

# EXHIBIT A

<p style="text-align: center;"><b>COUNTY OF MENDOCINO</b>  <b>DEPT. OF PLANNING &amp; BUILDING SERVICES</b></p> <p style="text-align: center;"><b>752 SOUTH FRANKLIN STREET</b>  <b>FORT BRAGG, CA 95437</b>  <b>Telephone: (707)-964-5379</b></p>	Case No(s) Date Filed Fee \$ Receipt No. Received by
<b>Office Use Only</b>	

## LCP CONSISTENCY REVIEW APPLICATION FORM

Name of Applicant  Mendocino Land Trust	Name of Owner(s)  Mendocino Land Trust & Redwood Coast Land Conservancy	Name of Agent
Mailing Address  435 B North Main Street Fort Bragg, CA 95437	Mailing Address  435 B North Main Street Fort Bragg, CA 95437	Mailing Address  <i>Heidi Sorenson</i> <i>hsorenson@mendocinolandtrust.org</i> <i>707-757-3445</i>
Telephone Number  707-962-0470	Telephone Number	Telephone Number

**Project Description:**

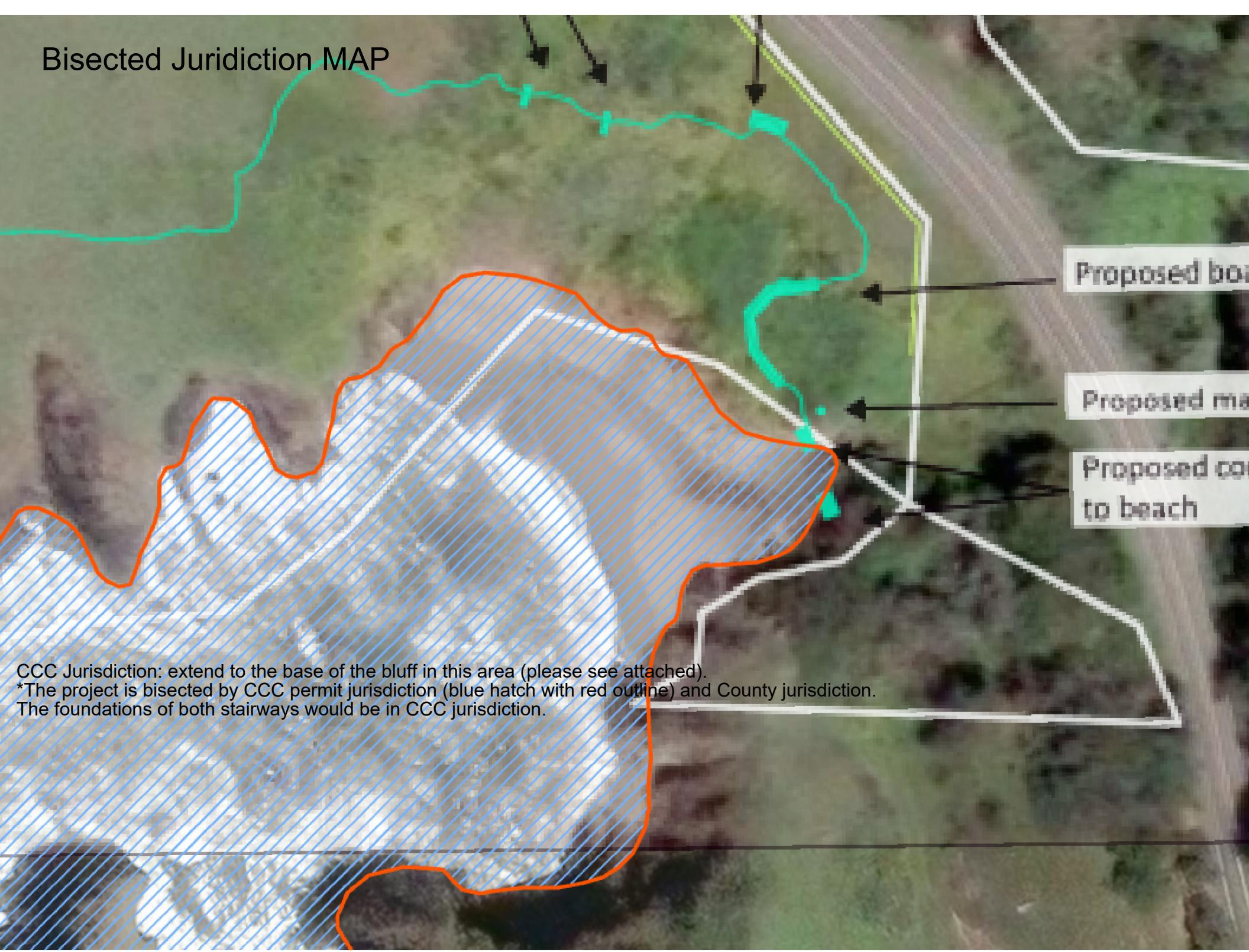
Mendocino Land Trust (MLT) has been awarded a grant through the CA State Coastal Conservancy to design and plan a segment of the CA Coastal Trail on its Saunders Landing Preserve south of Point Arena. The 3'-wide trail will travel 0.4 miles from the north corner of the property, along the headland, and down to the beach at Hearn Gulch. The blufftop trail around the headland will be constructed by light scraping of the ground. As the trail descends down the southern grade to the beach, 4-6 wooden 'check' stairs will be constructed to make up for the elevation. There will be wooden boardwalks over a rocked gully (3' x 7') and through the willow thicket near the beach (3' x 70'). Two concrete staircases have been designed for safe passage from the trail to the beach, and to withstand winter king tides. The first on the north side on MLT's property and the second is located on the southern side of Hearn Gulch on the Redwood Coast Land Conservancy's property. Wooden wildlife friendly fencing will be constructed along the property boundaries of both MLT's parcels.

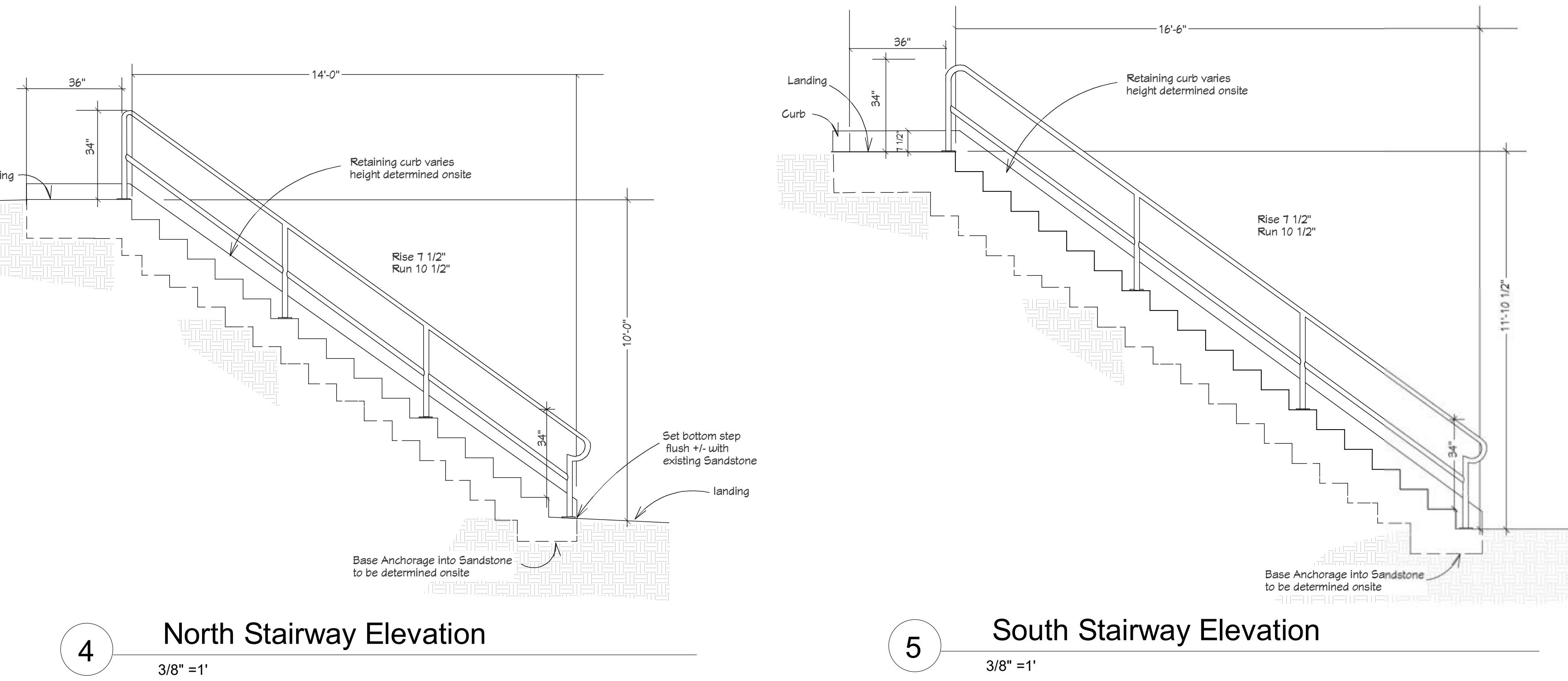
Driving Directions	<b>RECEIVED</b> <i>NOV 18 2025</i> <i>(name road)</i> <i>PLANNING &amp; BUILDING SERV</i> <i>FORT BRAGG, CA</i>
The site is located on the <u>W</u> (N/S/E/W) side of <u>Highway 1</u> approximately <u>0.5 miles</u> (feet/miles) <u>N</u> (N/S/E/W) of its intersection with <u>Iverson Road</u> (provide nearest major intersection).	

Assessor's Parcel Number(s)  <u>142-010-53-00, 142-010-54-00 and 142-010-03-05</u>	
--	--

Parcel Size  <u>12</u>	Street Address of Project  29600 Highway 1, Point Arena CA 95468  <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres
<b>Please note:</b> Before submittal, please verify correct street address with the Planning Division in Ukiah.	

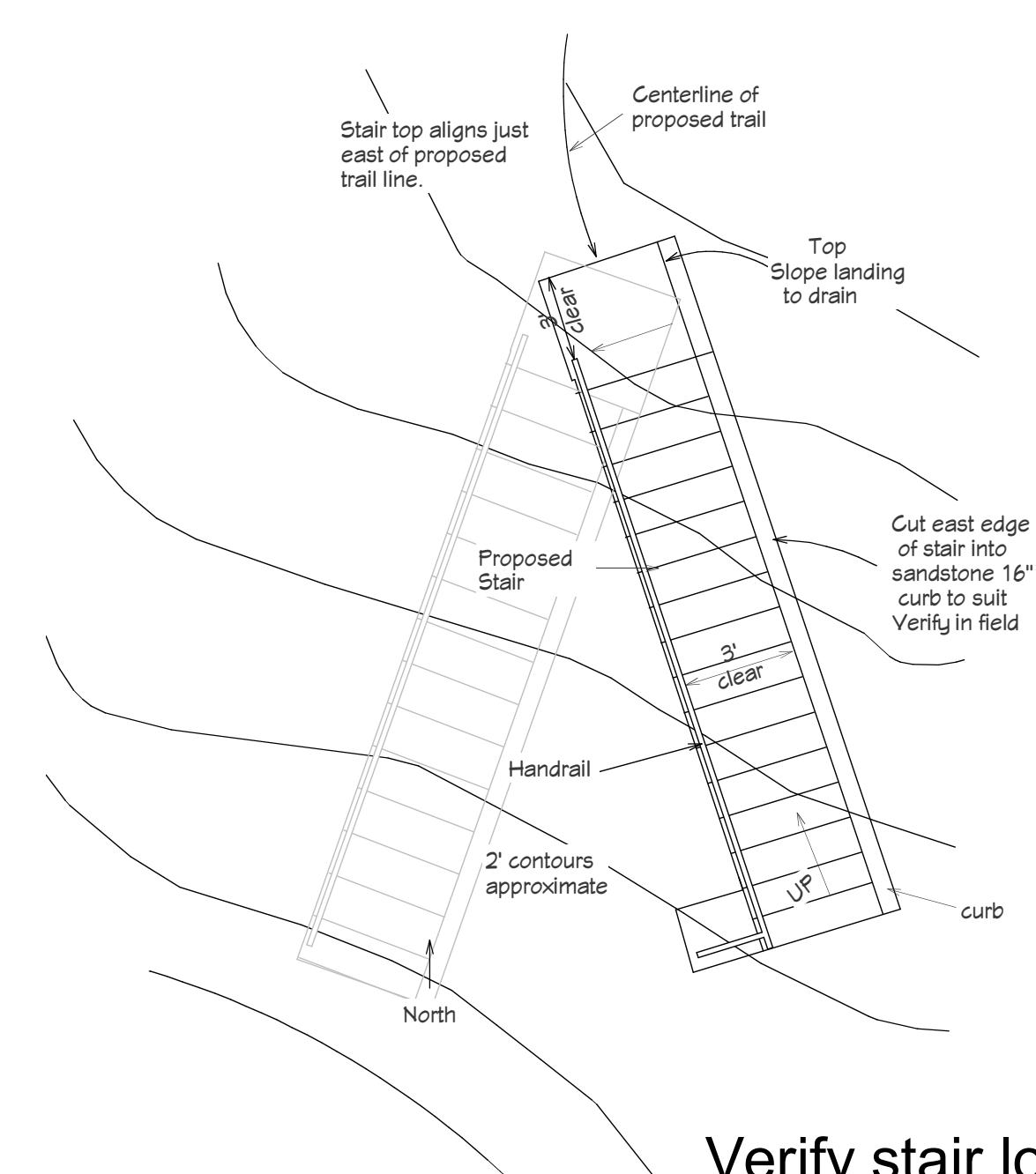
## Bisected Jurisdiction MAP





4 North Stairway Elevation

5 South Stairway Elevation



6 North Stairway Layout

Not to Scale

#### CONSTRUCTION NOTES

##### General:

All construction shall meet the minimum requirements of the 2022 CBC. All methods and trenching practices shall meet CAL OSHA requirements for safety. All guards and railings shall be constructed to 2022 CBC requirements for safety and strength.

Contact the engineer if required to resolve a conflict or an uncertainty.

##### Reinforcing:

All rebar, and anchor bolts shall be positioned securely prior to concrete placement. All rebar shall be Fiberglass Reinforced Plastic of brand "Gator Bar". All anchors (such as anchor bolts) shall be type 316 stainless steel.

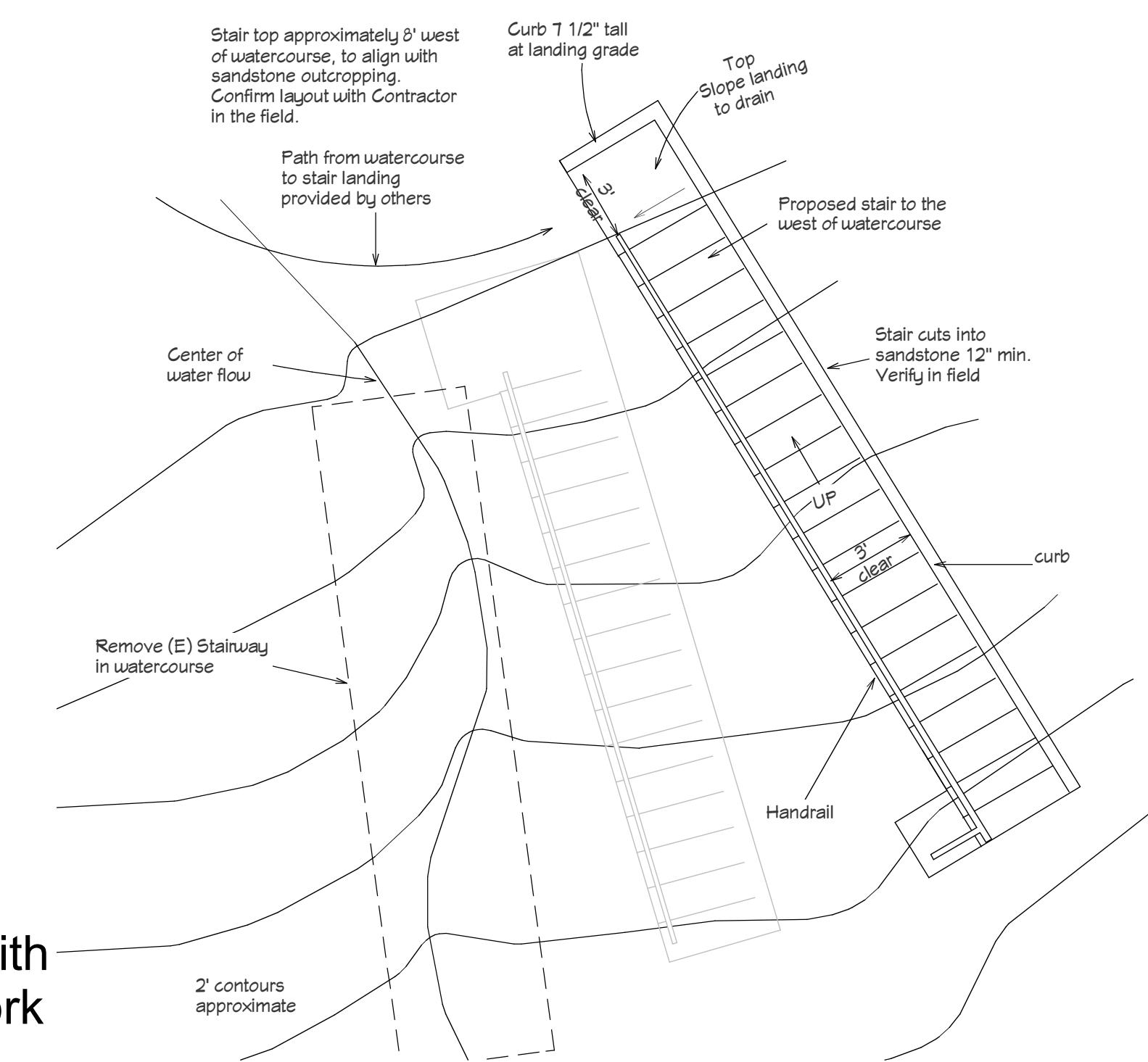
##### Concrete:

All concrete batching and construction shall be according to ACI-318 practices. All concrete shall be 2999 psi minimum mix design. Minimum 6.5 sacks of cementitious materials per yard of concrete with 3/4" rock, and 7.5 sacks with 1/2" rock or pea gravel. Maximum 5 gallons of water per sack of cement (assuming aggregates are at SSD). 5" slump maximum unless chemically plasticized. Mixture and water shall be free of sulfides. All concrete shall be consolidated with assistance from a vibrator.

This project, having severe marine exposure, requires admixtures to help ensure concrete longevity. This concrete requires included fibers, at a rate of at least 2 pounds per cubic yard. Admixture and fiber specifics would vary according to the material source utilized, TBD at that time, and can be additionally-billed materials.

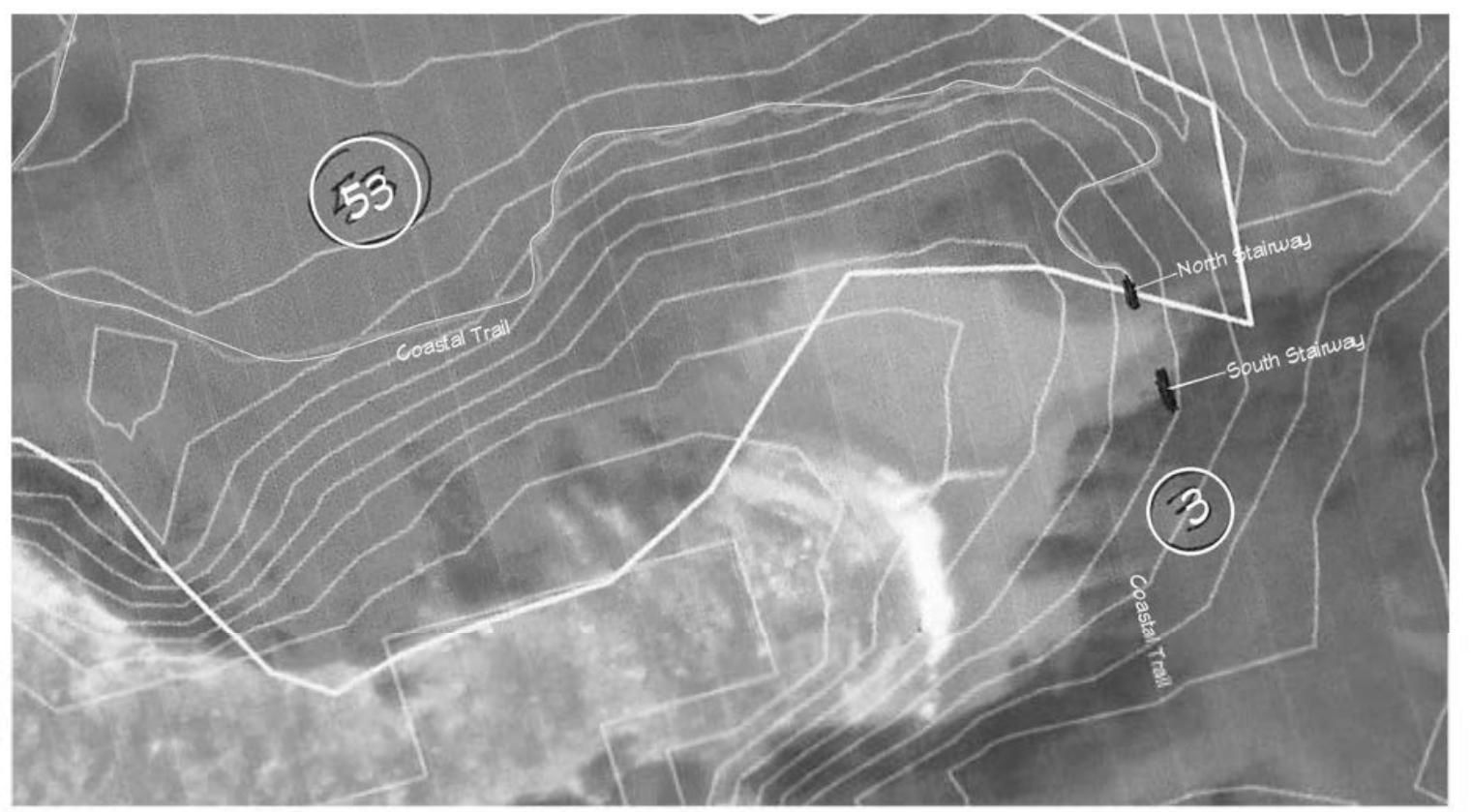
##### Guardrails

Rail material shall be type 316 schedule 40 pipe typical, with a #4 polished finish at the discretion of MLT, or substitute 2" OD type 316 stainless mechanical tubing having the same wall thickness as the pipe spec. All welds to use matching filler material. Welds can be inspected post-fabrication.



7 South Stairway Layout

Not to Scale



2 Topographical Map

Not to Scale



3 Parcel Map

Not to Scale



1 Area Map

Not to Scale

## HEARN GULCH STAIRWAY COASTAL TRAIL ACCESS

#### Project Description

Build 2- New concrete stairways with landings and handrail

APN 142-01-03-05  
& 142-01-53-00

#### PROJECT DATA

Proposed  
Height 3' ft.  
Ground Area Covered 162 sq.ft.

Applicable Building Codes  
US Forest Service Trail Standards  
Mendocino County Ordinances

#### DESIGN CRITERIA

Seismic Design Category :D  
Wind Exposure : D  
Basic Wind Speed : 110 mph  
Elevation : Possible surf zone impact

Occupancy type - Utility  
Construction type- Type I

#### Sheet Index

Site map	A1
Project description	A1
Construction Data	A1
Elevations	A1
Stair Layout	A1
Construction Details	A2
Erosion Control Measures	A2

#### VI. Requirements for reducing pollutants in storm water

Pursuant to Mendocino County Code Section 16.30.70

B. Any person performing construction or grading work anywhere in the County Shall implement appropriate Best Management Practices to prevent the discharge of construction waste, debris, or contaminants from construction materials, tools and equipment from entering the storm drainage system. Best Management Practices as appropriate to each project shall include, but not be limited to the use of the following:

1. Scheduling construction activity
2. Preservation of natural features, vegetation and soil
3. Drainage swales or lined ditches to control storm water flow
4. Mulching or hydroseeding to stabilize disturbed soils
5. Erosion control to protect soils
6. Protection of storm drain inlets with gravel bags or catch basin inserts
7. Perimeter sediment control, silt fence
8. Sediment trap or sediment basin to retain sediment on site
9. Stabilize construction exits
10. Wind erosion control
11. Other soil loss BMP acceptable to the County
12. Material handling and waste management
13. Building material stockpile management
14. Management of washout areas (concrete, paint, stucco,etc.
15. Control of vehicle/equipment fueling to Contractors staging area
16. Vehicle and equipment cleaning performed off site
17. Spill prevention and control
18. Other housekeeping BMP acceptable to the county.

All traces of construction process must be removed from jobsite  
No work onsite between October 15 - April 1

SEE BMP SHEETS FOR ADDITIONAL DETAILS

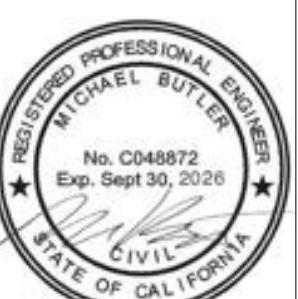
Hearn Gulch  
Coastal Access  
29700 & 29720 Hwy 1  
Guadalupe, CA 95445

Project Data  
Area Map  
Topographical Map  
Site Plan

SHEET:

A1

Butler Engineering  
common sense engineering design  
Civil - Structural  
MICHAEL BUTLER, C.E.  
31100 Boice Lane, Fort Bragg, CA 95437  
(707) 561-1891



REVISION: DATE:  
Initial 4/1/25  
8/21/25

Silt Fence

# Butler Engineering

common sense engineering design

## Civil - Structural

MICHAEL BUTLER, C.E.

31100 Boice Lane, Fort Bragg, CA 95433  
mbutler@mcn.org (707) 961-1891

A circular registration stamp for Michael Butler, Professional Engineer, State of California, Civil Engineering, No. C048872, Exp. Sept 30, 2026. The stamp is circular with a double-lined border. The text "REGISTERED PROFESSIONAL ENGINEER" is at the top, "MICHAEL BUTLER" is in the center, "No. C048872" is below it, and "Exp. Sept 30, 2026" is at the bottom. The word "CIVIL" is written across the bottom of the circle. The bottom half of the circle contains the text "STATE OF CALIFORNIA". The entire stamp is set against a white background.

REVISION:	DATE:
Initial	4/7/25
	8/21/25

SF-1

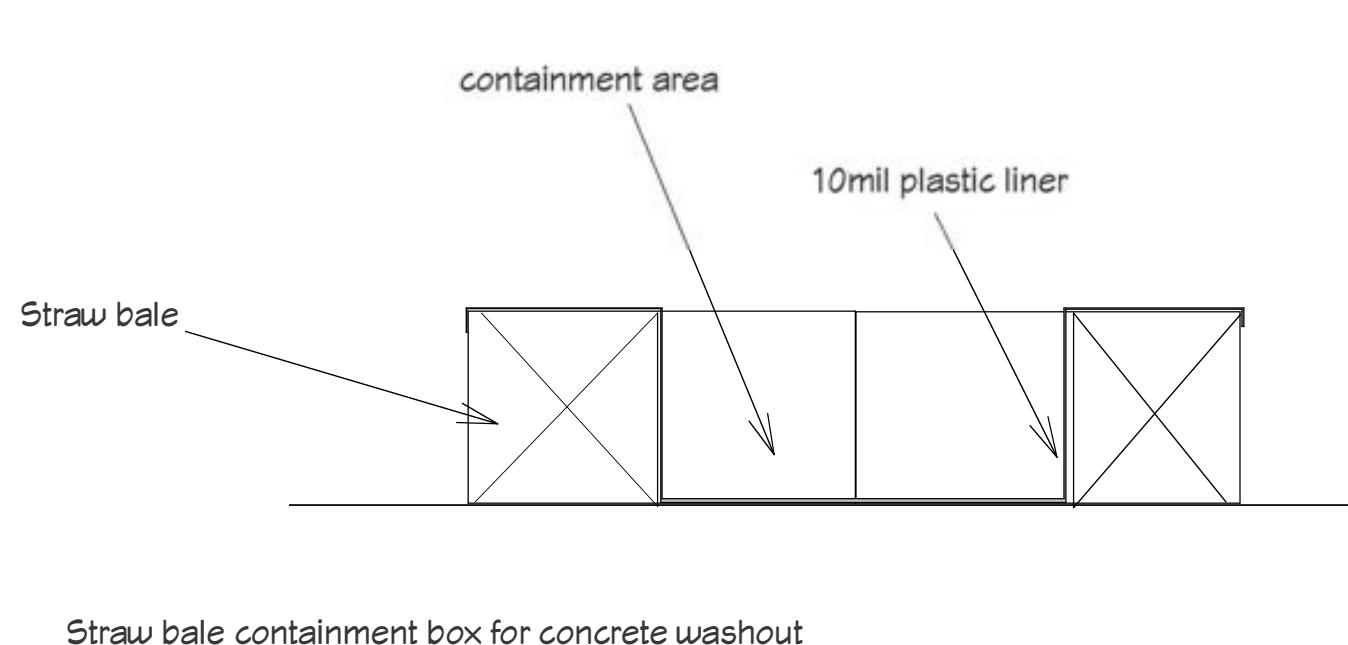
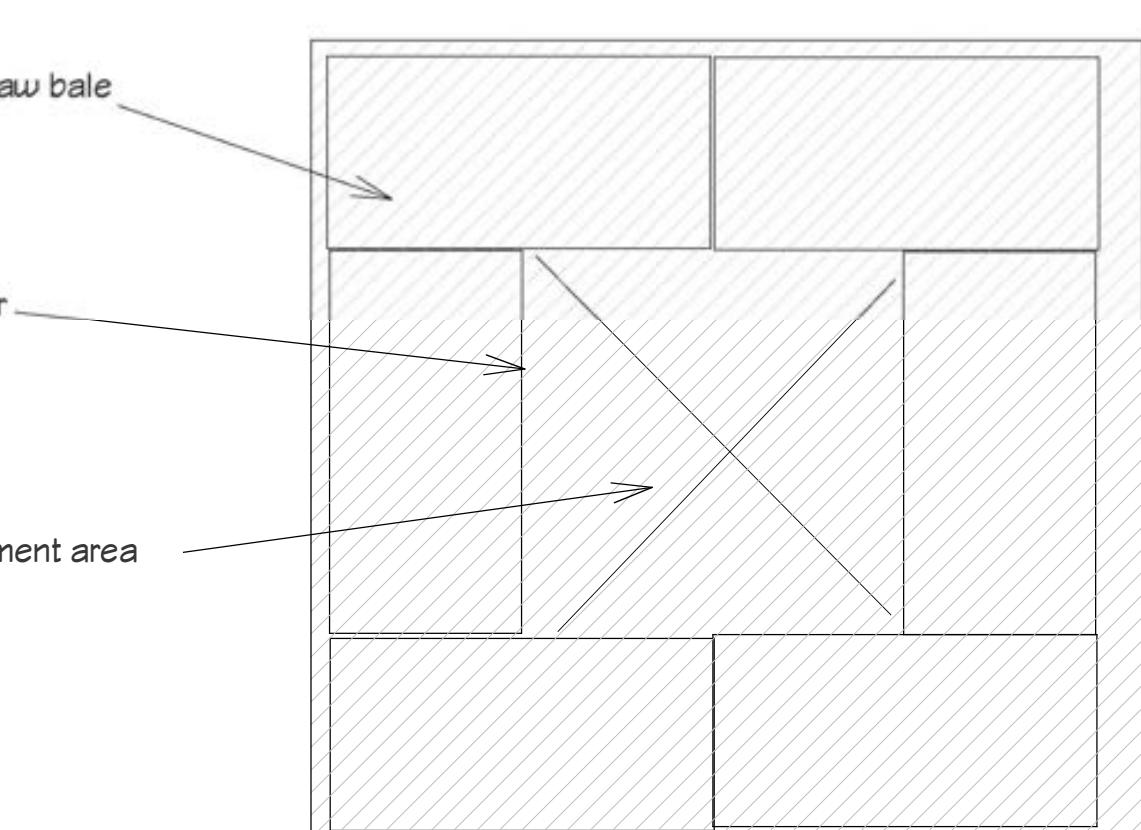
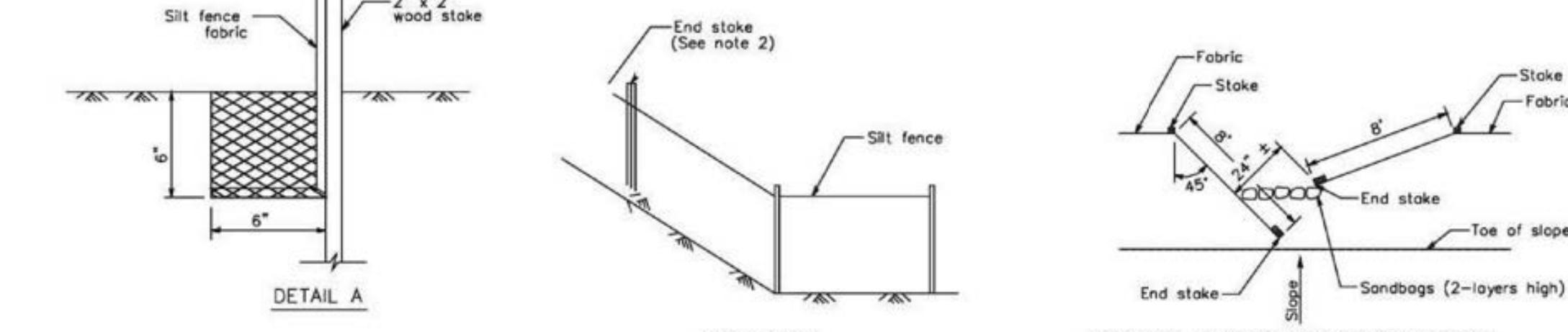
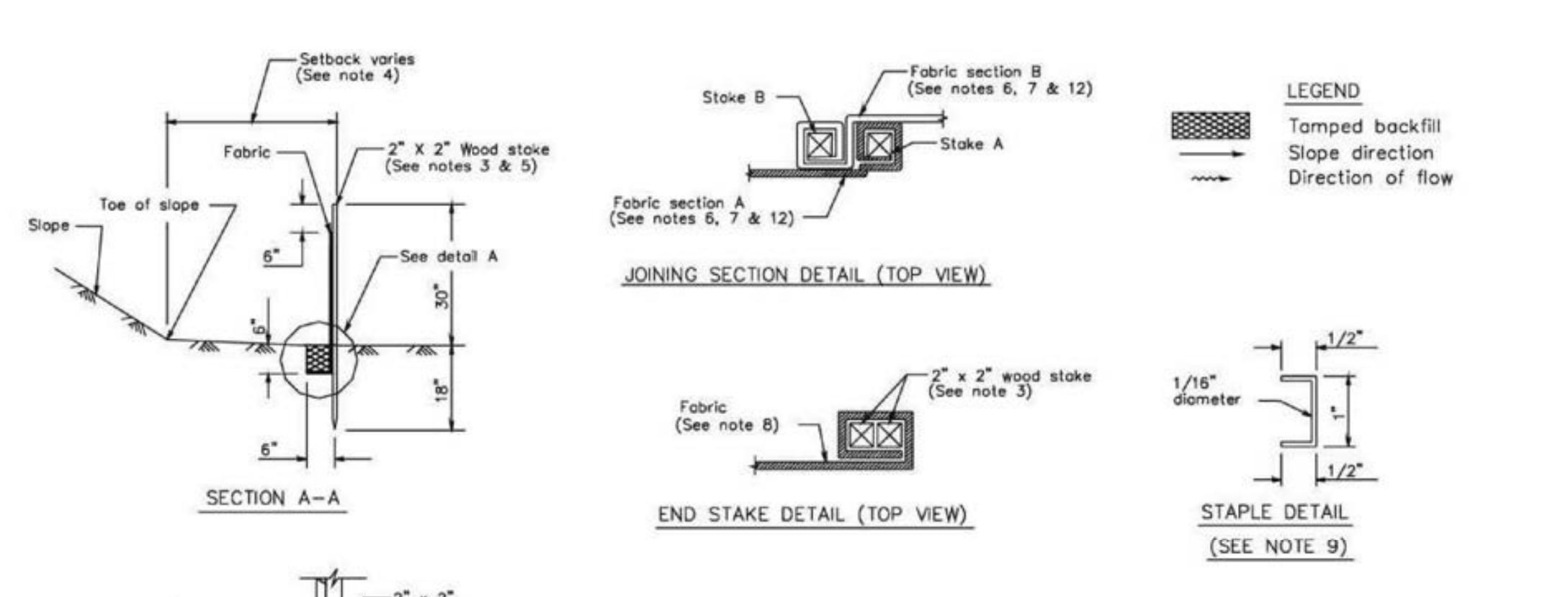
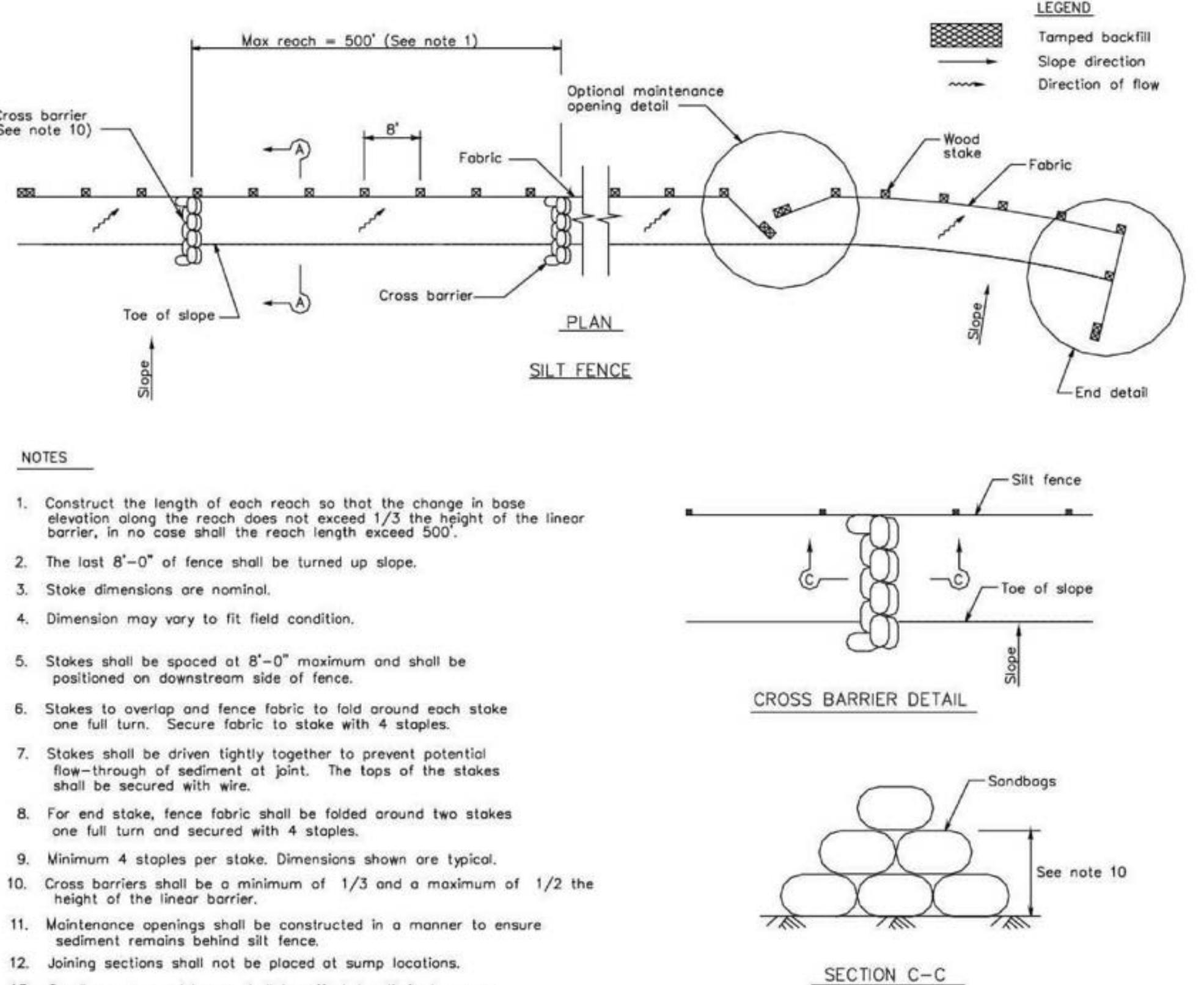
## Silt Fence

# Construction Details

## Erosion Control Measures

SHEET:

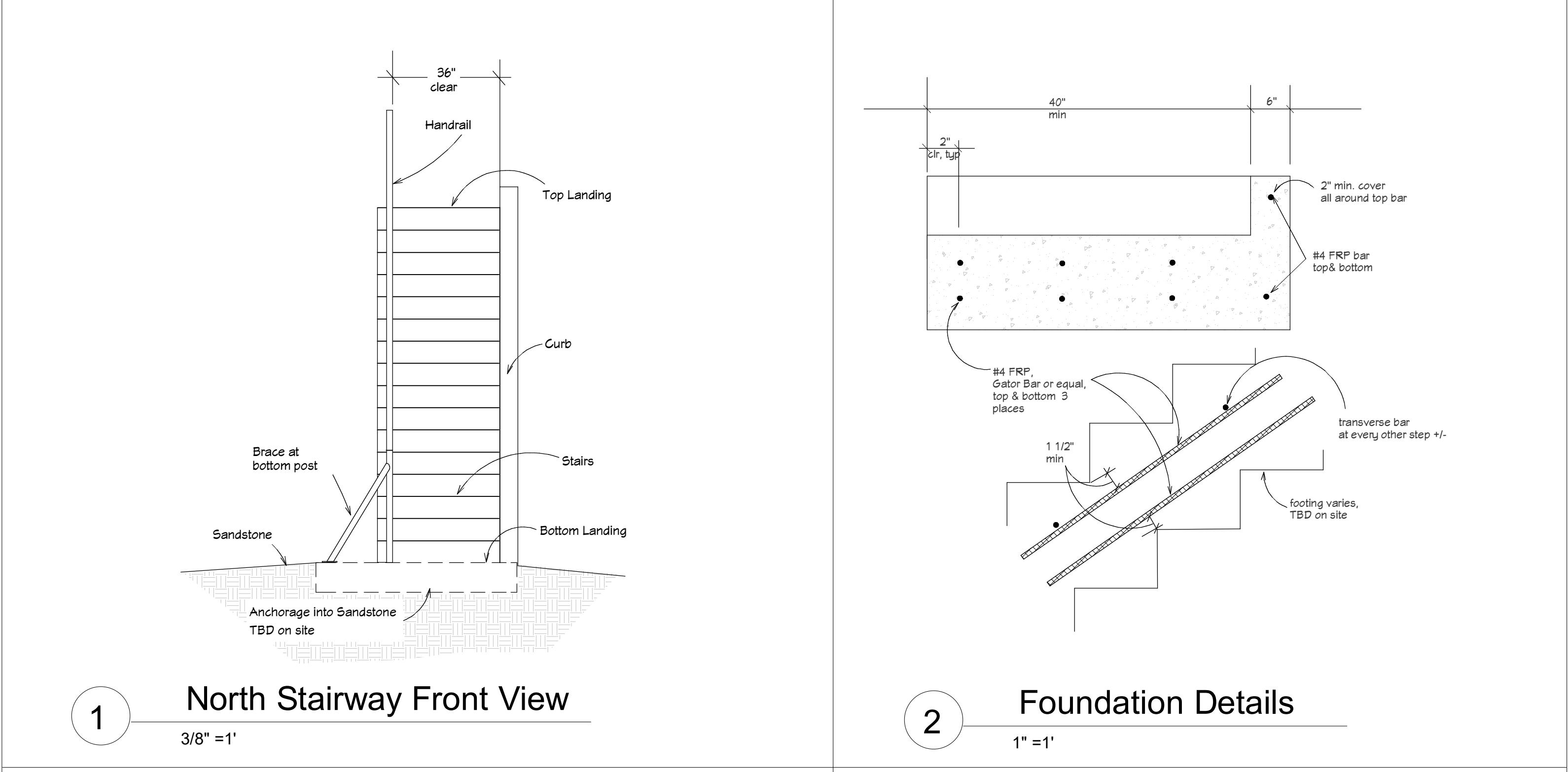
# A2



# Erosion Control Measures

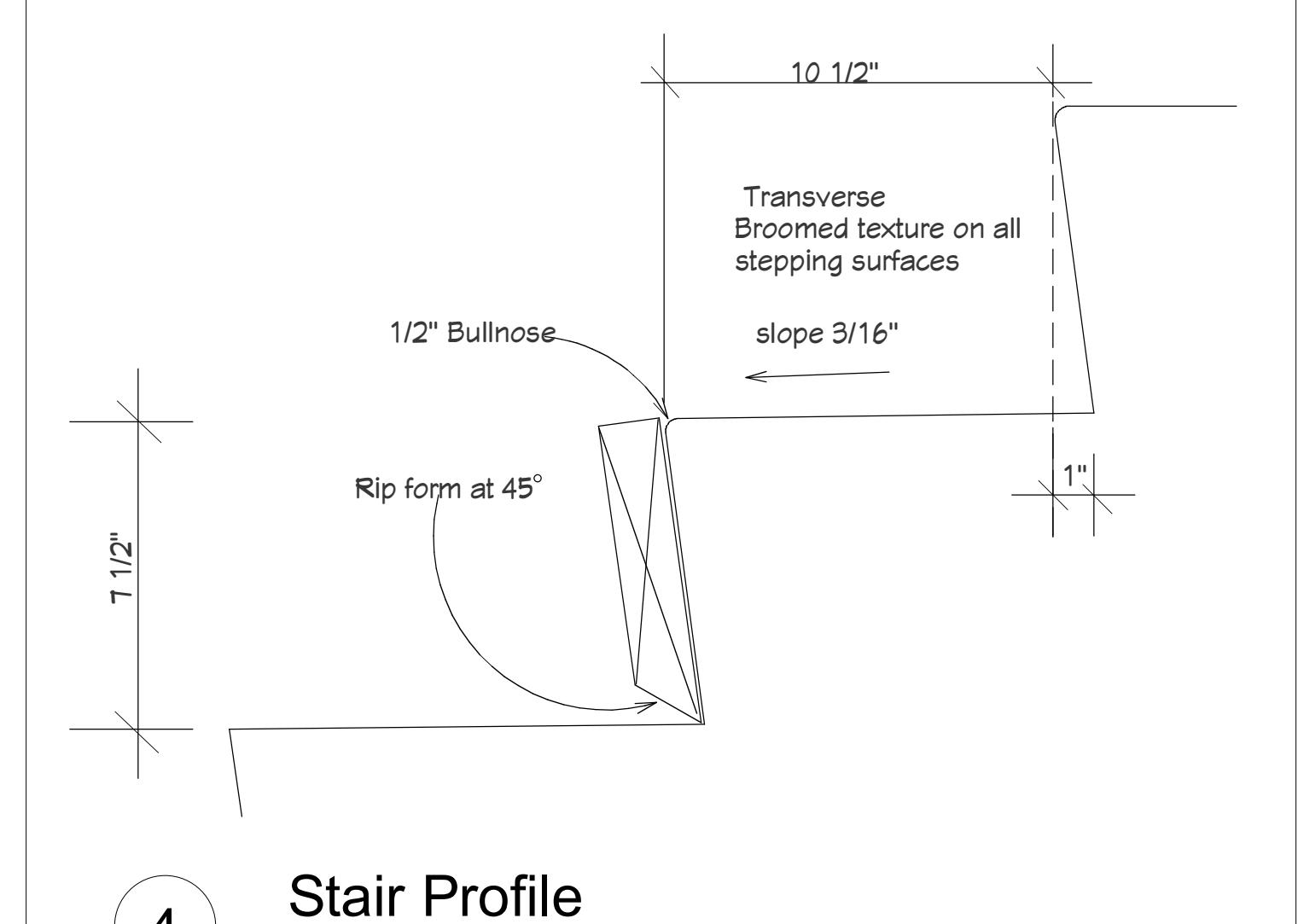
---

## Not to Scale



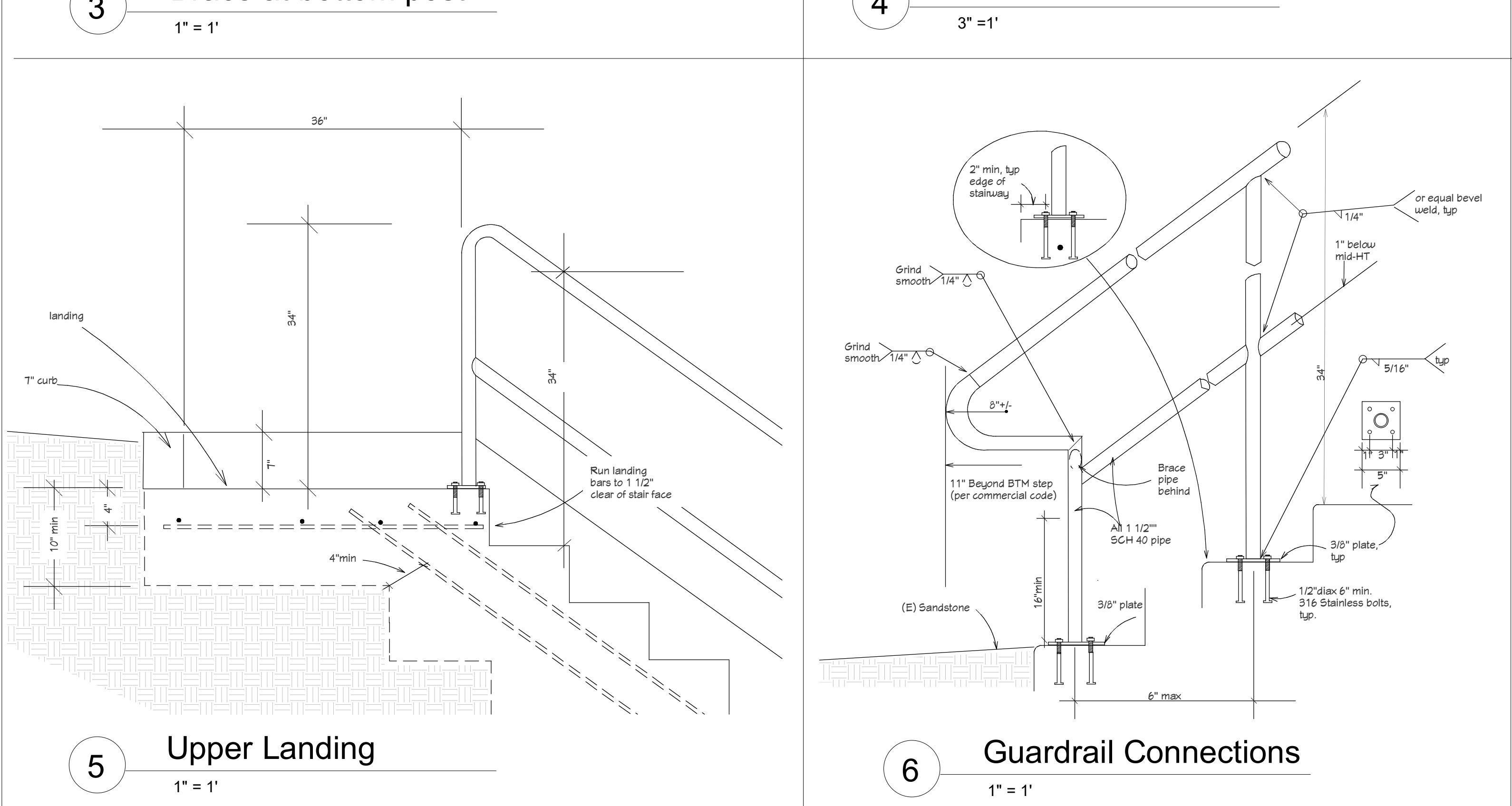
# 1 North Stairway Front View

3/8" = 1'



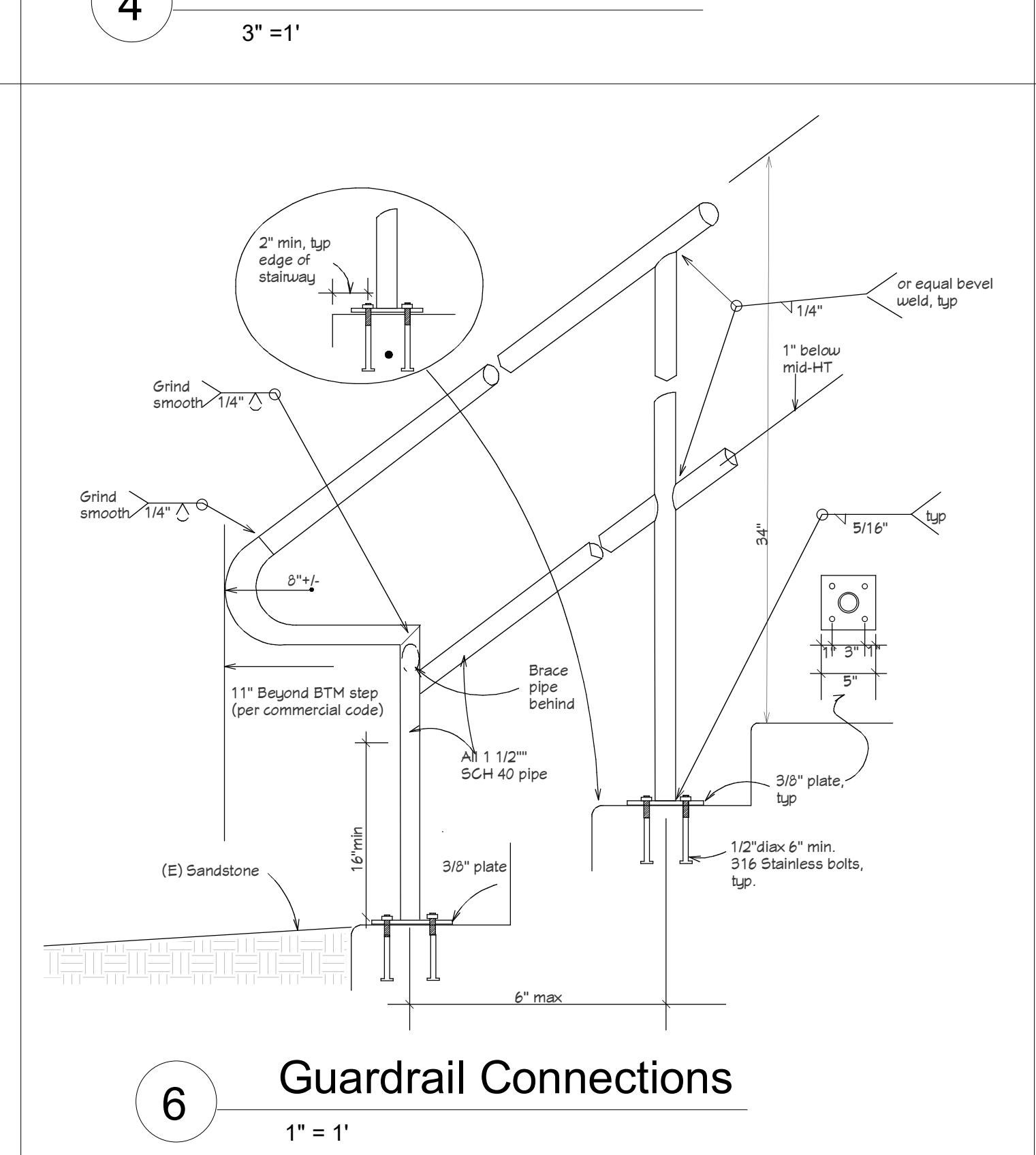
## Foundation Details

1" = 1'



5 Upper Landing

1" = 1'



## Guardrail Connections

1" -







**CASE:** LCP 2025-0004

**OWNER:** Mendocino Land Trust

**APN:** 142-010-53, 54 & 03

**APLCT:** Mendocino Land Trust

**AGENT:** Heidi Sorenson

**ADDRESS:** 29600 Hwy 1, Point Arena



Major Towns & Places

City Limits



Highways



Major Roads

Coastal Zone Boundary

0

2,800

5,600

Feet

0

0.5

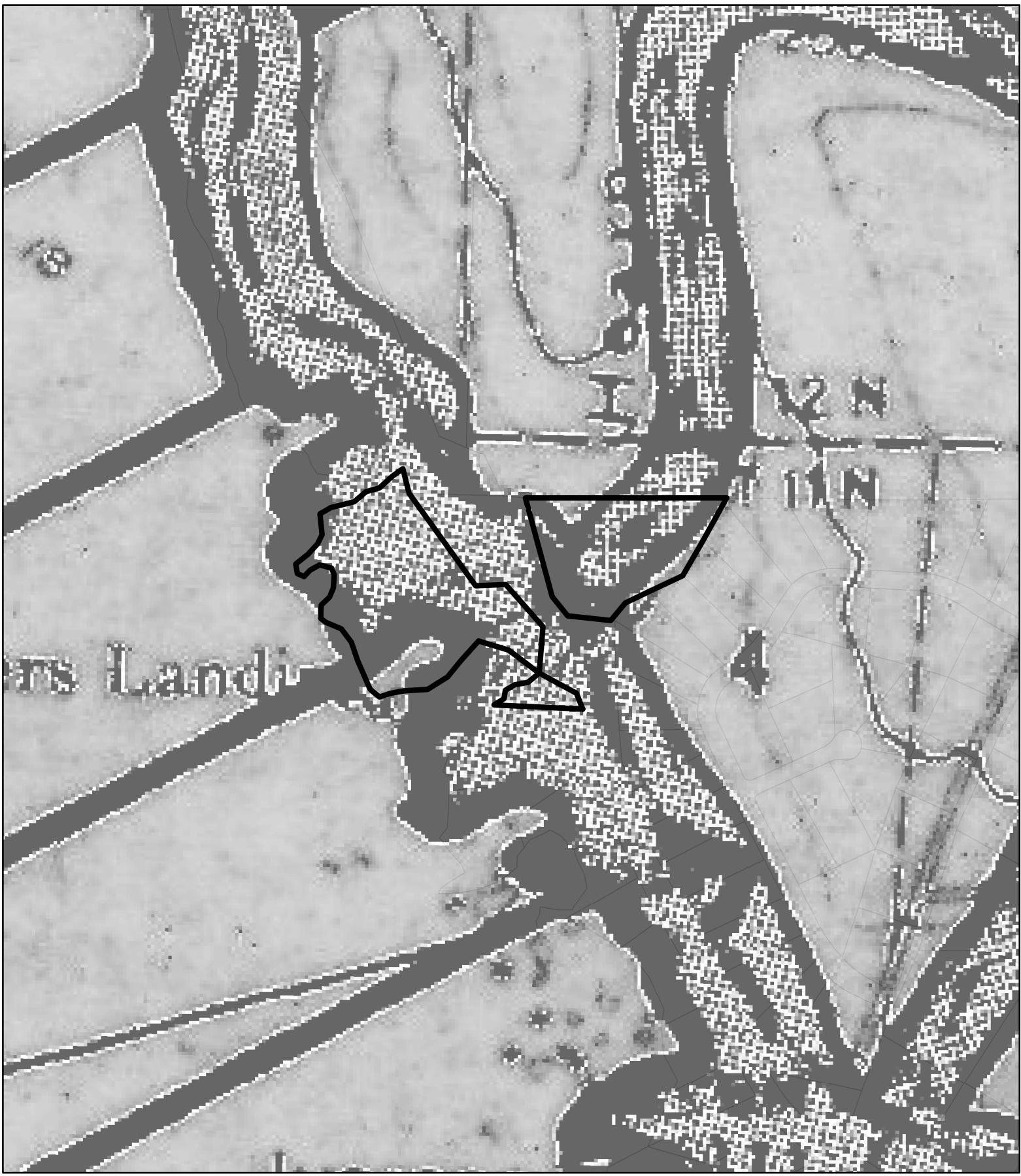
1 Miles

1:63,360



**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**

DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: LCP 2025-0004

OWNER: Mendocino Land Trust

APN: 142-010-53, 54 & 03

APLCT: Mendocino Land Trust

AGENT: Heidi Sorenson

ADDRESS: 29600 Hwy 1, Point Arena

0 225 450 Feet  
0 0.04 0.08 Miles  
N  
W E  
S  
1:5,000

Assessors Parcels

POST LCP CERTIFICATION & APPEAL JURISDICTION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES