



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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June 9, 2015

Planning - Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor

Archaeological Commission
Native Plant Society
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission

Department of Parks & Recreation
US Fish & Wildlife Service
* Westport MAC

CASE#: CDP_2015-0014

DATE FILED: 4/14/2015

OWNER: STATE OF CALIFORNIA PARK AND RECREATION

APPLICANT: CALTRANS

AGENT: FRANK DEMLING

PROJECT COORDINATOR: JULIA ACKER

REQUEST: Standard Coastal Development Permit to remove a 10 foot wide by 200 foot long strip of pavement on the west side of the Westport Union Landing Vista Point parking lot due to bluff erosion.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA under Class 1 (c)- Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety). Caltrans has filed a Categorical Exclusion Determination Form.

LOCATION: In the Coastal Zone, approximately 3 miles north of the town of Westport, on the west side of Highway 1, approximately 100 feet west of its intersection with Seascape Drive (private), located at Postmile Marker 81.14 (APN 013-830-07).

RESPONSE DUE DATE: June 24, 2015

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be forwarded to the appropriate public hearing.

You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@co.mendocino.ca.us. Please note the case number and name of the project coordinator with all correspondence to this department.

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

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

REVIEWED BY:

Signature _____

Department _____

Date _____

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ACREAGE: 14 Acres

GENERAL PLAN: OSDPR **ZONING:** OS **COASTAL ZONE:** YES

EXISTING USES: Vista Point/Recreation Area **SUPERVISORIAL DISTRICT:** 4

TOWNSHIP: **RANGE:** **SECTION:** **USGS QUAD#:** 26

RELATED CASES ON SITE:**RELATED CASES IN VICINITY:**

CDP 36-05 for APN 013-830-03 approved construction of a 2,967 square-foot residence with an attached 784 square foot garage and detached 960 square foot pole barn, with associated improvements. Project has not been constructed, but was renewed for the 2014 year. Expiration date is 10/10/2015.

CDP 88-98/CDV 15-98 & CDP 88-98 for APN 013-830-05 approved construction of a 3,082 square-foot residence with attached 714 square-foot garage with a variance to reduce required yard setback from 50 feet to 0 feet. Denied by CPA but later approved by Board of Supervisors Appeal on 2/2/99 and construction has been completed.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	OSDPR	OS[FP]	8.11 Acres	Open Space
EAST:	RMR20	RMR:L-20	24.24 Acres	Vacant
SOUTH:	OSDPR	OS[FP]	5.19 Acres	State Recreation Area
WEST:	Pacific Ocean	Pacific Ocean	N/A	Pacific Ocean

REFERRAL AGENCIES:

- ☒ Planning (Ukiah)
☒ Department of Transportation
☒ Environmental Health (EB)
☒ Building Inspection (FB)
☐ Emergency Services
☒ Assessor
☐ Farm Advisor
☐ Agriculture Commissioner
☐ Forestry Advisor
☐ Air Quality Management District
☐ ALUC
☐ County Water Agency
☒ Archaeological Commission
☐ Sonoma State University
☒ US Fish & Wildlife Service
☐
☐ Russian River Flood Control/Water Conservation Improvement District

- ☐ Trails Advisory Council
☒ Native Plant Society
☐ State Clearinghouse
☐ Caltrans
☒ CalFire
☒ Department of Fish & Game
☒ Coastal Commission
☐ RWQCB
☐ Division of Mines & Geology
☐ Department of Health Services
☒ Department of Parks & Recreation
☐ Department of Conservation
☐ Soil Conservation Service
☐ Army Corps of Engineers

- ☐ CHP
☐ MTA
☐ County Addresser
☐ LAFCO
☐ Gualala MAC
☐ Laytonville MAC
☒ Westport MAC
☐ Sierra Club
☐ School District
☐ Sewer District
☐ Water District
☐ Fire District
☐ Community Svcs
☐ City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 013-830-07

PROJECT COORDINATOR: JULIA ACKER PREPARED BY: JULIA ACKER DATE: 6/2/2015

ENVIRONMENTAL DATA
(To be completed by Planner)

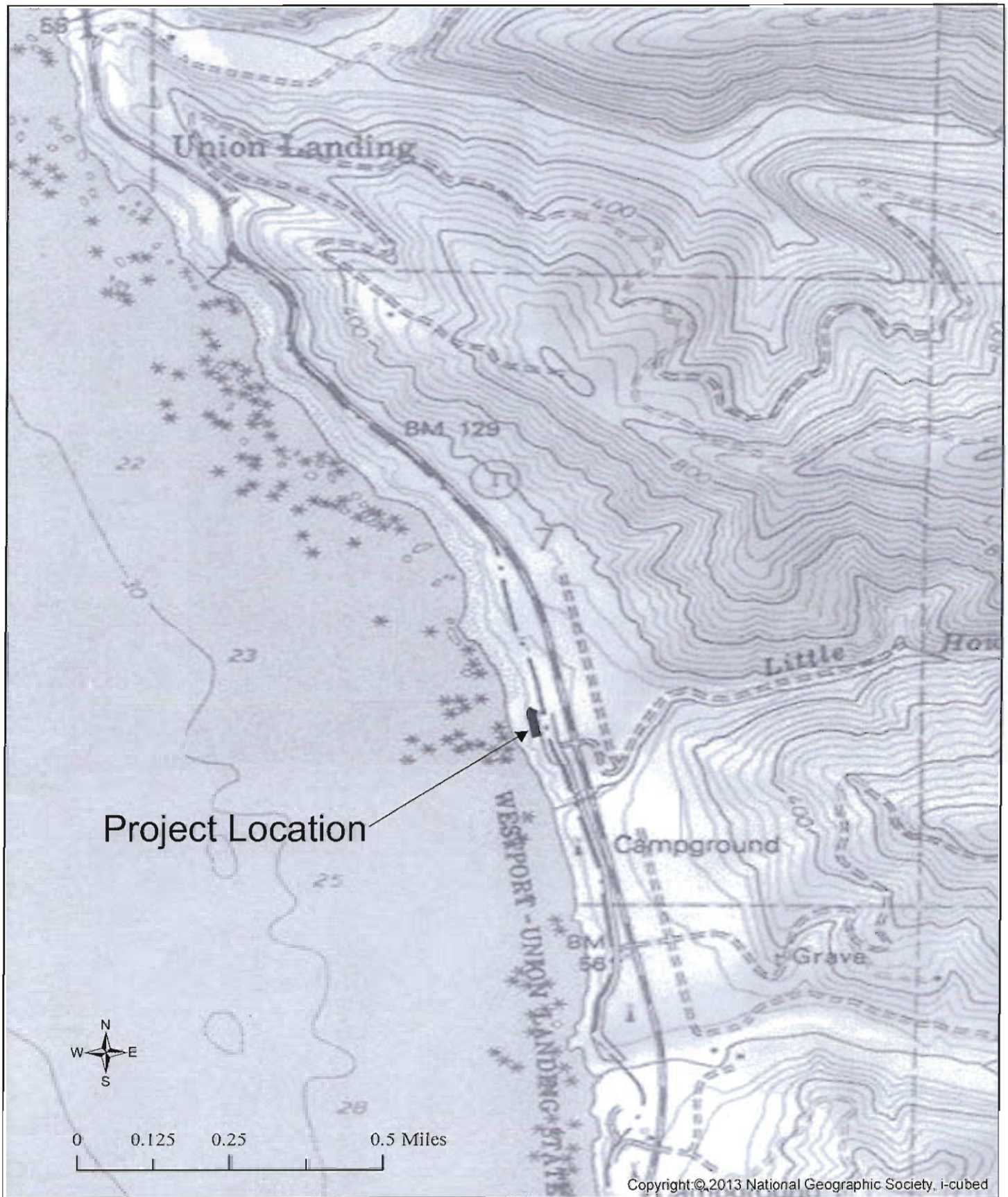
COUNTY WIDE

Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS _____
YES		2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP _____ Along bluff edge is mapped floodplain, but proposed improvements are located outside this mapped area.
NO / NO		3. Within/Adjacent to Agriculture Preserve / Timberland Production
NO		4. Within/Near Hazardous Waste Site
YES		5. Natural Diversity Data Base maple-leaved checkerbloom: occurrence states they were found along the ridge between the Little Juan and Little Howard Creeks in Westport area.
NO		6. Airport CLUP Planning Area – ALUC# _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area. Westport Union Landing State Beach
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail. Existing trails within OSDPR area along west side of Highway 1. Notations on LCP map indicate the existing trails in the open space areas controlled by DPR shall become a part of the DPR management plan for this area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Hazard/Landslides Map Not mapped, but the proposed project is to retreat the vista point from the erosion occurring on the bluff edge.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Biological Resources/Natural Area Map. Westport-Union Landing State Beach Natural Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# Exempt Southern portion of parcel is designated moderate, northern portion is designated high
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Cabrillo-Heeser complex, 0-5% slopes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE

Yes	No	
	NO	16. Exclusion Map.
CRITICAL		17. Coastal Groundwater Study Zone.
YES		18. Highly Scenic Area/Special Communities. Notation of LCP Map states that "The entire Coastal Zone from the Ten Mile river estuary (including its wooded slopes, wetlands, dunes, and ocean vistas visible from Highway One) north to the Hardy Creek Bridge is designated a Highly Scenic Area, except Westport Beach Subdivision.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Blufftop parcel
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Riparian habitat to southeast of proposed improvements (Little Howard Creek) greater than 100 feet away
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. Blufftop Parcel
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. LCP Map. Map #7- Abalone Point
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

Union Landing Vista Point
01-MEN-1 PM 81.14
EA: 01-0C120
USGS Quad: Westport 21N 17W Sec 7



Union Landing Vista Point
01-MEN-1 PM 81.14
EA: 01-0C120
Pavement Removal / Retreat

