



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

January 20, 2021

**PUBLIC NOTICE OF PENDING ACTION**  
**MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, February 1, 2021 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

**CASE#:** MHRB\_2020-0015

**DATE FILED:** 11/6/2020

**OWNER:** MENDOCINO UNIFIED SCHOOL DISTRICT

**AGENT:** DARCY KREMIN, RINCON CONSULTANTS

**REQUEST:** Mendocino Historical Review Board Permit request to demolish, renovate and/or repair several of the Mendocino High School buildings. In addition, limited additions, including solar arrays, and new landscaping are proposed in several areas of the campus as noted in the Applicant Project Description (Attachment A). Note: Mendocino Town Plan Appendix 1 lists the site as a Category IVb Historic structure.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 10700 FORD STREET (APNs: 119-160-03, 119-160-06, 119-160-36, 119-160-41, 119-140-01, 119-140-27, 119-140-30, and 119-170-04).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIA KROG

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by January 31, 2021 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to

the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

IGNACIO "NASH" GONZALEZ, Interim Director of Planning and Building Services



---

**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

---

**FEBRUARY 1, 2021  
MHRB\_2020-0015**

---

**OWNER/APPLICANT:** MENDOCINO UNIFIED SCHOOL DISTRICT  
44141 LITTLE LAKE ROAD  
MENDOCINO, CA 95460

**AGENT:** DARCY KREMIN, RINCON CONSULTANTS, INC.  
449 15<sup>TH</sup> STREET, SUITE 303  
OAKLAND, CA 94612

**PROJECT DESCRIPTION:** Mendocino Historical Review Board Permit request to demolish, renovate and/or repair several of the Mendocino High School buildings. In addition, limited additions, including solar arrays, and new landscaping are proposed in several areas of the campus as noted in the Applicant Project Description (Attachment A). Note: Mendocino Town Plan Appendix 1 lists the site as a Category IVb Historic structure.

**STREET ADDRESS:** 10700 Ford Street (APNs: 119-160-03, 119-160-06, 119-160-36, 119-160-41, 119-140-01, 119-140-27, 119-140-30, and 119-170-04)

**PARCEL SIZE:** ~3.31± Acres

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**HISTORIC STRUCTURES:** On Site: Site of Mendocino First High School – Site N/H – Category IVb (APN: 119-160-06)  
North: None  
South: Mendocino High School.  
East: Mendocino High School  
West: Mendocino High School

**PAST MHRB PERMITS:** 89-40, demo and new construction; 99-25, satellite dishes, 01-54, antenna; 01-60, gazebo; 01-61, playing fields; 02-31, antenna; 05-03, bread oven; 2006-0006, solar panels; 2008-0011, solar strips on roof; 2015-15, demo classroom and storage shed; 2017-0013 removal of trees.

**PENDING PERMITS:** Coastal Development Use Permit (U\_2020-0010).

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- |   |                    |
|---|--------------------|
| ✓ Building Size, Height, Proportions and Form     | ✓ Roof Shape       |
| ✓ Relationship of Building Masses and Open Spaces | ✓ Color(s)         |
| Relationship to Surrounding Structures            | Sign Size          |
| ✓ Materials and Textures                          | Number of Signs    |
| ✓ Architectural Details and Style                 | Placement/Location |
| ✓ Facade Treatment                                | ✓ Lighting         |
| ✓ Proportions of Windows and Doors                | ✓ Paving/Grading   |
| Landscaping                                       |                    |

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Building Design (pages 7-9).

**APPLICANT'S STATEMENT:** Please refer to Applicant Project Description (Attachment A).

**STAFF NOTES:** The project site is designated Public Facilities on the Mendocino Town Plan Land Use Map and is within the Mendocino Public Facilities Zoning District (MPF). As delineated within Table 1, the project complies with several development standards of the MPF District. Construction dates of the various improvements on-site can be found in Table 1 on Page 4 of the Applicant Project Description (Attachment A).

MCC Section	Standard	Proposed
20.668.015 Civic Use Types (Conditional Use)	Educational Facilities	Educational Facility
20.668.030 Minimum Front and Rear Yards	10-feet	>10-feet
20.668.035 Minimum Side Yard	6-feet	>6-feet
20.668.045 Maximum Building Height	28-feet	28-feet & Legal Non-Conforming
20.668.055 Maximum Lot Coverage	25%	Legal Non-Conforming

The Mendocino Unified School District (District) adopted a Facilities Master Plan (FMP) for Mendocino High School (MHS) in November 2019. Consistent with this FMP, the proposed project involves the renovation of the site and modernization of several high school buildings. It also involves limited additions and installation of new landscaping.

The project involves reconstruction of nonconforming additions of the High School Main and Industrial Arts buildings, including portions of the administration and staff lounge areas constructed after 1950 and storage areas at the Industrial Arts constructed after 1970. These wings were never reviewed and approved by the Division of the State Architect, as is required today.

Staff recommends the Review Board review the Site Plan on Page 2 of the Project Plans (Attachment B) for a visual representation of the proposed exterior changes.

#### Main Building

Exterior improvements to the Main Building include:

- Replacement of select interior and exterior walls
- Installation of new entry doors and gable roof overhang
- Installation of new flag pole
- Installation of new plantings
- Upgrading of paving, stage and benches in courtyard
- Removal/replacement of unapproved gazebo structure
- Replacement of the existing stage
- Expansion of Science 2 classroom
- Extension of western corridor
- Replacement of cement plaster with new cementitious siding
- Installation of a new sloped roof for mechanical and electrical corridors.

See Figures 4 and 5 in Applicant Project Description (Attachment A), the Site Plan on Page 2 of Project Plans, and Pages 3 and 4 of Project Plans (Attachment B).

Music and Performing Arts Buildings

Exterior improvements to the Music and Performing Arts Buildings include:

- Replacement of one section of exterior wall
- Enlargement of the concessions and ticket lobby by 100 square-feet
- Installation of a new porch
- Replacement of doors
- Refinishing of exposed steel appurtenances such as fire sprinkler lines.

See Figure 9 in Applicant Project Description for a visual representation of the improvements.

MCN Building

The application proposes the demolition of the MCN building and installation of new parking in the footprint of the demolished structure.

See item 15 on the Site Plan on Page 2 of Project Plans (Attachment B).

All Proposed Exterior Improvements

Staff indicates the numbering of each improvement as shown on the Site Plan on Page 2 of the Project Plans.

- Construction of a new concrete stair west and northwest of Industrial Arts building (see item 1 on Site Plan)
- Replacement of a concrete stair southwest of main building and east of main building near Industrial Arts Building (see item 2 on Site Plan)
- Repair of a wood stairwell southwest of gymnasium (see item 3 on Site Plan)
- Removal of existing cypress trees at south side of track, southwest of Industrial Arts building and north of Performing Arts building (see item 4 on Site Plan and notes indicating where tree removal is occurring)
- Removal of abandoned tanks northwest of main building (see item 5 on Site Plan)
- Addition of accessible parking off of Covelo Street near Community High School building and north of Music building
- Addition of a stop sign at Covelo Street driveway (see item 7 on Site Plan)
- Addition of a pedestrian crosswalk between main building and Community High School building (see item 8 on Site Plan)
- Erection of removable bollards at southwest corner of main building and east of main building (see item 21 on Site Plan)
- Improvement of entry along southern façade of main building (included above under Main Building exterior improvements, see item 11 on Site Plan)
- Improvement of the courtyard with overhangs, planting, and site furnishings in the main building courtyard (included above under Main Building exterior improvements, see item 12 on Site Plan)
- Addition of decorative concrete paving west of main building (see item 13 on Site Plan)
- Relocation or removal of unapproved gazebo in the main building courtyard (included above under Main Building exterior improvements, see item 14 on Site Plan)
- Improvement of soccer seating at east side of track
- Provision of temporary housing (alternate locations TBD) north of main building and southwest of gymnasium during construction, for student use during construction (see item 17 on Site Plan)
- Upgrading of the greenhouse to support farm to table and horticultural programs east of Tech Center building along property line
- Placement of a new generator to support emergency shelter functions northwest of gymnasium (see item 18 on Site Plan)
- Demolition of the MCN building and installation of new parking area (included above under MCN Building, see item 15 on Site Plan)
- New paved student gathering area on west side of High School Main Building

- Pole gate (see item 9 on Site Plan)
- Dual port charging station (see item 19 on Site Plan)

#### Solar Array

Three different locations for the proposed Solar Array are shown on the Project Plans. The solar array is still being sized for the proposed project. The District is seeking to make the school completely carbon natural and therefore remove its existing gas fired heating, which may require more solar panels to power the electric heat-pumps. Therefore, the District may need more than one of the locations that is presently shown on the Site Plan or a combination of the locations. The first priority would likely be the location north of the school between the two fields. The District is seeking comments from the Review Board and is willing to come back in the future for a separate approval if necessary.

See item 22 on Site Plan on Page 2 of Project Plans (Attachment B).

**REQUIRED FINDINGS:** The Historical Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (A) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any; and
- (B) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (C) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

#### **STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
5. To establish that site-work satisfies the requirements of MHRB Permit 2020-0015 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is

obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2020-0015 have been satisfied.

6. Any Building Permit request shall include MHRB Permit 2020-0015 (printed on the plans submitted).
7. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries.
8. Prior to issuance of any building permit in reliance of this Permit or initiation of work, the property owner shall obtain a Coastal Development Use Permit.
9. Exterior Paint Colors shall be in conformance with the "Exterior Paint Colors in Town of Mendocino Policy" approved by the Review Board on December 2, 2019.

---

**Attachment:**

A – MHRB\_2020-0015 Application & Project Description

B – MHRB\_2020-0015 Project Plans

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,616.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

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

**120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427**

Case No(s) MHRB - 2020 - 0015  
Date Filed 11-6-2020  
Fee \$ \$1,425.00  
Receipt No. \_\_\_\_\_  
Received by Juliana

Office Use Only

**MHRB APPLICATION FORM**

<b>Name of Applicant</b> Mendocino Unified School District Attn: Jason Morse, Superintendent	<b>Name of Property Owner(s)</b> Mendocino Unified School District	<b>Name of Agent</b> Darcy Kremin Rincon Consultants, Inc.
<b>Mailing Address</b> 44141 Little Lake Road Mendocino, California 95460	<b>Mailing Address</b> 44141 Little Lake Road Mendocino, California 95460	<b>Mailing Address</b> 449 15th Street, Suite 303 Oakland, California 94612
<b>Telephone Number</b> (707) 937-5868	<b>Telephone Number</b> (707) 937-5868	<b>Telephone Number</b> (510) 901-0168
<b>Assessor's Parcel Number(s)</b> N/A		
<b>Parcel Size</b> <u>225,000</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	<b>Street Address of Project</b> Mendocino High School 10700 Ford Street Mendocino, California 95460	

**TYPE OF DEVELOPMENT**  
(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.



## PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

### 1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

See Attachment A, Project Description

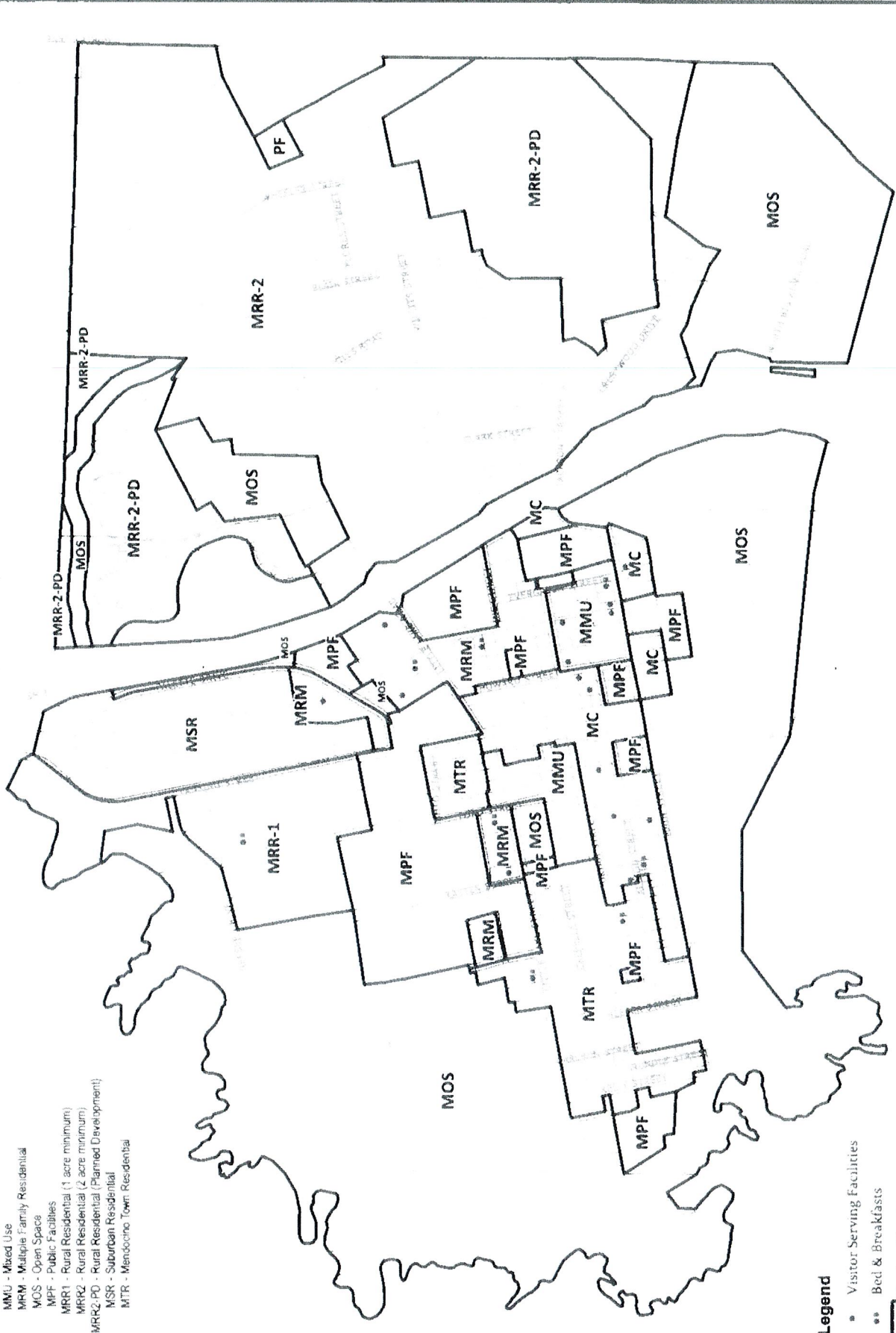
### 2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures?   N/A   sq. ft.
- What is the total floor area (internal) of all structures on the property?   N/A   sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use?   N/A   sq. ft.

*If you need more room to answer any question, please attach additional sheets*

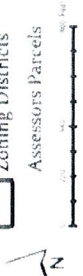
MENDOCINO TOWN ZONING

- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential (Planned Development)
- MSR - Suburban Residential
- MTR - Mendocino Town Residential



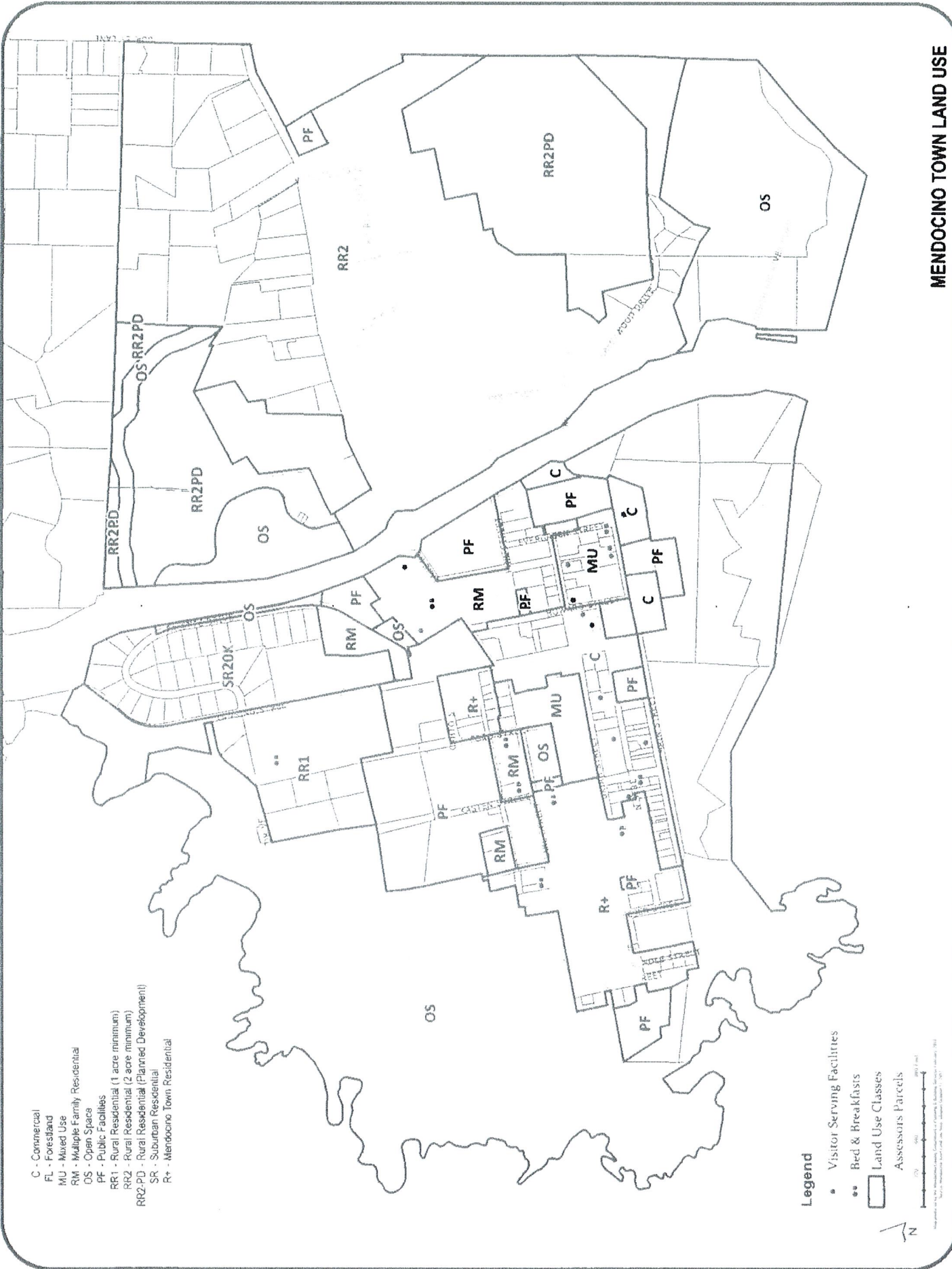
Legend

- Visitor Serving Facilities
- Bed & Breakfasts
- Zoning Districts
- Assessor's Parcels



This document is the Mendocino County Planning & Community Development Department's work product. It is not intended to be used for any other purpose.

MENDOCINO TOWN LAND USE



- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Spaces
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

**Legend**

- Visitor Serving Facilities
- Bed & Breakfasts
- ▭ Land Use Classes
- ▭ Assessor Parcels

Scale: 0 50 100 200 Feet

North Arrow pointing up.

Map prepared by the Mendocino County Department of Planning & Economic Services, November 2014. Source: Assessor's Parcel Map, 2014.

# Project Description

---

## 1. Project Title

Mendocino High School Renovation Project

## 2. Project Applicant

Mendocino Unified School District  
44141 Little Lake Road  
Mendocino, California 95460

## 3. Lead Agency Contact Person

Jason Morse, Superintendent  
Mendocino Unified School District  
44141 Little Lake Road  
Mendocino, California 95460  
(707) 937-5868

## 4. Project Location

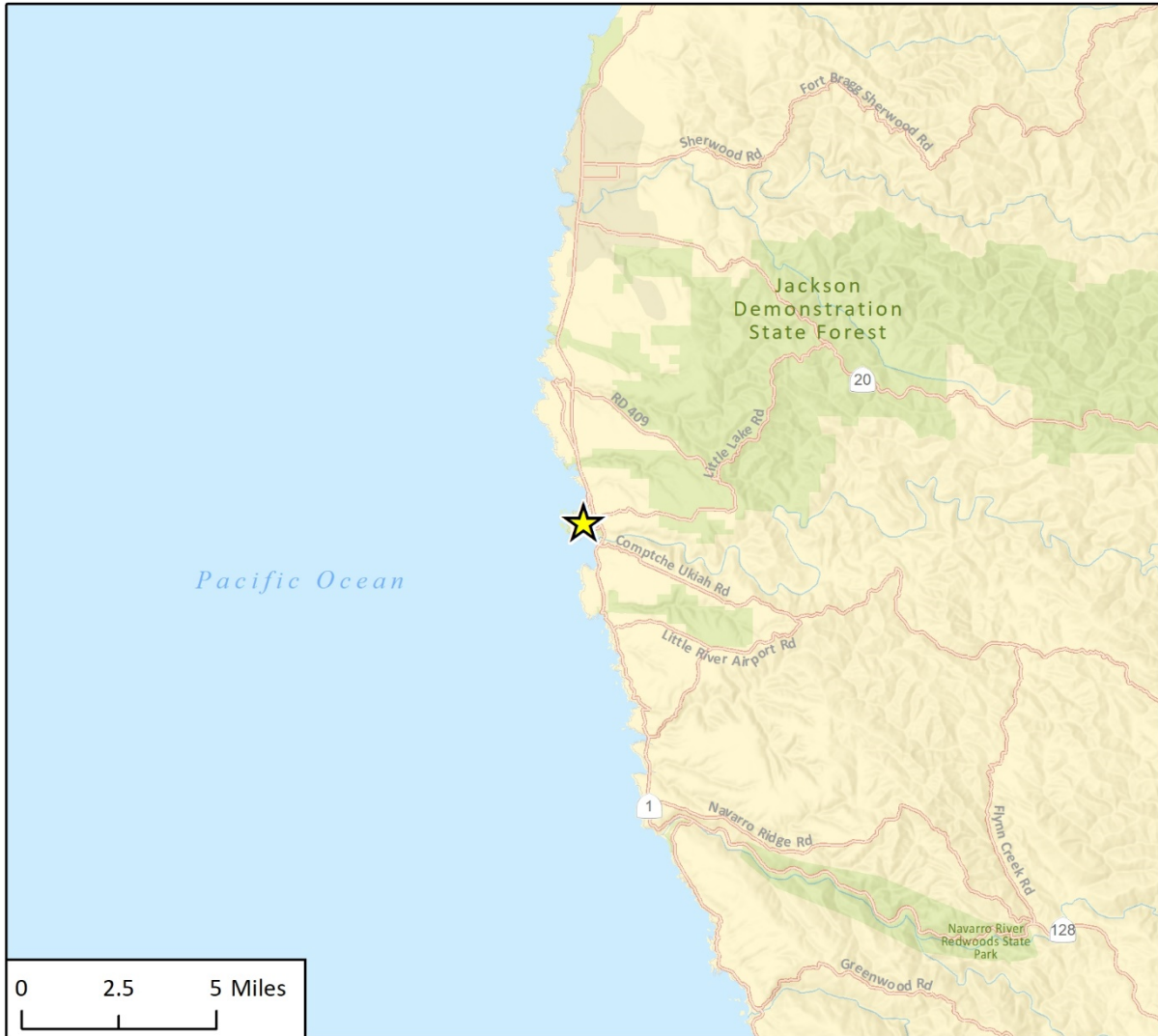
The Mendocino High School Renovation Project would occur at the existing Mendocino High School site, located at 10700 Ford Street, in Mendocino, California. The High School is owned and managed by the Mendocino Unified School District (District). Figure 1 shows the regional location.

The site is bounded by southern Ford Street and Cahto Street to the east and southeast, and Covelo Street and the Mendocino Alternative School site to the south. The western boundary of the site borders the Mendocino Headlands State Park, as does most of the northern boundary, with the exception of residences on northern Ford Street. A mix of educational/institutional, religious, and residential land uses surrounds the site.

There are eight buildings on the site: the High School Main Building (“main building”) in the central portion of the campus, the Community High School building southwest of the main building, the Gymnasium and Tech Center buildings north of the main building, the Industrial Arts, Music, and Performing Arts buildings to the east of the main building, and the Mendocino Coast Network (MCN) building north of the Music and Performing Arts buildings. These buildings are clustered in the southern portion of the project site, with athletic fields on the north and northwest portions of the site. The location of each of the buildings is provided on Figure 2. The main building is located at the highest point of elevation of the project site, with topographic variations sloping steeply and gently away from the building in all directions. The campus buildings include 18 total classrooms. The age of each of these buildings is provided in Table 1.

Vehicular access to the campus is available via Ford Street, Covelo Street, and Kasten Street. Parking is available surrounding the main building, on the west site of the Gymnasium, and next to the Tech Center and Industrial Arts buildings. Mature trees are dispersed around the perimeter of the site, between the track and baseball field, and adjacent to on-site buildings.

Figure 1 Regional Location



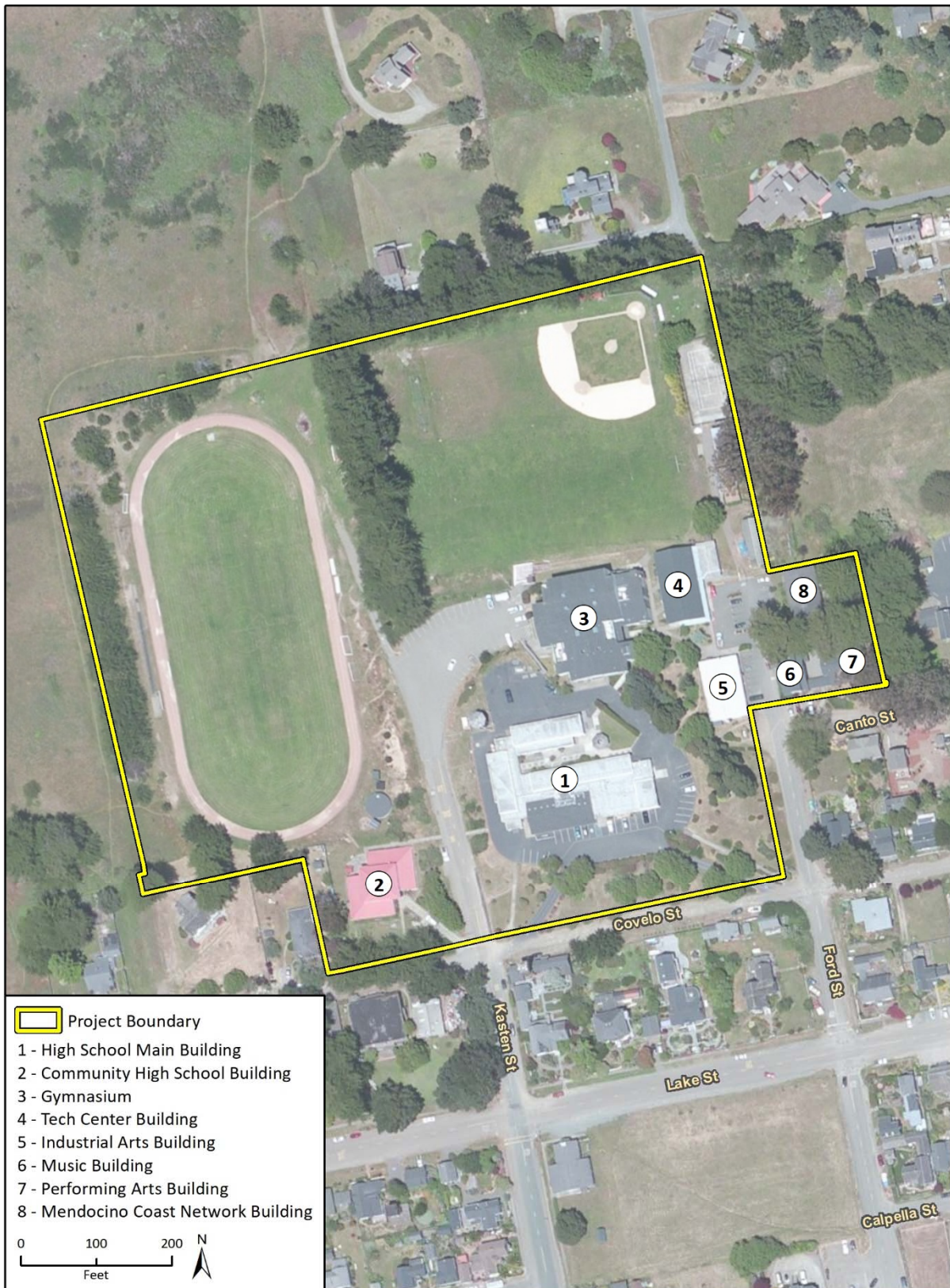
Imagery provided by Esri and its licensors © 2020.

★ Project Location



Fig 1 Regional Location

Figure 2 Project Site Existing Building Layout



Imagery provided by Esri and its licensors © 2020.

Fig. 20 Mendocino High School Buildings

**Table 1 Existing Building Construction Dates**

Building	Approximate Date of Construction
1. High School Main Building	1950 (original building from 1892 replaced)
2. Community High School Building	1990
3. Gymnasium	1984
4. Tech Center Building	1991
5. Industrial Arts Building	1970
6. Music Building	2002
7. Performing Arts Building	2002
8. Mendocino Coast Network (MCN) Building	Unknown (1940s or 1950s)

Note: Numbering matches numbers in Figure 2.

## 5. Land Use and Zoning

The project site is designated in the Mendocino Town Land Use Map as Public Facility (PF) and the site is zoned in the Mendocino Town Zoning Map as Public Facilities (MPF) (County of Mendocino 2017a, 2017b). The PF land use designation allows sanitary landfills, cemeteries, airports, corporation yards, electric generating plants, power substations and other support facilities, schools, hospitals, civic centers, fairgrounds, utility installations, and caretaker's dwelling unit. The MPF zoning district allows for open space use types as well as civic use types, which include the performance of utility, educational, recreational, cultural, medical, protective, governmental, and other uses with substantial public or social importance (Mendocino Zoning Code Chapter 20.668 and Chapter 20.620).

## 6. Setting and Surrounding Land Uses

The project site is located in the Town of Mendocino, located on a small peninsula north of the mouth of Big River. Highway 1 provides regional access to the town and project site, while Covelo Street provides direct site access and both Little Lake Road and Lansing Street provide local access. The Pacific Ocean is located west of the town.

The project site is surrounded by residential land uses to the southwest, northeast, and south; institutional uses (Saint Anthony Roman Catholic Church and Hall) to the east; and open space uses to the west and northwest. Surrounding buildings are typically one or two stories in height. Between Covelo and Little Lake Street, south of the project site, there are small inns and art centers interspersed with the residential uses. **Error! Reference source not found.** Figure 3 shows an aerial photograph of the site in its neighborhood context with surrounding land uses.

## 7. Project Description

The Mendocino Unified School District (District) adopted a Facilities Master Plan (FMP) for Mendocino High School (MHS) in November 2019. Consistent with this FMP, the project would involve the renovation of the site and modernization of several high school buildings. It would also involve limited additions and installation of new landscaping.

Figure 3 Project Land Use Context





The project would involve reconstruction of nonconforming additions of the High School Main and Industrial Arts buildings. This includes portions of the administration and staff lounge areas constructed after 1950 and storage areas at the Industrial Arts, constructed after 1970. These wings were never reviewed or approved by the Division of the State Architect, as is required today. The project would also involve the erection of a 100-square foot addition for the Performing Arts Center lobby, which would accommodate concessions and ticketing operations.

## Building Modifications

The proposed project would involve general improvements, repairs, and renovations to the main building. Proposed work includes:

- **Main Building.** Figure 4 and Figure 5 illustrate the detailed plans. As shown therein, the project would result in:
  - Replacement of select interior and exterior walls,
  - Installation of operable glass walls,
  - Rebuilding of staff room,
  - Installation of new entry doors and gable roof overhang,
  - Installation of a new flag pole,
  - Installation of new plantings,
  - Reconfiguration of the administration area,
  - Upgrading of paving, stage and benches in courtyard,
  - Removal/replacement of unapproved gazebo structure,
  - Expansion Science 2 classroom,
  - Extension of western corridor,
  - Replacement of cement plaster with new siding, and
  - Installation of a new sloped roof for mechanical and electrical corridors.
- **Gymnasium.** Figure 6 illustrates the detailed plans. As shown therein, the project would result in:
  - Replacement of select interior walls,
  - Installation of new interior glass operable walls, and
  - Installation of new bathroom doors.
- **Industrial Arts Building.** Figure 7 illustrates the detailed plans. As shown therein, the project would replace nonconforming infill walls with new walls (leaving existing approved columns and roof in place).
- **Tech Center Building.** Figure 8 illustrates detailed plans. As shown therein, the project would involve replacement of select interior walls.
- **Music and Performing Arts Buildings.** Figure 9 illustrates detailed plans. As shown therein, the project would involve:
  - Replacement of one section of exterior wall,
  - Enlargement of the concessions and ticket lobby,
  - Installation of a new porch,

- Replacement of doors, and
- Refinishing of exposed steel appurtenances such as the fire sprinkler lines.

## Repair Work

The following repair and safety-related actions are also recommended in the FMP:

- Modify electrical wiring to improve safety, including replacing existing electrical equipment and installing new electrical equipment.
- Install curbs, accessible stairways, way-finding signage, new pavement striping, path of travel lighting, and classroom security locks.
- Replace the boiler fuel tank.
- Repair damaged sewer line.
- Install fire sprinkler systems where significant alterations are proposed.
- Replace cracked and broken pavement, including curbs for marking fire lanes.
- Replace and close all exposed electrical panel boards.
- Replace overhead cables.
- Install a campus-wide video surveillance/security system.
- Remove abandoned water tank.
- Replace damaged bleacher planks.
- Repair recycled water pump house and pump.

## Project Site Improvements

The District proposes a number of facilities projects to improve functionality at the school. Figure 10 shows the proposed campus site improvements in relation to the overall site plan. Structures slated for modernization are depicted in purple, new structures in red, and revised landscaping and grounds features are shown in green.

Exterior improvements specifically call for:

1. Construction of a new concrete stair west and northwest of Industrial Arts building
2. Replacement of a concrete stair southwest of main building and east of main building near Industrial Arts building
3. Repair of a wood stairwell southwest of gymnasium
4. Removal of existing cypress trees at south side of track, southwest of Industrial Arts building, and north of Performing Arts building
5. Removal of abandoned tanks northwest of main building
6. Addition of accessible parking off of Covelo Street near Community High School building and north of Music building
7. Addition of a stop sign at Covelo Street driveway
8. Addition of a pedestrian crosswalk between main building and Community High School building
9. Erection of removable bollards at southwest corner of main building and east of main building
10. Removal of existing parking southwest of main building
11. Improvement of the entry along southern façade of main building (also described under *Building Modifications*)

Figure 4 Main Building Renovations

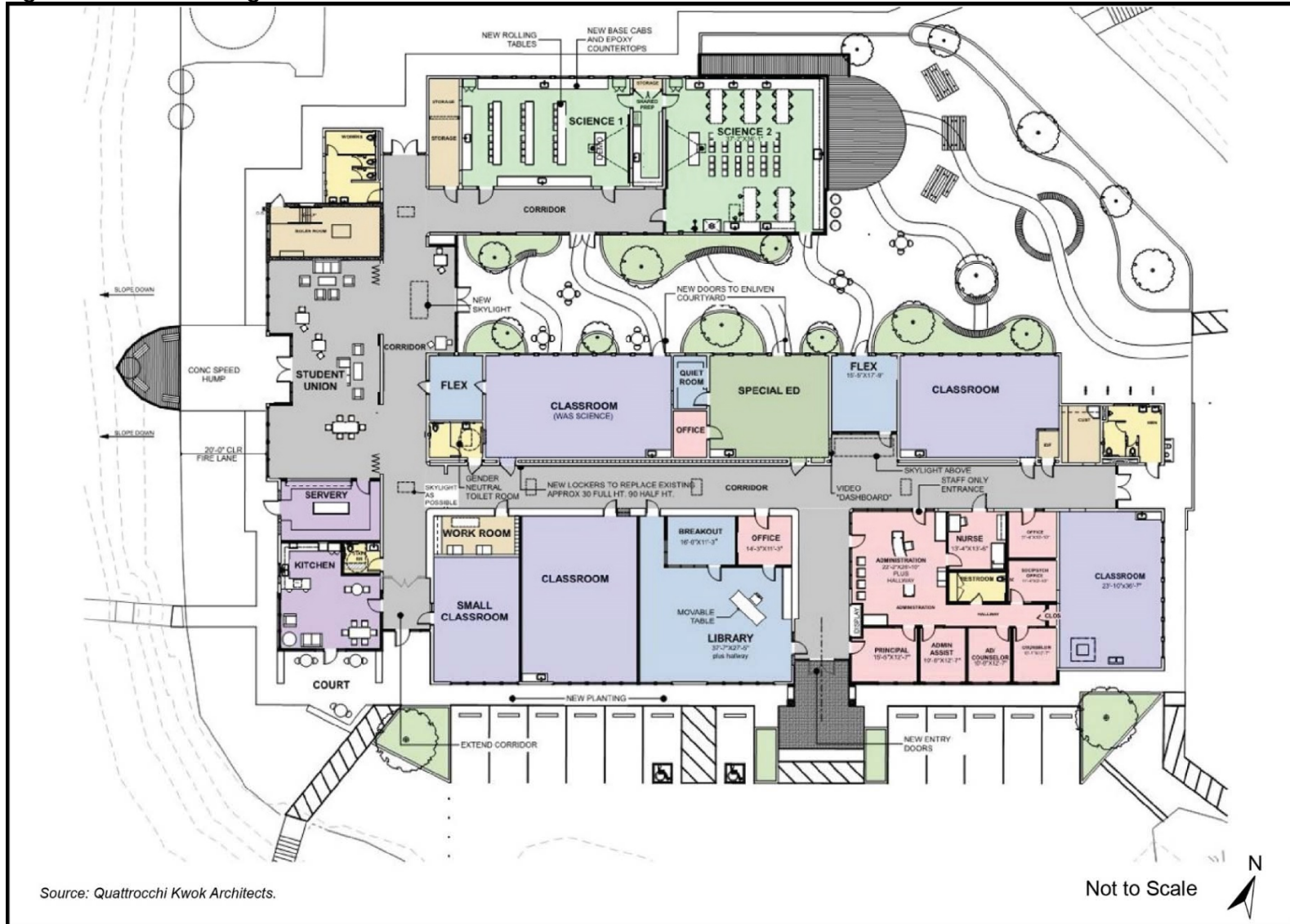


Figure 5 Main Building Renovations Cross-Section

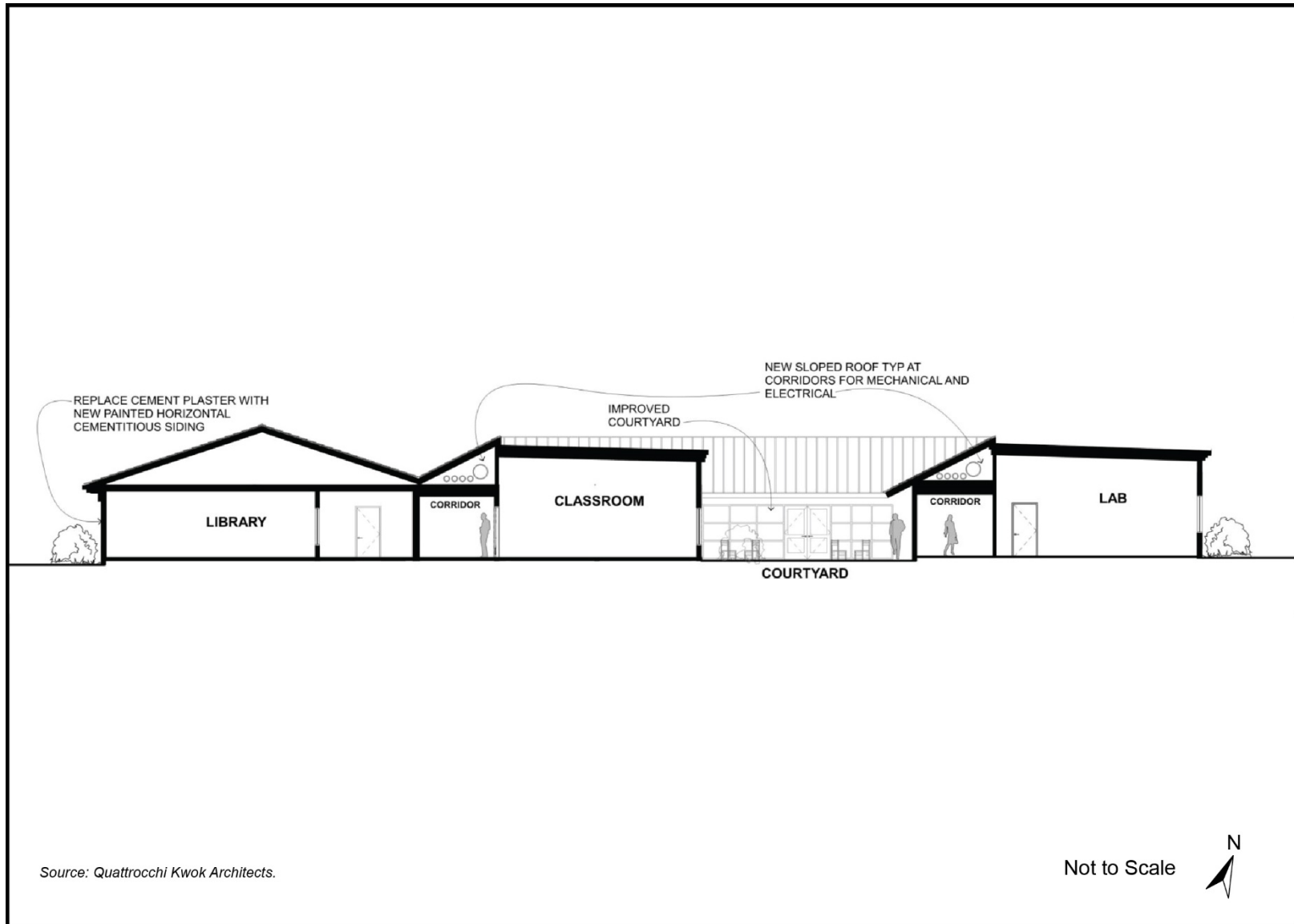


Figure 6 Gymnasium Renovations

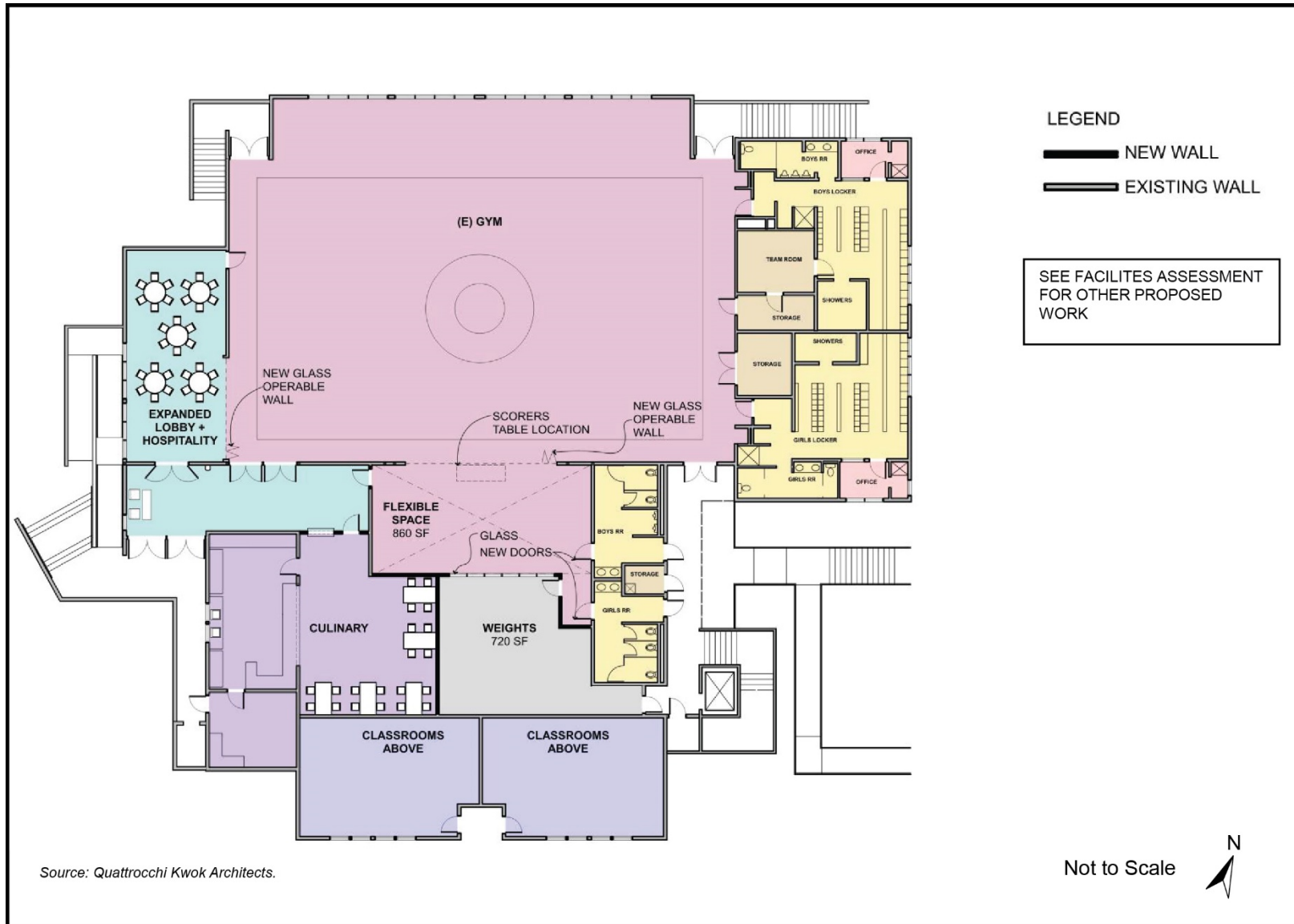


Figure 7 Industrial Arts Building Renovations

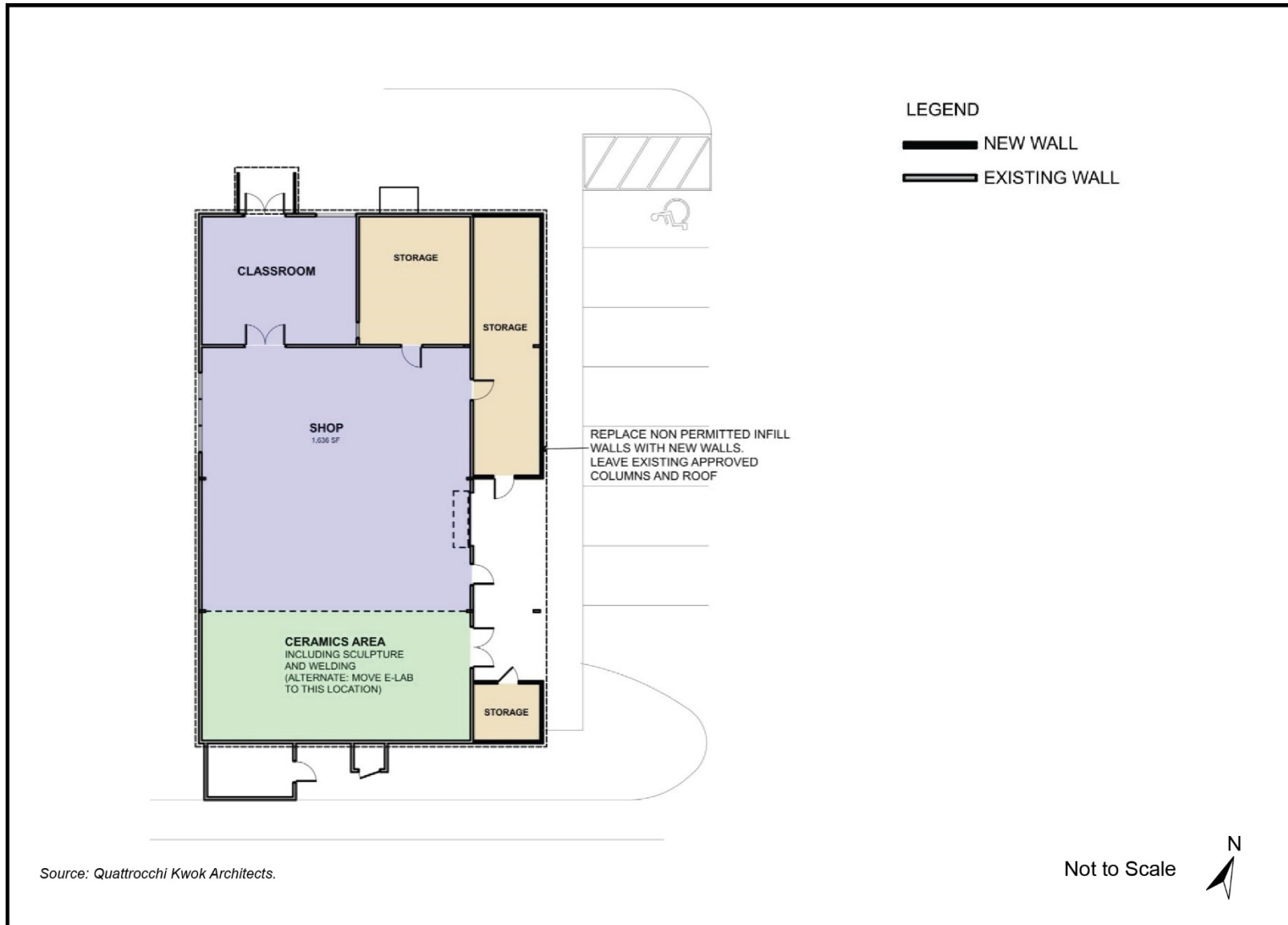
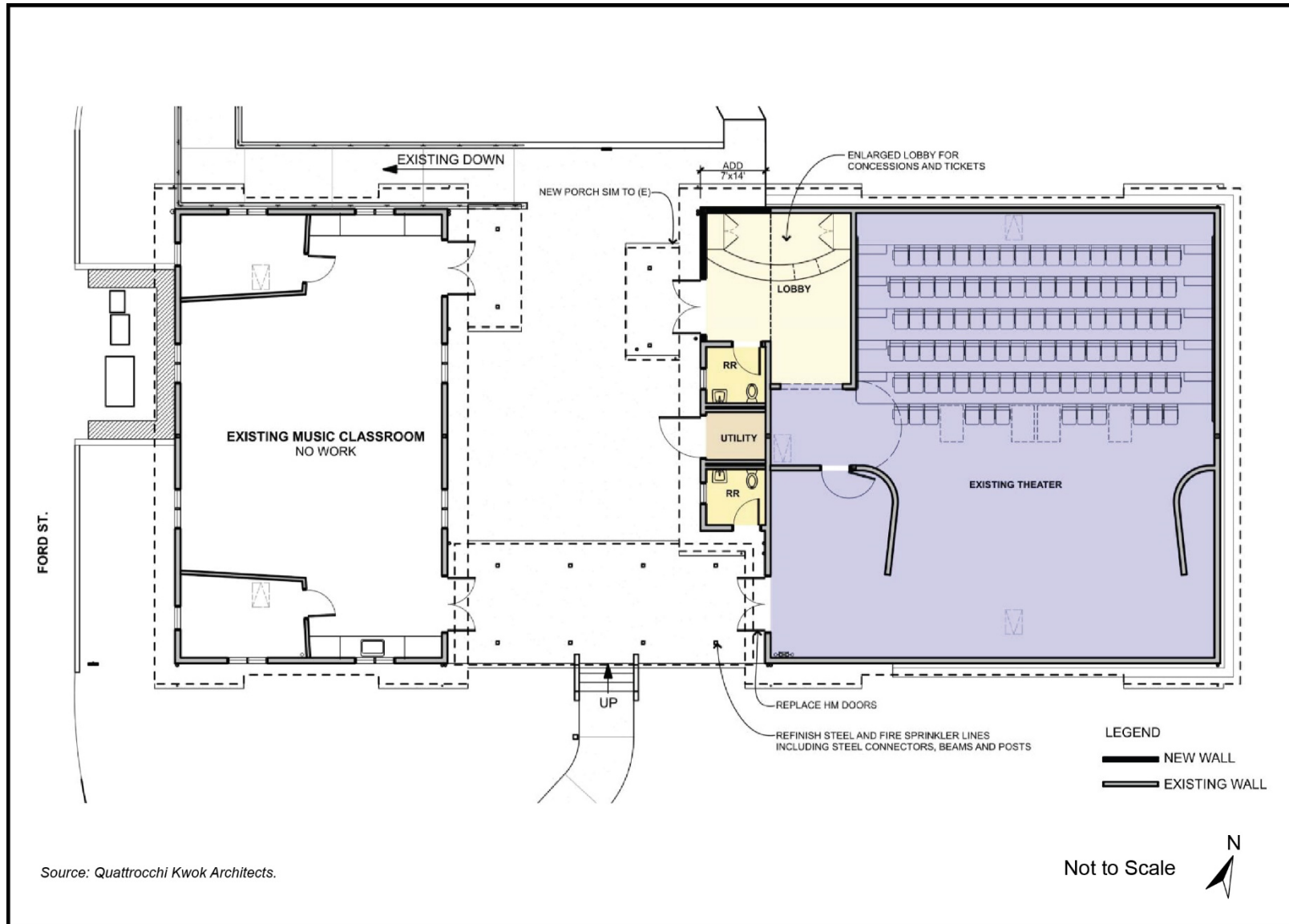


Figure 8 Tech Center Renovations



1.

Figure 9 Music and Performing Arts Building Renovations

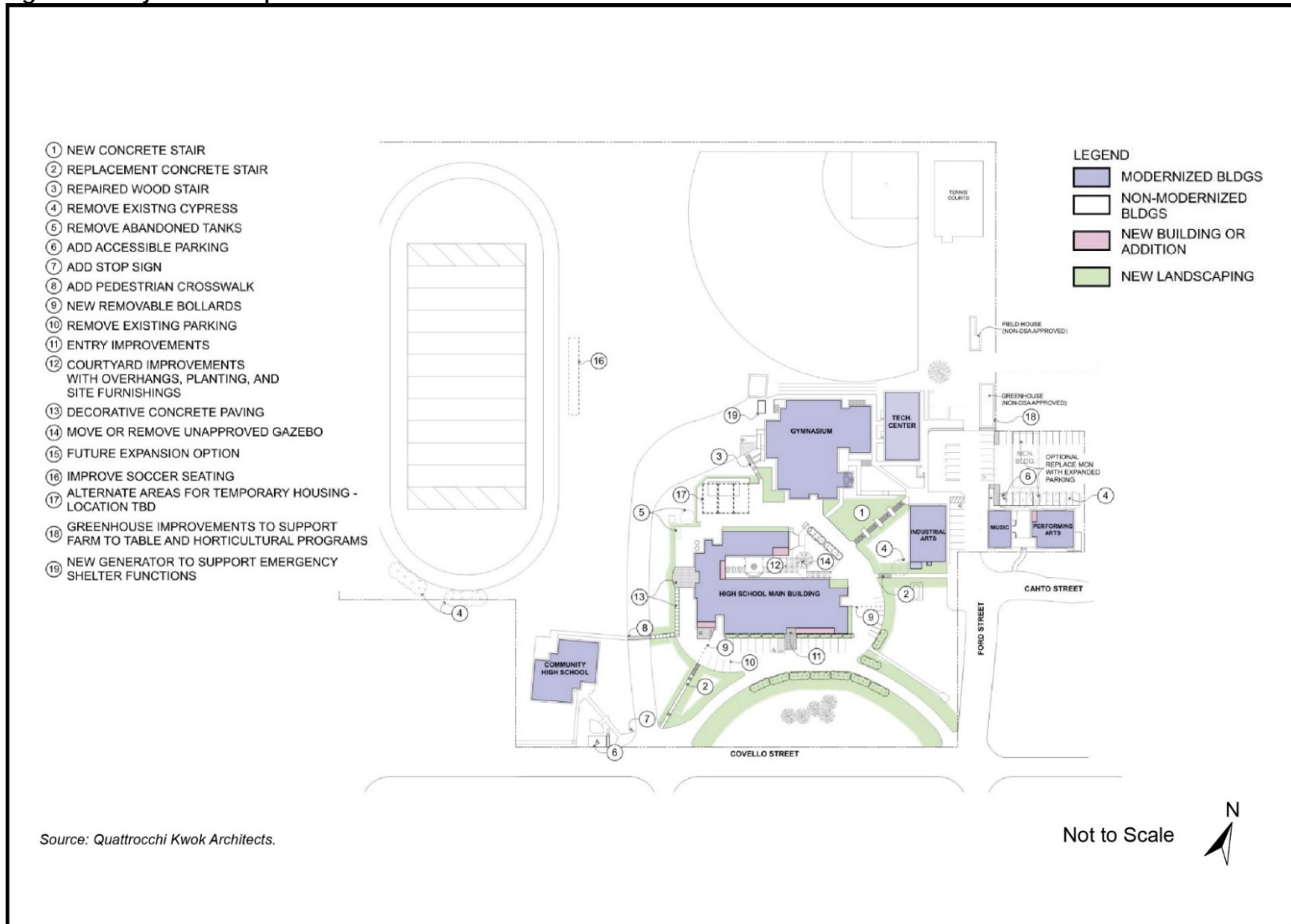


Source: Quattrocchi Kwok Architects.

2.



Figure 10 Project Site Improvements



12. Improvement of the courtyard with overhangs, planting, and site furnishings in the main building courtyard (also described under *Building Modifications*)
13. Addition of decorative concrete paving west of main building
14. Relocation or removal of unapproved gazebo in the main building courtyard (also described under *Building Modifications*)
15. Improvement of soccer seating at east side of track
16. Provision of temporary housing (alternate locations TBD) north of main building and southwest of gymnasium during construction, for student use during construction.
17. Upgrading of the greenhouse to support farm to table and horticultural programs east of Tech Center building along property line
18. Placement of a new generator to support emergency shelter functions northwest of gymnasium
19. Demolition of MCN building and installation of new parking area
20. New paved student gathering area on west side of High School Main Building.

## FMP Projects Not Included in Analysis

The Sunrise School building identified in the FMP is not included as part of the proposed project at this time. This project is not analyzed for potential environmental impacts in this document, and would require separate environmental analysis and approval prior to implementation.

## 2.6 Project Objectives

The District identifies the following sustainability goals within the FMP:

- **Energy Efficiency Upgrades:** Provide insulated glazing and upgraded insulated walls and ceilings. Install energy efficient LED lighting wherever it does not already exist. Install energy efficient mechanical equipment.
- **Passive Lighting:** Provide improved daylighting and lighting controls to minimize dependence on artificial lighting.
- **Onsite Energy Generation:** Provide photovoltaic (PV) electric generation systems, including new ground mounted PV panels near the fields and 'carport' style PV panels at the new parking lot north of the PAC.
- **Water Conservation & Stormwater:** Provide water efficient fixtures and irrigation systems. Seek options for onsite water retention for irrigation use, particularly from roof-collected stormwater. Provide site and storm water through site retention and filtration landscaping features such as bioswales.

## 8. Project Approvals

As the public agency principally responsible for approving and carrying out the proposed project, the District is the lead agency under CEQA. The District Board of Trustees would be responsible for reviewing and certifying the adequacy of this environmental document and granting final approval the proposed project. Implementation of the proposed project and program would require discretionary approvals by certain state and local agencies, as shown in Table 2.

Table 2 Required Approvals

<b>Authorizing Jurisdiction or Agency</b>	<b>Responsibility</b>	<b>Action</b>
<b>Division of the State Architect</b>	Reviews compliance with Title 24 of the California Code of Regulations	Approves building plans
<b>County of Mendocino</b>	Reviews project design and administers compliance with the County's Local Coastal Program	Conducts design review, issues coastal development permit and use permit
<b>Mendocino Historical Review Board</b>	Reviews project design's proposed exterior changes to historic buildings	Approves proposed demolition, construction, remodeling, excavation, and painting
<b>State Water Resources Control Board/North Coast Regional Water Quality Control Board</b>	Reviews compliance with National Pollutant Discharge Elimination System Construction General Permit	Submits Notice of Intent and verifies project compliance with the provisions of the Constructing General Permit
<b>Mendocino Air Quality Management District</b>	Reviews compliance with air quality regulations	Issues Authority to Construct (A/C) and Permit to Operate (P/O) permit

# MAIN HIGH SCHOOL BUILDING MODERNIZATION

MENDOCINO UNIFIED SCHOOL DISTRICT  
MENDOCINO HIGH SCHOOL  
10700 FORD STREET MENDOCINO CA 95460



## PROJECT TEAM

**OWNER**  
Mendocino Unified School District  
PO Box 226  
Mendocino, CA 95460  
Phone: 707-937-5868  
Fax: 707-937-0714  
Email: jmorse@mcm.org

**ARCHITECT**  
Quattrocchi Kwok Architects  
636 5th Street,  
Santa Rosa, CA 95404  
Phone: 707-576-0829  
Fax: 707-576-0295  
Email: jons@qka.com

**STRUCTURAL ENGINEER**  
ZFA Structural Engineers  
1212 Fourth Street, Suite Z,  
Santa Rosa, CA 95404  
Phone: 707-526-0992  
Fax: 707-526-0217  
Email: chrisw@zfa.com

**CIVIL ENGINEER**  
Brelje & Race  
475 Aviation Blvd. Ste. 120  
Santa Rosa, CA 95404  
Phone: 707-576-1322  
Fax: 707-576-0469  
Email: bartholow@brce.com

**MECHANICAL ENGINEER**  
Costa Engineers  
3274 Villa Lane,  
Napa, CA 94558  
Phone: 707-252-9177  
Fax: 707-252-6473  
Email: edelcore@costaengineers.com

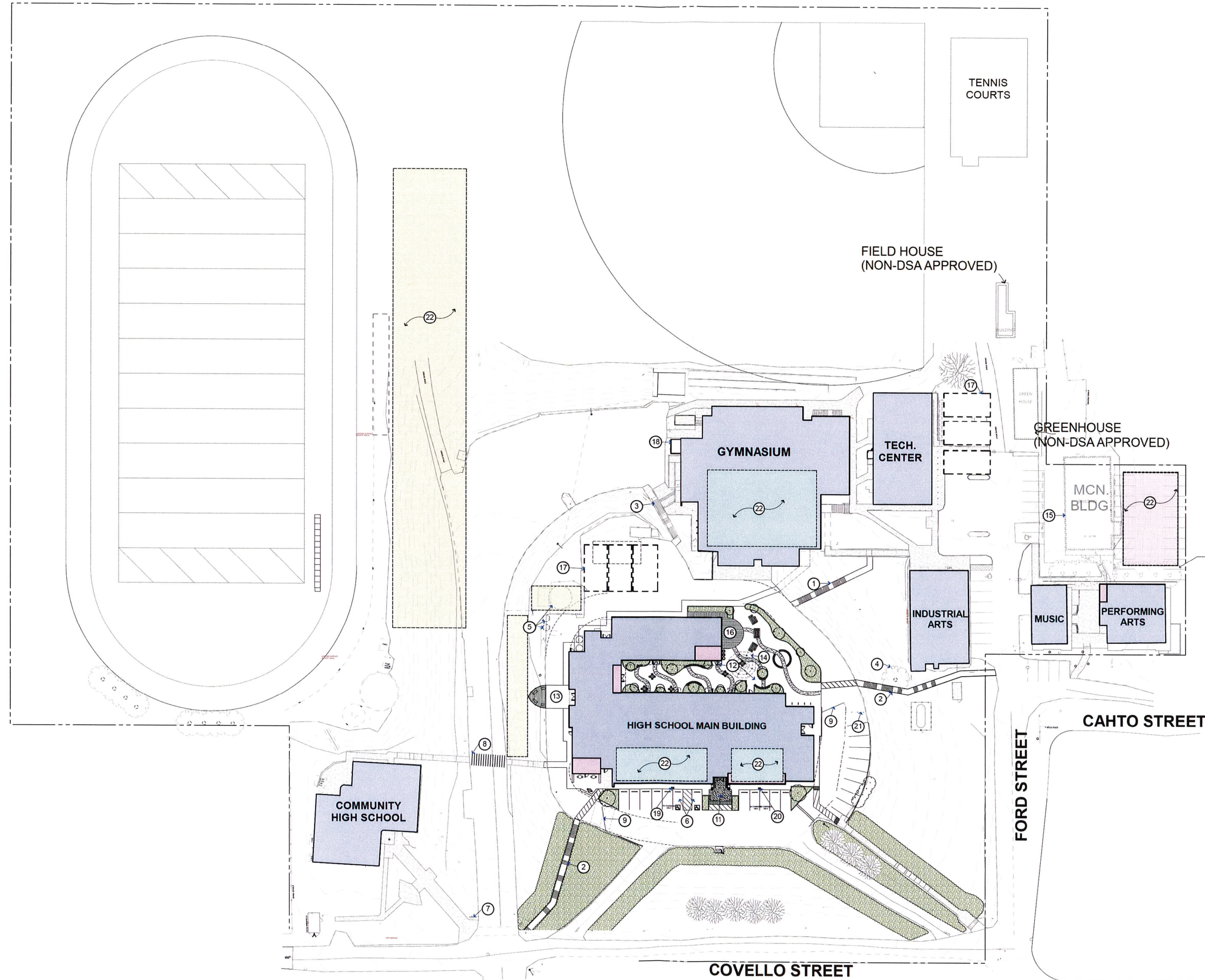
**ELECTRICAL ENGINEER**  
O'Mahony & Myer  
4340 Redwood Highway, Suite 245,  
San Rafael, CA 94903  
Phone: 415-492-0420  
Fax: 415-479-6962  
Email: pcolenbrander@ommconsulting.com

**LANDSCAPE ARCHITECT**  
Carducci & Associates  
555 Beach Street, Fourth Floor,  
San Francisco, CA 94133  
Phone: 415-674-0990  
Fax: 415-674-0999  
Email: vince@carducciassociates.com

**FOOD SERVICE**  
Ballinger Restaurant Equipment, Inc.  
1000 Apollo Way, Ste 170  
Santa Rosa, CA 95407  
Phone: 707-544-8924  
Email: larry@brequipment.com

## TABLE OF CONTENTS

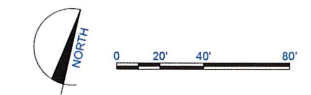
Cover Sheet	1
Campus Site Plan	2
Main Building Floor Plan	3
Main Building Elevations	4
Performing Arts and Music Floor Plan	5
Tech Center and Industrial Arts Floor Plan	6
Gymnasium Floor Plan	7
Community High School Floor Plan	8

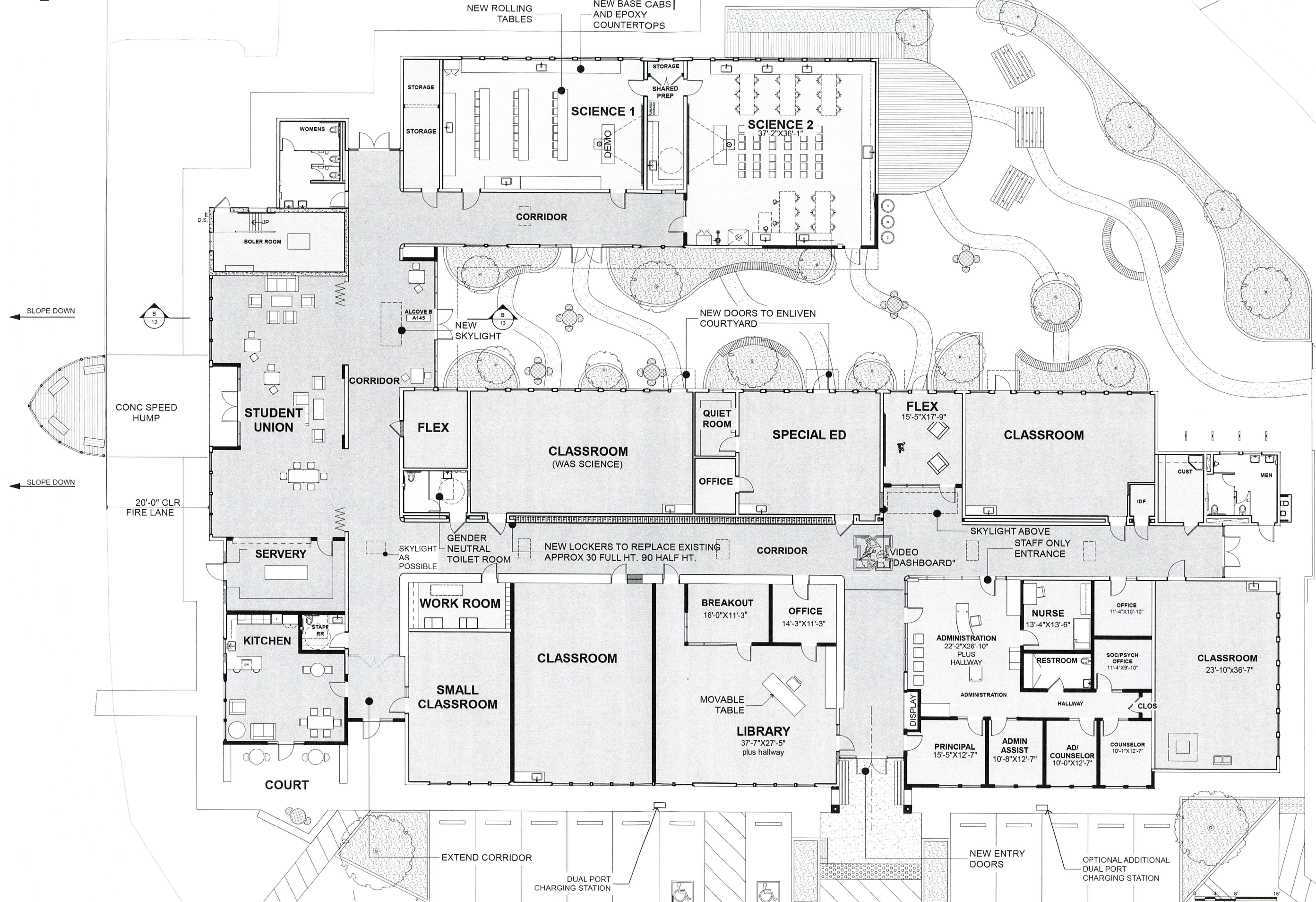


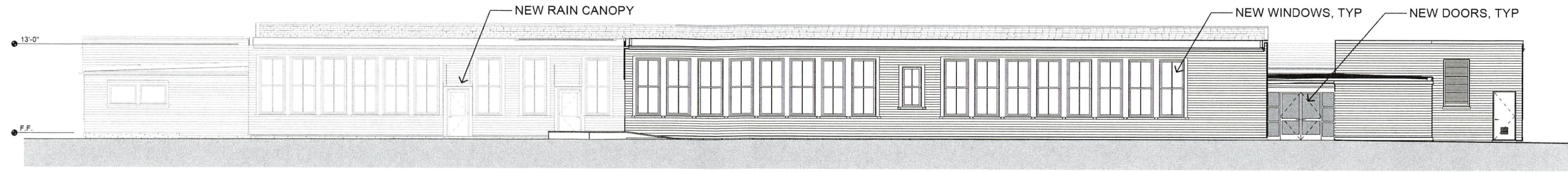
- ① NEW CONCRETE STAIR
- ② REPLACEMENT CONCRETE STAIR
- ③ REPAIRED WOOD STAIR (INC 2)
- ④ REMOVE EXISTING CYPRESS
- ⑤ REMOVE ABANDONED TANKS
- ⑥ ADD ACCESSIBLE PARKING
- ⑦ ADD STOP SIGN
- ⑧ ADD PEDESTRIAN CROSSWALK
- ⑨ POLE GATE
- ⑩ REMOVE EXISTING PARKING
- ⑪ ENTRY IMPROVEMENTS
- ⑫ COURTYARD IMPROVEMENTS WITH OVERHANGS, PLANTING, AND SITE FURNISHINGS
- ⑬ DECORATIVE CONCRETE PAVING
- ⑭ MOVE OR REMOVE UNAPPROVED GAZEBO
- ⑮ DATE OF REMOVAL AND REPLACEMENT WITH THE PARKING TBD
- ⑯ NEW STAGE
- ⑰ ALTERNATE AREAS FOR TEMPORARY HOUSING - LOCATION TBD
- ⑱ NEW GENERATOR TO SUPPORT EMERGENCY SHELTER FUNCTIONS (INC 2)
- ⑲ DUAL PORT CHARGING STATION
- ⑳ OPTIONAL ADDITIONAL DUAL PORT CHARGING STATION
- ㉑ NEW BOLLARDS
- ㉒ OPTIONAL LOCATIONS FOR PV PANELS; SEE LEGEND

**LEGEND**

- MODERNIZED BLDGS
- NON-MODERNIZED BLDGS
- NEW BUILDING OR ADDITION
- NEW LANDSCAPING
- GROUND MOUNT PV PANEL ARRAYS WITH FENCING
- CAR PORT PV PANEL ARRAYS
- ROOF TOP PV PANEL ARRAYS







**NORTH ELEVATION**

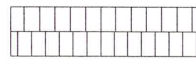
1/8" = 1'-0"

**LEGEND**

NEW COMPOSITE SIDING



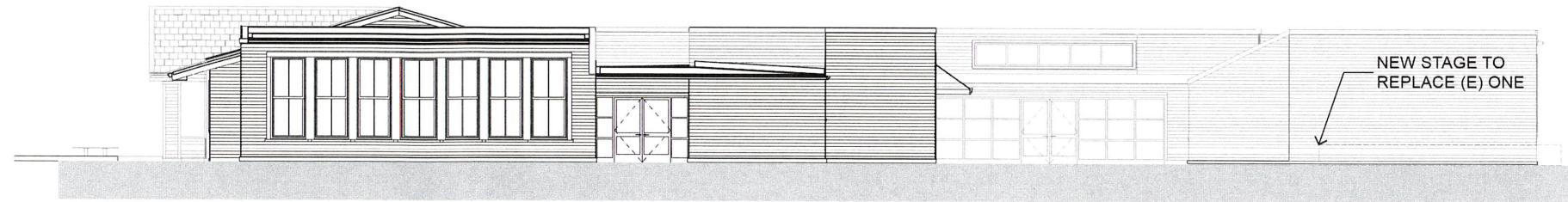
NEW SHINGLE ROOFING



NEW BUILT-UP ROOFING

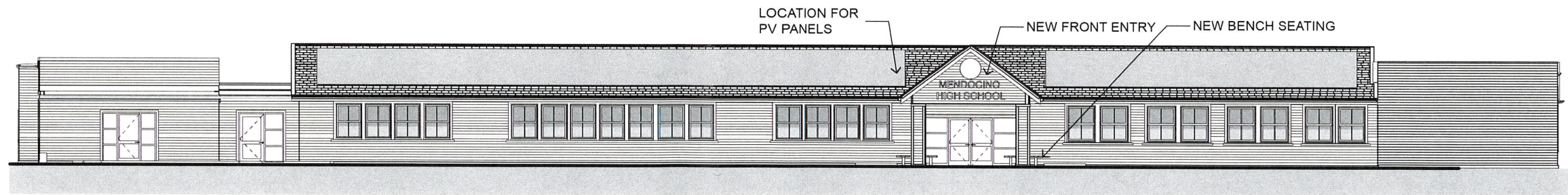


LOCATION FOR PV PANELS



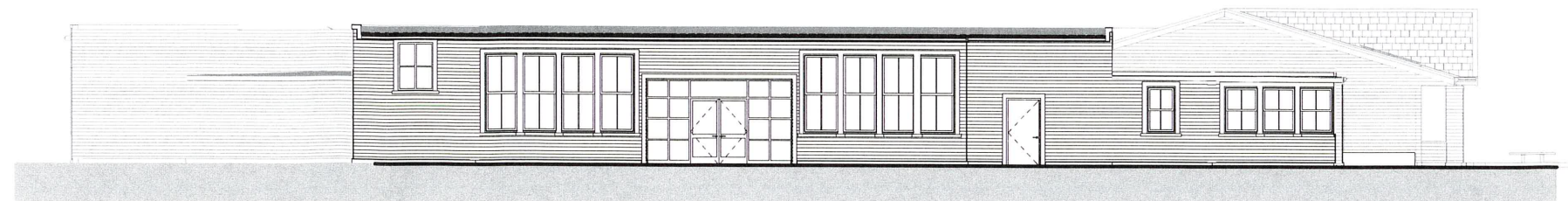
**EAST ELEVATION**

1/8" = 1'-0"



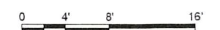
**SOUTH ELEVATION**

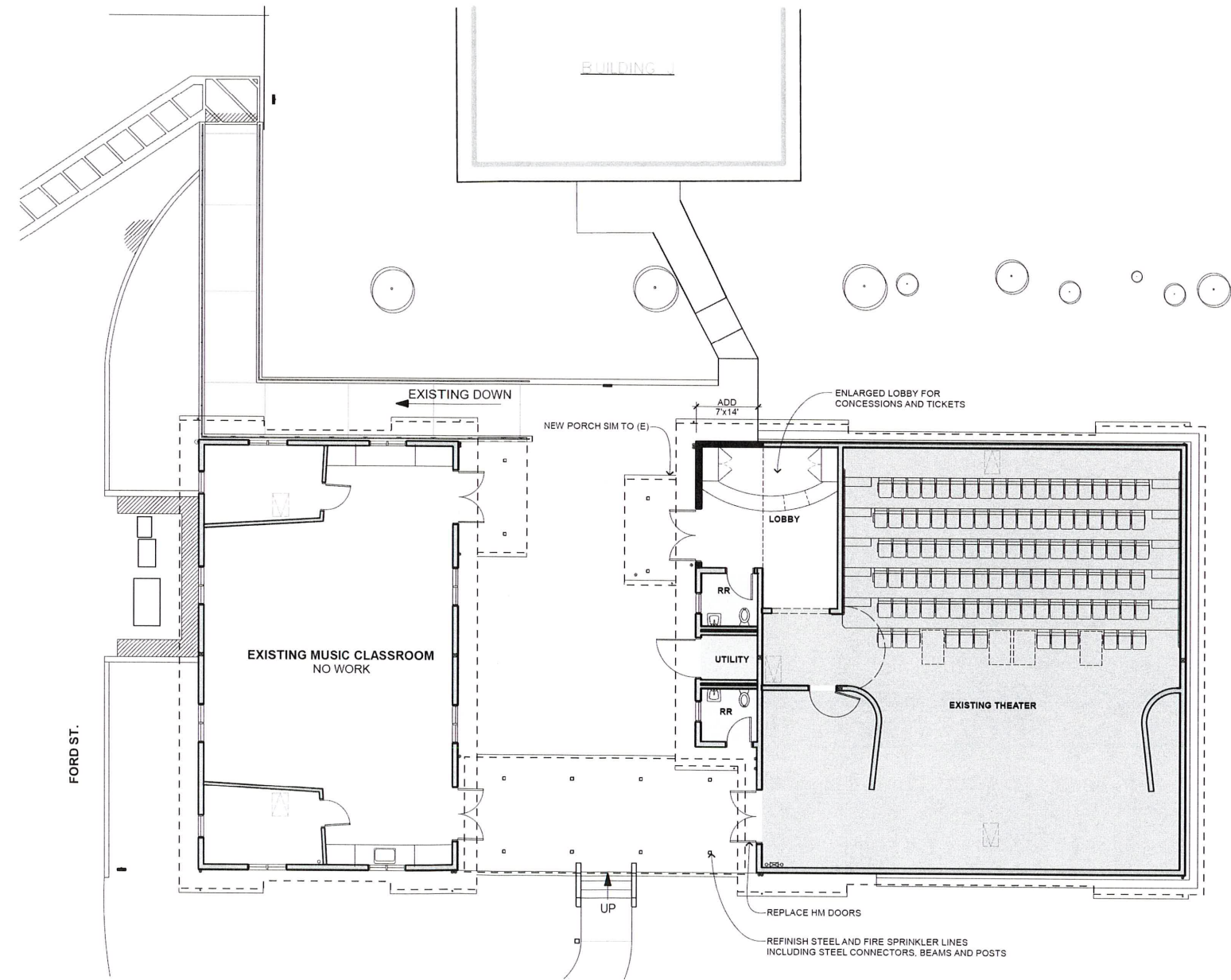
1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"





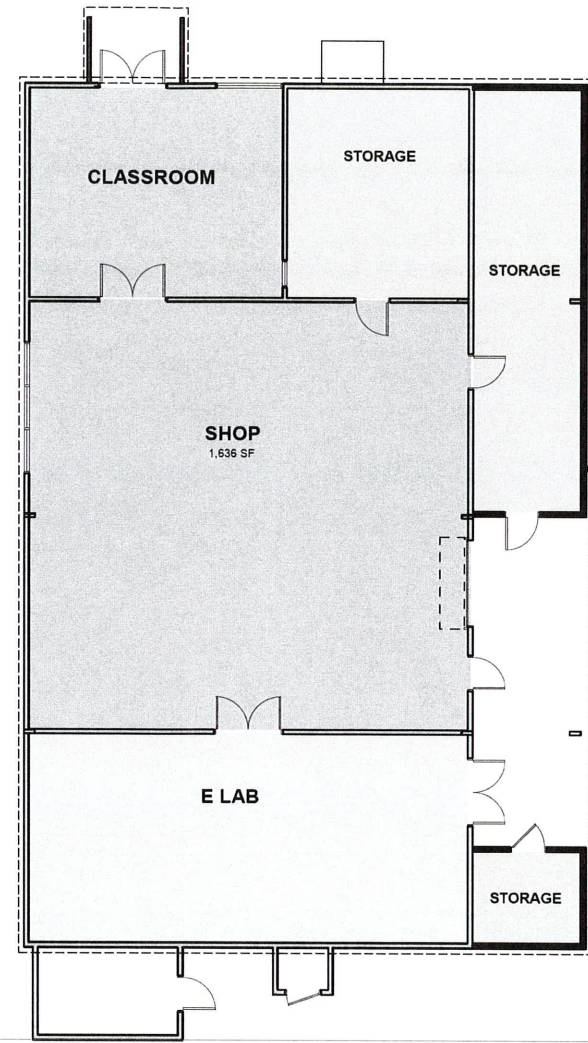
**PERFORMING ARTS AND MUSIC**

1/8" = 1'-0"

-SEE FACILITIES ASSESSMENT FOR OTHER  
RECOMMENDED WORK

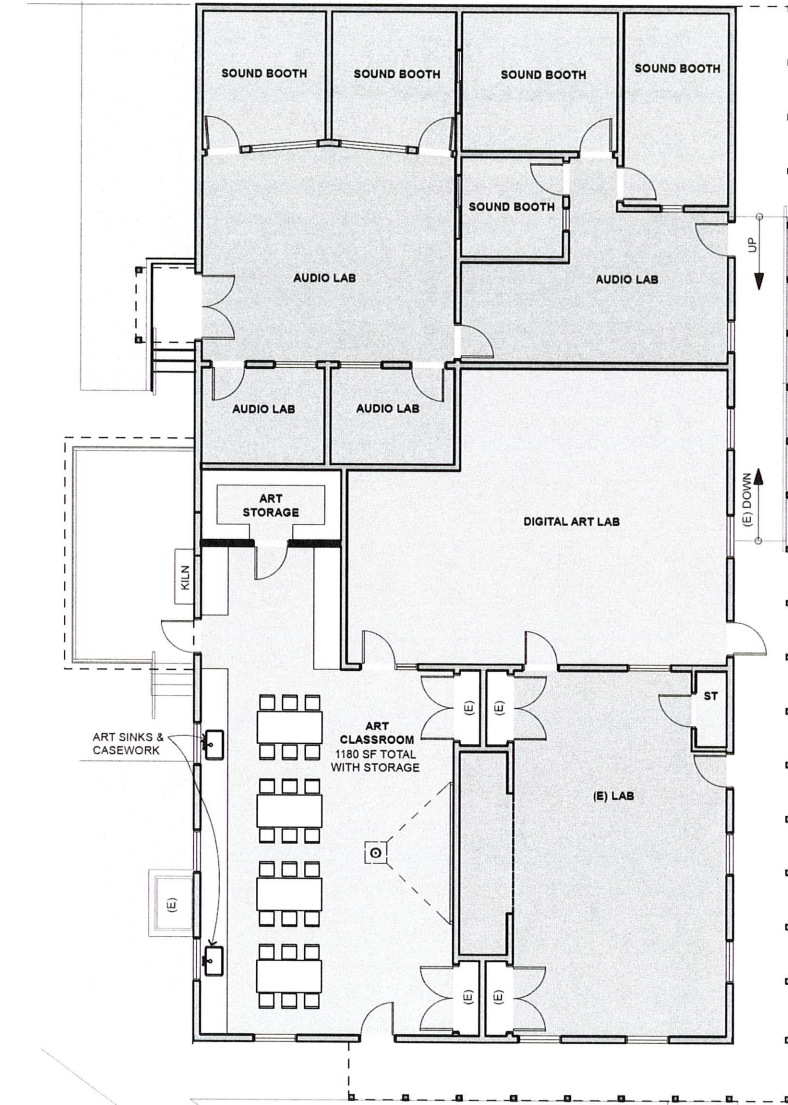






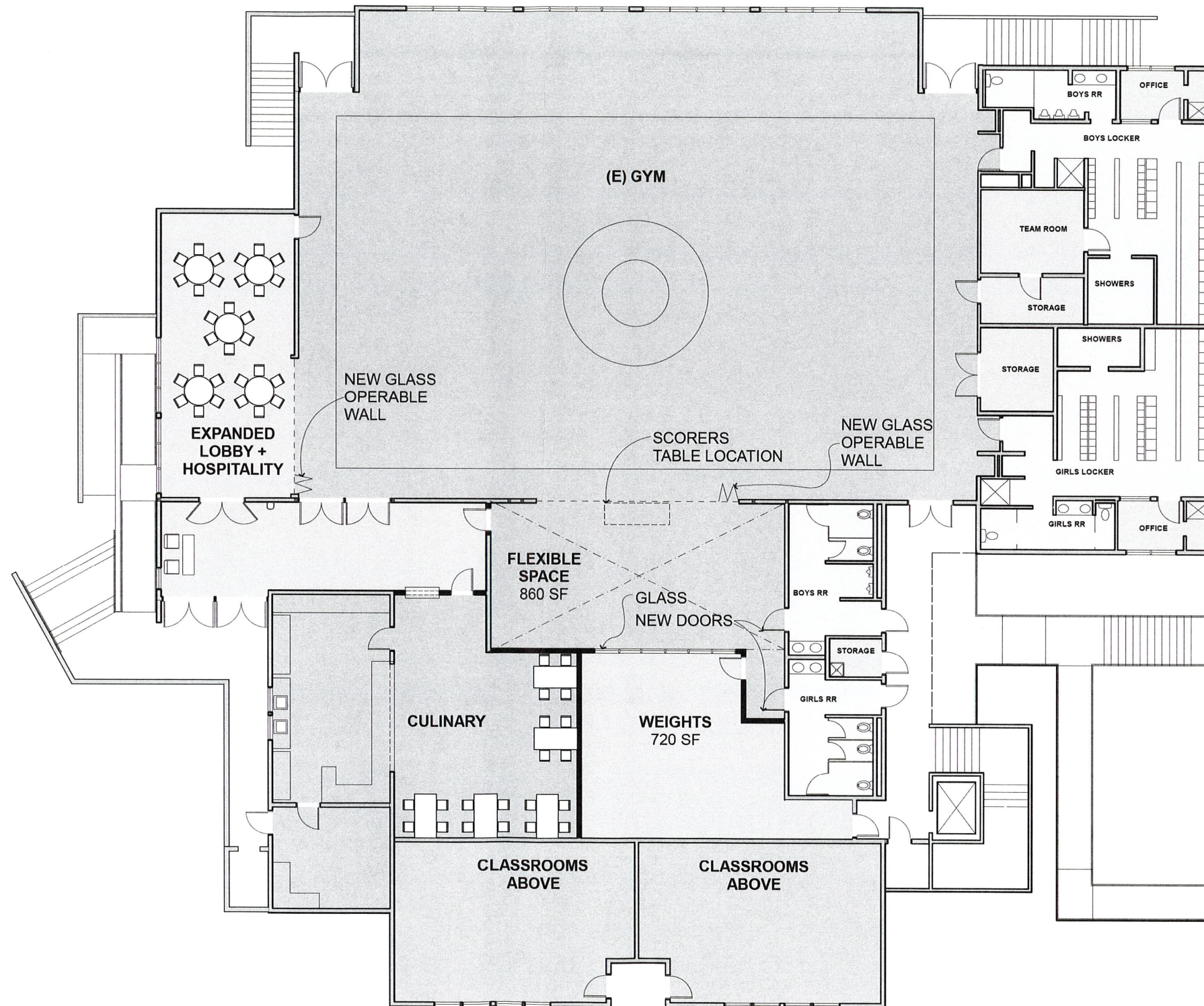
REPLACE NON PERMITTED INFILL WALLS WITH NEW WALLS. LEAVE EXISTING APPROVED COLUMNS AND ROOF

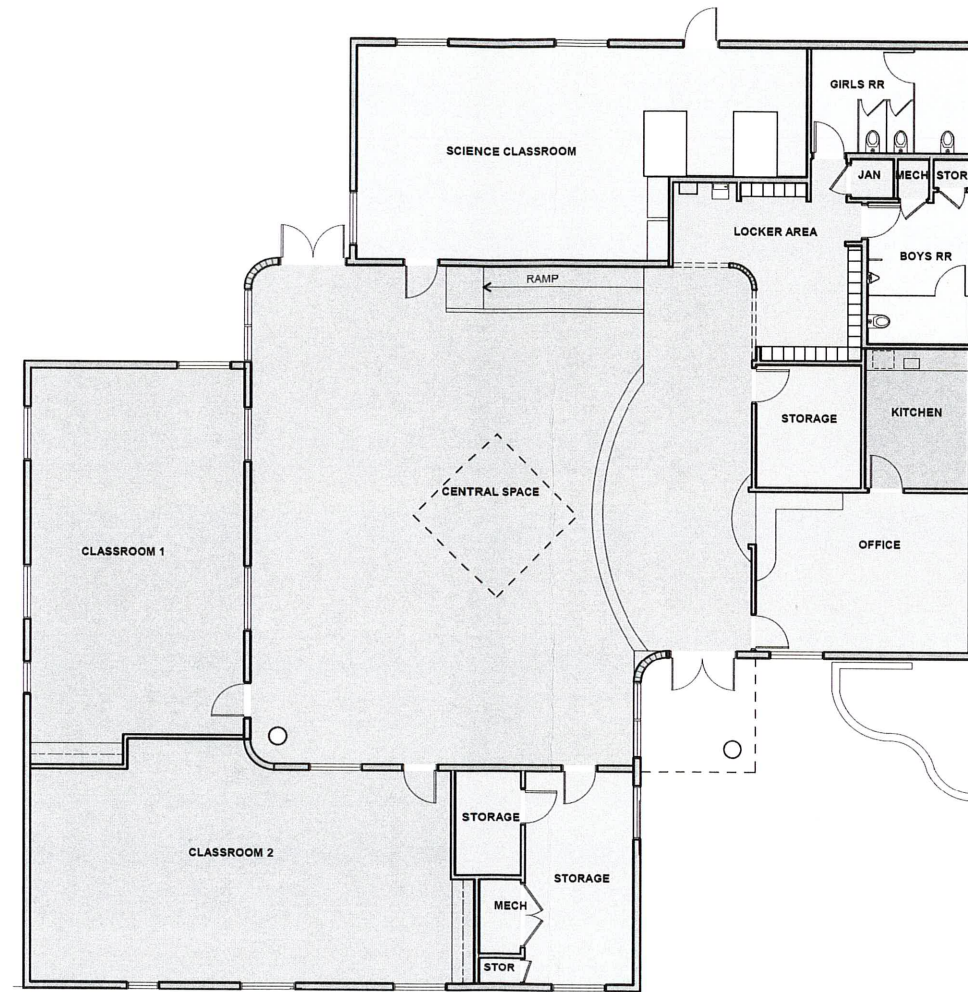
**INDUSTRIAL ARTS BUILDING**  
1/8" = 1'-0"



**TECH CENTER**  
1/8" = 1'-0"







**COMMUNITY HIGH SCHOOL**

- NOTES:  
1. NO PROPOSED PROGRAMMATIC CHANGES  
2. SEE FACILITIES ASSESSMENT FOR RECOMMENDED WORK.  
INCLUDING IN PART:  
• REPLACE ALL HOLLOW METAL EXTERIOR DOORS  
• REPAIR ALL RUSTED STEEL & RUSTED STOREFRONTS  
• REPLACE FLOOR FINISHES  
• PAINT EXTERIOR AND INTERIOR WALLS

