



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: FEBRUARY 03, 2026

TO: HONORABLE BOARD OF SUPERVISORS

FROM: SANDY ARELLANO, PLANNER I

SUBJECT: LCP_2025-0004 - LOCAL COASTAL PROGRAM CONSOLIDATION

The applicant, Mendocino Land Trust (MLT), has been awarded a grant through California State Coastal Conservancy to design and plan a segment of the CA Coastal Trail on its Saunders Landing Preserve, south of Point Arena. MLT wishes to use the awarded funds for improvements consisting of the continuation of a public trail, new boardwalk, and the construction of (2) new staircases to access a beach from parcels belonging to Mendocino Land Trust and Redwood Coast Land Conservancy (APNs: 142-010-53, 142-010-54 and 142-010-03).

The project area includes lands within the jurisdiction of both the County of Mendocino and the California Coastal Commission. California Public Resources Code Section 30601.3 allows the processing of a Consolidated Emergency Coastal Development Permit and follow-up Coastal Development Permit when the local government and Coastal Commission both consent to the consolidation, provided public participation is not substantially impaired. In this case, the processing of a Consolidated Coastal Development Permit would eventually require that the Coastal Commission hold a public hearing, which would afford the same degree of public participation as the hearing procedures in Mendocino County. In this case, the processing of a Consolidated Coastal Development Permit would eventually require that the Coastal Commission hold a public hearing, which would afford the same degree of public participation as the Coastal Development Permit hearing procedures in Mendocino County. Both the Coastal Commission and the County offer in-person and virtual participation options for public hearings.

The consolidation requested by MLT would allow for streamlined processing of this project. The alternative would be the processing of multiple Coastal Development Permits by multiple jurisdictions, which would not allow analysis of the project as a whole. By authorizing the consolidation, the Board would allow the California Coastal Commission to process a Coastal Development Permit for the entirety of the proposed improvements. Otherwise, a separate Coastal Development would be processed by both the California Coastal Commission and the County for the improvements within each jurisdiction. The CCC also offers a 'fee waiver' for the applicants' proposed project provided the qualifications are met.

See attached project information which includes the application, maps, and plans.

RECOMMENDATION

Adopt the Resolution authorizing the processing of a Consolidated Coastal Development Permit (LCP_2025-0004 Mendocino Land Trust) by the California Coastal Commission for improvement projects to design and plan a segment of the California Coastal Trail on Saunders Landing Preserve owned by Mendocino Land Trust and Redwood Coast Land Conservancy south of Point Arena (APNs: 142-010-53, 142-010-54 and 142-010-03); and authorize Chair to sign same.

Attachments:

1. Exhibit A- Project information
2. Board of Supervisors Resolution
3. Site Map and Location Maps