

**APPENDIX A: COASTAL PERMIT APPROVAL CHECKLIST**  
**CDP\_2012-0031 (JUGHANDLE)**  
**MAY 28, 2015**

**PROJECT TITLE:** CDP\_2012-0031 (JUGHANDLE)

**PROJECT LOCATION:** 15501 North Highway 1  
Caspar, CA 95420  
APN: 017-250-32

**LEAD AGENCY NAME,  
ADDRESS AND CONTACT PERSON:** Bill Kinser  
Mendocino County  
Planning and Building Services  
120 West Fir Street  
Fort Bragg, California 95437  
707-964-5379

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

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

**DESCRIPTION OF PROJECT:** 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.

**LAND USE PLAN AND COASTAL DEVELOPMENT PERMIT BACKGROUND:** A farm was established on the current site of the Jughandle Creek Farm and Nature Center sometime before 1866 by Alexander Gordon and is shown on a Government Land Office Plat published in that year. Gordon sold the 185 acre farm to Alexander Jefferson in 1875. A 1873 Coast Survey shows the development at that time included a cluster of buildings near the existing Farmhouse, Top of Hill Building and Creamery. The Coast Survey also shows a road running through property in roughly the same location as the existing road on the site. County appraisal records indicate the residence on the site originally built by the Gordon family was substantially expanded by 1883. By 1910, operation of the Jughandle farm had passed to Annie and Stewart Tregoning. The farm remained in the Tregoning family until 1971.<sup>1</sup>

In 1971, Stuart Tregoning sold the 33 acre parcel that is now Jughandle Creek Farm and Nature Center (APN: 017-250-32) to the California Institute of Man In Nature while retaining ownership in two parcels located to the south (APN: 017-250-30 and APN: 118-020-19). There was an existing campground on the Jughandle Creek Farm parcel as evidenced by a 1982 Mendocino County Business License (No. 456 issued March 4, 1982), listing of the parcel in the Mendocino County Coastal Land Use Plan as an "existing hostel and campground" and other documents that supported its use as a campground. On May 14, 2002, the Board of Supervisors adopted Resolution No. 02-102 amending the Local Coastal Program Map to give the Jughandle Creek Farm parcel the \*3 designation. On the same date, the Mendocino Board of Supervisors adopted Ordinance 4095, which reclassified the zoning on the subject parcel from RMR -\*1 (Remote Residential District 20 acres – Visitor Accommodations and Services Combining District \*1) to RMR - \*1, \*3 (Remote Residential District 20 acres - Visitor Accommodations and Services Combining District \*1 and Visitor Accommodations and Services Combining District \*3). The parcel also has an FP designation indicating a flood plain located along the portions of the southern boundary. In February of 2005 the California Coastal Commission certified with conditions

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<sup>1</sup> Thad M. Van Bueren, November 17, 2012. Archaeological and Historical Resources Survey of the Jughandle Farm and Nature Center Property in Mendocino County, California. Prepared for Helene Chalfin, Executive Director Jughandle Farm & Nature Center, Caspar, CA 95420.

Mendocino County Local Coastal Plan Amendment Number MEN-MAJ-0-02 Part A for the property. The amendment recognized an existing campground at Jughandle Creek Farm.

CDP 2003-0053 (now CDP 2012-0031) was first submitted in July of 2003 but was deemed incomplete. The project included converting the former Creamery building into staff housing, providing septic, extending utilities, constructing bathroom facilities, a cooking/eating structure, three tent cabins and providing wheelchair access all in the campground area. In February of 2004, CDP 2004-0009 was submitted to allow processing of the conversion of the Creamery building into a manager's residence and installing a septic system to serve the laundry facility. The request was split off from CDP 2003-0053.

An updated application for CDP 2003-0053 (now CDP 2012-0031) was submitted to Mendocino County Planning and Building Services (PBS) in September of 2012. Clearance from the Division of Environmental Health for the proposed septic system design was received in December of 2013, allowing preparation of the staff report for the coastal development permit (CDP).

On May 28, 2014, PBS received a comment letter on the proposed project from the California Coastal Commission North Coast District Office.<sup>2</sup> The comments covered seven (7) facets of the proposed project: 1) permit history; 2) clarification of project description; 3) other plans; 4) use of the property; 5) proof of adequate water supply; 6) traffic impacts; and 7) biological resources. Subsequently the applicants responded to each of the Coastal Commission comments, prepared additional biological studies and prepared a revised Site Plan, which was submitted to PBS on December 12, 2014. Response to the Coastal Commission comments are incorporated into this report where applicable.

**SITE DESCRIPTION AND SETTING:** Jughandle Creek Farm and Nature Center (JCFNC) is a nonprofit organization that provides environmental education programs for youth from Mendocino County and other areas, affordable lodging and camping for tourists and environmental groups, and a greenhouse and nursery where students, youth groups and others can learn about and participate in native plant restoration projects. JCFNC provides environmental education programs for 800 to 1,000 Mendocino County students each year, including a summer day camp for 100 students sponsored by the Mendocino Coast Recreation and Park District. In addition, approximately 2,000 people stay overnight at JCFNC's farmhouse and campground each year. These overnight visitors range from tourists seeking affordable accommodations along the Mendocino coast to volunteers engaged in ecological restoration projects in the area.

JCFNC's grounds are located adjacent to the town of Caspar, just east of Highway 1, four miles north of the town of Mendocino California (Location Map attached). The parcel is on the east side of Highway 1 just south of Jug Handle Creek and ranges in elevation from about 40 to 120 feet above sea level (Topographic Map attached). 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, see attached Aerial Orthophoto.

#### **DETAILED 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. 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.

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<sup>2</sup> Comments on CDP #53-2003 (update), Jug Handle Creek Farm and Nature Center. May 28, 2014. California Coastal Commission.

Table 1 (Existing and New Structure Matrix) summarizes proposed improvements to structures dividing the improvements into six categories: Existing to Remain; Minor Renovation or Upgrade; Major Renovation or Replacement; New Structures and Amenities, Other Structures and Improvements, and Infrastructure Improvements. Table 1 lists existing square footage and new square footage of each structure (where applicable), existing height and proposed height of each structure, square footage in Environmentally Sensitive Habitat Areas (ESHA) and ESHA buffers, and a description of proposed work for each structure. The Architectural Site Plan, Proposed Site Plan and Existing Site Plan (Attached) display existing structures, new structures, and decks and porches.

Proposed improvements to trails, utilities, driveway and parking areas, landscaping, stormwater management, lodging and buildings and campground area are summarized below.

**Trail Improvements.** The trail improvements and enhancements would provide better access and education potential. The trail improvements include maintenance and restoration, accessibility upgrades, way finding signage, interpretive signage, and trail mapping. Some of the trails will provide raised boardwalks. The trails will be used for educational interpretive walks that discuss impacts of invasive non-native plants and the benefits of habitat and wildlife protection. Specific trail improvements would include:

- Removal of hazardous limbs and trees along existing trails,
- Trail restoration and boardwalk construction to replace the existing dilapidated boardwalk along the existing "Grand Fir" trail connecting the Farmhouse to the campground, and
- New accessible trail access between the Farmhouse lodge and Native Plant Nursery, including a rebuilt boardwalk.

**Utilities Improvements.** The utility improvements would include:

- Upgrade the existing electrical service onsite,
- Upgrade the existing water service onsite,
- Add a new water tank for fire suppression and potable water storage, and
- Upgrade and expand the existing septic system, including an Orenco Systems "Advantex" treatment system, resulting in high quality, pre-treated effluent at the septic drain field.

New development for the water service upgrade includes a 20,000 to 30,000 gallon water storage tank, a new 6 inch fire water main running along the access road, a new 2 inch domestic water line running to the Replacement Cooking Area, the Bunkhouse and the Bath House, and new gate valves and fire hydrants.

The septic system upgrade includes new sewer lines to be extended to the Top of Hill Building, Replacement Cooking Area, the Bunkhouse and the Bath House. A new treatment system and primary and reserve dispersal fields would be located west of the "Creamery" office and Managers Residence.

**Driveway and Parking Improvements.** The project includes repairs and upgrades to the existing driveway and parking areas to provide clearly designated parking areas to better serve guests, prevent informal parking, and reduce site impacts. The following improvements would be completed:

- Repair and upgrade of driveway entry to improve safety and ingress/egress from the site;
- Repair, regrade, and upgrade existing driveway to reduce erosion, improve site access, and meet current fire access requirements;
- Repair and upgrade existing parking areas; and
- Add new parking areas including overflow parking area.

There would be a new driveway access to Highway 1 with the apron meeting Caltrans standards. The existing driveway up the slope from the entrance would be regraded and a new fire turnout and a new fire turnaround added.

The number of parking spaces at the site would increase from 46 spaces to 48 spaces (44 standard and 4 handicap accessible spaces). Much of the existing parking is “informal parking”. Near the entrance, a sixteen space overflow parking area would be developed. At the campground “informal parking” areas would be replaced by dispersed gravel parking spaces and 2 pervious concrete handicapped parking spaces. The remainder of the parking would be developed near the Farmhouse Lodge and Top of Hill Building and Creamery Office and Manager’s Residence. The number and exact location of the new gravel parking spaces is to be verified in the field. Eight of the gravel spaces next to the Top of Hill building would be within 100 foot Grand Fir setback and two spaces within the 100 foot wetland buffer as would a segment of the proposed driveway access apron. One handicapped parking space at the campground is within the 100 foot Grand Fir Forest buffer.

**Landscape Improvements.** Exotic and invasive plant species removal from the site would continue. The Center’s educational programs would be augmented to teach about the protection and restoration of wetland and riparian habitat both of which are found onsite and both traversed by existing and proposed trails. The Native Plant Nursery would continue propagating wetland plants as well as native trees, shrubs and wildflowers of the coastal area, including many riparian species. As mitigation for the proposed improvements to the trail from the Farmhouse Lodge to the Nursery and Garden area within the ESHA, native plants would be installed onsite when invasive plant species are removed. Native plants propagated onsite are proposed to be planted throughout the property.

**Stormwater Management Improvements.** The project would model low impact development techniques intended to maximize on-site stormwater retention and infiltration, with the ultimate goal of aquifer recharge. Proposed storm water related improvements include the following:

- Source Control: Utilizing permeable paving for parking areas;
- Treatment: Rain gardens, bioswales, and berms to control and direct surface water flow;
- Expanded roof water catchment to conserve water and reduce storm water run-off; and
- Construction of an educational rain water garden display, encouraging guests to trace the path of water through berms, swales and other water features.

The proposed stormwater improvements include new stormwater swales near the entrance, pervious concrete handicapped parking spaces, and multiple rain gardens.

**Lodging and Building Improvements.** The existing buildings are the Farmhouse Lodge, the Top of Hill facility, Orchard sleeping cabin, Eucalyptus sleeping cabin, Grand Fir sleeping cabin, Creamery office and manager’s residence, woodshop and native plant nursery small structures. Photos of the existing buildings and building elevations for the Top of Hill building are attached. Many of the improvements to the lodging area buildings are part of a new Top of Hill facility where a number of guest services and staff needs would be consolidated. Improvements would include:

- Upgrades for ADA accessibility at the Farmhouse Lodge;
- Replace the Top of Hill facility with a new facility that would have a kitchen/lounge space, bathroom/showering rooms, mudroom, a laundry/storage room, a private office, and a rebuilt “Eucalyptus” sleeping cabin;
- Upgrades to the “Orchard” sleeping cabin and “Grand Fir” sleeping cabin for structural and Americans with Disabilities Act (ADA) accessibility upgrades;
- Construct a new “Lath House” structure near the Center’s main gate; and
- Construct a new equipment storage barn.

**Campground Building Improvements.** The eight acre campground area would be divided into two areas; a one acre area containing the Bunkhouse building and a seven acre area providing outdoor tent camping, a Bath House, a Covered Pavilion and Campground Cooking Area (elevations attached). Proposed improvements in the campground buildings are:

- Two new Bunkhouse Cabins connected by a communal deck and covered porch;
- A new Bath house providing restroom and shower facilities;

- Two new Counselor cabins providing sleeping space and bathroom facilities;
- A new covered teaching pavilion, open on all sides; and
- An upgraded Campground Cooking Area.

**DETERMINATION:** The proposed project **conditionally satisfies all required findings for approval of a Coastal Development Permit**, pursuant to Section 20.532.095 and 20.532.100 of the Mendocino County Code, as individually enumerated in this Coastal Permit Approval Checklist.

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
<b>(A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following:</b>				
(1) The proposed development is in conformity with the certified local coastal program.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(3) The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(B) If the proposed development is located between the first public road and the sea or the shoreline of any body of water, the following additional finding must be made:</b>				
(1) 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

➤ **20.532.095(A)(1) The proposed development is in conformity with the certified local coastal program.**

*Consistent (with conditions of approval)*

The Local Coastal Program sets goals and policies for managing resource protection and development activity in the Coastal Zone of Mendocino County, an area that extends from the Humboldt County line to the Gualala River. The Local Coastal Program addresses topics such as shoreline access and public trails; development in scenic areas, hazardous areas, and coastal bluffs; environmentally sensitive habitat areas; cultural resources; transportation; public services; and more. The Local Coastal Program serves as an element of the General Plan and includes the Mendocino County Code (MCC), and its policies must be consistent with the goals of the California Coastal Act.

Various aspects of the Local Coastal Program are specifically addressed by separate Required and Supplemental Findings for Coastal Development Permits, including utilities, transportation, zoning, CEQA, archaeological resources, public services, coastal access, and resource protection. The following is a discussion of elements of the Local Coastal Program not specifically addressed elsewhere in this checklist.

**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 a Campground as "An area or a tract of land where camping in tents, cabins or out of doors occurs."<sup>3</sup> 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.

**Hazards.** Chapter 3.4 of the Mendocino County Coastal Element addresses Hazards Management within the Coastal Zone.

**Seismic Activity:** The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone.<sup>4</sup> The San Andreas fault is located offshore to the west of the project site and is the nearest active fault. The site, like the rest of Mendocino County, is subject to strong ground shaking. The area contains beach deposits and stream alluvium and terraces with potential for intermediate shaking.<sup>5</sup>

**Landslides:** The proposed new structures and modifications to existing structures would be located in relatively flat areas of the property, and the development does not present any hazard issues relative to slope failure. There are no translational/rotational or debris slides mapped on the subject parcel.<sup>6</sup>

**Erosion:** The distance of the nearest boundary of the property to the nearest bluff edge is approximately 500 feet. No conditions are required for compliance with County bluff hazard policies.<sup>7</sup>

<sup>3</sup> Section 20.532.035. Mendocino County, Planning and Building Services, Planning Division. *Mendocino County Coastal Zoning Code*. 1991. Ukiah, CA.

<sup>4</sup> State of California Special Studies Zones, Department of Conservation, Division of Mines and Geology.

<sup>5</sup> Mendocino County Planning and Building Services. Land Capabilities/Natural Hazards Map 14 (Beaver) and Map 15 (Caspar). 1979. Ukiah, CA.

<sup>6</sup> *Geology and Geomorphic Features Related to Landsliding* [map]. 1983. Mendocino 7.5' Quadrangle, Department of Conservation, Division of Mines and Geology.

<sup>7</sup> Section 20.500.020(B). Mendocino County, Planning and Building Services, Planning Division. *Mendocino County Coastal Zoning Code*. 1991. Ukiah, CA.

**Flooding:** A narrow strip along the property's southern border is in the mapped 100-year flood zone (Attachment I – FEMA Flood Zone); however, no new development is planned for this area and no conditions are necessary to ensure consistency with flood policy.<sup>8</sup>

**Fire:** The property is in an area that has a “very high” fire hazard severity rating as determined by the California Department of Forestry and Fire Prevention. The Department of Forestry has submitted recommended conditions of approval (CDF# 227-03) for address standard, driveway standard, road standard, defensible space standard, and maintaining defensible space. **Condition 8 and 19** are recommended to achieve compliance with CalFire fire safe standards and Fort Bragg Fire District.

**Condition 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.

**Condition 19:** The applicant shall provide a final letter of clearance from Fort Bragg Fire District prior to issuance of any building permits.

**Hazards and Hazardous Materials:** While the project does not involve storage or use of large quantities of hazardous materials, the Project's use of heavy equipment and vehicles contains a potential risk of an accidental release of small quantities of fuel, oil and coolant. **Condition 9** is recommended to ensure no large quantities of hazardous materials are released into the environment.

**Condition 9:** The applicant shall comply with the following measures to ensure no 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.

**Noise.** The Mendocino County General Plan sets forth goals and policies related to noise and land use compatibility. Policy DE-100 proposes exterior noise limits for different land uses. In the single-family residential category, the maximum sustained noise level would be 60 dBA daytime (7:00 AM to 10:00 PM), and 50 dBA nighttime (10:00 PM to 7:00 AM). Ldn is the average sound level in decibels, excluding frequencies beyond the range of the human ear, during a 24-hour period with a 10dB weighting applied to nighttime sound levels.

The Project may temporarily generate noise at the work site that exceeds 85 dB at 50 feet for a short-term when using heavy equipment. Workers in close proximity to operating equipment and equipment operators will be exposed to noise levels in excess of 85 dB. There are two residences in the immediate vicinity, within 1,000 feet,

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<sup>8</sup> *Mendocino County and Incorporated Areas* [map]. 2011. Flood Insurance Rate Map, Panel 1200, Number 06045C1200F. Federal Emergency Management Agency.

of the project. These residences are located approximately 800 feet from the project area. After attenuation by distance, noise from project construction at these residences will be approximately 61 dB. **Condition 10** is recommended to reduce the effects of noise on workers and the surrounding area.

**Condition 10:** The applicant shall comply with the following to reduce the effects of 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 measures shall 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, and iii) avoiding high RPM engine operation whenever possible.

**Visual Resources.** Protection of visual resources is a specific mandate of Section 30251 of the Coastal Act, and is subsequently addressed in Chapter 3.5 of General Plan's Coastal Element and implemented by Chapter 20.504 of the MCC.

Coastal Element Policy 3.5-1 provides general guidelines for all development in the coastal zone, requiring that:

*The scenic and visual qualities of Mendocino County coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas designated by the County of Mendocino Coastal Element shall be subordinate to the character of its setting.*

The parcel is located to the east of Highway 1 and is not within a designated "Highly Scenic Area". Consequently, the project is not subject to Local Coastal Program Visual Resource policies relating to Highly Scenic Areas. Some of the new buildings would be visible from Highway 1. The new open air lath structure and new overflow parking area would be located to the north of the entrance road. New landscape screening is shown on the Proposed Site Plan between the overflow parking area and Highway 1. Views of the replacement "Top of Hill" building would be largely screened by the existing "Farmhouse" lodge. Other structures would not be visible from Highway 1.

Project activities, plantings, and structures will not obstruct the public's view of any scenic vista from Highway 1. During construction, there will be a minor, short term adverse impact, as driveway improvements and other improvements on the west side of the property are conducted. However, over the long term these improvements will result in a minor benefit to views on the eastern side of Highway 1.

Section 20.504.035 of the Coastal Zoning Code (Exterior Lighting Regulations) states:

- (A) *Essential criteria for the development of night lighting for any purpose shall take into consideration the impact of light intrusion upon the sparsely developed region of the highly scenic coastal zone.*

- (2) *Where possible, all lights, whether installed for security, safety, or landscape design purposes, shall be shielded or shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed.*
- (5) *No lights shall be installed so that they distract motorists.*

Staff recommends adding **Condition 11** to allow the PBS to review the exterior light fixtures prior to issuing building permits for the project.

**Condition 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.

➤ **20.532.095(A)(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.**

*Consistent (with conditions of approval)*

Utilities: JCFNC is served by an 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 (attached).

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 (on file) 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.<sup>9</sup> 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 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.

The application proposes a new sewage disposal system designed by Lescure Engineers, Inc. (11/22/2013), 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. Table 2 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 (comment letter on file).

<sup>9</sup> Questa Engineering Corporation. Hydrological Study for Community Water Supply Well Jughandle Creek Farm and Nature Center. November 13, 2009. Prepared for Jughandle Creek Farm and Nature Center c/o Helene Chalfin, Caspar, CA.

Access Roads: The parcel is currently accessed by a driveway from Highway 1, and no additional access is proposed. The project proposes no new encroachment onto Highway 1 but does include repairing and regrading of the driveway entry to improve safety and ingress/egress from the site, to reduce erosion, and to meet current fire access requirements. Mendocino County Department of Transportation commented that that "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." **Condition 4** addresses this and states that the CDP permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.

**Condition 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.

Grading, Erosion and Runoff: Grading, Erosion and Runoff are subject to Section 20.492. of MCC. Regarding erosion control, Section 20.492.010 of the MCC states in pertinent part:

- (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 revegetated 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.*

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.

**Condition 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.

Regarding erosion control, Section 20.492.015 of the MCC states in pertinent part:

- (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.

Regarding stormwater runoff, Section 20.492.025 of the MCC states in pertinent part:

- (A) Water flows in excess of natural flows resulting from project development shall be mitigated.
- (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.

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. The condition also includes mitigation measures identified in the Initial Study.

**Condition 13:** Prior to issuance of any Building Permits, the applicant shall submit for approval by Planning 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 15<sup>th</sup> and October 31<sup>st</sup> 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 the erosion control measures and appropriate BMPs are in place.

➤ **20.532.095(A)(3) The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district.**

*Consistent (without conditions of approval)*

Intent: The subject parcel is in the Remote Residential (RMR) zoning district, the Floodplain Combining District (FP), and the Visitor Accommodations and Services (VAS) Combining District.

The Remote Residential zoning district is "intended to be applied to lands within the Coastal Zone which have constraints for commercial agriculture, timber production or grazing, but which are well-suited for small scale farming, light agriculture and low density residential uses, or where land has already been divided and substantial development has already occurred."<sup>10</sup>

The Floodplain Combining District "is intended to establish special requirements and regulations to be applied to those coastal areas of the County subject to inundation in order to prevent loss of life and property damage."<sup>11</sup>

The Visitor Accommodations and Services Combining District "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. A single-family residence may be developed in conjunction with or prior to the establishment of visitor accommodations and services if the site/parcel is not preempted for VAS facilities by such action."<sup>12</sup>

This application to allow for improvements to the existing JCFNC. The proposed development on the site is consistent with and does not conflict with the intent of the Remote Residential zoning district, the Floodplain Combining District, or the Visitor Accommodations and Services Combining District.

Use: The applicant proposes improvements to trails, utilities, driveways and parking, landscaping, stormwater management, lodging and buildings, and campground buildings that are all related to its continued use as an Inn (VAS \*1) and Campground (VAS \*3).

The proposed improvements are customarily associated with and appropriate for the VAS Combining District as both principal permitted uses and as accessory uses.<sup>13</sup>

Density: The maximum density in the VAS Combining District for Inns (\*1) is ten (10) guest rooms or suites and the maximum density for Campgrounds (\*3) is ten (10) campsites per acre.<sup>14</sup> Appendix 10 of the 1982 Coastal Element listed Jughandle Farm as one of the existing private Visitor Accommodations centers and lists twelve

<sup>10</sup> Section 20.380.005, *Mendocino County Code*.

<sup>11</sup> Section 20.420.005, *Mendocino County Code*.

<sup>12</sup> Section 20.436.005, *Mendocino County Code*.

<sup>13</sup> Section 20.436.010, *Mendocino County Code*.

<sup>14</sup> Section 20.436.030(1)&(4), *Mendocino County Code*.

overnight units.<sup>15</sup> The applicant has requested twelve overnight units under the \*1 designation. Staff has concluded that twelve units under the \*1 designation are allowed since there were twelve overnight in use when the permit processing began.

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.”<sup>16</sup> 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 does not conflict with the density standards of the Visitor Accommodations and Services Combining District for Inn (\*1) and Campground (\*3).

Yards: The required yard setbacks for a parcel in an RMR zone are 50 feet from front and rear property lines, and 50 feet from side property lines.<sup>17</sup> A corridor preservation setback of 45 feet applies along Highway 1. Corridor preservation setbacks are in addition to front yard setbacks.

As shown on the Site Plan, the structures comply with RMR zone setbacks required by the Mendocino County Code (Sections 20.380.030 and 20.380.035)

Height: The maximum permitted building height in the Remote Residential zoning district is “twenty-eight (28) feet above natural grade for non-Highly Scenic Areas. Thirty-five (35) feet above natural grade for uninhabited accessory structures not in an area designated as a Highly Scenic Area.”<sup>18</sup> The proposed new buildings and modifications to existing structures comply with the height limit.

Lot Coverage: The maximum permitted lot coverage in the Remote Residential zoning district is ten (10) percent for parcels over five (5) acres in size.<sup>19</sup> Lot coverage is the percentage of the gross lot area covered by structures, including roads.

JCFNC is approximately 33 acres, or 1,437,480 square feet, which would allow lot coverage up to 143,748 square feet. The Site Plan shows approximately 15,000 square feet of coverage and complies with lot coverage limits.

➤ **20.532.095(A)(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.**

*Consistent (with conditions of approval)*

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 in order to reduce impacts to less than significant levels: 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.

<sup>15</sup> Appendix 10 – Visitor Accommodations, *Mendocino County General Plan Coastal Element*.

<sup>16</sup> Section 20.332.035, *Mendocino County Code*.

<sup>17</sup> Sections 20.380.030 and 20.380.035, *Mendocino County Code*.

<sup>18</sup> Section 20.380.045, *Mendocino County Code*.

<sup>19</sup> Section 20.380.050, *Mendocino County Code*.

- **20.532.095(A)(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.**

*Consistent (with conditions of approval)*

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.

Van Bueren (2012) found that none of the buildings in the project area qualify as historical resources, and that no known archaeological resources are present.<sup>20</sup> However, archaeological deposits associated with the farmhouse and associated historic outbuildings have the potential to be significant resources. The farmhouse and associated outbuildings have been significantly altered from their original condition, and no longer qualify as historical resources (Van Bueren 2012). Due to the loss of former farm buildings and the alteration of the farmhouse, the Project Area does not retain sufficient integrity to convey its historical significance as an important farm and butchering business in the late 1800's. Ground disturbing activities in the vicinity of the farmhouse, such as replacement of the Top of Hill Building and Eucalyptus Cabin, and improvements to the parking area and septic system, have the potential to disturb the ground that has as yet unevaluated archaeological deposits and buried features.

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.

**Condition 14:** 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 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.

- **20.532.095(A)(6) Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.**

*Consistent (without conditions of approval)*

Solid Waste: The Caspar Transfer Station is located approximately three (3) miles from the project site, providing for the disposal of solid waste resulting from the existing uses on the parcel. The proposed developments would result in generation of solid waste from the structures to be demolished as well as construction waste from new development. The Air Quality Management District (AQMD) commented that the development must comply with asbestos construction and demolition regulations (ARDN form) and with District Regulation 4.1 concerning

<sup>20</sup> Thad M. Van Bueren, November 17, 2012. Archaeological and Historical Resources Survey of the Jughandle Farm and Nature Center Property in Mendocino County, California. Prepared for Helene Chalfin, Executive Director Jughandle Farm & Nature Center, Caspar, CA 95420.

woodstoves. The applicant intends to salvage and store reusable materials for later use or donation and to off-haul to an approved transfer station materials that cannot be salvage. **Condition 4** requires that the CDP permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, which includes required permits from the AQMD.

**Roadway Capacity:** The project proposes no new encroachment onto Highway 1 but does include repairing and regrading of the driveway entry to improve safety and ingress/egress from the site, to reduce erosion, and to meet current fire access requirements. The upgraded driveway access to Highway 1, including the driveway apron would meet Caltrans standards. **Condition 4** requires that the CDP permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, which includes required permits from the Caltrans.

The project will contribute incrementally to traffic volumes on local and regional roadways; however, such incremental increases were considered when the Local Coastal Plan land use designations were assigned to the site and no significant new traffic would be generated by the proposed project. In terms of trip generation, the only new proposed residential uses on the property would be for two counselor cabins, which would generate 4.9 peak hour trips. The number of peak hour trips for all of the visitor accommodations including staff residences and counselor cabins would be 40.7 peak hour trips. Table 3 details the peak hour PM trip rates for residential and overnight visitor accommodations on the property. All of the uses with the exception of the counselor cabins are existing uses; the number of new trips generated by the proposed project would be minimal. The existing roadways and private access, with proposed improvements, are adequate to serve the proposed development.

➤ **20.532.095(B)(1) 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.**

*Consistent (without conditions of approval)*

The project site is located east of Highway 1 and public access to the shoreline will not be affected by the project. JCFNC provides access to surrounding California Park and Recreation areas and beaches including the 1,000 acre Jughandle State Natural Reserve, Jughandle Cove and Ecological Staircase Trail and Pygmy Forest. The proposed project would not affect any existing access.

The proposed development is in conformity with the public access and public recreation policies of the Coastal Act and the Coastal Element of the General Plan.

<b>20.532.100 (A) Resource Protection Impact Findings</b>	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
<b>(1) Development in Environmentally Sensitive Habitat Areas. No development shall be allowed in an ESHA unless the following findings are made:</b>				
(a) The resource as identified will not be significantly degraded by the proposed development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) There is no feasible less environmentally damaging alternative.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>(2) Impact Finding For Resource Lands Designated AG, RL and FL. No permit shall be granted in these zoning districts until the following finding is made:</b>				
(a) The proposed use is compatible with the long-term protection of resource lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Findings**

➤ **20.532.100(A)(1), et. seq. No development shall be allowed in an ESHA unless the following findings are made...**

Consistent (with conditions of approval)

The County of Mendocino Coastal Element describes an Environmentally Sensitive Habitat Area (ESHA) as follows:

*Any areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

Chapter 20.496 and Section 20.532.060, et. seq. of the MCC contain specific requirements for protection of ESHAs and development within the buffer area of an ESHA. A sufficient buffer area is required to be established and maintained to protect ESHAs from disturbances related to proposed development. Section 20.496.020(A)(1) of the MCC states:

*The width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning staff, that one hundred (100) feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the Environmentally Sensitive Habitat Areas and shall not be less than fifty (50) feet in width.*

Regarding permitted development within the buffer area, Section 20.496.020 of the MCC states in pertinent part:

**(4) Permitted Development.** *Development permitted within the buffer area shall comply at a minimum with the following standards:*

- (a) Development shall be compatible with the continuance of the adjacent habitat area by maintaining the functional capacity, their ability to be self-sustaining and maintain natural species diversity.*
- (b) Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel.*
- (c) Development shall be sited and designed to prevent impacts which would degrade adjacent habitat areas. The determination of the best site shall include consideration of drainage, access, soil type, vegetation, hydrological characteristics, elevation, topography, and distance from natural stream channels. The term "best site" shall be defined as the site having the least impact on the maintenance of the biological and physical integrity of the buffer strip or critical habitat protection area and on the maintenance of the hydrologic capacity of these areas to pass a one hundred (100) year flood without increased damage to the coastal zone natural environment or human systems.*
- (d) Development shall be compatible with the continuance of such habitat areas by maintaining their functional capacity and their ability to be self-sustaining and to maintain natural species diversity.*
- (e) Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution.*
- (f) Development shall minimize the following: impervious surfaces, removal of vegetation, amount of bare soil, noise, dust, artificial light, nutrient runoff, air pollution, and human intrusion into the wetland and minimize alteration of natural landforms.*
- (g) Where riparian vegetation is lost due to development, such vegetation shall be replaced at a minimum ratio of one to one (1:1) to restore the protective values of the buffer area.*
- (h) Aboveground structures shall allow peak surface water flows from a one hundred (100) year flood to pass with no significant impediment.*

- (i) *Hydraulic capacity, subsurface flow patterns, biological diversity, and/or biological or hydrological processes, either terrestrial or aquatic, shall be protected.*
- (j) *Priority for drainage conveyance from a development site shall be through the natural stream environment zones, if any exist, in the development area. In the drainage system design report or development plan, the capacity of natural stream environment zones to convey runoff from the completed development shall be evaluated and integrated with the drainage system wherever possible. No structure shall interrupt the flow of groundwater within a buffer strip. Foundations shall be situated with the long axis of interrupted impermeable vertical surfaces oriented parallel to the groundwater flow direction. Piers may be allowed on a case by case basis.*
- (k) *If findings are made that the effects of developing an ESHA buffer area may result in significant adverse impacts to the ESHA, mitigation measures will be required as a condition of project approval. Noise barriers, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration, including off-site drainage improvements, may be required as mitigation measures for developments adjacent to environmentally sensitive habitats.*

Some types of development or activities are permitted in wetland areas including nature study; however, any development in wetlands must meet the requirements Section 20.496.025 (Requirements for Permitted Development in Wetlands and Estuaries) of the MCC which states that:

- (1) *Any proposed development that is a permitted development in wetlands and estuaries must meet the following statutory requirements, and supplemental findings pursuant to Section 20.532.100:*
  - (a) *There is no feasible less environmentally damaging alternative;*
  - (b) *Where there is no feasible, less environmentally damaging alternative, mitigation measures have been provided to minimize adverse environmental effects.*

*A Biological Scoping Survey, Preliminary Botanical Survey, ESHA and Wetland Delineation Report and Reduced Buffer Analysis* was prepared for the 33 acre parcel to locate rare plants, plant communities, wetlands, and animal habitat to determine distance and potential impact of the proposed development and improvements to existing development by Spade Natural Resources Consulting (SNRC) in April of 2012.<sup>21</sup> One rare plant, an area of freshwater wetland and an area of riparian habitat occur on the project site.

After review of *A Biological Scoping Survey, Preliminary Botanical Survey, ESHA and Wetland Delineation Report and Reduced Buffer Analysis* and *An Addendum to the Botanical Report and Sonoma Tree Vole Scoping*, CDFW recommended the following measures as enforceable conditions of CDP #2003-0053.<sup>22</sup> CDFW recommendations have been addressed by the applicant and recommendations five and six are incorporated into conditions of approval.

1. Areas of Grand fir forest should be mapped, showing appropriate buffers.
2. Areas of Sitka spruce forest should be mapped, showing appropriate buffers.
3. A comprehensive project map should be produced showing all of the following: 1) all existing development, all proposed development, 3) riparian and wetland areas with 50- and 100-foot buffers, and 4) Grand fir forest stands with 50- and 100-foot buffers, and 5) Sitka spruce stands with 50- and 100-foot buffers.
4. Sonoma tree vole surveys should be conducted.
5. If visitors will continue to cross the wetland to access facilities beyond it, any proposed trail or boardwalk should be property designed and installed in order to minimize or completely avoid sedimentation of other impacts to the wetland.

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<sup>21</sup> Spade Natural Resources Consulting, April 2, 2012. Biological Scoping Survey, Preliminary Botanical Survey, ESHA and Wetland Delineation Report and Reduced Buffer Analysis. Prepared for Jug Handle Creek Farm, 15501 N. Highway 1, Caspar, CA.

<sup>22</sup> Angela Liebenberg, August 8, 2014. Subject: CDP #53-2003 - Jug Handle Creek Farm. E-mail from Angela Liebenberg, Environmental Scientist CDFW to Bill Kinser, PBS.

6. Where feasible, proposed construction sites which fall within areas determined to be ESHA or ESHA buffer should be relocated.

At the request of PBS, a *Reduced Buffer Analysis Grand Fir Forest* was prepared by SNRC in response to comments from California Department of Fish and Wildlife (CDFW).<sup>23</sup>

*An Addendum to the Botanical Report and Sonoma Tree Vole Scoping* (SNRC 7/19/2012) provided a follow-up to address plants potentially occurring in habitat types present on the site during the appropriate bloom windows and additional information on the potential presence of the Sonoma Tree Vole on the site.<sup>24</sup> At the request of PBS, a protocol level *Sonoma Tree Vole Survey Report* was conducted to determine if the Sonoma Tree Vole was present in the 3.5 acre stand of Grand fir forest.<sup>25</sup> The survey results indicated that “No signs of tree vole presence were observed anywhere in the forest during survey efforts. It is highly unlikely that Sonoma tree voles are present within 150 feet of the proposed boardwalk replacement to occur in the grand fir/Sitka spruce forest investigated. No protective measures are warranted.”

Documented Occurrences in Habitat Areas at the Jughandle Creek Farm and Nature Center. The 33 acre parcel supports several types of habitats that dominate locally and integrate at their edges. Dominant habitats identified on the property are planted Monterey pine forest, Grand Fir/Sitka Spruce Forest, non-native grassland, and an apple orchard, red alder riparian and freshwater hydrophytic vegetation around man-made drainage.

Grand Fir/Sitka Spruce forest. The Grand Fir/Sitka Spruce Forest is found on approximately 3.5 acres near the center of the parcel. Grand fir is the dominant in the tree canopy with Sitka spruce co-dominant and Douglas fir, tan oak and Bishop pine also present. The ESHA was characterized by SNRC as “low quality.”

Monterey pine semi-natural stand. The Monterey pine semi-natural stand covers an area of approximately 11.5 acres. The trees were planted between 1958 and 1967. Monterey pine is not native to Mendocino County.

Mixed coniferous forest. In the northwestern portion of the parcel is a mixed coniferous forest that is not dominated by any particular species. It is comprised of a mix of Monterey pine, Bishop pine, grand fir, Douglas fir, redwood, shore pine, Sitka spruce, and tan oak.

Non-native grassland. The non-native grassland covers about 6 acres. From 1900 through 1948, the parcel was part of a 600 acre ranch that produced hay and various non-native grasses were seeded during this time to facilitate the production of commercial hay.

Red alder riparian. The red alder riparian is found along the unnamed creek along the southern border of the subject parcel and has an overstory of red alder and understory vegetation consisting of Himalaya and California blackberry, slough sedge, Western sword fern, and deer fern.

Mixed woodland with red alder. An area about 0.25 acres located around the Orchard Cabin is vegetated with mixed coniferous forest species and vegetation often associated with riparian areas such as red alder and wax myrtle. The Mendocino County Coastal Element Appendix 8 discusses riparian areas as “For purposes of this guideline, riparian vegetation is defined as that association of plant species, which grows adjacent to freshwater watercourses including perennial and intermittent streams, lakes, and other freshwater bodies.” The area was not considered riparian because no watercourse is present. Soils in this area were profiled and were not classified as wetland soils.

Ruderal vegetation and disked pasture. An area of ruderal vegetation and disked pasture is located west of the Farmhouse and adjacent to the main driveway entrance to the property. It is an area that appears to have been recently disturbed and vegetated by escaped cultivars and other plant species taking advantage of the disturbance.

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<sup>23</sup> Spade Natural Resources Consulting, October 23, 2014. *Reduced Buffer Analysis Grand Fir Forest*. Prepared for Jug Handle Creek Farm, 15501 N. Highway 1, Caspar, CA.

<sup>24</sup> Spade Natural Resources Consulting, July 19, 2012. *Addendum to Botanical Report and Sonoma Tree Vole Scoping*. Prepared for Jug Handle Creek Farm, 15501 N. Highway 1, Caspar, CA.

<sup>25</sup> Spade Natural Resources Consulting, November 14, 2014. *Sonoma Tree Vole Survey Report*. Prepared for Jug Handle Creek Farm, 15501 N. Highway 1, Caspar, CA.

Freshwater wetland. Freshwater wetland habitat occurs along the northern portion of the apple orchard, along the western edge of the orchard extending south past the garden and into the field to the south of the Farmhouse. Approximately 2.3 acres of wetland were identified on the subject parcel. Overall quality of the wetland is considered low. The area could provide refuge for amphibians and aquatic insects but is unlikely to support breeding sites. All areas of wetlands on the property except those covered with invasive blackberry briars have been mowed annually for the past 100+ years. Existing development in the wetland include an old drainage ditch along the northern and western edges of the apple orchard, a footpath and footbridge connecting the Farmhouse buildings with the garden area and an unsurfaced access road used historically for apple harvest and currently used for plant nursery materials drop-off and plant deliveries.

Mendocino Cypress. Two Mendocino cypress trees were found near the middle of the grand fir/Sitka Spruce stand. They occur more than 100 feet from any of the proposed developments. Two other Mendocino cypress trees were found on the property; one near the cooking area and another near the pit toilet.

Potential Occurrences of Special Status Species at the Jughandle Creek Farm and Nature Center. Seventeen special status plant species that were identified as having potential occurrence or habitat on the property were further examined to determine if surveys were needed (Table 4). Surveys were conducted in January and February of 2012 and no special status plants were observed. Elements observed during the surveys are bolded.

Proposed Development Within ESHAs and ESHA Buffers. As shown on the Site Plan (attached), there are three ESHAs (and their respective buffers) identified in the areas for proposed development: the Riparian ESHA (recommended 100 foot buffer), the Wetland ESHA (recommended 50 foot buffer) and the Grand Fir ESHA (recommended 50 foot buffer). A reduced buffer analysis was completed for the Wetland ESHA and the Grand Fir ESHA.

Riparian ESHA. Current development in and within 100 feet of the Riparian ESHA includes the Nursery and Garden area buildings, the Alder cabin (office) and the boardwalk providing access to the area.

No new structures are planned for the Riparian ESHA area; however, the boardwalk would be rebuilt and minor exterior repairs and maintenance are planned for the Alder cabin.

Wetland ESHA. The Wetland and Riparian ESHAs and their buffers overlap. Current development in and within 100 feet of the Wetland ESHA includes the Nursery and Garden area buildings, the Alder cabin, the boardwalk, the Orchard cabin, the Grand Fir cabin, the Farmhouse lodge, and the Top of Hill building.

Proposed new development in and within 50 feet of the Wetland ESHA includes the rebuilt boardwalk, the new ADA path to the Nursery and Garden area, Native Plant Interpretive Gardens, a dirt/gravel Path with Timbersil steps from the Farmhouse to the ADA path and a dirt/gravel path from the Top of Hill building to the Orchard cabin. A new foundation is proposed for the Orchard cabin.

Grand Fir ESHA. The Grand Fir, Wetland and Riparian ESHAs and their buffers overlap. Current development in and within 100 feet of the Grand Fir ESHA includes the greenhouse and boardwalk in the Nursery and Garden area, Orchard cabin, Grand Fir cabin, wood shed workshop, access road, Grand Fir Raised ADA Trail, water storage tanks and pump house, water lines, and ADA Trail (north of Access Road).

Proposed new development in and within 50 feet of the Grand Fir ESHA includes parts of the ADA path to the Nursery and Garden area, dirt/gravel path to the Orchard Cabin, reconstructed boardwalk and Grand Fir raised ADA trail, 20-30K gallon water storage tank, water lines, and removable bollards (in roadway). A new foundation is proposed for the Orchard cabin.

The Nursery and Garden area provides visitors to JCFNC with the opportunity for nature study which is permitted in wetland areas. Replacement of the existing boardwalk and the ADA path to the Nursery and Garden areas is considered allowable development within the wetland area and there is no feasible alternative area to offer a similar the opportunity for nature study on the property. Renovation of the existing boardwalk and construction of the handicapped access ramp in the wetland area and grand fir area are required to reduce safety hazards associated with the potential failure of the existing boardwalk, prevent impact to the wetland from disturbance associated with school groups walking directly through it, and allow for educational programs that include direct

observation of the wetland area and grand fir area, providing access for those with disabilities as is required by the Americans with Disabilities Act. Limited maintenance would also be allowed for the Alder cabin in part because PBS has recognized this structure in the past. The proposed dirt/gravel Path with Timbersil steps from the Farmhouse to the ADA path and a dirt/gravel path from the Top of Hill building to the Orchard cabin should not extend into the 50 foot wetland buffer area. The application request notes that the addition of an ADA access would decrease erosional hazards and detrimental impacts 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.

*The Biological Scoping Survey, Preliminary Botanical Survey, ESHA and Wetland Delineation Report and Reduced Buffer Analysis* identified potential impacts from the proposed development to the stream, riparian vegetation and/or wetland habitat. The applicants provide a reduced buffer analysis around the wetland area on the south side of the property (SNRC 4/2/2012). The analysis recommends a reduced buffer of 50 feet around the wetland based on the poor quality of the wetland, its seasonality, and the vegetative composition of the wetland which is comprised of "mostly invasive grassland/invasive herbaceous species" and a buffer of 100 feet around the unnamed creek to the south of the parcel (SNRC 4/2/2012). **Condition 16** incorporates the mitigation measures recommended in the applicant's biological report and in the Initial Study.

**Condition 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 results submitted to PBS, 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 water storage tank outside the 50 foot buffer areas of the Wetland ESHA and/or the Grand Fir ESHA.

- **20.532.100(A)(2)(a) Impact Finding for Resource Lands Designated AG, RL, and FL. No permit shall be granted in these zoning districts until the following finding is made: The proposed use is compatible with the long-term protection of resource lands.**

*Not Applicable*

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Remote Residential. Findings relating to impacts on agricultural land are not applicable to this application.

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
<b>(1) Development in Agricultural Zones. No development subject to a coastal development use permit shall be issued on agricultural land until the following findings are made:</b>				
(a) The project maximizes protection of environmentally sensitive habitat areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) The project minimizes construction of new roads and other facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) The project maintains views from beaches, public trails, roads, and views from public viewing areas, or other recreational areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) The project ensures the adequacy of water, waste water disposal and other services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) The project ensures the preservation of the rural character of the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) The project maximizes preservation of prime agricultural soils.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) The project ensures existing land use compatibility by maintaining productivity of on-site and adjacent agricultural lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Findings**

- **20.532.100(B)(1) No development subject to a coastal development use permit shall be issued on agricultural land until the following findings are made...**

*Not Applicable*

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Remote Residential. Findings relating to impacts on agricultural land are not applicable to this application.

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
<b>(2) Conversion of Prime Agricultural or Williamson Act Contracted Lands. Conversion of prime land and/or land under Williamson Act Contract to non-agricultural uses is prohibited, unless all of the following findings are made. For the purposes of this section, conversion is defined as either development in the AG or RL designation not classified as a residential, agricultural or natural resource use type.</b>				
(a) All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Agricultural use of the soils cannot be successfully continued or renewed within a reasonable period of time, taking into account economic, environmental, social and technological factors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Clearly defined buffer areas are established between agricultural and non-agricultural uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) The productivity of any adjacent agricultural lands will not be diminished, including the ability of the land to sustain dry farming or animal grazing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) For parcels adjacent to urban areas, the viability of agricultural uses is severely limited by contacts with urban uses, and the conversion of land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Findings**

➤ **20.532.100(B)(2) Conversion of prime land and/or land under Williamson Act Contract to non-agricultural uses is prohibited, unless all of the following findings are made...**

*Not Applicable*

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Remote Residential, and is not under Williamson Act contract. Findings relating to impacts on agricultural land are not applicable to this application.

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
<b>(3) Conversion of Non-prime Agricultural Lands. Conversion of all other agricultural lands to non-agricultural uses will be prohibited unless it is found that such development will be compatible with continued agricultural use of surrounding lands and at least one of the following findings applies:</b>				

<b>20.532.100 (B) Agricultural Land Impact Findings</b>	<b>Inconsistent</b>	<b>Consistent (With Conditions of Approval)</b>	<b>Consistent (Without Conditions of Approval)</b>	<b>Not Applicable</b>
(a) Continued or renewed agricultural use is not feasible as demonstrated by an economic feasibility evaluation prepared pursuant to Section 20.524.015(C)(3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Such development would result in protecting prime agricultural land and/or concentrate development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Findings**

- **20.532.100(B)(3) Conversion of all other agricultural lands to non-agricultural uses will be prohibited unless it is found that such development will be compatible with the continued agricultural use of surrounding lands and at least one of the following findings applies...**

*Not Applicable*

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Remote Residential. Findings relating to impacts on agricultural land are not applicable to this application.

<b>Land Division Findings 20.532.100 (C)(1) All Coastal Land Divisions</b>	<b>Inconsistent</b>	<b>Consistent (With Conditions of Approval)</b>	<b>Consistent (Without Conditions of Approval)</b>	<b>Not Applicable</b>
<b>No coastal lands shall be divided unless the following findings are made:</b>				
(a) The new lots created have or will have adequate water, sewage, including a long term arrangement for septage disposal, roadway and other necessary services to serve them	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) The new lots created will not have, individually or cumulatively, a significant adverse environmental effect on environmentally sensitive habitat areas or on other coastal resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) The new lots created will not significantly adversely affect the long-term productivity of adjacent agricultural or timber lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Other public services, including but not limited to, solid waste and public roadway capacity, have been considered and are adequate to serve the proposed parcels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) The proposed land division meets the requirements of Chapter 20.524 and is consistent with all applicable policies of the Coastal Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Findings**

- **20.532.100(C)(1), et seq. No coastal lands shall be divided unless the following findings are made...**

*Not Applicable*

The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(1), et seq., are not applicable to this application.

<b>Land Division Findings</b> <b>20.532.100 (C)(2) Land Divisions of Prime Agricultural Lands</b>  <b>No land divisions of prime agricultural lands designated AG or RL shall be approved until a Master Plan is completed which shows how the proposed division would affect agricultural uses on the proposed parcel(s), and the overall agricultural operation on the residual ownership and the following findings are made:</b>	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(a) The division will protect continued agricultural use and contribute to agricultural viability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) The division will not conflict with continued agricultural use of the subject property and the overall operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) The division is only for purposes allowed in AG or RL designations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) The division will not contribute to development conflicts with natural resource habitats and visual resource policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Findings**

- **20.532.100(C)(2), et seq. No land divisions of prime agricultural lands designated AG or RL shall be approved until a Master Plan is completed which shows how the proposed division would affect agricultural uses on the proposed parcel(s), and the overall agricultural operation on the residual ownership and the following findings are made...**

*Not Applicable*

The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(2), et seq., are not applicable to this application.

<b>Land Division Findings</b> <b>20.532.100 (C)(3) Land Divisions of Non-Prime Agricultural Lands</b>  <b>No lands designated RL or AG shall be divided or converted to non-agricultural use(s) unless at least one of the following findings are made:</b>	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(a) Continued or renewed agricultural use is not feasible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Such conversion would preserve prime agricultural land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Such conversion would concentrate development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Findings**

- **20.532.100(C)(3), et seq. No lands designated RL or AG shall be divided or converted to non-agricultural use(s) unless at least one of the following findings are made...**

*Not Applicable*

The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(3), et seq., are not applicable to this application.

**Table 1: Existing and New Structures Matrix, Jughandle Creek Farm and Nature Center**

Type of Improvement	Footprint		Max Height		SF in ESHA or Buffer			Description of Work/Remarks
	(E) SF	(N) SF	(E) Hgt	(N) Hgt	In ESHA	0' to 50'	50' to 100'	
<b>EXISTING TO REMAIN</b>								
Creamery	1200		12					No change - Approved by CDP 9-2004
Workshop Sheds	785		10				425	Minor renovation - new exterior finish
Nursery								
Greenhouse	485		12			485		No change
Potting Shed	390		9			390		No change
Lath Structure	1345		10			1345		No change
Fenced Gardens	5600					5600		No change
Alder Cabin	230		10		230		230	New insulation, cladding, and gutters
North Outhouse	50		7					Minor structural upgrade
South Outhouse	50		7					Minor structural upgrade
<b>MINOR RENOVATION OR UPGRADE</b>								
Orchard Cabin	125		14	14	125			(N) foundation - 12" footings, 18" min. into grade
Grand Fir Cabin	180		11	11			180	(E) cabin with minor upgrades for accessibility.
(E) Deck to be removed	52							
(N) Accessible deck		165					165	(N) Accessible path added to new deck.
Farmhouse								
(E) Footprint to remain	1860		27	27			Yes	
(N) Mudroom addition		190		13			190	(N) Minor addition to farmhouse.
(E) Covered porches	410		12	12			Yes	
(E) Deck	525							
Parking	4800						1200	Pervious parking - drains away from wetland ESHA
<b>MAJOR RENOVATION OR REPLACEMENT</b>								
(E) Grand Fir Raised ADA Trail	1654				Yes	Yes	Yes	Demolished** (4' width). Dilapidated, not to code.
Replacement Grand Fir Raised ADA Trail		1654			Yes	Yes	Yes	Pressure treated wood or steel, helical piers: 4'
(E) Barn at Top of Hill	910		12					Demolished**
Replacement Top of Hill Building		805		21			685	
Deck, covered and arbor		1140					1140	
Deck, uncovered addition		600					600	
Deck, second floor		1080					1080	
(E) Eucalyptus Cabin	125		15				125	
(N) Eucalyptus footprint		190		21			190	
(E) Boardwalk to be demolished	550				Yes	Yes	Yes	
(N) Boardwalk		612			Yes	Yes	Yes	Pressure treated wood or steel, helical piers: 4'
<b>NEW STRUCTURES AND AMENITIES</b>								
ADA Ramp to Nursery/Garden		3056			621	1994	440	1:20 Ramp built into grade, pervious surface.
Bunkhouse								See information on Architectural Drawings
Sleeping space		1200		14			600	

Covered deck		915		9			700	
Covered porch		605		14			285	
Covered kitchen area		290		9				
Bathhouse								See information on Architectural Drawings
Enclosed restroom and showers		310		15				
Covered deck		555		11				
Mechanical closet		40		10				
Counselor Cabin A								See information on Architectural Drawings
Footprint		400		11				
Covered porch		115		8				
Counselor Cabin A								See information on Architectural Drawings
Footprint		400		11			400	
Covered porch		115		8			115	
Pavilion		480		20				See information on Architectural Drawings
Lath structure		900		10				See information on Architectural Drawings
Equipment Storage Barn		485		14			485	See information on Architectural Drawings
Fenced yard		800						
Wood Storage Shed		250		9				See information on Architectural Drawings
<b>OTHER STRUCTURES AND IMPROVEMENTS</b>								
(N) Gravel parking stalls								
(N) Pervious concrete HC parking							Yes	Part of one space within 50' wetland buffer
(N) Overflow parking lot								
(N) Gardens (various locations)								
(N) Native plant interpretation gardens						Yes	Yes	
(N) Retaining walls								
(N) Fenced yard		800					Yes	Between (E) wood shed and (N) equipment storage
(N) Trail to counselor cabin							Yes	
(N) Trail to composting or pit toilet								
(N) DG path to Orchard Cabin					Yes	Yes	Yes	
(N) Seating wall					Yes	Yes		ADA path to nursery and parking near Creamery.
(N) DG path with timbersil steps to nursery					Yes	Yes	Yes	
(N) DG path w/timbersil steps near Creamery								
(N) Landscape and wind screening								
Tree removal ***								
<b>INFRASTRUCTURE IMPROVEMENTS</b>								
(N) 20-30K gallon water storage tank					Yes			
(N) Stormwater improvements								
(E) Septic system & reserve field improved								
(E) Regrade existing gravel driveway								
(N) Driveway access w/A.C apron								
(N) Fire turnouts							Yes	Turnout east of Creamery.
(N) Composting or pit toilet								
(N) Fire hydrant								
(N) Removable bollards							Yes	In existing roadway.

(N) Water and FW lines					Yes	Yes	Yes	Along existing roadway; also to new structures.
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\* Existing Heights are approximate

\*\* All structures to be demolished will first have all salvageable pieces removed (particularly competent wood framing and siding), and properly stored (stickered and tarped)

for later use or donation. Concrete can be broken up and used for garden retaining. All material not able to be salvaged will be off-hauled to an appropriate Mendocino County approved transfer station or off-haul service such as The Waste Management Company of Fort Bragg.

\*\*\* Trees to be removed over 12 dbh - 3 for construction of structures and 19 for restoration.

Sources:

Arkin Tilt Architects (Revision 1, December 12, 2014)

PBS (March 2015)

Table 2: Estimated Domestic Wastewater Flow Rates by Facility for Jughandle Creek Farm						
Residential and Visitor Accommodation	Base Flow	Typical Rooms, Campsites or Other Facilities	Typical Wastewater Flow (GPD)	Peak Rooms, Campsites or Other Facilities	Peak Wastewater Flow (GPD)	Notes
<b>Farmhouse Lodge</b>						
Guest Rooms	80 GPD/Room	7	560	12.5	1000	Typical usage will be 7 guest rooms for 14 guests. Peak usage is for 12.5 bedroom equivalents and occupancy by 25 guests.
Kitchen	20 GPD/Room	7	140	12.5	250	Use by Farmhouse guests only.
Employees	15 GPD/Bdrm	1	15	1	15	Housekeeper
1/2 Day Users	10 GPD/Person	10	100	40	400	Excluded from design flow.
<b>Subtotal Farmhouse</b>			<b>715</b>		<b>1265</b>	
<b>Creamery Office and Manager Residence</b>	<b>150 GPD /Bdrm</b>	<b>1</b>	<b>150</b>	<b>1</b>	<b>150</b>	One bedroom full-time caretaker residence
<b>Counselor Cabins</b>	<b>150 GPD /Bdrm</b>	<b>2</b>	<b>300</b>	<b>2</b>	<b>300</b>	Short-term full-time occupancy or overnight guests. 1 to 2 persons w/shower is equivalent to 1 bdrm full-time residence.
<b>"Top of Hill" Building</b>						
Cabins	80 GPD/Bdrm	3	240	4	320	Cabins have no plumbing. Guests will use Top of Hill facilities. Total occupancy for all cabins is 6 to 8 guests.
Kitchen	20 GPD/Cabin	4	80	4	80	For cabin guests. Typical usage accommodates possible day-user volunteer.
Laundry	14 Gal/Load	5	70	6	84	For full-time resident caretakers and linens.
Employees	15 GPD/Bdrm	1	15	1	15	Program Manager/Education Director
1/2 Day Users	10 GPD/Person	20	200	30	300	1/2 Day Users and Field Trip Students are not concurrent.
Field Trip Students	2.5 GPD/person	40	100	50	125	Excluded from Total Design Flows.
<b>Subtotal Top of Hill</b>			<b>605</b>		<b>799</b>	
<b>Campground with Cooking Area and Bath House</b>						
Bunk Cabins	25 GPD/Camper	30	750	30	750	The Bunk Cabins have no plumbing. Bunk Cabin guests will use the Bath House.
Tent Campers	25 GPD/Camper	10	250	10	250	Tent Campers will use Bath House.
Employees	15 GPD/Bdrm	1	15	1	15	Program Manager/Education Director
1/2 Day Users	10 GPD/Person	30	300	35	350	Excluded from Total Design Flow.
<b>Subtotal Campground</b>			<b>1015</b>		<b>1015</b>	
<b>Total Design Flow Typical Maximum (GPD)</b>			<b>2785</b>			
<b>Total Design Flow Peak Maximum (GPD)</b>					<b>3529</b>	
Source: PBS 2014, Lescure Engineers, Inc., 11-22-2013						

<b>Table 3: Peak-Hour PM Trip Rates for Residential and Visitor Accommodation Uses</b>						
Jughandle Farm Residential and Visitor Accommodation Uses	New or Existing Use	Type of Land Use	Unit of Measure	Number of Units	Trips/Unit	Trips
Farmhouse	Existing	Motel	Rooms	7	0.47	3.3
Creamery	Existing	Residential	Single Family	1	1.50	1.5
<b>Counselor Cabins</b>	<b>New</b>	<b>Apartment</b>	<b>Units</b>	<b>2</b>	<b>2.45</b>	<b>4.9</b>
Top of Hill	Existing	Motel	Rooms	3	0.47	1.4
Bunk Cabins	Existing	Campground	Campsites	8	0.37	3.0
Tent Campsites	Existing	Campground	Campsites	72	0.37	26.6
Total Peak Hour PM Trips						40.7
<b>Total New Peak Hour PM Trips</b>						<b>4.9</b>

Source: PBS 5/13/2014 and Arkin Tilt Architects, 7/19/2012

**Table 4. Special-Status Plants, Animals, or Plant Communities with Potential to**

**Occur in the Project Area.** Abbreviations for status designations: - =None; FT: Federally Threatened; FE=Federally Endangered; 1B: California Rare Plant Rank (CRPR) Rare, Threatened, or Endangered in CA and Elsewhere, 2B: CRPR Plants Rare, Threatened, or Endangered in CA, But More Common Elsewhere, 4: CRPR Plants of Limited Distribution (Watch List). CRPR List Modifiers/Threat Rankings: 0.1-Seriously threatened in CA (>80% of occurrences threatened / high degree and immediacy of threat); 0.2-Moderately threatened in CA (20-80% occurrences threatened / moderate degree and immediacy of threat); 0.3-Not very threatened in CA (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known), SOC- California Department of Fish and Wildlife Species of Concern.

<i>Scientific Name/ Common Name</i>	Designation	Documented in Project Area?	Probability of Occurrence (per Spade 2012)
<b>Plants Detected in Special Status Species Surveys</b>			
<i>Hesperocyparis pygmaea</i> Mendocino cypress	1B.2	Y	Present.
<b>Plants Not Detected in Special Status Species Surveys</b>			
<i>Agrostis blasdalei</i> Blasdale's bent grass	1B.2	N	Very low. No detect in surveys.
<i>Campanula californica</i> Swamp harebell	1B.2	N	Very low. No detect in surveys.
<i>Carex californica</i> California sedge	2.3	N	Very low. No detect in surveys.
<i>Carex lyngbyei</i> Lyngbye's sedge	2.2	N	Very low. No detect in surveys.
<i>Carex saliniformis</i> Deceiving sedge	1B.2	N	Very low. No detect in surveys.
<i>Castilleja mendocinensis</i> Mendocino paintbrush	1B.2	N	Very low. No detect in surveys.
<i>Coptis lanciniata</i> Oregon goldenthread	2.2	N	Very low. No detect in surveys.
<i>Erigeron supplex</i> Supple daisy	1B.2	N	Very low. No detect in surveys.
<i>Horkelia marinensis</i> Point Reyes horkelia	1B.2	N	Very low. No detect in surveys.
<i>Juncus supiniformis</i> Hair-leaved rush	2.2	N	Very low. No detect in surveys.
<i>Lasthenia californica</i> ssp. <i>bakeri</i> Baker's goldfields	1B.2	N	Very low. No detect in surveys.
<i>Lilium maritimum</i> Coast lily	1B.1	N	Very low. No detect in surveys.
<i>Lotus formosissimus</i> Coastal lotus	4.2	N	Very low. No detect in surveys.
<i>Packera bolanderi</i> var. <i>bolanderi</i> Seacoast ragwort	2.2	N	Very low. No detect in surveys.
<i>Sidalcea calycosa</i> ssp. <i>rhizomata</i> Point Reyes checkerbloom	1B.2	N	Very low. No detect in surveys.
<i>Sidalcea malviflora</i> ssp. <i>patula</i> Siskiyou checkerbloom	1B.2	N	Very low. No detect in surveys.
<i>Sidalcea malviflora</i> ssp. <i>purpurea</i>	1B.2	N	Very low. No

<b>Scientific Name/ Common Name</b>	<b>Designation</b>	<b>Documented in Project Area?</b>	<b>Probability of Occurrence (per Spade 2012)</b>
Purple-stemmed checkerbloom			detect in surveys.
<i>Viola adunca</i> Western dog violet	-	N	Very low. No detect in surveys.
<i>Viola palustris</i> Alpine marsh violet	2.2	N	Very low. No detect in surveys.
<b>Animals</b>			
<i>Lavinia symmetricus parvipinnis</i> Navarro roach	-	N	Moderate
<i>Rana aurora</i> Northern red-legged frog	SOC	N	Moderate
<i>Accipiter gentilis</i> Northern goshawk	-	N	Moderate
<i>Accipiter</i> spp. Cooper's & sharp-shinned hawks	-	N	Moderate
<i>Brachyramphus marmoratus</i> Marbled murrelet	FE	N	Moderate
<i>Chaetura vauxi</i> Vaux's swift	-	N	Moderate
<i>Pandion haliaetus</i> Osprey	-	N	Present (not nesting)
<i>Progne subis</i> Purple martin	-	N	Moderate
<i>Strix occidentalis caurina</i> Northern spotted owl	FT	N	Moderate
<i>Antrozous pallidus</i> Pallid bat	-	N	Moderate
<i>Corynorhinus townsendii pallescens</i> Pale big-eared bat	SOC	N	Moderate
<i>Martes americana humboldtensis</i> Humboldt marten	SOC	N	Low
<i>Myotis evotis</i> Long-eared myotis	SOC	N	Moderate
<i>Myotis yumanensis</i> Yuma myotis	SOC	N	Moderate
<b>Natural Communities</b>			
<b><i>Abies grandis</i> forest alliance Grand fir forest</b>	-	<b>Y</b>	<b>Present</b>
<i>Picea sitchensis</i> forest alliance Sitka spruce forest	-	N	None