



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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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

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

CASE#: U_2023-0012

DATE FILED: 11/2/2023

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).

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 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: U_2023-0012

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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:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Open Space, Dept. of Park & Re	Open Space (OS 0)	19.25± acres	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

<u>LOCAL</u> <input checked="" type="checkbox"/> Air Quality Management District <input checked="" type="checkbox"/> Archaeological Commission <input checked="" type="checkbox"/> Assessor’s Office <input checked="" type="checkbox"/> Building Division Fort Bragg <input checked="" type="checkbox"/> Department of Transportation (DOT) <input checked="" type="checkbox"/> Environmental Health (EH) FB <input checked="" type="checkbox"/> CalFire Fire District <input checked="" type="checkbox"/> Planning Division Fort Bragg <input checked="" type="checkbox"/> Sonoma State University	<input checked="" type="checkbox"/> Trails Advisory Council <input checked="" type="checkbox"/> Westport MAC <u>STATE</u> <input checked="" type="checkbox"/> CALFIRE (Land Use) <input checked="" type="checkbox"/> California Coastal Commission <input checked="" type="checkbox"/> California Dept. of Fish & Wildlife <input checked="" type="checkbox"/> California Native Plant Society <input checked="" type="checkbox"/> CALTRANS	<u>FEDERAL</u> <input checked="" type="checkbox"/> US Department of Parks & Recreation <input checked="" type="checkbox"/> US Natural Resources Conservation <u>TRIBAL</u> <input checked="" type="checkbox"/> Cloverdale Rancheria <input checked="" type="checkbox"/> Potter Valley Tribe <input checked="" type="checkbox"/> Redwood Valley Rancheria <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
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ADDITIONAL INFORMATION:
Documents available upon request include:

1. Geotechnical Report
2. Management Plan for DeHaven Beach and Headlands

ENVIRONMENTAL DATA

1. MAC:

GIS

Westport

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire

4. FARMLAND CLASSIFICATION:

GIS

No

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

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/Mendocino County Assessor’s Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Estuarine and Marine 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

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Westport-Union Landing State Beach

17. LANDSLIDE HAZARD:

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

10

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

No

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

Yes

22. OAK WOODLAND AREA:

USDA

No

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

Marine Terrace Deposits (Zone 2) -Strong Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Coastal Prairie Grassland and Dunes

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

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:	PRJ-059517
RECEIVED BY:	@WALDMAN

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 95488 Email: thad@mcn.org

PROPERTY OWNER:

Name: Westport Village Society, Inc. Phone: (707) 964-7272
Mailing Address: PO Box 446
City: Westport State/Zip: CA 95488 Email: wvs@westportvillagesociety.org

AGENT:

Name: Thad M. Van Bueren Phone: (707) 964-7272
Mailing Address: PO Box 326
City: Westport State/Zip: CA 95488 Email: thad@mcn.org

RECEIVED

NOV 02 2023

ASSESSOR'S PARCEL NUMBER/S: 013-890-0105

PLANNING & BUILDING SERV
FORT BRAGG CA

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve: New Contract
- ☐ Agricultural Preserve: Cancellation
- ☐ Agricultural Preserve: Rescind & ReEnter
- ☐ Airport Land Use
- ☐ Development Review
- ☐ Exception
- ☐ Flood Hazard Development Permit

- ☐ General Plan Amendment
- ☐ Land Division – Minor
- ☐ Land Division – Major
- ☐ Land Division – Parcel
- ☐ Land Division – Re-Subdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage
- ☐ Rezoning

- ☐ Use Permit – Cottage
- ☐ Use Permit – Minor
- ☒ Use Permit – Major
- ☐ Use Permit – Modification
- ☐ Variance
- ☐ Other

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 Bueren 11-1-2023 Thad M. Van Bueren 11-1-2023
Signature of Applicant/Agent Date Signature of Owner Date
WVS Vice President

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 surfacing); 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 coordination is in progress.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: Stairs & Parking <input checked="" type="checkbox"/> 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:

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

5. Will vegetation be removed on areas other than the building sites and roads?

☐ YES ☒ NO If no, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

☐ YES ☒ NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	<u>10</u>	<u>See below</u>
No. of uncovered spaces:	<u>9</u>	<u>9 x 18</u>
No. of standard spaces:	<u>1</u>	<u>12 x 18</u>
No. of accessible spaces:	<u>0</u>	<u>None</u>
Existing no. of spaces:	<u>10</u>	<u>See above</u>
Proposed additional spaces:	<u>10 parking spaces</u>	<u>Parking Lot=6000 SF</u>
Total:		

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 project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

☐ YES ☒ NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

☐ YES ☒ NO

12. Will the development provide public or private recreation opportunities?

☒ YES ☐ NO If yes, explain how:

The purpose of this project is to improve public coastal access and recreational opportunities on this property, adding about a half mile to the California Coastal Trail.

13. Is the proposed development visible from State Highway 1 or other scenic route?

☒ YES ☐ NO

14. Is the proposed development visible from a park, beach or other recreational area?

☒ YES ☐ NO Westport Union Landing State Beach abuts this parcel to the north

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

Diking: ☐ YES ☒ NO

Filling: ☐ YES ☒ NO

Dredging: ☐ YES ☒ NO

Structures: ☐ Open Coastal Waters ☐ Wetlands ☐ Estuaries ☐ Lakes

If so, what is the amount of material to be dredged/filled?: None cubic yards

Location of dredged material disposal site?: No structures will be placed in coastal water, wetlands, estuaries or lakes

Has a U.S. Army Corps of Engineers permit been applied for? ☐ YES ☒ NO

16. Will there be any exterior lighting?

☐ YES ☒ NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

None.

17. Utilities will be supplied to the site as follows: None

Electricity: ☐ Utility Company (service exists to parcel)

None

☐ Utility Company (requires extension of service to site): _____ feet _____ miles

☐ On Site Generation – Specify:

Gas: ☐ Utility Company/Tank

☐ On Site Generation – Specify:

☒ None

Telephone: ☐ YES ☒ NO

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

- ☐ Community Sewage System (specify supplier): _____
- ☐ Septic Tank
- ☐ Other (specify): No sewage disposal is planned. This property is for short term day use only.

19. What will be the domestic water source:

- ☐ Community Water System (specify supplier): No water will be supplied
- ☐ 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 review botany, wetlands, and fishery reports. The County Archaeological Commission will review an archaeology report. Grants from the State Coastal 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.

Existing: 0 feet
Proposed: 4 feet Stair railings will stand 42" above grade.

Existing: 0 square feet
Proposed: 11,125 square feet Proposed stairs and uncovered parking with associated driveway

Total Lot Area: 26.09 ☒ acres ☐ square feet

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.

This parcel abuts Westport Union Landing State Beach to the north, the private Wages Creek Campground and RV Park to the south, and private parcels to the east. A Management Plan, 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.

[illegible]

