

STAFF REPORT FOR STANDARD COASTAL DEVELOPMENT PERMIT

**CDP_2012-0031
MAY 28, 2015
CPA - 1**

OWNER/APPLICANT: JUGHANDLE CREEK FARM AND NATURE CENTER, INC.
ATTN: HELENE CHALFIN
PO BOX 17
CASPAR, CA 95420

AGENT: ARKIN TILT ARCHITECTS
ATTN: ANNI TILT
1101 8TH STREET, SUITE 180
BERKELEY, CA 94710

REQUEST: Coastal Development Permit for new construction and remodeling of existing structures, and improvements and additions to infrastructure associated with the existing hostel and campground located on the property. New building construction and remodeling projects include the following: (1) Construct a kitchen/lounge/laundry/mud room facility (at "Top of Hill" structure) to replace existing structure; (2) Construct several new accessory structures including a lath house, two counselor cabins, bunkhouse with attached cooking area, and bathhouse; and (3) Remodel and improve existing cabins and manager's residence. The project would also include improvements to the existing site access road, parking and drainage, nature trails and boardwalks, expansion of the existing septic system and utilities, and addition of a new composting toilet.

LOCATION: In the Coastal Zone, just north of the community of Caspar, on the east side of Highway 1, approximately 100 feet north of its intersection with Caspar Road (CR 569). The street address for the property is 15501 North Highway 1, Caspar; APN 017-250-32.

APPEALABLE: Yes (development within 100 feet of wetland)

PERMIT TYPE: Standard Coastal Development Permit

TOTAL ACREAGE: 33 ± acres

GENERAL PLAN: Remote Residential (RMR) [FP] [*1, *3]

ZONING: Remote Residential (RMR 20 [FP] [*1, *3])

EXISTING USES: Visitor Serving Facility, Nature Center

ADJACENT ZONING: North: Open Space (OS)
East: Open Space (OS)
South: AG 60
West: OS and RR5 [RR2] (West of Highway 1)

SURROUNDING LAND USES: North: Open Space – California Dept. of Parks and Recreation

East: Open Space – California Dept. of Parks and Recreation
South: Agriculture and Recreational Residential
West: Highway 1

SUPERVISORIAL DISTRICT: 4

ENVIRONMENTAL REVIEW: Mitigated Negative Declaration (see Appendix B)

OTHER RELATED APPLICATIONS:

- CDP# 2003-0053. The initial application for this CDP and was deemed incomplete. Conversion of the Creamery building and septic improvements were split off from CDP# 2003-0053 and approved with CDP# 2004-0009.
- CDP# 2004-0009. Allowed conversion of the former Creamery building into a manager's residence/staff housing, office space and laundry facility. It also allowed installation of a new septic system to provide sewage disposal for the new residence and exterior lighting.
- E 3078. Replace 60 amp main service with 200 amp (final 7/7/1977).
- F 3534. Education building –Farmhouse foundation repair (final 4/1/1982).
- FB 98900690. Farmhouse roofing (final 7/31/1998).
- BC 2000-0022. Unpermitted office, travel trailers, electric. Site inspection by Planning, Environmental Health and Building. Case closed 10/29/2004.
- BF 01-1150. For barn and storage building (finalized on 11/05/03).
- BF-02-26 for demolition of the bathhouse was issued on 12/11/02.
- BF-01-1151 for underground electrical was applied for on 12/28/01.
- BF 2001-1150. Remove sink and build foundation for Alder Office.

PROJECT DESCRIPTION: The proposed project includes improvements to trails, utilities, driveways and parking areas, landscaped areas, stormwater management, lodging area buildings, and campground area buildings at Jughandle Creek Farm and Nature Center (JCFNC). These improvements would be staged, possibly in the following manner:

- Stage 1: Lodging area improvements including replacement of "Top of Hill" structure and "Eucalyptus Cabin" Site improvements including road, trails, utilities, and septic work; cabin upgrade; site work between the existing "Farmhouse" Lodge and the existing greenhouse and native plant nursery area.
- Stage 2: campground improvements, including bathhouse, bunkhouse, and counselors cabins; new lath house; and, new wood storage shed.
- Stage 3: New equipment storage building.

SITE DESCRIPTION AND SETTING: JCFNC's grounds are located adjacent to the town of Caspar, just east of Highway One, four miles north of the town of Mendocino (Attachment A – Location Map). The parcel is on the east side of Highway One just south of Jughandle Creek and ranges in elevation from about 40 to 120 feet above sea level. The site is just south of and adjacent to Jughandle State Reserve, and contains publicly accessible trails connecting to trails in the State Reserve. The site totals approximately 33 acres, and includes forests and meadows, nature trails, a century-old Victorian farmhouse, a campground area, and a nursery and greenhouse used by school and youth groups to grow native plants for restoration projects. Jughandle Creek and an unnamed creek are located adjacent to the site.

KEY ISSUES: Coastal Development Permit applications are subject to the findings enumerated in Section 20.532.095 and Section 20.532.100 of the Mendocino County Code (MCC). Appendix A of this report individually addresses each of the Required Findings for all Coastal Development Permits and any Supplemental Findings applicable to this project.

The issues listed below are drawn from Appendix A and have been determined to be “key issues” because they either require special conditions for the findings to be made, or they address matters of particular concern by referral agencies.

General Plan Land Use

The parcel is classified on the Coastal Plan Map as RMR 20 [FP] [*1, *3] (Remote Residential District [Flood Plain]). The RMR 20 designation allows one dwelling unit per twenty acres. The *1 and *3 designations identify the property as a Visitor Accommodation and Services Combining District, which is intended to allow visitor accommodations and services to be developed on selected sites designated by the asterisk (*) symbol on the land use plan maps of the Coastal Element of the General Plan and Coastal Zoning Maps. The *1 allows: Bed and Breakfast Accommodation (4 guest rooms or suites), Inn (10 guest rooms or suites). The *3 allows Campground (Hostel, Organized Camp, Recreational Vehicle Campground).

The number of units allowed for parcels with the *1 designation as an Inn is ten units. However, Appendix 10 of the 1982 Coastal Element listed Jughandle Farm as one of the existing private Visitor Accommodations centers and noted that at that time there were twelve overnight units. The applicant has requested twelve overnight units under the *1 designation, not including the manager’s residence (Creamery). Staff has concluded that twelve units under the *1 designation is allowed since 12 units were in use when the permitting processing began; a manager’s residence is also allowed.

The number of units allowed under the *3 designation is 30 guests for a Hostel or 10 campsites per acre for a Campground. Jughandle Creek Farm has designated eight acres for a campground area which would allow up to 80 campsites. The applicant is requesting accommodation for 40 guests under the *3 designation; 30 guests spaces would be provided in the bunk cabins and 10 campsites for outdoor tent camping. The bunk cabins would be uninsulated and served by remote bathroom facilities and are consistent with the definition of Campground in Section 20.332.035 of the Coastal Zoning Code, which defines Campground as “An area or a tract of land where camping in tents, cabins or out of doors occurs.” Currently, wastewater treatment capacity would limit the number of overnight guests in the campground area to 40 persons. If in the future, the applicant wishes to increase the number of campsites, a Coastal Development Permit amendment would be required.

The proposed development is consistent with the General Plan designation for the property.

Utilities

JCFNC is served by existing on-site well and septic systems. Improvements to the water and wastewater utilities are proposed as part of the application and detailed on the Proposed Site Plan (Attachments W through Z – Wastewater Plan Sheets 1 - 4). Final clearance of the project must be provided by the Division of Environmental Health prior to issuance of building permits.

Water system improvements include a new 20,000 to 30,000 gallon water storage tank for fire suppression and water storage. New water lines would serve facilities in the bunk cabin and tent camping areas. A new 6 inch fire water main would run from the new water storage tank along the access road through the camping area to a new fire turnaround at the east end of the camping area. A Hydrological Study prepared by Questa Engineering(11/13/2009) included a well test report indicating stabilized yield of 3.0 gallons per minute (gpm) and a daily pumping volume of 4,320 gallons per day (gpd) for a 26 hour sustained pumping period. The Mendocino County Water Agency provided an acceptance letter for the Hydrological Study on June 24, 2010.

The proposed new water lines would be located in or parallel to the existing access road. Portions of the access road are in or within 50 feet of the Grand Fir ESHA; however, the water lines would be sited in and along the existing road through the property. The proposed new water storage tank is shown on the

Site Plan to be within the Grand Fir ESHA in an area near existing water infrastructure (i.e., electrical box, well house, and two water tanks). The location of the water tank has the potential to impact the Grand Fir ESHA and is inconsistent with Section 20.496 of the Coastal Zoning Code (Environmentally Sensitive Habitat and Other Resource Areas). Staff recommends that the water tank be located outside the Grand Fir ESHA and 50 foot Grand Fir ESHA buffer in the existing drop-off and turnaround area located approximately 125 feet north of the proposed water tank location.

The application proposes a new sewage disposal system to largely replace the existing system. A new 3,000 gallon septic tank system (1) with effluent filter to serve the Farmhouse would replace an existing 1,000 gallon tank, which would be abandoned. A 2,000 gallon septic tank system (2) with effluent filter would serve the Top of Hill building and Creamery (office and caretaker residence) and an existing 1,200 gallon tank would be abandoned. A new 3,000 gallon septic tank (3) with effluent filter would serve the bunkhouse, tent camping area, bathhouse, campground cooking area and counselor cabins. A 3,529 gallon per day (gpd) subsurface drip dispersal system would be developed west of the Creamery (office and caretaker residence). Four monitoring wells would be installed at the perimeter of the drip dispersal system.

The peak wastewater design flow of the sewage system would be 3,529 gallons per day, which is estimated to be under the peak design flow (Lescure Engineers, Inc., 11-22-2013). Table 2 in Appendix A shows the typical and peak flows for each of the five areas proposed to be served by the new wastewater treatment system.

The Mendocino County Division of Environmental Health commented that the project can be approved.

Grading

The proposed project includes grading sections of the existing gravel road, parking areas and trails. Grading would occur at the entrance to the site where the access road climbs at an average grade of 14.3 percent up to the Farmhouse where the terrain levels out. Additional access road improvements would occur near the proposed Bunkhouse and Bath House. Multiple gravel parking areas along the access road would also be graded. Large sections of the ADA Trail running from the proposed Covered Pavilion to the Top of Hill and then to the Nursery and Garden area would be reconstructed and graded. The applicant estimates that 296 cubic yards of cut and 605 cubic yards of fill would be needed for the road/driveway improvements. **Condition 12** is recommended to require a grading plan consistent with MCC Section 20.492.010 is approved prior to the issuance of a Building Permit by PBS Staff.

Drainage

The proposed project includes a number of improvements to manage stormwater runoff consistent with the MCC. **Condition 13** is recommended to require a drainage and erosion control plan. The plan should detail erosion and sediment control Best Management Practices, including staging, stock pile locations, and tree protection areas. Native, drought tolerant plants are recommended for landscaped areas.

Cultural Resources

The application was reviewed by the Mendocino County Archaeological Commission on October 10, 2012, which determined that an archaeological survey was required. An archaeological survey was conducted by Thad Van Bueren on November 17, 2012, and reviewed by the Archaeological Commission on December 12, 2012.

The Archaeological Commission accepted the survey with modifications requiring that a *“qualified archaeologist shall monitor all subsurface excavations within ‘scatter’ area identified on map within Archaeological Survey. Any historic artifacts discovered shall be plotted on a map noting item and depth found at. If a large concentration of intact artifacts is discovered, applicant shall follow Mendocino County Code Section 22.12-090 (discovery clause).”* **Condition 14** is recommended to implement the recommendations of the Archaeological Commission and **Condition 15** advises the applicant of the requirements of the County's Archaeological Ordinance (Chapter 22.12 of the Mendocino County Code) in the event that archaeological or cultural materials are unearthed during site preparation or construction activities.

ESHAs

The request includes a reduced buffer analysis for Wetland ESHA and Grand Fir ESHA and limited development within the ESHAs that would allow the opportunity for nature study. Replacement of the existing boardwalk and construction of an ADA path to the Nursery and Garden areas and reconstruction of the boardwalk and Grand Fir ADA Trail will enhance nature study opportunities. Limited maintenance would also be allowed for the Alder cabin and the Orchard cabin, in part because PBS has recognized these structure in the past. The application request notes that the addition of an ADA access would decrease erosional hazards and detrimental impact to wetlands from foot traffic and wheelbarrows. As mitigation for the possible displacement of wetland habitat, **Condition 16** recommends that the applicants provide a mitigation plan, prior to issuance of any building permits, meeting the requirements of MCC Section 20.496.020 (4) and incorporating the mitigation measures recommended in the applicant's biological report. Part of this mitigation includes the proposed Native Plant Interpretive Gardens which are compatible with use of the area for nature study.

California Environmental Quality Act (CEQA)

An Initial Study (Appendix B) for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). Staff determined that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. The Initial Study identified five areas where mitigation measures would be required: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. All of the mitigation measures identified in the Initial Study have been incorporated as conditions of approval in other sections of this report. Therefore the project qualifies for a Mitigated Negative Declaration.

RECOMMENDED FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, Planning and Building Services recommends the Coastal Permit Administrator approve the proposed project, and adopt the following findings and conditions.

REQUIRED FINDINGS FOR THIS COASTAL DEVELOPMENT PERMIT:

1. The proposed development is in conformity with the certified Local Coastal Program; and
2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities; and
3. The proposed development is consistent with the purpose and intent of the applicable zoning district, as well as all other provisions of Division II, and preserves the integrity of the zoning district; and
4. The proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment, within the meaning of the California Environmental Quality Act; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource; and
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. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.
8. The proposed development will not have any adverse impact on environmentally sensitive habitat areas. The Wetland, Riparian and Grand Fir ESHAs will not be significantly degraded by the proposed development; there is no feasible less environmentally damaging alternative; and all feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two (2) years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. The applicant shall comply with those recommendations in the California Department of Forestry Conditions of Approval (CDF# 227-03) or other alternatives acceptable to the Department of Forestry. Prior to the final inspection of the building permit, written verification shall be submitted from the Department of Forestry to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Department of Forestry.
9. The applicant shall comply with the following measures to ensure no of large quantities of hazardous materials are released into the environment.
 - a. Heavy equipment that will be used in the Project will be in good condition and will be inspected for leakage of coolant and petroleum products and repaired, if necessary, before work is started.
 - b. Equipment operators will be trained in the procedures to be taken should an accident occur.
 - c. Prior to the onset of work the contractor will prepare a plan for the prompt and effective response to any accidental spills.

- d. Absorbent materials designed for spill containment and cleanup will be kept at that Project site for use in case of an accidental spill.
 - e. Refueling of equipment will occur off-site.
 - f. If equipment must be washed, washing will occur off-site.
 - g. Stationary equipment will be positioned over drip pans.
 - h. Monitoring Method: The equipment operator will inspect the work site and equipment before, during and after completion of the Project to ensure that all mitigation measures to avoid impacts are properly implemented.
10. The applicant shall comply with the following to reduce the effects on noise on workers and the surrounding area.
- a. Workers shall be required to wear hearing protection when in the vicinity of or while operating equipment producing noise levels equal to or greater than 85 db.
 - b. To restrict noise from earthmoving and hauling of soils the following shall measures apply during construction activities.
 1. Hours of construction for outdoor activities exceeding 50 dBA shall be limited to Monday through Friday 7:00 a.m. to 7:00 p.m. and weekends and holidays from 9:00 a.m. to 6:00 p.m. Movement and hauling of material, and associated activities such as re-fueling or maintenance, shall be limited to normal working hours for the area, as specified above. More restrictive operation hours may be specified in the construction documents and may be property-specific.
 2. All equipment shall operate with factory-equipped mufflers, and staging areas shall be located as far from residential uses as is practical. These conditions shall be incorporated into project contract specifications.
 3. Construction personnel shall conduct all work activities in a manner that minimizes noise generation. A variety of contractor actions are available that will reduce construction noise, including: i) turning off engines on all construction equipment not in active use, ii) shielding noisy equipment with less noisy equipment, and iii) avoiding high RPM engine operation whenever possible.
11. Prior to issuance of a building permit in reliance of this Coastal Development Permit, the applicant shall submit an exterior lighting plan and design details or manufacturer's specifications for all the exterior lighting fixtures. 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 exceed the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code.
12. Prior to the issuance of any Building Permits for projects requiring grading, the applicant shall submit for approval by Planning Staff, a site specific grading plan reviewed by a qualified geotechnical or civil engineer consistent with MCC Section 20.492.010.
13. Prior to issuance of any Building Permits, the applicant shall submit for approval by PBS Staff, a drainage and erosion control plan. The plan shall detail erosion and sediment control Best Management Practices, including staging, stock pile locations, and tree protection areas for all areas where development will occur on the property. Native and drought tolerant plants are recommended for landscaped areas. The applicant shall also adhere to the following measures:
- a. Construction in the wetland area will only occur between April 15th and October 31st when the ground surface is dry and to reduce the chance of stormwater runoff occurring during construction.
 - b. No construction materials, debris, or waste, shall be placed or stored where it may be allowed to enter into or be placed where it may be washed by rainfall into waters of the U.S./State.

- c. Disturbed areas will be mulched with at least 2 to 4 inches of certified weed-free straw mulch with wheat or other straw for riparian and wetland areas and rice straw for uplands and use of a seed mix with coverage equivalent to 100 lbs/acre of barley seed and appropriate riparian vegetation for immediate erosion control. No annual (Italian) ryegrass (*Lolium multiflorum*) shall be used.
 - d. All temporary fill, synthetic mats and silt fences will be removed from wetlands and waters of the U.S./State immediately on cessation of construction. Biodegradable geotextile fabrics will be used, where possible.
 - e. Material stockpiles shall be properly protected to minimize sediment and pollutant transport from the construction site.
 - f. The following BMPs shall be implemented to prevent entry of storm water runoff into the excavation site, the entrainment of excavated contaminated materials leaving the site, and to prevent the entry of polluted storm water runoff into coastal waters during the transportation and storage of excavated contaminated materials:
 1. EC-2 Preservation of Existing Vegetation
 2. EC-6 Straw Mulch
 3. EC-7 Geotextile and Mats
 4. SE-1 Silt Fence
 5. WM-9 Sanitary/Septic Waste Management
 - g. Monitoring Method
 1. The equipment operator will inspect the work site and equipment before, during and after completion of the Project to ensure that all mitigation measures to avoid impacts are properly implemented.
 2. Before construction work commences the equipment operator will inspect the site and document that all that erosion control measures and appropriate BMPs are in place.
14. A qualified archaeologist shall monitor all subsurface excavations within 'scatter' area identified by Thad Van Bueren in the Archaeological and Historical Resources Survey of the Jughandle Farm and Nature Center (November 17, 2012). Any historic artifacts discovered shall be plotted on a map noting item and depth found at. If a large concentration of intact artifacts is discovered, applicant shall follow Mendocino County Code Section 22.12-090 (discovery clause)."
15. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.
16. The following measures are recommended as part of the reduced buffer analysis for proposed development to the Grand Fir ESHA, Riparian ESHA and Wetland ESHA.
- a. Construction in the wetland and riparian areas shall only occur between April 15th and October 15th to reduce the chance of stormwater runoff occurring during construction.
 - b. Construction activities in the wetland shall occur only when the area is dry and when adult red-legged frogs are not expected to be present. Surveys for frogs by a qualified biologist shall be conducted in the wetland area prior to construction, and any frogs will be relocated outside of the construction area.
 - c. Disturbance of wetlands shall not exceed the minimum necessary to complete construction activities. The proposed trail and boardwalk shall be designed and installed in order to minimize or completely avoid sedimentation or other impacts to the wetland.

- d. Vegetative disturbance shall be contained within the limits of construction and kept to a minimum area
 - e. A qualified biologist will identify, record, and report to DFW as appropriate red-legged frogs captured and relocated, or the occurrence of any mortality.
 - f. Temporary fencing, such as orange plastic fencing or black silt cloth, will be placed on the edge of the buffer from the riparian and wetland habitats during phases of construction within 50 feet of these habitats.
 - g. If any birds of prey, including but not limited to osprey and Accipiter species, begin to build nests near the project site then the Department of Fish and Wildlife or US Fish and Game Service, as appropriate, shall be consulted.
 - h. Invasive plants including English ivy, gorse, gopher spurge, maidenhair mattress vine, Darwin's berberis, cotoneaster, and Himalayan blackberry, shall be removed to the greatest extent practicable.
 - i. Landscaping within the ESHA buffers shall not include any invasive plants.
 - j. To mitigate for impacts to the wetland area, 1900 square feet of Himalayan blackberry to the southwest and downslope of the native plant nursery shall be removed and the area re-vegetated with native wetland species.
 - k. Prior to issuance of the Coastal Development Permit, the applicant shall submit for approval by Planning Staff a revised Site Plan showing relocation of the dirt/gravel Path with Timbersil steps from the Farmhouse to the ADA path, the dirt/gravel path from the Top of Hill building to the Orchard cabin and the 20,000 to 30,000 gallon water storage tank outside the 50 foot buffer areas of the Wetland ESHA and/or the Grand Fir ESHA.
 - l. Prior to issuance of of any building permits, the applicants shall provide a mitigation plan, consistent with the requirements of MCC Section 20.496.020 (4).
17. Any stationary on-site internal combustion engines over 50 horsepower (i.e. lager power generators or pumps) may require a permit from the Air Quality Management District, depending on fuel source and level of operation. Rental equipment may require notification to District. The applicant/owner shall contact the District to determine whether it's necessary to obtain a permit.
18. The access road, driveway and interior circulation routes be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air quality Management District regulations regarding asbestos content.
19. The applicant shall provide a final letter of clearance from Fort Bragg Fire District prior to issuance of any building permits.
19. Final Conditions of Approval for this coastal development permit shall be included with all building permit applications and shown on site plans submitted for development project associated with this coastal development permit.

Staff Report Prepared By:

DATE

BILL KINSER
SENIOR PLANNER

BK/at
April 21, 2015

Mitigated Negative Declaration
Appeal Fee: \$945.00
Appeal period: 10 Days

APPENDICES

Appendix A -- Coastal Permit Approval Checklist
Appendix B -- Initial Study

ATTACHMENT LIST

A - Location Map
B - Topographic Map
C - Aerial Orthophoto
D - General Plan Classifications
E - Zoning Display
F - Adjacent Parcels
G - LCP Maps 14 (Beaver and 15 (Caspar)
H - Classified Wetlands
I - FEMA Flood Zone
J - JCFNC Plant Communities
K - Highly Scenic and Tree Removal Areas
L - Estimated Slope
M - JCFNC Archltectural Site Plan
N - JCFNC Proposed Site Plan
O - JCFNC Existing Site Plan
P - JCFNC Topography
Q - JCFNC Grading and Drainage Plan
R - JCFNC Photo Exhibits of Buildings
S - JCFNC Building Elevations
T - JCFNC Bathhouse and Counselor Cabin
U - JCFNC Bunk House Plan
V - JCFNC Cooking Area
W - JCFNC Wastewater Plan Sheet 1
X - JCFNC Wastewater Plan Sheet 2
Y - JCFNC Wastewater Plan Sheet 3
Z - JCFNC Wastewater Plan Sheet 4

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning – Ukiah	No comment
Mendocino Department of Transportation	Any proposed work within the State Highway right of way shall be constructed in accordance with encroachment permit procedures administered by the California Department of Transportation.
Environmental Health – Fort Bragg	DEH has received the required materials and can give clearance to CDP# 2003-0053
Building Inspection – Fort Bragg	No comment
Assessor	No response
Mendocino County Water Agency	Staff has reviewed the subject document, finds it thorough and well-prepared and commends the project for the integration of Low Impact Development (LID) techniques throughout the project. Staff requests photo-documentation that construction BMP's have been installed. Staff would also appreciate photos of the various LID facilities during and after construction.
Air Quality Management District	1) Must comply with asbestos construction and demolition regulations (ARDN form; 2) Must comply with District Reg. 4.1 (woodstoves).
Coastal Commission	Comments received regarding permit history, clarification of project description, additional plans (e.g., landscaping, trail, etc.), use of property, proof of adequate water supply, traffic impacts and biological resources.
CalTrans	No response
Department of Fish and Wildlife	Comments received and recommendations included in Condition 16.
Department of Parks and Recreation	No response
U.S. Fish and Wildlife	The FWS thinks that this project as described is unlikely to result in take of any ESA listed species and may proceed as proposed.
Army Corps of Engineers	No response
Fire District (Fort Bragg Fire)	Comment to follow. Project may be subject to a fire sprinkler system, to be determined by formal plan review.
Department of Forestry / CALFIRE	Recommended standard conditions
Archaeological Commission	Archaeological survey required. Survey entire property and perform historical evaluation of structures over 50 years old affected by the project (10/102012). Survey accepted with modifications. Qualified archaeologist shall monitor all subsurface excavations within "scatter" area identified on map within Archaeological survey. Any historic artifact discovered shall be plotted on a map noting item and depth found at. If a large concentration of intact artifacts is discovered, applicant shall follow Mendocino County Code Section 22.12.090 (Discovery Clause).