

STAFF REPORT FOR STANDARD COASTAL DEVELOPMENT PERMIT

**CDP_2014-0042
NOVEMBER 18, 2015
CPA - 1**

OWNERS: MENDOCINO LAND TRUST
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MENDOCINO, CA 95460

RON LAFRANCHI
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APPLICANT: MENDOCINO LAND TRUST
PO BOX 1094
MENDOCINO, CA 95460

REQUEST: Standard Coastal Development Permit to construct a trail along Pelican Bluffs. Associated development includes a bridge, boardwalks and signage.

LOCATION: In the Coastal Zone, approximately one mile south of the City of Point Arena, on the west side of Highway 1, approximately 600 feet south of its intersection with Curley Lane (CR 504A), located between post miles 14.26 and 13.86 and including two public access easements at 26300 and 26600 South Highway 1 (APNs: 027-151-08 (Mendocino Land Trust), 027-341-07 (LaFranchi), and 027-341-08 (Ferrara)).

APPEALABLE: Yes (West of First Public Road, Blufftop Parcel)

PERMIT TYPE: Standard Coastal Development Permit

TOTAL ACREAGE: 73.05 Acres, plus 25-foot public access easements on APNs 027-341-07 and -08.

GENERAL PLAN/COASTAL PLAN: Remote Residential (RMR)

ZONING: Remote Residential (RMR), Floodplain combining district (FP), forty (40) acre minimum lot size

EXISTING USES: Vacant (APN 027-151-08), Agricultural (APN 027-341-07), and Residential (APN 027-341-08).

ADJACENT ZONING: North: Rangelands (RL)
East: Rangelands (RL)
South: Remote Residential (RMR)
West: Pacific Ocean

SURROUNDING LAND USES: North: Classified Lands
East: Classified Lands
South: Rangelands

West: Pacific Ocean

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration (See Attachment B)

PROJECT DETERMINATION: Approve with Conditions

PROJECT DESCRIPTION: The project is for the construction of a public access trail along Pelican Bluffs. Construction of the trail will require the installation of a parking area, foot-bridge, approximately one hundred (100) steps, approximately eighty (80) feet of boardwalk, approximately ten (10) interpretive and management signs, two (2) benches, and two (2) picnic tables. The Pelican Bluffs trail will loop around the property from the trailhead in the northeast corner of the property west towards the bluff, where it will follow the western property boundary before looping back to the trailhead. The trail will also extend south within 25-foot public access easements on private property (APNs: 027-341-07 (LaFranchi) and 027-341-08 (Ferrara)) for a total length of approximately two (2) miles. Public access easements are held by Moat Creek Managing Agency, a partner organization of Mendocino Land Trust.

SITE DESCRIPTION AND SETTING: The 73.05 acre subject parcel is situated approximately one mile south of the City of Point Arena, on the west side of Highway 1, approximately 660 feet south of its intersection with Curley Lane (CR 504A). The proposed project includes two 25-foot public access easements on adjacent parcels. The site is surrounded by primarily agricultural uses. The subject parcels are mixed in terms of existing development: vacant (APN 027-151-08), agricultural (APN 027-341-07), and residential (APN 027-341-08).

OTHER RELATED APPLICATIONS: This is a partial list of coastal development permits permitted by Mendocino County for public access trails.

- CDP# 22-96 & CDP# 23-2003 (Redwood Coast Land Conservancy) permitted the first and second phase of the Gualala Bluff Trail. The trail does not provide access to the beach and does not technically allow development on the bluff face. Both phases provide a blufftop-walking trail. Phase two authorized the construction of a bridge across a drainage swale and a set of stairs necessitated by elevation changes required along the blufftop. Project was Categorically Exempt from CEQA under Class 4.
- CDU# 22-2003 (Westport Village Society, Inc.) permitted facilities to provide public access to the coastal bluff and beach. Improvements included approximately 1,500 feet of trails, a footbridge, a viewing platform, a combination stairway and boat chute down the bluff face to the beach, a manual winch, one ADA-compliant parking space, signs, vehicle gates, and log vehicle barriers. An Initial Study was prepared and a Negative Declaration was recommended.
- CDU# 34-2003 (Mendocino Land Trust/ Navarro Point) permitted construction of a driveway entrance and parking area, trails, boardwalk areas over water features, and other facilities needed to provide public access on the site. No access to the beach is provided. Development of a parking lot was considered a conditional use in the RMR zoning district. An Initial Study was prepared and a Negative Declaration was recommended.
- CDP# 11-2004 (Walsh/Mendocino Land Trust) permitted project improvements including brush clearing, directional signage, "bluff unstable" warning signs and a pedestrian gate. No access to the beach was provided. The trail provides access to the Belinda Point blufftop from Ocean Drive, Fort Bragg. Project was Categorically Exempt from CEQA under Class 4.
- CDP# 68-2008 (Van Damme Investments/Mendocino Land Trust) approved construction of a two-foot wide public trail, including fencing and signs. The trail would run from Highway One, along the outside of the cemetery, around a sinkhole, and to within approximately 50 feet from the ocean bluff edge. An Initial Study was prepared and a Negative Declaration was recommended.

- CDU# 12-2009 (Walsh/Mendocino Land Trust) permitted construction of a public access stairway from the bluff top to a rocky cove beach at Belinda Point. The stairway is located within the public access easement for the Belinda Point Trail and consists of a series of gravel steps and a wooden staircase to a concrete footing secured on top of the rock outcropping at the beach. After completing the environmental review checklist staff determines that no significant environmental impacts are anticipated which cannot be adequately mitigated. Based on this review, staff concludes that the project can be found to be categorically exempt from CEQA (Class 3(e) and/or 11 (c)).
- CDP# 18-2014 (Save the Redwoods League/Mendocino Land Trust) permitted construction of the Shady Dell California Coastal Trail (CCT). The project included construction of fifty (50) feet of boardwalk, a thirty (30) foot bridge over Shady Dell Creek, three (3) retaining walls totaling fifty (50) feet in length, two (2) puncheon structures totaling twenty four (24) feet in length, approximately 230 dirt steps, two (2) thirty-six (36) inch by twenty four (24) inch management signs, several eight (8) inch by twelve (12) inch warning signs, and five (5) twenty four (24) by thirty six (36) environmental education/interpretive signs. Approximately 1,000 cubic yards of grading is required to complete the project. Construction of the bridge over Shady Dell Creek requires the use and minor brushing of the M&M Logging Road to bring construction materials to the site. Categorically Exempt from CEQA Class 4 and Class 11.

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning – Ukiah	No comment
Department of Transportation	No response
Environmental Health – Fort Bragg	Maintain minimum setbacks to septic system on 26600 S Highway 1, Point Arena. Permits indicate the leachfield may be near the proposed trail.
Building Inspection – Fort Bragg	No response
Assessor	No response
Caltrans	No response
Archaeological Commission	Accepted survey. Recommended that the applicant shall cap those portions of trail that traverse identified archaeological sites. Capping shall include at least eight (8) inches thick of material such as clean soil or gravel and shall be at least five (5) feet wide, two and one half (2 ½) feet on either side of trail centerline. Plus the standard discovery clause was recommended.
US Fish and Wildlife Service	No <i>Viola adunca</i> present on site, meaning no Behren's Silverspot Butterfly (BSSB) issues. A 100 foot buffer from Point Arena Mountain Beaver (PAMB) habitat is appropriate. The USFWS thinks that this project can proceed as proposed, and will have no further comments on the project.
Trails Advisory Council	No response
CalFire	No comment.
California Dept of Fish and Wildlife	Recommended preparation of a CEQA document as mitigation is required for the pier installation associated with the bridge and boardwalks. Agreed that a fifty (50) foot buffer from particular sensitive habitats is appropriate, where one hundred (100) feet is appropriate for others. A Lake and Streambed Alteration Agreement is in the process of being obtained with California Department of Fish and Wildlife.
California Coastal Commission	No response
Redwood Coast Fire District	No response
Point Arena City Planning	Recommended approval with the Condition that the trail surface accommodate off-road cyclists to the greatest extent feasible, including access trails from Parking Lot. Recommended incorporating bicycle stairway access, allowing cyclists walking the stairs to roll their bike up or down a surface alongside the

steps. Please see <http://www.millermicro.com/BicycleStairs.html> for an example.

KEY ISSUES: Coastal Development Permit applications are subject to the findings enumerated in Section 20.532.095 and Section 20.532.100 of the Mendocino County Code (MCC). Attachment A of this report individually addresses each of the Required Findings for all Coastal Development Permits and any Supplemental Findings applicable to this project. The issues listed below are drawn from Attachment A and have been determined to be “key issues” because they either require special conditions for the findings to be made, or they address matters of particular concern by referral agencies.

Land Use

The subject parcel is zoned Remote Residential as shown on the Zoning Display Map and similarly classified as Remote Residential, as shown on the General Plan Designation Map. 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 occurred” (MCC Section 20.380.005). The property is currently vacant with a public access trail proposed. The passive recreational use of the parcel is consistent with the intent of the Remote Residential zoning district and is a principally permitted use within the Remote Residential classification.

Natural Resources

The certified Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

Several studies were prepared in association with this project, a Botanical Survey Report, Point Arena Mountain Beaver Survey, and a Reduced Buffer Zone Analysis. The 73.05 acre site contains several areas of sensitive habitats. Identified sensitive habitats on the site are as follows: Point Arena Mountain Beaver (*Aplodontia rufa nigra*), a Federally Listed Endangered Species; Supple daisy (*Erigeron supplex*), a California rare plant; Short-leaved evax (*Hesperis matronalis* var. *brevifolia*), a California rare plant; Point Reyes ceanothus (*Ceanothus gloriosus* var. *gloriosus*), a California rare plant; Minute pocket-moss (*Fissidens pauperculus*), a California rare plant; Arroyo (*Salix lasiolepis*) and Sitka (*S. sitchensis*) willow thicket, a supportive community to wetland species and riparian habitat; Bishop pine forest/Pacific reed grass (*Pinus muricata*/*Calamagrostis nutkaensis*), a rare plant community; and Bishop pine forest (*Pinus muricata*), a rare plant community.

Mendocino County Code requires that all proposed improvements be located a minimum one-hundred (100) feet from all sensitive habitats, unless a qualified biologist prepares a Reduced Buffer Analysis to reduce the buffer to fifty (50) feet. Table 1, taken from the Reduced Buffer Zone Analysis document, describes the buffer distance to identified sensitive habitats and recommended actions. Please note that the Point Arena Mountain Beaver is not included in the table as the analysis was done separately and all proposed improvements will maintain a greater than one-hundred (100) foot buffer to identified Point Arena Mountain Beaver habitat.

Table 1. ESHAs and Recommended Actions

ESHAs	Reduced Buffer	Recommended Action
Pt. Reyes ceanothus (<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>)	50 – 100 ft.	A “Watch List” species (CRPR 4), more information about this plant needs to be obtained. It has no state or federal protection status. Trail proposed within 50 ft, designed to maximize buffer width of the adjacent and more rare supple daisy.
Supple daisy (<i>Erigeron</i> supple)	> 100 ft.	No compensation necessary
Minute pocket moss (<i>Fissidens pauperculus</i>)	> 100 ft.	No compensation necessary
Short-leaved evax (<i>Hesperevax sparsifolia</i>)	50 – 100 ft.	No trail will be constructed within 50 feet of the short-leaved evax occurrence.
Bishop pine (<i>Pinus muricata</i>) forest	No buffer	No trees will be removed. Trail will be designed to discourage off trail use to minimize impacts to understory plant community.
Bishop pine (<i>Pinus muricata</i>)/Pacific reed grass (<i>Calamagrostis sitchensis</i>)	Not less than 50 ft.	Trail will be designed to discourage off trail use. A 50 ft. buffer is adequate to prevent impact to the forest/grassland association.
Arroyo (<i>Salix lasiolepis</i>) and Sitka (<i>S. sitchensis</i>) willow thicket	No buffer	Construction of elevated pedestrian walkways to avoid impact to understory vegetation. The walkways will utilize natural gaps in willow cover along the seasonal drainage.

While a reduced buffer analysis was completed for the proposed project, the proposed trail alignment will still traverse through an ESHA. In order to permit development within a buffer area, the proposed project must comply with MCC Section 20.496.020(A)(4). The proposed project is consistent with the policies related to development within an ESHA buffer for the following reasons:

- While human activity levels will be increased by the acquisition of this site for public use and the construction of trails, these activities will be directed to walkways and trails that avoid all sensitive resources. Prior use of this parcel was a cattle ranch where cattle roamed freely throughout the parcel resulting in considerable ecological damage, displacement of native species, and, establishment of invasive exotics.
- The proposed trail will be compatible with the function and ability of the ESHAs to self-sustain.
- Trail development shall be located in a way that will minimize impacts to all ESHAs. Gradual sloping of trails and switchbacks will be employed to minimize erosion. Where switchbacks occur trails will be designed to employ visual obscuration of the lower segment of the trail to discourage “short-cuts” between segments of the trail. Bluff edges will be avoided by locating the trail within 50 to 100’ of the short-leaved evax that is located on the edge of the bluff, yet near enough to the bluff to satisfy the public attraction to view the Pacific Ocean without impacting sensitive species and fragile bluff communities.
- Adjacent lands are tilled and farmed to the north and the parcel to the south has a driveway and a residence constructed on the site. The proposed hiking trail is not expected to cause negative

impacts to sensitive resources within the Reserve or outside of it. The hydrology of the site will not be altered by trail construction. Trails will be located in such a way that impact to sensitive resource will be avoided, and the creation of “social trails” minimized.

- The elevated walkway and bridge are necessary improvements facilitating the movement of hikers through the willow thicket and across the drainage with minimal impact.
- The trail will not cause impacts that would degrade adjacent areas; impact will be restricted to the trail footprint. The location of the trail within the coastal prairie/coyote brush scrubland and Bishop pine forest will be designed to minimize erosion and discourage “social trails”. Where soil-types are fragile along the shale band within the transition between upper and lower terraces the grade of the trail will be gradual to prevent degradation by foot traffic.
- The elevated walkway and bridge are necessary improvements facilitating the movement of hikers through the willow thicket and across the drainage with minimal impact. Impacts to riparian vegetation will be isolated to areas where pier blocks are placed at 6-foot intervals on each side of the elevated walkway. Bridge footings will consist of five 8-inch diameter posts driven in a minimum of 3-feet deep and covered by a concrete footing 4-foot wide and 2.8-inch long bars at each end of the bridge. Any native plants that will be impacted by construction-related disturbance shall be removed, conserved during construction and replanted in the disturbed areas surrounding the bridge footings. These plants shall be maintained by watering until they are established. No other structures within ESHAs are proposed.
- No trees shall be harvested within the Bishop pine forest. Some limbs may be removed to reduce hazards to hikers and allow hikers to stay on the trail.
- No woody riparian vegetation (willows) will be removed because the crossings will go through natural gaps in the willow gaps. Herbaceous vegetation that will be impacted from walkway construction will be replaced at the recommended 1:1 ratio. Any native plants that will be impacted by construction-related disturbance shall be removed, conserved during construction and replanted in the disturbed areas surrounding the bridge footings.
- No significant obstruction of peak surface water flows from 100-year flood events are expected from construction of the elevated walkway or the bridge.
- The trail and bridge/walkway structures are not expected to have measurable impacts to the hydrologic capacity of the site.
- The trail and bridge/walkway structures are not expected to have measurable impacts to ground water flow within the ESHA buffer zones.
- The proposed ESHA buffers are designed to avoid significant adverse impact to all ESHAs.

The trail has been designed to avoid many of the sensitive habitat areas; however, there are several locations where the trail will traverse through a sensitive habitat area. Mitigation measures such as construction of an elevated pedestrian walkway over these areas and no removal of vegetation as part of the project design result in less than significant impacts to the identified rare plants, animals and habitats.

Table 2: Impact Analysis and Mitigation Measures

Impact to ESHA	Mitigation
1) Pt. Reyes ceanothus (<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>): foot trail potentially within 50 ft. of ESHA edge will avoid impact to Pt. Reyes ceanothus and habitat that supports this ESHA	Since this is a “Watch List” species (CRPR 4), more information about this plant needs to be obtained. Population status shall be monitored yearly by establishing 1 or 2 permanent photo points.

2) Supple daisy (<i>Erigeron supplex</i>): Sufficient buffers well over 100ft. will help to avoid impact from hikers to the supple daisy. Any off-trail disturbance could potentially degrade supple daisy habitat.	As stated previously, the trail extending through the shale area which supports supple daisy will be constructed to avoid using short cuts. Simple photo plots shall be employed to monitor this rare species yearly.
3) Minute pocket moss (<i>Fissidens pauperculus</i>): The location of the minute pocket moss is hidden and far enough from proposed crossing structures to be impacted.	No mitigation necessary
4) Short-leafed evax (<i>Hesperivax sparsifolia</i> var. <i>brevifolia</i>): The trail will be constructed sufficiently far from the bluff edge to avoid impact to potential habitat.	No mitigation necessary.
5) Bishop pine (<i>Pinus muricata</i>) forest: impact is expected to be restricted to the footprint of the trail.	Mitigating human-caused impacts to the Bishop pine forest shall involve trash cleanup, erasing social trails, and where possible, encouraging natural regeneration.
6) Bishop pine (<i>Pinus muricata</i>)/Pacific reed grass (<i>Calamagrostis sitchensis</i>): Same as #5 above	Same as #5 above
7) Arroyo (<i>Salix lasiolepis</i>) and Sitka (<i>S. sitchensis</i>) willow thicket: impact will be restricted to vegetation disturbance at footings and abutments of walkways and bridges at two crossings.	Yearly monitoring shall be done at crossing sites to ensure structural integrity is maintained. Any invasive species shall be eradicated on a yearly basis before they become established and spread. Herbaceous vegetation that will be impacted from walkway construction will be replaced at the recommended 1:1 ratio.

Part of the proposed project will require the installation of a bridge over a seasonal drainage area. Mendocino Land Trust is in the process of obtaining a Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife. Mitigation for the loss of the area covered by the footings for the bridge will be required. The objective is to restore a wetland area measuring no less than sixty (60) square-feet by removing invasive plants and allowing native plants to colonize the area. The site to be restored is within the wetland area directly adjacent to the boardwalk. Annual reporting will be provided to California Department of Fish and Wildlife staff. **Condition 9** is recommended requiring all recommendations from the various biological surveys and resource agencies as conditions of approval.

In summary, although the proposed project minimally impacts biological resources, the project is considered an allowable use within an ESHA area, as the trail will provide nature study opportunities with interpretive signage. Nature study is an allowable use in wetlands, per MCC Section 20.496.025 (A)(10); however, development permitted within a ESHA is subject to the supplemental findings related to resource impacts (discussed later in this document). The proposed trail project would not significantly degrade resources on the parcels, rather it would provide the public the opportunity to learn about and observe some of the natural areas of the Mendocino Coast. There is no feasible less environmentally damaging alternative, as relocation to other areas on the parcel would require significantly more vegetation removal, grading, and disruption of natural areas. The selected trail alignment avoids ESHAs to the greatest extent feasible, while still accomplishing the goal of the project to provide public access along this area of the coast. All feasible mitigation measures are required as conditions of approval to reduce project impacts to a less than significant level. The proposed project is therefore consistent with Mendocino County Code regulations for the protection of natural resources.

Drainage/Erosion

The proposed project is designed to minimize to the maximum extent feasible the alteration of natural landforms. Potential to alter the existing drainage pattern is greatest with establishment of the parking area; however, the parking area has been designed by a licensed civil engineer, consists primarily of permeable gravel (with only the handicap space and apron being impermeable surfaces) and includes mitigation measures to reduce the potential for erosion and flood-related concerns. **Condition 12** is

recommended to ensure that the site is developed in accordance with the Parking Plan prepared by the licensed civil engineer.

California Environmental Quality Act (CEQA)

A draft Initial Study and Proposed Mitigated Negative Declaration has been prepared for the project drawing off of supporting materials provided by the applicant and consulting agents. The said materials were used in part to identify potentially significant impacts pursuant to CEQA Guidelines Section 15063. The draft environmental document is attached as **ATTACHMENT B - MITIGATED NEGATIVE DECLARATION**. All application materials are available for review at the Fort Bragg office of the Department of Planning and Building Services.

With the implementation of mitigation measures recommended in the Proposed Mitigated Negative Declaration, the proposed development will not have any significant adverse impacts on the environment within the meaning of CEQA.

Cultural Resources

The applicant submitted two separate Archaeological Survey Reports proposed by Thad Van Bueren with the application. One Survey was completed for APN 027-151-08 (under Mendocino Land Trust ownership) on March 27, 2014 and a secondary Survey was completed for the trail easements on APNs 027-341-07 and 027-341-08 on August 18, 2014. Sites were identified within the project area. The Surveys were reviewed at the June 10, 2015 Mendocino County Archaeological Commission Hearing. Both Surveys were accepted by the Commission; however, additional recommendations were made requiring the applicant to cap the portions of the trail that traverse identified archaeological sites. Capping shall include at least eight (8) inches thick of material such as clean soil or gravel and shall be at least five (5) feet wide, two and one half (2 ½) feet on either side of trail centerline. **Condition 10** is recommended to protect identified sites in perpetuity.

The applicant is also advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the "Discovery Clause." Recommended **Condition 8** similarly advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

With the inclusion of the recommended conditions of approval, the project is found consistent with protection of paleontological and archaeological resources.

Coastal Access

Coastal access is regulated under MCC Section 20.528, which provides minimum access standards, methods for securing access and policies related to management of public access trails. The project site is located west of Highway 1, and is designated as a potential public access trail location on the Local Coastal Plan maps (Map #'s 25 and 28). As a condition of permit approval for California Coastal Commission Coastal Development Permits #81-CC-307 and #1-86-22 the landowners of the parcels subject to the Permits were each required to dedicate a twenty-five (25) foot lateral access (Mendocino County Official Records Book 1320 Page 232 and Book 1553 Page 155). The twenty-five (25) foot lateral access is consistent with the minimum access standards contained in MCC Section 20.528.015. In order for the proposed project to be consistent with the requirements in Mendocino County Code, **Condition 11** is recommended requiring the applicant to provide an Accessway Management Plan, prior to the issuance of the building permits on the parcel.

The proposed project would open a public access trail on parcels designated for such a use under the Local Coastal Plan maps and is therefore consistent with the public access goals of Chapter 3 of the California Coastal Act and Mendocino County Coastal Element of the General Plan.

PROJECT DETERMINATION FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, based on the following findings and conditions.

REQUIRED FINDINGS FOR THIS COASTAL DEVELOPMENT PERMIT:

1. The proposed development is in conformity with the certified Local Coastal Program. The proposed project for construction of a public access trail is in conformity with accomplishing the goals and policies of the certified Local Coastal Program. Coastal access is ranked as the highest priority use in the Coastal Zone. The proposed use is consistent with the intent of the RMR zoning district and meets the standards for public access; and
2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The proposed project does not proposed the use of utilities at this time. Access shall be provided directly off of Highway 1 and will be developed consistent with the Caltrans standards for access. Parking will be provided on-site to ensure that the opening of the public access trail does not become a public nuisance by creating a hazardous situation on Highway 1. The project has been designed to reduce the alteration of natural landforms to the greatest extent practicable and to use permeable surfaces to increase stormwater infiltration. The bridge and parking area have both been designed by a licensed civil engineer. As a condition of approval, an Accessway Management Plan shall be created and approved by the Department of Planning and Building Services; and
3. The proposed development is consistent with the purpose and intent of the applicable zoning district, as well as all other provisions of Division II, and preserves the integrity of the zoning district. The proposed passive recreation use of the parcel is a principally permitted use within the zoning district and is consistent with the intent of the RMR district; and
4. The proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment, within the meaning of the California Environmental Quality Act; an Initial Study has been completed and adoption of a Mitigated Negative Declaration is recommended; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource. The standard discovery clause is recommended as a condition of approval directing the applicant to cease work and contact the Director of Planning and Building Services if archaeological sites or artifacts are discovered during construction and additionally the Mendocino County Archaeological Commission recommended capping the trail portions over identified archaeological sites to reduce potential impacts; and
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The proposed project does not include any residential development that will require solid waste service; however, the proposed project is to provide a public access trail and it is anticipated that public use of the trail will generate some amount of solid waste. An Accessway Management Plan is required to be completed by the applicant under Condition 11 and shall include information on the maintenance and operation of the site. The increase in traffic volume associated with the development proposed in the application will be negligible. The existing roadways and proposed private access are adequate to serve the proposed development; and
7. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. The subject permit requests construction of a public access trail. The applicant shall provide an Accessway Management Plan, in conformity with the public access section of Mendocino County Code. The proposed project helps accomplish the goals of the Coastal Act and the Mendocino County Local Coastal Program by increasing public access to and along the coastline.
8. The resources identified will not be significantly degraded by the proposed development; there is no feasible less environmentally damaging alternative; and all feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted. The proposed project has the potential to impact biological resources but is considered an allowable use within an ESHA area, as

the trail will provide nature study opportunities with interpretive signage. Nature study is an allowable use in wetlands, per MCC Section 20.496.025 (A)(10). The proposed trail project will not significantly degrade the resources on the parcel, rather it will provide the public the opportunity to learn about and observe some of the natural areas of the Mendocino Coast. There is no feasible less environmentally damaging alternative, as relocation to other areas on the parcel would require significantly more vegetation removal, grading, and disruption of natural areas. The selected alignment avoids ESHAs to the greatest extent feasible, while still accomplishing the goal of the project to provide public access along this area of the coast. All feasible mitigation measures are required as conditions of approval to reduce project impacts to a less than significant levels.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. 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.

9. In order to provide for the protection of Natural Resources, the following shall be completed by the applicant:
 - a. The populations of Pt. Reyes ceanothus (*Ceanothus gloriosus* var. *gloriosus*), short-leaved evax (*Hesperis matronalis* var. *brevifolia*), and supple daisy (*Erigeron supplex*) shall be monitored yearly. One or two permanent photo points shall be established with yearly monitoring for five years following project approval. Results of the monitoring shall be submitted to the Department of Planning and Building Services annually. Care shall be taken when performing the yearly monitoring to not approach the sites from the established trail as this could invite others to explore and potentially impact the ESHA.
 - b. The Arroyo (*Salix lasiolepis*) and Sitka (*Salix sitchensis*) willow thicket shall be monitored yearly at the crossing sites to ensure structural integrity is maintained. Hand removal of invasive species shall be completed on a yearly basis before they become established and spread. Herbaceous vegetation that is impacted from the walkway construction shall be replaced at a 1:1 ratio.
 - c. California Department of Fish and Wildlife confirmed that a minimum of a fifty (50) foot buffer shall be maintained between proposed improvements and identified ESHA, except for the resources where the trail must cross within fifty (50) feet. Only those resources specifically outlined in the staff report shall have a buffer of less than fifty (50) feet.
 - d. Restore a wetland area measuring no less than sixty (60) square-feet by removing invasive plants and allowing native plants to colonize the area.
 - i. The site to be restored shall be within the wetland area directly adjacent to the boardwalk. Mendocino Land Trust shall delineate (flag or stake), photo-document and provide a map of the restoration area; compile a plant species list; and estimate cover of native plants and non-native plants within the restoration area.
 - ii. The mitigation plan shall be in effect for no less than five (5) years. Within the mitigation area, non-native plants shall be removed to encourage the spread and establishment of nearby native plants. After initial removal of non-native plants, follow-up work shall occur on a quarterly basis or as necessary (at the discretion of the California Department of Fish and Wildlife). On at least a quarterly basis, Mendocino Land Trust shall monitor the project site, including photo-documentation and an estimate of native and non-native plant cover. On at least an annual basis, this information shall be compiled and reported to the California Department of Fish and Wildlife.
 - iii. Success Criteria/Performance Standards are at the discretion of the California Department of Fish and Wildlife and the stipulations of the Lake and Streambed Alteration Agreement obtained by Mendocino Land Trust.
10. The proposed trail shall be capped over those portions of trail that traverse the archaeological sites identified in the March 27, 2014 and August 18, 2014 Archaeological Surveys by Thad Van Bueren. Capping shall include at least eight (8) inches thick of material such as clean soil or gravel and shall be at least five (5) feet wide, two and one half (2 ½) feet on either side of trail centerline.
11. Prior to issuance of the building permit, the applicants shall submit an Accessway Management Plan for the trail and associated improvements on the Pelican Bluffs parcel. At a minimum, the Accessway Management Plan shall:
 - a. Provide a design which avoids or mitigates any public safety hazards and any adverse impacts on agricultural operations or identified coastal resources;
 - b. Set forth the agency(ies) responsible for operating, maintaining and assuming liability for the accessway;

- c. Set forth any other known provisions such as facilities to be provided, signing, use restrictions and special design and monitoring requirements; and
 - d. Set forth provisions for protecting the accessway from vandalism and/or improper use (e.g. guarded gate, security patrol, hours of operation or period/seasons of closure and fees, if any).
12. All Construction Notes on the Pelican Bluffs Parking Plan shall be complied with during construction of the parking area. If deviation from the Construction Notes is required, such deviation shall only be permissible if agreed upon by the Department of Planning and Building Services and a licensed civil engineer. Construction Notes are as follows:
- a. No construction shall commence without prior approval of the County of Mendocino's Supervising Engineer and California Department of Transportation.
 - b. The Contractor shall call Underground Service Alert (USA) at (800)227-2600 at least 48 hours prior to any excavation for markouts of existing underground facilities.
 - c. Any damages to County or other utilities caused by project operations shall be the Contractor's responsibility.
 - d. The Contractor shall be responsible for immediate off-site disposal of all bituminous pavement, concrete, reinforcement, vegetation, and spoils not needed for backfill.
 - e. All workmanship, materials, and construction shall conform to the County of Mendocino Standard Plans, the Construction Specifications for Public Improvements, the Special Provisions for this project, and the State Standard Specifications and Standard Plans.
 - f. All traffic control shall be in accordance with the latest edition off the California Department of Transportation Manual of Traffic for Construction and Maintenance of Work Zones.
 - g. All signs shall be appropriately constructed with reflective material on a backing of metal or fabric (no wood or plastic allowed) and shall be maintained throughout construction to provide proper visibility.
 - h. Site work can only proceed and must be completed during the dry season, April 15 to October 14.
 - i. Before commencing work, the Contractor shall mark off boundary of area of work, and areas outside of Mendocino Land Trust easements that cannot be disturbed. Vegetation shall then be cleared over the area to be worked. Existing shrubs of Baccharis shall be recovered with roots intact as possible for replanting by Mendocino Land Trust.
 - j. Contractor shall install and maintain erosion control measures shown on the parking plan, prior to grading operations.
 - k. Prior to placement of aggregate base course material at paved areas, compact subsoil to 95 percent of its maximum dry density at optimum water content (-1 percent + 3 percent) in accordance with ASTM D1557 to the depth as indicated on the Drawings, but not less than 36 inches. At least 24 inches of excavation is required with soil replaced in 12 inch lifts, each compacted.
 - l. Fill material shall meet Caltrans aggregate subbase (AS) or crushed miscellaneous base (CMB) requirements or a class 3 soil fill meeting the Engineer's requirement, in coordination with the amount of geotextile placed.
 - m. Compaction of fill shall meet 95 % of fill material dry density, confirmed per Caltrans test method #231, or the equivalent ASTM Standard Penetration Test procedure.
 - n. Compaction of fill shall be in 12 inch max lifts, with geotextile reinforcement to be determined. Lifts shall approximate the finished plane, so the upper layers can have full runs of geotextile.
 - o. Compaction testing shall be undertaken at existing soils before placement of imported fill, and at the completion of fill operations, before placement of rock surface and paving base course.

- p. Rocked surface and paving base shall meet Caltrans Class 2 Aggregate Requirements. Paving materials and execution shall match Caltrans requirements.
- q. Pavement marking paint material shall meet Caltrans specification PTH-02ALKYD, with reflective spheres meeting Caltrans specification 8010-004.
- r. Stop bar and marking, and stop sign and installation shall meet 2012 California Manual on Uniform Traffic Control Devices. Include the installation of 2 similar sign posts to be supplied by Mendocino Land Trust.
13. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2260.00 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any appeal period. Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has "no effect" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

Staff Report Prepared By:

DATE

JULIA ACKER
PLANNER I

JA/at
October 9, 2015

Mitigated Negative Declaration

Appeal Period: Ten calendar days for the Mendocino County Board of Supervisors, followed by ten working days for the California Coastal Commission following the Commission's receipt of the Notice of Final Action from the County.

Appeal Fee: \$945 (For an appeal to the Mendocino County Board of Supervisors.)

ATTACHMENTS:

- A- Coastal Permit Approval Checklist
- B- CEQA Initial Study/Mitigated Negative Declaration
- C- Location Map
- D- Topographic Map
- E- 2014 NAIP Aerial Orthophoto (Wide)
- F- 2014 NAIP Aerial Orthophoto
- G- Site Plan [03-13-2015]
- H- Site Plan Detail
- I- Parking Layout
- J- Bridge Design
- K- Pier Diagram
- L- Elevation & Deck Plan

- M- Header Installation Plan
- N- Joist Installation Plan
- O- Joist-to-Header Design Plan
- P- Trailway Excavation Plan
- Q- Step Calculations
- R- Zoning Display Map
- S- General Plan Classifications
- T- LCP Map 25 & 28
- U- Adjacent Parcels
- V- Fire Hazard Zones & Responsibility Areas
- W- Coastal Ground Water Resources
- X- Highly Scenic & Tree Removal Areas
- Y- Local Soils
- Z- Lands in Williamson Act Contracts
- AA- Classified Wetlands
- BB- Earthquake Fault Zones

**COASTAL PERMIT APPROVAL CHECKLIST
CDP_2014-0042 (MENDOCINO LAND TRUST)
NOVEMBER 18, 2015**

PROJECT TITLE: CDP_2014-0042 (MENDOCINO LAND TRUST)

PROJECT LOCATION: Located between post miles 14.26 and 13.86 and including two public access easements at 26300 and 26600 South Highway 1 (APNs: 027-151-08 (Mendocino Land Trust), 027-341-07 (LaFranchi), and 027-341-08 (Ferrara)).

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

GENERAL PLAN DESIGNATION: Remote Residential (RMR)

ZONING DISTRICT Remote Residential (RMR), Floodplain combining district (FP), forty (40) acre minimum lot size

DESCRIPTION OF PROJECT: The project is for the construction of an approximately two (2) mile public access trail along Pelican Bluffs. Construction of the trail will require the installation of a parking area, foot-bridge, approximately one hundred (100) steps, approximately eighty (80) feet of boardwalk, approximately ten (10) interpretive and management signs, two (2) benches, and two (2) picnic tables. The Pelican Bluffs trail will loop around the property from the trailhead in the northeast corner of the property west towards the bluff, where it will follow the western property boundary before looping back to the trailhead. The trail will also extend south within 25-foot public access easements on private property (APNs: 027-341-07 (LaFranchi) and 027-341-08 (Ferrara)) for a total length of approximately two (2) miles. Public access easements are held by Moat Creek Managing Agency, a partner organization of Mendocino Land Trust.

SITE DESCRIPTION AND SETTING: The 73.05 acre subject parcel is situated approximately one mile south of the City of Point Arena, on the west side of Highway 1, approximately 660 feet south of its intersection with Curley Lane (CR 504A). The proposed project includes two 25-foot public access easements on adjacent parcels. The site is surrounded by primarily agricultural uses. The subject parcels are mixed in terms of existing development: vacant (APN 027-151-08), agricultural (APN 027-341-07), and residential (APN 027-341-08).

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
(A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following:				
(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"/>

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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:				
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 (LCP) 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 LCP serves as an element of the General Plan and includes Division II of Title 20 of 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 – Remote Residential

The subject parcel is classified as Remote Residential by the Coastal Element of the Mendocino County General Plan, which is intended “to be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses” (Chapter 2 of the County of Mendocino Coastal Element). The principally permitted use designated for the Remote Residential land use classification is “one dwelling unit per existing parcel and associated utilities, light agriculture and home occupation” (Chapter 2 of the County of Mendocino Coastal Element).

The parcel is currently vacant. The application proposes a public access trail with associated improvements. Passive recreation is a principally permitted use within the Remote Residential classification and is therefore consistent with the district.

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. The San Andreas fault is located approximately three (3) miles to the northeast of the project site and is the nearest active fault. The site, like the rest of Mendocino County, is subject to strong ground shaking. Figure

3-12 of the Mendocino County General Plan indicates that the subject parcel is not located in a known area of soil liquefaction.

Landslides: The subject property is located west of the highway and slopes gently toward the bluff edge. There are no translational/rotational or debris slides mapped on the subject parcel.

Erosion: The proposed project is designed to minimize to the maximum extent feasible the alteration of natural landforms. Potential to alter the existing drainage pattern is greatest with construction of the parking area; however, the parking area consists primarily of permeable gravel (with only the handicap space and apron being impermeable surfaces) and includes mitigation measures to reduce the potential for erosion and flooding related concerns.

Flooding: The project is not for residential development and further is located outside the mapped 100-year flood hazard area of the parcel, and therefore will not impede or redirect flood flows, and will not expose people or structures to a significant risk involving flooding, including flooding as a result of the failure of a levee or dam.

Fire: The project is located in an area that has a moderate fire hazard severity rating (along bluff edge) and a high fire hazard severity rating elsewhere on the parcel, as shown on the Fire Hazard Zones and Responsibility Areas map. The project application was referred to the Redwood Coast Fire Protection District and California Department of Forestry and Fire Protection (CalFire) for comment. CalFire stated that they had no comments for the proposed project. The Redwood Coast Fire Protection District did not return the referral for this project. Staff believes the proposed project has a minimal potential to expose people and facilities to unnecessary fire hazard.

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 MCC Chapter 20.504.

The project is located in an area that is designated Highly Scenic by the Local Coastal Program and is subject to Local Coastal Program Visual Resource policies relating to Highly Scenic Areas. Pertinent development criteria include protection of public coastal views, siting of structures on the parcel, and location of access roads in areas where they cause minimal visual impact. The proposed project has been designed to be consistent with the criteria for development in a Highly Scenic Area. Public coastal views are protected; the trail location is largely hidden from view, and would be developed to minimize the alteration of natural landforms and to limit the number of structures installed above grade. Additionally, the proposed access road has been located as close as feasible to existing access roads for adjacent properties, limiting the visual impact of the additional access.

No exterior lighting is proposed as part of this application. Signage will be painted to reduce any potential for glare related impacts from the project.

The proposed project is therefore consistent with the criteria for development in a Highly Scenic Area.

Natural Resources

The certified Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

Several studies were prepared in association with this project, a Botanical Survey Report, Point Arena Mountain Beaver Survey, and a Reduced Buffer Zone Analysis. The 73.05 acre site contains several areas of sensitive habitats. Identified sensitive habitats on the site are as follows: Point Arena Mountain Beaver (*Aplodontia rufa nigra*), a Federally Listed Endangered Species; Supple daisy (*Erigeron supplex*), a California rare plant; Short-leaved evax (*Hesperivax sparsiflora* var. *brevifolia*), a California rare plant; Point Reyes ceanothus (*Ceanothus gloriosus* var. *gloriosus*), a California rare plant; Minute pocket-moss (*Fissidens pauperculus*), a California rare plant; Arroyo (*Salix lasiolepis*) and Sitka (*S. Sitchensis*) willow pocket thicket, a supportive community to wetland species and riparian habitat; Bishop pine forest/Pacific reed grass (*Pinus muricata*/*Calamagrostis nutkaensis*), a rare plant community; and Bishop pine forest (*Pinus muricata*), a rare plant community.

Mendocino County Code requires that all proposed improvements be located a minimum one-hundred (100) feet from all sensitive habitats, unless a qualified biologist prepares a Reduced Buffer Analysis to reduce the buffer to fifty (50) feet. Table 1, taken from the Reduced Buffer Zone Analysis document, describes the buffer distance to identified sensitive habitats and recommended actions. Please note that the Point Arena Mountain Beaver is not included in the table as the analysis was done separately and all proposed improvements will maintain a greater than one-hundred (100) foot buffer to identified Point Arena Mountain Beaver habitat.

Table 1. ESHAs and Recommended Actions

ESHAs	Reduced Buffer	Recommended Action
Pt. Reyes ceanothus (<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>)	50 – 100 ft.	A "Watch List" species (CRPR 4), more information about this plant needs to be obtained. It has no state or federal protection status. Trail proposed within 50 ft, designed to maximize buffer width of the adjacent and rarer supple daisy.
Supple daisy (<i>Erigeron supplex</i>)	> 100 ft.	No compensation necessary
Minute pocket moss (<i>Fissidens pauperculus</i>)	> 100 ft.	No compensation necessary
Short-leaved evax (<i>Hesper-evax sparsifolia</i> var. <i>brevifolia</i>)	50 – 100 ft.	No trail will be constructed within 50 feet of the short-leaved evax occurrence.
Bishop pine (<i>Pinus muricata</i>) forest	No buffer	No trees will be removed. Trail will be designed to discourage off trail use to minimize impacts to understory plant community.
Bishop pine (<i>Pinus muricata</i>)/Pacific reed grass (<i>Calamagrostis sitchensis</i>)	Not less than 50 ft.	Trail will be designed to discourage off trail use. A 50 ft. buffer is adequate to prevent impact to the forest/grassland association.
Arroyo (<i>Salix lasiolepis</i>) and Sitka (<i>S. sitchensis</i>) willow thicket	No buffer	Construction of elevated pedestrian walkways to avoid impact to understory vegetation. The walkways will utilize natural gaps in willow cover along the seasonal drainage.

While a reduced buffer analysis was completed for the proposed project, the proposed trail alignment will still traverse through an ESHA. In order to permit development within a buffer area, the proposed project must comply with MCC Section 20.496.020(A)(4). The proposed project is consistent with the policies related to development within an ESHA buffer for the following reasons:

- While human activity levels will be increased by the acquisition of this site for public use and the construction of trails, these activities will be directed to walkways and trails that avoid all sensitive resources. Prior use of this parcel was a cattle ranch where cattle roamed freely throughout the parcel resulting in considerable ecological damage, displacement of native species, and, establishment of invasive exotics.
- The proposed trail will be compatible with the function and ability of the ESHAs to self-sustain.
- Trail development shall be located in a way that will minimize impacts to all ESHAs. Gradual sloping of trails and switchbacks will be employed to minimize erosion. Where switchbacks occur trails will be designed to employ visual obscuration of the lower segment of the trail to discourage "short-cuts" between segments of the trail. Bluff edges will be avoided by locating the trail within 50 to 100' of the short-leaved evax that is

located on the edge of the bluff, yet near enough to the bluff to satisfy the public attraction to view the Pacific Ocean without impacting sensitive species and fragile bluff communities.

- Adjacent lands are tilled and farmed to the north and the parcel to the south has a driveway and a residence constructed on the site. The proposed hiking trail is not expected to cause negative impacts to sensitive resources within the Reserve or outside of it. The hydrology of the site will not be altered by trail construction. Trails will be located in such a way that impact to sensitive resource will be avoided, and the creation of "social trails" minimized.
- The elevated walkway and bridge are necessary improvements facilitating the movement of hikers through the willow thicket and across the drainage with minimal impact.
- The trail will not cause impacts that would degrade adjacent areas; impact will be restricted to the trail footprint. The location of the trail within the coastal prairie/coyote brush scrubland and Bishop pine forest will be designed to minimize erosion and discourage "social trails". Where soil-types are fragile along the shale band within the transition between upper and lower terraces the grade of the trail will be gradual to prevent degradation by foot traffic.
- The elevated walkway and bridge are necessary improvements facilitating the movement of hikers through the willow thicket and across the drainage with minimal impact. Impacts to riparian vegetation will be isolated to areas where pier blocks are placed at 6-foot intervals on each side of the elevated walkway. Bridge footings will consist of five 8-inch diameter posts driven in a minimum of 3-feet deep and covered by a concrete footing 4-foot wide and 2.8-inch long bars at each end of the bridge. Any native plants that will be impacted by construction-related disturbance shall be removed, conserved during construction and replanted in the disturbed areas surrounding the bridge footings. These plants shall be maintained by watering until they are established. No other structures within ESHAs are proposed.
- No trees shall be harvested within the Bishop pine forest. Some limbs may be removed to reduce hazards to hikers and allow hikers to stay on the trail.
- No woody riparian vegetation (willows) will be removed because the crossings will go through natural gaps in the willow gaps. Herbaceous vegetation that will be impacted from walkway construction will be replaced at the recommended 1:1 ratio. Any native plants that will be impacted by construction-related disturbance shall be removed, conserved during construction and replanted in the disturbed areas surrounding the bridge footings.
- No significant obstruction of peak surface water flows from 100-year flood events are expected from construction of the elevated walkway or the bridge.
- The trail and bridge/walkway structures are not expected to have measurable impacts to the hydrologic capacity of the site.
- The trail and bridge/walkway structures are not expected to have measurable impacts to ground water flow within the ESHA buffer zones.
- The proposed ESHA buffers are designed to avoid significant adverse impact to all ESHAs.

The trail has been designed to avoid many of the sensitive habitat areas; however, there are several locations where the trail will traverse through a sensitive habitat area. Mitigation measures such as construction of an elevated pedestrian walkway over these areas and no removal of vegetation as part of the project design result in less than significant impacts to the identified rare plants, animals and habitats.

Table 2: Impact Analysis and Mitigation Measures

Impact to ESHA	Mitigation
1) Pt. Reyes ceanothus (<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>): foot trail potentially within 50 ft. of ESHA edge will avoid impact to Pt. Reyes ceanothus and habitat that supports this ESHA	Since this is a "Watch List" species (CRPR 4), more information about this plant needs to be obtained. Population status shall be monitored yearly by establishing 1 or 2 permanent photo points.
2) Supple daisy (<i>Erigeron supplex</i>): Sufficient buffers well over 100ft. will help to avoid impact from hikers to the supple daisy. Any off-trail disturbance could potentially degrade supple daisy habitat.	As stated previously, the trail extending through the shale area which supports supple daisy will be constructed to avoid using short cuts. Simple photo plots shall be employed to monitor this rare species yearly.
3) Minute pocket moss (<i>Fissidens pauperculus</i>): The location of the minute pocket moss is hidden and far enough from proposed crossing structures to be impacted.	No mitigation necessary
4) Short-leaved evax (<i>Hesperervax sparsifolia</i> var. <i>brevifolia</i>): The trail will be constructed sufficiently far from the bluff edge to avoid impact to potential habitat.	No mitigation necessary.
5) Bishop pine (<i>Pinus muricata</i>) forest: impact is expected to be restricted to the footprint of the trail.	Mitigating human-caused impacts to the Bishop pine forest shall involve trash cleanup, erasing social trails, and where possible, encouraging natural regeneration.
6) Bishop pine (<i>Pinus muricata</i>)/Pacific reed grass (<i>Calamagrostis sitchensis</i>): Same as #5 above	Same as #5 above
7) Arroyo (<i>Salix lasiolepis</i>) and Sitka (<i>S. sitchensis</i>) willow thicket: impact will be restricted to vegetation disturbance at footings and abutments of walkways and bridges at two crossings.	Yearly monitoring shall be done at crossing sites to ensure structural integrity is maintained. Any invasive species shall be eradicated on a yearly basis before they become established and spread. Herbaceous vegetation that will be impacted from walkway construction will be replaced at the recommended 1:1 ratio.

Part of the proposed project will require the installation of a bridge over a seasonal drainage area. Mendocino Land Trust is in the process of obtaining a Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife. Mitigation for the loss of the area covered by the footings for the bridge will be required. The objective is to restore a wetland area measuring no less than sixty (60) square-feet by removing invasive plants and allowing native plants to colonize the area. The site to be restored is within the wetland area directly adjacent to the boardwalk. Annual reporting will be provided to California Department of Fish and Wildlife staff. **Condition 9** is recommended requiring all recommendations from the various biological surveys and resource agencies as conditions of approval.

Condition 9: In order to provide for the protection of Natural Resources, the following shall be completed by the applicant:

- a. The populations of Pt. Reyes ceanothus (*Ceanothus gloriosus* var. *gloriosus*), short-leaved evax (*Hesperervax sparsifolia* var. *brevifolia*), and supple daisy (*Erigeron supplex*) shall be monitored yearly. One or two permanent photo points shall be established with yearly monitoring for five years following project approval. Results of the monitoring shall be submitted to the Department of Planning and Building Services annually. Care shall be taken when performing the yearly monitoring to not approach the sites from the established trail as this could invite others to explore and potentially impact the ESHA.
- b. The Arroyo (*Salix lasiolepis*) and Sitka (*Salix sitchensis*) willow thicket shall be monitored yearly at the crossing sites to ensure structural integrity is maintained. Hand removal of invasive species shall be

completed on a yearly basis before they become established and spread. Herbaceous vegetation that is impacted from the walkway construction shall be replaced at a 1:1 ratio.

- c. California Department of Fish and Wildlife confirmed that a minimum of a fifty (50) foot buffer shall be maintained between proposed improvements and identified ESHA, except for the resources where the trail must cross within fifty (50) feet. Only those resources specifically outlined in the staff report shall have a buffer of less than fifty (50) feet.
- d. Restore a wetland area measuring no less than sixty (60) square-feet by removing invasive plants and allowing native plants to colonize the area.
 - i. The site to be restored shall be within the wetland area directly adjacent to the boardwalk. Mendocino Land Trust shall delineate (flag or stake), photo-document and provide a map of the restoration area; compile a plant species list; and estimate cover of native plants and non-native plants within the restoration area.
 - ii. The mitigation plan shall be in effect for no less than five (5) years. Within the mitigation area, non-native plants shall be removed to encourage the spread and establishment of nearby native plants. After initial removal of non-native plants, follow-up work shall occur on a quarterly basis or as necessary (at the discretion of the California Department of Fish and Wildlife). On at least a quarterly basis, Mendocino Land Trust shall monitor the project site, including photo-documentation and an estimate of native and non-native plant cover. On at least an annual basis, this information shall be compiled and reported to the California Department of Fish and Wildlife.
 - iii. Success Criteria/Performance Standards are at the discretion of the California Department of Fish and Wildlife and the stipulations of the Lake and Streambed Alteration Agreement obtained by Mendocino Land Trust.

In summary, although the proposed project minimally impacts biological resources, the project is considered an allowable use within an ESHA area, as the trail will provide nature study opportunities with interpretive signage. Nature study is an allowable use in wetlands, per MCC Section 20.496.025 (A)(10); however, development permitted within a ESHA is subject to the supplemental findings related to resource impacts (discussed later in this document). The proposed trail project would not significantly degrade resources on the parcels, rather it would provide the public the opportunity to learn about and observe some of the natural areas of the Mendocino Coast. There is no feasible less environmentally damaging alternative, as relocation to other areas on the parcel would require significantly more vegetation removal, grading, and disruption of natural areas. The selected trail alignment avoids ESHAs to the greatest extent feasible, while still accomplishing the goal of the project to provide public access along this area of the coast. All feasible mitigation measures are required as conditions of approval to reduce project impacts to a less than significant level. The proposed project is therefore consistent with Mendocino County Code regulations for the protection of natural resources.

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: No utilities are proposed as part of this project.

Access Roads: The parcel is currently provided access off of Highway 1. The proposed public access trail was referred to the California Department of Transportation (Caltrans) for comment; however, no response was received. Staff notes that the applicant has been in continuous discussion with Caltrans regarding the proposed encroachment from the beginning of the project. Caltrans determined the proposed location to be the best location on the parcel for access. A parking plan has been prepared for the project. Prior to commencement of work, the applicant shall obtain an encroachment permit from Caltrans, as required by **Condition 4**.

Drainage: Drainage is subject to MCC Section 20.492.025, and provides regulations mitigating the impact of stormwater runoff and erosion. The proposed project is designed to minimize to the maximum extent feasible the

alteration of natural landforms. Potential to alter the existing drainage pattern is greatest with establishment of the parking area. The parking area, designed by a licensed civil engineer, consists primarily of permeable gravel (with only the handicap space and apron being impermeable surfaces) and includes mitigation measures to reduce the potential for erosion and flood-related concerns. **Condition 12** is recommended to ensure that the site is developed in accordance with the Parking Plan prepared by the licensed civil engineer.

Condition 12: All Construction Notes on the Pelican Bluffs Parking Plan shall be complied with during construction of the parking area. If deviation from the Construction Notes is required, such deviation shall only be permissible if agreed upon by the Department of Planning and Building Services and a licensed civil engineer. Construction Notes are as follows:

- a. No construction shall commence without prior approval of the County of Mendocino's Supervising Engineer and California Department of Transportation.
- b. The Contractor shall call Underground Service Alert (USA) at (800)227-2600 at least 48 hours prior to any excavation for markouts of existing underground facilities.
- c. Any damages to County or other utilities caused by project operations shall be the Contractor's responsibility.
- d. The Contractor shall be responsible for immediate off-site disposal of all bituminous pavement, concrete, reinforcement, vegetation, and spoils not needed for backfill.
- e. All workmanship, materials, and construction shall conform to the County of Mendocino Standard Plans, the Construction Specifications for Public Improvements, the Special Provisions for this project, and the State Standard Specifications and Standard Plans.
- f. All traffic control shall be in accordance with the latest edition off the California Department of Transportation Manual of Traffic for Construction and Maintenance of Work Zones.
- g. All signs shall be appropriately constructed with reflective material on a backing of metal or fabric (no wood or plastic allowed) and shall be maintained throughout construction to provide proper visibility.
- h. Site work can only proceed and must be completed during the dry season, April 15 to October 14.
- i. Before commencing work, the Contractor shall mark off boundary of area of work, and areas outside of Mendocino Land Trust easements that cannot be disturbed. Vegetation shall then be cleared over the area to be worked. Existing shrubs of Baccharis shall be recovered with roots intact as possible for replanting by Mendocino Land Trust.
- j. Contractor shall install and maintain erosion control measures shown on the parking plan, prior to grading operations.
- k. Prior to placement of aggregate base course material at paved areas, compact subsoil to 95 percent of its maximum dry density at optimum water content (-1 percent + 3 percent) in accordance with ASTM D1557 to the depth as indicated on the Drawings, but not less than 36 inches. At least 24 inches of excavation is required with soil replaced in 12 inch lifts, each compacted.
- l. Fill material shall meet Caltrans aggregate subbase (AS) or crushed miscellaneous base (CMB) requirements or a class 3 soil fill meeting the Engineer's requirement, in coordination with the amount of geotextile placed.
- m. Compaction of fill shall meet 95 % of fill material dry density, confirmed per Caltrans test method #231, or the equivalent ASTM Standard Penetration Test procedure.
- n. Compaction of fill shall be in 12 inch max lifts, with geotextile reinforcement to be determined. Lifts shall approximate the finished plane, so the upper layers can have full runs of geotextile.
- o. Compaction testing shall be undertaken at existing soils before placement of imported fill, and at the completion of fill operations, before placement of rock surface and paving base course.
- p. Rocked surface and paving base shall meet Caltrans Class 2 Aggregate Requirements. Paving materials and execution shall match Caltrans requirements.
- q. Pavement marking paint material shall meet Caltrans specification PTH-02ALKYD, with reflective spheres meeting Caltrans specification 8010-004.

- r. Stop bar and marking, and stop sign and installation shall meet 2012 California Manual on Uniform Traffic Control Devices. Include the installation of 2 similar sign posts to be supplied by Mendocino Land Trust.

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 zoned Remote Residential as shown on the Zoning Display Map. The intent of the Remote Residential zoning district is "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 occurred" (MCC Section 20.380.005). The property is currently vacant with a public access trail proposed. The passive recreational use of the parcel is consistent with the intent of the Remote Residential zoning district.

Use: The subject parcel is zoned Remote Residential as shown on the Zoning Display Map. The applicant proposes the construction of a public access trail with associated improvements. The proposed use is classified as passive recreation in Mendocino County Code. Passive recreation is a principally permitted use within the Remote Residential zoning district.

Density: The maximum dwelling density in the Remote Residential zoning district is one single family dwelling per forty (40) acres except as provided pursuant to Section 20.456.015 (Accessory Uses), Section 20.460.035 (Use of a Trailer Coach), and Section 20.460.040 (Family Care Unit) (MCC Section 20.380.025 (A)). The existing and proposed development does not conflict with the dwelling density standards of the Remote Residential zoning district.

Yards: The minimum required front, side, and rear yards in the Remote Residential zoning district for a parcel of this size are fifty (50) feet from all property boundaries (MCC Section 20.380.030 and MCC Section 20.380.035). The proposed public access trail with associated improvements is consistent with the yard setback requirements of the Remote Residential zoning district.

Height: The maximum permitted building height for structures in the Remote Residential zoning district and Highly Scenic Area is eighteen (18) feet (MCC Section 20.380.045). The proposed project consists of a public access trail with associated improvements. The maximum height of proposed improvements is less than ten (10) feet; therefore, the proposed project is consistent with the permitted maximum height in the Remote Residential zoning district.

Lot Coverage: The maximum permitted lot coverage in the Remote Residential zoning district is ten (10) percent for a parcel of this size (MCC Section 20.380.050). The parcel is approximately 3,182,058 square feet, allowing for a maximum permitted lot coverage of approximately 318,205 square feet. The proposed project consists of a public access trail with associated improvements; the trail will be approximately five feet in width and two miles in length. With the inclusion of the parking area in addition to the trail, the lot coverage on the parcel would be less than 60,000 square feet for a lot coverage percentage of approximately two (2) percent. The proposed development is consistent with the lot coverage requirements of the Remote Residential zoning district.

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 (without conditions of approval)

A draft Initial Study and Proposed Mitigated Negative Declaration has been prepared for the project drawing off of supporting materials provided by the applicant and consulting agents. The said materials were used in part to identify potentially significant impacts pursuant to CEQA Guidelines Section 15063. The draft environmental document is attached as **ATTACHMENT B - MITIGATED NEGATIVE DECLARATION**. All application materials are available for review at the Fort Bragg office of the Department of Planning and Building Services.

With the implementation of mitigation measures recommended in the Proposed Mitigated Negative Declaration, the proposed development will not have any significant adverse impacts on the environment within the meaning of CEQA.

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 applicant submitted two separate Archaeological Survey Reports prepared by Thad Van Bueren with the application. One Survey was completed for APN 027-151-08 (under Mendocino Land Trust ownership) on March 27, 2014 and a secondary Survey was completed for the trail easements on APNs 027-341-07 and 027-341-08 on August 18, 2014. Sites were identified within the project area. The Surveys were reviewed at the June 10, 2015 Mendocino County Archaeological Commission Hearing. Both Surveys were accepted by the Commission; however, additional recommendations were made requiring the applicant to cap the portions of the trail that traverse identified archaeological sites. Capping shall include at least eight (8) inches thick of material such as clean soil or gravel and shall be at least five (5) feet wide, two and one half (2 ½) feet on either side of trail centerline. **Condition 10** is recommended to protect identified sites in perpetuity.

Condition 10: The proposed trail shall be capped over those portions of trail that traverse the archaeological sites identified in the March 27, 2014 and August 18, 2014 Archaeological Survey's by Thad Van Bueren. Capping shall include at least eight (8) inches thick of material such as clean soil or gravel and shall be at least five (5) feet wide, two and one half (2 ½) feet on either side of trail centerline.

The applicant is also advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the "Discovery Clause." Recommended **Condition 8** similarly advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

Condition 8: If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within 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.

With the inclusion of the recommended conditions of approval, the project is found consistent with protection of paleontological and archaeological resources.

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 (with conditions of approval)

Solid Waste: The proposed project is to provide a public access trail and it is anticipated that public use of the trail will generate some amount of solid waste. An Accessway Management Plan is required to be completed by the applicant under **Condition 11** and shall include information on the maintenance and operation of the site.

Condition 11: Prior to issuance of the building permit, the applicants shall submit an Accessway Management Plan for the trail and associated improvements on the Pelican Bluffs parcel. At a minimum, the Accessway Management Plan shall:

- a. Provide a design which avoids or mitigates any public safety hazards and any adverse impacts on agricultural operations or identified coastal resources;
- b. Set forth the agency(ies) responsible for operating, maintaining and assuming liability for the accessway;

- c. Set forth any other known provisions such as facilities to be provided, signing, use restrictions and special design and monitoring requirements; and
- d. Set forth provisions for protecting the accessway from vandalism and/or improper use (e.g. guarded gate, security patrol, hours of operation or period/seasons of closure and fees, if any).

Roadway Capacity: The increase in traffic volume associated with the development proposed in the application will be negligible. Additionally, Mendocino Department of Transportation and Caltrans reviewed the application and did not state concerns relating to roadway capacity. The existing roadways and proposed private access 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 (with conditions of approval)

Coastal access is regulated under MCC Section 20.528, which provides minimum access standards, methods for securing access and policies related to management of public access trails. The project site is located west of Highway 1, and is designated as a potential public access trail location on the Local Coastal Plan maps (Map #'s 25 and 28). As a condition of permit approval for California Coastal Commission Coastal Development Permits #81-CC-307 and #1-86-22 the landowners of the parcels subject to the Permits were each required to dedicate a twenty-five (25) foot lateral access (Mendocino County Official Records Book 1320 Page 232 and Book 1553 Page 155). The twenty-five (25) foot lateral access is consistent with the minimum access standards contained in MCC Section 20.528.015. In order for the proposed project to be consistent with the requirements in Mendocino County Code, **Condition 11** is recommended requiring the applicant to provide an Accessway Management Plan, prior to the issuance of the building permits on the parcel.

The proposed project would open a public access trail on parcels designated for such a use under the Local Coastal Plan maps and is therefore consistent with the public access goals of Chapter 3 of the California Coastal Act and Mendocino County Coastal Element of the General Plan.

20.532.100 (A) Resource Protection Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(1) Development in Environmentally Sensitive Habitat Areas. No development shall be allowed in an ESHA unless the following findings are made:				
(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"/>

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)

Several studies were prepared in association with this project: a Botanical Survey Report, Point Arena Mountain Beaver Survey, and a Reduced Buffer Zone Analysis. The 73.05 acre site contains several areas of sensitive habitats. Identified sensitive habitats on the site are as follows: Point Arena Mountain Beaver (*Aplodontia rufa nigra*), a Federally Listed Endangered Species; Supple daisy (*Erigeron supplex*), a California rare plant; Short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*), a California rare plant; Point Reyes ceanothus (*Ceanothus gloriosus* var. *gloriosus*), a California rare plant; Minute pocket-moss (*Fissidens pauperculus*), a California rare

plant; Arroyo (*Salix lasiolepis*) and Sitka (*S. Sitchensis*) willow thicket, a supportive community to wetland species and riparian habitat; Bishop pine forest/Pacific reed grass (*Pinus muricata/Calamagrostis nutkaensis*), a rare plant community; and Bishop pine forest (*Pinus muricata*), a rare plant community.

Mendocino County Code requires that all proposed improvements be located a minimum one-hundred (100) feet from all sensitive habitats, unless a qualified biologist prepares a Reduced Buffer Analysis to reduce the buffer to fifty (50) feet. Table 1, taken from the Reduced Buffer Zone Analysis document, describes the buffer distance to identified sensitive habitats and recommended actions. Please note that the Point Arena Mountain Beaver is not included in the table as the analysis was done separately and all proposed improvements will maintain a greater than one-hundred (100) foot buffer to identified habitat.

Table 1. ESHAs and Recommended Actions

ESHAs	Reduced Buffer	Recommended Action
Pt. Reyes ceanothus (<i>Ceanothus gloriosus var. gloriosus</i>)	50 – 100 ft.	A “Watch List” species (CRPR 4), more information about this plant needs to be obtained. It has no state or federal protection status. Trail proposed within 50 ft, designed to maximize buffer width of the adjacent and rarer supple daisy.
Supple daisy (<i>Erigeron supplex</i>)	> 100 ft.	No compensation necessary
Minute pocket moss (<i>Fissidens pauperculus</i>)	> 100 ft.	No compensation necessary
Short-leaved evax (<i>Hesperevax sparsifolia var. brevifolia</i>)	50 – 100 ft.	No trail will be constructed within 50 feet of the short-leaved evax occurrence.
Bishop pine (<i>Pinus muricata</i>) forest	No buffer	No trees will be removed. Trail will be designed to discourage off trail use to minimize impacts to understory plant community.
Bishop pine (<i>Pinus muricata</i>)/Pacific reed grass (<i>Calamagrostis sitchensis</i>)	Not less than 50 ft.	Trail will be designed to discourage off trail use. A 50 ft. buffer is adequate to prevent impact to the forest/grassland association.
Arroyo (<i>Salix lasiolepis</i>) and Sitka (<i>S. sitchensis</i>) willow thicket	No buffer	Construction of elevated pedestrian walkways to avoid impact to understory vegetation. The walkways will utilize natural gaps in willow cover along the seasonal drainage.

While a reduced buffer analysis was completed for the proposed project, the proposed trail alignment will still traverse through an ESHA. In order to permit development within a buffer area, the proposed project must comply with MCC Section 20.496.020(A)(4). The proposed project is consistent with the policies related to development within an ESHA buffer because the proposed public access trail will:

- While human activity levels will be increased by the acquisition of this site for public use and the construction of trails, these activities will be directed to walkways and trails that avoid all sensitive resources. Prior use of this parcel was a cattle ranch where cattle roamed freely throughout the parcel resulting in considerable ecological damage, displacement of native species, and, establishment of invasive exotics.
- The proposed trail will be compatible with the function and ability of the ESHAs to self-sustain.

- Trail development shall be located in a way that will minimize impacts to all ESHAs. Gradual sloping of trails and switchbacks will be employed to minimize erosion. Where switchbacks occur trails will be designed to employ visual obscuration of the lower segment of the trail to discourage “short-cuts” between segments of the trail. Bluff edges will be avoided by locating the trail within 50 to 100’ of the short-leaved exav that is located on the edge of the bluff, yet near enough to the bluff to satisfy the public attraction to view the Pacific Ocean without impacting sensitive species and fragile bluff communities.
- Adjacent lands are tilled and farmed to the north and the parcel to the south has a driveway and a residence constructed on the site. The proposed hiking trail is not expected to cause negative impacts to the sensitive resources within the Reserve or outside of it. The hydrology of the site will not be altered by trail construction. Trails will be located in such a way that impact to sensitive resource will be avoided, and the creation of “social trails” minimized.
- The elevated walkway and bridge are necessary improvements facilitating the movement of hikers through the willow thicket and across the drainage with minimal impact.
- The trail will not cause impacts that would degrade adjacent areas; impact will be restricted to the trail footprint. The location of the trail within the coastal prairie/ coyote brush scrubland and Bishop pine forest will be designed to minimize erosion and discourage “social trails”. Where soil-types are fragile along the shale band within the transition between upper and lower terraces the grade of the trail will be gradual to prevent degradation by foot traffic.
- The elevated walkway and bridge are necessary improvements facilitating the movement of hikers through the willow thicket and across the drainage with minimal impact. Impacts to riparian vegetation will be isolated to areas where pier blocks are placed at 6-foot intervals on each side of the elevated walkway. Bridge footings will consist of five 8-inch diameter posts driven in a minimum of 3-feet deep and covered by a concrete footing 4-foot wide and 2.8-inch long bars at each end of the bridge. Any native plants that will be impacted by construction-related disturbance shall be removed, conserved during construction and replanted in the disturbed areas surrounding the bridge footings. These plants shall be maintained by watering until they are established. No other structures within ESHAs are proposed.
- No trees shall be harvested within the Bishop pine forest. Some limbs may be removed to reduce hazards to hikers and allow hikers to stay on the trail.
- No woody riparian vegetation (willows) will be removed because the crossings will go through natural gaps in the willow gaps. Herbaceous vegetation that will be impacted from walkway construction will be replaced at the recommended 1:1 ratio. Any native plants that will be impacted by construction-related disturbance shall be removed, conserved during construction and replanted in the disturbed areas surrounding the bridge footings.
- No significant obstruction of peak surface water flows from 100 year flood events are expected from construction of the elevated walkway or the bridge.
- The trail and bridge/walkway structures are not expected to have measurable impacts to the hydrologic capacity of the site.
- The trail and bridge/walkway structures are not expected to have measurable impacts to ground water flow within the ESHA buffer zones.
- The proposed ESHA buffers are designed to avoid significant adverse impact to all ESHAs.

The trail has been designed to avoid many of the sensitive habitat areas; however, there are several locations where the trail will traverse through a sensitive habitat area. Mitigation measures such as construction of an elevated pedestrian walkway over these areas and no removal of vegetation as part of the project design result in less than significant impacts to the identified rare plants, animals and habitats.

Table 2: Impact Analysis and Mitigation Measures

Impact to ESHA	Mitigation
1) Pt. Reyes ceanothus (<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>): foot trail potentially within 50 ft. of ESHA edge will avoid impact to Pt. Reyes ceanothus and habitat that supports this ESHA	Since this is a "Watch List" species (CRPR 4), more information about this plant needs to be obtained. Population status shall be monitored yearly by establishing 1 or 2 permanent photo points.
2) Supple daisy (<i>Erigeron supplex</i>): Sufficient buffers well over 100ft. will help to avoid impact from hikers to the supple daisy. Any off-trail disturbance could potentially degrade supple daisy habitat.	As stated previously, the trail extending through the shale area which supports supple daisy will be constructed to avoid using short cuts. Simple photo plots shall be employed to monitor this rare species yearly.
3) Minute pocket moss (<i>Fissidens pauperculus</i>): The location of the minute pocket moss is hidden and far enough from proposed crossing structures to be impacted.	No mitigation necessary
4) Short-leafed evax (<i>Hesperivax sparsifolia</i> var. <i>brevifolia</i>): The trail will be constructed sufficiently far from the bluff edge to avoid impact to potential habitat.	No mitigation necessary.
5) Bishop pine (<i>Pinus muricata</i>) forest: impact is expected to be restricted to the footprint of the trail.	Mitigating human-caused impacts to the Bishop pine forest shall involve trash cleanup, erasing social trails, and where possible, encouraging natural regeneration.
6) Bishop pine (<i>Pinus muricata</i>)/Pacific reed grass (<i>Calamagrostis sitchensis</i>): Same as #5 above	Same as #5 above
7) Arroyo (<i>Salix lasiolepis</i>) and Sitka (<i>S. sitchensis</i>) willow thicket: impact will be restricted to vegetation disturbance at footings and abutments of walkways and bridges at two crossings.	Yearly monitoring shall be done at crossing sites to ensure structural integrity is maintained. Any invasive species shall be eradicated on a yearly basis before they become established and spread. Herbaceous vegetation that will be impacted from walkway construction will be replaced at the recommended 1:1 ratio.

Part of the proposed project will require the installation of a bridge over a seasonal drainage area. Mendocino Land Trust is in the process of obtaining a Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife. Mitigation for the loss of the area covered by the footings for the bridge will be required. The objective is to restore a wetland area measuring no less than sixty (60) square-feet by removing invasive plants and allowing native plants to colonize the area. The site to be restored is within the wetland area directly adjacent to the boardwalk. Annual reporting will be provided to California Department of Fish and Wildlife staff. **Condition 9** is recommended requiring all recommendations from the various biological surveys and resource agencies as conditions of approval.

In summary, although the proposed project minimally impacts biological resources but is considered an allowable use within an ESHA area, as the trail will provide nature study opportunities with interpretive signage. Nature study is an allowable use in wetlands, per MCC Section 20.496.025 (A)(10). The proposed trail project would not significantly degrade resources on the parcels, rather it will provide the public the opportunity to learn about and observe some of the natural areas of the Mendocino Coast. There is no feasible less environmentally damaging alternative, as relocation to other areas on the parcel would require significantly more vegetation removal, grading, and disruption of natural areas. The selected alignment avoids ESHAs to the greatest extent feasible, while still accomplishing the goal of the project to provide public access along this area of the coast. All feasible mitigation measures are required as conditions of approval to reduce project impacts to a less than significant level. The proposed project is therefore consistent with Mendocino County Code regulations for the protection of natural resources.

References:

Chapter 2.2. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan*. 1991. Ukiah, CA.

Chapter 2 Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-Coastal Element*. 1985. Ukiah, CA.

Louisa Morris, Mendocino Land Trust/Conservation and Trails Consultant/PAMB Certified Surveyor. *Point Arena Mountain Beaver Survey*. September, 24, 2014.

Kerry Heise and Geri-Hulse Stephens, Botanical Consulting. *Botanical Resources of the Pelican Bluffs Reserve*. September 15, 2014.

Kerry Heise and Geri-Hulse Stephens, Botanical Consulting. *Reduced Buffer Zone Analysis, Pelican Bluffs Reserve, Mendocino County, CA, CDP 42-2014*. January 5, 2015.

State of California Special Studies Zones, Department of Conservation, Division of Mines and Geology.

Thad Van Bueren, Archaeological Reports March 27, 2014 and August 18, 2014

DATE: NOVEMBER 18, 2015

CASE NUMBER: CDP_2014-0042

OWNER: MENDOCINO LAND TRUST, RON LaFRANCHI, DIANE FERRARA

APPLICANT: MENDOCINO LAND TRUST

PROJECT DESCRIPTION: The project is for the construction of a public access trail along Pelican Bluffs. Construction of the trail will require the installation of a parking area, foot-bridge, approximately one hundred (100) steps, approximately eighty (80) feet of boardwalk, approximately ten (10) interpretive and management signs, two (2) benches, and two (2) picnic tables. The Pelican Bluffs trail will loop around the property from the trailhead in the northeast corner of the property west towards the bluff, where it will follow the western property boundary before looping back to the trailhead. The trail will also extend south within 25-foot public access easements on private property (APNs: 027-341-07 (LaFranchi) and 027-341-08 (Ferrara)) for a total length of approximately two (2) miles. Public access easements are held by Moat Creek Managing Agency, a partner organization of Mendocino Land Trust.

LOCATION: In the Coastal Zone, approximately one mile south of the City of Point Arena, on the west side of Highway 1, approximately 600 feet south of its intersection with Curley Lane (CR 504A). Located between post miles 14.26 and 13.86, plus two public access easements at 26300 and 26600 South Highway 1 (APNs: 027-151-08 (Mendocino Land Trust), 027-341-07 (LaFranchi), and 027-341-08 (Ferrara)).

Environmental Checklist.

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).

Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist. This includes explanations of "no" responses.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality
<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

I. AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project consists of opening a public access trail on the above referenced parcels. The trail will provide a positive benefit by making a scenic vista available to the public at large, with appropriate trail design and accessory improvements to minimize potential adverse environmental impacts on the site.

The project is located in an area that is designated Highly Scenic by the Local Coastal Program. The project is therefore subject to Local Coastal Program Visual Resource policies relating to Highly Scenic Areas. Pertinent policies include those related to the protection of coastal views from public areas, minimization of reflective surfaces and minimization of the visual disturbance from the access off Highway 1. The proposed project is for the development of a public access trail on the subject parcel and adjacent public access easements. The trail will be constructed at grade, with minimal development above grade. Additionally, the access to the parcel has been designed to be located as close as feasible to existing access roads and near existing vegetation, minimizing the visual impact. Improvements on the site will be primarily left as natural colors. Each proposed sign will be painted to reduce the reflectivity of the proposed signage.

The proposed project consists of opening a public access trail with associated improvements. The site is currently vacant and so any improvement on the site has the potential to result in a degradation of the visual character or quality of the site. The primary visual impact from the project will be the construction of the parking area for the trail. The parking area will be the most visible of the proposed improvements from Highway 1. Staff does not find that the proposed parking area would be considered a substantial degradation, as it has been designed and sited to minimize the removal of existing vegetation that would act as a screening buffer, and to minimize obstruction of the parking area into the natural areas of the parcel.

No exterior lighting is proposed with this application. The proposed signage is the only portion of the proposed development with the potential to create a substantial source of glare. The applicant has designed the signage to be painted aluminum and therefore reduces the amount of glare from the project.

No conditions of approval are necessary to ensure project impacts will be held to a less than significant level.

II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Adjacent lands are tilled and farmed to the north and the parcel to the south has a driveway and a residence constructed on the site. The lands to the north and east of the subject parcel are under Williamson Act Contract (in 2014). The proposed hiking trail is not expected to cause negative impacts to the sensitive resources within the parcel boundaries or outside of it. The project would not convert any land designated "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" to non-agricultural uses.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is located within the jurisdiction of the Mendocino County Air Quality Management District (AQMD). Any new emission point source is subject to an air quality permit, consistent with the district's air quality plan, prior to project construction.

The project will not include a new point source, and would contribute minimally to emissions, as the site proposes minimal earth movement, and no residential development. The generation of dust during grading activities, a type of area-source emission, will be limited by the County's standard grading and erosion control requirements (MCC Sections 20.492.010; -020). These policies limit ground disturbance and require immediate revegetation after the disturbance. Consequently, existing County requirements will help to ensure PM10 generated by the project will not be significant and that the project will not conflict with nor obstruct attainment of the air quality plan PM10 reduction goals.

The project will establish a public access trail with associated improvements on a currently vacant parcel, surrounded primarily by residential and agricultural uses. Approval of this project will not permit large-scale development that may result in a cumulatively considerable net increase in air pollution, including PM10.

Additionally, there are no short-term or long-term activities or processes associated with the establishment of the public access trail that will create objectionable odors. Nor are there any uses in the surrounding area that are commonly associated with a substantial number of people (i.e., churches, schools, etc.) that could be affected by any odor generated by the project.

No conditions are necessary to reduce potential project impacts to a less than significant level.

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

California Department of Fish and Game or US Fish and Wildlife Service?				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The certified Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

Several studies were prepared in association with this project, a Botanical Survey Report, Point Arena Mountain Beaver Survey, and a Reduced Buffer Zone Analysis. The 73.05 acre site contains several areas of sensitive habitats. Identified sensitive habitats on the site are as follows: Point Arena Mountain Beaver (*Aplodontia rufa nigra*), a Federally Listed Endangered Species; Supple daisy (*Erigeron supplex*), a California rare plant; Short-leaved evax (*Hesperervax sparsiflora* var. *brevifolia*), a California rare plant; Point Reyes ceanothus (*Ceanothus gloriosus* var. *gloriosus*), a California rare plant; Minute pocket-moss (*Fissidens pauperculus*), a California rare plant; Arroyo (*Salix lasiolepis*) and Sitka (*S. Sitchensis*) willow thicket, a supportive community to wetland species and riparian habitat; Bishop pine forest/Pacific reed grass (*Pinus muricata/Calamagrostis nutkaensis*), a rare plant community; and Bishop pine forest (*Pinus muricata*), a rare plant community.

Mendocino County Code requires that all proposed improvements be located a minimum of one-hundred (100) feet from all sensitive habitats, unless a qualified biologist prepares a Reduced Buffer Analysis to reduce the buffer to fifty (50) feet. Table 1, taken from the Reduced Buffer Zone Analysis document, describes the buffer distance to identified sensitive habitats and recommended actions. Please note that the Point Arena Mountain Beaver is not included in the table as the analysis was done separately and all proposed improvements will maintain a greater than one-hundred (100) foot buffer to identified Point Arena Mountain Beaver habitat.

Table 1. ESHAs and Recommended Actions

ESHAs	Reduced Buffer	Recommended Action
Pt. Reyes ceanothus (<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>)	50 – 100 ft.	A “Watch List” species (CRPR 4), more information about this plant needs to be obtained. It has no state or federal protection status. Trail proposed within 50 ft, designed to maximize buffer width of the adjacent and rarer supple daisy.
Supple daisy (<i>Erigeron supplex</i>)	> 100 ft.	No compensation necessary
Minute pocket moss (<i>Fissidens pauperculus</i>)	> 100 ft.	No compensation necessary

Short-leaved evax (<i>Hesperexax sparsifolia</i> var. <i>brevifolia</i>)	50 – 100 ft.	No trail will be constructed within 50 feet of the short-leaved evax occurrence.
Bishop pine (<i>Pinus muricata</i>) forest	No buffer	No trees will be removed. Trail will be designed to discourage off trail use to minimize impacts to understory plant community.
Bishop pine (<i>Pinus muricata</i>)/Pacific reed grass (<i>Calamagrostis sitchensis</i>)	Not less than 50 ft.	Trail will be designed to discourage off trail use. A 50 ft. buffer is adequate to prevent impact to the forest/grassland association.
Arroyo (<i>Salix lasiolepis</i>) and Sitka (<i>S. sitchensis</i>) willow thicket	No buffer	Construction of elevated pedestrian walkways to avoid impact to understory vegetation. The walkways will utilize natural gaps in willow cover along the seasonal drainage.

While a reduced buffer analysis was completed for the proposed project, the proposed trail alignment will still traverse an ESHA. In order to permit development inside a buffer area, the proposed project must comply with MCC Section 20.496.020(A)(4). The proposed project is consistent with the policies related to development within an ESHA buffer for the following reasons:

- While human activity levels will be increased by the acquisition of this site for public use and the construction of trails, these activities will be directed to walkways and trails that avoid all sensitive resources. Prior use of this parcel was a cattle ranch where cattle roamed freely throughout the parcel resulting in considerable ecological damage, displacement of native species, and, establishment of invasive exotics.
- The proposed trail will be compatible with the function and ability of the ESHAs to self-sustain.
- Trail development will be located in a way that will minimize impacts to all ESHAs. Gradual sloping of trails and switchbacks will be employed to minimize erosion. Where switchbacks occur trails will be designed to employ visual obscuration of the lower segment of the trail to discourage “short-cuts” between segments of the trail. Bluff edges will be avoided by locating the trail within 50 to 100 feet of the short-leaved evax that is located on the edge of the bluff. The trail will be near enough to the bluff to satisfy the public attraction to views of the Pacific Ocean without impacting sensitive species and fragile bluff communities.
- Adjacent lands to the north are tilled and farmed and the parcel to the south has a driveway and a residence constructed on the site. The proposed hiking trail is not expected to cause negative impacts to the sensitive resources within the parcel boundaries or outside of it. The hydrology of the site will not be altered by trail construction. Trails will be located in such a way that impact to sensitive resource will be avoided, and the creation of “social trails” minimized.
- The elevated walkway and bridge are necessary improvements facilitating the movement of hikers through the willow thicket and across the drainage with minimal impact.
- The trail will not cause impacts that would degrade adjacent areas; impact will be restricted to the trail footprint. The location of the trail within the coastal prairie/coyote brush scrubland and Bishop pine forest will be designed to minimize erosion and discourage “social trails”. Where soil-types are fragile along the shale band within the transition between upper and lower terraces the grade of the trail will be gradual to prevent degradation by foot traffic.
- The elevated walkway and bridge are necessary improvements facilitating the movement of hikers through the willow thicket and across the drainage with minimal impact. Impacts to riparian vegetation will be isolated to areas where pier blocks are placed at 6-foot intervals on each side of the elevated walkway. Bridge footings will consist of five 8-inch diameter posts driven in a minimum of 3-feet deep and covered by a concrete footing 4-foot wide and 2.8-inch long bars at each end of the bridge. Any native plants that will be impacted by construction-related disturbance shall be removed, conserved during construction and replanted in the disturbed areas surrounding the bridge footings. These plants shall be maintained by watering until they are established. No other structures within ESHAs are proposed.
- No trees shall be harvested within the Bishop pine forest. Some limbs may be removed to reduce hazards to hikers and allow hikers to stay on the trail.

- No woody riparian vegetation (willows) will be removed because the crossings will go through natural gaps in the willows. Herbaceous vegetation that will be impacted from walkway construction will be replaced at the recommended 1:1 ratio. Any native plants that will be impacted by construction-related disturbance shall be removed, conserved during construction and replanted in the disturbed areas surrounding the bridge footings.
- No significant obstruction of peak surface water flows from 100-year flood events are expected from construction of the elevated walkway or the bridge.
- The trail and bridge/walkway structures are not expected to have measurable impacts to the hydrologic capacity of the site.
- The trail and bridge/walkway structures are not expected to have measurable impacts to ground water flow within the ESHA buffer zones.
- The proposed ESHA buffers are designed to avoid significant adverse impact to all ESHAs.

The trail has been designed to avoid many of the sensitive habitat areas; however, there are several locations where the trail will traverse through a sensitive habitat area. Mitigation measures such as construction of an elevated pedestrian walkway over these areas and no removal of vegetation as part of the project design result in less than significant impacts to the identified rare plants, animals and habitats.

Table 2: Impact Analysis and Mitigation Measures

Impact to ESHA	Mitigation
1) Pt. Reyes ceanothus (<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>): foot trail potentially within 50 ft. of ESHA edge will avoid impact to Pt. Reyes ceanothus and habitat that supports this ESHA	Since this is a "Watch List" species (CRPR 4), more information about this plant needs to be obtained. Population status should be monitored yearly which could simply involve establishing 1 or 2 permanent photo points.
2) Supple daisy (<i>Erigeron supplex</i>): Sufficient buffers well over 100ft. will help to avoid impact from hikers to the supple daisy. Any off-trail disturbance could potentially degrade supple daisy habitat.	As stated previously, the trail extending through the shale area which supports supple daisy will be constructed in such a way as to avoid using short cuts. Simple photo plots could be employed to monitor this rare species yearly, however, care should be taken not to approach the site from the established trail as this could invite others to explore and potentially impact the ESHA.
3) Minute pocket moss (<i>Fissidens pauperculus</i>): The location of the minute pocket moss is hidden and far enough from proposed crossing structures to be impacted.	No mitigation necessary
4) Short-leaved evax (<i>Hesperevax sparsifolia</i> var. <i>brevifolia</i>): The trail will be constructed sufficiently far from the bluff edge to avoid impact to potential habitat.	No mitigation necessary. Care should be taken if monitoring is conducted as activities near the bluff edge could encourage others to investigate and potentially impact the ESHA habitat.
5) Bishop pine (<i>Pinus muricata</i>) forest: impact is expected to be restricted to the footprint of the trail.	Mitigating any potential human-caused impact to the Bishop pine forest would likely involve trash cleanup, erasing social trails, and where possible, encouraging natural regeneration.
6) Bishop pine (<i>Pinus muricata</i>)/Pacific reed grass (<i>Calamagrostis sitchensis</i>): Same as #5 above	Same as #5 above
7) Arroyo (<i>Salix lasiolepis</i>) and Sitka (<i>S. sitchensis</i>) willow thicket: impact will be restricted to vegetation disturbance at footings and abutments of walkways and bridges at two crossings.	Yearly monitoring should be done at crossing sites to ensure structural integrity is maintained. Any invasive species should be eradicated on a yearly basis before they become established and spread. Herbaceous vegetation that will be impacted from walkway construction will be replaced at the recommended 1:1 ratio.

Part of the proposed project will require the installation of a bridge over a seasonal drainage area. Mendocino Land Trust is in the process of obtaining a Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife. Mitigation for the loss of the area covered by the footings for the bridge will be required. The objective is to restore a wetland area measuring no less than sixty (60) square-feet by removing invasive plants and allowing native plants to colonize the area. The site to be restored is within the wetland area directly adjacent to the boardwalk. Annual reporting will be provided to California Department of Fish and Wildlife staff. **Condition 9** is recommended requiring all recommendations from the various biological surveys and resource agencies as conditions of approval.

Condition 9: In order to provide for the protection of Natural Resources, the following shall be completed by the applicant:

- a. The populations of Pt. Reyes ceanothus (*Ceanothus gloriosus var. gloriosus*), short-leaved evax (*Hesperis matronalis var. brevifolia*), and supple daisy (*Erigeron supplex*) shall be monitored yearly. One or two permanent photo points shall be established with yearly monitoring for five years following project approval. Results of the monitoring shall be submitted to the Department of Planning and Building Services. Care shall be taken when performing the yearly monitoring to not approach the sites from the established trail as this could invite others to explore and potentially impact the ESHA.
- b. The Arroyo (*Salix lasiolepis*) and Sitka (*Salix sitchensis*) willow thicket shall be monitored yearly at the crossing sites to ensure structural integrity is maintained. Hand removal of invasive species shall be completed on a yearly basis before they become established and spread. Herbaceous vegetation that is impacted from the walkway construction shall be replaced at a 1:1 ratio.
- c. California Department of Fish and Wildlife confirmed that a minimum of a fifty (50) foot buffer shall be maintained between proposed improvements and identified ESHA, except for the resources where the trail must cross within fifty (50) feet. Only those resources specifically outlined in the staff report shall have a buffer of less than fifty (50) feet.
- d. Restore a wetland area measuring no less than sixty (60) square-feet by removing invasive plants and allowing native plants to colonize the area.
 - i. The site to be restored shall be within the wetland area directly adjacent to the boardwalk. Mendocino Land Trust shall delineate (flag or stake), photo-document and provide a map of the restoration area; compile a plant species list; and estimate cover of native plants and non-native plants within the restoration area.
 - ii. The mitigation plan shall be in effect for no less than five (5) years. Within the mitigation area, non-native plants shall be removed to encourage the spread and establishment of nearby native plants. After initial removal of non-native plants, follow-up work shall occur on a quarterly basis or as necessary (at the discretion of the California Department of Fish and Wildlife). On at least a quarterly basis, Mendocino Land Trust shall monitor the project site, including photo-documentation and an estimate of native and non-native plant cover. On at least an annual basis, this information shall be compiled and reported to the California Department of Fish and Wildlife.
 - iii. Success Criteria/Performance Standards are at the discretion of the California Department of Fish and Wildlife and the stipulations of the Lake and Streambed Alteration Agreement obtained by Mendocino Land Trust.

In summary, the proposed project impacts biological resources but is considered an allowable use within an ESHA area, as the trail will provide nature study opportunities with interpretive signage. The proposed trail project will not significantly degrade the resources on the parcel, rather it will provide the public the opportunity to learn about and observe some of the natural areas of the Mendocino Coast. There is no feasible less environmentally damaging alternative, as relocation to other areas on the parcel would require significantly more vegetation removal, grading, and disruption of natural areas. The selected alignment avoids ESHAs to the greatest extent feasible, while still accomplishing the goal of the project to provide public access along this area of the coast. All feasible mitigation measures are required as conditions of approval to reduce project impacts to a less than significant level.

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The applicant submitted two separate Archaeological Survey Reports prepared by Thad Van Bueren with the application. One Survey was completed for APN 027-151-08 (under Mendocino Land Trust ownership) on March 27, 2014 and a secondary Survey was completed for the trail easements on APNs 027-341-07 and 027-341-08 on August 18, 2014. Sites were identified within the project area. The Surveys were reviewed at the June 10, 2015 Mendocino County Archaeological Commission Hearing. Both Surveys were accepted by the Commission; however, additional recommendations were made requiring the applicant to cap the portions of the trail that traverse identified archaeological sites. Capping will include at least eight (8) inches thick of material such as clean soil or gravel and shall be at least five (5) feet wide, two and one half (2 ½) feet on either side of trail centerline. **Condition 10** is recommended to protect identified sites in perpetuity.

Condition 10: The proposed trail shall be capped over those portions of trail that traverse the archaeological sites identified in the March 27, 2014 and August 18, 2014 Archaeological Survey's by Thad Van Bueren, on-file with the Department of Planning and Building Services. Capping shall include at least eight (8) inches thick of material such as clean soil or gravel and shall be at least five (5) feet wide, two and one half (2 ½) feet on either side of trail centerline.

The applicant is also advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the "Discovery Clause." Recommended **Condition 8** similarly advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

Condition 8: If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within 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.

With the inclusion of the recommended conditions of approval, the project is found consistent with protection of paleontological and archaeological resources.

<u>VI. GEOLOGY AND SOILS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone. The San Andreas fault is located approximately three (3) miles to the northeast of the project site and is the nearest active fault. The site, like the rest of Mendocino County, is subject to strong ground shaking. Figure 3-12 of the Mendocino County General Plan indicates that the subject parcel is not located in a known area of soil liquefaction.

The subject property is located west of the highway and slopes gently toward the bluff edge. There are no translational/rotational or debris slides mapped on the subject parcel.

The main structures being constructed under this project are the bridge and parking area. Both have been designed by a licensed civil engineer and have been designed to be stable structures and reduce erosion, resulting in less than significant impacts.

The proposed project is located in a relatively flat coastal terrace area. The proposed structures may be located on expansive soil, thereby creating risks to life or property. Both structures have been engineered by a licensed civil engineer, and will be further reviewed for expansive soils at the building permit phase, which may require site-specific soil reports to identify and mitigate potential hazards, thereby reducing risks to a less than significant level.

The proposed project consists of a public access trail, and does not include the installation of septic facilities on the site. If septic facilities are proposed, soil work will be completed to determine if the site is suitable for development of a septic system.

VII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Assembly Bill 32 (AB32), the California Global Warming Solutions Act, 2006 recognized that California is a source of substantial amounts of greenhouse gas (GHG) emission which poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. AB32 established a state goal of reducing GHG emission to 1990 levels by the year 2020 with further reductions to follow. In order to address global climate change associated with air quality impacts, CEQA statutes were amended to require evaluation of GHG emission which includes criteria air pollutants (regional) and toxic air contaminants (local). As a result, Mendocino County Air Quality Management District (AQMD) adopted CEQA thresholds of significance for criteria air pollutants and GHGs, and issued updated CEQA guidelines to assist lead agencies in evaluating air quality

impacts to determine if a project's individual emissions would be cumulatively considerable. According to the AQMD, these CEQA thresholds of significance are the same as those which have been adopted by the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD CEQA Guidelines, the threshold for project significance of GHG emissions is 1,100 metric tons CO₂e (CO₂ equivalent) of operation emission on an annual basis. This project as proposed, creating a public access trail, will have no impact and be below the threshold for project significance of 1,100 metric tons CO₂e.

Given the limited scale of development on the parcel, the GHG generated by the project will not have a significant impact on the environment.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project will establish a public access trail involving the routine transport, use and disposal of hazardous materials never or in small quantities. These materials include power tools and asphalt. Storage of these materials in the open may result in contaminated stormwater runoff being discharged into nearby water bodies, including the Pacific Ocean.

This potential hazard is not significant if these materials are properly stored on the project site and then disposed at an approved collection facility. Potential impacts involving the transport, use or disposal of hazardous materials are less than significant. **Condition 12** is recommended to require all specifications stated in the parking plan as conditions of approval.

Condition 12: All Construction Notes on the Pelican Bluffs Parking Plan shall be complied with during construction of the parking area. If deviation from the Construction Notes is required, such deviation shall only

be permissible if agreed upon by the Department of Planning and Building Services and a licensed civil engineer. Construction Notes are as follows:

- a. No construction shall commence without prior approval of the County of Mendocino's Supervising Engineer and California Department of Transportation.
- b. The Contractor shall call Underground Service Alert (USA) at (800)227-2600 at least 48 hours prior to any excavation for markouts of existing underground facilities.
- c. Any damages to County or other utilities caused by project operations shall be the Contractor's responsibility.
- d. The Contractor shall be responsible for immediate off-site disposal of all bituminous pavement, concrete, reinforcement, vegetation, and spoils not needed for backfill.
- e. All workmanship, materials, and construction shall conform to the County of Mendocino Standard Plans, the Construction Specifications for Public Improvements, the Special Provisions for this project, and the State Standard Specifications and Standard Plans.
- f. All traffic control shall be in accordance with the latest edition off the California Department of Transportation Manual of Traffic for Construction and Maintenance of Work Zones.
- g. All signs shall be appropriately constructed with reflective material on a backing of metal or fabric (no wood or plastic allowed) and shall be maintained throughout construction to provide proper visibility.
- h. Site work can only proceed and must be completed during the dry season, April 15 to October 14.
- i. Before commencing work, the Contractor shall mark off boundary of area of work, and areas outside of Mendocino Land Trust easements that cannot be disturbed. Vegetation shall then be cleared over the area to be worked. Existing shrubs of Baccharis shall be recovered with roots intact as possible for replanting by Mendocino Land Trust.
- j. Contractor shall install and maintain erosion control measures shown on the parking plan, prior to grading operations.
- k. Prior to placement of aggregate base course material at paved areas, compact subsoil to 95 percent of its maximum dry density at optimum water content (-1 percent + 3 percent) in accordance with ASTM D1557 to the depth as indicated on the Drawings, but not less than 36 inches. At least 24 inches of excavation is required with soil replaced in 12 inch lifts, each compacted.
- l. Fill material shall meet Caltrans aggregate subbase (AS) or crushed miscellaneous base (CMB) requirements or a class 3 soil fill meeting the Engineer's requirement, in coordination with the amount of geotextile placed.
- m. Compaction of fill shall meet 95 % of fill material dry density, confirmed per Caltrans test method #231, or the equivalent ASTM Standard Penetration Test procedure.
- n. Compaction of fill shall be in 12 inch max lifts, with geotextile reinforcement to be determined. Lifts shall approximate the finished plane, so the upper layers can have full runs of geotextile.
- o. Compaction testing shall be undertaken at existing soils before placement of imported fill, and at the completion of fill operations, before placement of rock surface and paving base course.
- p. Rocked surface and paving base shall meet Caltrans Class 2 Aggregate Requirements. Paving materials and execution shall match Caltrans requirements.
- q. Pavement marking paint material shall meet Caltrans specification PTH-02ALKYD, with reflective spheres meeting Caltrans specification 8010-004.
- r. Stop bar and marking, and stop sign and installation shall meet 2012 California Manual on Uniform Traffic Control Devices. Include the installation of 2 similar sign posts to be supplied by Mendocino Land Trust.

The recommended condition will reduce impacts of hazards and hazardous materials to a less than significant level.

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed public access trail is located on a parcel that contains a seasonal drainage feature. A bridge is proposed to be constructed over the seasonal drainage feature. In conformance with Fish and Game Code Section 1600, the applicant is in the process of obtaining and Lake and Streambed Alteration Agreement (LSAA). With mitigation and standard best management practices, the proposed project is not anticipated to violate any water quality standard or waste discharge standard.

No impacts to groundwater supplies are anticipated, as the proposed project does not include the development of a well or other development that may impact groundwater resources.

The proposed project is designed to minimize to the maximum extent feasible the alteration of natural landforms. Potential to alter the existing drainage pattern is greatest with the establishment of the parking area; however, the parking area has been designed by a licensed civil engineer, consists primarily of permeable gravel (with only the handicap space and apron being impermeable surfaces) and includes mitigation measures to reduce the potential for erosion and flooding related concerns.

The project is not for residential development and further is located outside the mapped 100-year flood hazard area of the parcel, and therefore will not impede or redirect flood flows, and will not expose people or structures to a significant risk involving flooding, including flooding as a result of the failure of a levee or dam.

Hydrology and water quality impacts are not anticipated; no mitigation is required.

<u>X. LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located on a blufftop parcel, just south of the City of Point Arena, adjacent to existing residential development and agricultural operations. The proposed project will not result in the division of an established community.

The proposed project is consistent with all policies of the Local Coastal Program of the General Plan and the MCC, except Section 20.496.020(A)(1) relating to buffer widths from Environmentally Sensitive Habitat Areas, due to the location of the trail within a sensitive habitat.

Currently, the U.S. Fish and Wildlife Service have a *Recovery Plan for the Point Arena Mountain Beaver-Aplodontia rufa nigra (Rafinesque)* published in 1998. The proposed project, which will establish a public access trail on the subject parcel, will avoid all occurrences of the Point Arena Mountain Beaver by providing a greater than one hundred (100) foot buffer to identified habitat areas.

<u>XI. MINERAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is not located in an area of known mineral resources. No impact is expected and no mitigation is required.

<u>XII. NOISE.</u> Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

With the exception of short-term construction related noise, the proposed development will not create a new source of noise that will impact the community. As a requirement for establishment of a public access trail, all trails must be located a minimum of twenty (20) feet from existing residences, to reduce conflicts between the two uses. This distance also reduces the potential for noise from the trail to become a nuisance. Noise created by the public access trail is not anticipated to be significant, and no mitigation is required.

XIII. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project would permit a public access trail in a zoning district and General Plan land use designation intended for residential development and on a parcel where residential development exists on the adjacent parcels. The project would not trigger the need for new public roads or other infrastructure that may indirectly trigger population growth. Consequently, the project would not generate unanticipated population growth in the local area. No impacts are expected, and no mitigation is required.

XIV. PUBLIC SERVICES.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is served by CalFire and the Redwood Coast Fire Protection District. The establishment of the public access trail in an existing community would not create additional significant service demands or result in adverse physical impacts associated with delivery of fire, police, parks or other public services.

<u>XV. RECREATION.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is located west of Highway 1, and is designated as a potential public access trail location on the Local Coastal Plan maps. As a condition of permit approval for California Coastal Commission Coastal Development Permits #81-CC-307 and #1-86-22 the landowners of the parcels subject to the Permits were required to dedicate a twenty-five (25) foot lateral access (Mendocino County Official Records Book 1320 Page 232 and Book 1553 Page 155). The proposed project would open a public access trail on parcels designated for such a use under the Local Coastal Plan maps. Deterioration of public facilities is not anticipated as the project proposes a parking area and would ultimately have a positive impact on public access and recreation. Possible environmental impacts are addressed under the Biological Resources section of this document, including mitigation for the small wetlands impact as a result of the bridge installation.

<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The parcel is currently provided access off of Highway 1. The proposed public access trail was referred to the California Department of Transportation (Caltrans) for comment; however, no response was received. Staff notes that the applicant has been in continuous discussion with Caltrans regarding the proposed encroachment from the beginning of the project. Caltrans determined the proposed location to be the best location on the parcel for access. A parking plan has been prepared for the project. Prior to commencement of work, the applicant shall obtain an encroachment permit from Caltrans, as required by **Condition 4**.

The proposed use is consistent with Mendocino County's Local Coastal Program for the area and will not degrade the performance of the existing roadway. The project is not located within an area subject to a congestion management program.

Impacts to transportation and circulation are less than significant, with no mitigation required.

<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project does not include any residential development that will require wastewater treatment or utility systems. The site proposes the establishment of a public access trail on the parcel.

There are no impacts related to utilities and service systems.

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project's potential to degrade the quality of the environment, as described in the first Mandatory Finding of Significance, will be less than significant provided it incorporates the mitigation measures recommended in this Initial Study.

None of the of the project mitigated impacts are cumulatively considerable because the project's potential impacts are limited to the project site, and the approval and establishment of the project will not alter the existing setting nor amend an existing regulation that would create a circumstance where the incremental effect of a probable future project will generate a potentially significant environmental impact.

The project will not generate any potential direct or indirect environmental effect that will have a substantial adverse impact on human beings including, but not limited to, exposure to geologic hazards, air quality, water quality, traffic hazards, noise and fire hazards.

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed 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. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

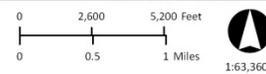
DATE

JULIA ACKER
PLANNER I



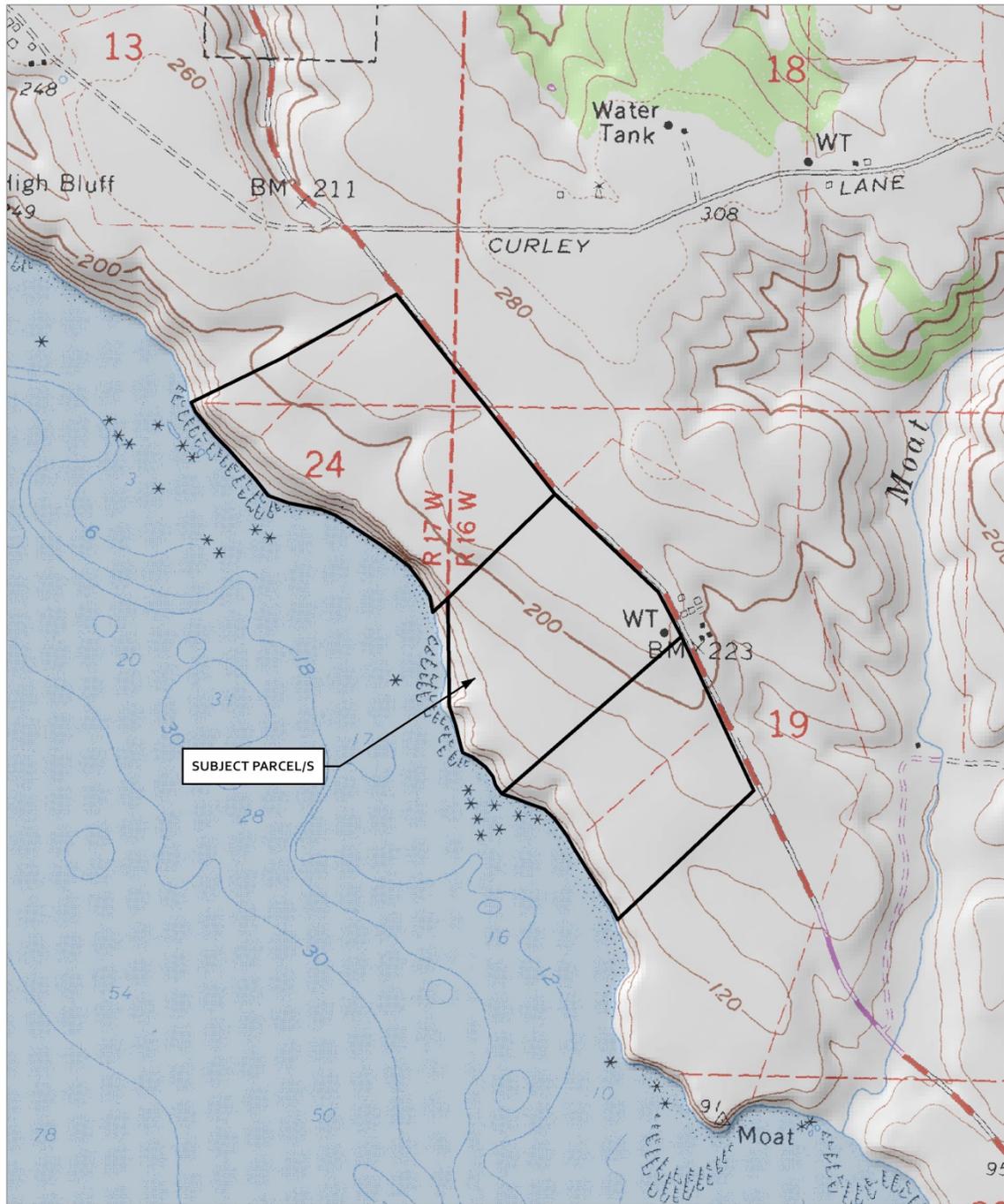
CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLCT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

-  Coastal Zone Boundary
-  Incorporated City Limits
-  Highways
-  Major Roads

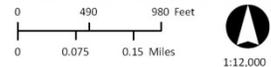


LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.

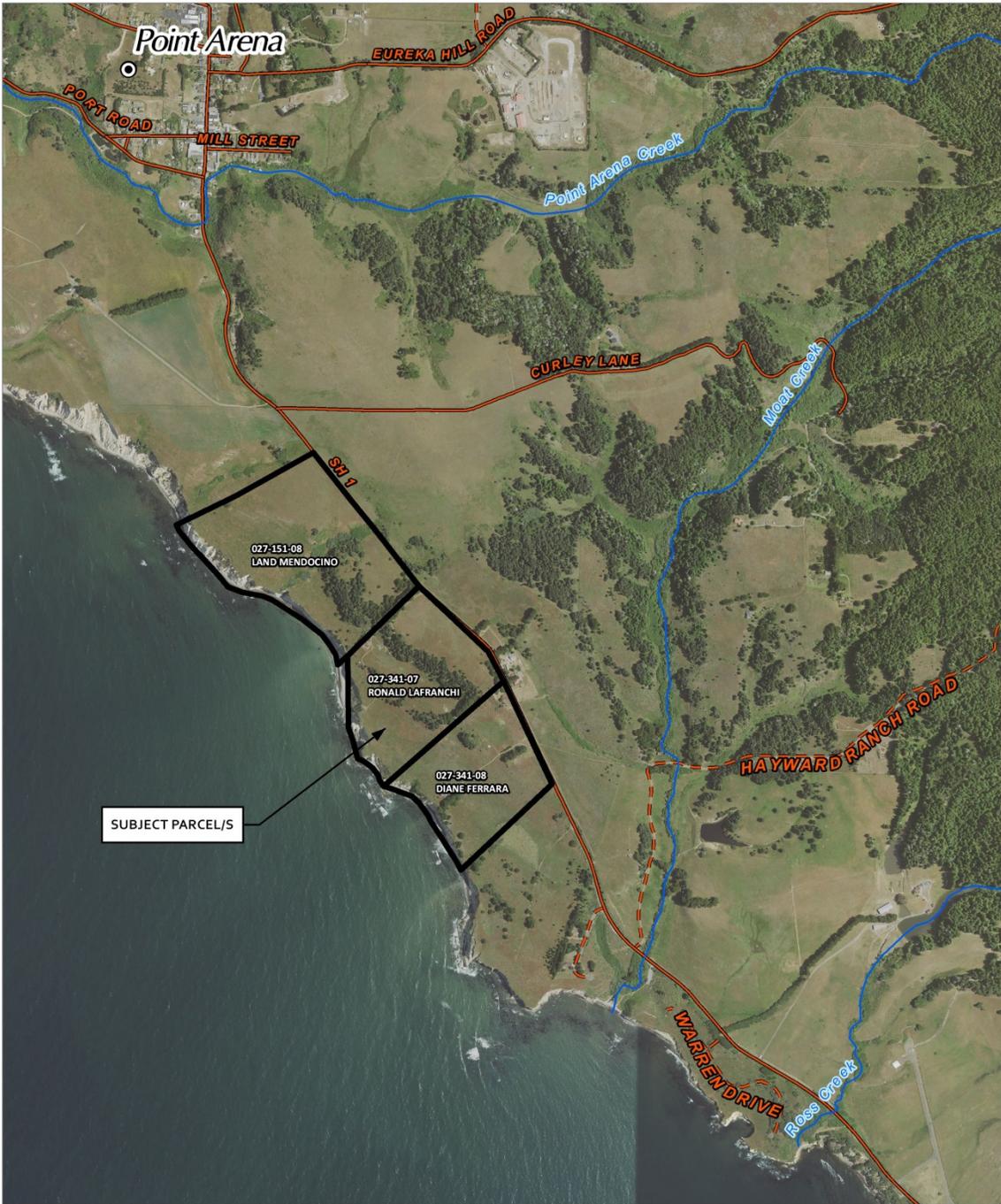


CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA



1:12,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

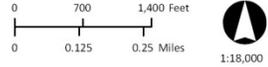
Map produced by the Mendocino County Planning & Building Services, April, 2015
All spatial data is approximate. Map provided without warranty of any kind.



SUBJECT PARCEL/S

CASE: CDP 2014-0042
 OWNER: Various
 APN: 027-151-08, 027-341-07, 08
 APLT: Mendocino Land Trust, Inc.
 ADDRESS: 26300 S. Hwy. 1, PA

- Named Rivers
- Public Roads
- Private Roads



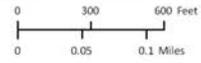
2014 NAIP AERIAL ORTHOPHOTO

Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



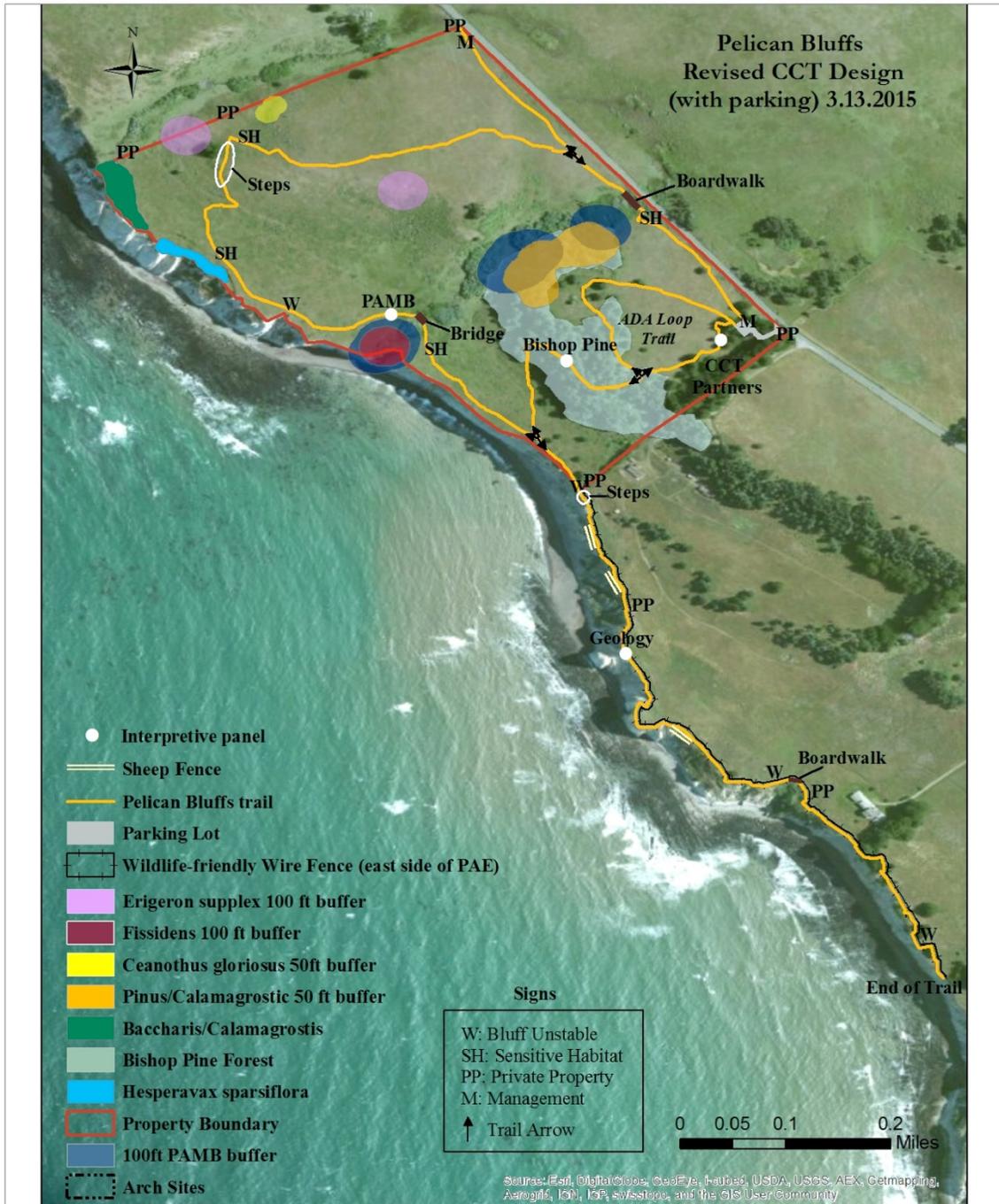
CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

 Public Roads



2014 NAIP AERIAL ORTHOPHOTO

Map produced by the Mendocino County Planning & Building Services, April, 2015
All spatial data is approximate. Map provided without warranty of any kind.

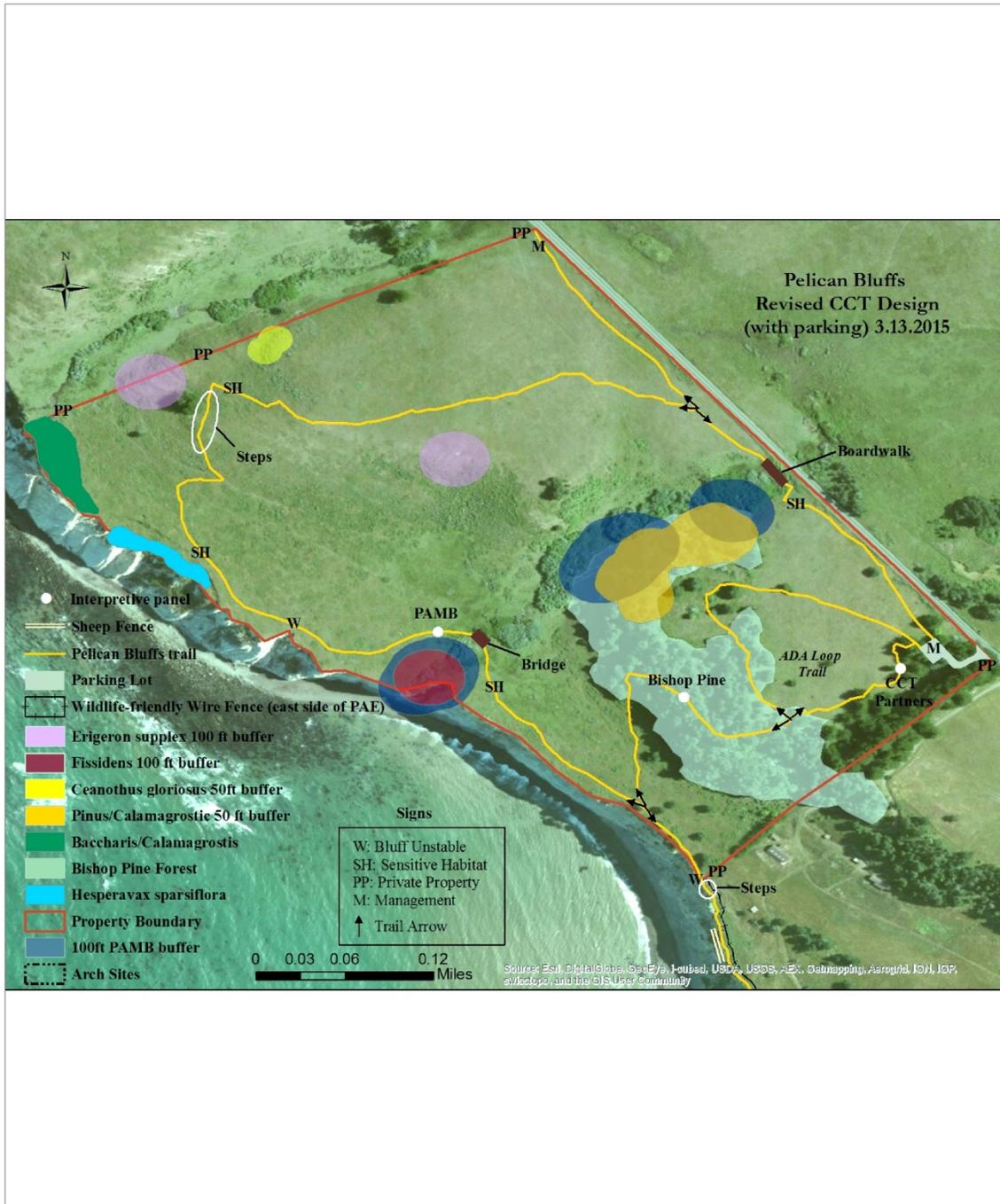


CASE: CDP 2014-0042
 OWNER: Mendocino Land Trust, Inc.
 APN: 027-151-08-01
 APLCT: MLT, Inc.
 ADDRESS: None Assigned, PA

NO SCALE

SITE PLAN [03-13-2015]

Map produced by the Mendocino County Planning & Building Services, August, 2015
 All spatial data is approximate. Map provided without warranty of any kind.

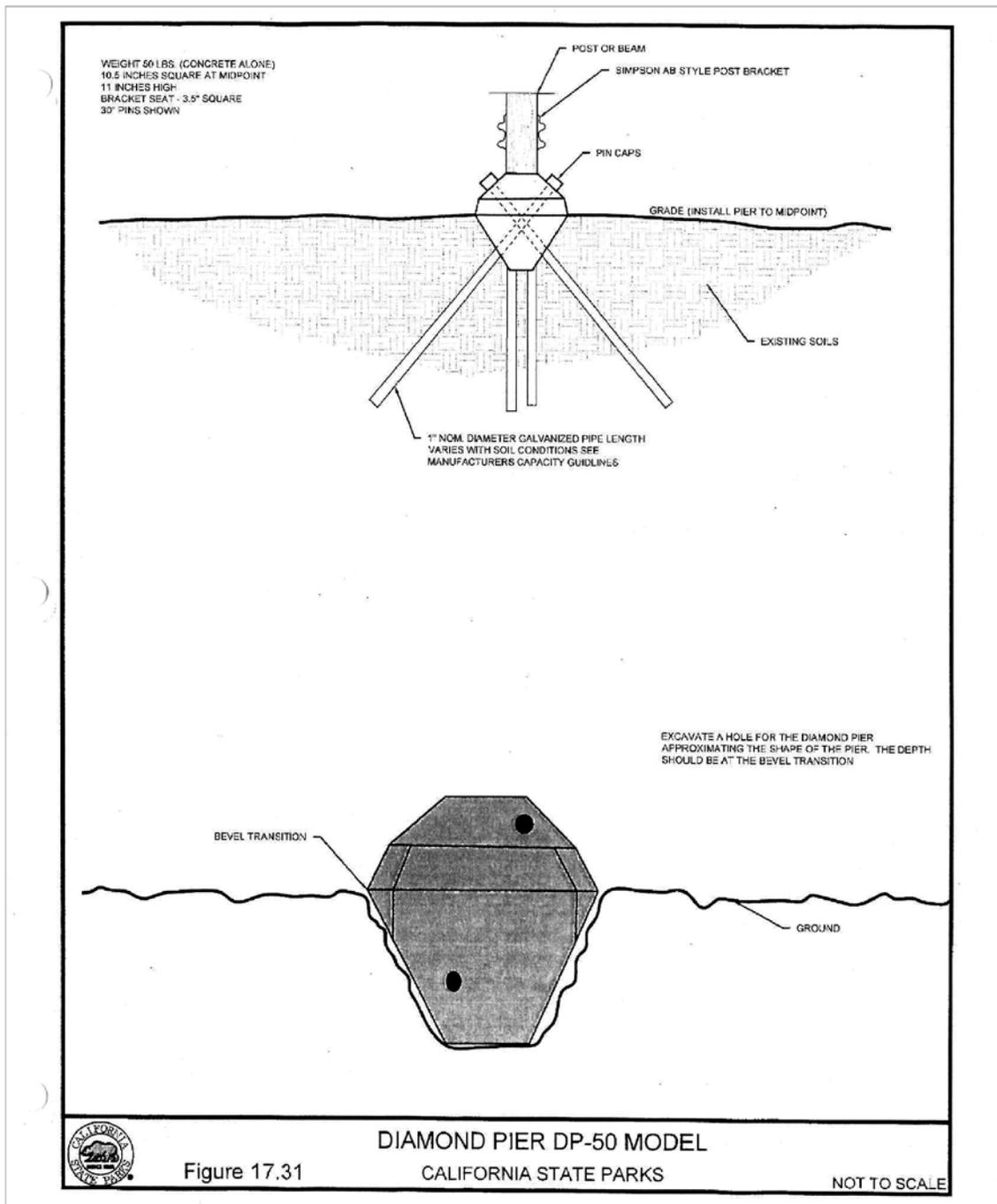


CASE: CDP 2014-0042
 OWNER: Mendocino Land Trust, Inc.
 APN: 027-151-08-01
 APLCT: MLT, Inc.
 ADDRESS: None Assigned, PA

NO SCALE

SITE PLAN DETAIL

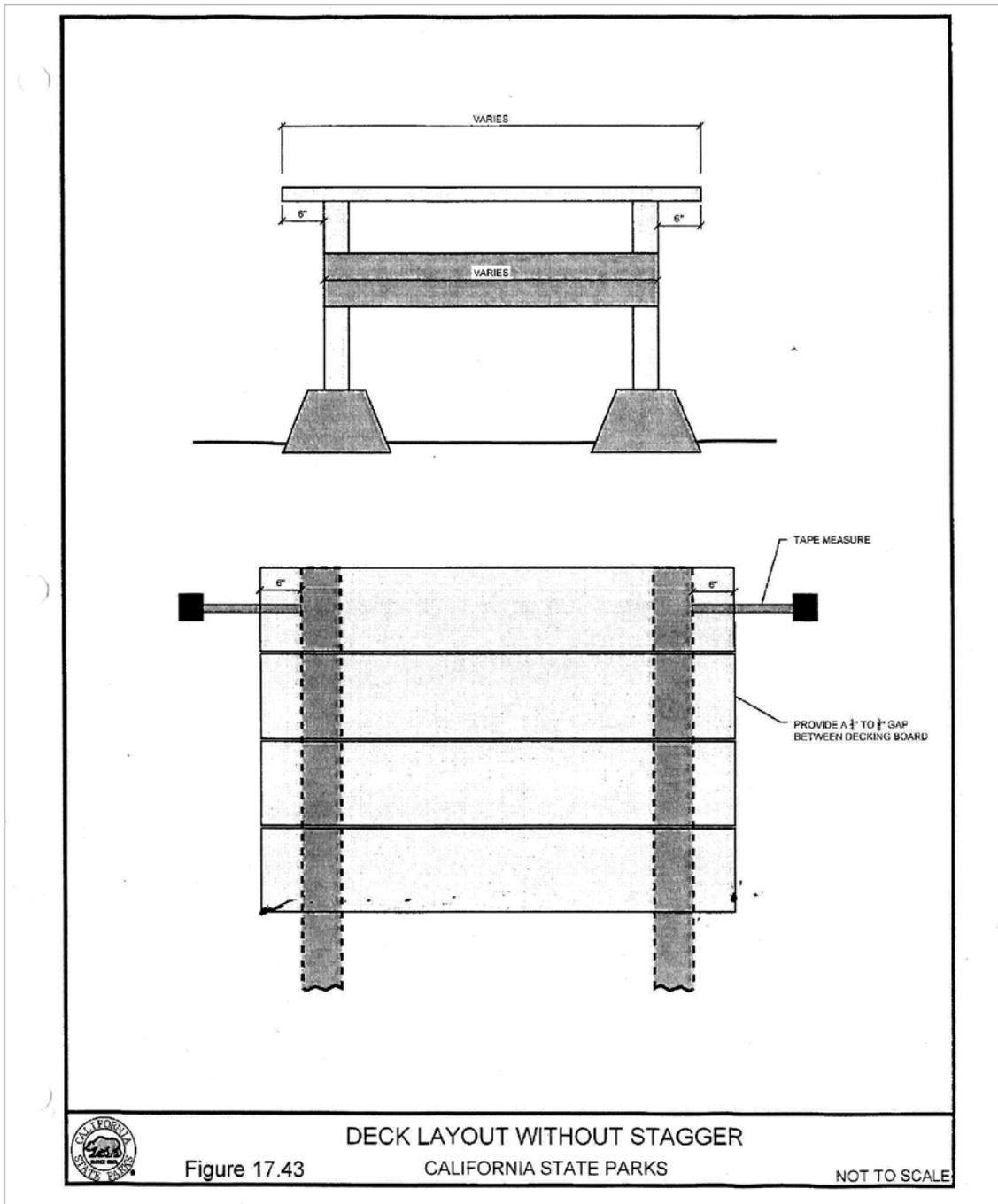
Map produced by the Mendocino County Planning & Building Services, August, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2014-0042
 OWNER: Mendocino Land Trust, Inc.
 APN: 027-151-08-01
 APLCT: MLT, Inc.
 ADDRESS: None Assigned, PA

NO SCALE

PIER DIAGRAM

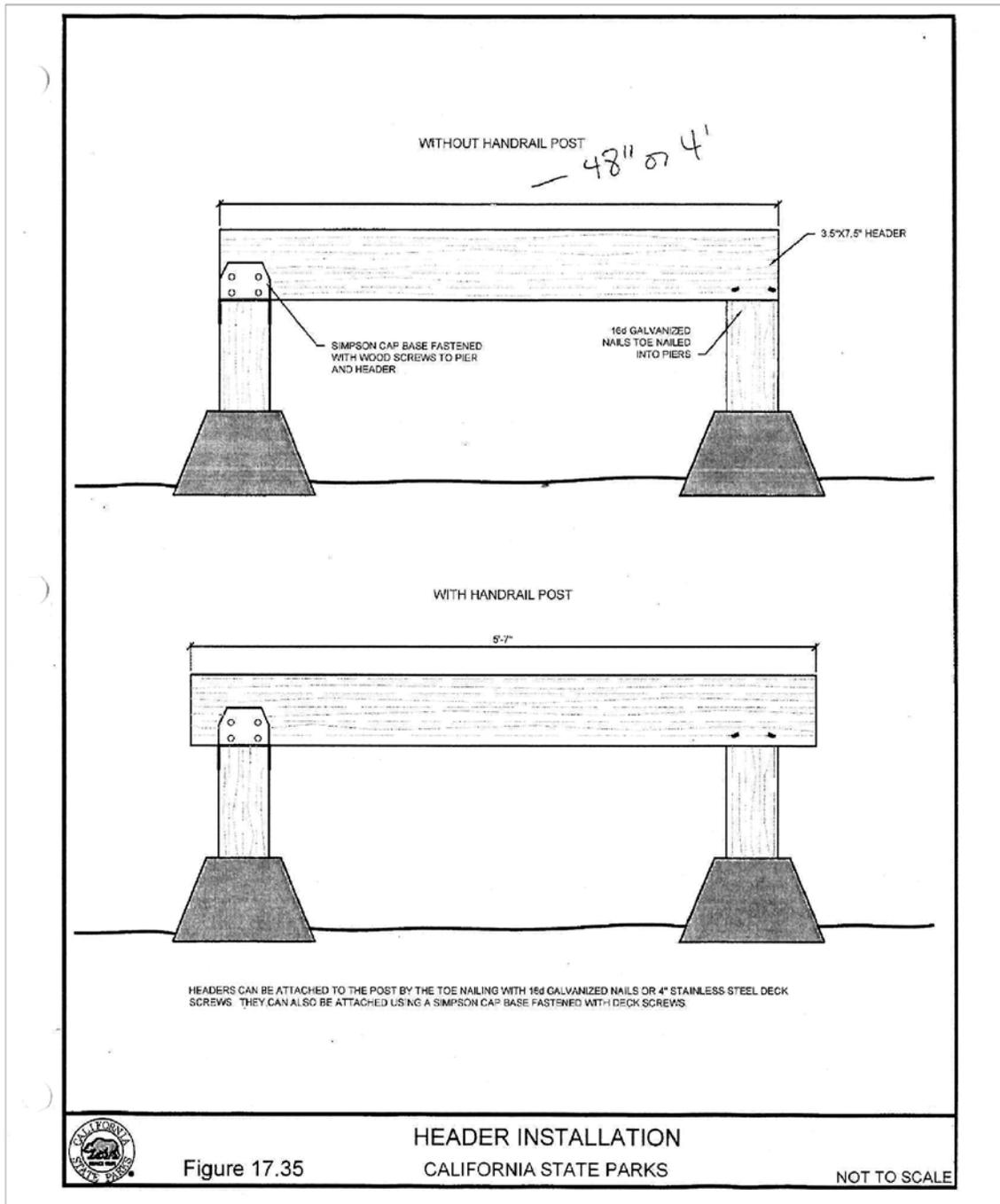


CASE: CDP 2014-0042
OWNER: Mendocino Land Trust, Inc.
APN: 027-151-08-01
APLCT: MLT, Inc.
ADDRESS: None Assigned, PA

NO SCALE

ELEVATION & DECK PLAN

Map produced by the Mendocino County Planning & Building Services, August, 2015
All spatial data is approximate. Map provided without warranty of any kind.

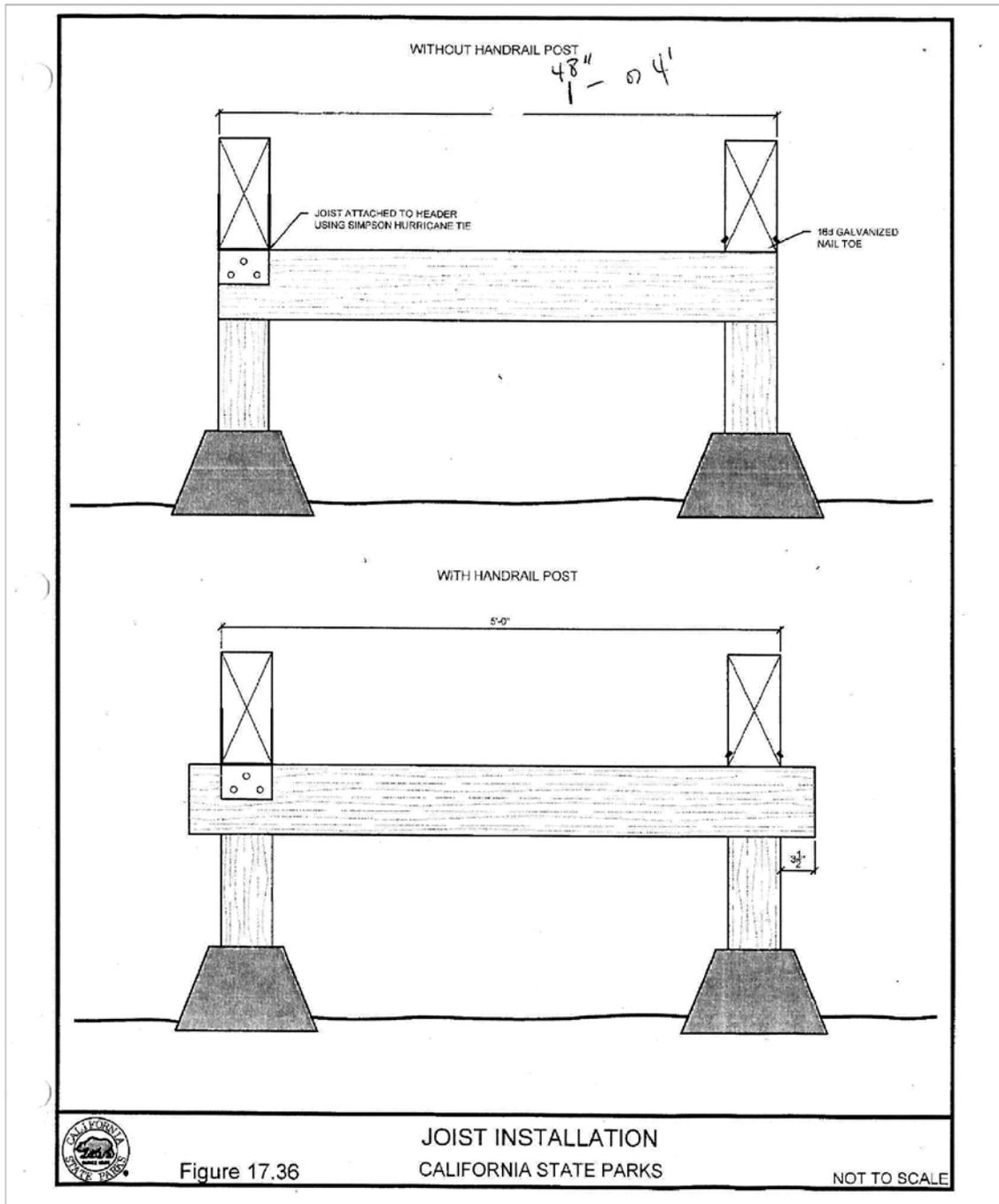


CASE: CDP 2014-0042
OWNER: Mendocino Land Trust, Inc.
APN: 027-151-08-01
APLCT: MLT, Inc.
ADDRESS: None Assigned, PA

NO SCALE

HEADER INSTALLATION PLAN

Map produced by the Mendocino County Planning & Building Services, August, 2015
All spatial data is approximate. Map provided without warranty of any kind.

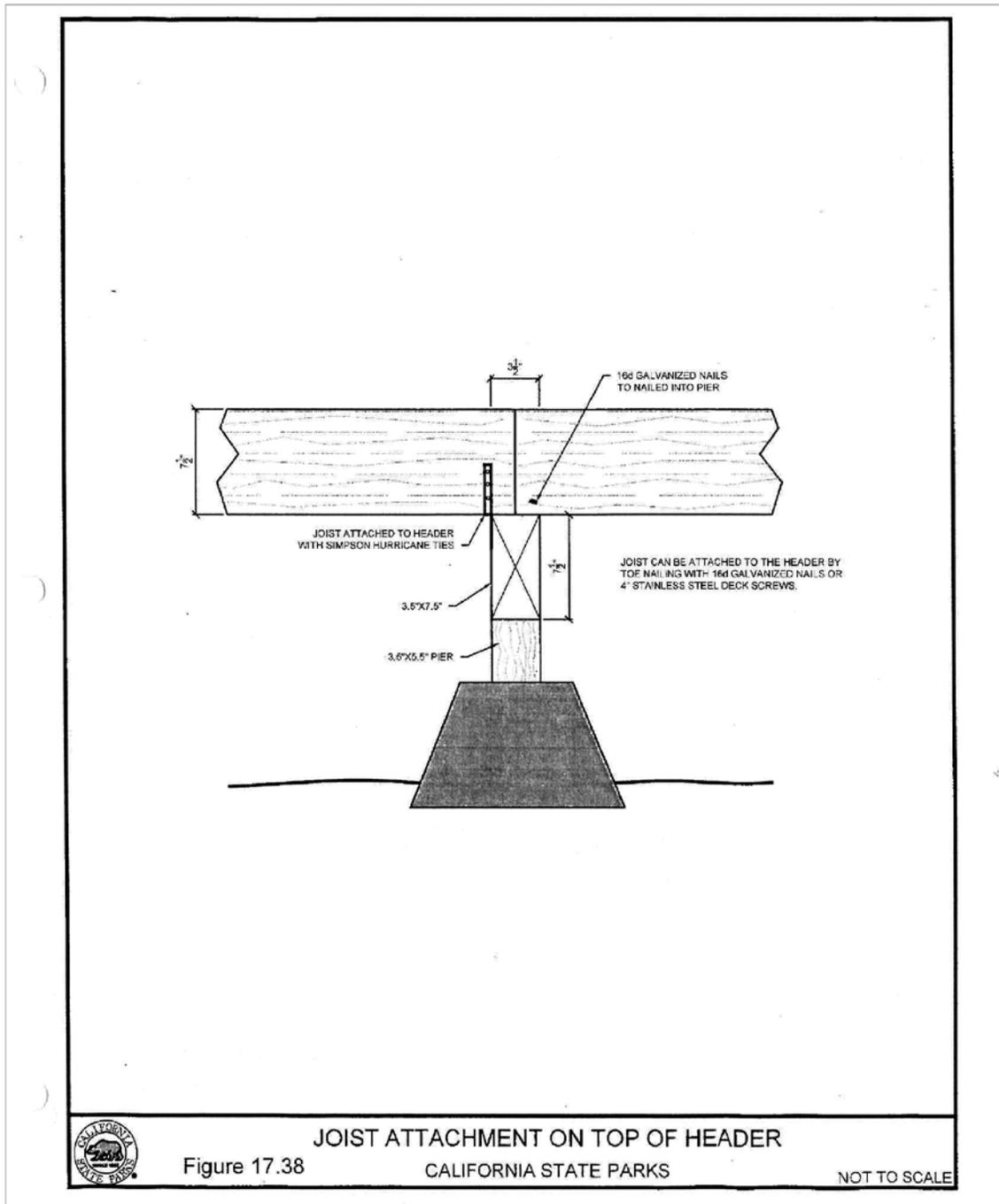


CASE: CDP 2014-0042
OWNER: Mendocino Land Trust, Inc.
APN: 027-151-08-01
APLCT: MLT, Inc.
ADDRESS: None Assigned, PA

NO SCALE

JOIST INSTALLATION PLAN

Map produced by the Mendocino County Planning & Building Services, August, 2015
All spatial data is approximate. Map provided without warranty of any kind.

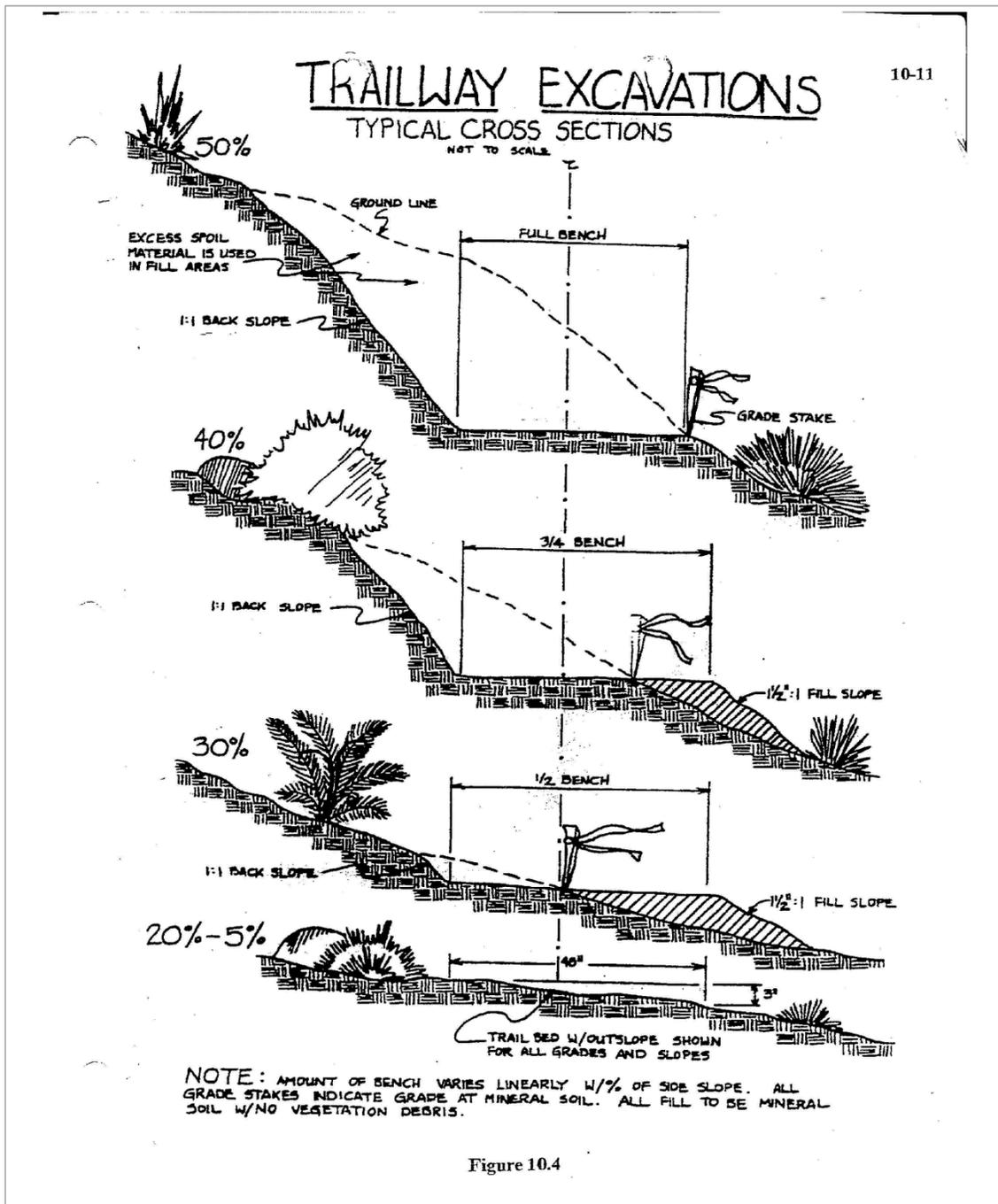


CASE: CDP 2014-0042
OWNER: Mendocino Land Trust, Inc.
APN: 027-151-08-01
APLCT: MLT, Inc.
ADDRESS: None Assigned, PA

NO SCALE

JOIST-TO-HEADER DESIGN PLAN

Map produced by the Mendocino County Planning & Building Services, August, 2015
All spatial data is approximate. Map provided without warranty of any kind.

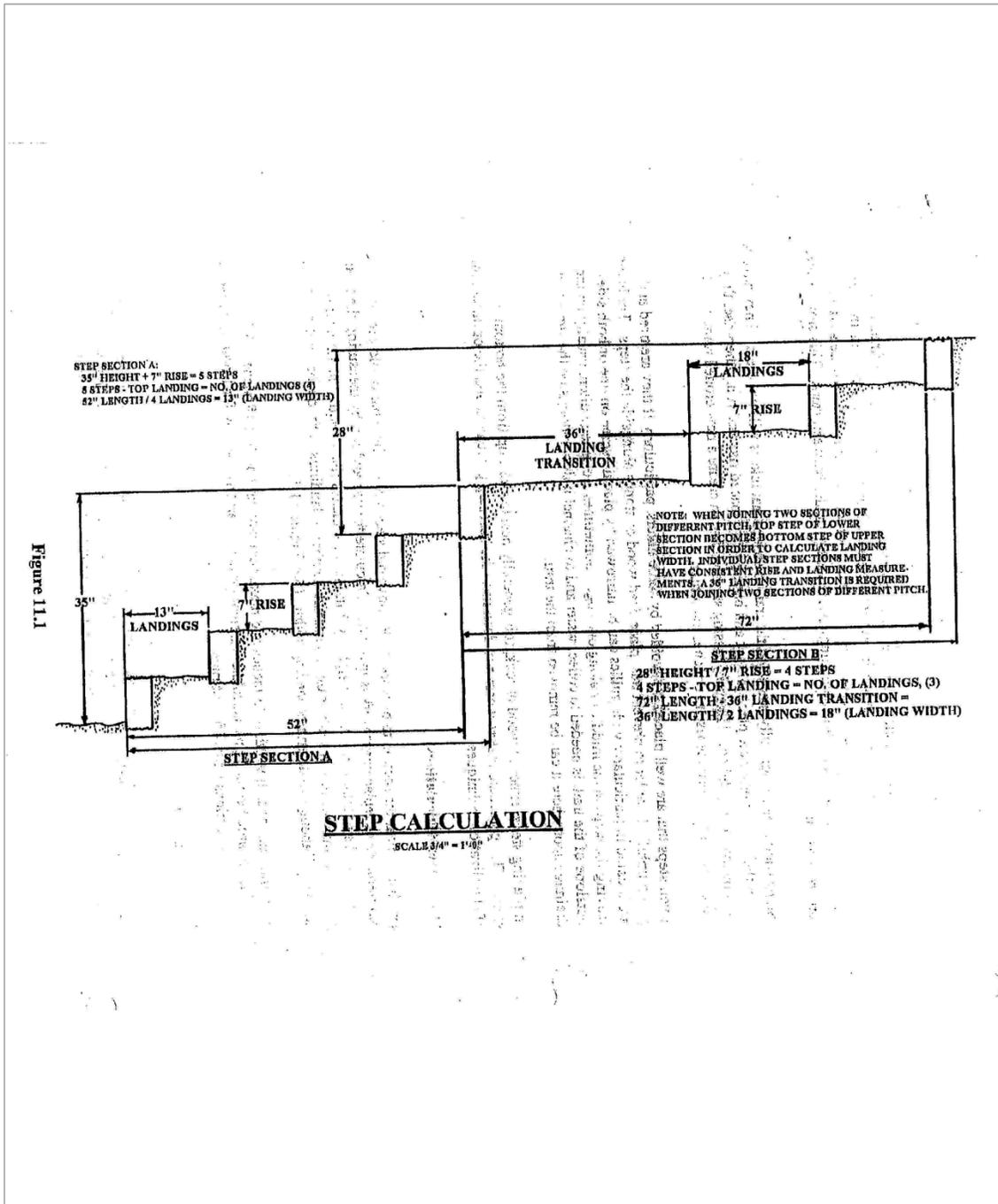


CASE: CDP 2014-0042
 OWNER: Mendocino Land Trust, Inc.
 APN: 027-151-08-01
 APLT: MLT, Inc.
 ADDRESS: None Assigned, PA

NO SCALE

TRAILWAY EXCAVATION PLAN

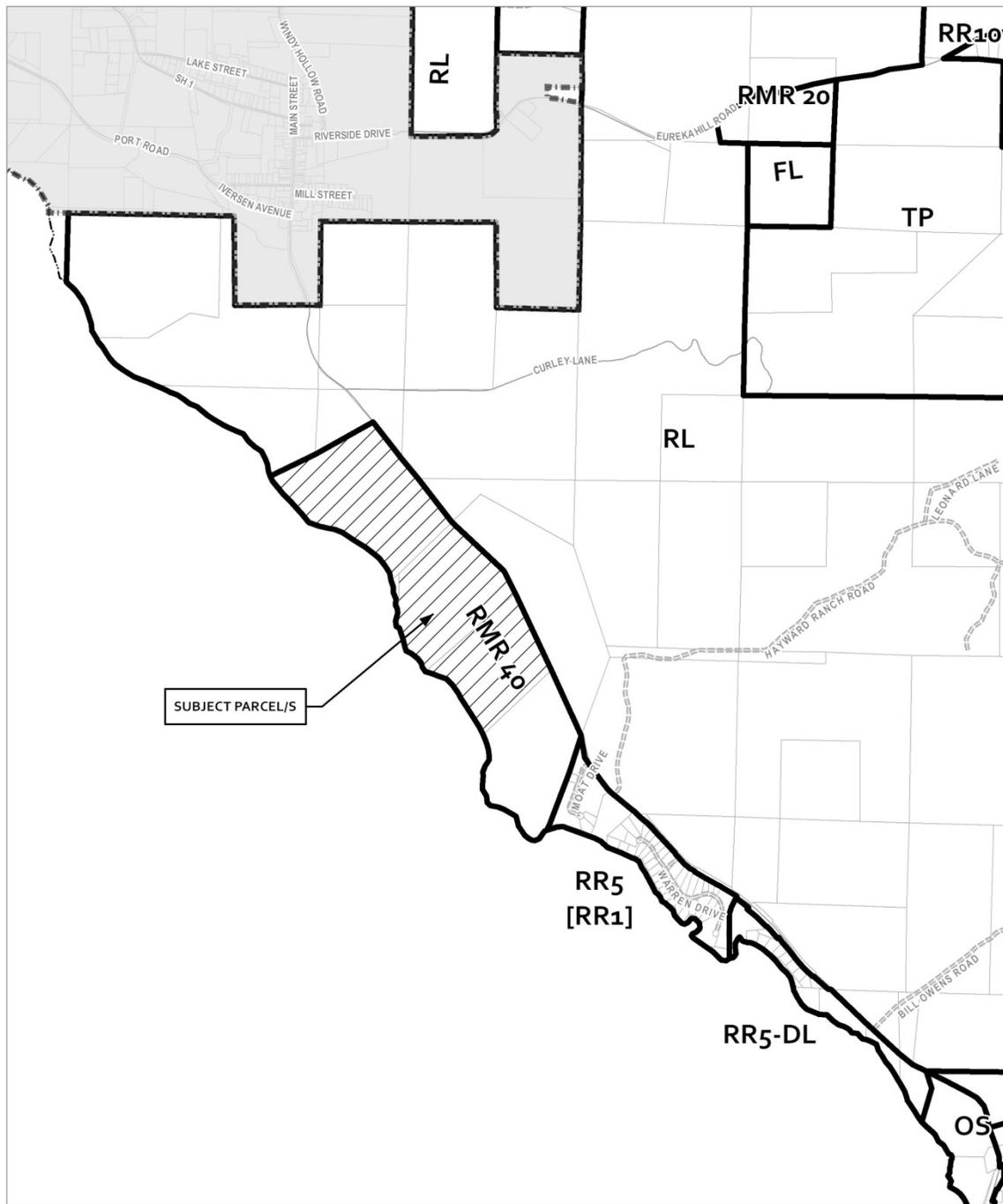
Map produced by the Mendocino County Planning & Building Services, August, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2014-0042
 OWNER: Mendocino Land Trust, Inc.
 APN: 027-151-08-01
 APLCT: MLT, Inc.
 ADDRESS: None Assigned, PA

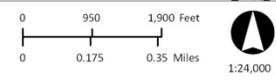
NO SCALE

STEP CALCULATIONS



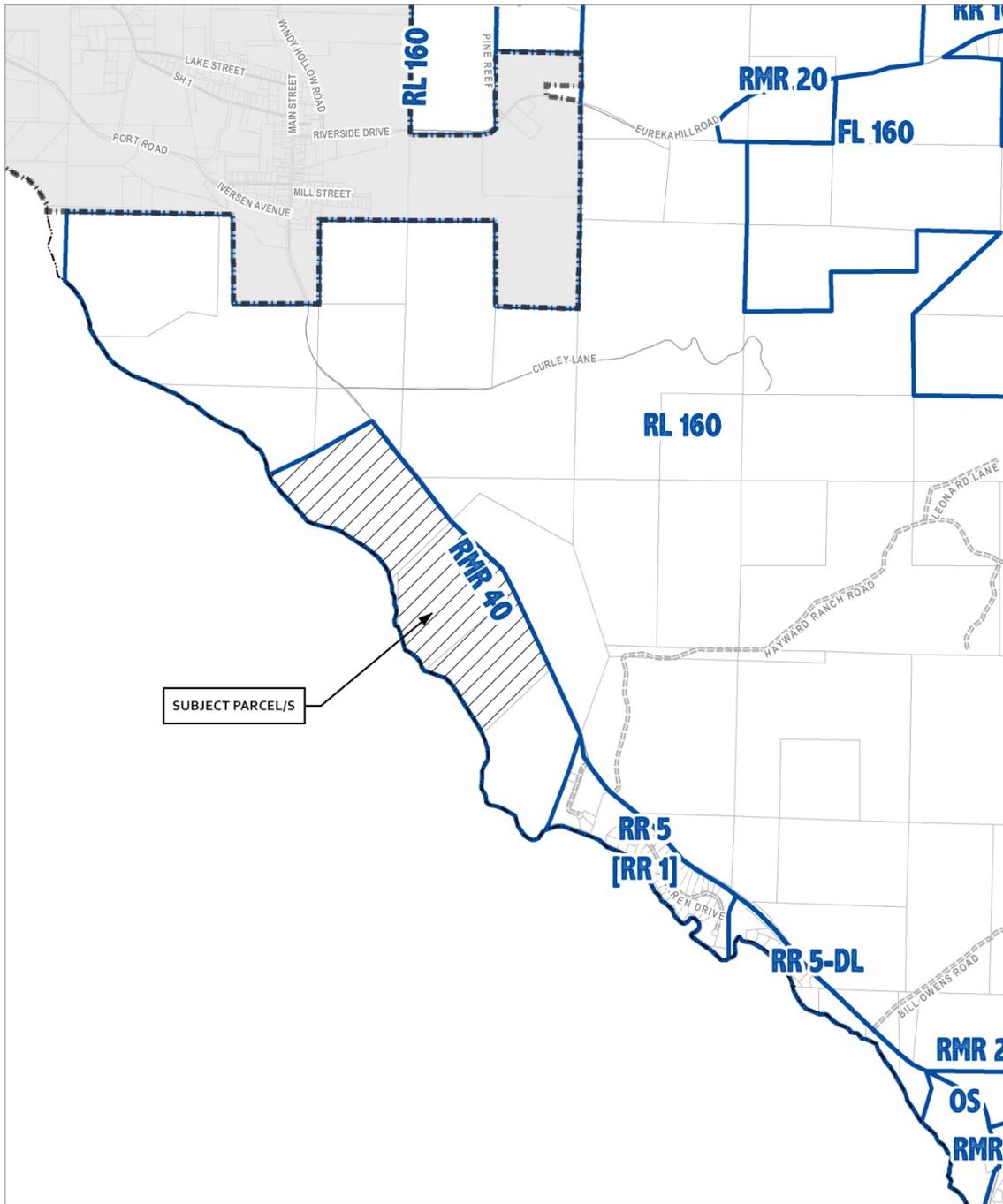
CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLCT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

 Incorporated City Limits
 Zoning Master



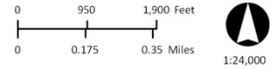
ZONING DISPLAY MAP

Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



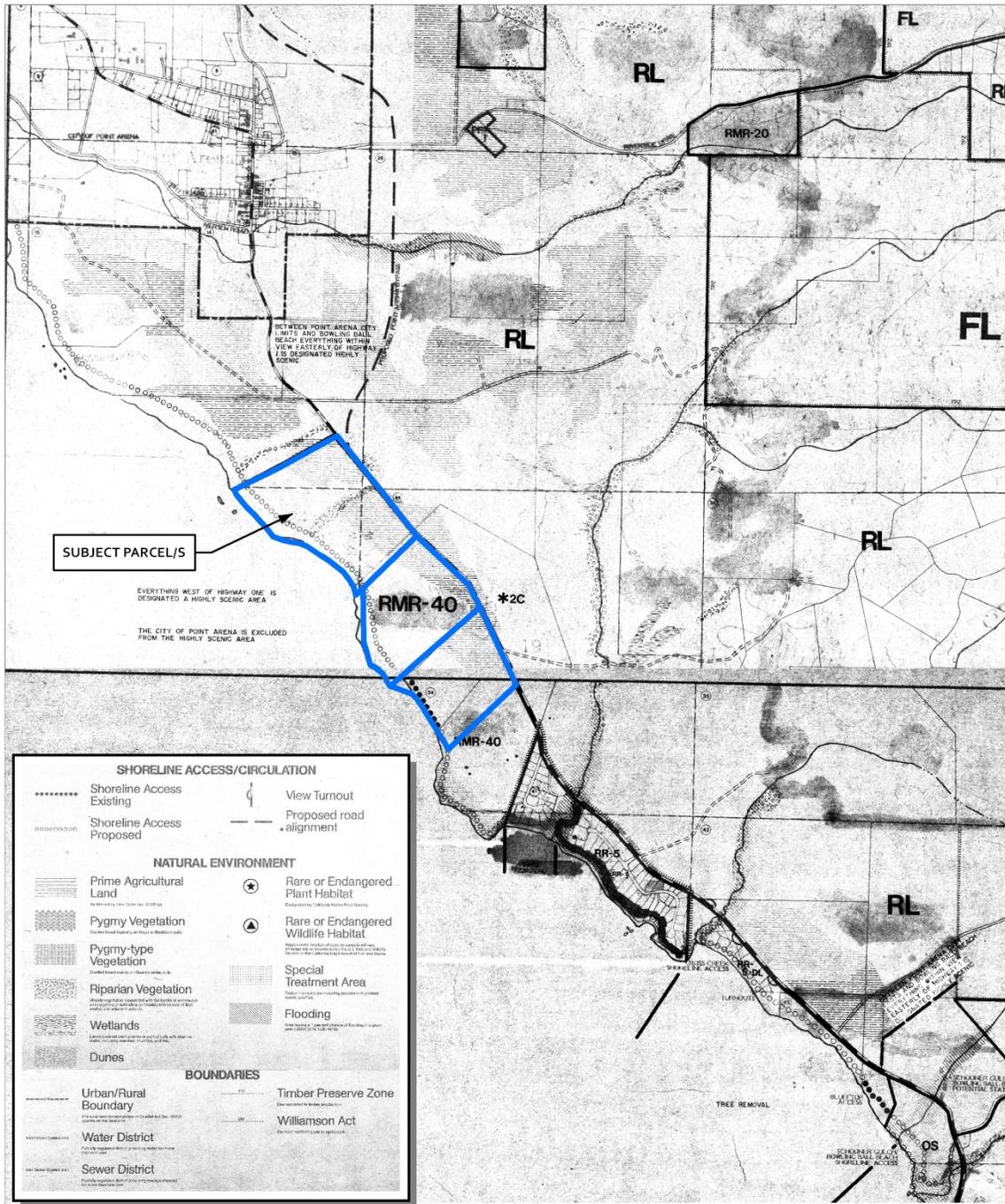
CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLCT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

 Incorporated City Limits
 General Plan Master

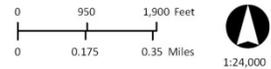


GENERAL PLAN CLASSIFICATIONS

Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.

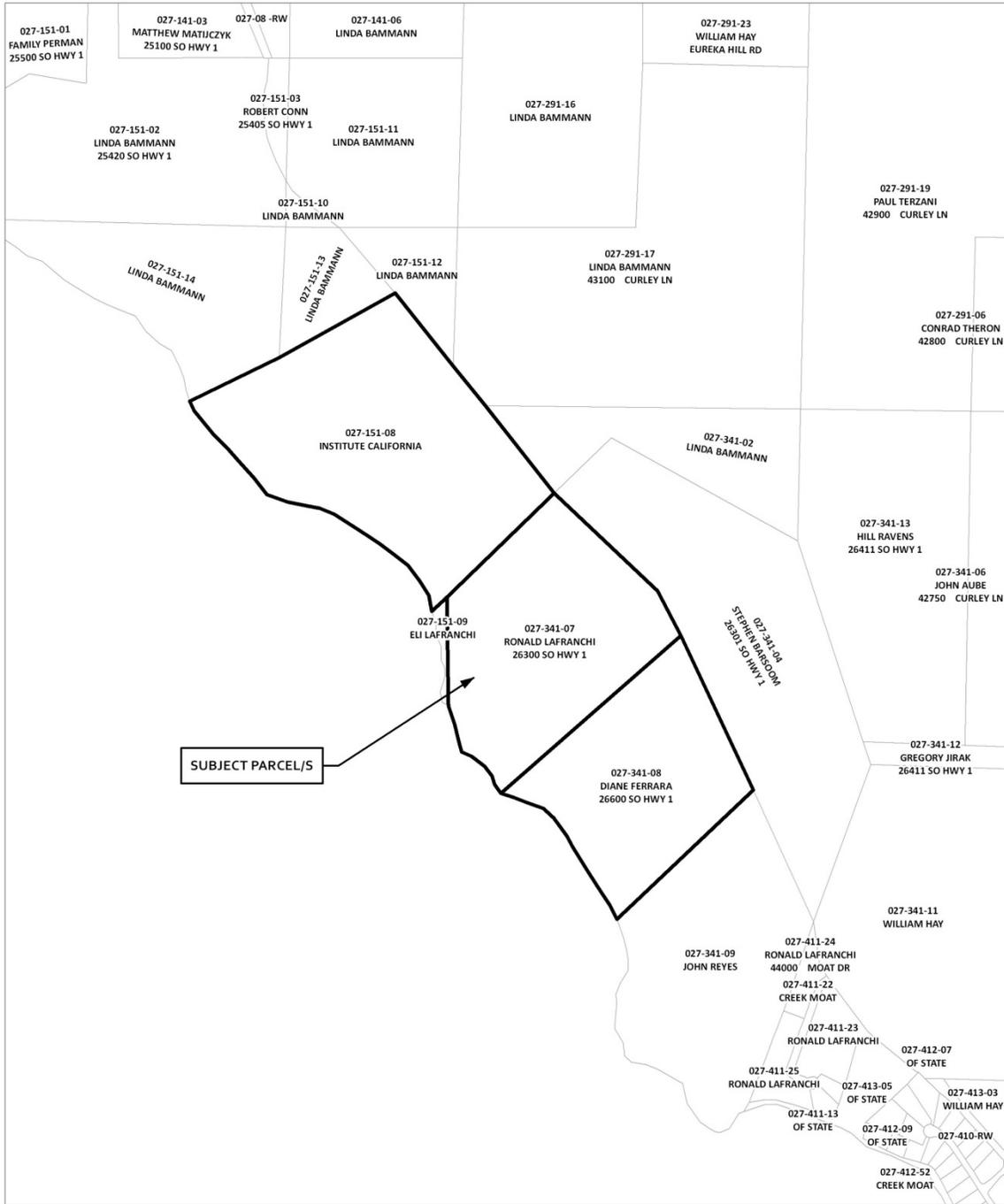


CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLCT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA



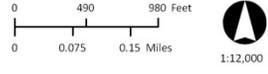
LCP MAPS 25 & 28

Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



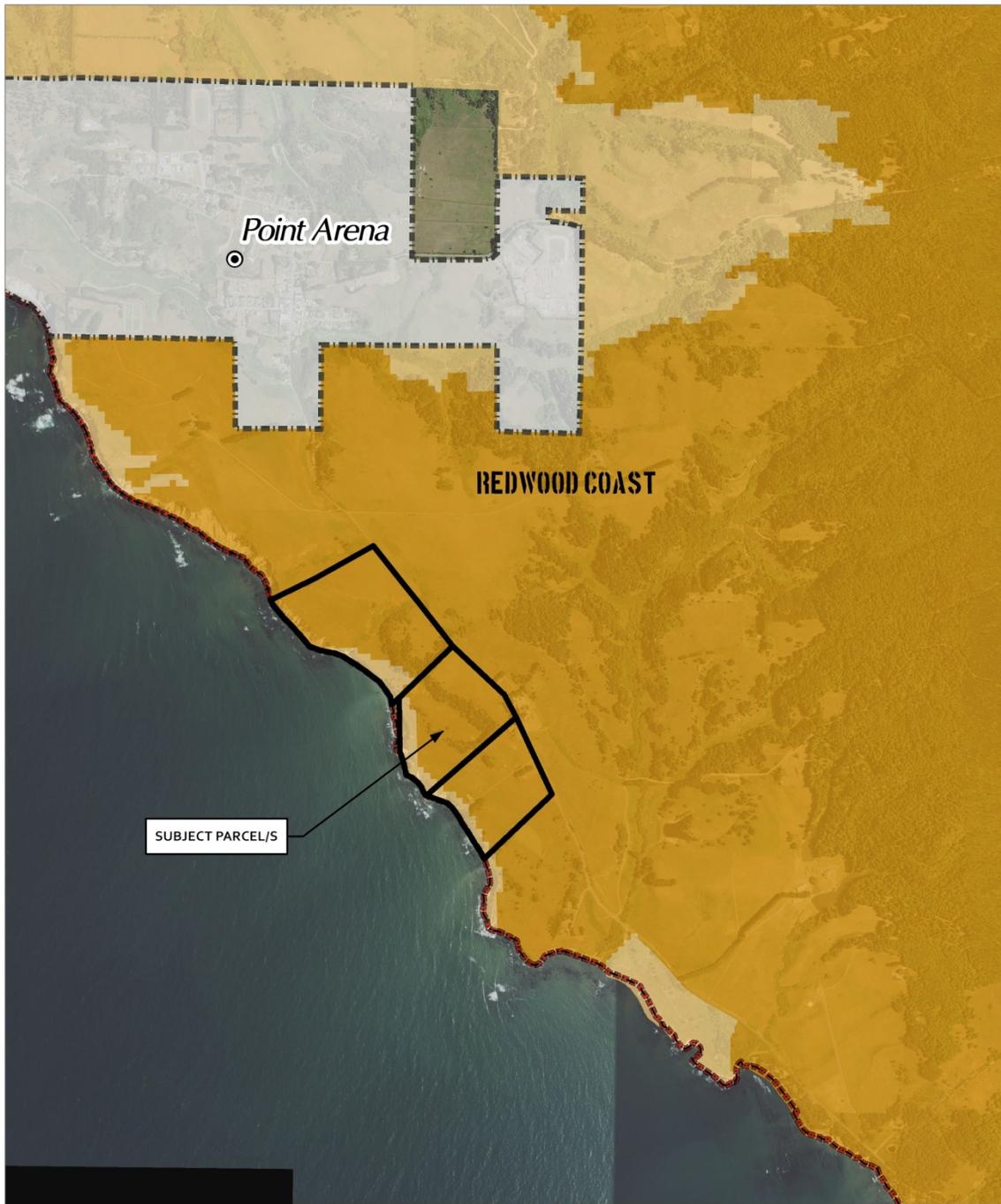
SUBJECT PARCEL/S

CASE: CDP 2014-0042
 OWNER: Various
 APN: 027-151-08, 027-341-07, 08
 APLT: Mendocino Land Trust, Inc.
 ADDRESS: 26300 S. Hwy. 1, PA



ADJACENT PARCELS

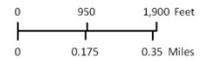
Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

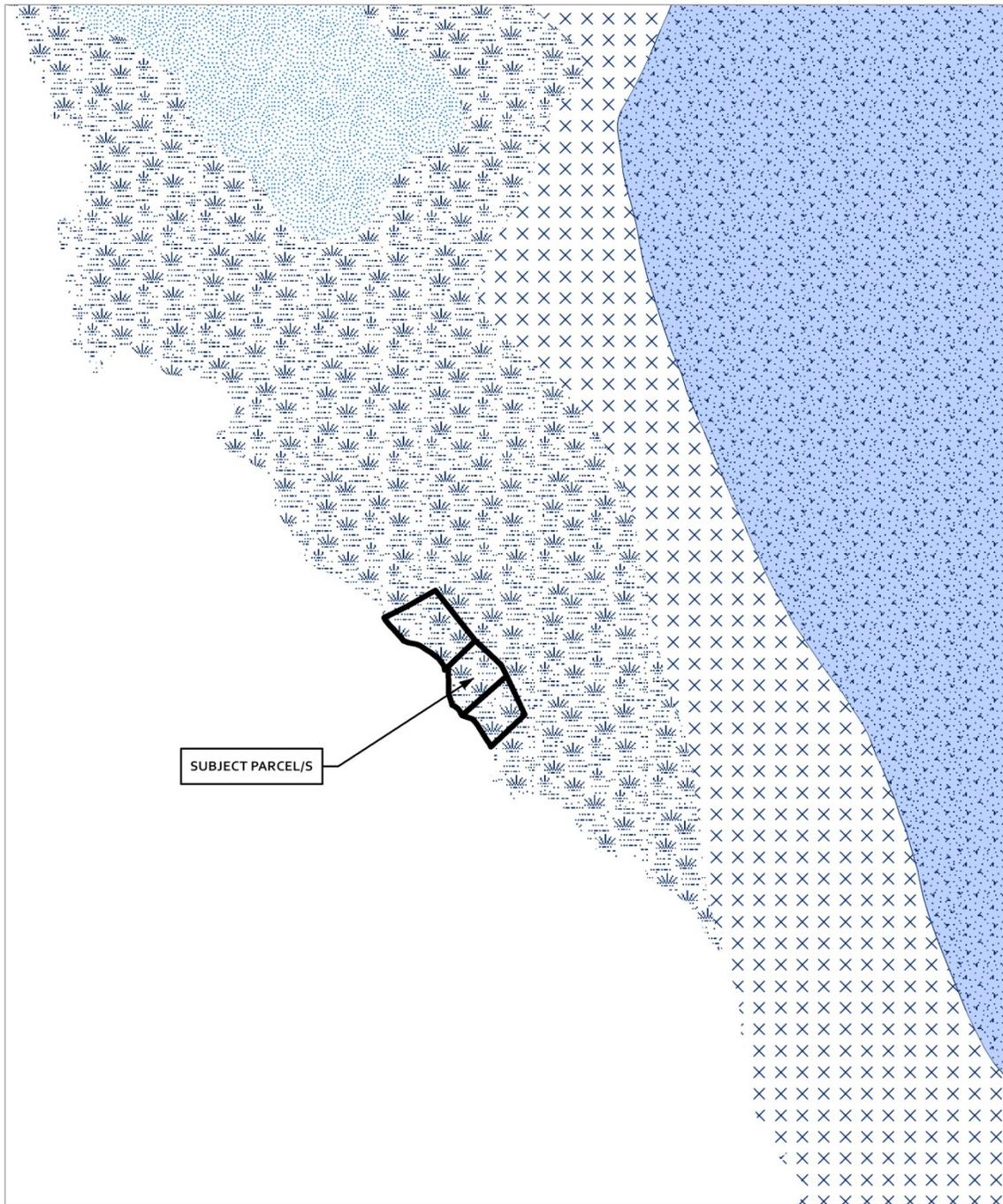
 Incorporated City Limits
 County Fire Districts
 High Fire Hazard

 Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

Map produced by the Mendocino County Planning & Building Services, April, 2015
All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLCT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

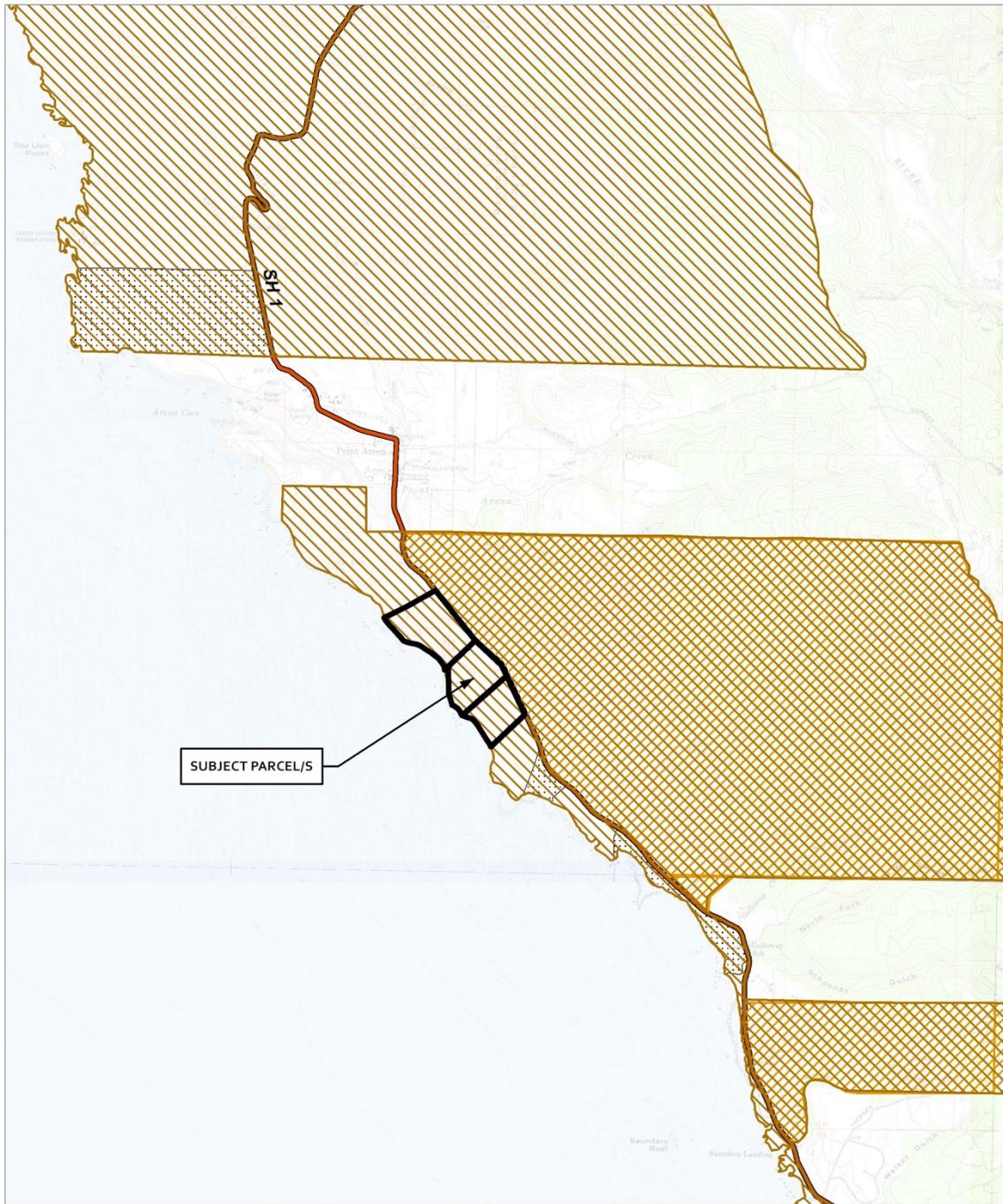
- ✕ Critical Water Areas
- Sufficient Water Resources
- Marginal Water Resources

Critical Water Resources Bedrock



COASTAL GROUND WATER RESOURCES

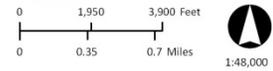
Map produced by the Mendocino County Planning & Building Services, April, 2015
All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

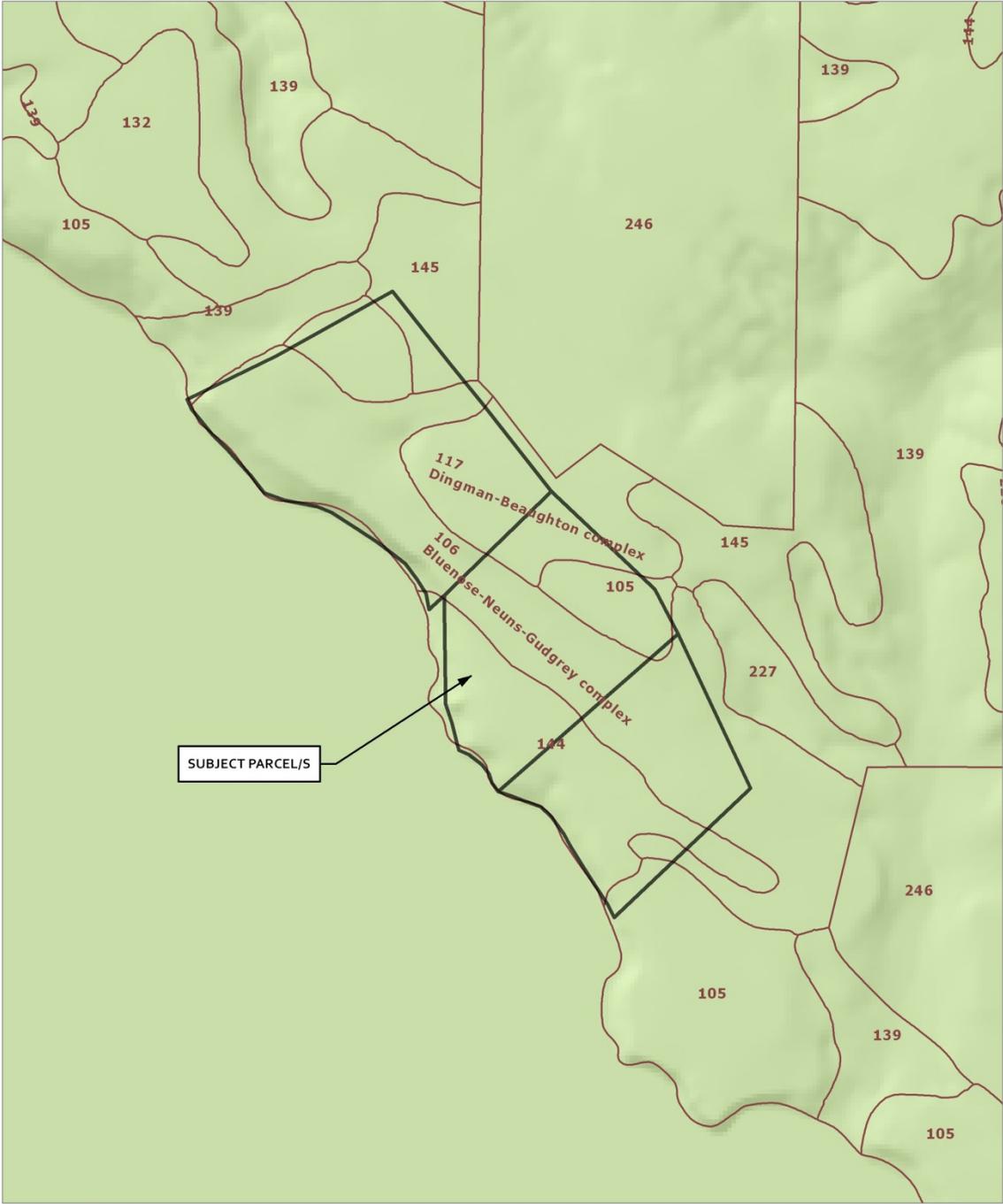
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)
-  Tree Removal Area

 Highways



HIGHLY SCENIC & TREE REMOVAL AREAS

Map produced by the Mendocino County Planning & Building Services, April, 2015
All spatial data is approximate. Map provided without warranty of any kind.

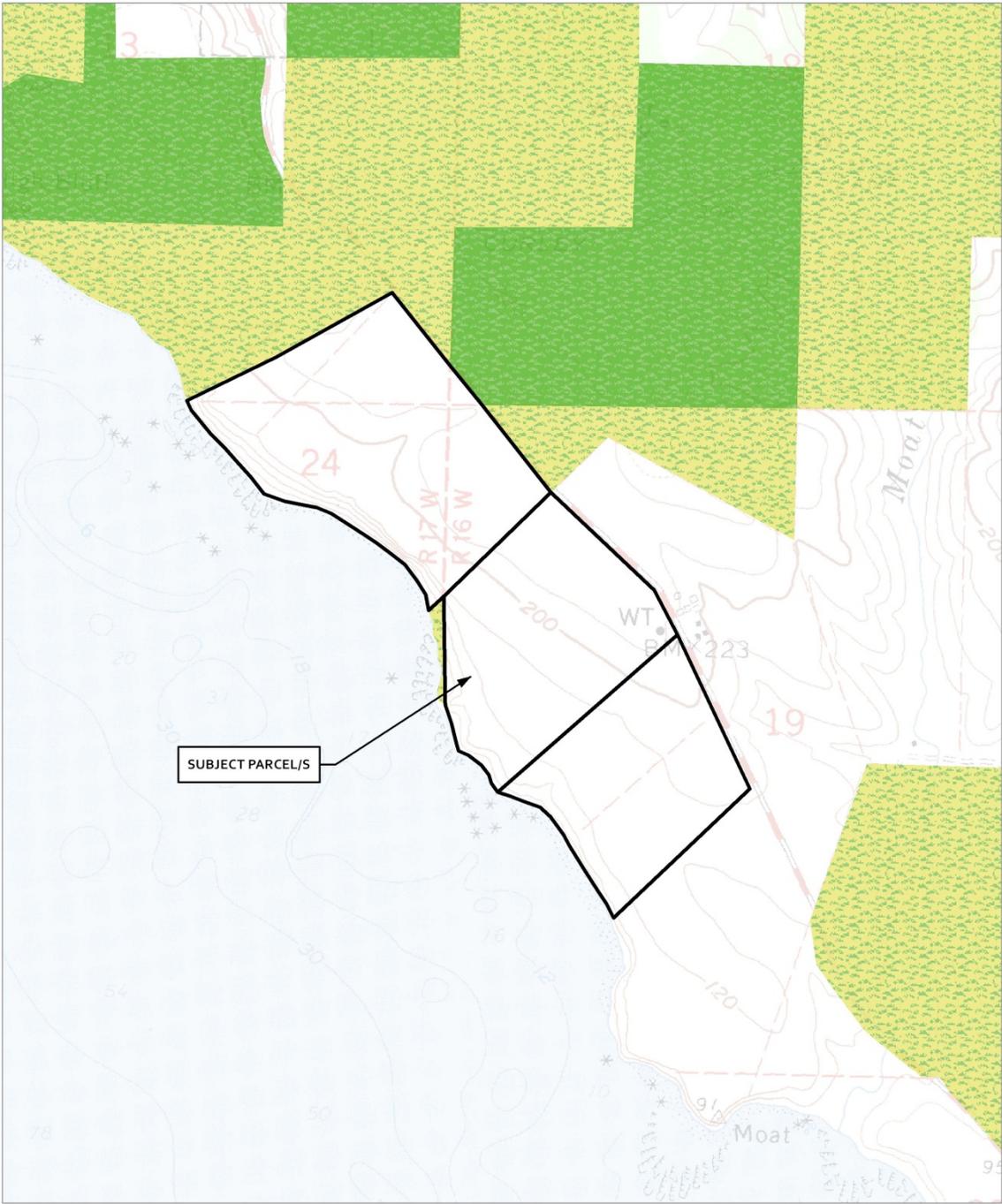


CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA



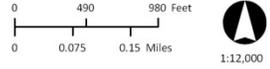
LOCAL SOILS

Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



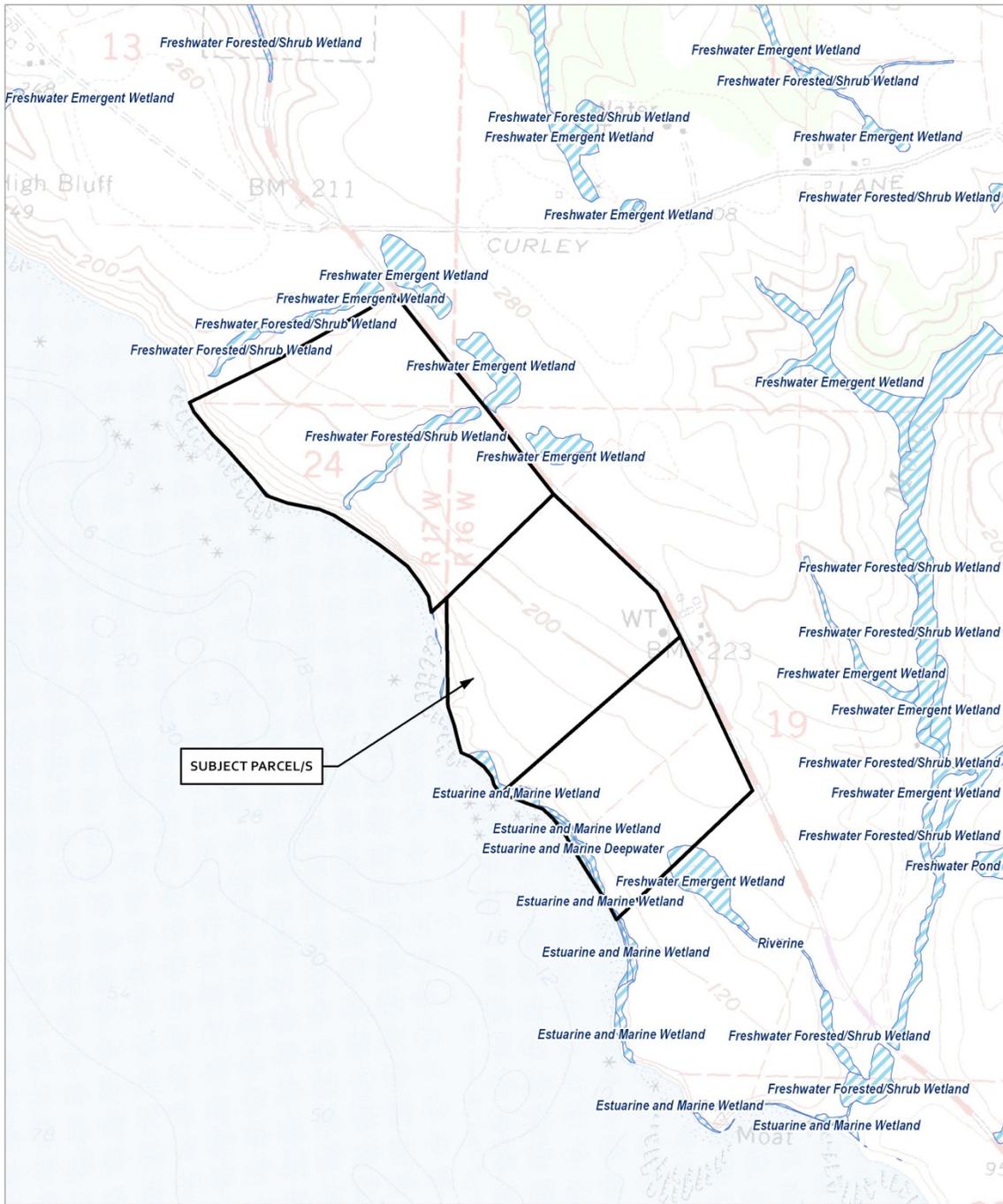
CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLCT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

-  Williamson Act 2014
-  Prime Ag 2014
-  Non-Prime Ag 2014



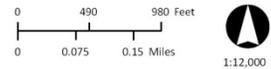
LANDS IN WILLIAMSON ACT CONTRACTS

Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2014-0042
OWNER: Various
APN: 027-151-08, 027-341-07, 08
APLCT: Mendocino Land Trust, Inc.
ADDRESS: 26300 S. Hwy. 1, PA

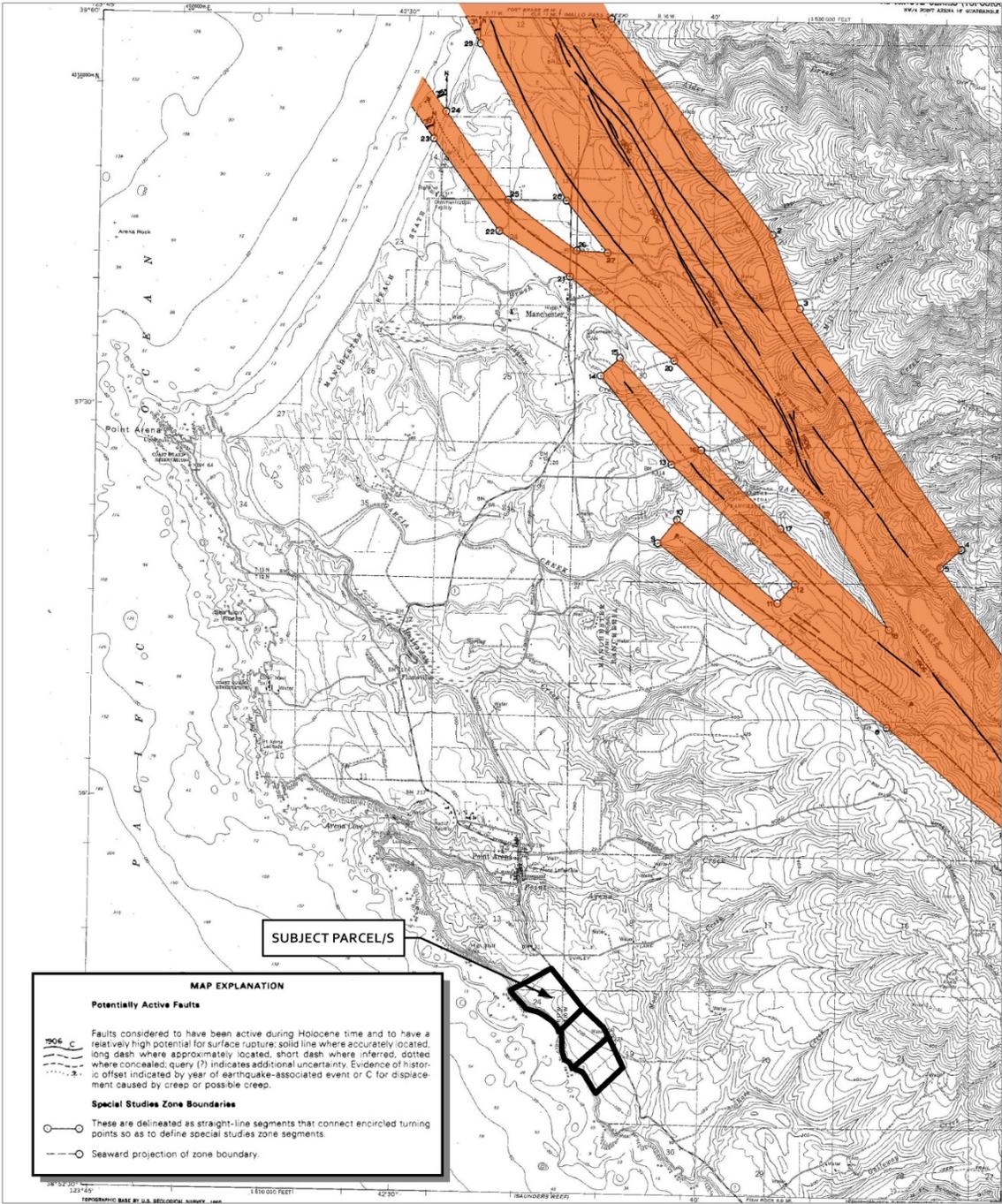
 Wetlands



1:12,000

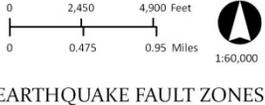
CLASSIFIED WETLANDS

Map produced by the Mendocino County Planning & Building Services, April, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2014-0042
 OWNER: Various
 APN: 027-151-08, 027-341-07, 08
 APLCT: Mendocino Land Trust, Inc.
 ADDRESS: 26300 S. Hwy. 1, PA

 San Andreas Fault Zone



EARTHQUAKE FAULT ZONES

Map produced by the Mendocino County Planning & Building Services, April, 2015
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