



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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April 16, 2024

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Forestry Advisor
Air Quality Management
Archaeological Commission
Sonoma State University

Resource Lands Protection Committee
Caltrans
Department of Forestry/ CalFire
-Land Use
-Resource Management
US Department of Fish and Wildlife
CA Department of Fish and Wildlife
California Coastal Commission

Sierra Club
Westport Municipal Advisory Council
Cloverdale Rancheria
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe

CASE#: CDP_2024-0011

DATE FILED: 3/29/2024

OWNER: SAVE THE REDWOODS LEAGUE

APPLICANT: SAVE THE REDWOODS LEAGUE, ANTHONY CASTANOS

AGENT: NCRM ALEJANDRA PRENDERGAST

REQUEST: Standard Coastal Development Permit to demolish and remove five (5) structures which include a mobile home, three (3) sheds, and a barn-house. In addition, the applicant proposes to remove vegetation around the project area and implement a revegetation restoration plan post demolition.

LOCATION: In the Coastal Zone, 8.5± miles north of Westport, on the west of State Route 1 near its intersection with Usal Road (CR 431), located at 49551 N. Highway 1; (APNs: 013-390-15, 013-390-14, and 013-400-23).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SHELBY MILLER

RESPONSE DUE DATE: April 30, 2024

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and 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@mendocinocounty.org. 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 _____

CASE: CDP_2024-0011

OWNER/

APPLICANT: SAVE THE REDWOODS LEAGUE, ANTHONY CASTANOS

AGENT: ALEJANDRA PRENDERGAST, NCRM, INC.

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APN/S: 013-390-15

PARCEL SIZE: 227± Acres

GENERAL PLAN: Rangeland (RL160)

ZONING: Rangeland (RL:160)

EXISTING USES: Open Space

DISTRICT: 4 (Gjerde)

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL160), Open Space	Rangeland (RL 160), Open Space	82±, 67±, 226± Acres	Open Space
EAST:	Forest Lands (FL160)	Timber Production (TP 160)	320±, 558±, 300± Acres	Open Space
SOUTH:	Forest Lands (FL160)	Timber Production (TP 160)	270±, 161± Acres	Open Space
WEST:	Pacific Ocean	Pacific Ocean	N/A	Ocean

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Forestry Advisor
- Westport MAC
- Planning Division Fort Bragg
- Resource Lands Protection Com.

- Sonoma State University

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- CALTRANS
- Sierra Club

FEDERAL

- US Department of Fish & Wildlife
 - US Department of Parks & Recreation
- TRIBAL**
- Cloverdale Rancheria
 - Potter Valley Tribe
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
 - Round Valley Reservation

ADDITIONAL INFORMATION:

STAFF PLANNER: SHELBY MILLER

DATE: 4/16/2024

ENVIRONMENTAL DATA

1. MAC:

GIS

Westport

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate to High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire

4. FARMLAND CLASSIFICATION:

GIS

Non-Ag & Natural Vegetation (nv), and Grazing Land.

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

YES

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Classifications

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Forested/ Shrub Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

N/A

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

8-10 risk

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

Yes

23. HARBOR DISTRICT:

Sec. 20.512

No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Flooding

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

N/A

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Coastal Prairie Grassland, Riparian, Redwood Wooded Habitat

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

Yes

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

Yes

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

The Project involves the complete demolition and removal of five (5) structures which include a mobile home, three (3) sheds, and a barn-house. Vegetation removal will be restricted to the designated project area. To address potential impacts, the project will adhere to biological and archaeological recommendations outlined in the attached reports. After the demolition phase, a re-vegetation and re-seeding plan will be executed to restore the project area.

In addition to the mitigation measures detailed in the biological assessment and the archaeological report, the attached Best Management Practices will be consulted during the relevant project phases.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1	1,225 sqft
<input checked="" type="checkbox"/> Mobile Home	1	700 sqft
<input type="checkbox"/> Duplex		
<input type="checkbox"/> Multifamily		

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures:	N/A	—
Estimated employees per shift:	_____	—
Estimated shifts per day:	_____	—
Type of loading facilities proposed:	_____	—

4. Will the proposed project be phased? Yes No
If Yes, explain your plans for phasing.

- 1) Removal of salvageable materials from residence.
- 2) Demolition of structures.
- 3) Restoration of project area and building footprints, including a revegetation and reseeding plan.

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

Mobile home (20X35 ft)
 Shed east mobile home (15x20 ft)
 Barn-house (35x35 ft)
 South shed (12x35 ft)
 North shed (15x25 ft)

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

All structures are to be completely removed from the site, including the removal of the existing septic tank.

7. Project Height. Maximum height of structure approx. 25 (Barn-house) feet.

8. Lot area (within property lines): 227.8 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>3,100</u> square feet	_____ square feet	<u>3,100</u> square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	<u>9,885,020</u> square feet	_____ square feet	<u>9,885,020</u> square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet

GRAND TOTAL: 9,888,120 square feet
 (Should equal gross area of parcel)

10. Gross floor area: 3,100 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing	Proposed	Total
	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Number of covered spaces	_____	_____	_____
Number of uncovered spaces	_____	_____	_____
Number of standard spaces	_____	_____	_____
Number of handicapped spaces	_____	_____	_____

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas

- Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify On site septic tank to be removed.

15. What will be the domestic water source?

- Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

17. Will vegetation be removed on areas other than the building sites and roads? Yes No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
If yes, explain:
The applicant intends to transfer the property to the US Bureau of Land Management. The demolitions is part of a condition before the transfer can occur.

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No
B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
If yes, explain:
The demolition of the proposed structures contain lead-based paint and building materials with asbestos.

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No
B. Filling Yes No
C. Dredging Yes No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? N/A cubic yards.
Location of dredged material disposal site: N/A

Has a U.S. Army Corps of Engineers permit been applied for? Yes No


If you need additional room to answer any question, attach additional sheets.


Type text here

Coastal Zone Application
49551 HWY 1, Westport CA

Figure 1. Vicinity Map



 Demolition Location

 Property Boundary

0 0.2 0.4 0.8
Miles

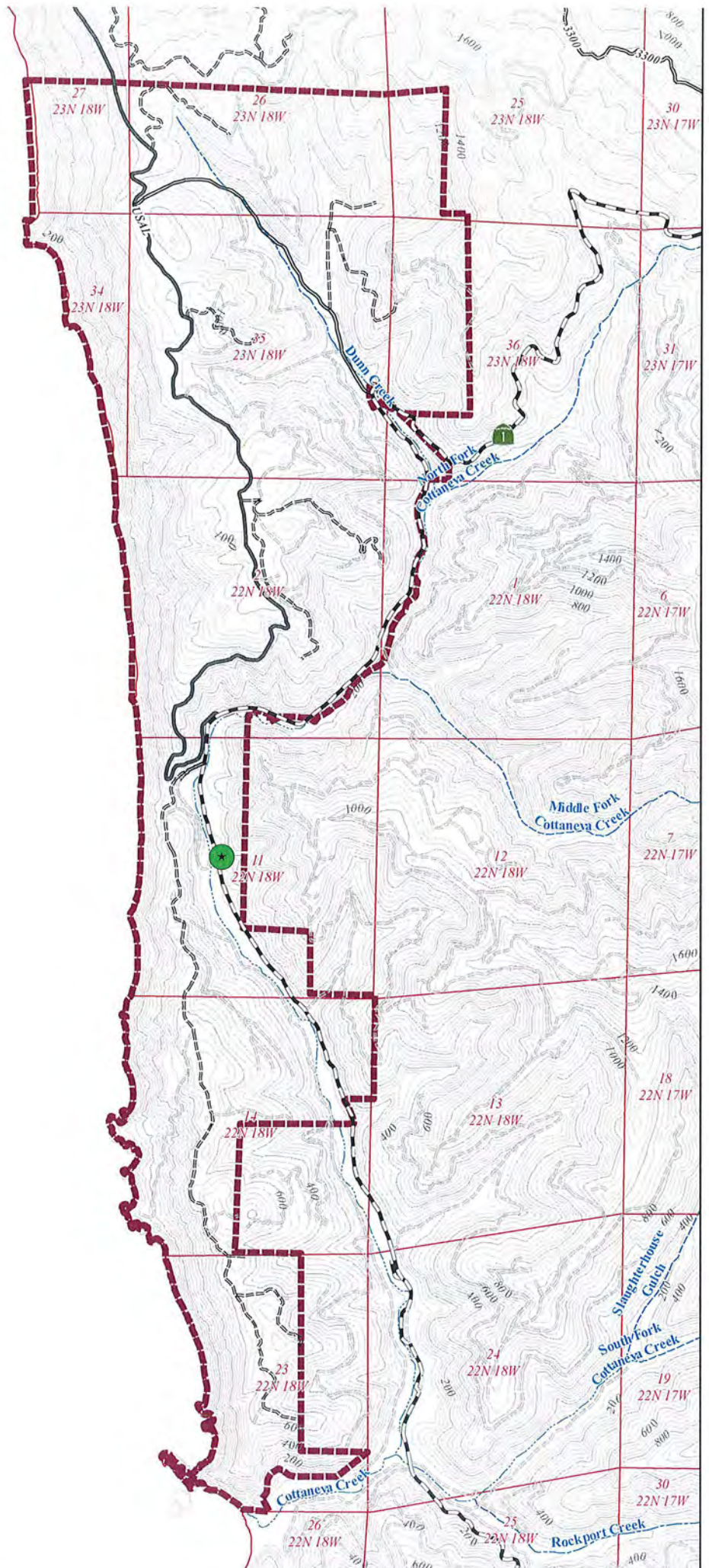
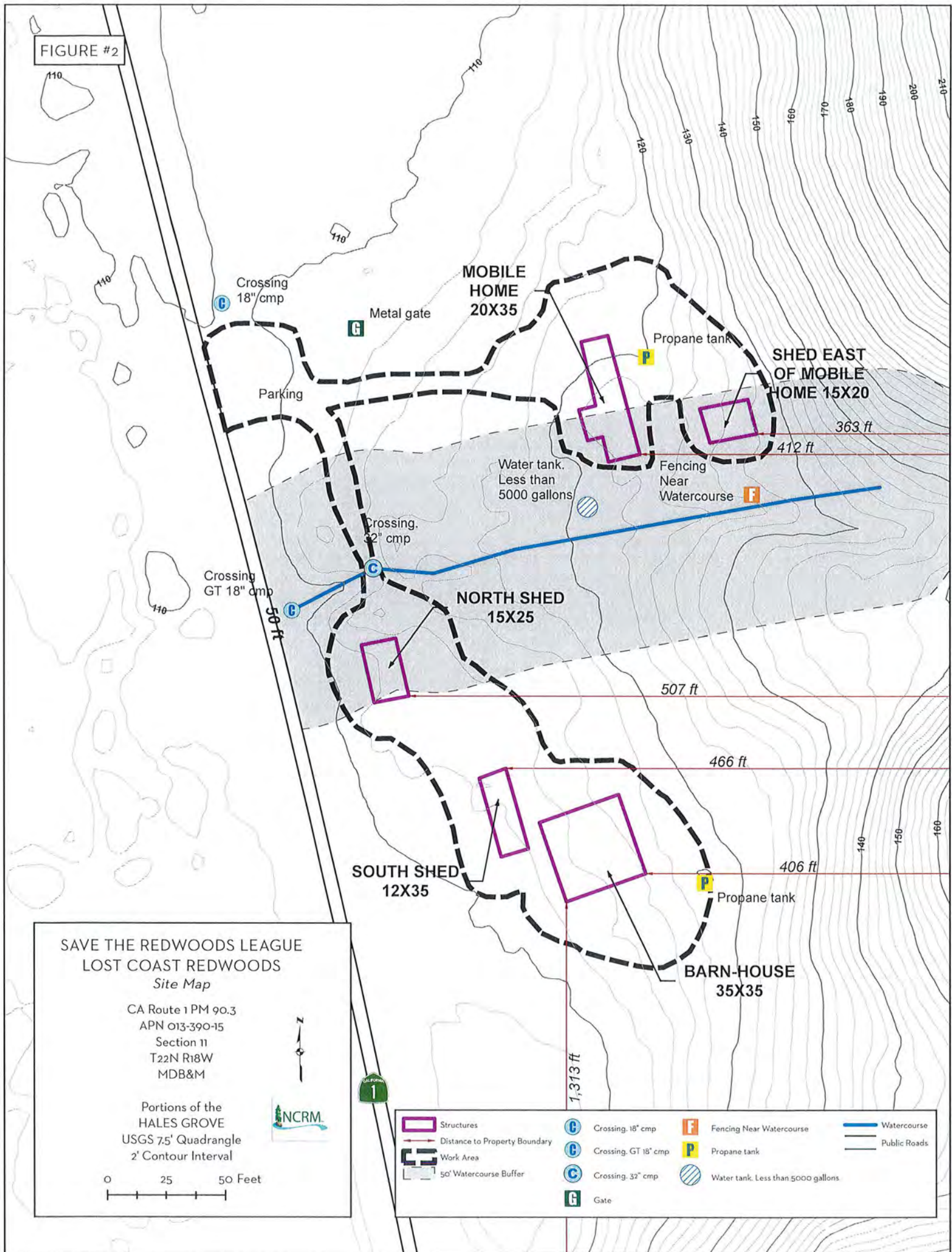


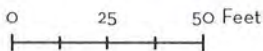
FIGURE #2



SAVE THE REDWOODS LEAGUE
LOST COAST REDWOODS
Site Map

CA Route 1 PM 90.3
APN 013-390-15
Section 11
T22N R18W
MDB&M

Portions of the
HALES GROVE
USGS 7.5' Quadrangle
2' Contour Interval



- | | | | |
|-------------------------------|----------------------|------------------------------------|--------------|
| Structures | Crossing, 18" c/m | Fencing Near Watercourse | Watercourse |
| Distance to Property Boundary | Crossing, GT 18" c/m | Propane tank | Public Roads |
| Work Area | Crossing, 32" c/m | Water tank, Less than 5000 gallons | |
| 50' Watercourse Buffer | Gate | | |