

COUNTY OF MENDOCINO DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 North Bush Street · Ukiah · California · 95482 120 West Fir Street · Ft. Bragg · California · 95437 JULIA KROG, DIRECTOR TELEPHONE: 707-234-6650 FAX: 707-463-5709 FB PHONE: 707-964-5379 FB FAX: 707-961-2427 pbs@mendocinocounty.org www.mendocinocounty.org/pbs

November 28, 2023

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

CASE#: U_2023-0012 DATE FILED: 11/2/2023 OWNER: WESTPORT VILLAGE SOCIETY, INC. APPLICANT/AGENT: THAD VAN BUEREN

Trails Advisory Committee Native Plant Society Caltrans Department of Forestry/ CalFire -Land Use Department of Fish and Wildlife California Coastal Commission US Department of Parks & Recreation US Natural Resources Conservation Westport Municipal Advisory Council Cloverdale Rancheria Potter Valley Redwood Valley Rancheria Sherwood Valley Band of Pomo Indians

REQUEST: Use permit to improve public coastal access by constructing a concrete stairway between the beach and bluff top, constructing a paved parking lot, and installation of a sign at the trailhead in the parking lot. The stairway construction will include wood rails anchored into an exposed bedrock bluff. The paved parking lot will be connected to State Route 1 and will involve grubbing, grading, and placement of log barriers around the perimeter to prevent vehicular entry onto the surrounding terrain.

LOCATION: 1.4± miles north of the Westport Town Center, west of State Route Highway 1 (SR 1), 117± feet from the SR 1 and Branscomb Road (County Road: 429) intersection. Located at 39000 North Highway 1, Westport, Ca (APN: 013-890-01).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SHELBY MILLER **RESPONSE DUE DATE:** December 12, 2023

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 <u>pbs@mendocinocounty.org</u>. 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: U_2023-0012

OWNER:	Westport Village Society, Inc.
APPLICANT/ AGENT:	THAD VAN BUEREN
REQUEST:	Use permit to improve public coastal access by constructing a concrete stairway between the beach and bluff top, constructing a paved parking lot, and installation of a sign at the trailhead in the parking lot. The stairway construction will include wood rails anchored into an exposed bedrock bluff. The paved parking lot will be connected to State Route 1 and will involve grubbing, grading, and placement of log barriers around the perimeter to prevent vehicular entry onto the surrounding terrain.
LOCATION:	1.4± miles north of the Westport Town Center, west of State Route Highway 1 (SR 1), 117± feet from the SR 1 and Branscomb Road (County Road: 429) intersection. Located at 39000 North Highway 1, Westport, Ca (APN: 013-890- 01).
APN/S:	013-890-01
PARCEL SIZE:	26.09 ± Acres
GENERAL PLAN:	Remote Residential (RMR20:R)
ZONING:	Remote Residential (RMR:20)
EXISTING USES:	Undeveloped
DISTRICT:	4 (Gjerde)
RELATED CASES	:

NORTH:	ADJACENT GENERAL PLAN Open Space, Dept. of Park & Re	ADJACENT ZONING Open Space (OS 0)	ADJACENT LOT SIZES 19.25± acres	ADJACENT USES State Park
EAST:	Remote Residential (RMR20)	Remote Residential (RMR 20)	20± , 20.5± ,20±, 20± acres	Visitor Accomodation, Undeveloped
SOUTH:	Rangeland (RL160)	Rangeland (RL 160)	50.8± acres	RV Park and Campground
WEST:	Pacific Ocean	Pacific Ocean	N/A	N/A
		REFERRAL AGENCIES		

Air Quality Management District	Trails Advisory Council	FEDERAL
Archaeological Commission	⊠ Westport MAC	
⊠ Assessor's Office	STATE	☑ US Natural Resources Conservation
⊠ Building Division Fort Bragg	⊠ CALFIRE (Land Use)	TRIBAL
☑ Department of Transportation (DOT)	🛛 California Coastal Commission	🖾 Cloverdale Rancheria
🛛 Environmental Health (EH) FB	🛛 California Dept. of Fish & Wildlife	🛛 Potter Valley Tribe
⊠ CalFire Fire District	🛛 California Native Plant Society	☑ Redwood Valley Rancheria
Planning Division Fort Bragg	⊠ CALTRANS	Sherwood Valley Band of Pomo Indians
Sonoma State University		

ADDITIONAL INFORMATION:

Documents available upon request include:

Geotechnical Report
 Management Plan for DeHaven Beach and Headlands

STAFF PLANNER: SHELBY MILLER

ENVIRONMENTAL DATA

Git 15. Auf with the data with data with the data with the data with t	1. MAC:	13. AIRPORT LAND USE PLANNING AREA:
2. FIRE HAZARD SEVERITY ZONE: 14. SUPERFUND/BROWNFIELD/HAZMAT SITE:: CAUNET INFAN MERGIONS 20. Open of the Asia: A. FIRE FESPONSIBILITY AREA: 20. Open of the Asia: CAUNET INFAN MERGIONS 20. Open of the Asia: A. FARMLAND CLASSIFICATION: 17. LANDSLIDE HAZARD: NO 20. Open of the Asia: CAUNT INFANDMERGE Asia: 20. Open of the Asia: CAUNET INFANDMERGE Asia: 20. OPEN OF THE ASIA: CAUNET ASIA: 20. OPEN OF THE ASIA: CAUNET ASIA: 20. SPECIFIC PLAN/SPECIAL PLAN AREA: Caunation and Asia: 20. SPECIFIC PLAN/SPECIAL PLAN AREA: No 20. Open work and asodoff Run		Airport Land Use Plan; GIS
Discrete and magnands 14. SUPERVID/SROWNFIELD/HAZMAT SITE: Moderate No 3. FIRE RESPONSIBILITY AREA: CA Report Plan 3.11 CALTER RESPONSIBILITY AREA: CA Report Plan 3.12 CALTER RESPONSIBILITY AREA: CA Report Plan 3.10 CALTER RESPONSIBILITY AREA: CA Report Plan 3.10 CALTER RESPONSIBILITY AREA: CALTER CONTRACTOR RESOURCE CAREA: CALTER RESPONSIBILITY AREA: CALTER RESPONSIBILITY AREA: CALTER RESPONSIBILITY AREA: 19. WILD AND SCENC RIVER: Transda real candidate Magnation (NEW) No CALTER RESPONSIBILITY AREA: 19. WILD AND SCENC RIVER: Total CLASSIFICATION: 19. WILD AND SCENC RIVER: Diagram Responsibility Analysis No Second Control Vest South Vest South CLASSIFICATION: 20. SPECIFIC PLAN/SPECIAL PLAN AREA: No No No Second Conterearce reactore No <		No
No S. FIER RESPONSIBILITY AREA: CalFier No S. FIER RESPONSIBILITY AREA: CalFier S. NATURAL DIVERSITY DATABASE: CalFier CalFier S. SNATURAL DIVERSITY DATABASE: CalFier S. FARMLAND CLASSIFICATION: Construct free And So 16. STATE FOREST/PARK/RECREATION AREA ADJACENT: Dis Construct free And Westport-Union Landing State Beach S. FLOOD ZONE CLASSIFICATION: Total free free free And So 18. WATER EFFICIENT LANDSCAPE REQUIRED: Total free free free free CalFier S. FLOOD ZONE CLASSIFICATION: Total free free free CalFier 19. WILD AND SCENIC RIVER: Total and Landide Mage (DE, Pider MM 42, General Han 4.4 10 C. CASSTAL GROUNDWATER RESOURCE AREA: CalFier 19. WILD AND SCENIC RIVER: Total and Landide Mage (DE, Pider MM 42, General Han 4.4 10 S. SOL CLASSIFICATION: Provement and Mage Lander Mage (DE, Pider MM 42, General Han 4.4 10 20. Specific PLAN/Special PLAN AREA: No S. SOL CLASSIFICATION: Provement and Mage Cost 20. Specific PLAN/Special PLAN AREA: No 20. Specific PLAN/Special PLAN AREA: No S. PYGMY VEGETATION OR PYGMY CAPABLE SOL: No 20. Specific PLAN/Special PLAN AREA: No 20. Specific PLAN/Special PLAN AREA: No S. MATER PRODUCTION ZONE: No 20. Specific PLAN/Special PLAN AREA: No 20. Specific PLAN/Special PLAN AREA: No S. MATER PRODUCTION ZONE: No 20. Specific PLAN/Specici Mararea: OB No S. M		
S. FIRE RESPONSIBILITY AREA: CATE/OFS. NATURAL DIVERSITY DATABASE: C. Daget, of Fin & Windle Ratefield Database/GS Yes4. FARMLAND CLASSIFICATION: Co NoC. Daget, of Fin & Windle Ratefield Database/GS Yes5. FLODD ZONE CLASSIFICATION: TWO Finder Methods Margae/GS Yes17. LANDSLIDE HAZARD: Westport-Union Landing State Beach5. COOSTAL GROUNDWATER RESOURCE AREA: Control Constructions State Margae/GS Prive Yes17. LANDSLIDE HAZARD: Nataré and Landidies Mage: GS, Policy RM 61, General Plan 6-48 106. COASTAL GROUNDWATER RESOURCE AREA: Costate Constructions State/GGS19. WILED AND SCENIC RIVER: NoMendedon Complex and Coastal Beach19. WILED AND SCENIC RIVER: NoMendedon Complex and Coastal Beach0. SPECIFIC PLAN/SPECIAL PLAN AREA: No8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: LCP marge, Pager Soils Marge: GS No20. SPECIFIC PLAN/SPECIAL PLAN AREA: No9. WILLIAMSON ACT CONTRACT: No20. SPECIFIC PLAN/SPECIAL PLAN AREA: No10. TIMBER PRODUCTION ZONE: No22. OAK WOODLAND AREA: No11. WETLANDS CLASSIFICATION: No23. HARBOR DISTRICT: No12. LAREAD SCIENCE RIVER: No23. HARBOR DISTRICT: No13. WETLANDS CLASSIFICATION: No23. HARBOR DISTRICT: No14. WETLANDS CLASSIFICATION: No23. HARBOR DISTRICT: No15. NATURAL DIVERTION CONSTRUCT: No23. HARBOR DISTRICT: No16. CART AND AREA: NO23. HARBOR DISTRICT: No17. LANDS CLASSIFICATION: NO23. HARBOR DISTRICT: NO18. WETLANDS CLASSIFICATION: NO23. HARBOR DISTRICT: NO	Moderate	
Califire CA Domit of this & Widdle's Raveleds Database/GISS Yes Yes 4. FARMILAND CLASSIFICATION: So OB Westport-Union Landing State Beach 5. FLOOD ZONE CLASSIFICATION: 17. LANDSLIDE HAZARD: Hotards and Landindes Mage (DBM) The Landindes Mage (DBM) Yes The Landindes Mage (DBM) Constat Group Montance Rate Mage (DBM) 17. LANDSLIDE HAZARD: Hotards and Landindes Mage (DBM) The Lands State Beach 5. FLOOD ZONE CLASSIFICATION: 18. WATER EFFICIENT LANDSCAPE REQUIRED: Yes 19. WILD AND SCENIC RIVER: Montandor Cantry Joint State State Latterny Western Part 19. WILD AND SCENIC RIVER: Montandor Cantry Joint State State Latterny Western Part 19. WILD AND SCENIC RIVER: Montandor Cantry Joint State State Latterny Western Part 19. WILD AND SCENIC RIVER: Montandor Cantry Joint State State Latterny Western Part 19. WILD AND SCENIC RIVER: Montandor Cantry Joint State Joint Part And Coastal Beach 20. Specific Plan Areas (DB) No No 10. Specific Plan Areas (DB) 9. WILLIAMSON ACT CONTRACT: 21. STATE CLEARINGHOUSE REQUIRED: No No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: No No No 11. WETLANDS CLASSIFICATION: 23. H	3. FIRE RESPONSIBILITY AREA:	
Currier Yes 4. FARMLAND CLASSIFICATION: GS 16. STATE FOREST/PARK/RECREATION AREA ADJACENT: Westport-Union Landing State Beach 5. FLOOD ZONE CLASSIFICATION: No 17. LANDSLIDE HAZARD: Westport-Union Landing State Beach 5. FLOOD ZONE CLASSIFICATION: Yes 17. LANDSLIDE HAZARD: Haards and Landindes Mags (G); Midey Mid 41; General Plan 4.44 10 6. COASTAI GOOUNANTER RESOURCE AREA: Coastal Grandbatter Study(G)S 18. WATER EFFICIENT LANDSCAPE REQUIRED: Parate and Landindes Mags (G); Midey Mid 41; General Plan 4.44 10 7. SOIL CLASSIFICATION: Meredoon Coarty Joins Study Eatern/Western Plat Dingman-Beaughton Complex and Coastal Beach 19. WILD AND SCENIC RIVER: Westport Union Contry Soles Study Eatern/Western Plat Dingman-Beaughton Complex and Coastal Beach 8. PYGMV VEGEENCE CONTRACT: Cit/Preme, New Sole Mags, GS No 20. SPECIFIC PLAN/SPECIAL PLAN AREA: Westport Contry Addessory Contract: No 9. WILLIAMSON ACT CONTRACT: Cit/Preme, Yes 21. STATE CLEARINGHOUSE REQUIRED: Parate No 0. STIMBER PRODUCTION ZONE: Sole No 22. OAK WOODLAND AREA: Sole No 11. WETLANDS CLASSIFICATION: Sole Zurine and Marine Wetland 23. HARBOR DISTRICT: Sole Zurine and Marine Wetland 12. EARTHQUAKE FAULT ZONE: Extendable Fault ZONE Sole Zurine		
Gis 10: STATE FOREST/PARK/RECREATION AREA ADJACENT: No 10: STATE FOREST/PARK/RECREATION AREA ADJACENT: No Westport-Union Landing State Beach 5. FLOOD ZONE CLASSIFICATION: 17: LANDSLIDE HAZARD: Yes Natards and Landshides May: GS: Policy RM-61; General Plan 4-44 10 10 6. COASTAL GROUNDWATER RESOURCE AREA: 18: WATER EFFICIENT LANDSCAPE REQUIRED: Critical Palewide May: GS: Policy RM-61; General Plan 4-34 No 19. WILD AND SCENIC RIVER: Work Model Soldy Caster May (MS) 19. WILD AND SCENIC RIVER: Model Control Sold Chaster May (MS) 19. WILD AND SCENIC RIVER: Model Control Sold Chaster May (MS) 19. WILD AND SCENIC RIVER: Model Control Sold Chaster May (MS) 19. WILD AND SCENIC RIVER: Model Control Sold Chaster May (MS) 20. SPECIFIC PLAN/SPECIAL PLAN AREA: No No 9. WILLIAMSON ACT CONTRACT: 21. STATE CLEARINGHOUSE REQUIRED: No No 10. TIMBER PRODUCTION ZONE: 22. OAK WOODLAND AREA: No No 11. WETLANDS CLASSIFICATION: 22. OAK WOODLAND AREA: No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: No Sec. 20.512 No No 11. WETLANDS CLASSIFICATION:<	CalFire	
No City General Plan 3-10 Westport-Union Landing State Beach 5. FLOOD ZONE CLASSIFICATION: Prevention of the Maps (FRIM) Yes The LANDBUE HAZARD: Hazards and Landides Maps (GR, Policy NH-61; General Plan 4-44 20 6. COASTAL GROUNDWATER RESOURCE AREA: Constal General Plan 4-30 Critical 18. WATER EFFICIENT LANDSCAPE REQUIRED: Princy RM-7; General Plan 4-34 20 7. SOIL CLASSIFICATION: Meedadoin County Soils Study Esstern/Western Part Dingman-Beaughton Complex and Coastal Beach 19. WILLD AND SCENIC RIVER: Westport-Order Science (Hollwi); GR No 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: UCP maps, Pygmy Soils Maps; GIS No 20. SPECIFIC PLAN/SPECIAL PLAN AREA: No 9. WILLDAMSON ACT CONTRACT: No 21. STATE CLEARINGHOUSE REQUIRED: Princy No 10. TIMBER PRODUCTION ZONE: No 22. OAK WOODLAND AREA: Mo 11. WETLANDS CLASSIFICATION: No 23. HARBOR DISTRICT: Mo 12. State CLEARINGHOUSE REQUIRED: Princy No Sc. 20.512 No 13. LIVETLANDS CLASSIFICATION: Statuarine and Marine Wetland Sc. 20.512 No 13. LAREBOR DISTRICT: Statuarine and Marine Wetland Sc. 20.512 No		16 STATE EXPEST/DADK/DECDEATION ADEA ADIACENT
5. FLOOD ZONE CLASSIFICATION: 17. LANDSLIDE HAZARD: FYes 17. LANDSLIDE HAZARD: Yes 10. Constrat GROUNDWATER RESOURCE AREA: 10. Constrat Groundwater Study (Sis) 19. WILD AND SCENIC CINCE REQUIRED: Critical 19. WILD AND SCENIC RIVER: Mendeding County Suits Study Editors Marker States 19. WILD AND SCENIC RIVER: Mendeding County Suits Study Editors Marker States 19. WILD AND SCENIC RIVER: Mendeding County Suits Study Editors Marker States 19. WILD AND SCENIC RIVER: Mendeding County Suits Study Editors Marker States 19. WILD AND SCENIC RIVER: Mendeding County Suits Study Editors Marker States 10. STATE CLEARINGHOUSE REQUIRED: No 20. SPECIAL PLAN AREA: Mendeding County Suits Study Editors Marker States 20. SPECIAL PLAN AREA: No 20. SPECIAL PLAN SPECIAL PLAN AREA: No 20. SPECIAL PLAN AREA: No 21. STATE CLEARINGHOUSE REQUIRED: No 22. OAK WOODLAND AREA: No 23. HARBOR DISTRICT: No No	55	
First Product Insurance Rate Maps (FRM) 17. LANDSLIDE HAZARD: Yes 10 6. COASTAL GROUNDWATER RESOURCE AREA: 10 Coastal Groundwater Study (GIS Paterots and Landstudies Map; GIS; Policy RM-63; General Plan 4-44 Coastal Groundwater Study (GIS Paterots and Landstudies Map; GIS; Policy RM-63; General Plan 4-44 Coastal Groundwater Study (GIS Paterots and Landstudies Map; GIS; Policy RM-63; General Plan 4-44 Coastal Groundwater Study (GIS Paterots and Coastal Beach 7. Solit CLASSIFICATION: 19. WILD AND SCENIC RIVER: Mendodeno County Solit Study (GIS Paterots and Coastal Beach R. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: 20. SPECIFIC PLAN/SPECIAL PLAN AREA: LCP map; Pymy Solis Map; (GIS Various Adopted Specific Plan Areas; GIS No No Various Adopted Specific Plan Areas; GIS 0. SWILLIAMSON ACT CONTRACT: 21. STATE CLEARINGHOUSE REQUIRED: No Yes Various Adopted Specific Plan Areas; GIS 10. TIMBER PRODUCTION ZONE: 22. OAK WOODLAND AREA: GIS Various Adopted Specific Plan Areas; GIS No 23. HARBOR DISTRICT: GIS Mo 10. TIMBER PRODUCTION ZONE: 23. HARBOR DISTRICT:		Westport-Union Landing State Beach
Yes Marands and Landslides Map; GIS, Policy RM-61; General Plan 4-44 10 6. COASTAL GROUNDWATER RESOURCE AREA: Coastal Groundwater Study/GIS Critical 7. SOIL CLASSIFICATION: Mendoano Coanty Solis Study Eastern/Western Part Dingman-Beaughton Complex and Coastal Beach No 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: LP maps, Pygmy Solis Map; GIS No 9. WILLIAMSON ACT CONTRACT: OS OS 10. TIMBER PRODUCTION ZONE: GS No 11. UPTLANDS CLASSIFICATION: No No 12. EXETLEND SCLASSIFICATION: No No		17. LANDSLIDE HAZARD:
6. COASTAL GROUNDWATER RESOURCE AREA: Package Created Groundwater Study/Gis Package Critical Package Product Marker Study/Gis Package Critical Package Product Marker Study/Gis Package Critical Package Product Marker Study/Gis Package Product Marker Study/Gis Package Product Marker Study Exstern/Western Part Package Dingman-Beaughton Complex and Coastal Beach Water Resource Required Plan A-38 No Package Package S. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: 20. SPECIFIC PLAN/SPECIAL PLAN AREA: Various Adapted Specific Plan Areas, Gis No S. No Package Package S. No Package Package S. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: 21. STATE CLEANINGHOUSE REQUIRED: Various Adapted Specific Plan Areas, Gis No S. No Policy Yes 10. TIMBER PRODUCTION ZONE: Sc. 20.512 No S. Sc. 20.512 No Sc. 20.512 Package Sc. 20.512 No St. EXETHOUAKE FAULT		
Coastal Groundwater Study/Glis18. WATER EFFICIENT LANDSCAPE REQUIRED: Policy IMA-7; General Plan 4-34 No7. SOIL CLASSIFICATION: Mendocino County Soils Study Eastern/Western Part19. WILD AND SCENIC RIVER: workwr.twers.adox (Eel Only); Glis No8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: LCP maps; Pigmy Soils Maps; Gls No20. SPECIFIC PLAN/SPECIAL PLAN AREA: Various Adopted Specific Plan Areas; Glis No9. WILLIAMSON ACT CONTRACT: Gls/Mendocino County Assessor's Office No21. STATE CLEARINGHOUSE REQUIRED: Policy Yes10. TIMBER PRODUCTION ZONE: Gls No22. OAK WOODLAND AREA: USDA NoGls AroUSDA No11. WETLANDS CLASSIFICATION: Gls Estuarine and Marine Wetland23. HARBOR DISTRICT: Sec. 20.512 NoL2. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GlsSec. 20.512 No		10
No 7. SOIL CLASSIFICATION: Mendacino County Soils Study Eastern/Western Part Dingman-Beaughton Complex and Coastal Beach 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: LCP maps, Pygmy Soils Maps, Gis No 9. WILLIAMSON ACT CONTRACT: Gis/Mendacino County Assessor's Office No 10. TIMBER PRODUCTION ZONE: Gis No 11. WETLANDS CLASSIFICATION: Gis No 11. WETLANDS CLASSIFICATION: Gis Sec. 20. 512 Sect 20. 512 No		
7. SOIL CLASSIFICATION: 19. WILD AND SCENIC RIVER: Wardochoo County Soils Study Lastern/Western Part Www.rhers.acov (Eel Only); GiS Dingman-Beaughton Complex and Coastal Beach 20. SPECIFIC PLAN/SPECIAL PLAN AREA: Various Adopted Specific Plan Areas; GiS Various Adopted Specific Plan Areas; GiS No 21. STATE CLEARINGHOUSE REQUIRED: No Policy No 22. OAK WOODLAND AREA: OS No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: OS Sec. 20.512 Fistuarine and Marine Wetland No	Critical	
Mendocino County Soils Study Eastern/Western Part 19. WILD AND SCENIC RIVER: Dingman-Beaughton Complex and Coastal Beach No 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: 20. SPECIFIC PLAN/SPECIAL PLAN AREA: LCP maps, Pygmy Soils Maps; GIS Various Adopted Specific Plan Areas; GIS No Security Assessor's Office P. WILLIAMSON ACT CONTRACT: 21. STATE CLEARINGHOUSE REQUIRED: GIS/Mendocino County Assessor's Office Policy No 22. OAK WOODLAND AREA: GIS USDA No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Sec. 20.512 No No		
Dingman-Beaughton Complex and Coastal Beach No 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: 20. SPECIFIC PLAN/SPECIAL PLAN AREA: LCP maps, Pygmy Solis Maps; GIS Various Adopted Specific Plan Areas; GIS No Standard Coastal Beach No 9. WILLIAMSON ACT CONTRACT: 21. STATE CLEARINGHOUSE REQUIRED: GIS/Mendocino County Assessor's Office Policy No 22. OAK WOODLAND AREA: GIS USDA No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Sec. 20.512 No No		
LCP maps, Pygmy Soils Maps; GIS 20. SPECIFIC PLAN/SPECIAL PLAN AREA: No Various Adopted Specific Plan Areas; GIS No No 9. WILLIAMSON ACT CONTRACT: 21. STATE CLEARINGHOUSE REQUIRED: GIS/Mendocino County Assessor's Office Policy No Yes 10. TIMBER PRODUCTION ZONE: 22. OAK WOODLAND AREA: GIS USDA No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Sec. 20.512 Fstuarine and Marine Wetland No 12. EARTHQUAKE FAULT ZONE: No	Dingman-Beaughton Complex and Coastal Beach	
LCP maps, Pygmy Solis Maps; GIS Various Adopted Specific Plan Areas; GIS No No 9. WILLIAMSON ACT CONTRACT: 21. STATE CLEARINGHOUSE REQUIRED: GIS/Mendocino County Assessor's Office Policy No Yes 10. TIMBER PRODUCTION ZONE: 22. OAK WOODLAND AREA: GIS USDA No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Sec. 20.512 Estuarine and Marine Wetland No 12. EARTHQUAKE FAULT ZONE: Various Adopted Specific Plan Areas; GIS	8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:	
No9. WILLIAMSON ACT CONTRACT: GIS/Mendocino County Assessor's Office No21. STATE CLEARINGHOUSE REQUIRED: Policy Yes10. TIMBER PRODUCTION ZONE: GIS No22. OAK WOODLAND AREA: USDA No11. WETLANDS CLASSIFICATION: GIS Estuarine and Marine Wetland23. HARBOR DISTRICT: Sec. 20.512 No12. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS34. HARBOR DISTRICT: No		
GIS/Mendocino County Assessor's Office Policy No Yes 10. TIMBER PRODUCTION ZONE: 22. OAK WOODLAND AREA: GIS USDA No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Sec. 20.512 Karthe Quarke Fault Zone Maps; GIS No	NO	No
No Pointy Yes 10. TIMBER PRODUCTION ZONE: 22. OAK WOODLAND AREA: GIS No USDA No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Estuarine and Marine Wetland Sec. 20.512 No 12. EARTHQUAKE FAULT ZONE: No		21. STATE CLEARINGHOUSE REQUIRED:
10. TIMBER PRODUCTION ZONE: 22. OAK WOODLAND AREA: GIS USDA No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Sec. 20.512 Estuarine and Marine Wetland No 12. EARTHQUAKE FAULT ZONE: No		
GIS USDA NO NO 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Sec. 20.512 Estuarine and Marine Wetland NO 12. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS		Tes
No No 11. WETLANDS CLASSIFICATION: 23. HARBOR DISTRICT: GIS Sec. 20.512 Estuarine and Marine Wetland No 12. EARTHQUAKE FAULT ZONE: Karthquake Fault Zone Maps; GIS		
GIS Sec. 20.512 Estuarine and Marine Wetland No 12. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS		
GIS Sec. 20.512 Estuarine and Marine Wetland No 12. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS		
Estuarine and Marine Wetland No 12. EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS		
Earthquake Fault Zone Maps; GIS	Estuarine and Marine Wetland	
	Earthquake Fault Zone Maps; GIS	

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

Flooding

25. LCP LAND CAPABILITIES & NATURAL HAZARDS: LCP Land Capabilities mans/GIS- 20,500

Marine Terrace Deposits (Zone 2) -Strong Shaking

26. LCP HABITATS & RESOURCES:

Coastal Prairie Grassland and Dunes

27. COASTAL COMMISSION APPEALABLE AREA:

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 HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS: Biological Resources & Natural Area Map; GIS; General Plan 4-9 Yes

31. BLUFFTOP GEOLOGY: GIS; 20.500.020 Yes



PLANNING & BUILDING SERVICES

CASE NO:	U-2023-0012	
DATE FILED:	11-2-2023	
FEE:	\$12,978.00	
RECEIPT NO:	PEJ-059517	
RECEIVED BY:	@WALDMANJ	
	Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Thad M. Van Bueren Phone: (707) 964-7272			
Mailing Address: PO Box 446			
City: Westport State/Zip: CA	95488Email: thad	@mcn.org	
PROPERTY OWNER:			
Name: Westport Village Society, Inc.	Phone: (707	7) 964-7272	
Mailing Address: PO Box 446			
City:State/Zip:CA	95488 wvs@	@westportvillagesociety.org	
AGENT:			
Name:Thad M. Van Bueren	Phone: (707	7) 964-7272	
Mailing Address: PO Box 326		RECEIVE	D
	95488Email:thad	@mcn.org NOV 0 2 2023	
ASSESSOR'S PARCEL NUMBER/S:	0-0105	PLANNING & BUILDING S	ERV
TYPE OF APPLICATION:		FORT BRAGG CA	
Administrative Permit	General Plan Amendment	🗌 Use Permit – Cottage	
Agricultural Preserve: New Contract	Land Division – Minor	Use Permit – Minor	
□ Agricultural Preserve: Cancellation	🗆 Land Division – Major	Use Permit – Major	
Agricultural Preserve: Rescind & ReEnter	Land Division – Parcel	Use Permit – Modification	
□ Airport Land Use	🗆 Land Division – Re-Subdivision	Variance	
Development Review	Modification of Conditions	Other	
Exception Reversion to Acreage			
Flood Hazard Development Permit	Rezoning		

I certify that the information submitted with this application is true and accurate.

Please note that the Owner is a corporation and refer to the attached delegation of authority.

Thad M. Van Sueren	11-1-2023	Thas M. Van Sueren	11-1-2023
Signature of Applicant/Agent Form Ver. 071421	Date	Signature of Owner WVS VICE PRESIDENT	Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. Improve public coastal access by mowing trails (no grading or sufacing); constructing a concrete stairway with wood rails anchored into an exposed bedrock bluff exposure to provide access between the beach and the top of the south headland; constructing a paved parking lot connected to State Route 1 which will involve grubbing, grading, and placement of log barriers around the perimeter to prevent vehicular entry onto the surrounding terrain; and placement of a sign at the trailhead at the parking lot. An Encroachment Permit will be required from Caltrans for the driveway access from

Highway 1 to the parking lot and that coordinaiton is in progress.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
 Single Family Mobile Home Duplex Multifamily Other: Stairs & Parking Other: Undeveloped Land 	None	1 stairs;1 parking	0 1,136,480	11,125 1,125,350	11,125 1,125,350
GRAND TOTAL (Equal to gross area of Parcel):1,136,480 SF (26.09 acres)					

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

Estimated No. of Employees per shift: None

Estimated No. of shifts per day: None

Type of loading facilities proposed: None

4. Will the project be phased?

□ YES ■ NO If yes, explain your plans for phasing:

<u>All construction of the stairs, parking lot, and a sign is planned in a single episode of work, while the</u> trail system will need to be mowed regularly to keep the trails open for pedestrian access.

5. Will vegetati	oved on areas other than the building sites and roads? If no, explain:
6. Will the proj YES	the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives If yes, explain:

7. How much off-street parking will be provided?	Number	Size
No. of covered spaces: No. of uncovered spaces:	10	See below
No. of standard spaces:	9	9 x 18
No. of accessible spaces:	1	12 x 18
Existing no. of spaces:	0	None
Proposed additional spaces:	10	See above
Total:	10 parking spaces	Parking Lot=6000 SF

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

Terrain at the parking lot and driveway slopes 1% to the north and will continue to drain in that direction by design. Grading will even minor surface irregularities in slope before base rock and paving are applied. Minor bedrock cut for stairs will be redistributed and compacted upslope. Surface vegetation will be mulched on the surrounding area. Standard BMPs such as straw wattles will be used to address drainage during construction.

9. For grading or road construction, complete the following:

Amount of cut: 15	_cubic yards
Amount of fill: 15	_cubic yards
Max. height of fill slope: 0.5	feet
Max. height of cut slope: 0.5	feet
Amount of import/export: None	cubic yards
Location of borrow or disposal site: None	

10. Does the pro may be required YES	 bject involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans I. II. II.
11. Will the prop	bosed development convert land currently or previously used for agriculture to another use?
12. Will the deve YES	elopment provide public or private recreation opportunities?
The purpose o	f this project is to improve public coastal access and receational opportunities on this property, adding
about a half m	ile to the California Coastal Trail.
13. Is the propos	sed development visible from State Highway 1 or other scenic route?
14. Is the proposed in the pro	sed development visible from a park, beach or other recreational area? \Box NO \Box Westport Union Landing State Beach abuts this parcel to the north
15. Does the dev	velopment involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?
Diking: Filling: Dredging: Structures:	 YES ■ NO YES X NO YES X NO Open Coastal Waters □ Wetlands □ Estuaries □ Lakes
If so, what is Location of d	the amount of material to be dredged/filled?: <u>None</u> cubic yards redged material disposal site?: <u>No structures will be placed in coastal water, wetlands, estuaries or lakes</u>
	my Corps of Engineers permit been applied for? YES NO
16. Will there be UYES None.	e any exterior lighting? If yes, describe below and identify the location of all exterior lighting on the plot and building plans.
17. Utilities will Electricity: None	be supplied to the site as follows: None Utility Company (service exists to parcel) Utility Company (requires extension of service to site):feetmiles On Site Generation – Specify:
Gas:	 □ Utility Company/Tank □ On Site Generation – Specify: ■ None
Telephone:	

18. What will be the method of sewage disposal? No bathrooms are proposed

- □ Community Sewage System (specify supplier):_
- □ Septic Tank □ Other (specify): <u>No sewage</u> disposal is planned. This property is for short term day use only.

19. What will be the domestic water source: No water will be supplied

- Community Water System (specify supplier):
- \Box Well
- □ Spring
- Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

□ YES ■ NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

WVS owns a cluster of 4 parcels in the village of Westport that are also used for public coastal access purposes (AP#s

013-300-61, -62, -63 and 013-320-01). Public access improvements for that land were complete under Mendocino County CDU#

2003-0022 in 2005.

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

A Caltrans Encroachment Permit will be required and a Calfire review is underway. California Dept. of Fish and Wildlife is expected to to review

botany, wetlands, and fishery reports. The County Archaeological Commission will review an archaeology report. Grants

from the State Coastaal Conservancy will pay for permits and construction of the project. Funding for the design & permit

is already committed under Grant 22-019, while a second grant will be required for construction if a permit is issued.

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.) The site is on the west side of Highway 1 about one mile north of Westport at the intersection of Branscomb Road. It abuts Westport

Union Landing State Beach to the north and a private campground and RV park to the south. DeHaven Creek enters the Pacific

Ocean by crossing through the northern portion of this property.

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

🗆 YES 📃 NO

There are no existing structures or utilities on this parcel.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

🗆 YES 🛛 🔳 NO

There are no existing structures.

25. What is the maximum height of all structures? The proposed stairway railings will be 4 ft high Existing: ⁰ feet

Proposed: 4 feet Stair railings will stand 42" above grade.

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 0 square feet

Proposed: 11,125 square feet Proposed stairs and uncovered parking with associated driveway

27. What is the total lot area within property lines?

Total Lot Area: 26.09 🔲 acres 🗆 square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

This parcel has never been developed although people have visited the area for millennia to hunt, fish, and gather resources. It is heavily used today as a public coastal access because it is easy to reach the beach at the mouth of DeHaven Creek down a modest slope. An attached Management Plan describes the property's characteristics.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

This parcel abuts Westport Union Landing State Beach to the north, the private Wages Creek <u>Campground and RV Park to the south, and private parcels to the east. A Management Plan,</u> Botanical & Wetlands survey, and Archaeological survey are attached to this application that describe the ecology, terrain, and the history of human use and geological transformation.

30. Indicate the surrounding land uses: Vacant Residential Agriculture Commercial Industrial Public Facility Timberland Other X North: X X East: Χ □ Private campground South: X West: □ Pacific Ocean

1b. LOCATION MAP (Westport 7.5" Quadrangle)

CDU#2023-0260

