



**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  
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 www.mendocinocounty.org/pbs

September 07, 2023

Planning – Fort Bragg  
 Environmental Health - Fort Bragg  
 Building Inspection - Fort Bragg  
 Archaeological Commission  
 Sonoma State University

Native Plant Society  
 Caltrans  
 Department of Forestry/ CalFire  
 -Land Use  
 Department of Fish and Wildlife

California Coastal Commission  
 Westport Municipal Advisory Council  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** UM\_2021-0005

**DATE FILED:** 12/10/2021

**OWNER:** JACKSON GRUBE FAMILY INC

**REQUEST:** After-the-fact Coastal Development Use Permit Modification to relocate a multi-use recreational trail. Construction of trail utilized existing road.

**LOCATION:** In the Coastal Zone, 2.7± miles south of Westport town center, on the east side of State Route 1, 0.5± miles south of Bruhel Point parking, located at 33051 N Hwy 1, Westport (APN 015-070-40, 015-070-41, and 015-070-57).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** MARK CLISER

**RESPONSE DUE DATE:** September 21, 2023

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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 \_\_\_\_\_

**OWNER:** JACKSON GRUBE FAMILY INC

**APPLICANT:** WILLARD JACKSON

**AGENT:** BLAIR FOSTER

**REQUEST:** After-the-fact Coastal Development Use Permit Modification to relocate a multi-use recreational trail. Construction of trail utilized existing road.

**LOCATION:** In the Coastal Zone, 2.7± miles south of Westport town center, on the east side of State Route 1, 0.5± miles south of Bruhel Point parking, located at 33051 N Hwy 1, Westport (APN 015-070-40, 015-070-41, and 015-070-57).

**APN/S:** 015-070-40-00 &

**PARCEL SIZE:** 96± ACRES

**GENERAL PLAN:** FL160:\*

**ZONING:** FL:160

**EXISTING USES:** Open Space

**DISTRICT:** Supervisorial District 4

**RELATED CASES:** U\_2015-0018 Recreational Trail

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Forestland	Remote Residential / Forestlan	30± 22± 93± acres	Residential
<b>EAST:</b>	Forestland	Timber Production Zone	154± acres	Timberland
<b>SOUTH:</b>	Rangeland	Rangeland	35± acres	Residential
<b>WEST:</b>	Agriculture / Open Space	Agriculture / Open Space	7± 14± 14± 7± 67± acres	Residential / Open Space

**REFERRAL AGENCIES**

**LOCAL**

- Archaeological Commission
- Building Division
- Environmental Health (EH)
- Westport MAC
- Planning Division Fort Bragg
- Sonoma State University

**STATE**

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- California Native Plant Society
- CALTRANS

**FEDERAL**

- TRIBAL**
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** MARK CLISER

**DATE:** 9/7/2023

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*Westport*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*High*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Cal Fire*

**4. FARMLAND CLASSIFICATION:**

GIS

*Grazing*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*Critical*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Western Soil Classification*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*NA*

**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

*NA*

**17. LANDSLIDE HAZARD:**

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

*NA*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NA*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NA*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*NA*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NA*

**22. OAK WOODLAND AREA:**

USDA

*NA*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NA*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*See LCP Land Use Map 8: Westport*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500

*See LCP Land Capabilities & Natural Hazards Map*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*See LCP Habitats & Resources Map*

**27. COASTAL COMMISSION APPEALABLE AREA:**

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

*Yes - ESHA*

**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

*NA*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020

*NA*

**COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES**

**120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427**

Case No(s) \_\_\_\_\_  
CDF No(s) \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Fee \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_

Material       Immaterial

**Office Use Only**

**COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM**

Name of Applicant <i>Willard Jackson Jackson Grube Trust</i>	Name of Owner(s) <i>Inn at Newport Ranch Jackson Grube Trust</i>	Name of Agent <i>Blair Foster, General Manager</i>
Mailing Address <i>P.O. Box 430 Middlebury, VT 05753</i>	Mailing Address <i>31901 Bruhel Pt. Rd. Fort Bragg, CA 95437</i>	Mailing Address <i>33201 N. Highway 1 Westport, CA 95488</i>
Telephone Number <i>707-254-1518</i>	Telephone Number <i>707-964-7073</i>	Telephone Number <i>707-937-6040</i>

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

*Blair Foster*      *1-14-2022*      *Willard Jackson*  
Signature of Applicant/Agent      Date      Signature of Owner      Date

Driving Directions  
The site is located on the E (N/S/E/W) side of North Hwy 1 (name road)  
approximately 2.5 (feet/miles) S (N/S/E/W) of its intersection with  
Westport (Cahle Mountain Rd) (provide nearest major intersection).

Assessor's Parcel Number(s)      Previous Coastal Development Permit # (s)  
015-070-41-00      CDPU\_2015-0018

Parcel Size      Street Address of Project  
149       Square Feet      33201 North Hwy 1  
 Acres      Westport, CA 95488  
**Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.**

# COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, 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".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. (Please describe all proposed modifications to the issued permit.)

This amendment is to modify the location of the recreational hiking trail on Parcel: 015-070-41. The trail will be approximately 2,600 feet long, 3 to 6 feet wide, and supported on the cut bench. The trail was previously graded under CDPU\_2015-0018; however, it was graded in the wrong location and use of the trail has changed. The trail will be for pedestrian use only, no ATV or vehicular traffic will use the trail. This amendment will apply to the previously graded trail as well as future improvements to the trail to meet building/grading code requirements.

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

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex/Multifamily	_____	_____

*N/A*

3. Are there existing structures on the property?  Yes  No  
 If yes, describe below and identify the use of each structure on the plot plan. *Not the parcel with the trail.*

4. 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  
 None
- C. Telephone:  Yes  No

5. 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.

6. What will be the method of sewage disposal? NA  
 Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank (indicate primary + replacement leachfields on plot plan)  
 Other, specify \_\_\_\_\_

7. What will be the domestic water source? NA  
 Community water system, specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

8. Is any grading including road/driveway construction planned?  Yes  No

Estimate the amount of grading (cut and fill quantities) in cubic yards: 2,335 c.y. Please indicate on the site plan the areas and quantities of grading. **If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.**

Estimate the length of the proposed road/driveway: \_\_\_\_\_ feet. 2,600 feet length of trail.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Moderate to steep slopes.

9. Will vegetation be removed accommodate the proposed project?  Yes  No  
If yes, explain:

How many trees will be removed as a result of the project: 0. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

10. Is the proposed development visible from:

- A. State Highway 1?  Yes  No  
B. Park, beach or recreation area?  Yes  No

If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s). NA feet

12. Describe all exterior materials and colors of all structures.

NA

- Siding material \_\_\_\_\_ . Color \_\_\_\_\_ .
- Trim material \_\_\_\_\_ . Color \_\_\_\_\_ .
- Chimney material \_\_\_\_\_ . Color \_\_\_\_\_ .
- Roofing material \_\_\_\_\_ . Color \_\_\_\_\_ .
- Window frame material \_\_\_\_\_ . Color \_\_\_\_\_ .
- Door material \_\_\_\_\_ . Color \_\_\_\_\_ .
- Fencing material \_\_\_\_\_ . Color \_\_\_\_\_ .
- Retaining walls material \_\_\_\_\_ . Color \_\_\_\_\_ .
- Other exterior materials \_\_\_\_\_ . Color \_\_\_\_\_ .

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, threatened, rare or endangered plants/communities, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

Yes  No

See Biological Scoping and Botanical Survey Report by Spade Natural Resources Consulting, dated November 20, 2014, enclosed.

The trail head is located along the gravel road that serves the quarry and the road extends parallel to Kibesillah Creek and associated riparian vegetation. Due to the creek and riparian environment alongside the road, there is no available location to start the trail that is beyond the 100-foot buffer and accessible from the access road.

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

Total square footage of all structures: \_\_\_\_\_

Estimated employees per shift: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

NA

Will the proposed project be phased?  Yes  No

The trail was previously graded in a different location from what the original CDPU stated, which we'll consider Phase 1. Phase 1 has been completed. Phase 2 will entail any improvements or adjustments to the previously graded trail, where necessary, to allow for pedestrian use. This CDP amendment has been prepared to retroactively apply to the Phase 1 work that was completed and for the forthcoming work expected in Phase 2.

Parking will be provided as follows:

Number of Spaces Existing 5 off-street spaces Proposed 0 Total 5

Number of standard spaces 0 Size \_\_\_\_\_

Number of handicapped spaces 0 Size \_\_\_\_\_

# NOTICE OF PERMIT AMENDMENT

A COASTAL PERMIT AMENDMENT APPLICATION FOR DEVELOPMENT ON  
THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO:

COASTAL DEVELOPMENT PERMIT # TO BE AMENDED: CDPU\_2015-0018

PROPOSED AMENDMENT : \_\_\_\_\_

This amendment is to modify the location of the recreational hiking trail on Parcel: 015-070-41. The trail will be approximately 2,600 feet long, 3 to 6 feet wide, and supported on the cut bench. The trail was previously graded under CDPU\_2015-0018; however, it was graded in the wrong location and use of the trail has changed. The trail will be for pedestrian use only, no ATV or vehicular traffic will use the trail. This amendment will apply to the previously graded trail as well as future improvements to the trail to meet building/grading code requirements.

LOCATION: 33201 N. Hwy 1, Westport, CA 95488

APPLICANT : Willard Jackson, President, Jackson Grube Trust

ASSESSOR'S PARCEL NUMBER(S): Parcel: 015-070-41

DATE NOTICE POSTED: 7-15-2022

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
120 WEST FIR STREET  
FORT BRAGG, CA 95437  
TELEPHONE 707-964-5379 • FAX 707-961-2427  
HOURS: 8:00 - 12:00 & 1:00 - 5:00

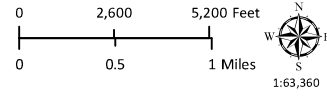






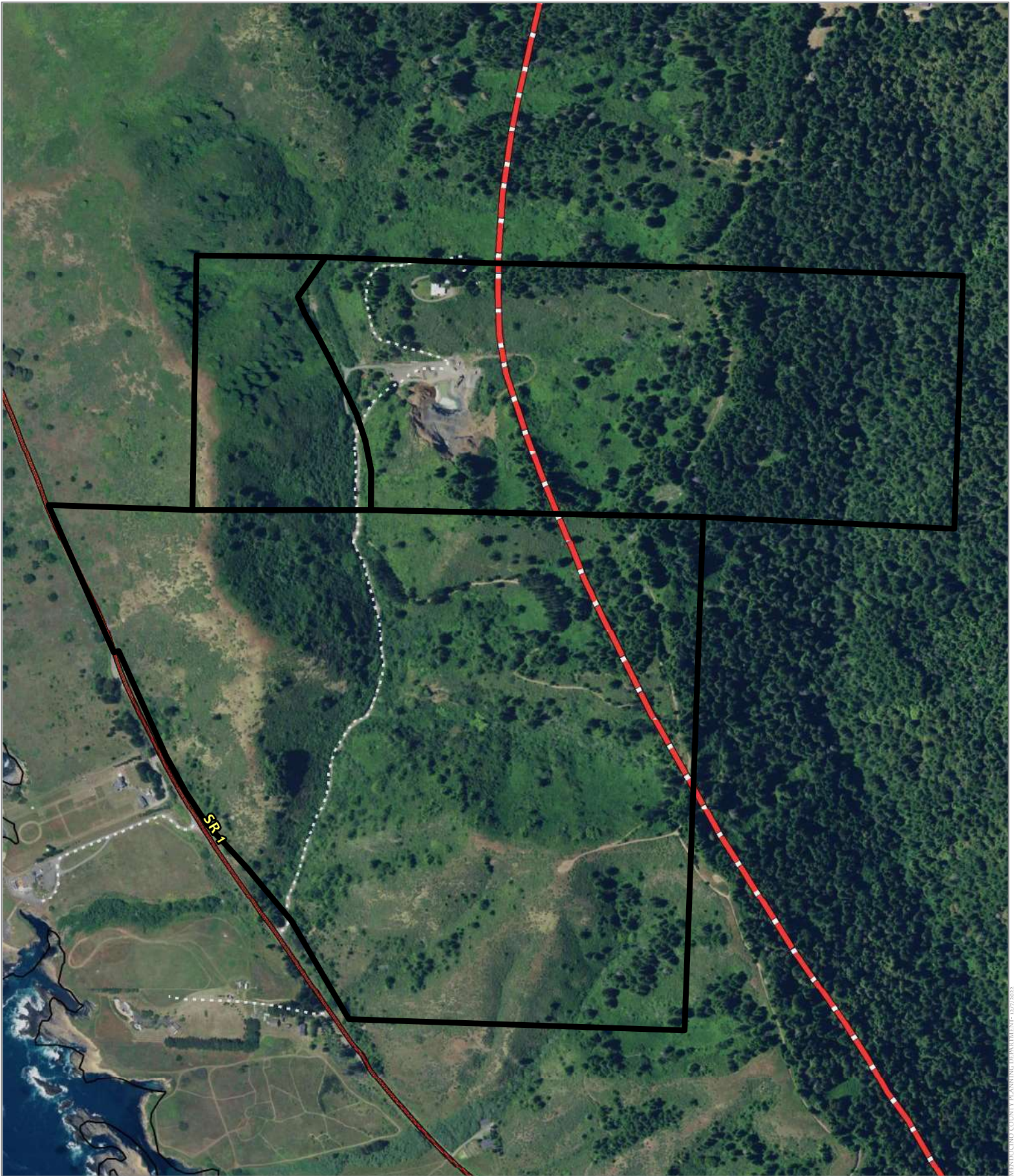
**CASE: UM 2021-0005**  
**OWNER: Jackson Grube Family, Inc.**  
**APN: 015-070-40, 41, 015-070-57**  
**APLCT: Colin Wilson**  
**AGENT:**  
**ADDRESS: 33051 N. Hwy 1, Westport**

- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads





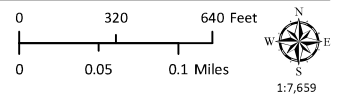
**LOCATION**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



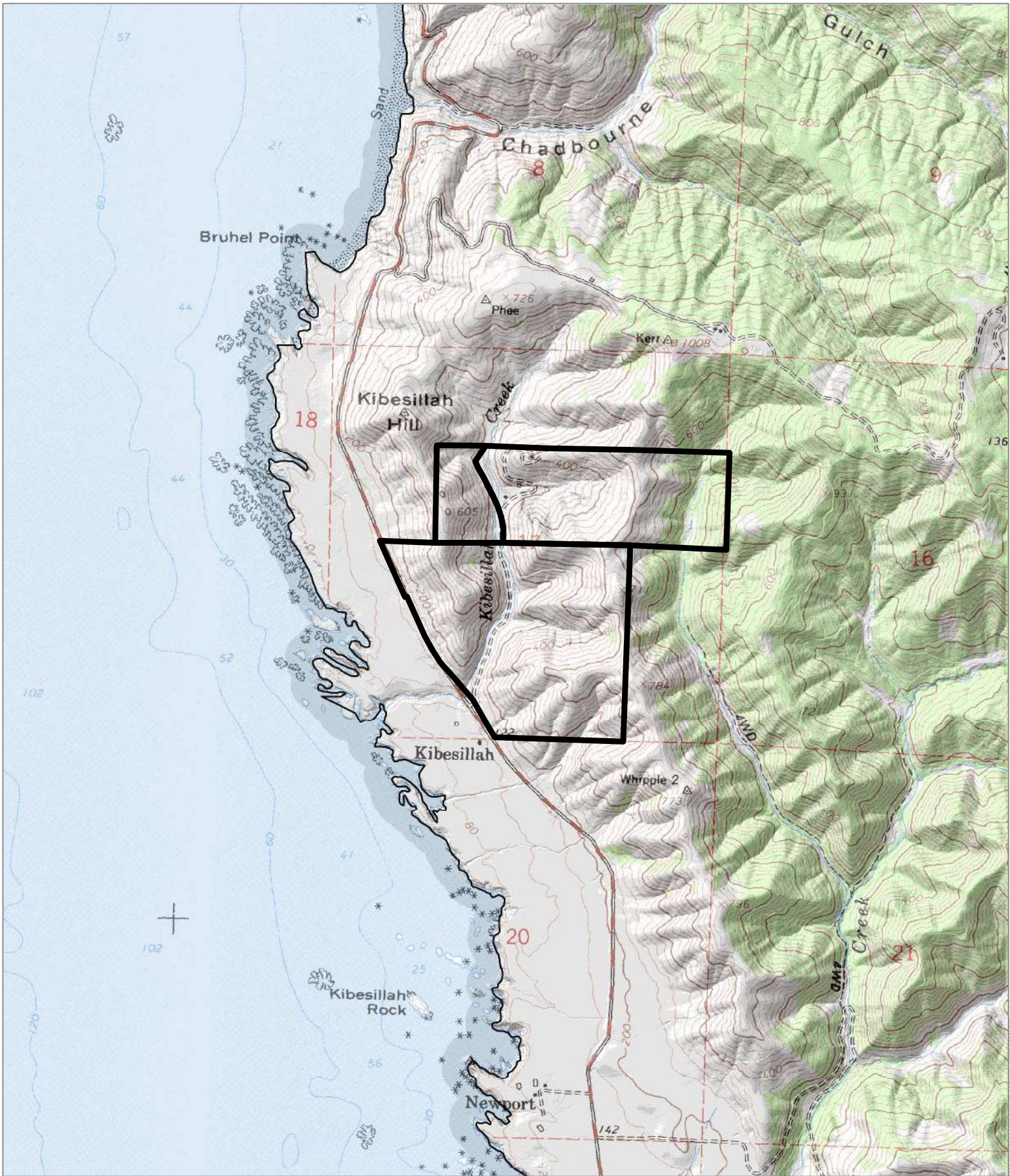
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**APN: 015-070-40, 41, 015-070-57**  
**APLCT: Colin Wilson**  
**AGENT:**  
**ADDRESS: 33051 N. Hwy 1, Westport**

-  Coastal Zone Boundary
-  Public Roads

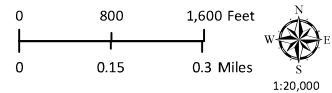


**AERIAL IMAGERY**

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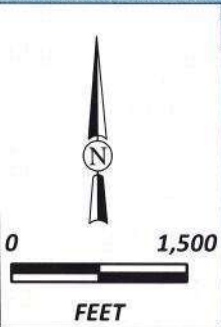
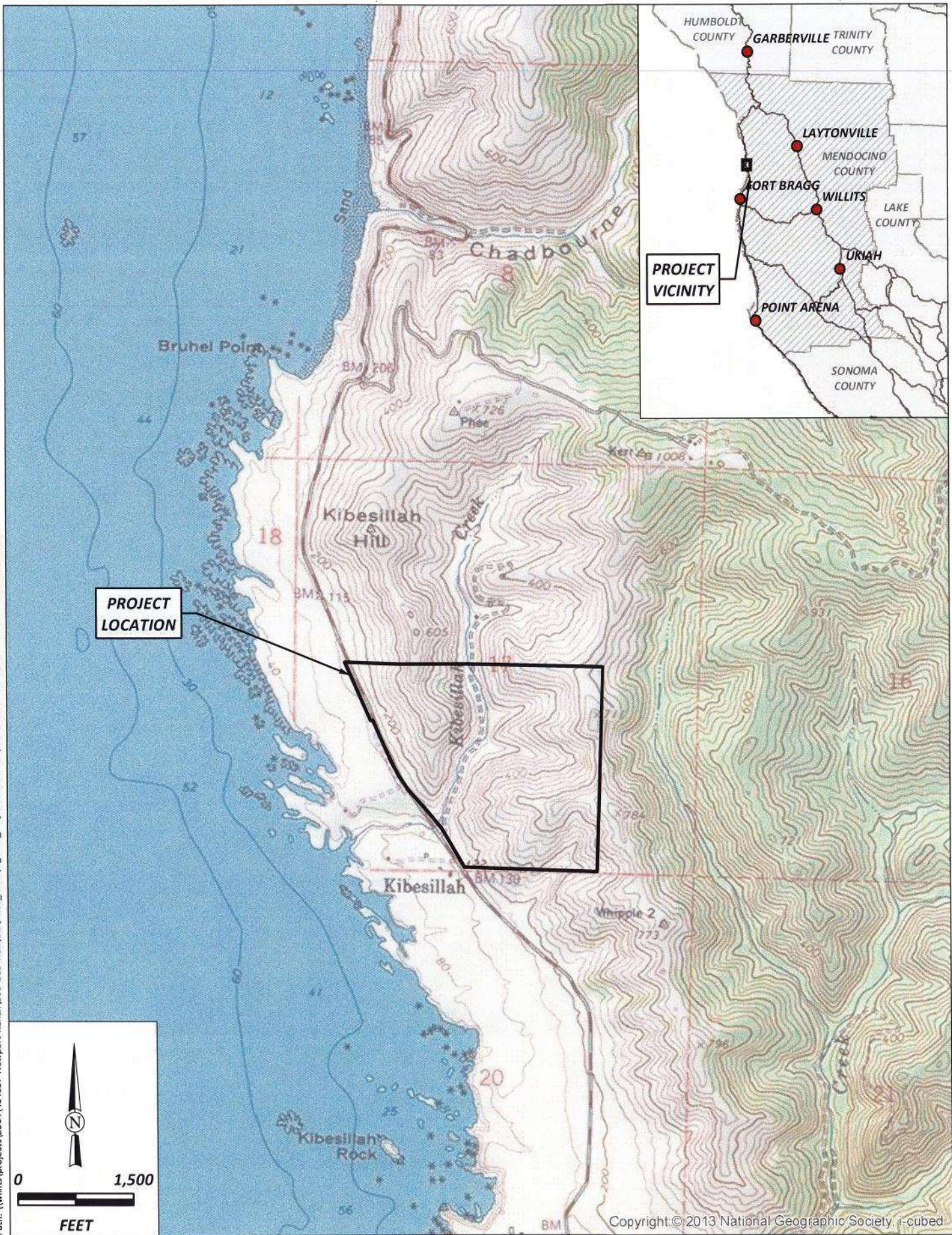
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**ADDRESS: 33051 N. Hwy 1, Westport**



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

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Will Jackson  
Newport Trail  
33201 N. Hwy 1, Westport, California

Project Location Map  
SHN 414037

June 2022

Figure1\_ProjectLocationMap

Figure 1

**EXPLANATION**

--- TRAIL



0 150



1" = 150'±

IMAGE SOURCE:  
ESRI, MAXAR, 2021

PRIVATE ROAD  
TO QUARRY

TRAIL  
ALIGNMENT

Path: \\willits\projects\2014\414037-Newport-Ranch\300-Geo-Trail\GIS\PROJ\Figure2\_Trail.mxd User Name: pix4d DATE: 6/14/22, 12:32AM



Will Jackson  
Newport Trail  
33201 N. Hwy 1, Westport, California

Plot Plan

SHN 414037

June 2022

Figure2\_Trail

Figure 2