

## EXHIBIT A

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

**752 SOUTH FRANKLIN STREET  
FORT BRAGG, CA 95437  
Telephone: (707)-964-5379**

Case No(s)  
Date Filed  
Fee \$  
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Received by

**Office Use Only**

## 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 Heidi Sorenson hsorenson@mendocinolandrtrust.org 707.757.3445
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 rocky 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**

The site is located on the W (N/S/E/W) side of Highway 1 (name road)  
approximately 0.5 miles (feet/miles) N (N/S/E/W) of its intersection with  
Iverson Road (provide nearest major intersection).

**Assessor's Parcel Number(s)**

142-010-53-00, 142-010-54-00 and 142-010-03-05

**Parcel Size**

12

☐ Square Feet  
☒ Acres

**Street Address of Project**

29600 Highway 1, Point Arena CA 95468

**Please note:** Before submittal, please verify correct street address with the Planning Division in Ukiah.

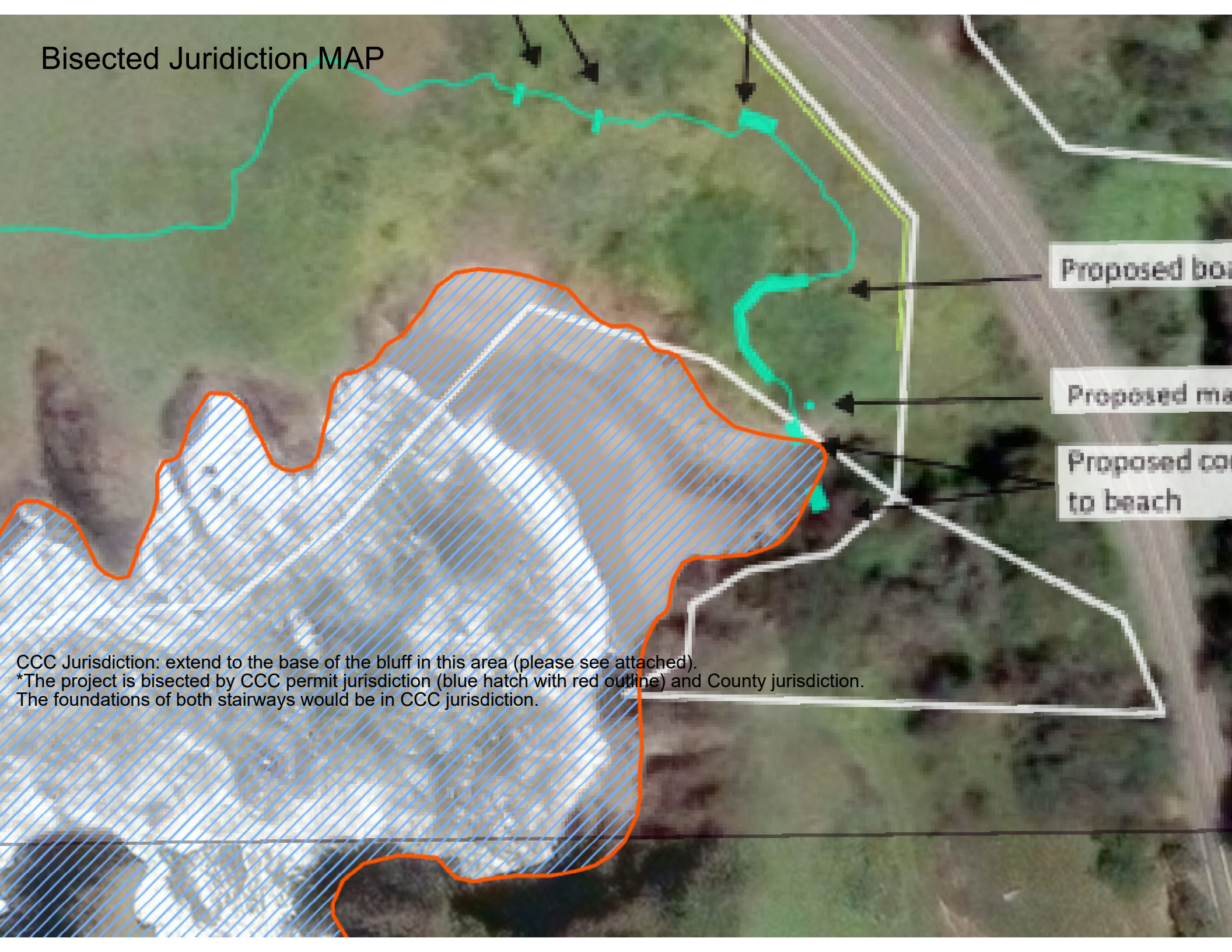
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PLANNING & BUILDING SERV  
FORT BRAGG, CA



# Bisected Jurisdiction MAP



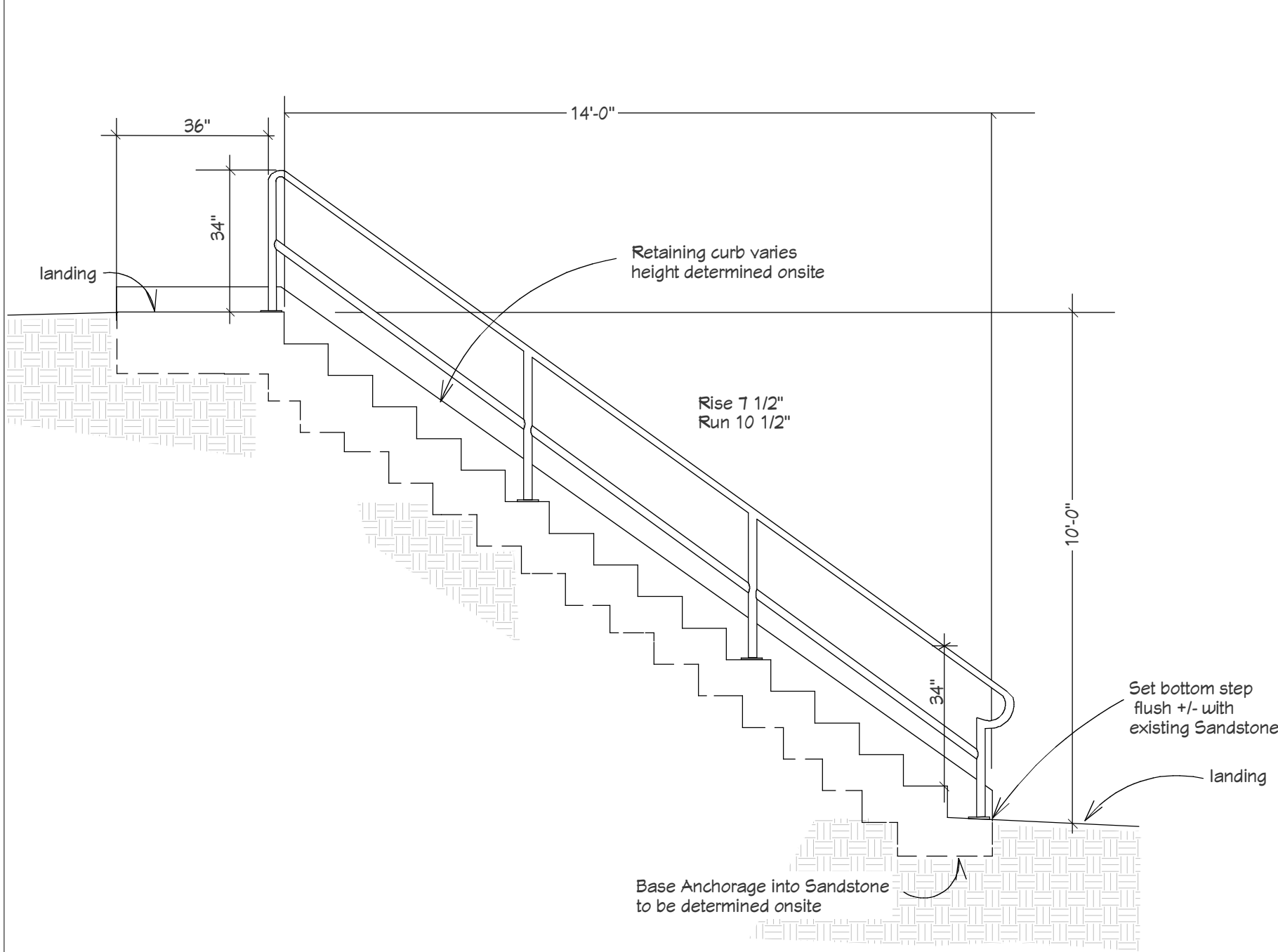
Proposed boardwalk

Proposed main road

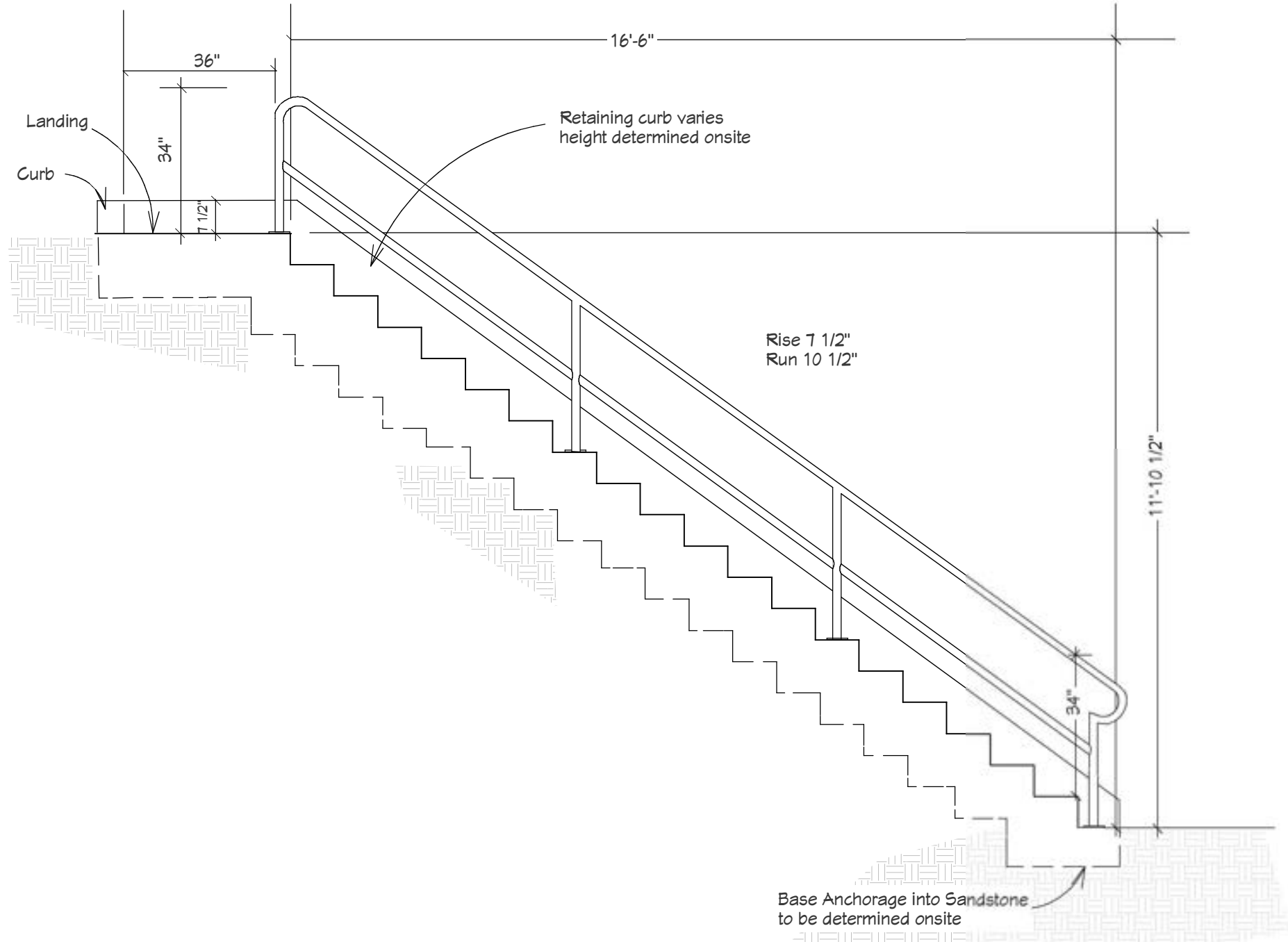
Proposed connection to beach

CCC Jurisdiction: extend to the base of the bluff in this area (please see attached).  
\*The project is bisected by CCC permit jurisdiction (blue hatch with red outline) and County jurisdiction.  
The foundations of both stairways would be in CCC jurisdiction.

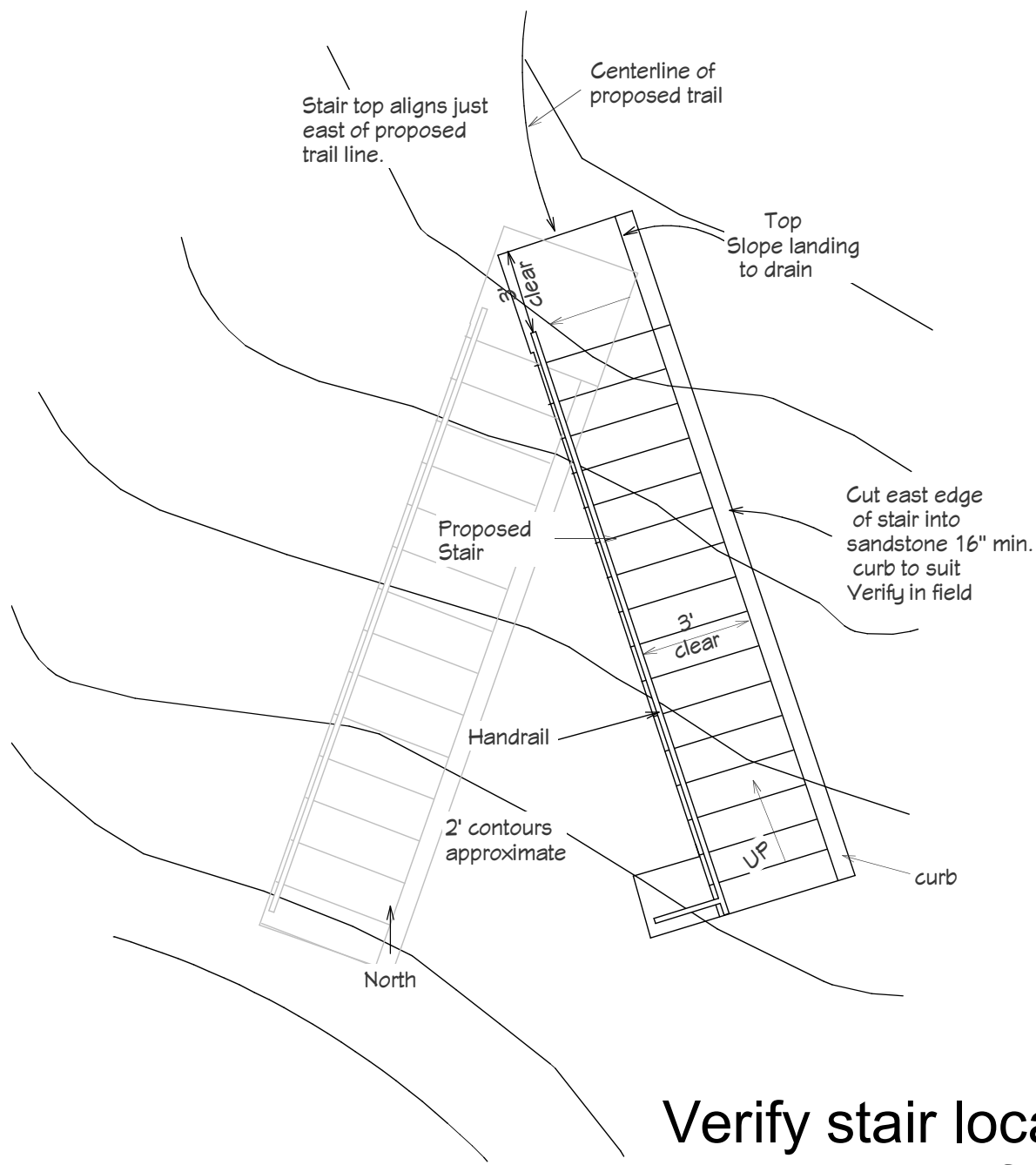




4 North Stairway Elevation  
3/8" = 1'

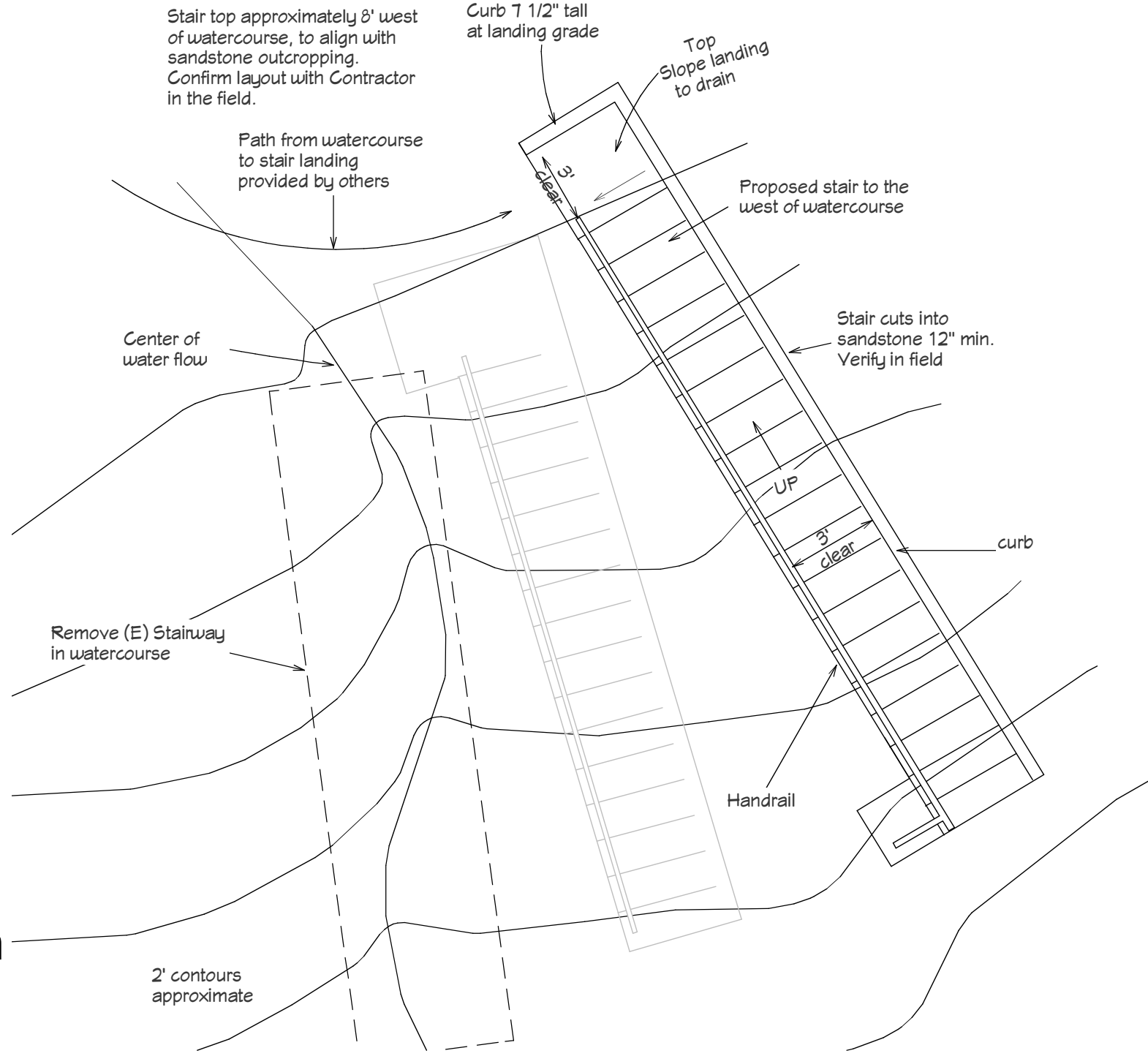


5 South Stairway Elevation  
3/8" = 1'



Verify stair location and layout with designers before starting any work

6 North Stairway Layout  
Not to Scale



7 South Stairway Layout  
Not to Scale

#### CONSTRUCTION NOTES

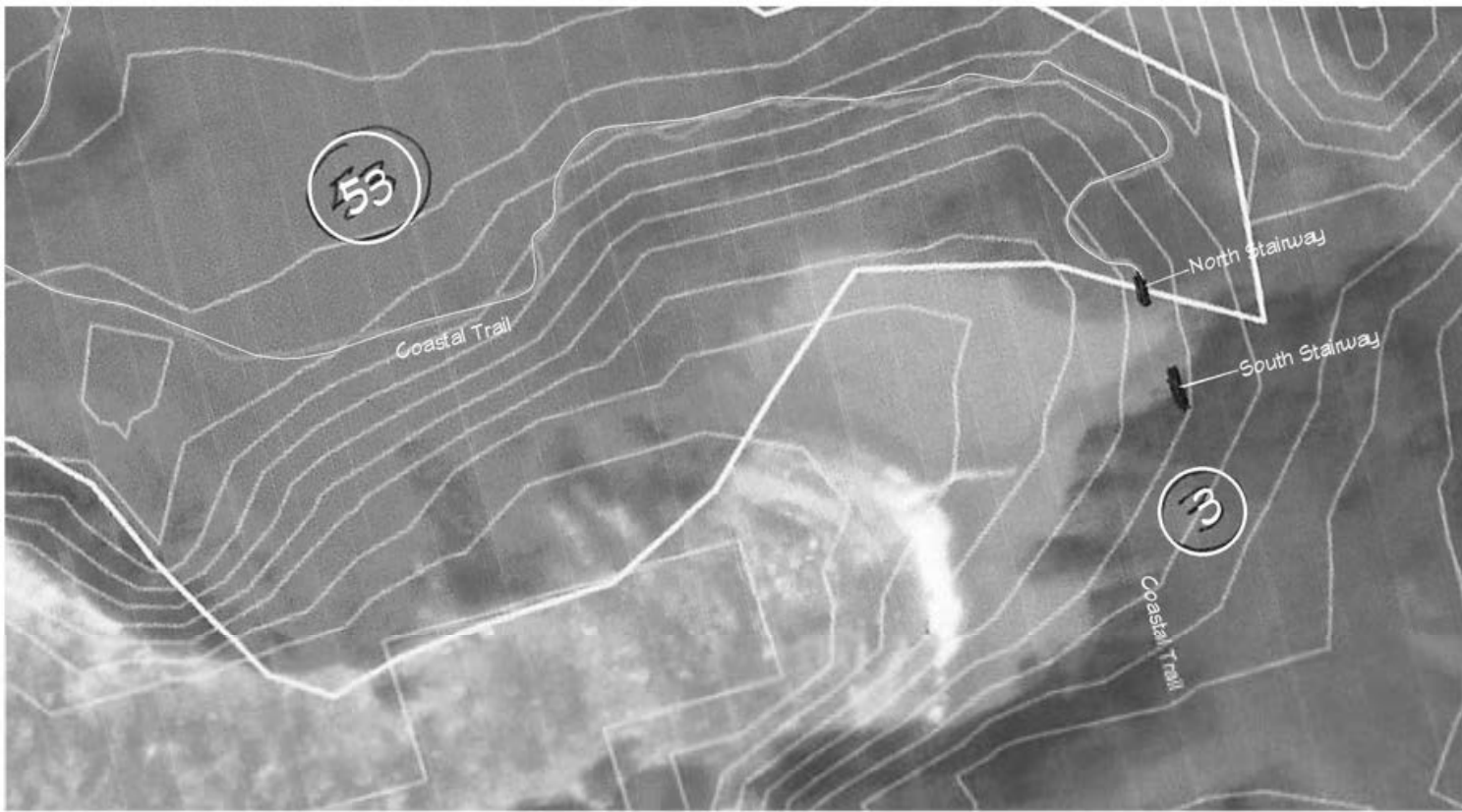
**General:**  
All construction shall meet the minimum requirements of the 2022 CBC. All methods and trenching practices shall meet CAL OSHA requirements for safety. All guards and railings shall be constructed to 2022 CBC requirements for safety and strength. Contact the engineer if required to resolve 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 ¾" rock, and 7.5 sacks with ½" 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.



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

#### Sheet Index

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

Occupancy type - Utility  
Construction type- Type I

#### 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 contaminates 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,ect.
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

Butler Engineering  
common sense engineering design  
Civil - Structural  
MICHAEL BUTLER, C.E.  
31100 Boice Lane, Fort Bragg, CA 95437  
mbutler@mcn.org (707) 961-1891



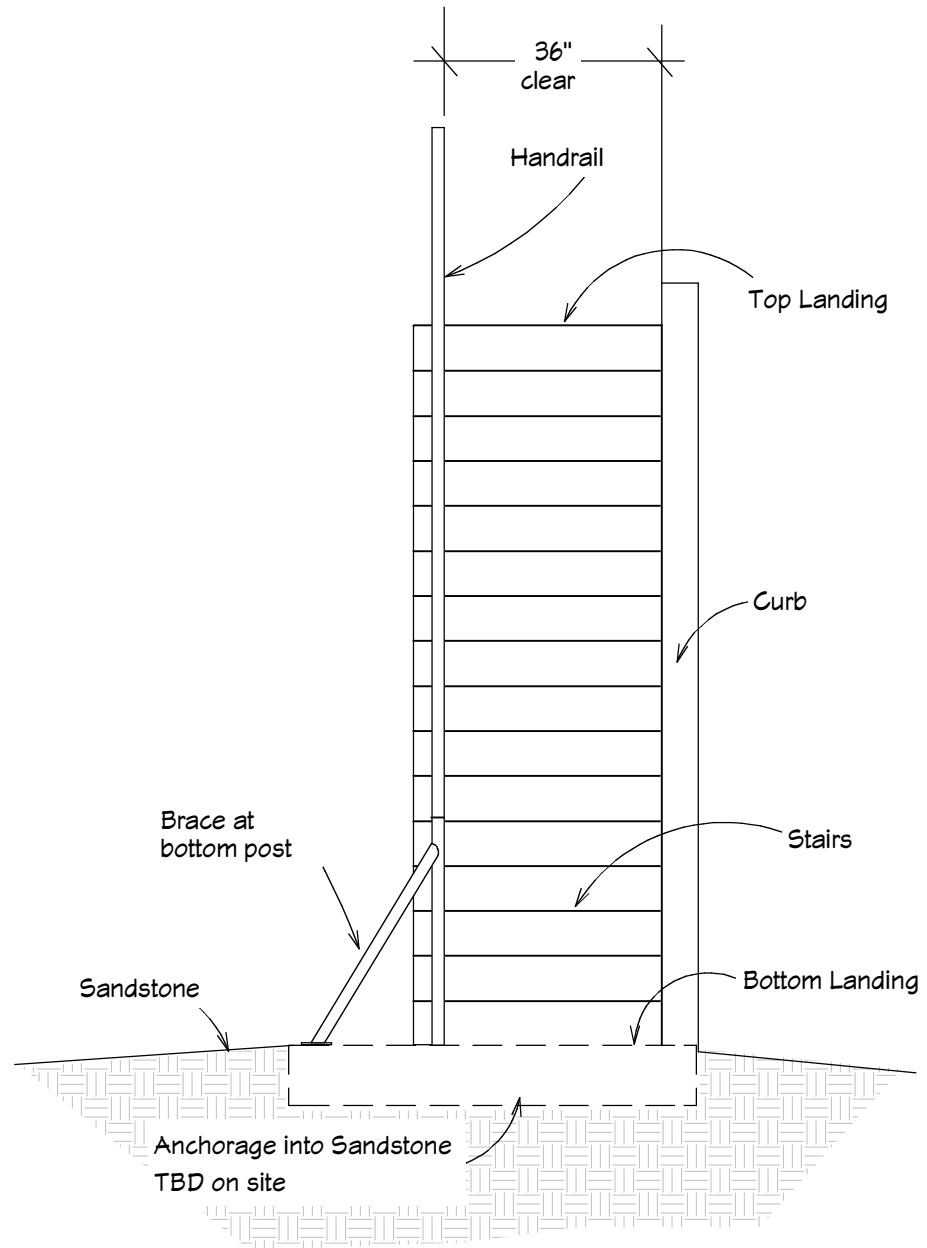
REVISION: DATE:  
Initial 4/7/25  
8/21/25

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

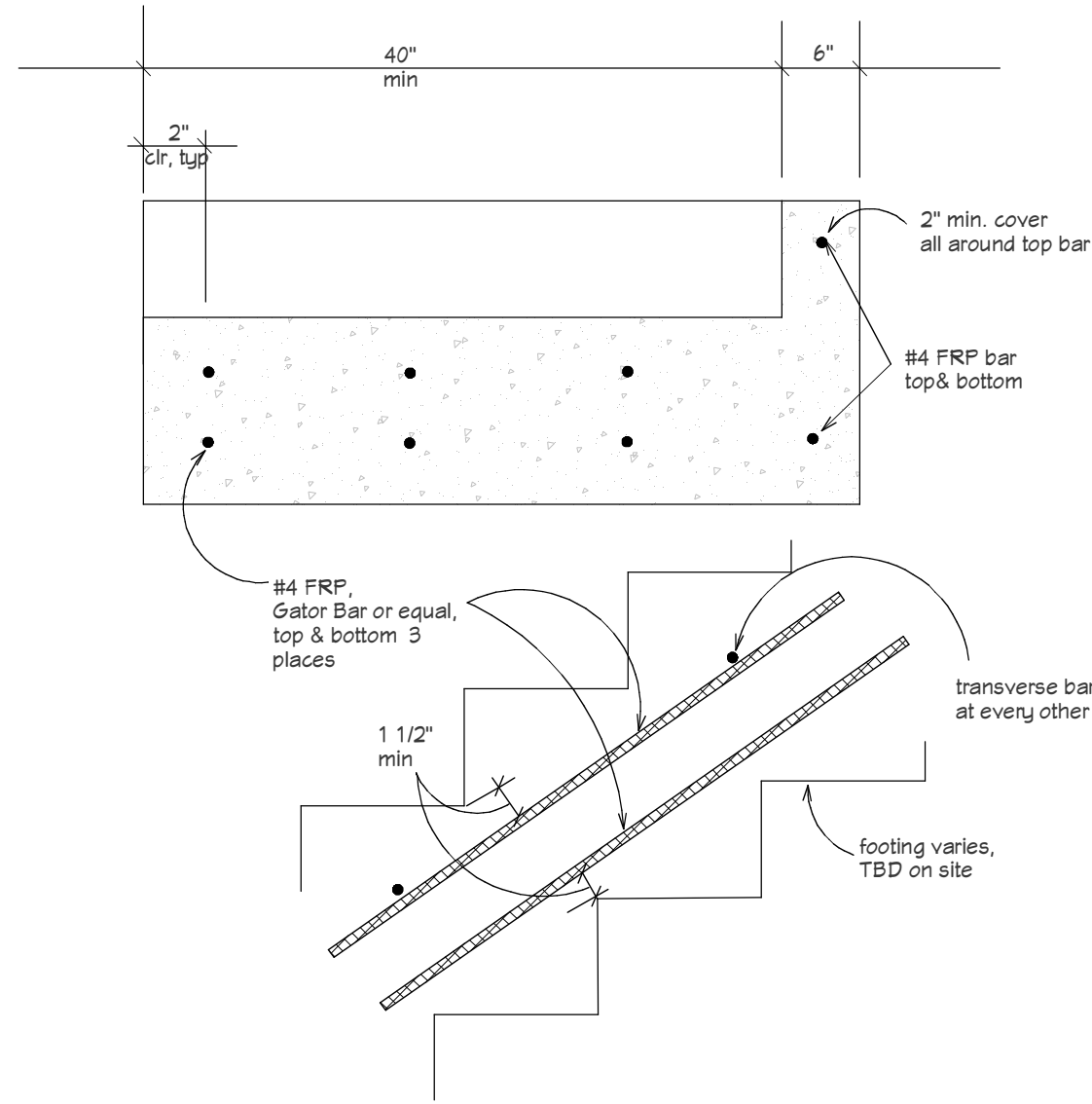
Project Data  
Area Map  
Topographical Map  
Site Plan

SHEET:  
**A1**

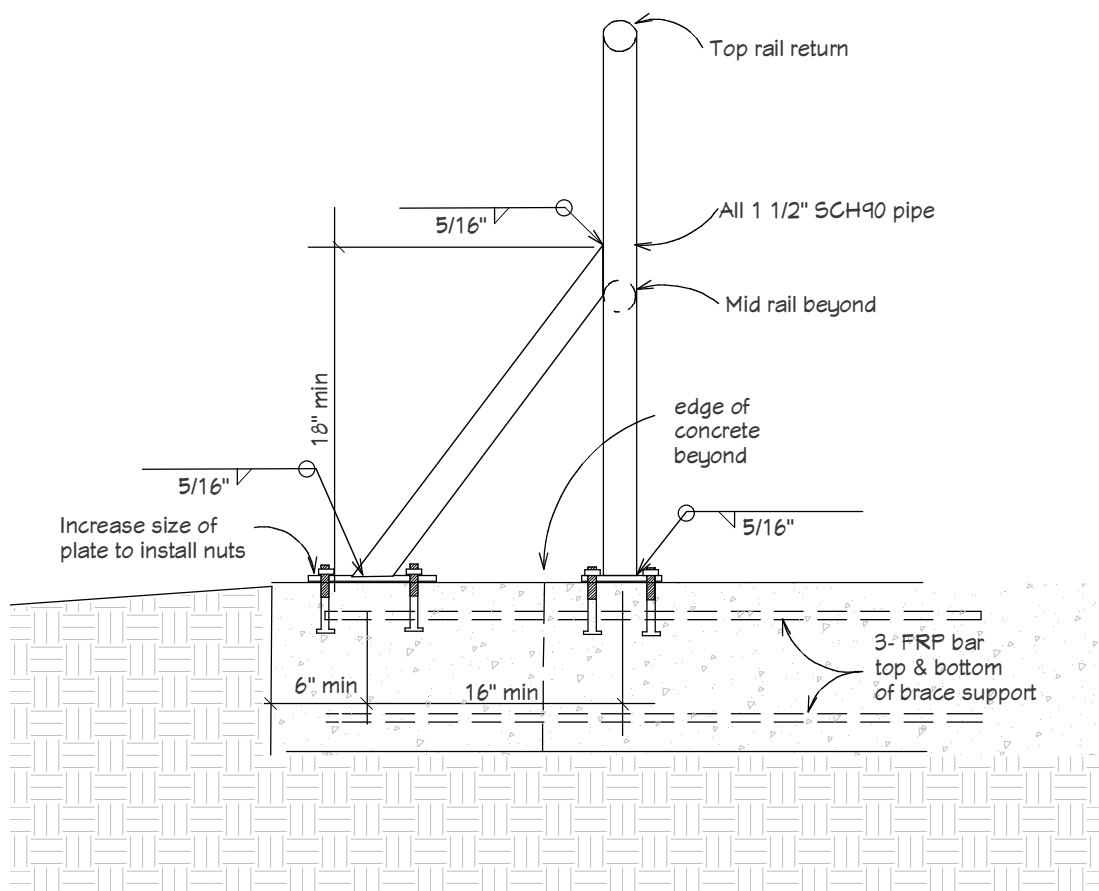




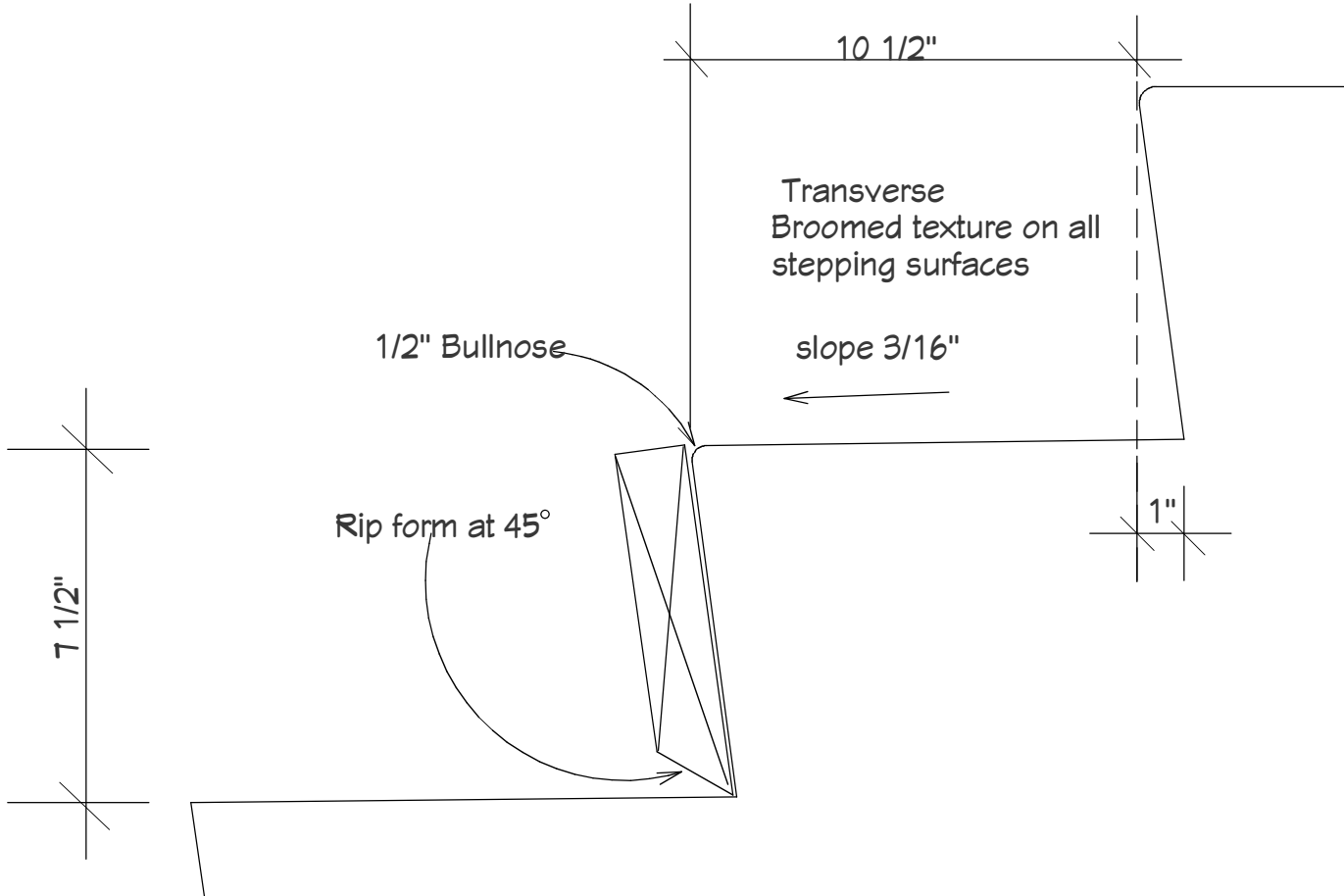
1 North Stairway Front View  
3/8" = 1'



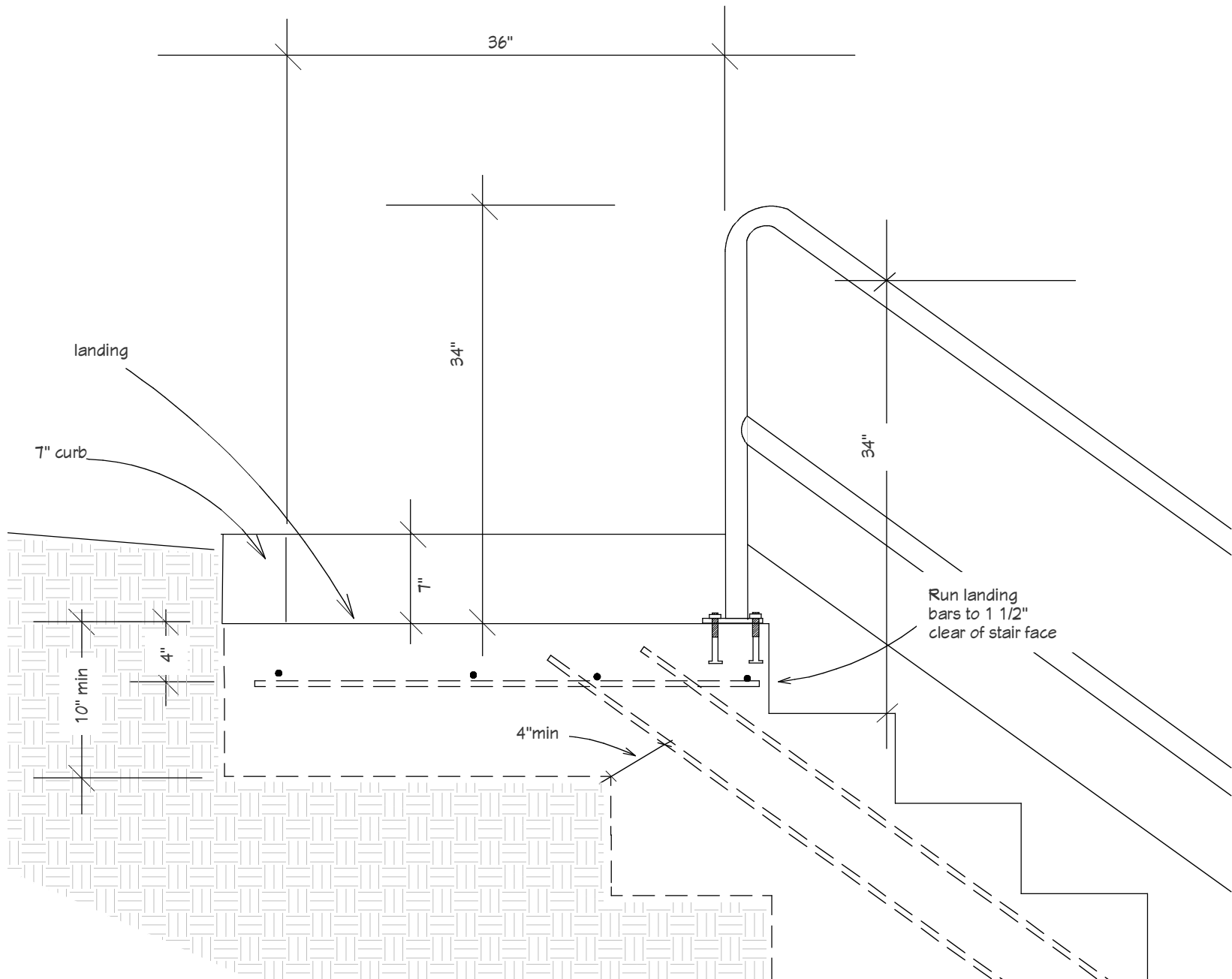
2 Foundation Details  
1" = 1'



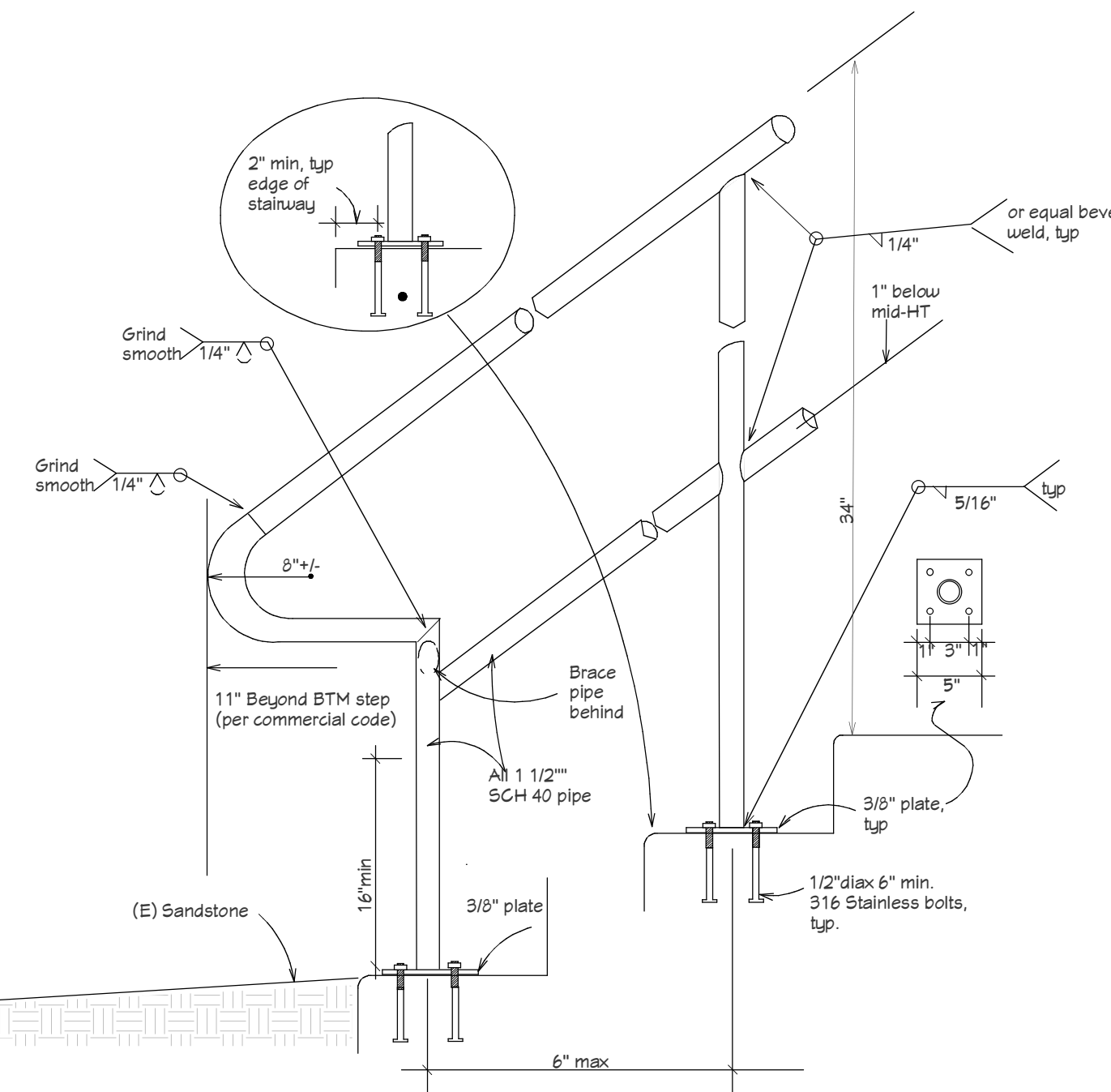
3 Brace at bottom post  
1" = 1'



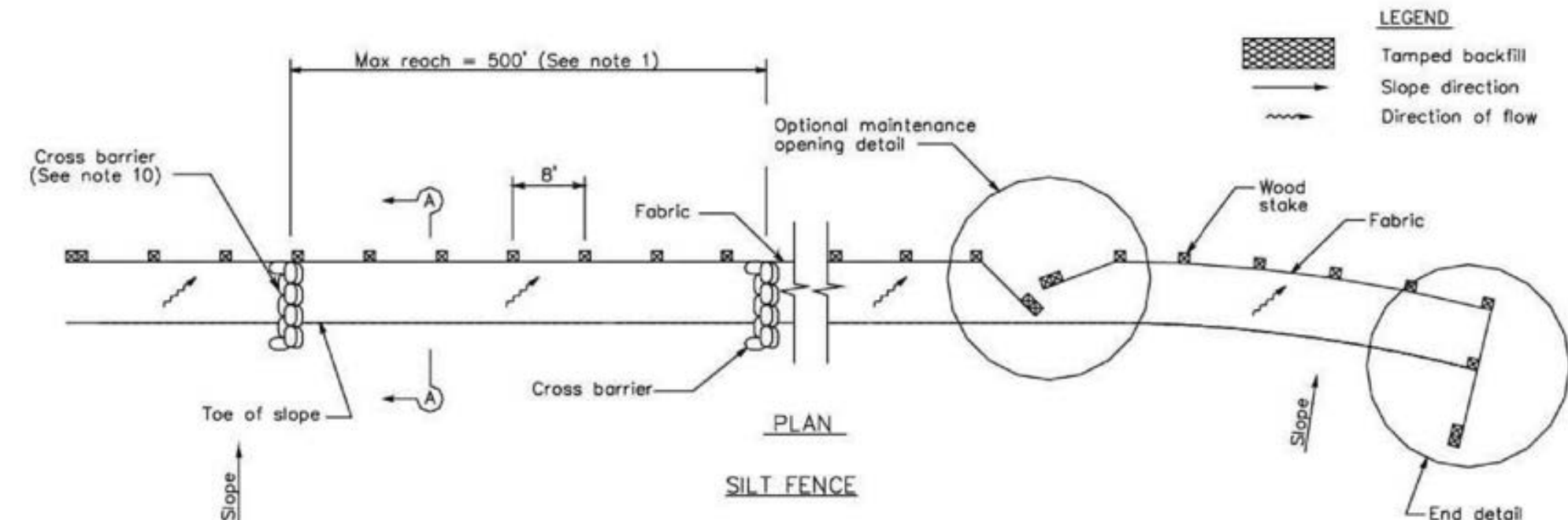
4 Stair Profile  
3" = 1'



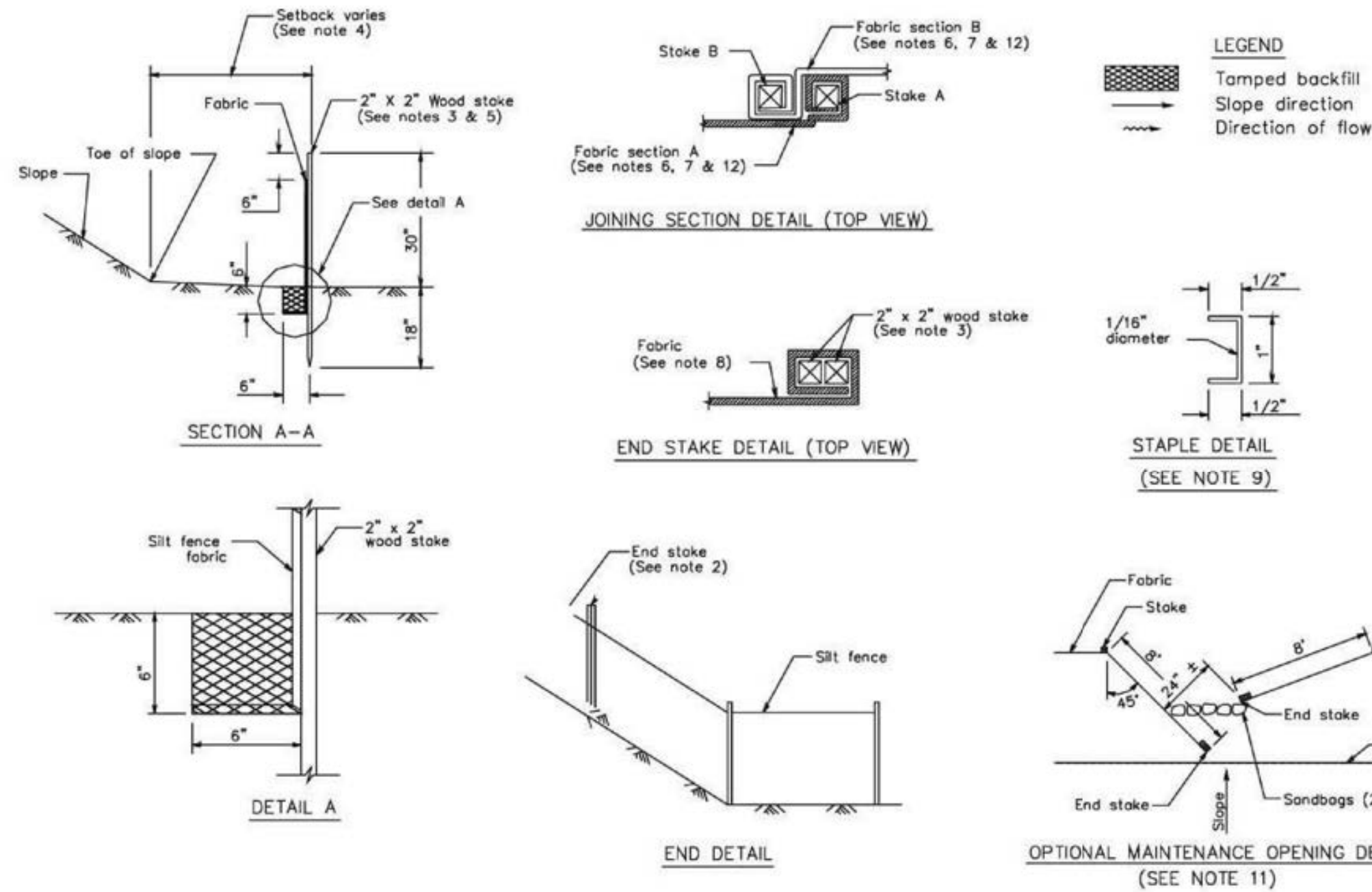
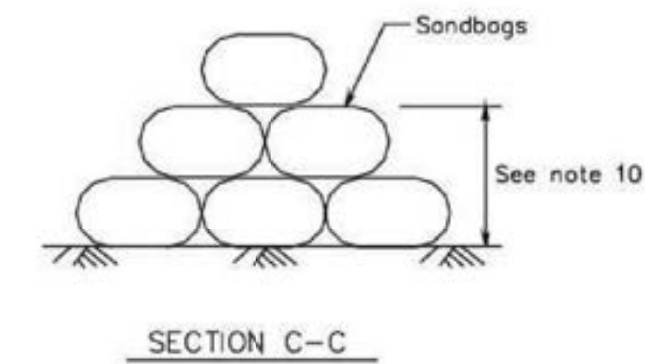
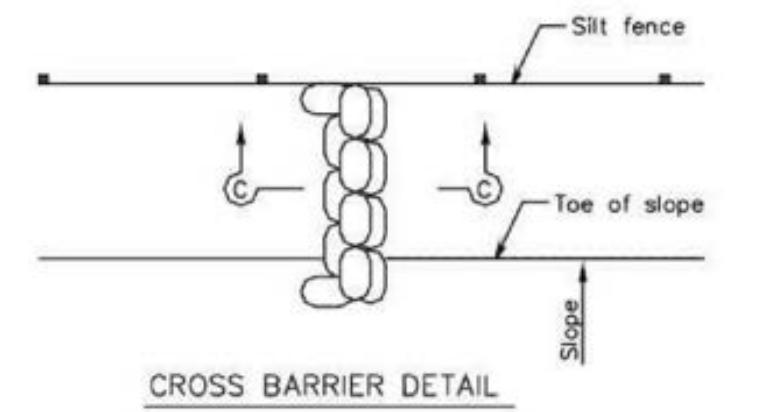
5 Upper Landing  
1" = 1'



6 Guardrail Connections  
1" = 1'

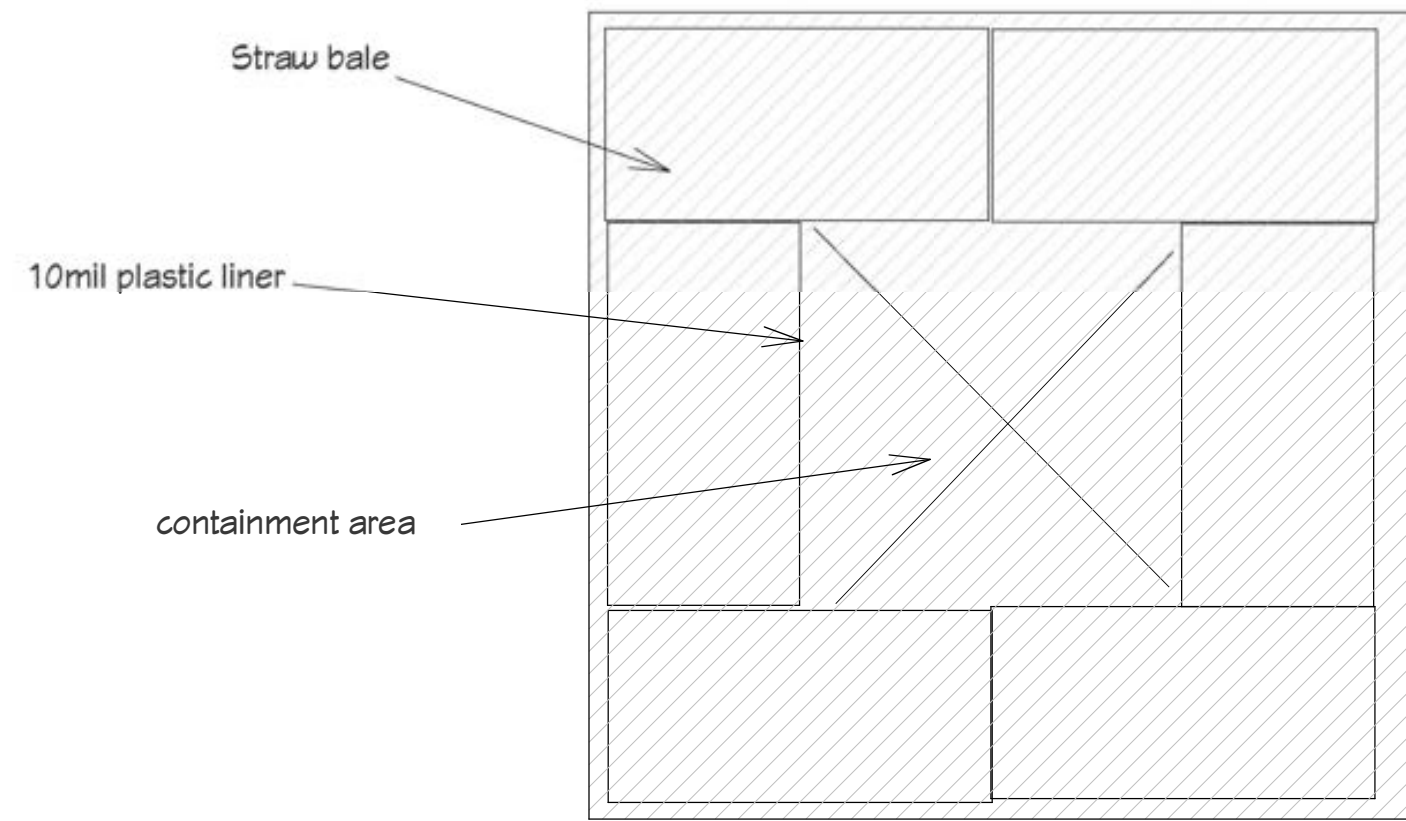


- NOTES
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
  2. The last 8'-0" of fence shall be turned up slope.
  3. Stake dimensions are nominal.
  4. Dimension may vary to fit field condition.
  5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
  6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
  7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
  8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
  9. Minimum 4 staples per stake. Dimensions shown are typical.
  10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
  11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
  12. Joining sections shall not be placed at sump locations.
  13. Sandbag rows and layers shall be offset to eliminate gaps.

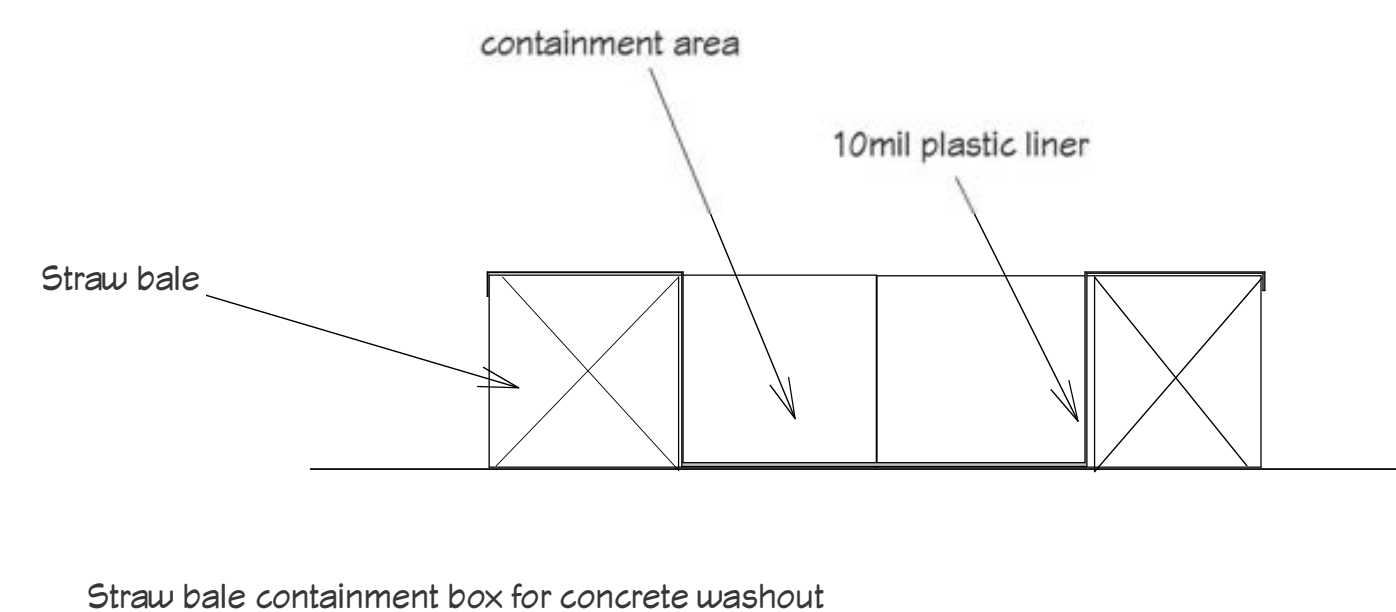


5 of 22  
County of Mendocino - January 29, 2014  
County reserves the right to modify these exhibits at any time  
California Stormwater BMP Handbook  
Construction  
www.calmphandbooks.com

6 of 22  
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7 Erosion Control Measures  
Not to Scale



Silt Fence

SE-1 SE-1

Silt Fence

Butler Engineering  
common sense engineering design  
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REVISION: DATE:  
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Hearn Gulch  
Coastal Access  
29700 & 29720 Hwy 1  
Gualala, CA 95445

Construction Details  
Erosion Control Measures

SHEET:  
A2





**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

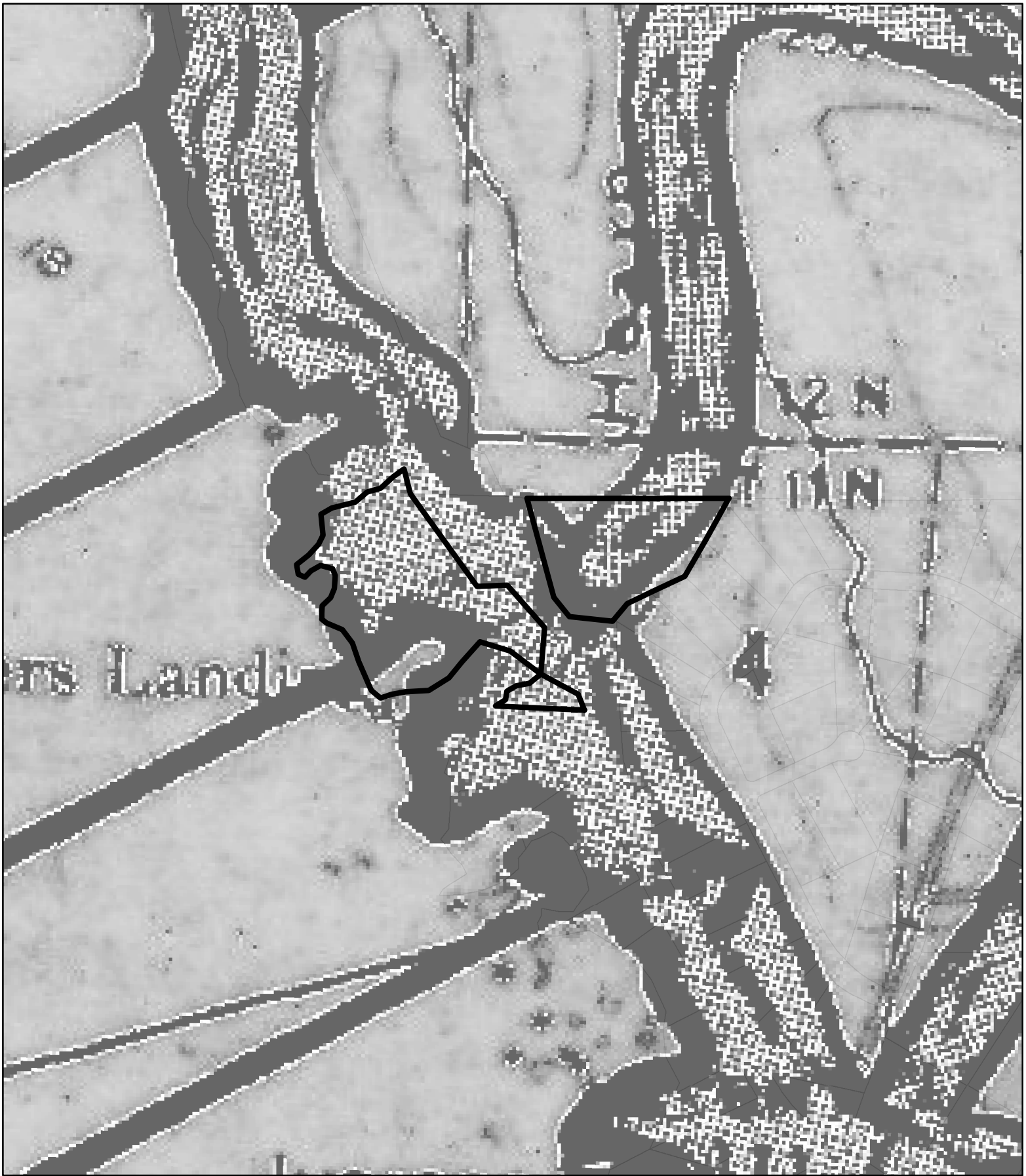
Major Towns & Places  
 City Limits  
 Coastal Zone Boundary  
 Highways  
 Major Roads

0 2,800 5,600 Feet  
 0 0.5 1 Miles  
 1:63,360  
 N  
 W E  
 S


LOCATION

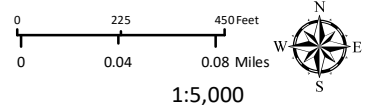
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 Assessors Parcels



1:5,000

POST LCP CERTIFICATION & APPEAL JURISDICTION

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