



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 GONZALEZ, INTERIM DIRECTOR
 JULIA KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
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 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

September 22, 2021

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor

Air Quality Management
 Archaeological Commission
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission

Cloverdale Rancheria
 Potter Valley Tribe
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2021-0030

DATE FILED: 6/7/2021

OWNER/APPLICANT: PACIFIC REEFS WATER DISTRICT

AGENT: LACO ASSOCIATES

REQUEST: Administrative Coastal Development Permit to install a 52,000 gallon water tank and remove the existing 20,000 gallon water tank. Include foundation, plumbing, electrical and associated infrastructures.

LOCATION: In the Coastal Zone, 0.78± miles south of Albion, 0.15± miles west of State Route 1 (SR1), on the south side of Pacific Reefs Road; located at 34177 Pacific Reefs Rd, Albion; APN: 123-340-37.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: October 6, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2021-0030

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APPLICANT: PACIFIC REEFS WATER DISTRICT

AGENT: LACO ASSOCIATES

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APN/S: 123-340-37

PARCEL SIZE: 0.08 Acre

GENERAL PLAN: Rural Residential, five acre minimum lot size or alternate density of one acre minimum lot size (RR5(1))

ZONING: Division II, Rural Residential, five acre minimum lot size (RR:5)

EXISTING USES: Water District System (Pacific Reefs)

DISTRICT: 5 (Williams)

RELATED CASES: CE 30-97 Well Replacement

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential 5 [RR1]	Rural Residential 5	0.89 Acre	Residential
EAST:	Rural Residential 5 [RR1]	Rural Residential 5	0.38 Acre	Vacant
SOUTH:	Rural Residential 5 [RR1]	Rural Residential 5	0.38 Acre	Vacant
WEST:	Rural Residential 5 [RR1]	Rural Residential 5	1.19 Acre	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division FB
- Department of Transportation (DOT)
- Environmental Health (FB)

- Planning Division Ukiah

STATE

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

TRIBAL

- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: The District was established in 1964.

STAFF PLANNER: TIA SAR

DATE: 9/22/2021

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Albion Little River Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS
Urban & Built-Up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Western Soil Classes 117

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

NO

11. WETLANDS CLASSIFICATION:

GIS
NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
LCP Land Use Map 18: Albion

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
Agricultural Land Non-Prime and Beach Deposits and Stream Alluvium and Terraces (Zone 3) Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
Barren Upland Habitats

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
NO

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS
NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9
NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
NO

**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)	_____
CDF No(s)	_____
Date Filed	_____
Fee	_____
Receipt No.	_____
Received by	_____
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Pacific Reefs Water District (Robert Cutler)
Mailing Address P.O. Box 314
City Albion State CA Zip Code 95410 Phone (707) 937-2234

PROPERTY OWNER

Name Same as Applicant
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

AGENT

Name LACO Associates
Mailing Address 776 S. State St., Suite 103
City Ukiah State CA Zip Code 95482 Phone (707) 462-0222

PARCEL SIZE

0.147 Square feet Acres

STREET ADDRESS OF PROJECT

34177 Pacific Reefs Road

ASSESSOR'S PARCEL NUMBER(S)

123-340-37

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

Robert Cutler 05/18/2021 *Robert Cutler* 05/18/2021
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.

The project consists of the following components:

- 1) Demolition and removal of the existing 20,000-gallon redwood water tank and concrete pad;
- 2) Installation of a steel water tank, up to 52,000 gallons in size, and foundation pad; and
- 3) Installation of associated plumbing, electrical, and control equipment to tie the new water tank into the existing Pacific Reefs Water District system,

See attached Project Description for additional discussion.

2. If the project is residential, please complete the following: **N/A**

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: **N/A - the project is related to water district infrastructure**

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.

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas

- Utility Company/Tank
 On Site generation, Specify: _____
 None - N/A

C. Telephone: Yes No N/A

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

N/A - the project includes a water tank replacement

14. What will be the method of sewage disposal? N/A - the project includes a water tank replacement

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier Pacific Reefs Water District - the project includes improvements to the system
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

The project site is a flat developed parcel. Construction will take place within the footprint of existing development.

For grading and road construction, complete the following:

- A. Amount of cut: 20 cubic yards
B. Amount of fill: 20 cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: N/A - no import or export of will be needed.



PROJECT DESCRIPTION

Pacific Reefs Water District Water Tank Replacement Coastal Development Permit

Pacific Reefs Water District (PRWD)
34177 Pacific Reefs Road, Albion, Mendocino County, California
Assessor's Parcel Number (APN) 123-340-37
LACO Project Number 9454.00
May 18, 2021

Project Overview

The Pacific Reefs Water District (the District; Applicant; CEQA Lead Agency, see below) is requesting approval of a Coastal Development Permit (CDP) through the County of Mendocino (County) in order to replace an existing 20,000-gallon redwood water tank with a new steel water tank, up to 52,000 gallons in size, on the property located at 34177 Pacific Reefs Road, Albion, California and identified by Assessor's Parcel Number (APN) 123-340-37 (Site). The Site is located on the south side of Pacific Reefs Road in the Coastal Zone of Mendocino County, approximately 0.15 miles west of Highway 101 and 0.11 miles south and 0.21 miles east of the Pacific Ocean. The Site location is identified on the Location Map.

The District will act as Lead Agency for the purposes of review of the project pursuant to the California Environmental Quality Act (CEQA), while the County is the agency responsible for approval of the CDP.

Project Background and Purpose

The District was established in 1964 and infrastructure improvements, many of which continue to be in use today, were installed shortly thereafter. Pursuant to variance V_8-78 approved by the County in 1978, the District is permitted up to 64,000 gallons of water storage on the Site. Historically, the District's water system was comprised of two (2) water storage tanks totaling 60,000 gallons of storage capacity: the existing 20,000-gallon redwood tank and a 40,000-gallon primary tank that failed in 2013. After failure of the primary 40,000-gallon tank, the District installed two (2) 5,000-gallon plastic water tanks in the location of the failed tank, initially as a temporary measure to supplement the 20,000-gallon redwood tank and bridge the water storage gap until a new primary tank could be constructed. Today, the two (2) 5,000-gallon plastic tanks remain and the existing 20,000-gallon redwood water tank is near the end of its useful life, indicated by periodic leaking and a degrading tank floor, and requires replacement.

The project will bring the current water storage capacity of the District up to historical levels in order to:

- 1) Ensure water supply reliability for the residents of Pacific Reefs, including at full build-out of the small coastal community;
- 2) Ensure local resiliency to drought conditions; and
- 3) Provide additional water supply to the Albion Little River Fire Protection District (ALRFPD) for fire protection of the area served by the District and neighboring communities.

The ALRFPD supports this project and has provided the District a letter of support indicating the project will improve fire protection services via the restoration of District water storage capacity, as the ALRFPD has historically used water stored by the District to support fire suppression activities.

To complete the proposed project, the District has been selected to receive grant funding from the Integrated Regional Water Management (IRWM) Program, administered and awarded through the North Coast Resource Partnership (NCRP).

Reason for Exemption

The project includes the replacement of an existing water storage tank with a new water storage tank in the same location as the tank to be replaced. The replacement is related to an existing utility system and involves a negligible expansion of the former water storage capacity, which is intended to bring the water storage capacity up to historical levels. The project will not involve an increase in water service capacity and none of the exceptions to the exemptions (CEQA Guidelines Section 15300.2) apply to the project. The project is not located in an environmentally sensitive habitat area and will not result in a cumulative impact or significant effect on the environment due to unusual circumstances. The project is not located within view of a scenic highway or on a listed hazardous waste site. The project will not have an effect on a historical resource.

LACO

EUREKA • UKIAH • SANTA ROSA

1-800-515-5054 www.lacoassociates.com

PROJECT	WATER TANK REPLACEMENT	BY	MCH	FIGURE	1
CLIENT	PACIFIC REEFS WATER DISTRICT	CHECK	RMD	JOB NO.	9454.00
LOCATION	APN: 123-340-37	DATE	4/30/2021		
Location Map					

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates express written authorization.



PROJECT	WATER TANK REPLACEMENT	BY	MCH	FIGURE 2
CLIENT	PACIFIC REEFS WATER DISTRICT	CHECK	RMD	
LOCATION	34177 PACIFIC REEFS ROAD, ALBION, CA	DATE	4/30/2021	JOB NO. 9454.00
SITE PLAN				

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates' express written authorization.



Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Mendocino
501 Low Gap Road
Ukiah, CA 95482

From: (Public Agency): Pacific Reefs Water District
P.O. Box 314
Albion, CA 95410
(Address)

Project Title: Pacific Reefs Water District Water Tank Replacement

Project Applicant: Pacific Reefs Water District

Project Location - Specific:

34177 Pacific Reefs Road, Albion (39.212628, -123.771117)

Project Location - City: Albion Project Location - County: Mendocino

Description of Nature, Purpose and Beneficiaries of Project:

The project includes the replacement of an existing 20,000-gallon redwood water tank with a new steel water tank, up to 52,000 gallons in size, in order to bring the current water storage capacity of the PRWD up to historical levels. The PRWD currently has 30,000 gallons of water storage capacity, with the 20,000-gallon redwood water tank and two (2) 5,000-gallon plastic tanks; however, prior to the 2013 collapse of the primary 40,000-gallon water tank, the PRWD had 60,000 gallons of water storage capacity. The project will ensure water supply reliability for the residents of Pacific Reefs, local resiliency to drought conditions, and additional water supply for the Albion Little River Fire Protection District.

Name of Public Agency Approving Project: Pacific Reefs Water District

Name of Person or Agency Carrying Out Project: Pacific Reefs Water District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: §15301 (Class 1) and §15302 (Class 2)
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project includes the replacement of an existing water storage tank with a new water storage tank in the same location as the tank to be replaced. The replacement is related to an existing utility system and involves a negligible expansion of the former water storage capacity, which is intended to bring the water storage capacity up to historical levels. The project will not involve an increase in water service capacity and none of the exceptions to the exemptions (CEQA Guidelines Section 15300.2) apply to the project. The project is not located in an environmentally sensitive habitat area and will not result in a cumulative impact or significant effect on the environment due to unusual circumstances. The project is not located within view of a scenic highway or on a listed hazardous waste site. The project will not have an effect on a historical resource.

Lead Agency
Contact Person: Robert Cutler Area Code/Telephone/Extension: (707) 937-2234

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Date: Title:

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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.

Robert Corder

05/18/2021

Owner/Authorized Agent

Date

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

AUTHORIZATION OF AGENT

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

Robert Corder

05/18/2021

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 Brenda Hall	Name	Name
Mailing Address PO Box 353 Albion, CA 95410	Mailing Address	Mailing Address

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: 05/18/2021



Applicant

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

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 May 19, 2021 (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:

Replacement of an existing 20,000-gallon redwood water tank with a new steel water tank, up to 52,000 gallons in size.

(Description of development)

Located at:

Address: 34177 Pacific Reefs Road, Albion, CA

APN 123-340-37

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

34177 Pacific Reefs Road, Albion, on the outer wall of the pumphouse.

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



Owner/Authorized Representative

05/18/2021

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.

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	APN 123-280-06 Hardin, Matthew W PO Box 50 Rutherford, CA 94573	APN 123-280-14 Nonella, Silvio L & Martha L PO Box 720 Ukiah, CA 95482
APN 123-280-15 Surles, Terrence & Benson, Sally PO Box 215 Albion, CA 95410	APN 123-280-17 Henry, Maureen Ann 4434 Auckland Ave Toluca Lake, CA 91602	APN 123-280-18 Wright, Philip A & Lydia M 8979 Conde Ln Windsor, CA 95492
APN 123-340-04 Nonella, Michael T & Juile A 4589 Hall Rd Santa Rosa, CA 95407	APN 123-340-06 Guyer, Howard B & Marsha S PO Box 203 Albion, CA 95410	APN 123-340-23 Lundquist, Maria A 3084 Larkin Rd Pebble Beach, CA 93953
APN 123-340-24 Rogina, Robert F & Carol F 1790 Acorn Way Ukiah, CA 95482	APN 123-340-26 Pines, Howard S & Ying Lee 8752 Terrace Dr El Cerrito, CA 94530	APN 123-340-27 Martino, Dorothy 159 Inman Dr Decatur, GA 30030
APN 123-340-28 Doell, Alan & Susan 3182 Campus Dr #304 San Mateo, CA 94403	APN 123-340-29 Singh, Prabhleen Kaur Navjeet 2016 Cooper Dr Santa Rosa, CA 95404	APN 123-340-36 Lawrence, Dawn R PO Box 992451 Redding, CA 96099
APN 123-340-31 & -38 Pacific Reefs Water District PO Box 314 Albion, CA 95410		

COMPARISON SHOPPING MAY SAVE YOU MONEY
THIS TITLE INFORMATION HAS BEEN FURNISHED WITHOUT CHARGE BY
REDWOOD EMPIRE TITLE COMPANY of MENDOCINO COUNTY
IN CONFORMANCE WITH THE RULES AND REGULATIONS ESTABLISHED BY THE
CALIFORNIA INSURANCE COMMISSIONER, WHO URGES YOU TO SHOP FOR THE
BEST SERVICE AVAILABLE AND COMPARE CHARGES AND FEES FOR TITLE
INSURANCE, ESCROW, AND OTHER SERVICES ASSOCIATED WITH THE
PURCHASE OR SALE OF A HOME.

PROPERTY PROFILE

Address: None Shown

Record Owner: Pacific Reefs Water District

Deed Recording Date: 1-15-68 Documentary Transfer Tax: \$ -0-

Concurrent Trust Deed, If Any: (See Attached)

Legal Description: (See Attached Deed Copy and Plat)

Tax Information: Assessors Parcel No. 123-340-37

Assessed Value Land \$ _____

Assessed Value Improvements \$ _____

Exemption \$ _____

Net Assessed Value \$ _____

Installments \$ _____ \$ _____

In lieu of the above, see attached copy of Assessment Roll.

**Redwood Empire Title Company
of Mendocino County**

No. 101800 DGD/zc

12956

When recorded return to: GRANT DEED (Corporation)

No. The Deed

For value received ENCHANTED MEADOWS, a California corporation

GRANT A.....to PACIFIC REEFS WATER DISTRICT

all that real property situate in the

County of Mendocino, State of California, described as follows:

All that certain real property situate, lying and being in Sections 29 and 32, Township 16 North, Range 17 West, Mount Diablo Base and Meridian, County of Mendocino, State of California, more particularly described as follows:

PARCEL I:

Commencing at a point in the Southerly line of Lot 7, as numbered and delineated upon a map of "PACIFIC REEFS, a resubdivision", recorded in the office of the Recorder of the County of Mendocino, State of California in Case 2 of Maps, Drawer 3, Page 49, Mendocino County Records, which bears South 79° 55' 15" West, 20.00 feet of the Southeast corner of the said Lot 7; thence North 79° 55' 15" East, along the said Southerly line of Lot 7 and a prolongation thereof, 30.00 feet to the Southwest corner of Lot 6 of the said subdivision, the point of BEGINNING of the herein described real property; thence North 10° 04' 15" West, along the West of Lot 6 and Lot 5, 370.00 feet; thence North 79° 55' 15" East, 10.00 feet; thence North 10° 04' 15" West, 124.82 feet; thence North 16° 29' 40" East, 44.72 feet; thence North 36° 38' 10" West, 44.72 feet; thence North 10° 04' 15" West to the Mean High Water line of Salmon Creek Bay and being the Northwest corner of the said Lot 5; thence Westerly, along the said Mean High Water line, to the Northeast corner of Lot 9 which bears North 10° 04' 15" West of the point of commencement thence leaving the said Mean High Water line, South 10° 04' 15" East, along the Easterly line of the said Lot 9 to a 3/4" iron pipe; thence continuing South 10° 04' 15" East, 120.00 feet; thence North 79° 55' 15" East, 20.00 feet; thence South 10° 04' 15" East, along the said Easterly line of Lot 9 and Lot 7, 370.00 feet to the said Southeast corner of Lot 7; thence North 79° 55' 15" East, 10.00 feet to the point of BEGINNING.

PARCEL II:

BEGINNING at the Section corner common to Sections 28, 29, 32 and 33 of the said Township and Range; thence South 0° 12' East, 123.33 feet; thence South 58° 33' 30" East, 11.92 feet; thence along a curve to the right, from a tangent which bears South 31° 26' 30" West, with a radius of 100 feet, through an angle of 5° 44' 06", a distance

of 10 feet; thence North 58° 33' 30" West, 17 feet; thence North 0° 12' West, 128.91 feet; thence South 89° 48' West, 6.12 feet; thence North 3° 29' 40" East, 148.38 feet; thence North 89° 48' East, 50 feet; thence North 0° 12' West to the Mean High Water line of Salmon Creek Bay; thence Easterly, along the said Mean High Water line to a point which bears North 0° 12' West of the point of beginning; thence South 0° 12' East to the point of BEGINNING.

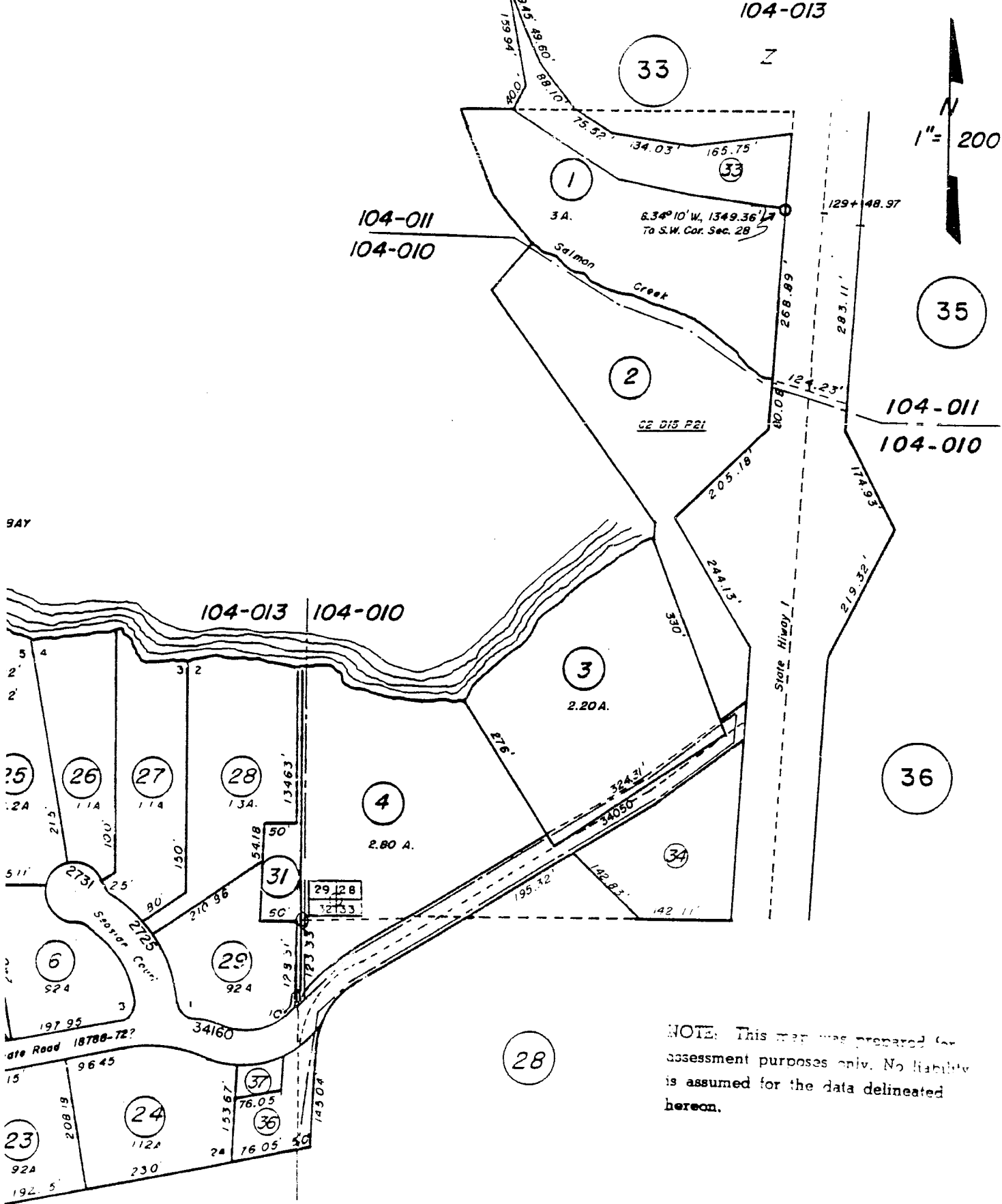
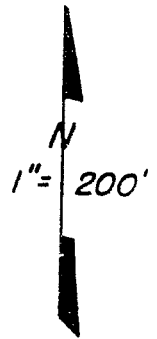
RESERVING to Grantor, and reserving to James H. Nash and Doris M. Nash, their heirs, successors and assigns forever, a footpath leading from Pacific Reefs Road to the corners of parcels I and II.

PARCEL III

Commencing at the Northeast corner of Lot 24 of the said PACIFIC REEFS SUBDIVISION; thence along a curve to the left, from a tangent which bears South 84° 29' 30" East with a radius of 150 feet, through an angle of 29° 15', a distance of 77.00 feet; thence South 5° 02' West, 52.39 feet; thence South 79° 55' 15" West 76.05 feet to a point in the Easterly line of said Lot 24, thence North 5° 02' East 53.67 feet to the point of Beginning.

Sec. 32, N.W. 1/4 of N.W. 1/4, Sec. 33, T. 101 N., R. 17 W., S. 20 E., CALIF.

104-011
104-013



104-011
104-010

104-011
104-010

104-013 104-010

104-013 104-010

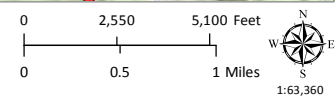
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated herein.

Assessor's Map
County of Mendocino, Calif.
March, 1965



CASE: CDP 2021-0030
 OWNER: Pacific Reefs Water District
 APN: 123-340-37
 APLCT: Robert Cutler
 AGENT: LACO Associates
 ADDRESS: 34177 Pacific Reefs Road, Albion

- Major Towns & Places
- Major Roads
- Coastal Zone Boundary
- Highways






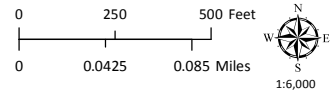
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 06/30/2021



CASE: CDP 2021-0030
 OWNER: Pacific Reefs Water District
 APN: 123-340-37
 APLCT: Robert Cutler
 AGENT: LACO Associates
 ADDRESS: 34177 Pacific Reefs Road, Albion

-  Named Rivers
-  Public Roads
-  Private Roads



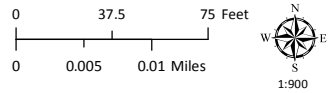
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/20/2021



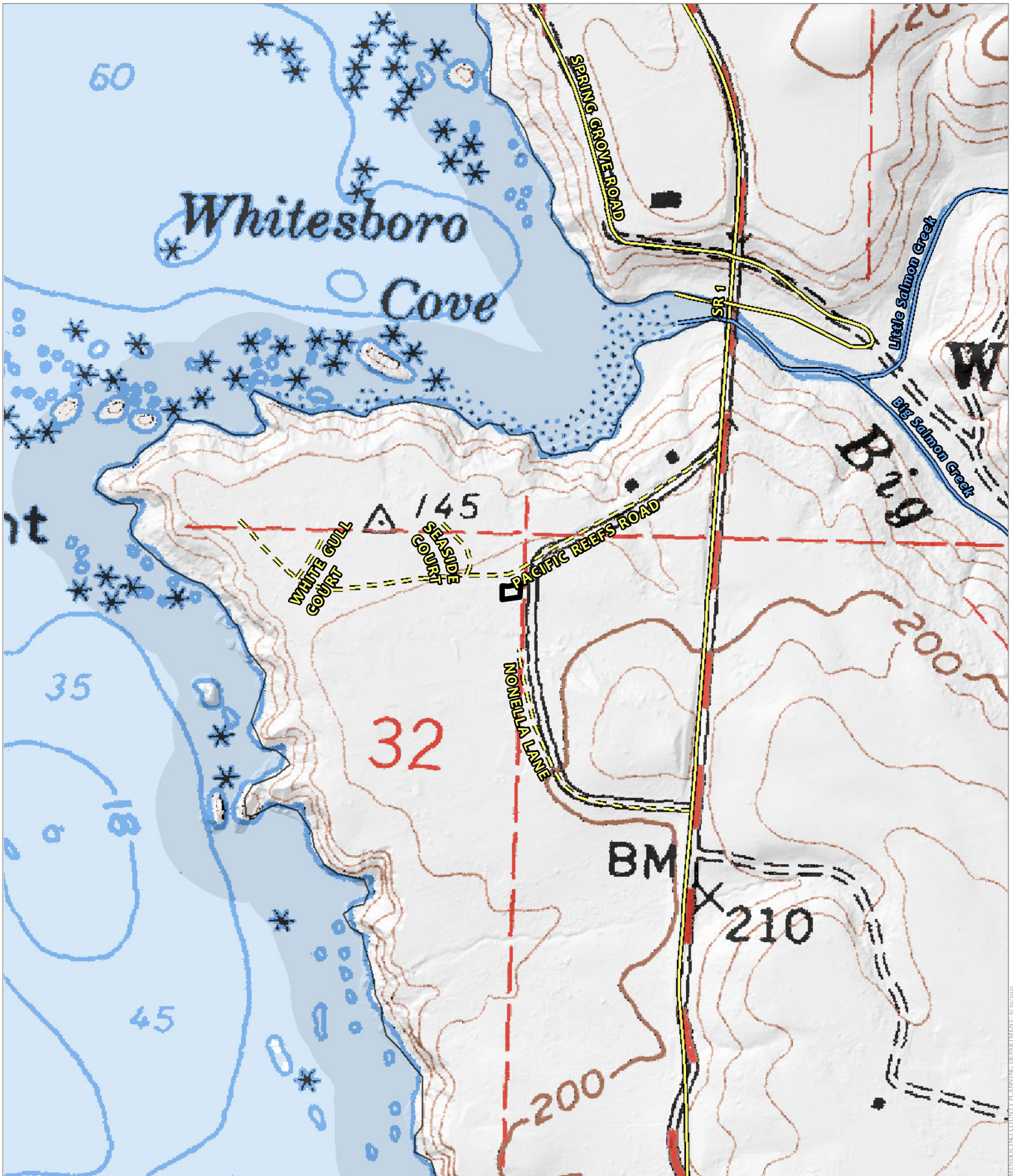
CASE: CDP 2021-0030
OWNER: Pacific Reefs Water District
APN: 123-340-37
APLCT: Robert Cutler
AGENT: LACO Associates
ADDRESS: 34177 Pacific Reefs Road, Albion

== Private Roads






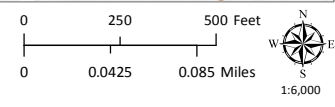
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 06/09/2021



CASE: CDP 2021-0030
 OWNER: Pacific Reefs Water District
 APN: 123-340-37
 APLCT: Robert Cutler
 AGENT: LACO Associates
 ADDRESS: 34177 Pacific Reefs Road, Albion

-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021

LACO

EUREKA • UKIAH • SANTA ROSA





1-800-515-5054 WWW.LACOASSOCIATES.COM

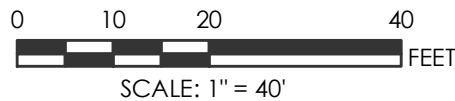
PROJECT	WATER TANK REPLACEMENT	BY	MCH/JRG	FIGURE
CLIENT	PACIFIC REEFS WATER DISTRICT	CHECK	RMD/AR	
LOCATION	34177 PACIFIC REEFS ROAD, ALBION, CA	DATE	08/25/2021	JOB NO.
	SITE PLAN			9454.00

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates express written authorization.

Date: 8/25/2021 Time: 11:01:27 AM Path: P:\94009454 Pacific Reefs Water District\9454.00 Water Tank Replacement Engineering Services\12 Figures Maps\GIS\02_Working\9454 Plot Plan_Trg.mxd



-  NEW STEEL WATER TANK
-  EXISTING WATER TANKS
-  HISTORIC WATER TANK
-  PARCEL LINE



NOTE:
THE INFORMATION ILLUSTRATED IN THIS MAP WAS DERIVED FROM PUBLICLY-AVAILABLE GIS DATA AND REFERENCES A SURVEY MAP PREPARED 2/22/21. LACO ASSOCIATES RECOMMENDS REVIEW OF THE SITE SURVEY TOPOGRAPHIC MAP FOR SITE SPECIFIC DETAILS AND MEASUREMENTS.





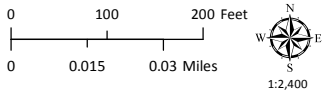
RR5:DL [RR1:DL]

RR5 [RR1]

RR10



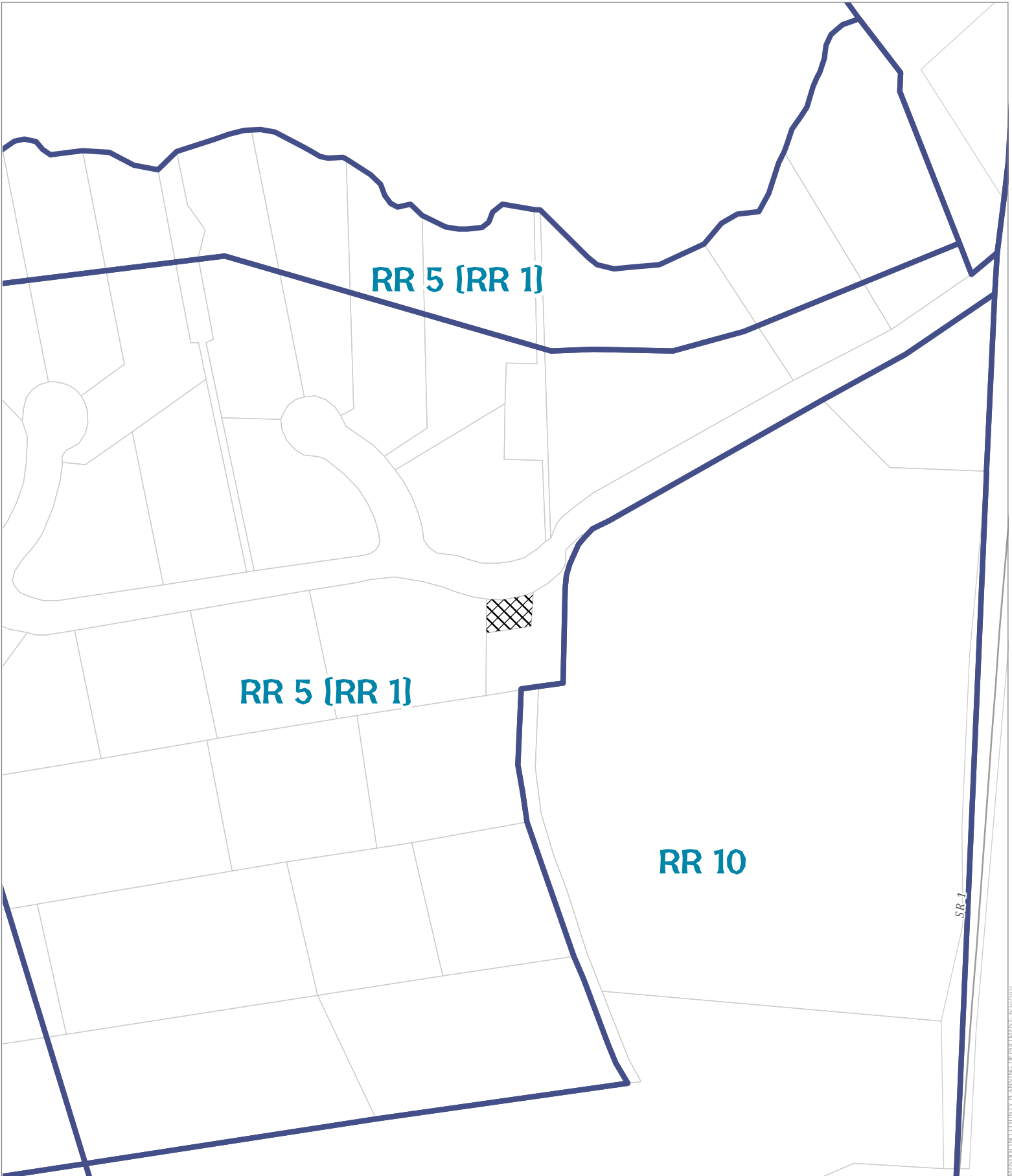
 Zoning Districts
 Public Roads



CASE: CDP 2021-0030
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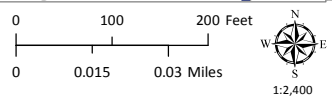
ZONING DISPLAY MAP

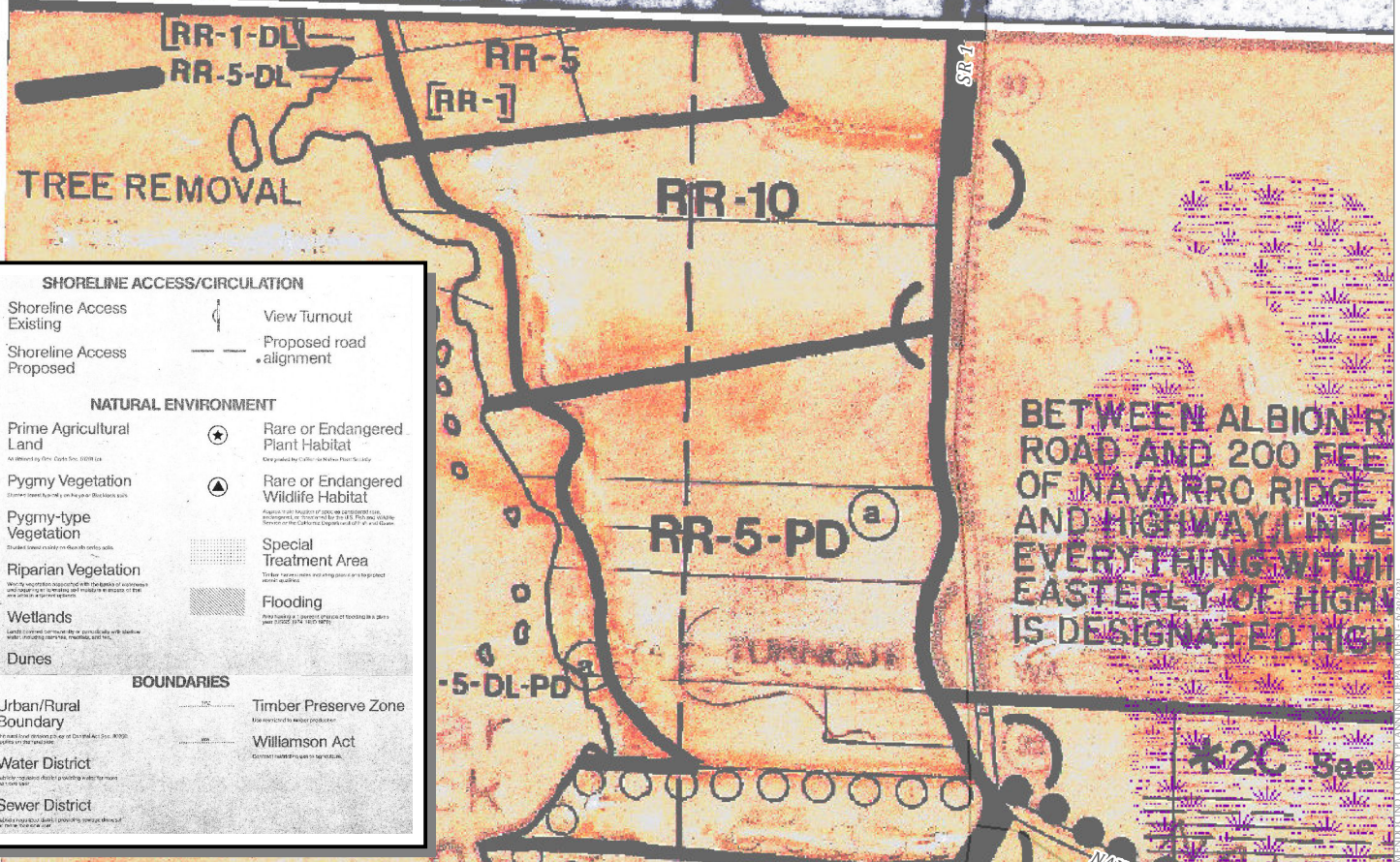
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021



CASE: CDP 2021-0030
 OWNER: Pacific Reefs Water District
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 APLCT: Robert Cutler
 AGENT: LACO Associates
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 General Plan Classes
 Public Roads

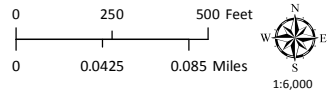


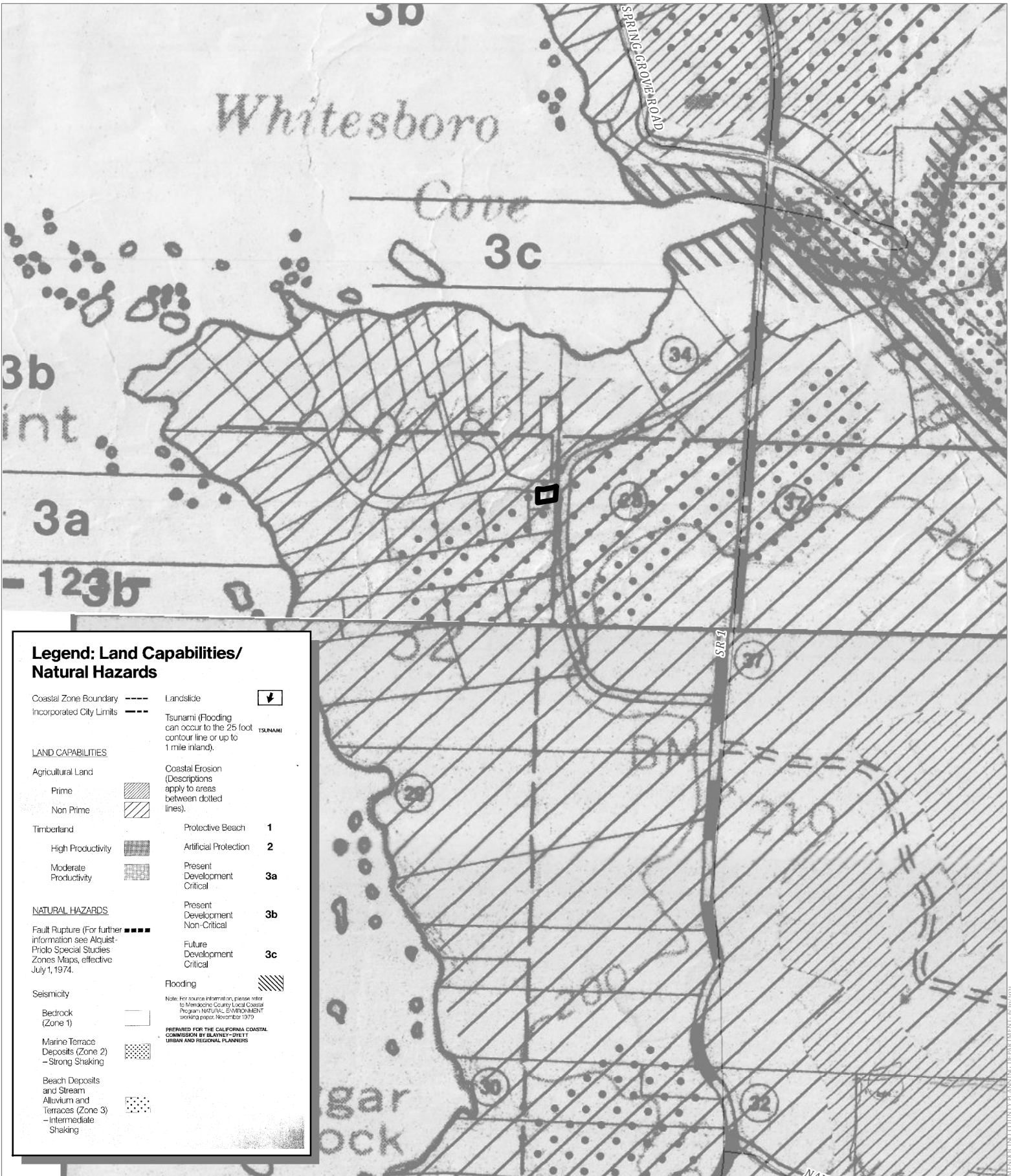


SHORELINE ACCESS/CIRCULATION	
Shoreline Access Existing	View Turnout
Shoreline Access Proposed	Proposed road alignment
NATURAL ENVIRONMENT	
Prime Agricultural Land <small>As defined by Rev. Code Sec. 0309.02</small>	Rare or Endangered Plant Habitat <small>As published by California Native Plant Society</small>
Pygmy Vegetation <small>Common to oaklands and oak-pine woodlands</small>	Rare or Endangered Wildlife Habitat <small>As published by California Native Plant Society</small>
Pygmy-type Vegetation <small>Shaded areas occur on the north and south sides</small>	Special Treatment Area <small>For use with wetlands and riparian areas or other special resource areas</small>
Riparian Vegetation <small>Wetlands associated with the banks of streams and creeks and riparian areas and riparian areas of other water bodies or riparian systems</small>	Flooding <small>Wetlands subject to flooding in a 100-year flood (100-year flood)</small>
Wetlands <small>Lands covered or covered by or contiguous with shallow water including marshes, mudflats, and so forth</small>	
Dunes	
BOUNDARIES	
Urban/Rural Boundary <small>Established by the Department of Conservation, State of California, and the Department of Public Resources</small>	Timber Preserve Zone <small>Use restricted to timber production</small>
Water District <small>Publicly owned water district providing water for the area</small>	Williamson Act <small>Contract lands for agricultural use</small>
Sewer District <small>Publicly owned sewer district providing sewer service for the area</small>	

CASE: CDP 2021-0030
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 ADDRESS: 34177 Pacific Reefs Road, Albion

Public Roads





**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary Landslide
- Incorporated City Limits Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). TSUNAMI

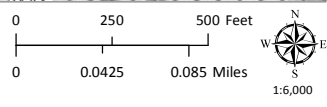
- LAND CAPABILITIES**
- Agricultural Land
- Prime
- Non Prime
- Timberland
- High Productivity
- Moderate Productivity

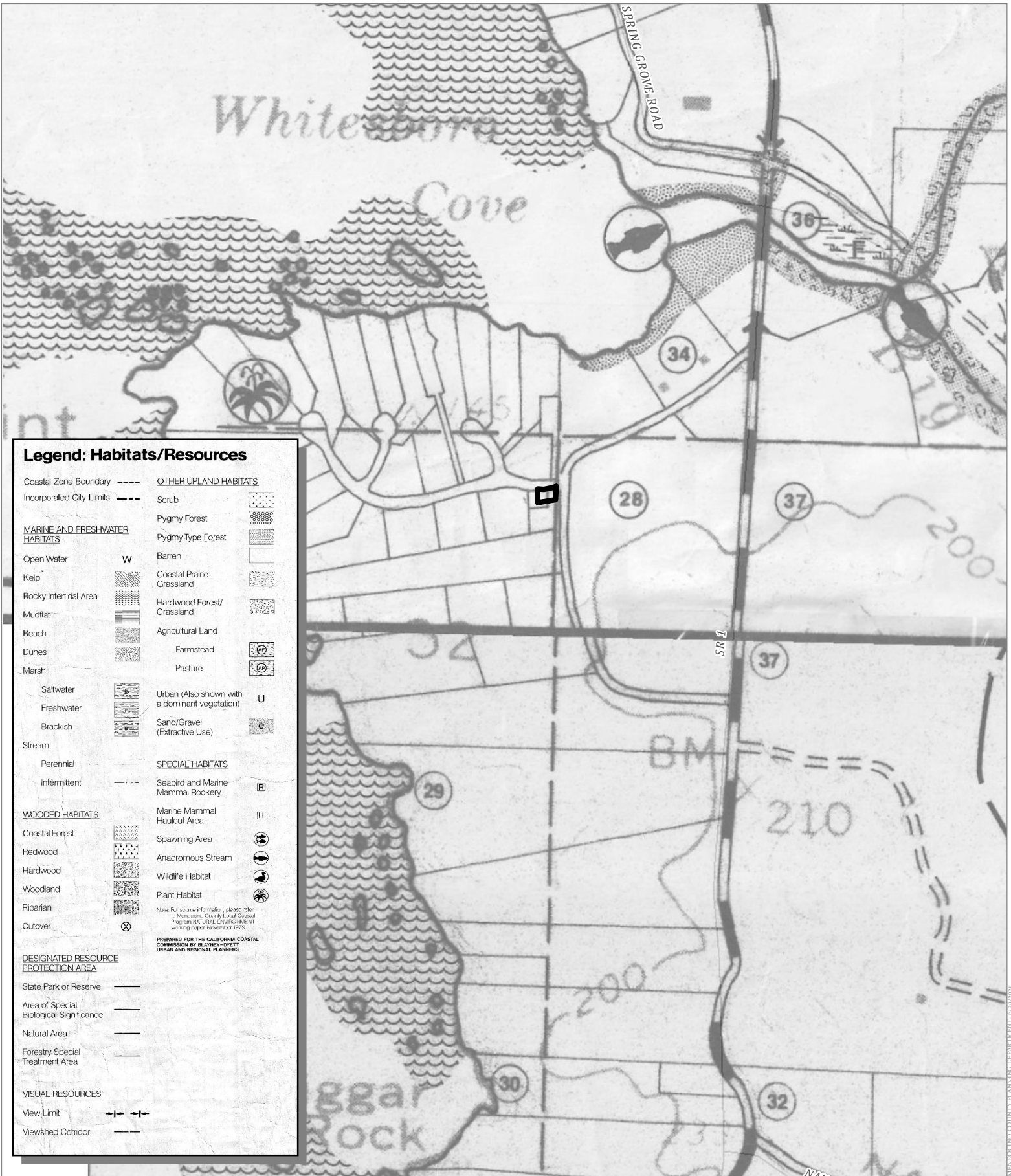
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.)
- Seismicity
- Bedrock (Zone 1)
- Marine Terrace Deposits (Zone 2) - Strong Shaking
- Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
- Coastal Erosion (Descriptions apply to areas between dotted lines).
- Protective Beach **1**
- Artificial Protection **2**
- Present Development Critical **3a**
- Present Development Non-Critical **3b**
- Future Development Critical **3c**
- Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLAVES-COETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2021-0030
 OWNER: Pacific Reefs Water District
 APN: 123-340-37
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 AGENT: LACO Associates
 ADDRESS: 34177 Pacific Reefs Road, Albion

Public Roads





Legend: Habitats/Resources

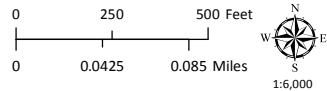
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Symbol]	Pygmy Type Forest
Rocky Intertidal Area	[Symbol]	Barren
Mudflat	[Symbol]	Coastal Prairie Grassland
Beach	[Symbol]	Hardwood Forest/Grassland
Dunes	[Symbol]	Agricultural Land
Marsh	[Symbol]	Farmstead
Saltwater	[Symbol]	Pasture
Freshwater	[Symbol]	Urban (Also shown with a dominant vegetation)
Brackish	[Symbol]	Sand/Gravel (Extractive Use)
Stream	[Symbol]	
Perennial	—	SPECIAL HABITATS
Intermittent	---	Seabird and Marine Mammal Rookery
WOODED HABITATS		
Coastal Forest	[Symbol]	Marine Mammal Haulout Area
Redwood	[Symbol]	Spawning Area
Hardwood	[Symbol]	Anadromous Stream
Woodland	[Symbol]	Wildlife Habitat
Riparian	[Symbol]	Plant Habitat
Cutover	[Symbol]	
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
VISUAL RESOURCES		
View Limit	—+—+—	
Viewshed Corridor	—	

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION/PLANNING WORKING PAPER November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DWYER URBAN AND REGIONAL PLANNERS

CASE: CDP 2021-0030
 OWNER: Pacific Reefs Water District
 APN: 123-340-37
 APLCT: Robert Cutler
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 ADDRESS: 34177 Pacific Reefs Road, Albion

— Public Roads

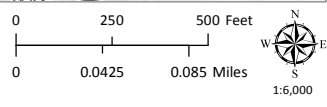




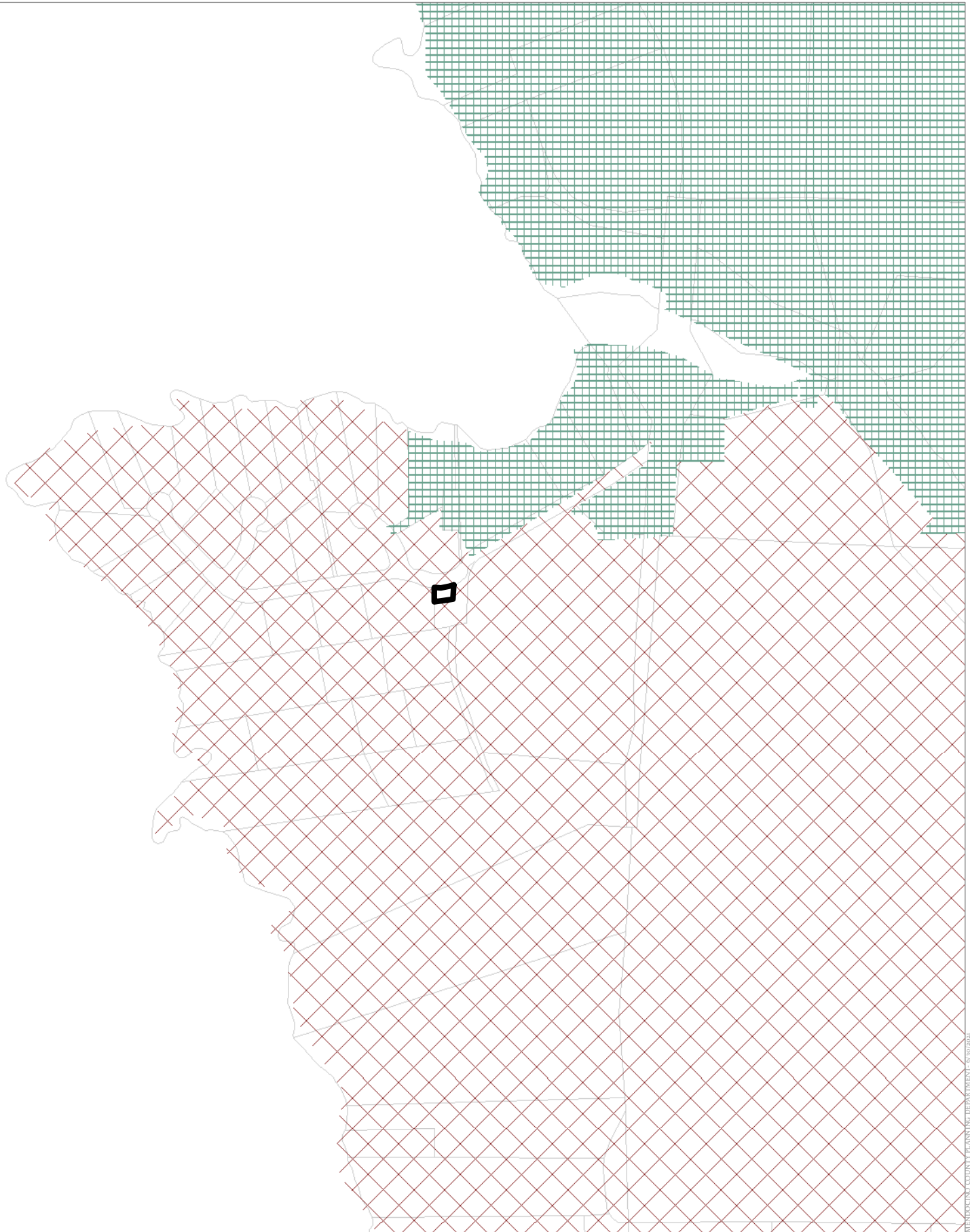
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021

CASE: CDP 2021-0030
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— Public Roads

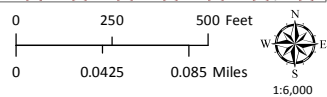


POST LCP CERTIFICATION & APPEAL JURISDICTION



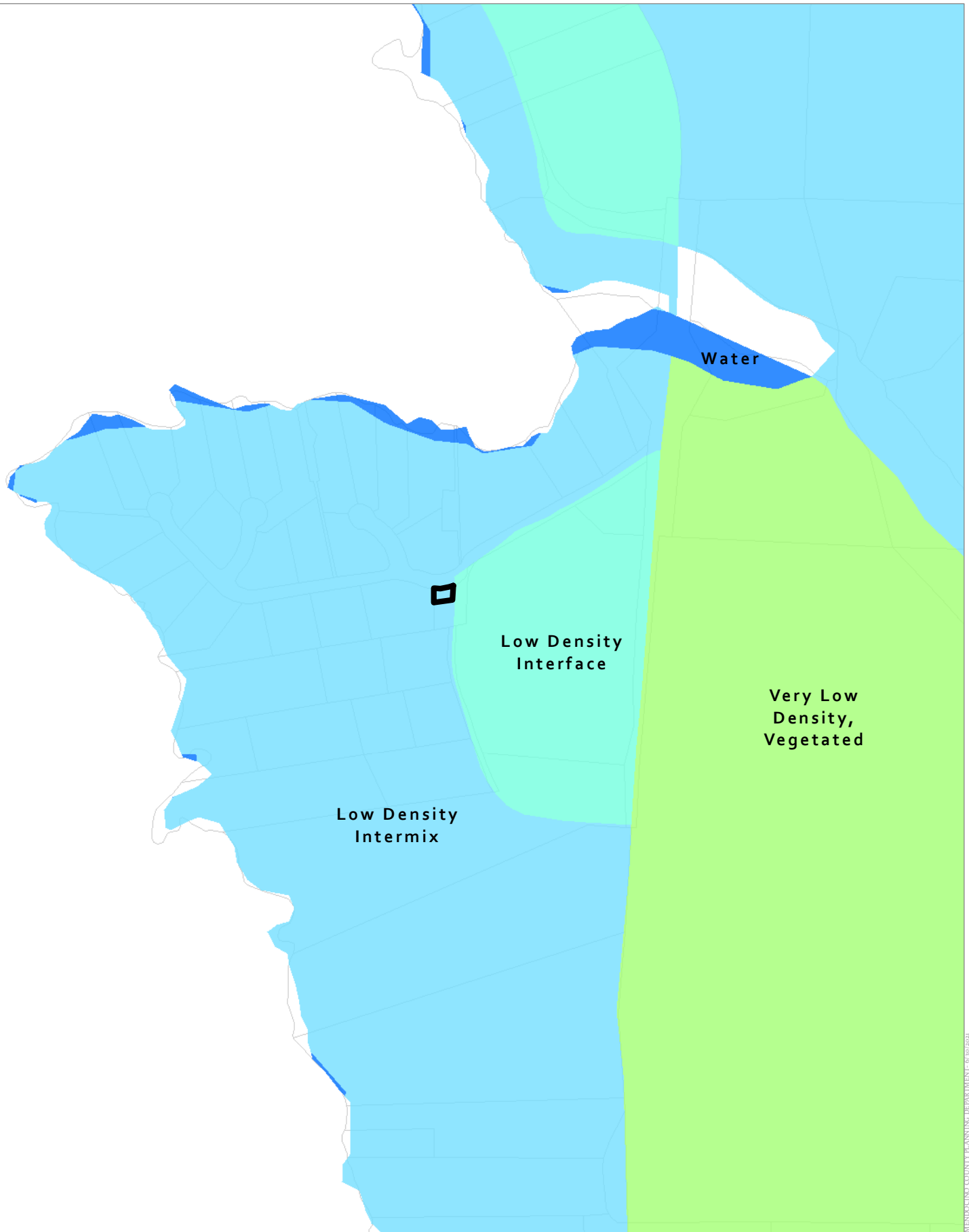
CASE: CDP 2021-0030
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 High Fire Hazard
 Moderate Fire Hazard



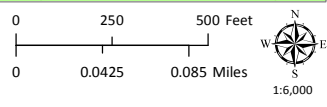
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

Mendocino County Planning Department 06/02/2021



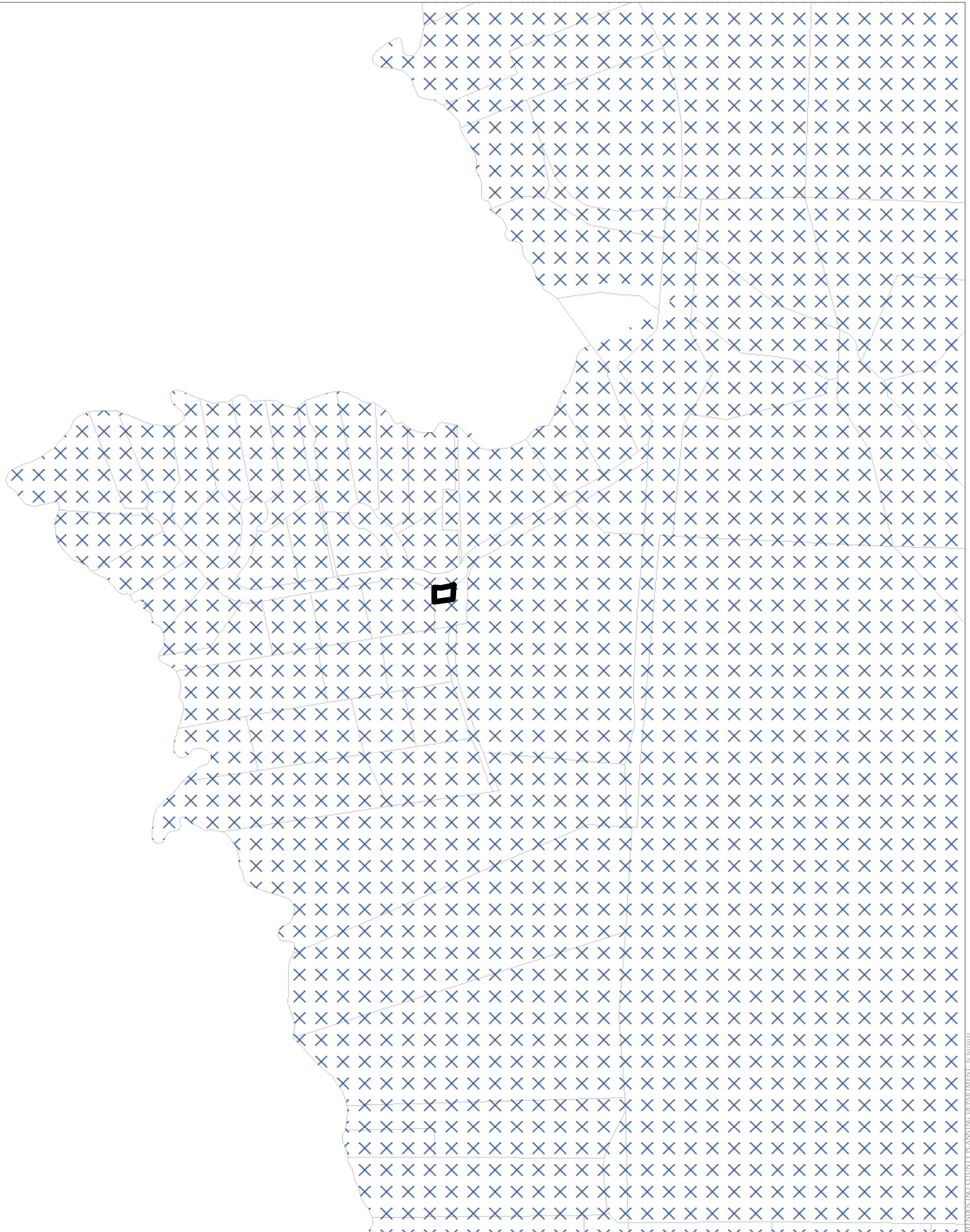
CASE: CDP 2021-0030
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 Water



WILDLAND-URBAN INTERFACE ZONES

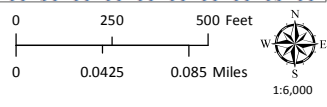
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021



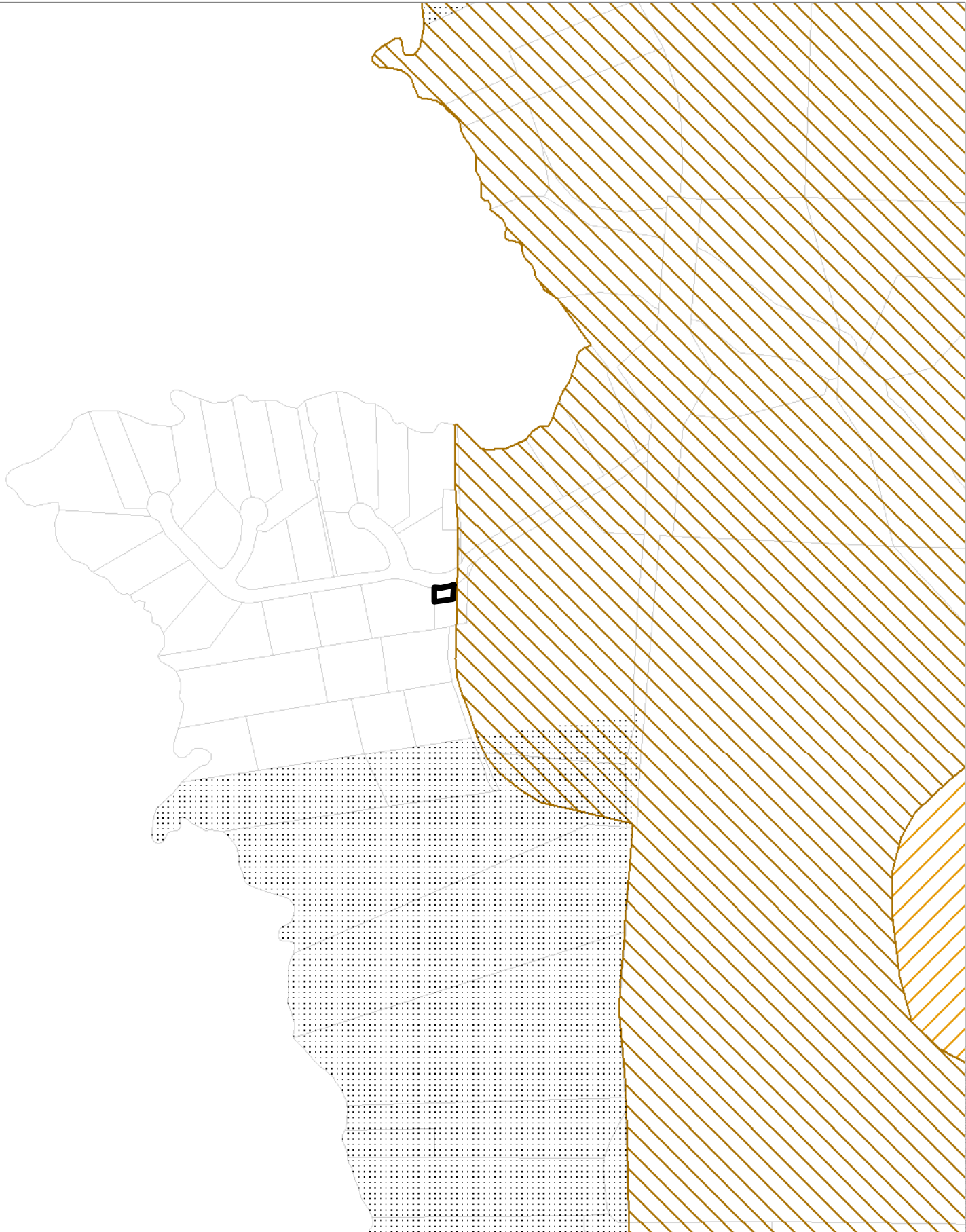
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/30/2021

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 Critical Water Areas

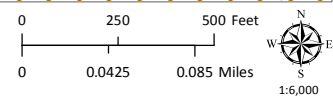


GROUND WATER RESOURCES



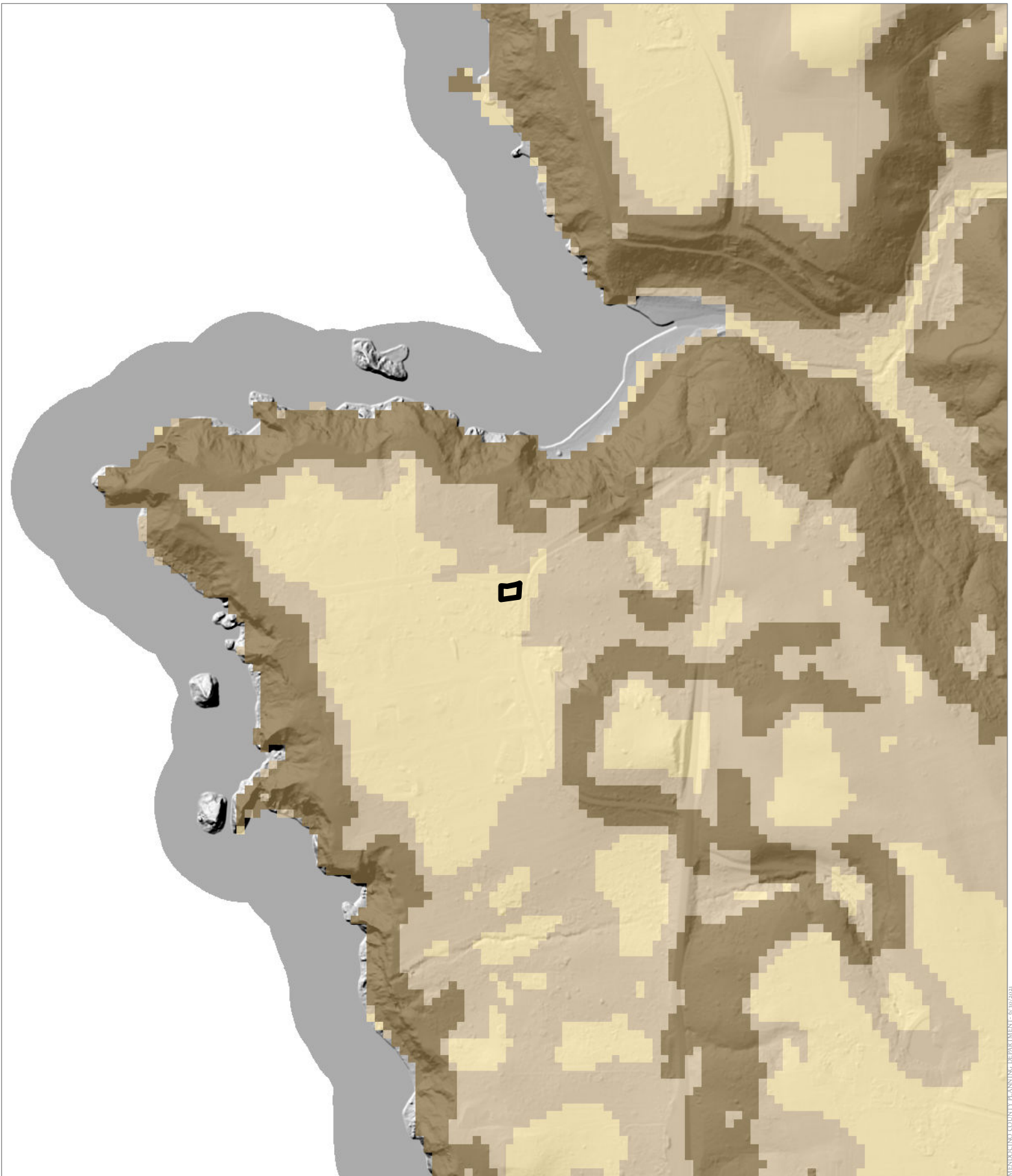
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-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

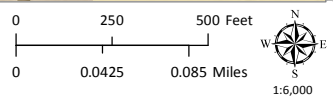
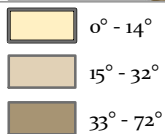


HIGHLY SCENIC & TREE REMOVAL AREAS

MERCED COUNTY PLANNING DEPARTMENT - 06/20/2021

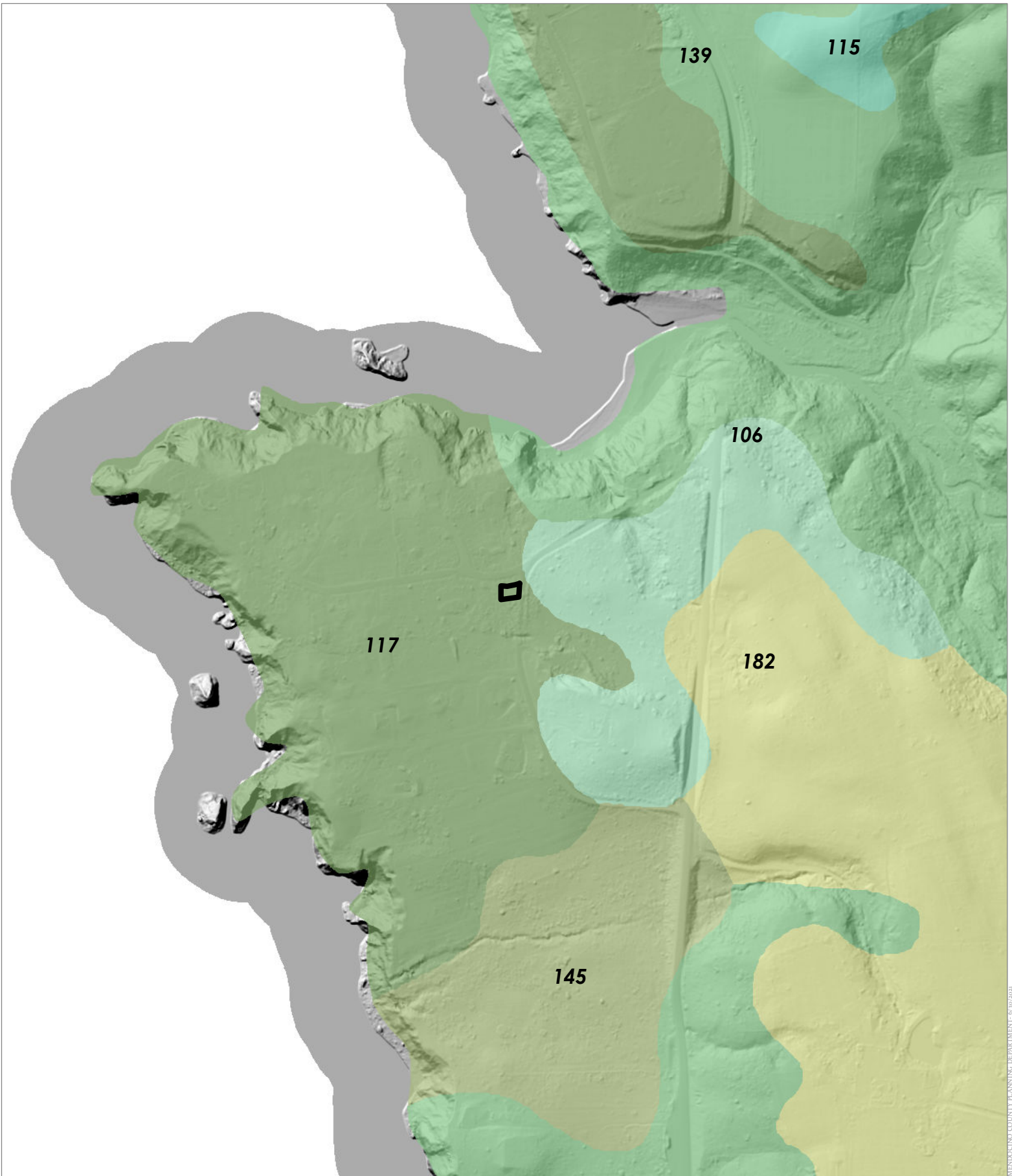


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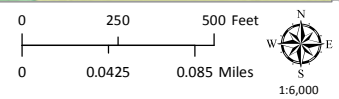


ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021

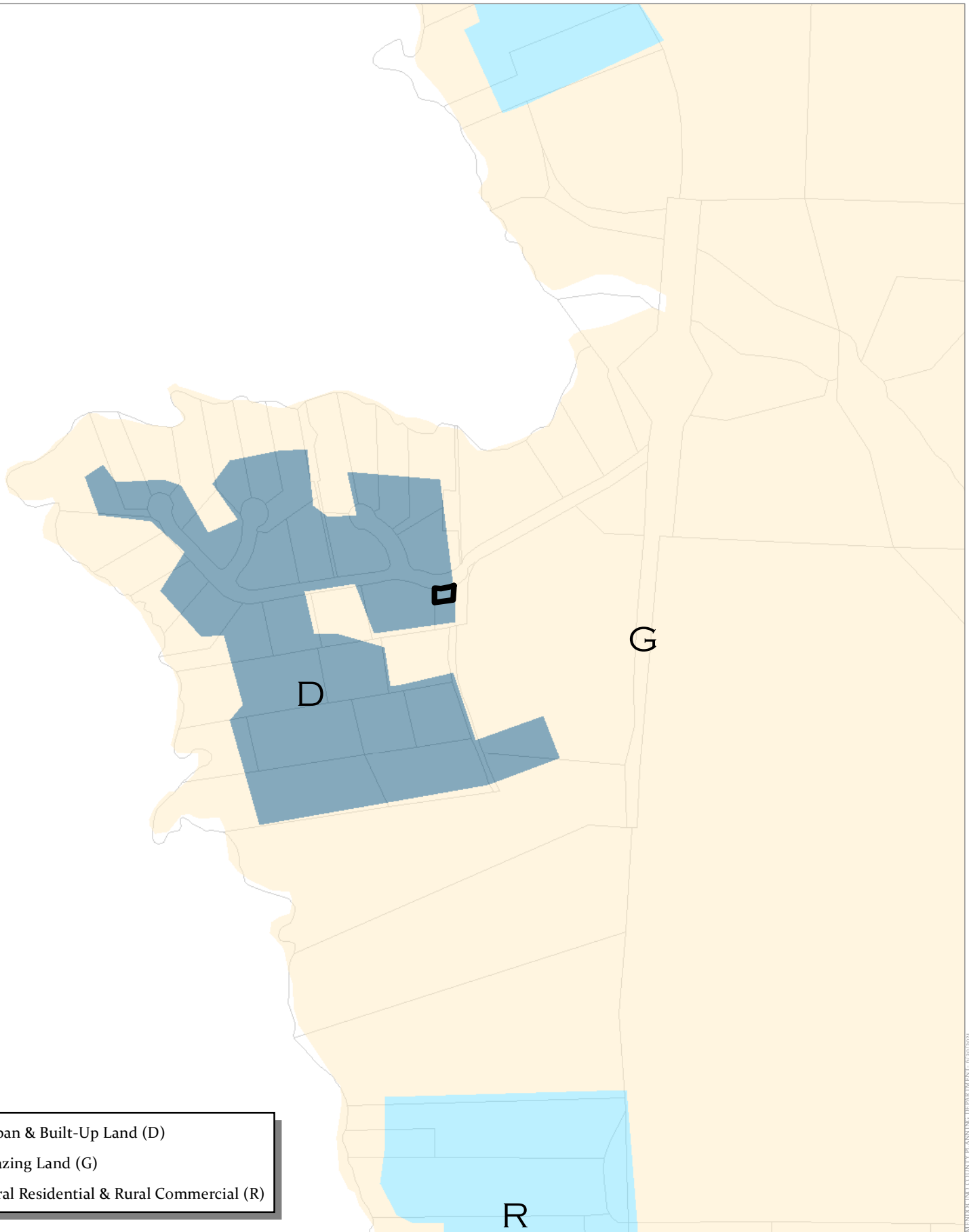


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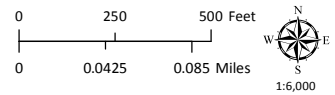
WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

CASE: CDP 2021-0030
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FARMLAND CLASSIFICATIONS