



DEPARTMENT OF PARKS AND RECREATION
NORTH COAST REDWOODS DISTRICT
P.O. Box 100
Weott, CA 95571
(707) 946-1808
Email: jay.harris@parks.ca.gov

Lisa Ann L. Mangat, Director

CDP 2018-0017

March 20, 2018

Bill Kinser
Mendocino County
120 Fir Street
Fort Bragg, CA 95437

Regarding: Request for consolidation of the Coastal Development Permit process for the Usal Vault Toilets Project.

Dear Mr. Kinser:

California Department of Parks and Recreation, North Coast Redwoods District (NCRD) is proposing to remove 7 old style Shasta toilets and install 4 new ADA compatible vault toilets in the Usal Campground area of Sinkyone Wilderness State Park.

A Coastal Development Permit will be required to implement this project. On behalf of the NCRD, I would like to request the consolidation of the Coastal Development Permit process for the Usal Vault Toilet Project. The project falls within the coastal jurisdictions of the State of California and Mendocino County. We have sent a similar letter to the State Coastal Commission requesting them to take the lead as the permitting agency.

I request that you please send a letter verifying whether you accept the proposed consolidation of the Coastal Development Permit process to both the local California Coastal Commission office in Arcata and to me. If you have any questions or concerns please don't hesitate to contact me at 946-1808.

Sincerely,

John E. Harris
Senior Environmental Scientist

attachment

ec Transou (CSP)
Dempsey (CSP)
Gunther (CSP)

Debra Bieber, Mendocino County Planning
Clancy DeSmet, Calif. Coastal Commission

RECEIVED

MAR 23 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

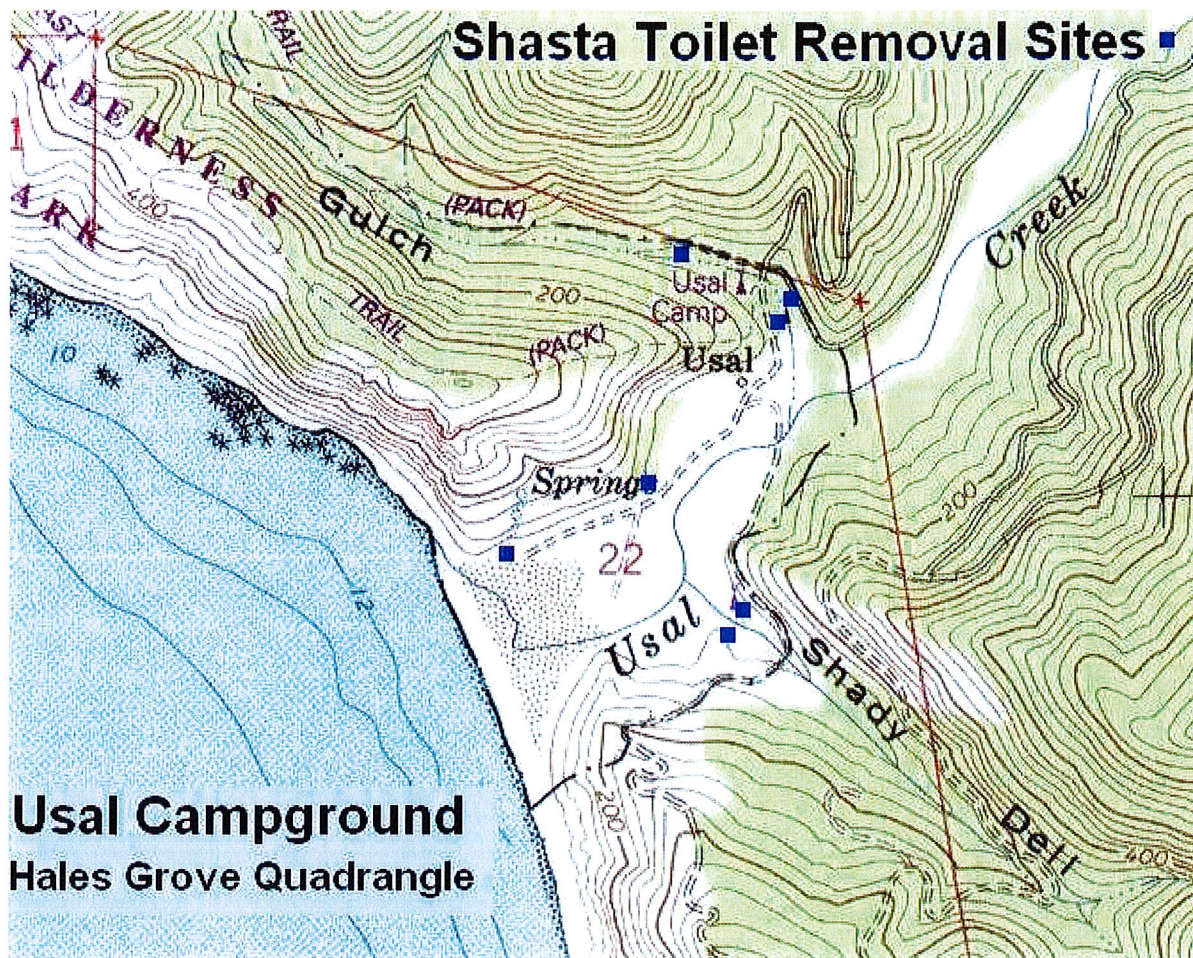


Figure 1. Existing Vault Toilet Demo Locations

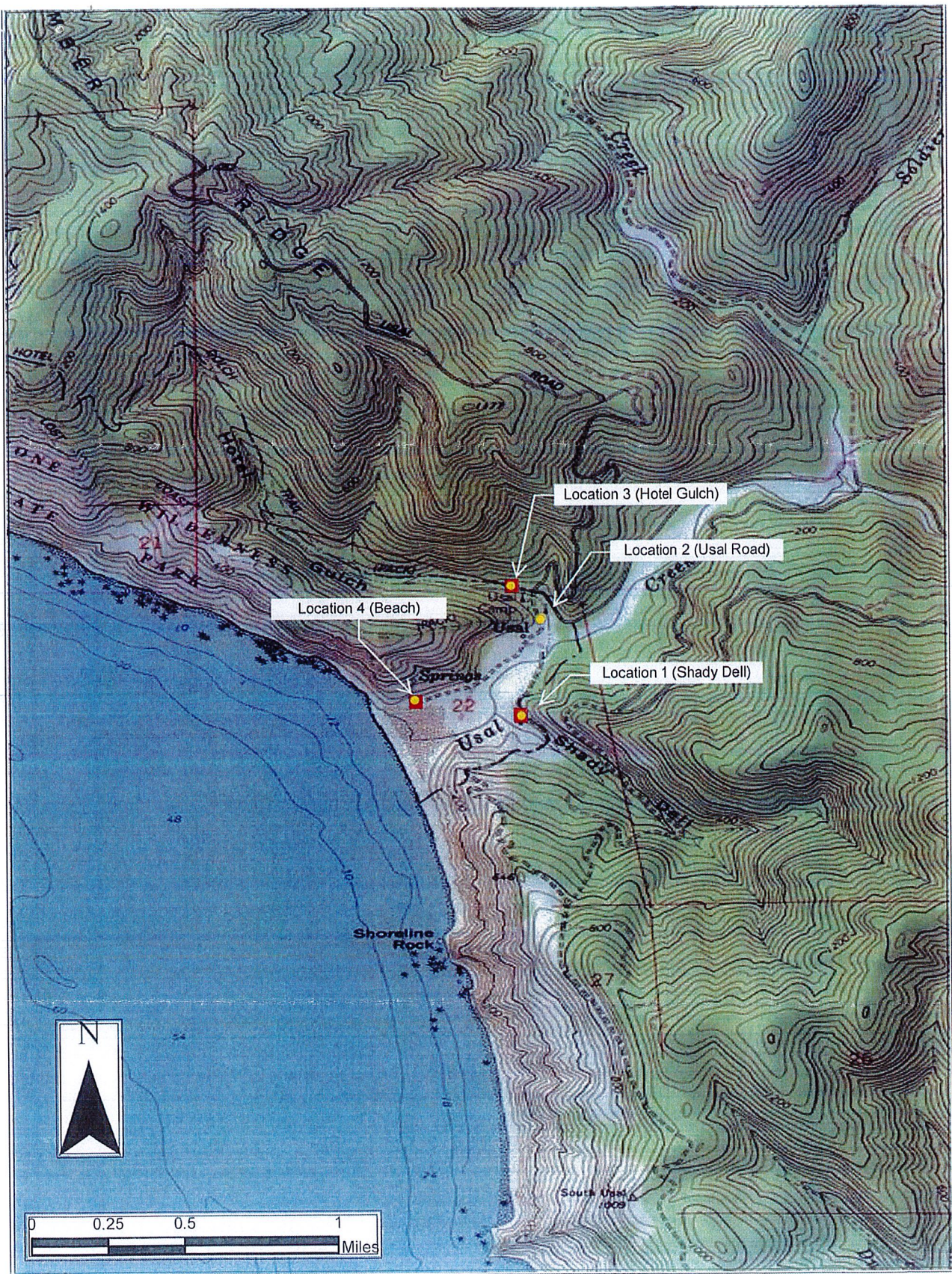


Figure 2. New vault installation locations

From: [Rance, Darryl@Coastal](mailto:Rance,Darryl@Coastal)
To: [Harris, Jay@Parks](mailto:Harris,Jay@Parks)
Cc: [Rance, Darryl@Coastal](mailto:Rance,Darryl@Coastal); [Merrill, Bob@Coastal](mailto:Merrill,Bob@Coastal); [DeSmet, Clancy@Coastal](mailto:DeSmet,Clancy@Coastal)
Subject: Usal Campground Vault Toilets project (Project ID No. 635-17-032) at Sinkyone Wilderness State Park
Date: Monday, March 19, 2018 3:17:50 PM

Hello Jay,

We have considered supplemental information* regarding the Usal Campground Vault Toilets project (Project ID No. 635-17-032) at Sinkyone Wilderness State Park. Based on the information provided and available in our office it appears that the Vault Toilet Project is located entirely within the coastal zone and is **bisected** by the Coastal Commission permit and appeal jurisdiction boundary. Coastal Development permit authorization is required from the Coastal Commission and Mendocino County for development activities associated with the Usal Campground Vault Toilets project. In the alternative, a consolidated permit application may be submitted for Coastal Commission consideration.

- *Telephone call with Debra Bieber, Mendocino County Planning, 3/16/2018
- *Telephone call with Jay Harris, California State Parks, 3/19/2018

Please feel free to call me with any questions regarding this determination.

Darryl Rance
Research Program Specialist
GIS/Mapping Program
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
(415) 904-5335 <mailto:Darryl.Rance@Coastal.ca.gov>

Every Californian should conserve water. Find out how at:



SaveOurWater.com · Drought.CA.gov

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP2018-0017
CDF No(s)	
Date Filed	4/14/18
Fee	1,207.00
Receipt No.	PT 021482
Received by	B. Kinser
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name California Department of Parks and Recreation
Mailing Address PO Box 2006
City Eureka State CA Zip Code 95502-2006 Phone 707.445.6547

PROPERTY OWNER

Name California Department of Parks and Recreation
Mailing Address PO Box 2006
City Eureka State CA Zip Code 95502-2003 Phone 707.445.6547

AGENT

Name Victor Bjelajac
Mailing Address Calif. Dept. Parks & Recreation, PO Box 2006
City Eureka State CA Zip Code 95502-2003 Phone 707-445-6547 x11

PARCEL SIZE

303.34 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

Sinkyone Wilderness State Park, Usal Road

ASSESSOR'S PARCEL NUMBER(S)

012-72-011 & 012-72-012

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

Signature of Applicant/Agent

Date

Signature of Owner

Date

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.

Remove 7 existing Shasta style vault toilets and replace 4 of them with new pre-manufactured concrete vault toilets. An 775 to 1200 square foot building pad will be established for each new vault toilet. The vault toilets are 79 square feet. All new vault toilets will be ADA compatible. Replacement vault toilets will be installed at Shady Dell, Usal Road, Hotel Gulch, & Usal Beach locations. Please refer to the attached CEQA Project Evaluation Form package for a more detailed project description.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<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: _____
 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.

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.
 There are currently 7 "Shasta" style vault toilets, several of which are in disrepair. Most of these have had their above ground structure destroyed by vandals.

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.
 There are currently 7 "Shasta" style vault toilets in various stages of disrepair (see attached maps for site locations). Most of these have had their above ground structure destroyed by vandals. Most of these are not functional. Demolished material will be removed to an approved disposal site. Prior to removal, the vaults shall be pumped empty of all sewage. The vaults will be removed with minimum excavation with a maximum excavation of 6 ft. x 6 ft. x 3 ft deep. The holes will be filled in to a slightly higher elevation than surrounding natural grade level to account for settling, except for where replacement vaults are placed.

7. Project Height. Maximum height of structure 15 ft 2 .5 inches feet.

8. Lot area (within property lines): 303.34 ☐ square feet ☒ acres
 303.34 ac (total ac. APN 012-72-011 & 012-72-012) = 13,213,490 sqft

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>252</u> square feet	<u>360</u> square feet	<u>360</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>13,213,238</u> square feet	<u>13,213,130</u> square feet	<u>13,213,130</u> square feet
GRAND TOTAL:			<u>13,213,490</u> square feet
(Should equal gross area of parcel)			

10. Gross floor area: 360 (4 vault toilets 90sqft each) square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>0</u>	Proposed <u>1 per site (toilet)</u>	Total <u>1</u>
Number of covered spaces	<u>0</u>		Size <u>0</u>
Number of uncovered spaces	<u>0</u>		Size <u>0</u>
Number of standard spaces	<u>0</u>		Size <u>0</u>
Number of handicapped spaces	<u>1 per site (total 4 ADA parking spaces)</u>		Size <u>20x21 ft. each</u>

12.	Utilities will be supplied to the site as follows: <div style="margin-top: 10px;"> A. Electricity <div style="margin-left: 20px;"> <input type="checkbox"/> Utility Company (service exists to the parcel). <input type="checkbox"/> Utility Company (requires extension of services to site: _____ feet _____ miles) <input type="checkbox"/> On Site generation, Specify: _____ <input checked="" type="checkbox"/> None </div> </div> <div style="margin-top: 10px;"> B. Gas <div style="margin-left: 20px;"> <input type="checkbox"/> Utility Company/Tank <input type="checkbox"/> On Site generation, Specify: _____ <input checked="" type="checkbox"/> None </div> </div> <div style="margin-top: 10px;"> C. Telephone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div>																		
13.	Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <div style="margin-top: 10px;"> <input type="checkbox"/> Community sewage system, specify supplier _____ <input type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Other, specify Concrete vault toilet </div>																		
15.	What will be the domestic water source? <div style="margin-top: 10px;"> <input type="checkbox"/> Community water system, specify supplier _____ <input type="checkbox"/> Well <input type="checkbox"/> Spring <input checked="" type="checkbox"/> Other, specify No domestic water </div>																		
16.	Is any grading or road construction planned? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).																		
<p>For grading and road construction, complete the following:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">A. Amount of cut:</td> <td style="width: 20%; text-align: center;">68</td> <td style="width: 45%; text-align: right;">cubic yards</td> </tr> <tr> <td>B. Amount of fill:</td> <td style="text-align: center;">12</td> <td style="text-align: right;">cubic yards</td> </tr> <tr> <td>C. Maximum height of fill slope:</td> <td style="text-align: center;">1.4</td> <td style="text-align: right;">feet</td> </tr> <tr> <td>D. Maximum height of cut slope:</td> <td style="text-align: center;">1</td> <td style="text-align: right;">feet</td> </tr> <tr> <td>E. Amount of import or export:</td> <td style="text-align: center;">0</td> <td style="text-align: right;">cubic yards</td> </tr> <tr> <td>F. Location of borrow or disposal site:</td> <td colspan="2"> Spoil will be used to fill old vaults. Any remaining spoil will be hauled off site by the contractor to an approved disposal site. </td> </tr> </table>		A. Amount of cut:	68	cubic yards	B. Amount of fill:	12	cubic yards	C. Maximum height of fill slope:	1.4	feet	D. Maximum height of cut slope:	1	feet	E. Amount of import or export:	0	cubic yards	F. Location of borrow or disposal site:	Spoil will be used to fill old vaults. Any remaining spoil will be hauled off site by the contractor to an approved disposal site.	
A. Amount of cut:	68	cubic yards																	
B. Amount of fill:	12	cubic yards																	
C. Maximum height of fill slope:	1.4	feet																	
D. Maximum height of cut slope:	1	feet																	
E. Amount of import or export:	0	cubic yards																	
F. Location of borrow or disposal site:	Spoil will be used to fill old vaults. Any remaining spoil will be hauled off site by the contractor to an approved disposal site.																		

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: The vault toilets will replace existing vandalized and non-functioning units within the Usal area of Sinkyone Wilderness State Park. This will provide higher quality public use of the camping and day use areas and reduce significant adverse effects to the environment associated with visitors defecating in the surrounding woods and streambeds.
21.	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No B. Park, beach or recreation area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="width: 35%; border-left: 1px solid black; padding-left: 10px;"> The vault toilets are located within Sinkyone Wilderness State Park which located off of Usal Road. </div> </div>
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: Human waste is considered a hazardous material. All human waste will be pumped out of the existing vault toilets prior to filling of vaults. Material will be deposited in a facility approved for the disposal of human waste.
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> A. Diking <input type="checkbox"/> Yes <input type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div style="width: 35%;"></div> </div> Amount of material to be dredged or filled? ⁰ _____ cubic yards. Location of dredged material disposal site: <u>NA</u> <hr/> Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name Tom Gunther	Name Jay Harris	Name Mike Pogue
Mailing Address Calif. State Parks PO Box 100 Weott, CA 95571	Mailing Address Calif. State Parks PO Box 100 Weott, CA 95571	Mailing Address Calif. State Parks 69350 Highway 101 #2 Leggett, CA 95585

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

[illegible]

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Remove 7 existing Shasta style vault toilets and replace them with 4 new pre-manufactured concrete vault toilets at Shady Dell, Usal Road, & Hotel Gulch campgrounds and Beach Day Use Area. Toilets will be ADA compatible.

(Description of development)

Located at:

Sinkyone Wilderness State Park, Usal Area. APN 012-72-011 & 012-72-012

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Shady Dell & Usal Road campgrounds

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

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

PROPOSED DEVELOPMENT : The removal of 7 "Shasta" style vault toilets and the replacement
of 4 of those toilets with new pre-manufactured concrete vault toilets. New toilets will include parking areas
plus 1 ADA parking stall per sight.

LOCATION: Sinkyone Wilderness State Park, Usal Campground Area. The 4 new vault toilets
will be installed at the Shady Dell, Usal Road, Hotel Gulch, and Beach camping and day use areas.

APPLICANT : California Department of Parks and Recreation.

ASSESSOR'S PARCEL NUMBER(S): 012-72-011 & 012-72-012

DATE NOTICE POSTED: _____

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

Applicant