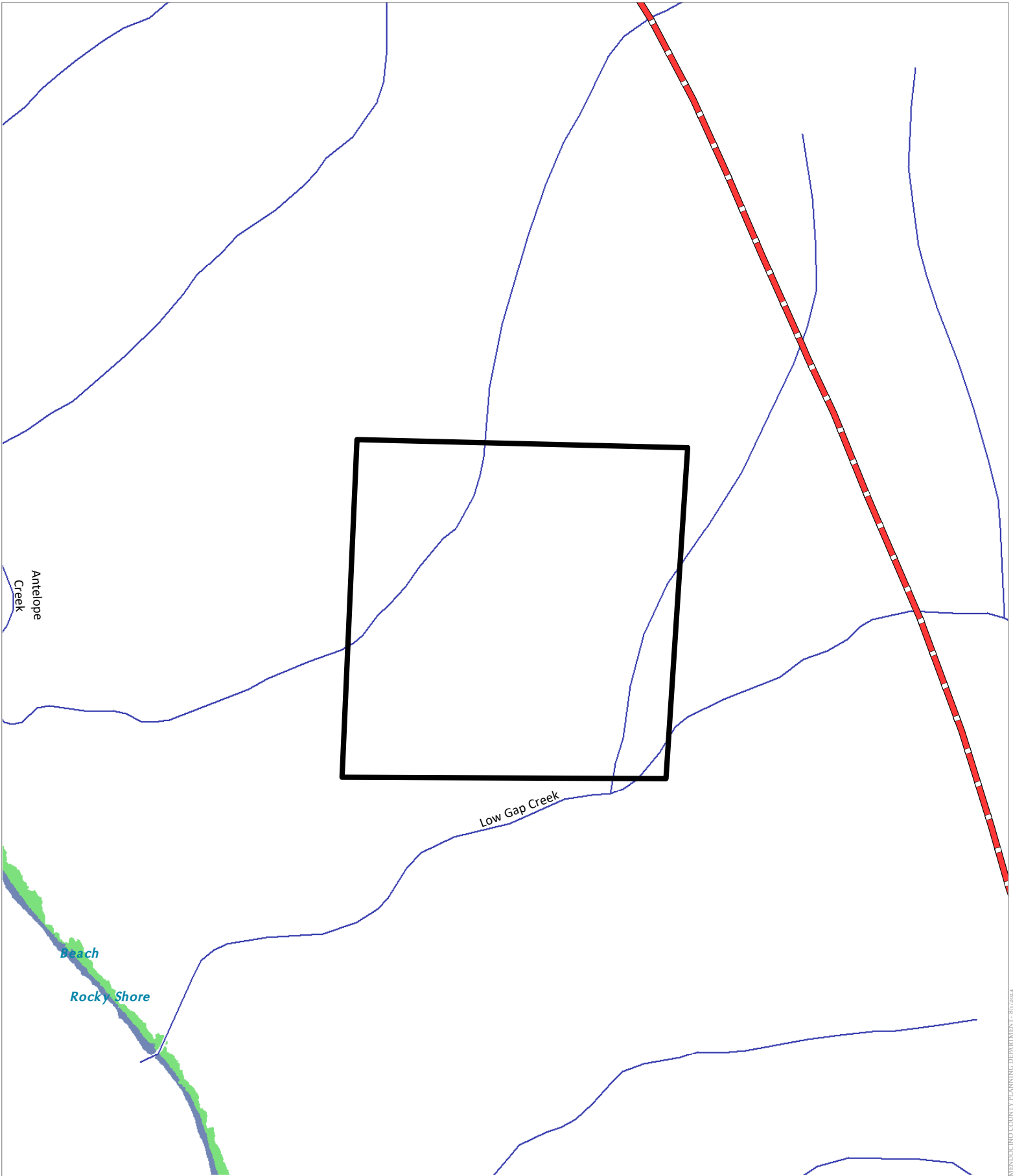
**NATIONAL WETLANDS INVENTORY**

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

CASE: CDPR 2024-0004  
 OWNER: State of California  
 APN: 052-140-05  
 APLCT: Mendocino County DOT  
 AGENT: James Linderman  
 ADDRESS: Briceland Road, Whitethorn



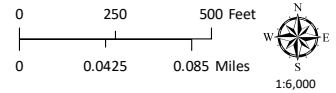
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/17/2024



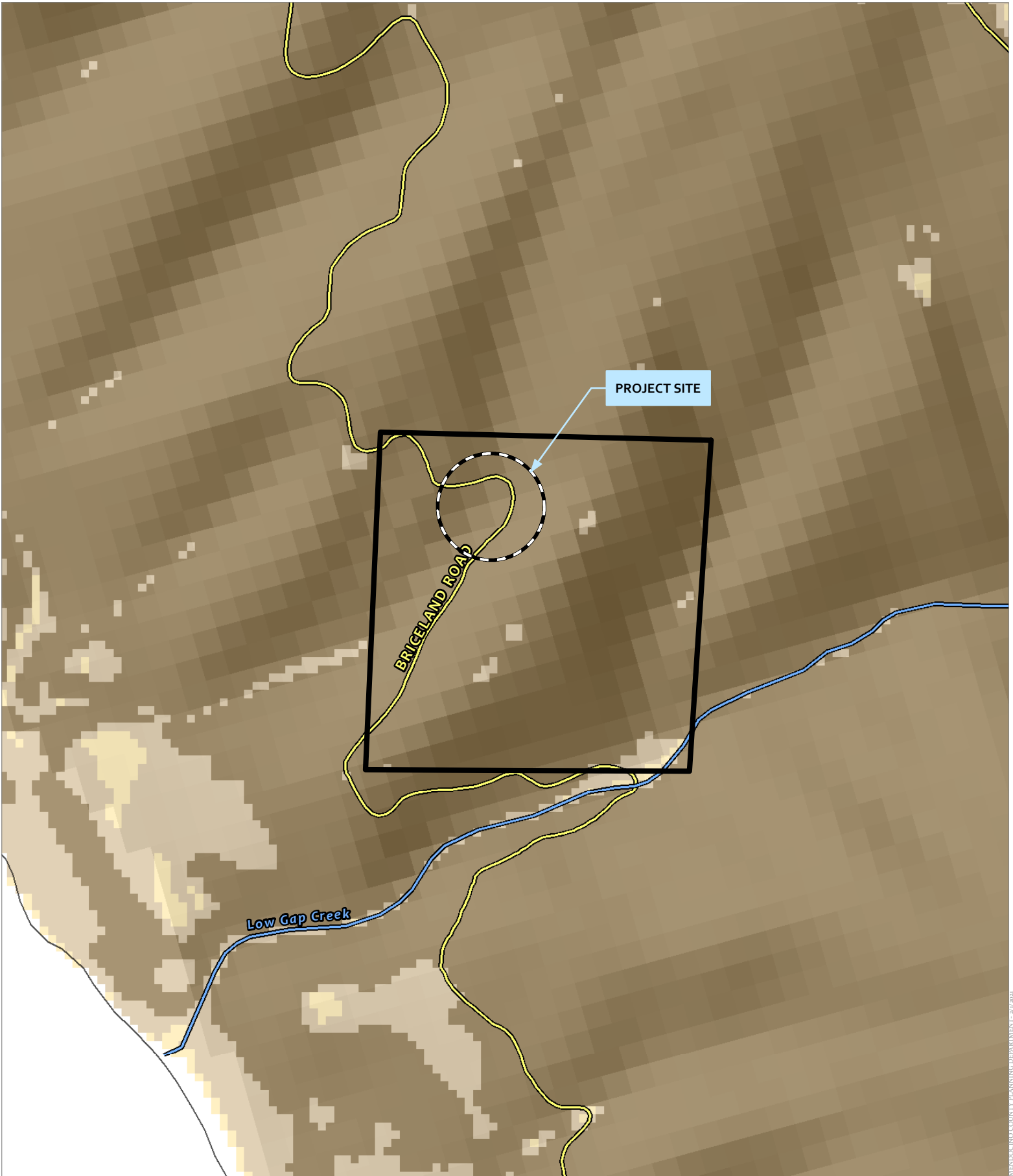
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/7/2024

**CASE: CDPR 2024-0004**  
**OWNER: State of California**  
**APN: 052-140-05**  
**APLCT: Mendocino County DOT**  
**AGENT: James Linderman**  
**ADDRESS: Briceland Road, Whitethorn**

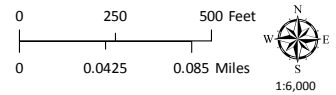
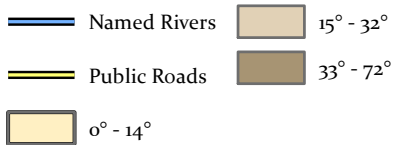
 Coastal Zone Boundary



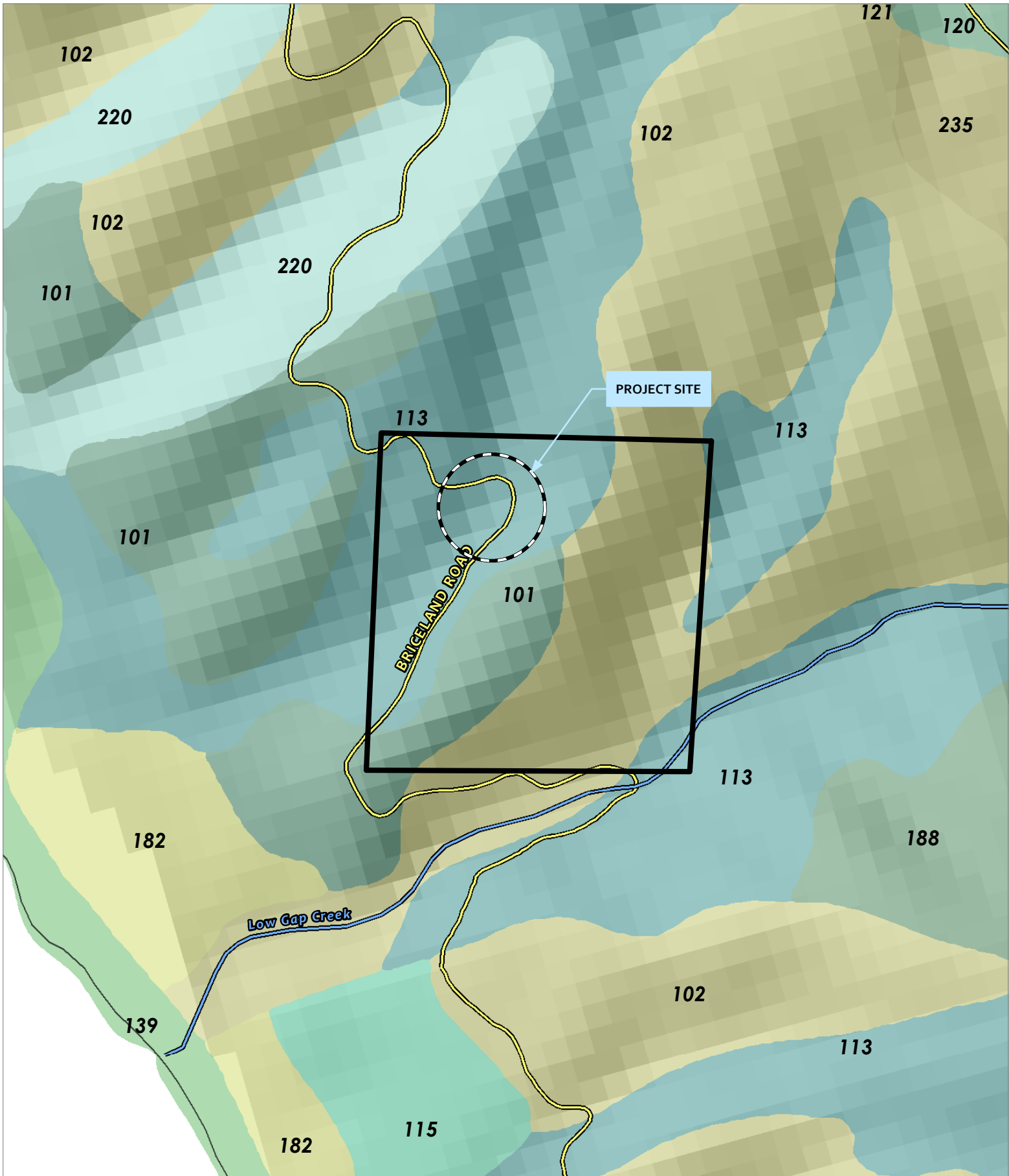
**AQUATIC RESOURCES**




CASE: CDPR 2024-0004  
 OWNER: State of California  
 APN: 052-140-05  
 APLCT: Mendocino County DOT  
 AGENT: James Linderman  
 ADDRESS: Briceland Road, Whitethorn

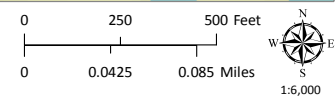


ESTIMATED SLOPE

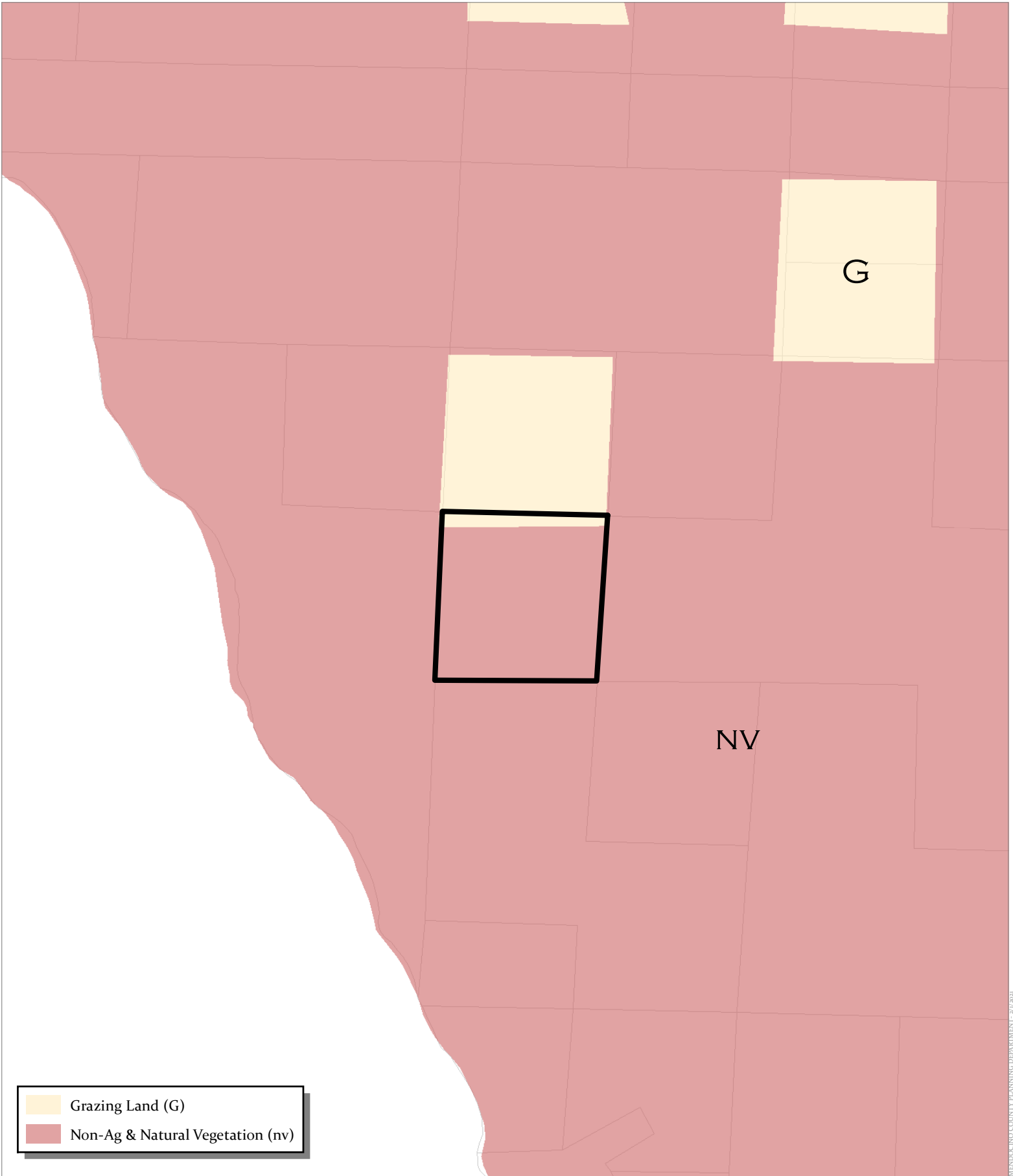




CASE: CDPR 2024-0004  
 OWNER: State of California  
 APN: 052-140-05  
 APLCT: Mendocino County DOT  
 AGENT: James Linderman  
 ADDRESS: Briceland Road, Whitethorn

-  Named Rivers
-  Public Roads

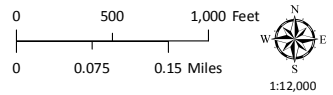


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/1/2024



|  |                                  |
|--|----------------------------------|
|  | Grazing Land (G)                 |
|  | Non-Ag & Natural Vegetation (nv) |

CASE: CDPR 2024-0004  
 OWNER: State of California  
 APN: 052-140-05  
 APLCT: Mendocino County DOT  
 AGENT: James Linderman  
 ADDRESS: Briceland Road, Whitethorn





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

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

IGNACIO GONZALEZ, INTERIM DIRECTOR  
 JULIA KROG, ASSISTANT DIRECTOR  
 PHONE: 707-234-6650  
 FAX: 707-463-5709  
 FB PHONE: 707-964-5379  
 FB FAX: 707-961-2427  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

December 28, 2021

**COASTAL DEVELOPMENT STANDARD PERMIT**

**CASE#:** CDP\_2021-0005  
**DATE FILED:** 12/28/2020  
**OWNER:** MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION  
**APPLICANT:** MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION  
**REQUEST:** Standard Coastal Development Permit request to replace a minor stream crossing culvert on Briceland Road, which suffered damage during the February 2019 storm event.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** In the Coastal Zone, 27± miles west of Garberville, along Briceland Road (CR 435) at mile markers MP 5.81 and MP 6.20; no address; APN 052-140-05.  
**SUPERVISORIAL DISTRICT:** 4  
**STAFF PLANNER:** JULIANA CHERRY

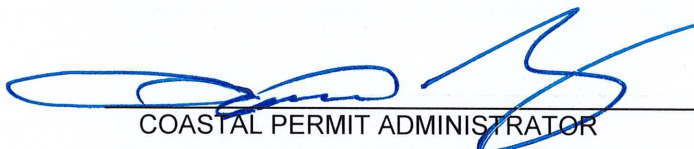
**ACTION:** APPROVED WITH CONDITIONS.

**EFFECTIVE DATE:** December 21, 2021

**EXPIRATION DATE:** December 21, 2021

**CONDITIONS OF APPROVAL:** See Attached Final Findings & Conditions of Approval.

**Department of Planning and Building Services Statement:** I hereby certify that all conditions which must be met prior to use or occupancy of this permit have been met and that this permit is deemed by the Department of Planning and Building Services to be a valid permit subject to all conditions of approval.

  
 \_\_\_\_\_  
 COASTAL PERMIT ADMINISTRATOR

1-3-2022  
 \_\_\_\_\_  
 DATE

**Owner's Statement:** I am the owner of the property subject to this permit (or his/her authorized agent) and I hereby certify that I have reviewed the conditions of approval and will establish and continue the use in compliance with the specified conditions and applicable sections of the Mendocino County Code. I further grant permission for County staff to enter upon the premises for which the permit is issued to verify compliance with the required conditions.

\_\_\_\_\_  
 OWNER

\_\_\_\_\_  
 DATE



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

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**FINAL FINDINGS AND CONDITIONS OF APPROVAL**  
**CASE# CDP\_2021-0005 - MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION**

**NOVEMBER 17, 2021**

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves the proposed repairs to Briceland Road (and Briceland Road Access Trail) and adopts the following findings and conditions:

**FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed repairs to Briceland Road is in conformity with the certified Local Coastal Program including Coastal Element Policy 3.1-12 (which limits vehicle access in riparian and wetland areas to existing roads) and Coastal Element Policy 3.6-4 (which encourages the County to clean and maintain access ways open to public use), as the road repairs will restore an existing coastal access trail, Briceland Road Coastal Trail and County Road 435; and
2. Pursuant with MCC Section 20.532.095(A)(2), as conditioned the proposed roadway repairs are designed to include adequate drainage and the existing culvert will be replaced with a similar culvert of larger diameter and more durable material; and
3. Pursuant with MCC Section 20.532.095(A)(3) and noting that rights-of-way are not classified or assigned zoning districts, as proposed the project provides access to Needle House Rock and coastal access trails, including Briceland Road Coastal Trail, which is the intent of the Open Space classification of adjacent lands in the Coastal Zone; the project satisfies the requirements of all other provisions of Division II; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development will not have any significant adverse impacts on the environment and a Categorical Exemption for replacement or reconstruction of existing structures and facilities where Briceland roadway will be located on the same site as the replaced roadway and will have substantially the same purpose and capacity as the replaced roadway pursuant to Section 15302 of the California Environmental Quality Act; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource and the Archaeological Commission considered the project at their October 17, 2021 meeting and a standard condition advises the applicant of the County's "discovery clause" which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or construction activities; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, public roadway capacity and coastal trail access have been considered and are adequate to serve the proposed development and conditions require the project to observe water conservation measures where and when possible; and
7. Pursuant with MCC Section 20.532.095(B)(1), the proposed development is in conformity with public access policies, including Chapter 20.528 *Coastal Access Regulations and Open Space Easements*; *LCP Map 2 Bear Harbor* and *Coastal Element Appendix 13* do identify Briceland Road as a coastal access route located in the Sinkyone Wilderness State Park; and



8. Pursuant with MCC Section 20.532.100(A)(1), the proposed development conforms to Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* regulations as a 100-foot buffer is established; Coastal Element Policy 3.1-12 encourages limiting vehicle access to roadways; and there is no feasible alternative location to repair the existing roadway.

**CONDITIONS:**

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 Coastal Zoning Code. The permit shall become effective after the ten 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 have 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 property owners 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 any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner 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.
9. Conditions approving CDP 2021-0005 shall be attached to any building permit application and shall be a part of on-site construction drawings.

10. Grading Standards: All project associated grading shall demonstrate compliance with **MCC Sec. 20.492.010**, including the following:
  - a. Grading shall not significantly disrupt natural drainage patterns and shall not significantly increase volumes of surface runoff unless adequate measures are taken to provide for the increase in surface runoff.
  - b. Development shall be planned to fit the topography, soils, geology, hydrology, and other conditions existing on the site so that grading is kept to an absolute minimum.
  - c. Essential grading shall complement the natural land forms. At the intersection of a manufactured cut or fill slope and a natural slope, a gradual transition or rounding of contours shall be provided.
  - d. The cut face of earth excavations and fills shall not be steeper than the safe angle of repose for materials encountered. Where consistent with the recommendations of a soils engineer or engineering geologist, a variety of slope ratios shall be applied to any cut or fill slope in excess of two hundred, (200) feet in length or ten (10) feet in height. For individually developed lots, a variety of slope ratios shall be applied to all cut or fill slopes when a building pad area exceeds four thousand five hundred (4,500) square feet, or when the total graded area of the lot exceeds nine thousand (9,000) square feet. The steepest permissible slope ratio shall be two to one (2:1), corresponding to a fifty (50) percent slope.
  - e. The permanently exposed faces of earth cuts and fills shall be stabilized and re-vegetated, or otherwise protected from erosion.
  - f. Adjoining property shall be protected from excavation and filling operations and potential soil erosion.
  - g. The area of soil to be disturbed at any one time and the duration of its exposure shall be limited. Erosion and sediment control measures shall be installed as soon as possible following the disturbance of the soils. Construction equipment shall be limited to the actual area to be disturbed according to the approved development plans.
11. Erosion Standards: All project associated grading shall demonstrate compliance with **MCC Sec. 20.492.015** erosion standards, including the following:
  - a. The erosion rate shall not exceed the natural or existing level before development.
  - b. Existing vegetation shall be maintained on the construction site to the maximum extent feasible. Trees shall be protected from damage by proper grading techniques.
  - c. Areas of disturbed soil shall be reseeded and covered with vegetation as soon as possible after disturbance, but no less than one hundred (100) percent coverage in ninety (90) days after seeding; mulches may be used to cover ground areas temporarily. In environmentally sensitive habitat areas, the re-vegetation shall be achieved with native vegetation. In buffer areas adjacent to environmentally sensitive habitats, non-native vegetation may be used provided that it is non-invasive and would not adversely affect the environmentally sensitive habitat area.
  - d. Mechanical or vegetative techniques to control erosion may be used where possible or necessary providing that they are fully discussed in the approved development plan (e.g. shown on the adopted site plan).
  - e. To control erosion, development shall not be allowed on slopes over thirty (30) percent unless adequate evidence from a registered civil engineer or recognized authority is given that no increase

in erosion will occur.

- f. Development of sites that will result in road cuts, which pose a hazard and/or which create the potential for uncontrollable problems and adverse impacts from erosion and sedimentation, shall not be allowed. Alternative road routes may be required for projects. Where possible, roads in hilly areas should follow ridge tops to avoid extensive cuts and fills
  - g. Erosion control devices shall be installed in coordination with clearing, grubbing, and grading of downstream construction; the plan shall describe the location and timing for the installation of such devices and shall describe the parties responsible for repair and maintenance of such devices.
12. Sedimentation Standards: Applications to grade, including constructing foundation or installing septage and leach fields, shall demonstrate compliance with **MCC Sec. 20.492.020** sedimentation standards, including following:
- a. Sediment basins (e.g., debris basins, de-silting basins, or silt traps) shall be installed in conjunction with initial grading operations and maintained through the development/construction process to remove sediment from runoff wastes that may drain from land undergoing development to environmentally sensitive areas.
  - b. To prevent sedimentation of off-site areas, vegetation shall be maintained to the maximum extent possible on the development site. Where necessarily removed during construction, native vegetation shall be replanted to help control sedimentation.
  - c. Temporary mechanical means of controlling sedimentation, such as hay baling or temporary berms around the site, may be used as part of an overall grading plan, subject to the approval of the Coastal Permit Administrator.
  - d. Design of sedimentation control devices shall be coordinated with runoff control structure to provide the most protection.
  - e. The grading plan when required shall set forth a schedule for the construction and maintenance of any structure to be developed under MCC Sec. 20.492.020 and shall include a statement designating who shall be responsible for the long-term management of the devices.
13. Runoff Standards: All project associated grading shall demonstrate compliance with **MCC Sec. 20.492.025** runoff standards, including the following:
- a. Water flows in excess of natural flows resulting from project development shall be mitigated.
  - b. If the Coastal Permit Administrator determines that a project site is too small or engineering, aesthetic and economic factors make combined drainage facilities more practical for construction by the County, the County may require a fee and dedication of land, which the County shall use to construct these facilities. The County may allow several developers to jointly construct facilities to approved County specifications.
  - c. The acceptability of alternative methods of storm water retention shall be based on appropriate engineering studies. Control methods to regulate the rate of storm water discharge that may be acceptable include retention of water on level surfaces, the use of grass areas, underground storage and oversized storm drains with restricted outlets or energy dissipaters.
  - d. Retention facilities and drainage structures shall, where possible, use natural topography and natural vegetation. In other situations, planted trees and vegetation such as shrubs and permanent ground cover shall be maintained by the owner.

- e. Provisions shall be made to infiltrate and/or safely conduct surface water to storm drains or suitable watercourses and to prevent surface runoff from damaging faces of cut and fill slopes.
  - f. Adequate maintenance of common and public retention basins or ponds shall be assured through the use of performance bonds or other financial mechanisms.
  - g. Subsurface drainage devices shall be provided in areas having a high-water table and to intercept seepage that would adversely affect slope stability, building foundations, or create undesirable wetness.
  - h. A combination of storage and controlled release of storm water runoff shall be required for all development and construction that drains into wetlands.
  - i. The release rate of storm water from all developments that drains into wetlands shall not exceed the rate of storm water runoff from the area in its natural or undeveloped state for all intensities and durations of rainfall. The carrying capacity of the channel directly downstream must be considered in determining the amount of the release.
  - j. Where coastal development projects within the Gualala Town Plan planning area have the potential to degrade water quality, the approving authority shall require all relevant best management practices to control polluted runoff, as appropriate.
  - k. All development that is within, or drains into, an environmentally sensitive habitat, is a commercial or residential subdivision, is a service station or automotive repair facility or that includes commercial development or a parking lot, shall capture and infiltrate or treat, using relevant best management practices, including structural best management practices, all runoff from storms of a magnitude such that the runoff from eighty-five percent (85%) of storms is captured or treated.
14. In accordance with **MCC Chapter 20.496**, sensitive habitat area buffer widths shall be 100-feet.
15. The project shall observe California Department of Fish and Wildlife Streambed Alteration Agreement #EPIMS-MEN-16590-R1C measures to protect fish and wildlife resources: administrative measures and avoidance and minimization measures (as specified).
16. In compliance with **MCC Section 20.504.035**, exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the work area or 50 feet from the project site, whichever is less.
17. The project may implement the following water conservation measures, as recommended in the 1982 Coastal Groundwater Study:
- a. All new development shall be required to incorporate proven water conservation technology in the planning and construction of the project.
  - b. Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new development. This would include ground water recharge.
  - c. Flood plains and aquifer recharge areas which are the best sites for ground water recharge should be preserved as open space.