



**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](mailto: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 \_\_\_\_\_



**ENVIRONMENTAL DATA**  
(To be completed by Planner)

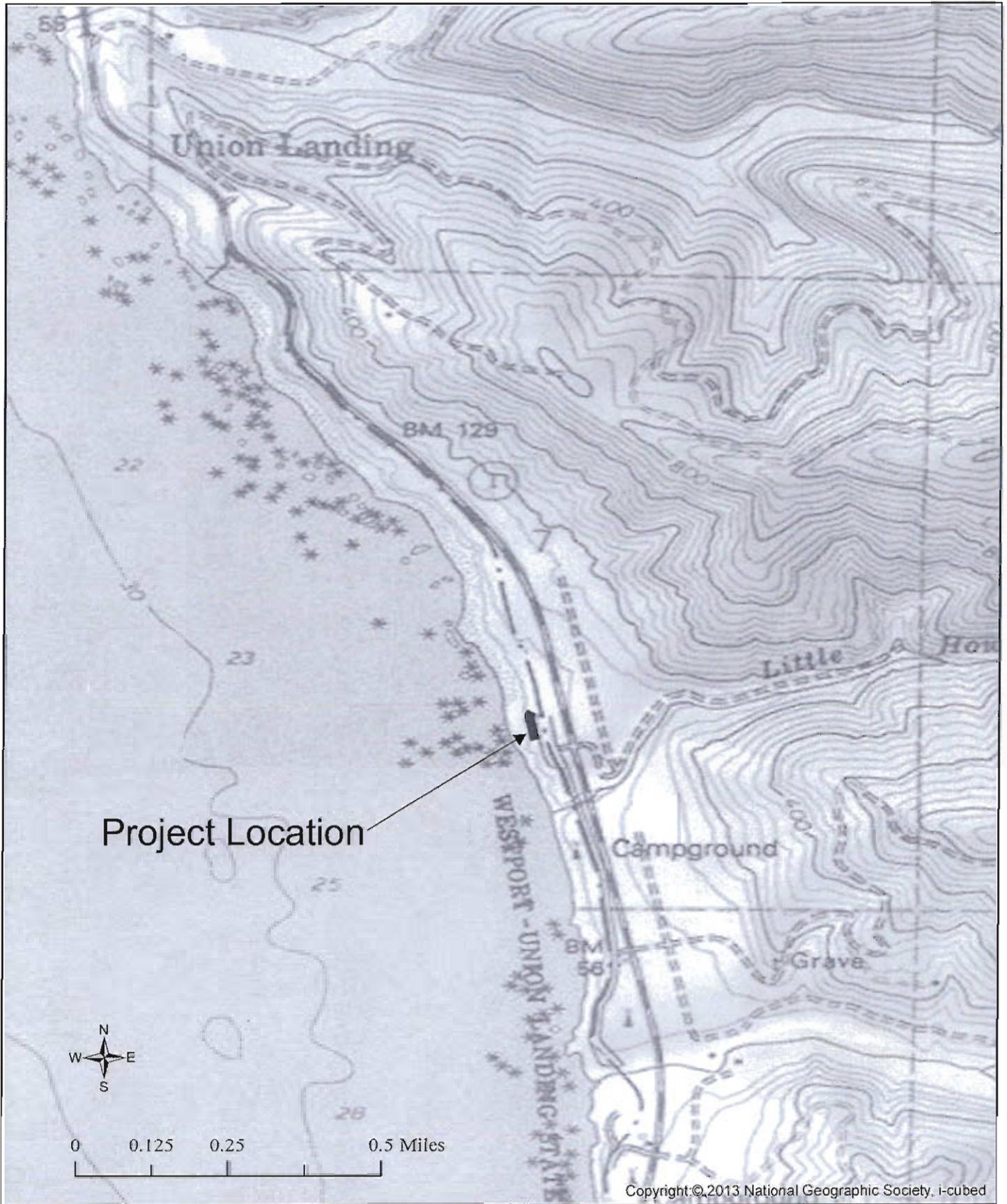
**COUNTY WIDE**

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

**COASTAL ZONE**

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
|                                     | <input type="checkbox"/> NO         | 16. <b>Exclusion Map.</b>   |
| <input type="checkbox"/> CRITICAL   |                                     | 17. <b>Coastal Groundwater Study Zone.</b>  |
| <input type="checkbox"/> YES        |                                     | 18. <b>Highly Scenic Area/Special Communities.</b><br>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 checked="" type="checkbox"/> | 19. <b>Land Capabilities/Natural Hazards Map.</b><br>Blufftop parcel  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 20. <b>Habitats/ESHA/Resources Map.</b><br>Riparian habitat to southeast of proposed improvements (Little Howard Creek) greater than 100 feet away  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 21. <b>Appealable Area/Original Jurisdiction Map.</b><br>Blufftop Parcel  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 22. <b>LCP Map.</b><br>Map #7- Abalone Point  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 23. <b>Ocean Front Parcel (Blufftop Geology).</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 24. <b>Adjacent to beach/tidelands/submerged land/Public Trust Land.</b>  |
|                                     | <input checked="" type="checkbox"/> | 25. <b>Noyo Harbor/Albion Harbor.</b>   |

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**

