

W7a

1-90-210-A1 (Moat Creek Managing Agency)

July 22, 2022

EXHIBITS

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Exhibit 1
1-90-210-A1 (Moat Creek Managing Agency)
Vicinity Maps (pg. 1 of 2)



Exhibit 1
1-90-210-A1 (Moat Creek Managing Agency)
Vicinity Maps (pg. 2 of 2)

Moat Creek ADA Improvements, Project Description

1. Restore the width of the trail to 36" by managing vegetation on both sides of the trail.
2. Construct a new 36" wide firm and stable trail surface based upon the California State Parks Trails manual guidance:
 - a. Any existing organic layer that has formed on the old road will be left in place.
 - b. 36" wide filter fabric will be placed along the trail.
 - c. Aggregate will be applied to the trail bed to a minimum depth of 6 inches.
 - d. The aggregate will be compacted through a minimum of three passes with a 180 pound vibraplate compactor or two passes with a 1,300 pound double drum vibratory roller.
 - e. Aggregate and spoils will be placed and stored in the parking area for the duration of the project.
 - i. Any remaining aggregate and spoils will be transported to a disposal site outside of the Coastal Zone.
3. Improve the slope between the restroom and the trail to be ADA accessible requiring 6"-10" cut backfill with compacted gravel.
4. Improve one parking space by laying 14x20 square feet of concrete.
5. Apply 198 square feet of aggregate at the western most point on the trail to accommodate an ADA turnaround as well as an ADA accessible picnic table.
 - a. Picnic table is 8'x5' and concrete.
 - b. Placement of picnic table will not result in ground disturbance.
6. Perform maintenance activities on existing bathroom.
 - a. Replace 1 sheet of plywood siding.
 - b. Replace worn out door closure hardware to meet accessibility standards.
7. Perform regular maintenance to trail.

Please see attached site plan for details. We have also included portions of the "California State Parks Trails" manual guidance for reference.

Lands of Moat Creek Managing Agency
 Of a portion of Section 30, Township 12 North,
 Range 16 West, Mount Diablo Meridian
 Mendocino County, CA

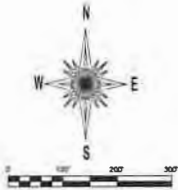
General Notes

General Plan Designation: RR5(1):R
 Zoning District: RR:5
 Urban/Rural: Rural
 Highly Scenic Area: Yes
 Proposed Land Use: CDP for ADA Accessibility Improvements and Maintenance to Existing Public Access Infrastructure, Replace Siding on (E) Restroom

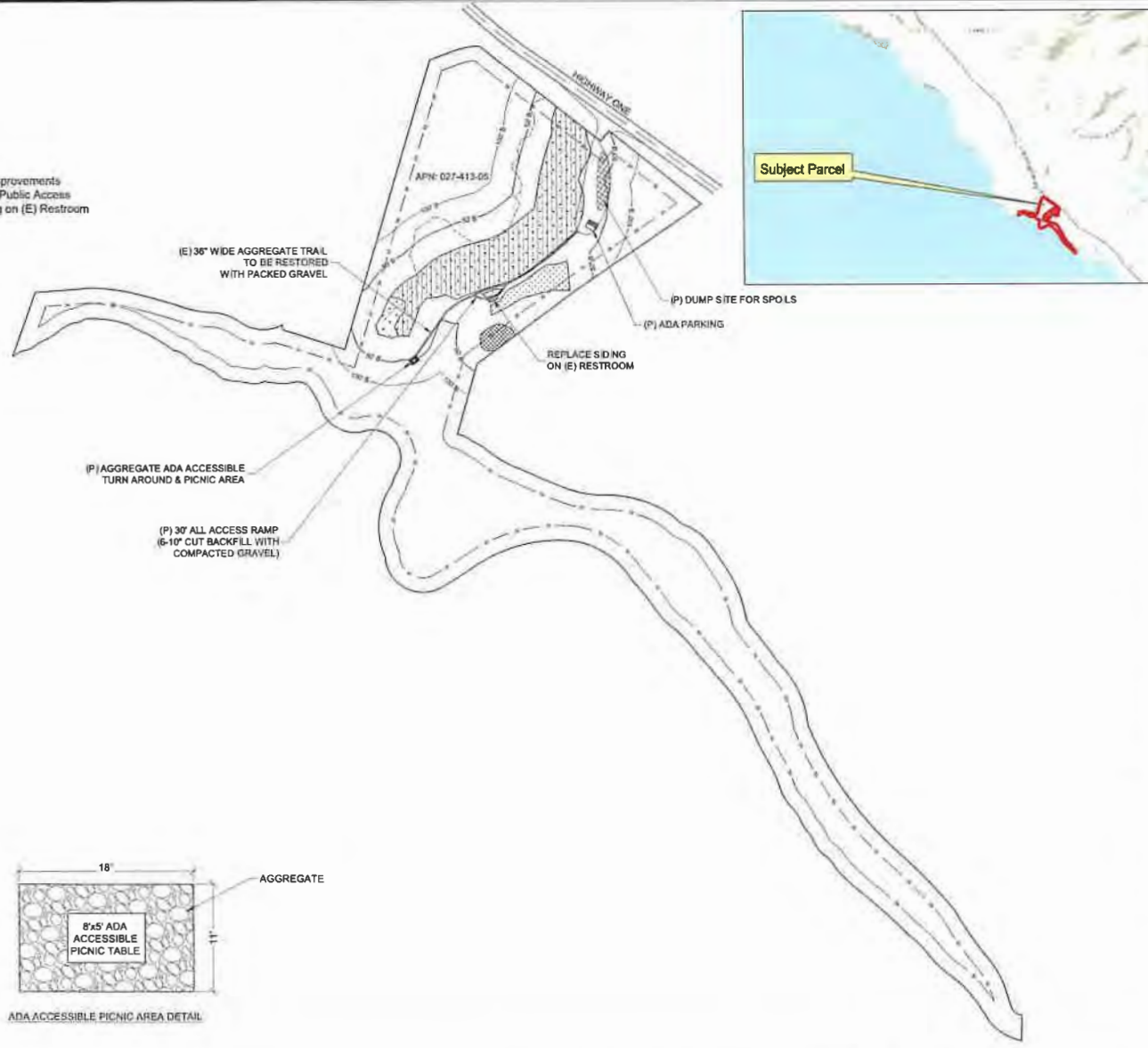
Appealable to Coastal Commission:

Entitlement Permit Type: Yes
 CDP
 Yard Setbacks: 30' Front, Rear & Sides
 CalFire Setbacks: 30' All Sides
 Corridor Preservation Setback: 45'
 Height Limit: 18'
 Environmental Constraints: Yes, ESHA
 Potential Geologic Hazards: No
 Water Source: N/A
 Wastewater Disposal: N/A -

CDP Lot Coverage Tabulation
 Gross Site Area: 11.85 ac (516,186 sf)
 Maximum allowable lot coverage: 10% (51,619 sf)



LEGEND:	
--- 30' ---	30' YARD & CALFIRE SETBACKS
--- 50' ---	50' BUFFER
--- 100' ---	100' BUFFER
SENSITIVE RESOURCES:	
LEGEND	TYPE
	PRESUMED COASTAL ACT WETLAND
	MOAT CREEK
	SERVICEBERRY SCRUB
	WILLOW THICKET
	CALIFORNIA BLACKBERRY BRAMBLE



SITE PLAN | 1 : 100 | 1

Design review, staff present for construction

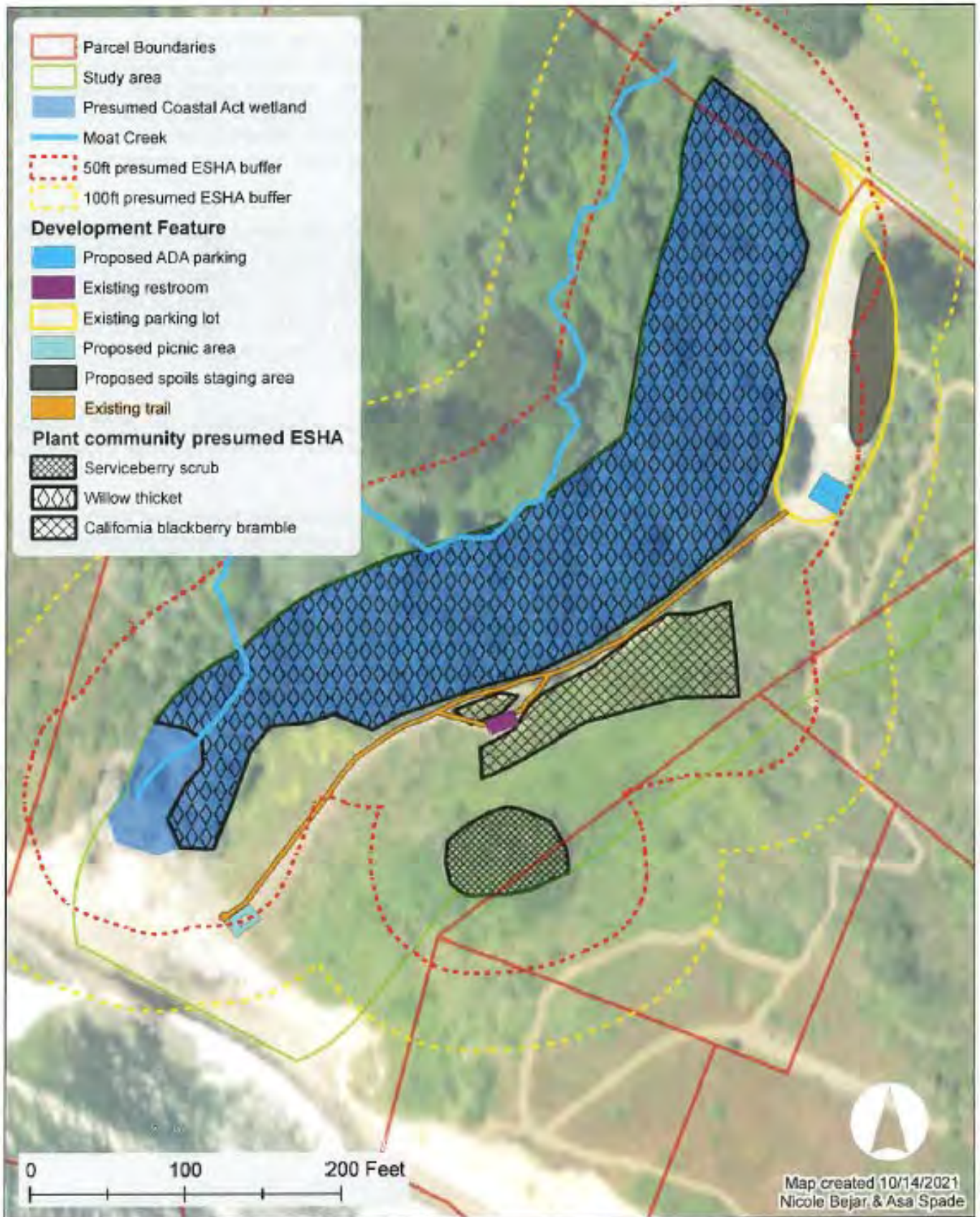
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Moat Creek Managing Agency
 27120 S Hwy 1
 Point Arena, CA 95448

DATE: 12-21-13	BY: JTD
SCALE: AS SHOWN	APPROVED BY: JTD

REASON FOR REVIEW:
 SHEET:
 OF SHEETS: 1

Exhibit 2
 1-90-210-A1 (Moat Creek Managing Agency)
 Project Description & Site Plan (pg. 2 of 2)



CLIENT: Moat Creek Managing Agency
 APN: 027-413-05
 ADDRESS: 27150 S. Highway One
 Point Arena, CA

Development and Presumed ESHAs

Note: Parcel boundaries are approximate.

Figure 4. Project development components with presumed plant community ESHAs and 50ft buffers shown.

Exhibit 3
 1-90-210-A1 (Moat Creek Managing Agency)
ESHA Map