



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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June 10, 2019

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, June 27, 2019 in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

CASE#: CDP_2018-0023

DATE FILED: 8/27/2018

OWNER: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

APPLICANT: HOWARD DASHIELL

REQUEST: Standard Coastal Development Permit to repair roadway, install replacement water inlet, water distribution pipes, junction box, and remove downed trees on embankment within the County right-of-way for Main St. (CR 407E).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino, 0.01± miles west of the intersection of Main St. (CR 407E) and State Route 1, within the County right-of-way, located at MP (mile marker) 0.01 Main St., Mendocino.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah and 120 W. First, Fort Bragg, California and 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 appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

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.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- COASTAL**

**JUNE 27, 2019
CDP_2018-0023**

SUMMARY

OWNER: MENDOCINO COUNTY DEPARTMENT OF
TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CA 95482

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

AGENT: JOHN CYLWIK
340 LAKE MENDOCINO DRIVE
UKIAH, CA 95482

REQUEST: Standard Coastal Development Permit to repair
roadway, install replacement water inlet, water
distribution pipes, junction box, and remove downed
trees on embankment within the County right-of-way for
Main St. (CR 407E).

LOCATION: In the Town of Mendocino, 0.01± miles west of the
intersection of Main St. (CR 407E) and State Route 1,
within the County right-of-way, located at MP (mile
marker) 0.01 Main St., Mendocino.

TOTAL ACREAGE: Estimated 2.75 Acre project area

GENERAL PLAN: Coastal Element Chapter 4.13, General Plan
County Rights of Way

ZONING: Mendocino Town Zoning Code
County Rights of Way

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: JULIANA CHERRY

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request to repair roadway, install replacement water inlet, water distribution pipes, junction box, and remove downed trees on embankment within the County right-of-way for Main St. (CR 407E).

APPLICANT'S STATEMENT: "Permanent repairs start with removal and excavation of slide material. Construct key along the embankment toe and install 3,000 tons of Rock Slope Protection to reinforce the embankment. The 36" corrugated metal pipe will be replaced with a 36" high-density polyethylene (HDPE). Install a drop inlet (DI) connecting to the 36" HDPE to the existing 36" reinforced concrete pipe. Excavate 100' of road 2' deep and reconstructing with geo-grid, aggregate base and 4' hot mix asphalt. Install a 12" HDPE to drain the road to the DI."

RELATED APPLICATIONS: There are no related applications on-site or on adjacent properties.

SITE CHARACTERISTICS: The project site is located west of State Route 1 and in the Town of Mendocino (See attachment *Location Map*). The site is along County Road 407E (Main Street) where tree canopy can be seen south of the paved roadway (See attachments *Aerial Imagery*). As CR 407E approaches State Route 1, the roadway follows a topographic contour line (See attachment *Topographic Map*). A gulch to the south of the road has steep embankments (See attachment *Site Plan*). *LCP Land Capabilities & Natural Hazards* mapping identifies potential bedrock and beach deposit seismicity hazards near the project site. South of the site is Big River, which is mapped as a potential flooding hazard (See attachment). *LCP Habitats & Resources* mapping identifies potential fresh water marsh areas south of the project site and potential wooded habitats with riparian vegetation south of the project site (See attachment). The California Coastal Commission Appeal Jurisdiction follows the southern boundary of CR 407E (See attachment *Appealable Areas*). Adjacent parcels to the south are part of the larger Mendocino Headlands State Park (See attachment *Adjacent Parcels*). The Town of Mendocino, including the project area, is mapped with a Moderate Fire Hazard rating and the local agency is the Mendocino Fire Protection District (See attachment *Fire Hazard Zones & Responsibility Areas*). Similarly, the Town and project site are mapped as a Critical Water Area (See attachment *Ground Water Resources*). The project site soils are Western Soil Types 219, 117, and 139 (See attachment *Local Soils*).

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands to the north and west are classified Commercial (See attachment *General Plan Classifications*). Immediately east of the project site are lands classified Rural Residential. To the south is Mendocino Headlands State Park, where lands are classified Open Space.

Table 1. Surrounding lands, lot sizes, and land uses				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Commercial	Mendocino Commercial	0.84 acre	Commercial - Nursery
EAST	Rural Residential	Mendocino Rural Residential	1.22 acre	Residential
SOUTH	Open Space	Mendocino Open Space	0.38 acre	Passive Recreation
WEST	Commercial	Mendocino Commercial	0.30 acre	Commercial - Real Estate Office

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed repair and maintenance of County Road 407E, which is also called Main Street at a location near mile marker 0.01, would be consistent with the goals and policies of the Local Coastal Program as detailed below.

LAND USE: The project area is situated within the Town of Mendocino and is subject to the goals and policies of the General Plan's Coastal Element Chapter 4.13 *Mendocino Town Plan*. County rights-of-way are not assigned land classifications (i.e. Open Space, Commercial). Yet the lands are within boundaries of the Mendocino Town Local Coastal Program. Coastal Element Chapter 4.13 includes circulation goal CP-1 and public access goal PAR-1. The intent of these goals is to provide safe and accessible access to the shore. The following report sections includes analysis of how the proposed repair and maintenance of CR 407E relates to these goals.

ZONING: The project area is situated within the Town of Mendocino and is subject to the Mendocino Town Zoning Code regulations. Similar to assignment of land classifications, the project area is not assigned a zoning district designation. Work will be limited to lands within the County rights of way. Repair and maintenance of the roadway is required to comply with adopted zoning code regulations, including circulation, public access, protection of resources, coastal development specific permit procedures, and preservation of the historical setting within the Town of Mendocino. (Topics not addressed in the Zoning section of this report are discussed in subsequent report sections, including Transportation and Circulation, Habitats and Natural Resources, and Public Access.)

On January 7, 2019, staff requested comments from the Mendocino Historical Review Board to ascertain whether the proposed would conform to the design standards of Section 20.760.050. After discussing the project, the Review Board responded that they had no comment at this time. This response indicates that proposed repair and maintenance of CR 407E would not conflict with the design standards of Section 20.760.050. As proposed, the project would be consistent with zoning code requirements, specifically the design standards of MCC Section 20.760.050 (See recommended Finding #7).

ARCHAEOLOGICAL/CULTURAL RESOURCES: On October 10, 2018, the Archaeological Commission accepted the June 2018 survey report prepared by Christa Westphal of Pacific Legacy, including that no cultural, historical or archaeological sites were observed and that MCC Section 22.12.090 *Discovery Clause* shall be observed. As proposed, the project would be consistent with Mendocino County policies for cultural resources (See also recommended Condition #8).

HAZARD AREAS: Geologic and flood hazards are not associated with the project area. The project site is mapped with a Moderate Fire Hazard Rating (See attachment *Fire Hazard Zones & Responsibility Areas*). The application was distributed in October 2018 to California Department of Forestry and Fire Prevention (CalFire) and Mendocino Fire Protection District. On October 20, 2018, CalFire responded that they have no comment at this time. As proposed, the project would be consistent with MCC Section 20.692.025 which refers to additional requirements for all districts, including MCC Chapter 20.500 *Hazard Areas*.

CIRCULATION AND PARKING: Coastal Element Chapter 4.13 *Mendocino Town Plan* Section 4.4 "Circulation and Parking" include two action items, Action CP-1.4 and Action CP-2.2, as follows:

Action CP-1.4 -- Bicycle parking shall be incorporated in (a) any Main Street restoration and enhancement project, (b) any Mendocino Headlands State Park facilities planning and the 1976 Mendocino Headlands State Park General Plan, and (c) all new commercial development with 1,000 square feet or more of floor area.

Action CP-2.2 -- The County shall identify and secure available funding to maintain existing parking areas and street rights-of-way in the Town. Maintenance shall include, but not be limited to, new pavement or repavement with semi-pervious pavers that comply with the requirements of the Americans with Disabilities Act, as amended, delineation of parking spaces, provision of wheel stops to protect existing walking paths, and associated sustainable storm water management. (Note: Action CP-2.2 does not directly govern the issuance of Mendocino Town Coastal Development Permits.)

The project proposes restoration of the easterly portion of CR 407E, or Main Street, where the road intersects with State Route 1. Visibility along this portion of the County road is reduced because the roadway includes a sharp curve with vegetation to the south. Installing bicycle parking areas adjacent to this portion of CR 407E would not achieve CP-1.4 goals for traffic, bicycle, and pedestrian safety within the Town.

The County has secured funding to maintain CR 407E rights-of-way. The project proposes to repair the County road and work will include, as appropriate, storm water management. On October 24, 2018, California Department of Transportation (CalTrans) responded to a request for comments by clarifying that an encroachment permit has been issued by CalTrans to the County of Mendocino for this project and stating, "However, the contractor has not filed for a double permit." A standard condition would require that permits be obtained from any regulatory agency, and that any contractor performing working within CalTrans' right of way receive an approved encroachment permit from Caltrans prior to the start of any work (See recommended Condition #4 and #11). On October 12, 2018, Mendocino County Department of Transportation responded that they have no comment at this time. As proposed and with the inclusion of recommended Conditions Nos. 4 and 11, the project would be consistent with Circulation and Parking goals and actions, including MCC Chapter 20.714 *Circulation and Parking* which implements these goals.

PUBLIC ACCESS: Coastal Element Chapter 4.13 *Mendocino Town Plan* Section 4.8 "Public Access and Recreation" includes goal PAR-1, as follows:

PAR-1 -- Maximum public access to and along the coast and public recreational opportunities shall be provided, consistent with public safety, private and public rights, and the protection of natural resource areas in the Town from overuse.

The Public Access and Recreation goals and policies of Coastal Element Chapter 4.13 are implemented by MCC Chapter 20.718, including MCC Section 20.718.010(F) that states “*A continuous public access way, for use by all the people, shall be located and maintained along sections of ... Main Street, and/or, where feasible, within adjacent Mendocino Headlands State Park; provided, that public access improvements or new facilities shall be located to protect sensitive species or other fragile coastal resources, fragile landforms, public and private rights, public safety, and mitigate against the impacts of overcrowding or overuse of any single area.*” LCP Map 17 Mendocino depicts an existing public access route along the curved portion of CR 407E and where roadway repair is proposed (See attachment *LCP May 17 Mendocino*). Additional maps, including the Mendocino Town Public Access Map (Figure 4.13-6) and detailed Public Access Maps (Chapter 4.13 Appendix 5), depict the extensive network of vehicular and pedestrian public access ways that contribute substantially to the Town’s special community character (See attachment *Shoreline Access*).

MCC Section 20.718.010(L) states, “*The Main Street Enhancement Project, between Highway 1 and Heeser Drive, shall include historical sidewalks, ramps, stormwater management Best Management Practices, and street furniture to support sustainable coastal public access in the Town and to and along Mendocino Headlands State Park for all the people, consistent with public safety, the protection of public and private rights, and the protection of fragile coastal resources and the need to mitigate against the impacts of overcrowding or overuse of any single area.*” While the location of the proposed work is not an appropriate location for street furniture, the proposal does include appropriate stormwater management Best Management Practices. As proposed, the project would be consistent with Coastal Element Chapter 4.13 public access policies and MCC Chapter 20.718 *Public Access*.

HABITATS AND NATURAL RESOURCES: The project site is mapped as riparian wooded habitat. Down slope and to the south, lands are mapped as freshwater marsh (See attachment *LCP Habitats & Resources*). A Natural environmental study: minimal Impacts was prepared by SHN (May 2018). The report recommends botanical and wildlife avoidance and minimization measures, which are included with the recommended conditions (See Conditions #9 and #10). In October 2018, the application and report was distributed to agencies for review and comment; no response has been received from California Department of Fish and Wildlife or the California Coastal Commission. The Report states that the “*primary impact to the natural habitats surrounding the project site will be the result of equipment ingress and egress. Given the logistical situation of activities necessary and the steep terrain associated with the project site, equipment access is limited. Vegetation and soil disturbance will be minimized to the greatest extent possible in order to minimize equipment and materials transport. Standard housekeeping and implementation of appropriate BMPs should minimize the potential for sediment transport. If surface water is still actively flowing through the project site, then appropriate BMP measures should be implemented to prevent and/or capture suspended sediments from leaving the site and appropriate water quality monitoring should be implemented accordingly. The proximity of a variety of ground cover vegetation and trees to the project site provide nesting habitat for a variety of nesting bird species that are protected under the migratory Bird Treaty Act. Pre-construction nesting bird surveys and removal of vegetation within and adjacent to the project footprint should be implemented accordingly* (pp 17-18).” The report concludes that no cumulative impacts were identified. The proposed project would not encourage changes to existing flora or fauna land use patterns (p. 23). As proposed and with the inclusion of the recommended avoidance and minimization measures, the project would be consistent with MCC Chapter 20.719 *Environmentally Sensitive Habitat Areas (EHSA)* (See recommended Conditions #9 and #10).

GROUNDWATER RESOURCES: The project site is mapped as a Critical Water Resource area. Repair, maintenance, and use of County Road 407E would not depend on access to ground water resources. On October 15, 2018, Mike Kelley of Mendocino City Community Services District responded to a request for comments and stated that they had reviewed the application and they have no comments at this time. As proposed, the project would be consistent with Mendocino County policies regarding access to ground water resources, including MCC Chapter 20.744 *Ground Water Evaluation*.

RECOMMENDED FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.720 of the Mendocino Town Zoning Code, the Coastal Permit Administrator approves the proposed repair and maintenance of CR 407E, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.720.035(A)(1), the proposed repair and maintenance of CR 407E is in conformity with the certified Mendocino Town Local Coastal Program and Coastal Element Chapter 4.13.
2. Pursuant with MCC Section 20.720.035(A)(2), the repair and maintenance of CR 407E would have adequate access to utilities, access roads, drainage and other necessary facilities.
3. Pursuant with MCC Section 20.720.035(A)(3), as conditioned the repair and maintenance of CR 407E would be consistent with the provisions of Division III of Title 20 of the Mendocino County Code and preserves the integrity of the zoning district.
4. Pursuant with MCC Section 20.720.035(A)(4), the proposed development will not have any significant adverse impacts on the environment within the meaning of CEQA.
5. Pursuant with MCC Section 20.720.035(A)(5), the repair and maintenance of CR 407E will not have any adverse impacts on any known archaeological or paleontological resource. 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.
6. Pursuant with MCC Section 20.720.035(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.
7. Pursuant with MCC Section 20.720.035(A)(7), repair and maintenance of CR 407E conforms to the design standards of MCC Section 20.760.050.
8. Pursuant with MCC Section 20.720.035(B)(1), the proposed development is in conformity with public access policies, including MCC Chapter 20.718 *Public Access* and Coastal Element Chapter 4.13 Mendocino Town Plan.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.728.015 of the Mendocino Town Zoning Code. CDP_2018-0023 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. CDP_2018-0023 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. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division III of Title 20 of the Mendocino County Code (MCC).
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 all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.

5. The applicant shall secure all required Building Permits for the proposed project as required by the Building 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. CDP_2018-0023 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 applicant shall cease and desist from all further excavation and disturbances within 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 Coastal Code.
9. The property owner shall provide protection of special status plant species from damage during construction by installing construction barrier fencing (or another form of protection) around the species location, and sufficient area to protect the plants identified. Locations of protected plants will be designated on construction documents and the selected contractor (and sub-contractors) will be required to protect these sites and maintain the construction fencing during construction operations.
10. The property owner shall provide protection of migratory birds that might nest within vegetation located at the project site. Should vegetation need to be removed at the project site between February 1 and September 1, nesting bird surveys shall be conducted by a qualified biologist no more than one-week prior to vegetation removal. If no nesting birds are located during the survey, then vegetation disturbing activities may proceed. Should the survey determine that an active nest is located in the vegetation to be removed during the survey, the biologist shall delineate an exclusion area that is adequate to prevent nesting failure. Active nests, or active nesting activity, may be indicated by the presence of a nest, vocalization by the bird, defensive flight patterns, or other agitated behaviors as observed by the biologist. Should work cease for fifteen calendar days or more after the focused nesting survey has been completed, a new focused nesting survey shall be required before vegetation removal can be reinitiated.
11. It is required that any contractor performing work within CalTrans' right of way (including temporary access to/from a State highway and, or placement of temporary signs or delineation within the right of way), receive an approved encroachment permit from CalTrans prior to the start of any work.

6/7/2019

DATE

Juliana Cherry for.

JULIANA CHERRY
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- | | |
|-----------------------------------|--------------------------------------------|
| A. Location Map | I. LCP Land Capabilities & Natural Hazards |
| B. Topographical Map | J. LCP Habitats & Resources |
| C. Aerial Map Vicinity | K. Appealable Areas |
| D. Aerial Map | L. Adjacent Owner Map |
| E. Site Map | M. Fire Hazards Map |
| F. Zoning Display Map | N. Ground Water Resource Area |
| G. General Plan Classifications | O. Soils Map |
| H. LCP Land Use Map 17: Mendocino | P. Shoreline Access (MTP Figure 5.1) |

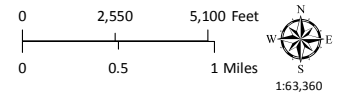
REFERRAL AGENCIES:

Archaeological Commission	Comment
Assessor	No Response
California Coastal Commission	No Response
California Department of Fish and Wildlife	No Response
California Department of Forestry	No Comment
California Department of Transportation	Comment
California Highway Patrol	No Response
California State Clearinghouse	No Response
Cloverdale Rancheria	No Response
Department of Parks & Recreation	No Response
Department of Transportation	No comment
Division of Environmental Health	No comment
Emergency Services	No Response
MCCSD Sewer District	No Comment
Mendocino Fire District	No Response
MHRB	No Comment
Planning and Building Services	Comment
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
US Fish & Wildlife Service	No Response



CASE: CDP 2018-0023
 OWNER: County of Mendocino (DOT)
 APN: N/A (Right-of-way)
 APLCT: Howard Dashiell
 AGENT: John Cylwik
 ADDRESS: Main Street, Mendocino

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways



LOCATION MAP
 ATTACHMENT A

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



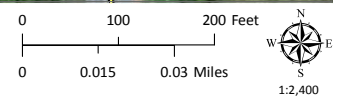
ATTACHMENT B



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2018-0023
OWNER: County of Mendocino (DOT)
APN: N/A (Right-of-way)
APLCT: Howard Dashiell
AGENT: John Cylwik
ADDRESS: Main Street, Mendocino

Public Roads



AERIAL IMAGERY
ATTACHMENT C

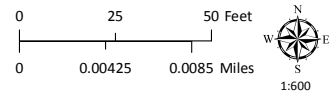
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Public Roads

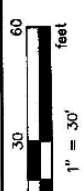


AERIAL IMAGERY
ATTACHMENT D

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DATE	COUNTY	ROUTE	SECTION	DATE	DATE
1	1	1	1	1	1

REGISTERED PROFESSIONAL CIVIL ENGINEER
 COUNTY OF MENDOCINO
 PLANS APPROVAL DATE: 4/26/18
 DEPARTMENT OF TRANSPORTATION
 1500 CALIFORNIA STREET
 FORT BRAGG, CA 95929



NOTE:
NO RECORDED MONUMENTS FOUND

RECEIVED

AUG 10 2018

PLANNING & BUILDING SER
FORT BRAGG CA

PLAN SHEET
SURVEY CONTROL PLAN
MONUMENT PRESERVATION

2016 STORM DAMAGE REPAIR
MAIN STREET, CA 95929, N/A (00)
DOT CONTRACT NO. 180044

DATE: 4/26/18

CHECKED BY: AL:W

DATE: 4/26/18

DESIGNED BY: [Signature]

DATE: 4/26/18

MENDOCINO COUNTY
DEPARTMENT OF TRANSPORTATION

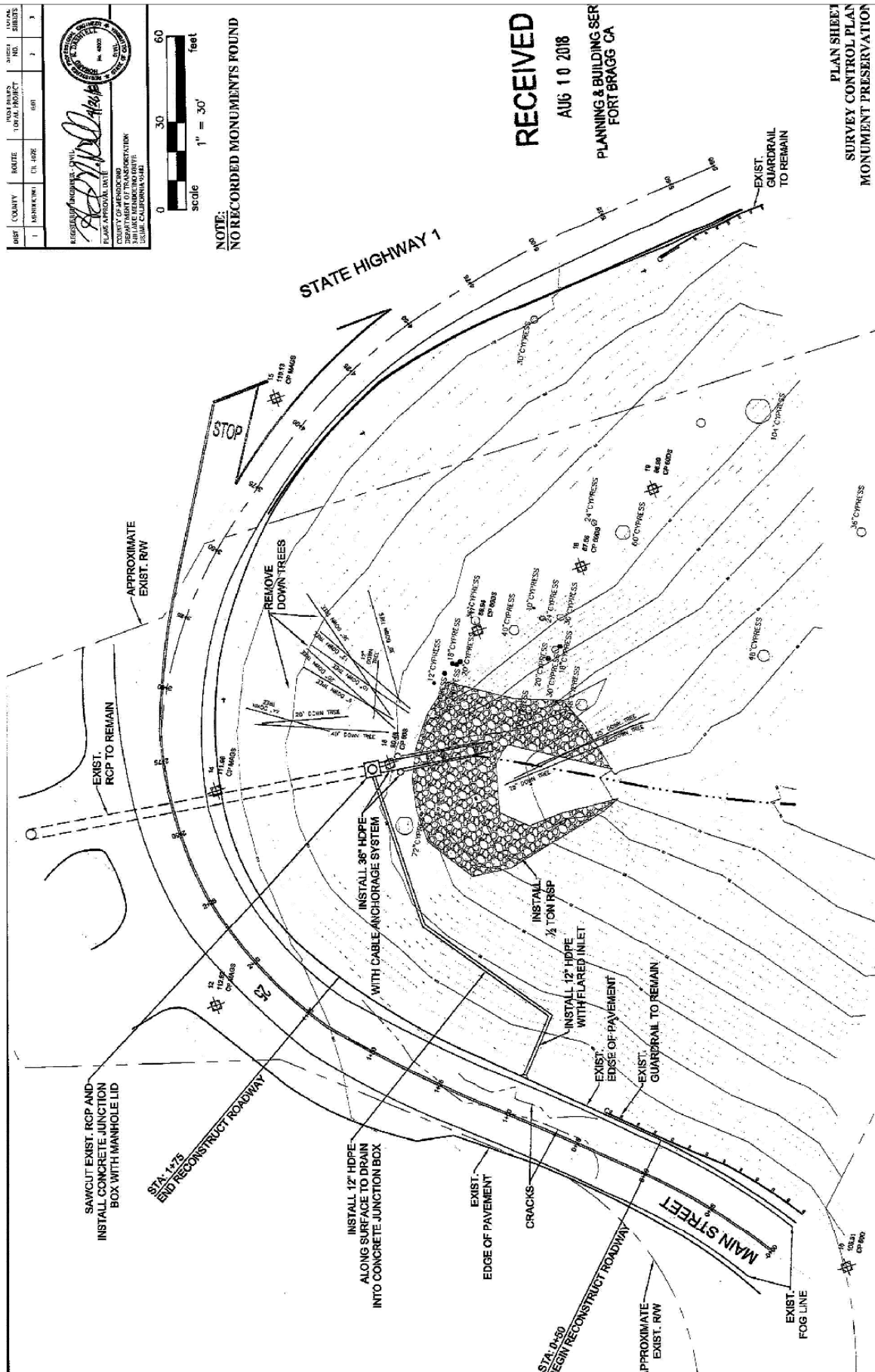
DATE: 4/26/18

BY: [Signature]

DATE: 4/26/18

DATE: 4/26/18

DATE: 4/26/18



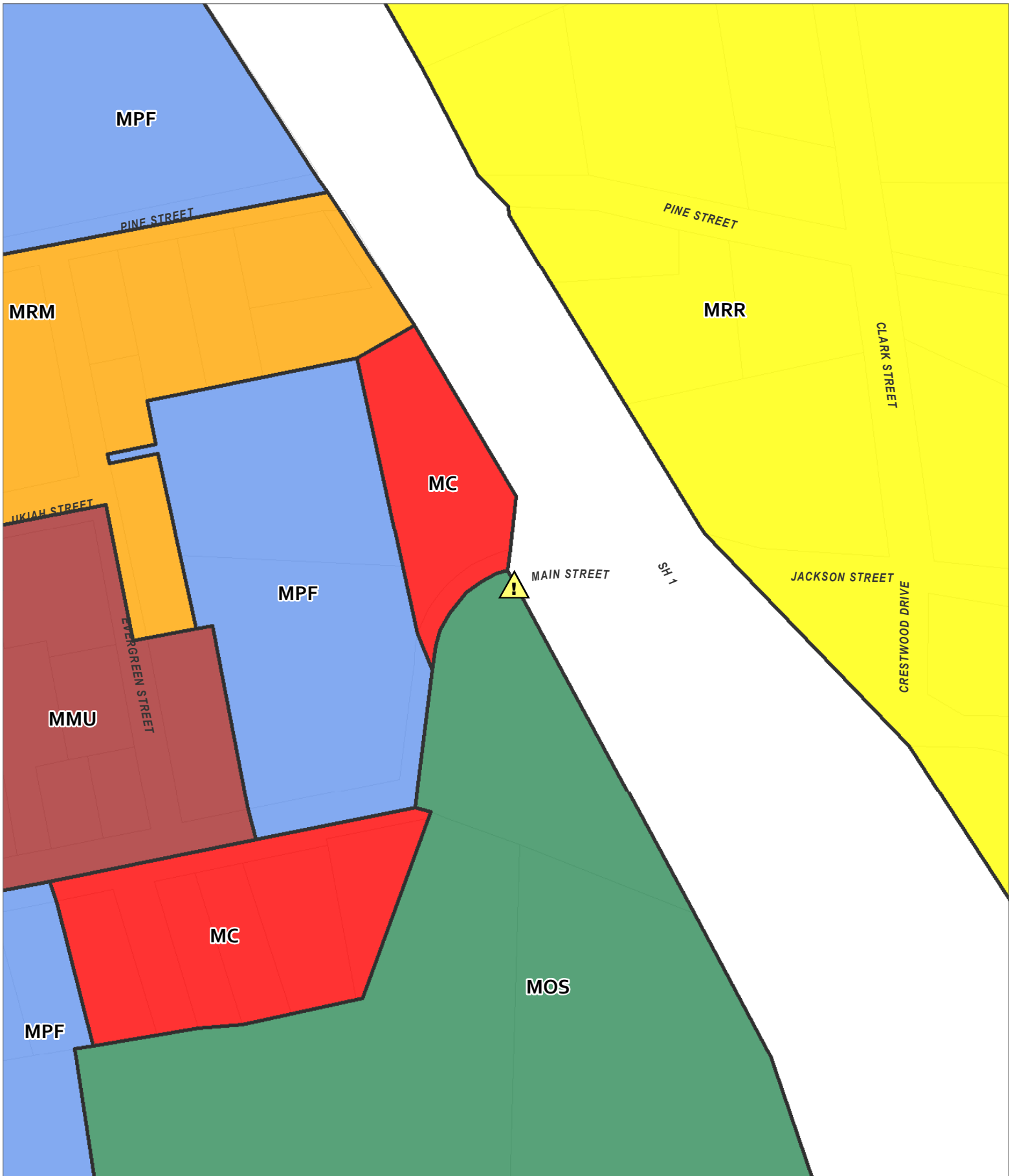
CASE: CDP 2018-0023
 OWNER: County of Mendocino (DOT)
 APN: N/A (Right-of-way)
 APLCT: Howard Dashiell
 AGENT: John Cylwik
 ADDRESS: Main Street, Mendocino

NO SCALE

SITE PLAN

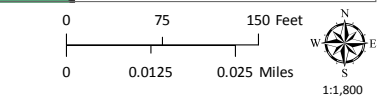
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ATTACHMENT E



CASE: CDP 2018-0023
OWNER: County of Mendocino (DOT)
APN: N/A (Right-of-way)
APLCT: Howard Dashiell
AGENT: John Cylwik
ADDRESS: Main Street, Mendocino

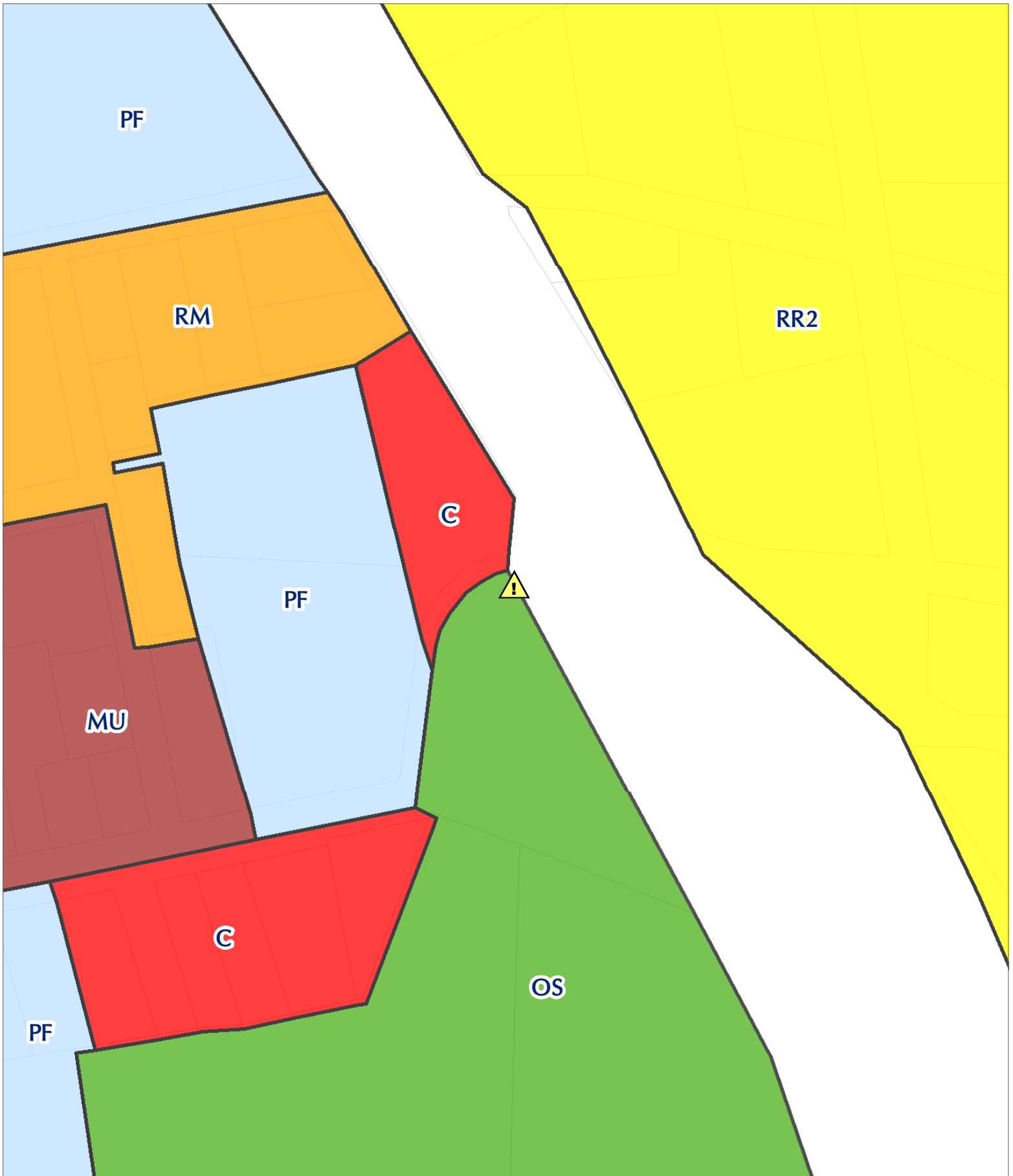
Public Roads



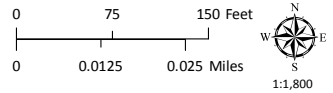
MENDOCINO TOWN ZONING

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ATTACHMENT F

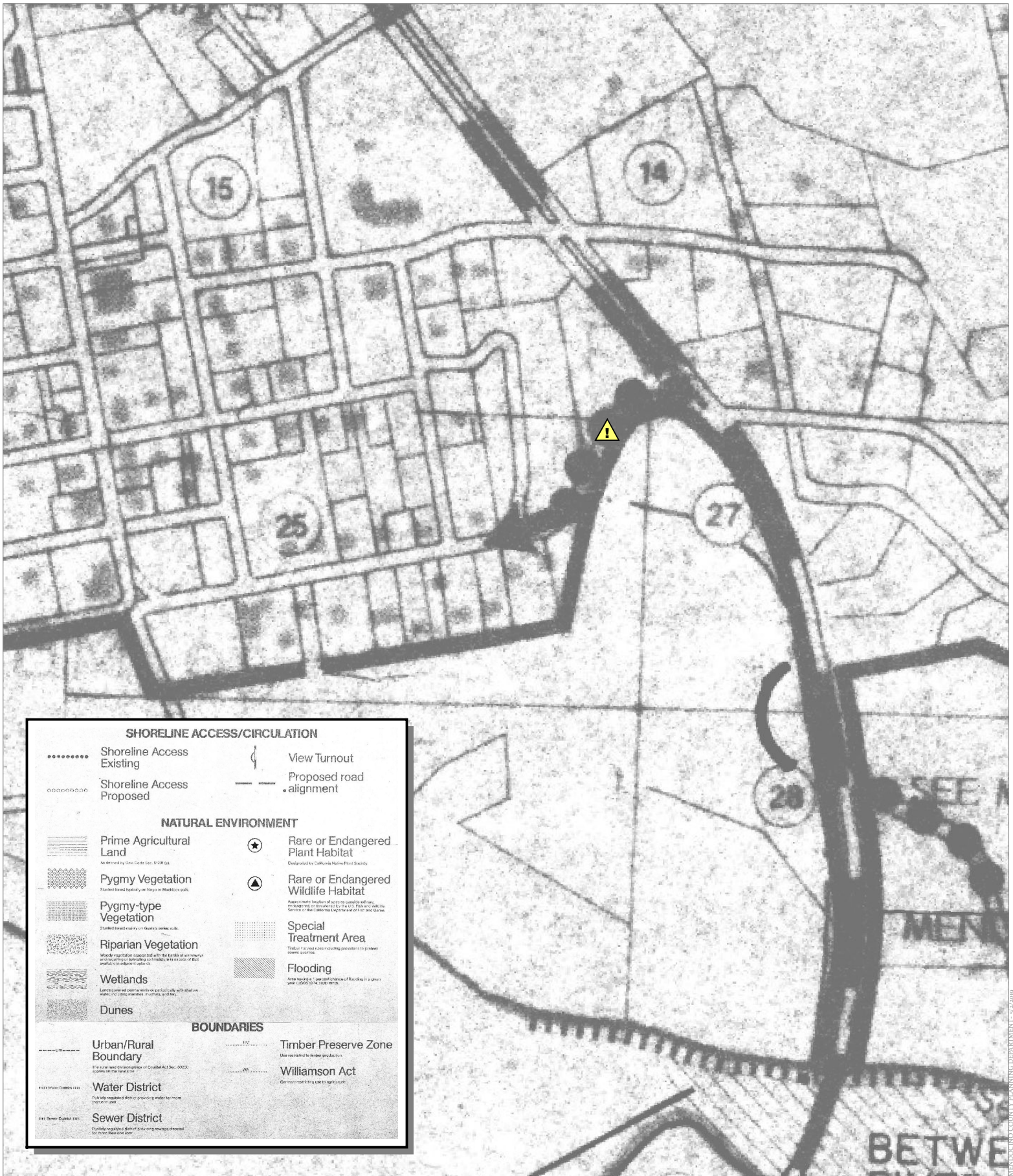


CASE: CDP 2018-0023
OWNER: County of Mendocino (DOT)
APN: N/A (Right-of-way)
APLCT: Howard Dashiell
AGENT: John Cylwik
ADDRESS: Main Street, Mendocino

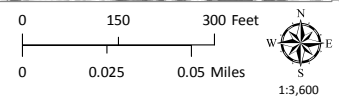


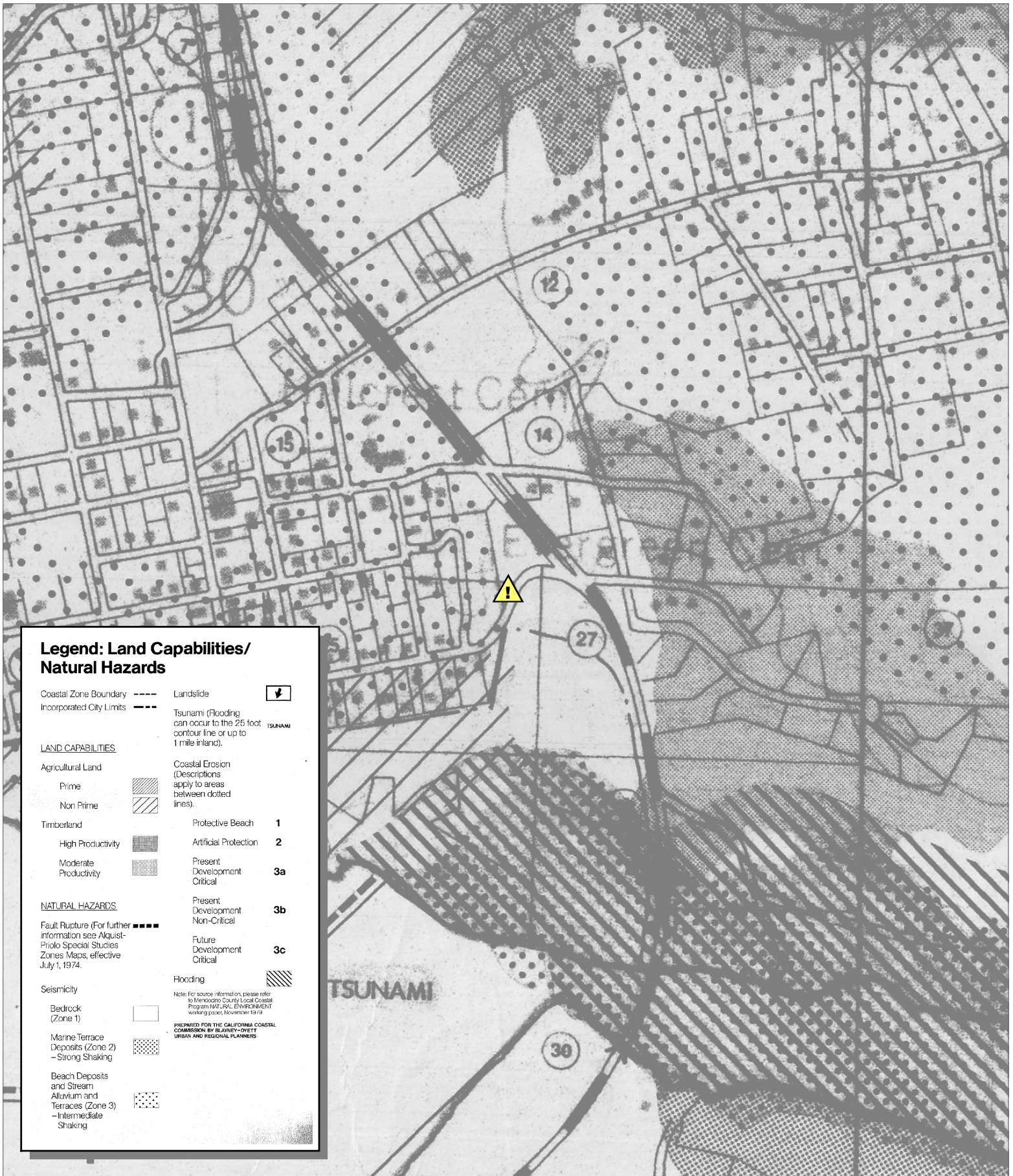
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MENDOCINO TOWN LAND USE
ATTACHMENT G



CASE: CDP 2018-0023
 OWNER: County of Mendocino (DOT)
 APN: N/A (Right-of-way)
 APLCT: Howard Dashiell
 AGENT: John Cylwik
 ADDRESS: Main Street, Mendocino



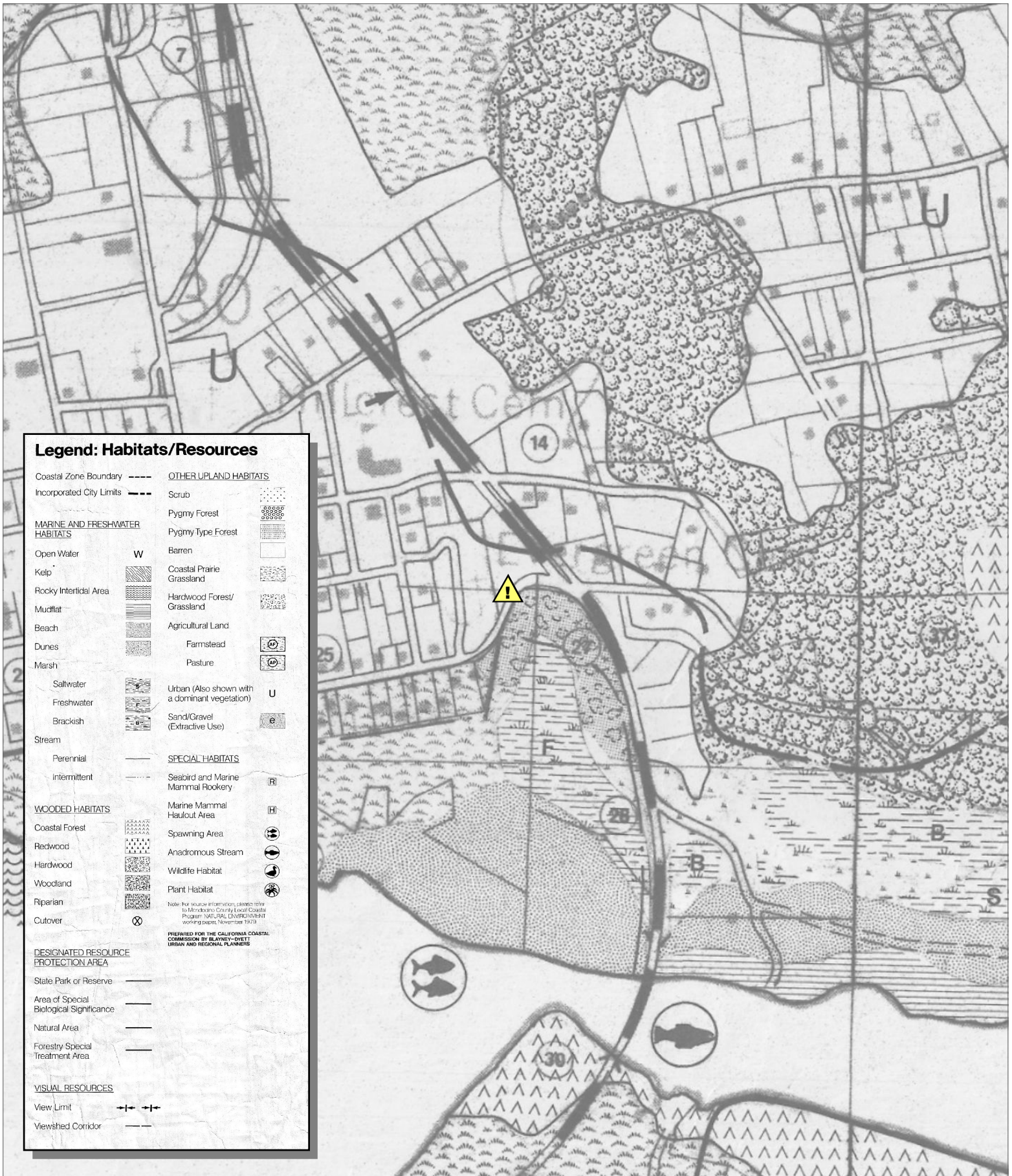


CASE: CDP 2018-0023
OWNER: County of Mendocino (DOT)
APN: N/A (Right-of-way)
APLCT: Howard Dashiell
AGENT: John Cylwik
ADDRESS: Main Street, Mendocino

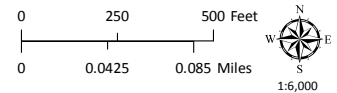
LCP LAND CAPABILITIES & NATURAL HAZARDS

ATTACHMENT I

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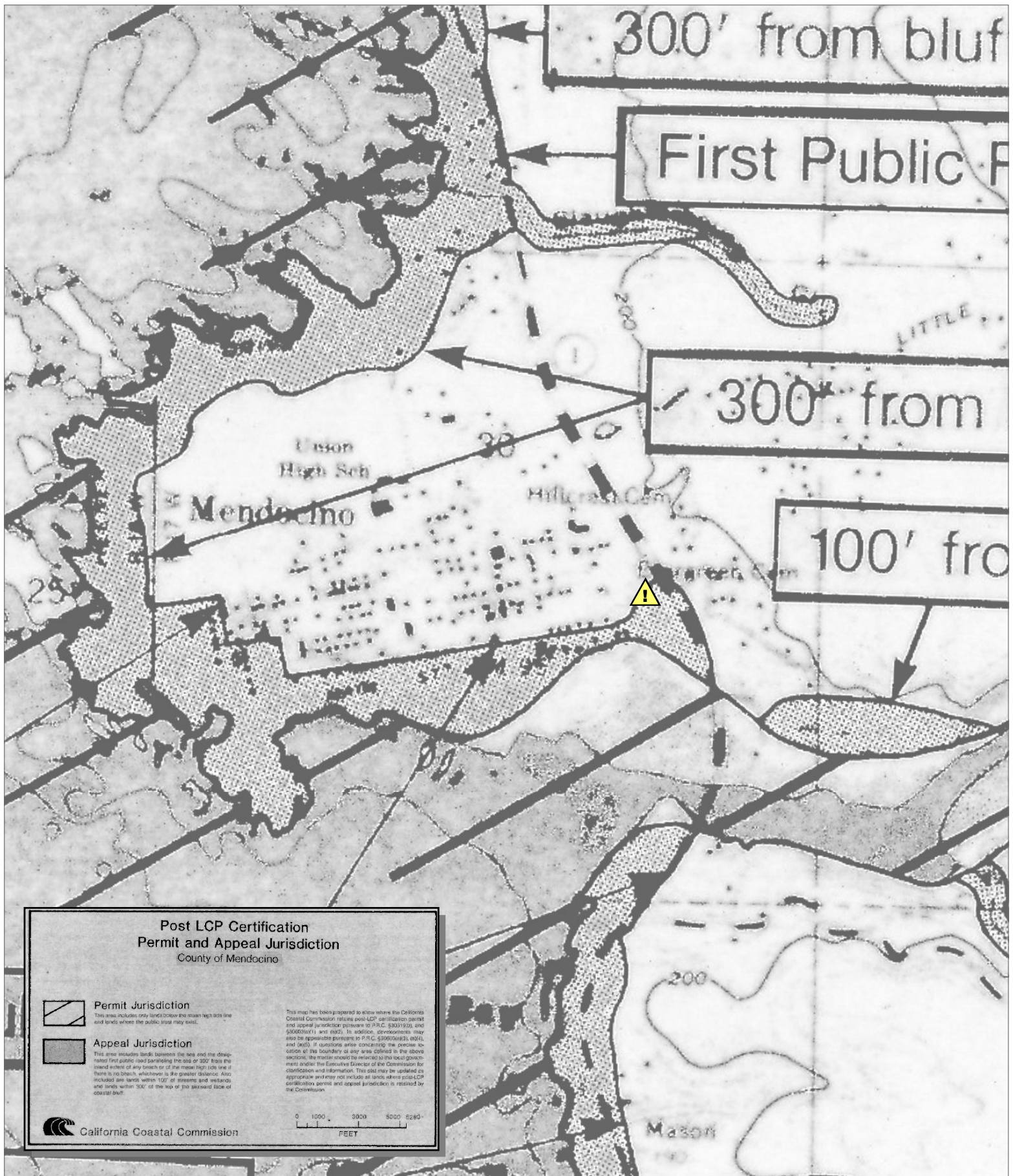


CASE: CDP 2018-0023
 OWNER: County of Mendocino (DOT)
 APN: N/A (Right-of-way)
 APLCT: Howard Dashiell
 AGENT: John Cylwik
 ADDRESS: Main Street, Mendocino

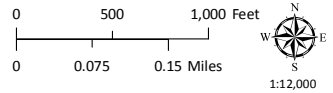


LCP HABITATS & RESOURCES
 ATTACHMENT J

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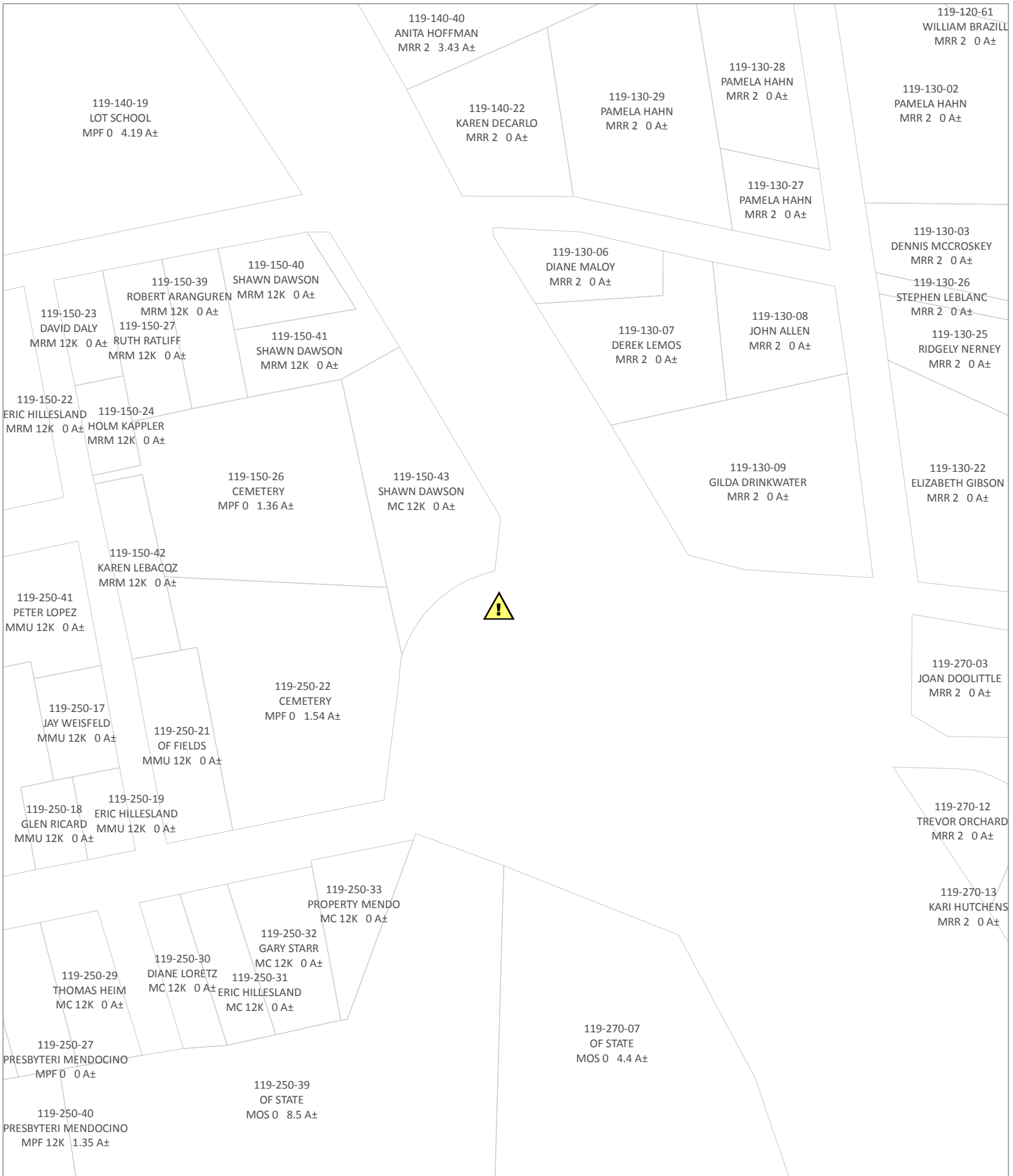
CASE: CDP 2018-0023
 OWNER: County of Mendocino (DOT)
 APN: N/A (Right-of-way)
 APLCT: Howard Dashiell
 AGENT: John Cylwik
 ADDRESS: Main Street, Mendocino



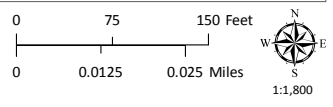
APPEALABLE AREAS

ATTACHMENT K

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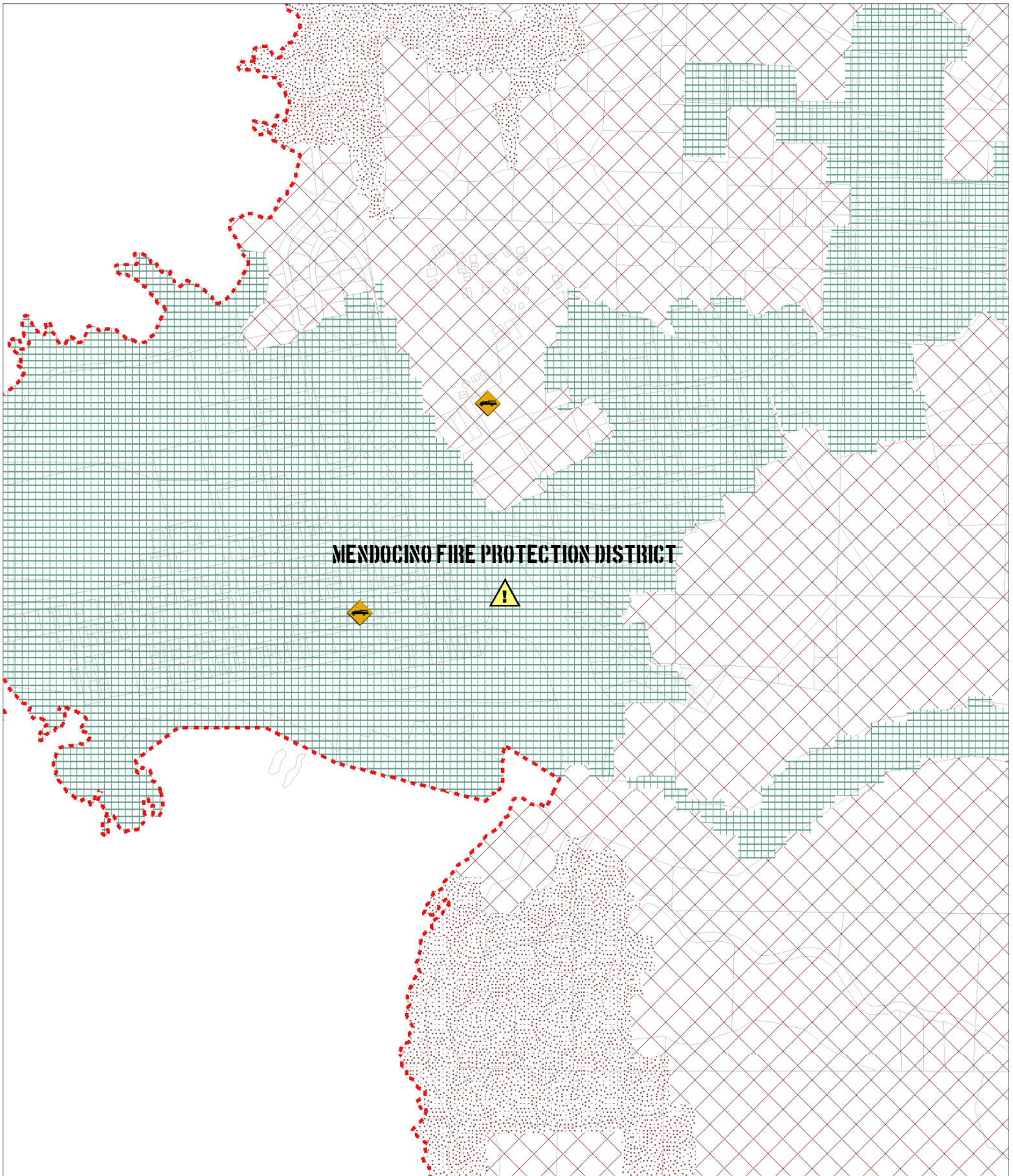


CASE: CDP 2018-0023
OWNER: County of Mendocino (DOT)
APN: N/A (Right-of-way)
APLCT: Howard Dashiell
AGENT: John Cylwik
ADDRESS: Main Street, Mendocino





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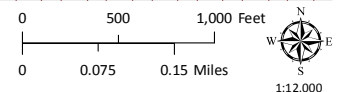
ADJACENT PARCELS
ATTACHMENT L



CASE: CDP 2018-0023
 OWNER: County of Mendocino (DOT)
 APN: N/A (Right-of-way)
 APLCT: Howard Dashiell
 AGENT: John Cylwik
 ADDRESS: Main Street, Mendocino

-  Fire Stations
-  County Fire Districts
-  Very High Fire Hazard

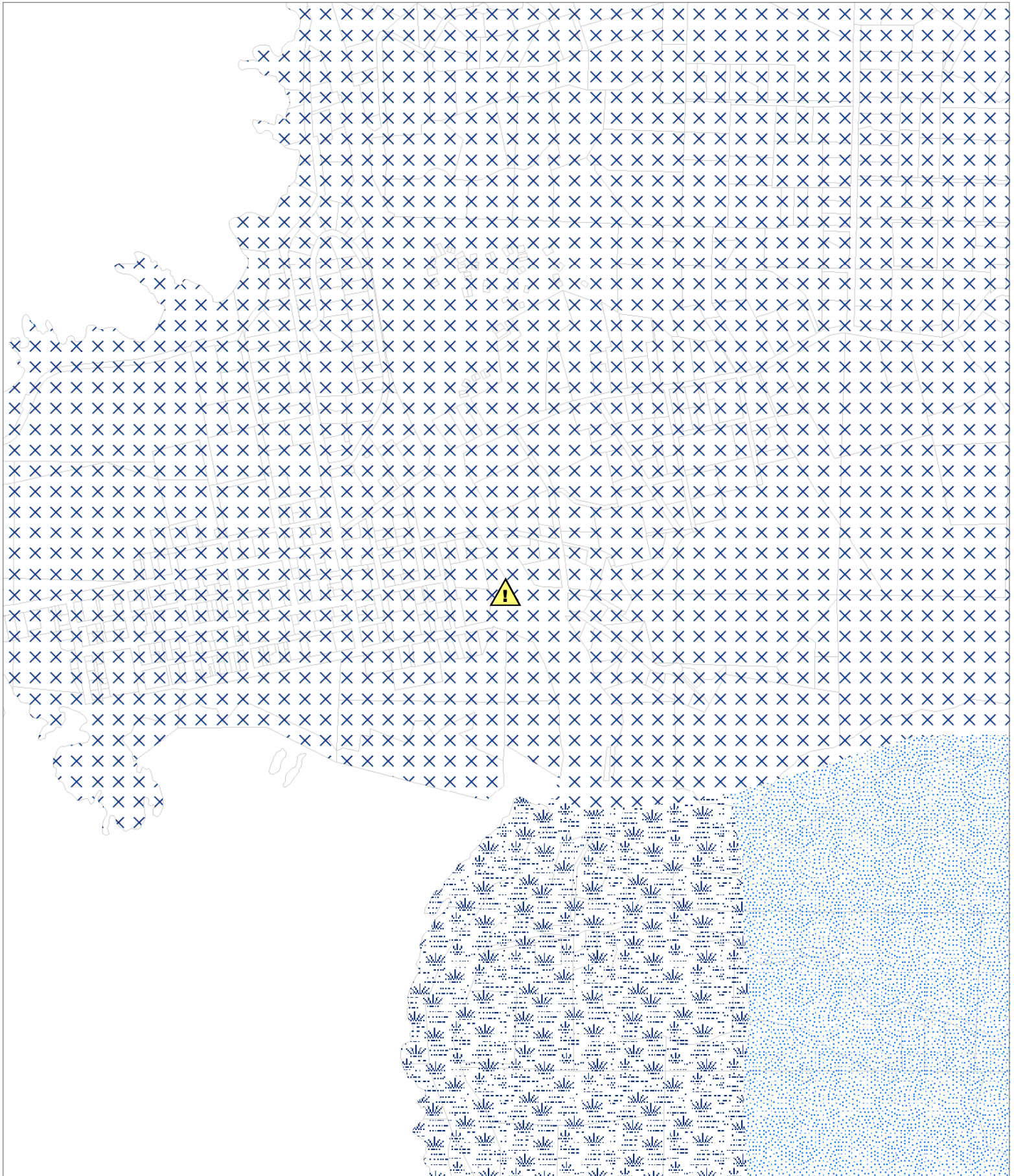
-  High Fire Hazard
-  Moderate Fire Hazard






FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

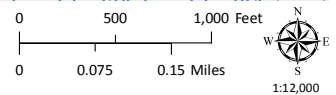
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ATTACHMENT M



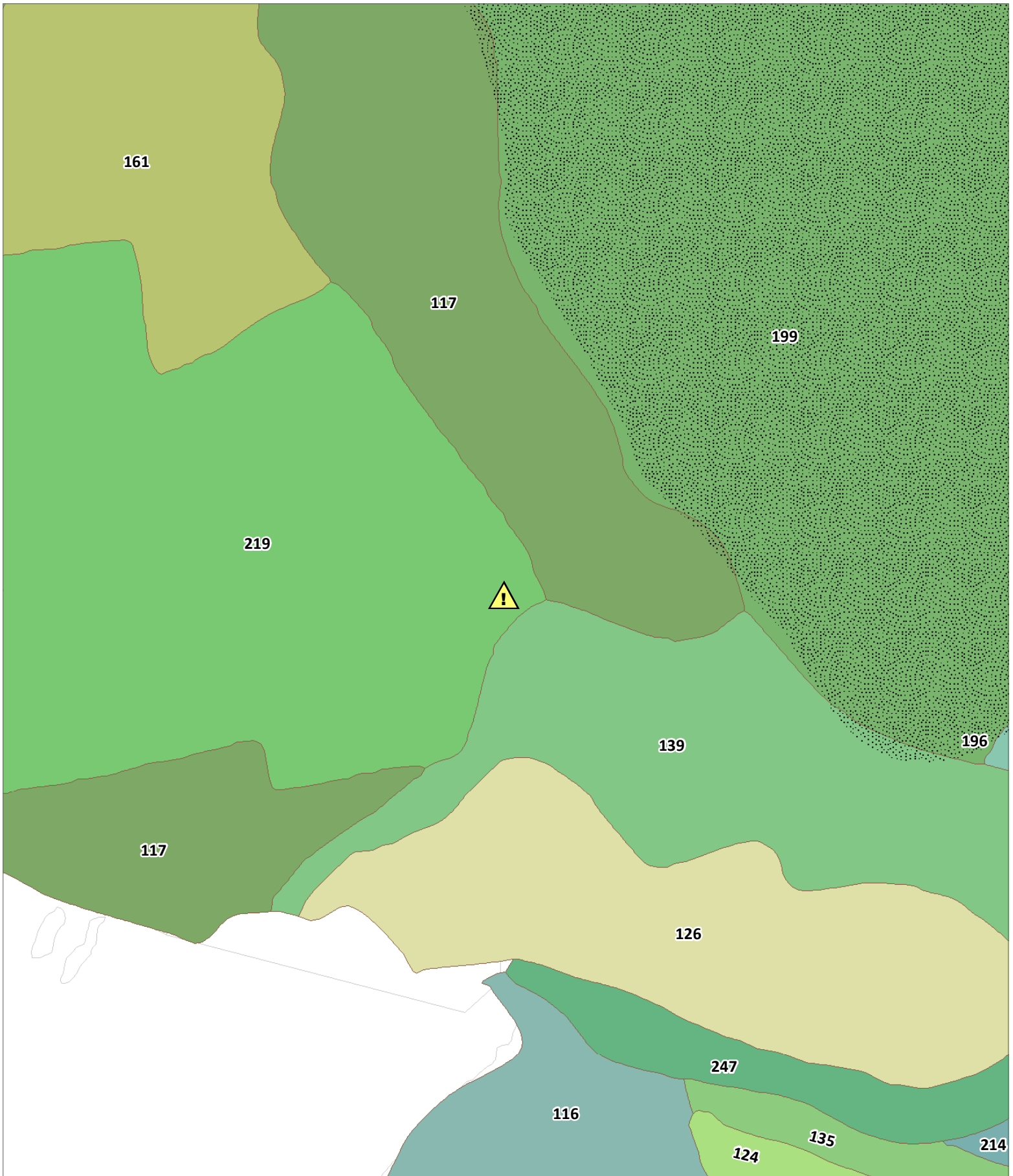
CASE: CDP 2018-0023
 OWNER: County of Mendocino (DOT)
 APN: N/A (Right-of-way)
 APLCT: Howard Dashiell
 AGENT: John Cylwik
 ADDRESS: Main Street, Mendocino

-  Critical Water Areas
-  Sufficient Water Resources
-  Marginal Water Resources





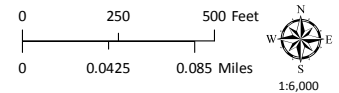
GROUND WATER RESOURCES ATTACHMENT N

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 AGENT: John Cylwik
 ADDRESS: Main Street, Mendocino

 Shinglemill-Gibney Complex
 Western Study Soil Types



LOCAL SOILS

ATTACHMENT O

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Appendix 5.1. Vertical Aerial Photograph of coastal access in the Town of Mendocino, California: Mendocino Estuary Beaches west and east of the California Highway 1 Big River Bridge (constructed in 1961). Main Street extends west from Highway 1 in the upper left; Big River Road provides access from Highway 1 to the Big River Flat beach (site of the lumber mill between 1854 and the 1930's) in the lower right, to trails in the protected Big River watershed (part of expanded Mendocino Headlands State Park), and contiguous adjacent State Parks and Jackson Demonstration State Forest. Lateral public access is available along Big River Beach beneath the Highway 1 bridge; the updated Mendocino Town Plan (2015) proposes a continuous lateral upland trail in Mendocino Headlands State Park to connect Big River Beach

CASE: CDP 2018-0023

OWNER: County of Mendocino (DOT)

APN: N/A (Right-of-way)

APLCT: Howard Dashiell

AGENT: John Cylwik

ADDRESS: Main Street, Mendocino

NO SCALE

SHORELINE ACCESS (MTP FIGURE 5.1)

ATTACHMENT P