



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, 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

February 10, 2023

Department of Transportation
Environmental Health -Fort Bragg
Building Inspection -Fort Bragg
Assessor
Agriculture Commissioner
Air Quality Management

Mendocino City Community Services District
Department of Forestry/ CalFire
-Land Use
California Department of Fish and Wildlife
United States Department of Fish and Wildlife
California Coastal Commission

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Mendocino Fire Protection District

CASE#: U_2022-0012
DATE FILED: 12/6/2022
OWNER/APPLICANT: MENDOCINO UNIFIED SCHOOL DISTRICT
AGENT: MATT KENNEDY

REQUEST: Installation of new recycled water pipelines, irrigation systems, fire hydrants (approx. 15), and a new 250,000 gallon recycled water storage tank.

LOCATION: In the Coastal Zone, throughout the town of Mendocino and surrounding environs. Project will occur within County rights-of-way on Kelly St (CR 407F), Ukiah St (CR 407C), Kasten St (CR 407L), Little Lake St (CR 407A), Lansing St (CR 500), Little Lake Rd (CR 408), School St (CR 407O), within State right-of-way on State Route 1 (SR 1), and at Friendship Park (APN: 119-140-19), the Mendocino High School and K-8 campuses and a tank site. APNs: Tank & Well Site: 119-100-23, 119-100-03, 119-100-04, Mendocino K-8: 119-100-15, 119-100-16, Mendocino High School: 119-160-06, 119-160-35, 119-140-01, 119-160-41, 119-170-04, Friendship Park: 119-140-19.

SUPERVISORIAL DISTRICT: (5 Williams)
STAFF PLANNER: ROB FITZSIMMONS
RESPONSE DUE DATE: February 24, 2023

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: U_2022-0012

OWNER/**APPLICANT:** Mendocino Unified School District**AGENT:** Matt Kennedy**REQUEST:** Installation of new recycled water pipelines, irrigation systems, fire hydrants (approx. 15), and a new 250,000 gallon recycled water storage tank.**LOCATION:** In the Coastal Zone, throughout the town of Mendocino and surrounding environs. Project will occur within County rights-of-way on Kelly St (CR 407F), Ukiah St (CR 407C), Kasten St (CR 407L), Little Lake St (CR 407A), Lansing St (CR 500), Little Lake Rd (CR 408), School St (CR 407O), within State right-of-way on State Route 1 (SR 1), and at Friendship Park, the Mendocino High School and K-8 campuses, and a tank site.**APNs:** Tank & Well Site: 119-100-23, 119-100-03, 119-100-04
Mendocino K-8: 119-100-15, 119-100-16
Mendocino High School: 119-160-06, 119-160-35, 119-140-01, 119-160-41, 119-170-04
Friendship Park: 119-140-19**PARCEL SIZE:** Various**GENERAL PLAN:** Public Facilities**ZONING:** Public Facilities/Mendocino Public Facilities**EXISTING USES:** Public Facilities, Roadways**DISTRICT:** 5, Williams

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:				
EAST:				
SOUTH:		Various		
WEST:				

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Mendocino City Comm Services Dist
- Mendocino FPD
- Westport MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

TRIBAL

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

ADDITIONAL INFORMATION:

An Initial Study and Mitigated Negative Declaration has already been prepared, posted, and adopted for this project (SCH 2022020568), with the Mendocino Unified School District (MUSD) serving as the CEQA Lead Agency. It is available at <https://ceqanet.opr.ca.gov/2022020568>. Some Responsible Agencies have been left off this referral as comments were already received during the Initial Study review process.

The project would expand the use of recycled water on properties owned by the MUSD to offset potable water use and provide additional fire water storage and supply. The project includes new recycled water pipelines, irrigation systems, fire hydrants, and a new recycled water storage tank. Recycled water pipelines would be constructed within portions of the Mendocino County right-of-way on Kelly Street, Ukiah Street, Kasten Street, Little Lake Street, Lansing Street, Little Lake Road, School Street, and within the State right-of way within State Route 1. A new irrigation system would be installed at Friendship Park, and recycled water irrigation services would be provided to Mendocino High School and the K-8 School. A recycled water storage tank would be installed at MUSD-owned property at 44020 Little Lake Road.

STAFF PLANNER: ROB FITZSIMMONS**DATE:** 12/22/2022

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate/High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS
Urban and Built-Up Land; Rural Residential and Rural Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Resources (CWR)

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
124 – Caspar-Quinliven-Ferncreek complex, 9-30% slopes
199 – Shinglemill-Gibney complex, 2-9% slopes
117 – Cabrillo-Heeser complex, 0-5% slopes
219 – Urban land

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:

GIS
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
YES

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, *already submitted (SCH 2022020568)*

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 17: MENDOCINO

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
Marine Terrace Deposits (Zone 2) – Strong Shaking;
Timberland – Moderate Productivity

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
Urban; Woodland; Coastal Forest

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
YES (Partially)

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
YES

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
NO



Planning and Building Services

Case No:	U-2022-0012
CalFire No:	
Date Filed:	12/16/2022
Fee:	8,769-
Receipt No:	053422
Received By:	<i>[Signature]</i>
Office use only	

APPLICATION FORM

APPLICANT

Name: Mendocino Unified School District Phone: (707) 937-5868

Mailing Address: 44141 Little Lake Road

City: Mendocino State/Zip: California/95460 email: jmorse@mcn.org

PROPERTY OWNER

Name: Mendocino Unified School District Phone: (707) 937-5868

Mailing Address: 44141 Little Lake Road

City: Mendocino State/Zip: CA / 95460 email: jmorse@mcn.org

AGENT

Name: Matt Kennedy Phone: (707) 540-9687

Mailing Address: 2235 Mercury Way, Suite 150

City: Santa Rosa State/Zip: CA / 95407 email: matt.kennedy@ghd.com

Parcel Size: 29,242 sf / 0.6713 (Sq. feet/Acres) Address of Property: 44020 Little Lake Road

Assessor Parcel Number(s): 119-100-023 (location of proposed recycled water tank)

TYPE OF APPLICATION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input checked="" type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

[Signature] 12/2/2022 *[Signature]* 12/2/2022
 Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Mendocino Unified School District, in partnership with Mendocino City Community Services District, is proposing expanded use of recycled water at several facilities to help offset potable water use and provide additional fire water storage and supply. The proposed development includes a 250,000 gallon recycled water storage tank at the Mendocino Unified School District property located at 44020 Little Lake Road, as well as recycled water pipelines, irrigation systems, and fire hydrants in areas of Mendocino. Recycled water pipelines would be constructed within the road right-of-way on Kelly Street, Ukiah Street, Kasten Street, Little Lake Street, Lansin Street, Little Lake Road, School Street, and across Highway 1. New irrigation systems would be installed at Friendship Park, and irrigation service would be provided to Mendocino High and the K-8 School. Approximately 15 new fire hydrants would also be installed along the system in Mendocino.

Attachment 3, Supplemental Project Description, describes the project in more detail.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: Water System Facility <input type="checkbox"/> Other: _____	0	0	0	0	0
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 0

Estimated shifts per day: 0

Type of loading facilities proposed: not applicable to project

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

The proposed recycled water tank and pipelines is not anticipated to require the removal of trees.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u> </u>	<u> </u>
Number of uncovered spaces	<u> </u>	<u> </u>
Number of standard spaces	<u> </u>	<u> </u>
Number of handicapped spaces	<u> </u>	<u> </u>
Existing Number of Spaces	<u> </u>	
Proposed Additional Spaces	<u> </u>	
Total	<u>Not Applicable to Project</u>	

8. Is any road construction or grading 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.).

Project areas are accessible via existing graded access roads. No new road construction is required.

Excavation for tank foundations will adhere to recommendations in a site-specific geotechnical study.

9. For grading or road construction, complete the following:

- A. Amount of cut Not applicable to project cubic yards
- B. Amount of fill Not applicable to project cubic yards
- C. Maximum height of fill slope Not applicable to project feet
- D. Maximum height of cut slope Not applicable to project feet
- E. Amount of import or export 530 (import) cubic yards
- F. Location of borrow or disposal site Not applicable to project

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : Yes No
 Filling: Yes No
 Dredging: Yes No

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? 0 cubic yards.
 Location of dredged material disposal site? not applicable (no diking, filling, or dredging)

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. 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.

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

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: Not applicable (project does not generate sewage)

19. What will be the domestic water source:
 Community water system - Specify supplier _____
 Well
 Spring
 Other - Specify: Not applicable (project does not generate water demand)

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):
 The MUSD has planned water system improvements at 44020 Little Lake Road (APN 119-100-023).
 Planned improvements include new and replacement water storage tanks, new water treatment building,
 existing well rehabs, installation of new wells, and access road improvements.

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
 County of Mendocino Encroachment Permit, Caltrans Utility Encroachment Permit and Transportation Permit,
 Division of the State Architect Approval, Mendocino County Air Quality District Renovation and Demolition Notification

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 The proposed recycled water tank would occur at the MUSD-owned property at 44020 Little Lake Road, located across from the K-8 school on Little Lake Road. Recycled water pipelines would be located within the road right-of-way of several streets within Mendocino, and new irrigation systems would be installed at Friendship Park, Mendocino High, and Mendocino K-8 School.

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 The project site includes an existing water treatment building and two water storage tanks. New recycled water pipelines would be located within several existing roadways, and new irrigation systems would be installed at Friendship Park, Mendocino High, and Mendocino K-8 school.

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.
 Existing structures will be removed as part of a separate MUSD project prior to construction of the recycled water storage tank.

25. Project Height. Maximum height of existing structures 25 feet. Maximum height of proposed structures 40 feet.

26. Gross floor area of existing structures 1,531 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 29,238 square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 Existing facilities at the proposed recycled water tank site include two in-service water storage tanks, two in-service groundwater supply wells, a water treatment building, water distribution piping, maintenance building, two shallow decommissioned wells, a pump house that has been converted to a student radio transmission station, and a graded access road.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 Surrounding land uses include single family residences, churches, schools, residential inns, commercial land uses, cemetery, and a fire station.
 The majority of the project area is comprised of developed land and paved roadway surfaces. Please see CEQA document for biologic and cultural.

30. Indicate the surrounding land uses: relative to proposed tank site

	North	East	South	West
Vacant				
Residential Agricultural	X	X		X
Commercial Industrial				
Institutional Timberland				
Other			School	

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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.



 Owner/Authorized Agent

 12/02/2022
 Date

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

AUTHORIZATION OF AGENT

I hereby authorize **Matt Kennedy** _____ to act as my representative and to bind me in all matters concerning this application.



 Owner

 12/02/2022
 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 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

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.

Applicant: _____ Date: 12/2/2022

From: Julia Krog <krogj@mendocinocounty.org>
Sent: Tuesday, September 27, 2022 3:01 PM
To: Brian Bacciarini <Brian.Bacciarini@ghd.com>
Cc: Matt Kennedy <Matt.Kennedy@ghd.com>
Subject: RE: MUSD Use Permit Application Follow Up

Hi Brian,

Yes, this email confirms that you do not need to provide the property owners/occupants list for this particular project due to the large expansive area that it covers.

Attached is the application fee estimate.

Please let me know if I missed anything.

Thanks,

Julia Krog

Director
County of Mendocino
Department of Planning & Building Services
860 N Bush Street, Ukiah, CA 95482
Main Line: 707-234-6650
Fax: 707-463-5709
krogj@mendocinocounty.org
www.mendocinocounty.org/pbs



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		

COMPLETE FOR
PROJECTS LOCATED IN
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 December 5, 2022 (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:

Recycled water system project to offset potable water use and provide additional fire water storage, including a new recycled water tank, pipelines, irrigation systems, and fire hydrants in areas of Mendocino.

(Description of development)

Located at:

The recycled water tank will be located on Mendocino Unified School District property located at 44020 Little Lake Road (APN 119-100-023).

The recycled water pipelines and irrigation systems will be located within roadways, and at Friendship Park, Mendocino High, and K-8 School.


(Address of development and Assessor's Parcel Number)

The public notice was posted at:

MUSD Tank Site at 44020 Little Lake Road // MUSD District Office at 44141 Little Lake Road // Friendship Park //

Mendocino High School Office located at 10700 Ford Street // K-8 School Office located at 44261 Little Lake Road

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



Owner/Authorized Representative

12/22/2022

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.

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT: Mendocino Unified School District, in partnership with Mendocino City Community Services District, is proposing expanded use of recycled water at several facilities to help offset potable water use and provide additional fire water storage and supply. The proposed development includes a 250,000 gallon recycled water storage tank at the Mendocino Unified School District property located at 44020 Little Lake Road, as well as recycled water pipelines, irrigation systems, and fire hydrants in areas of Mendocino. Recycled water pipelines would be constructed within the road right-of-way on Kelly Street, Ukiah Street, Kasten Street, Little Lake Street, Lansing Street, Little Lake Road, School Street, and across Highway 1. New irrigation systems would be installed at Friendship Park, and irrigation service would be provided to Mendocino High and the K-8 School. Approximately 15 new fire hydrants would also be installed.

LOCATION: 44020 Little Lake Road / Friendship Park / Mendocino High / K-8 School / Roadways

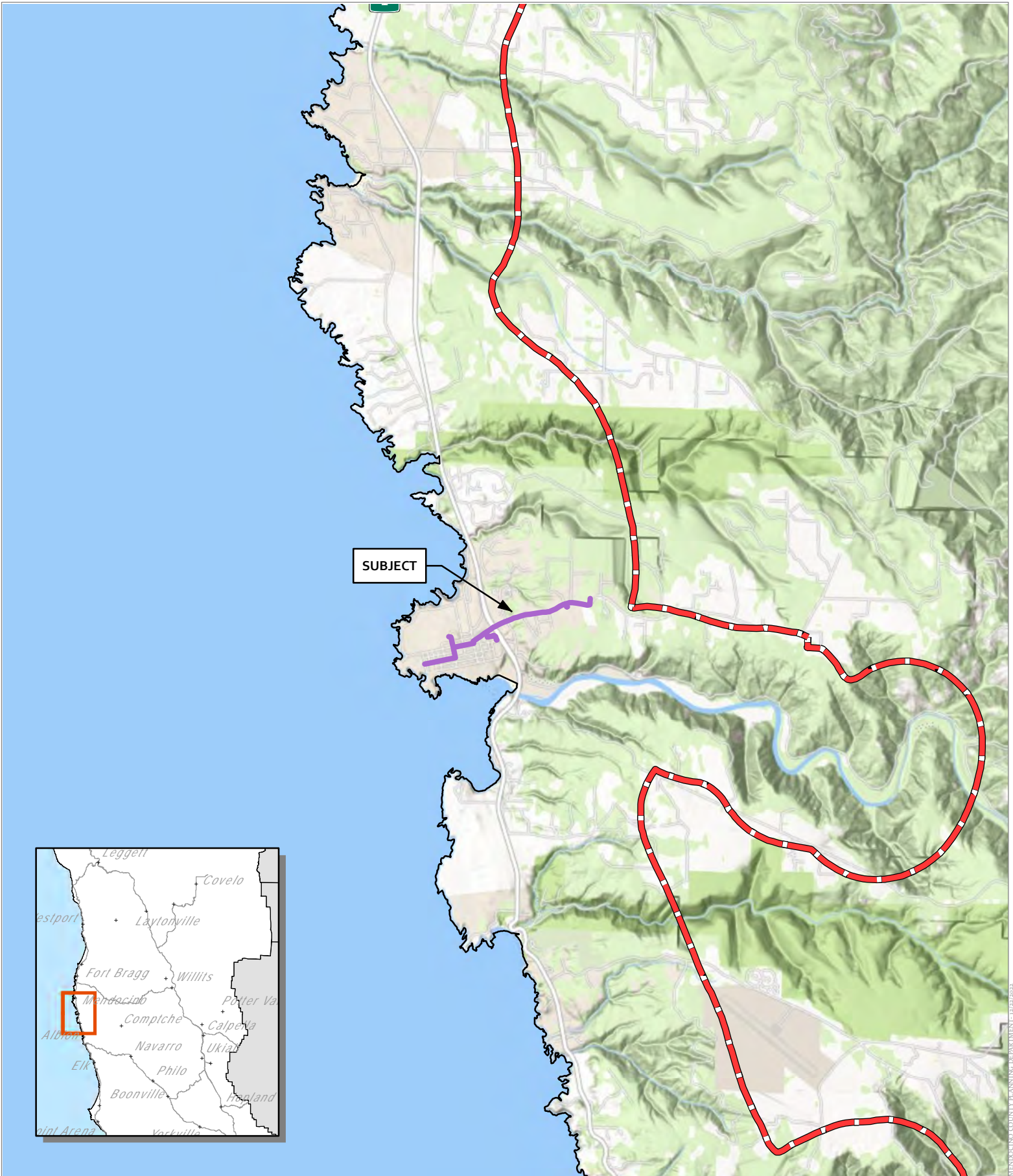
APPLICANT: Mendocino Unified School District

ASSESSOR'S PARCEL NUMBER: 119-100-023 (location of proposed recycled water tank)

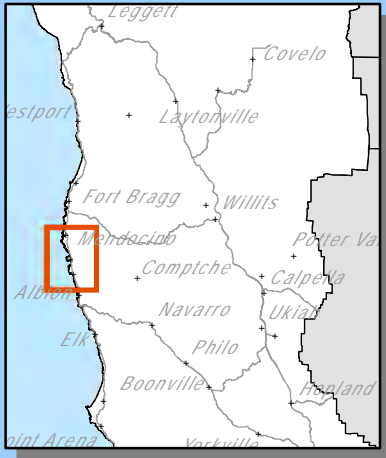
DATE NOTICE POSTED: December 5, 2022

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
www.co.mendocino.ca.us/planning
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00

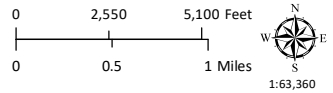


SUBJECT



CASE: U 2022-0012
OWNER: Mendocino Unified School District
APN: 119-100-23
APLCT: Mendocino Unified School District
AGENT: Matt Kennedy
ADDRESS: 44020 Little Lake Rd., Mendocino

— Recycled Water Line
 — Coastal Zone Boundary



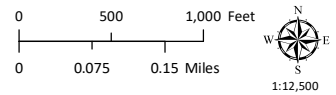
LOCATION

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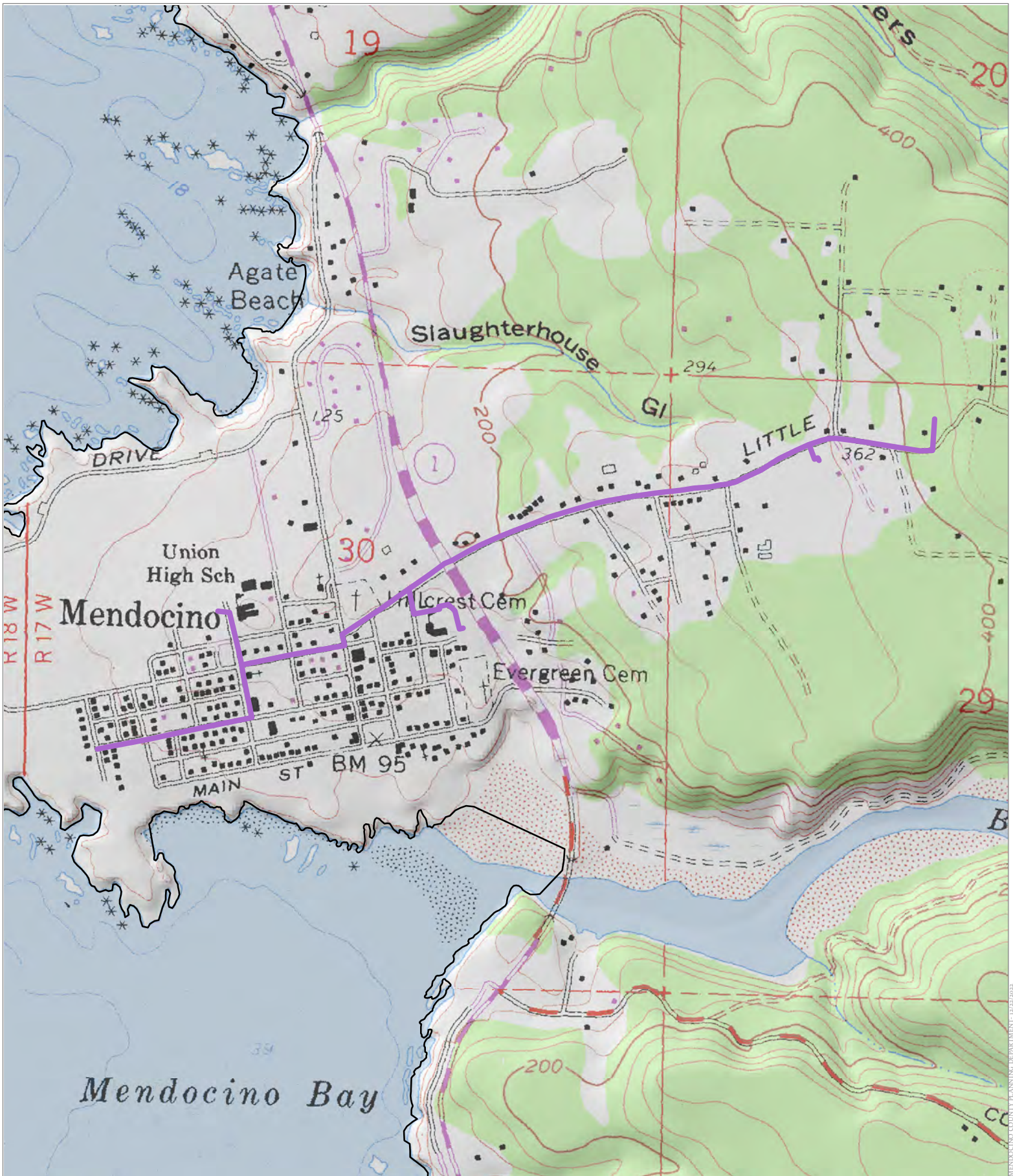
⊙ Major Towns & Places



AERIAL IMAGERY

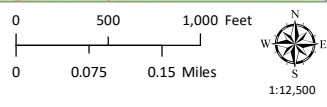
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MENDOCINO COUNTY OFFICIAL PUBLIC INFORMATION 12/29/2022



CASE: U 2022-0012
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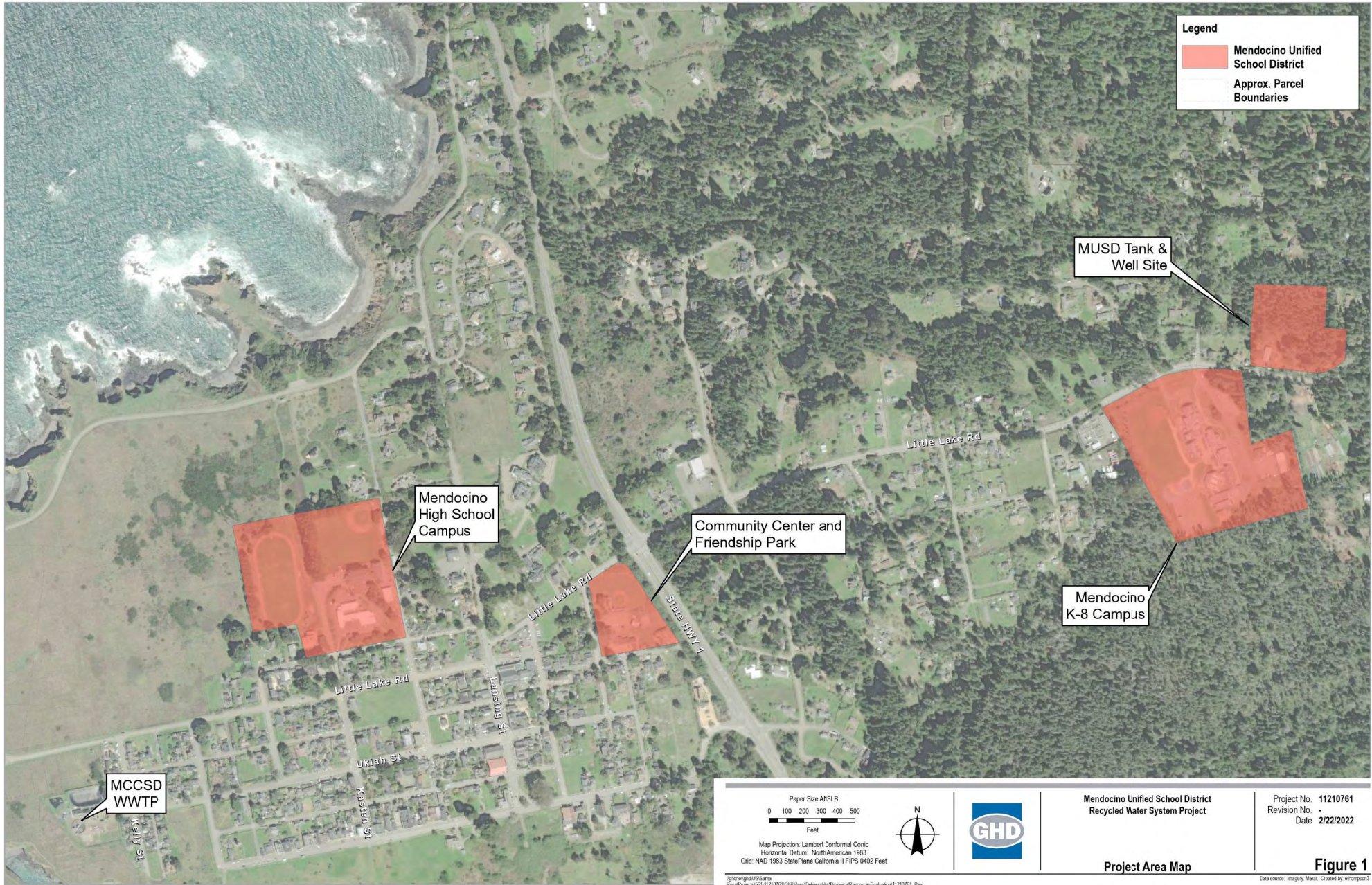
 Recycled Water Line

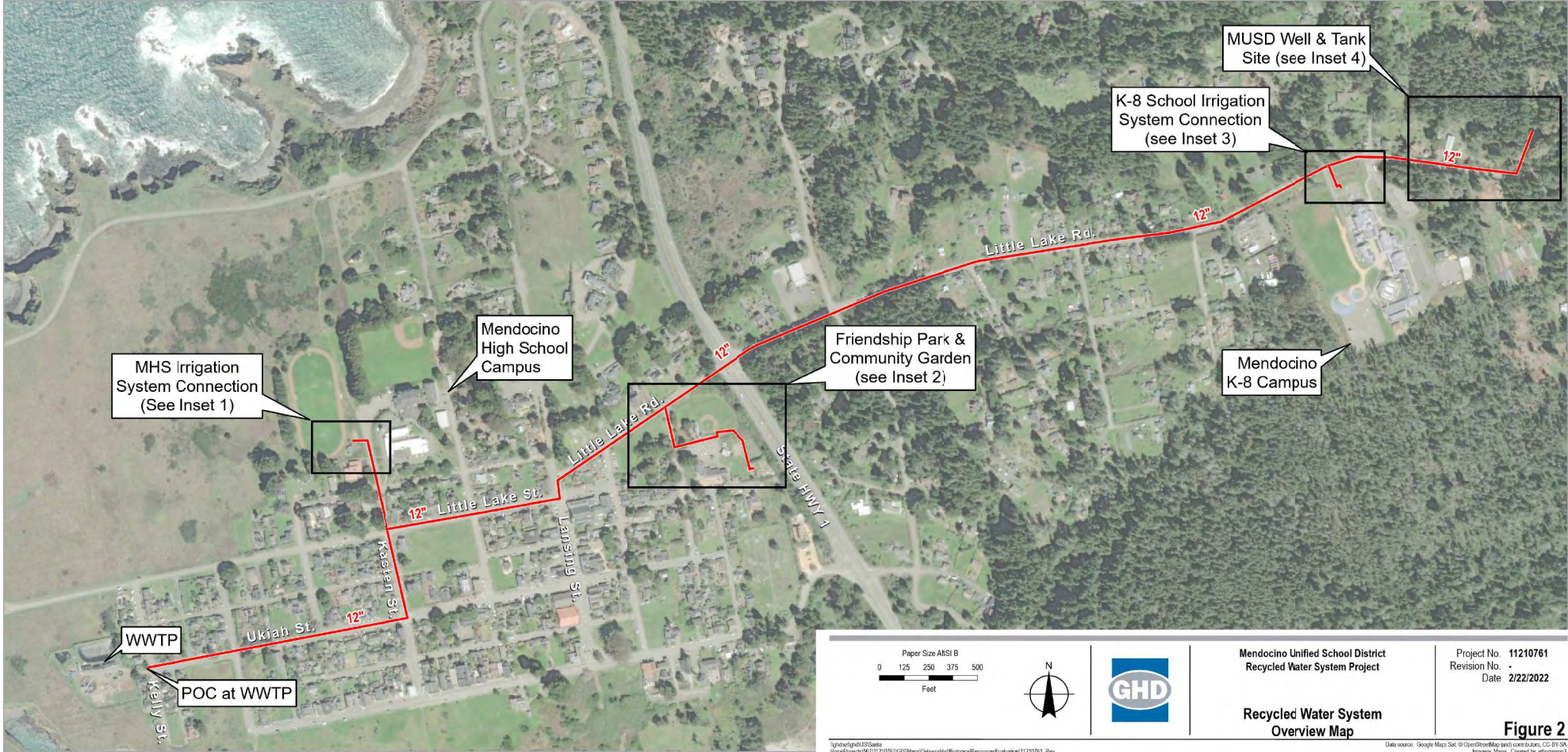


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2023

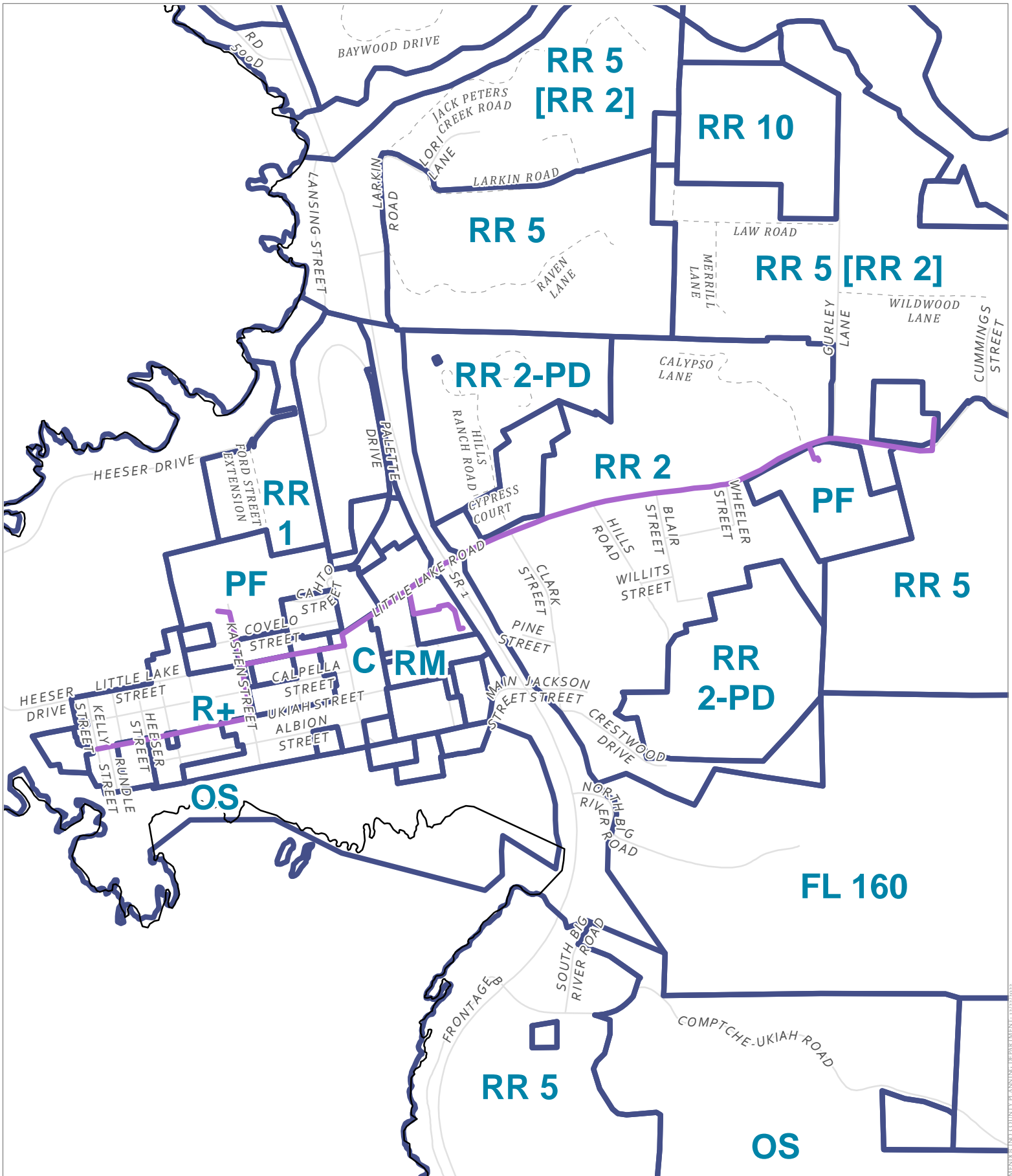




Paper Size: A8SI B 0 125 250 375 500 Feet			Mendocino Unified School District Recycled Water System Project	Project No. 11210761 Revision No. - Date 2/22/2022
Legend: 12" Recycled Water Line 8" Potable Water Line 2" Potable Water Line 1.5" Hose Bib			Recycled Water System Overview Map	

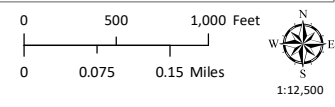
Figure 2

Data source: Google Maps Sat. © OpenStreetMap (and contributors), CC-BY-SA, Imagery: Mapbox, Created by ehtechinc



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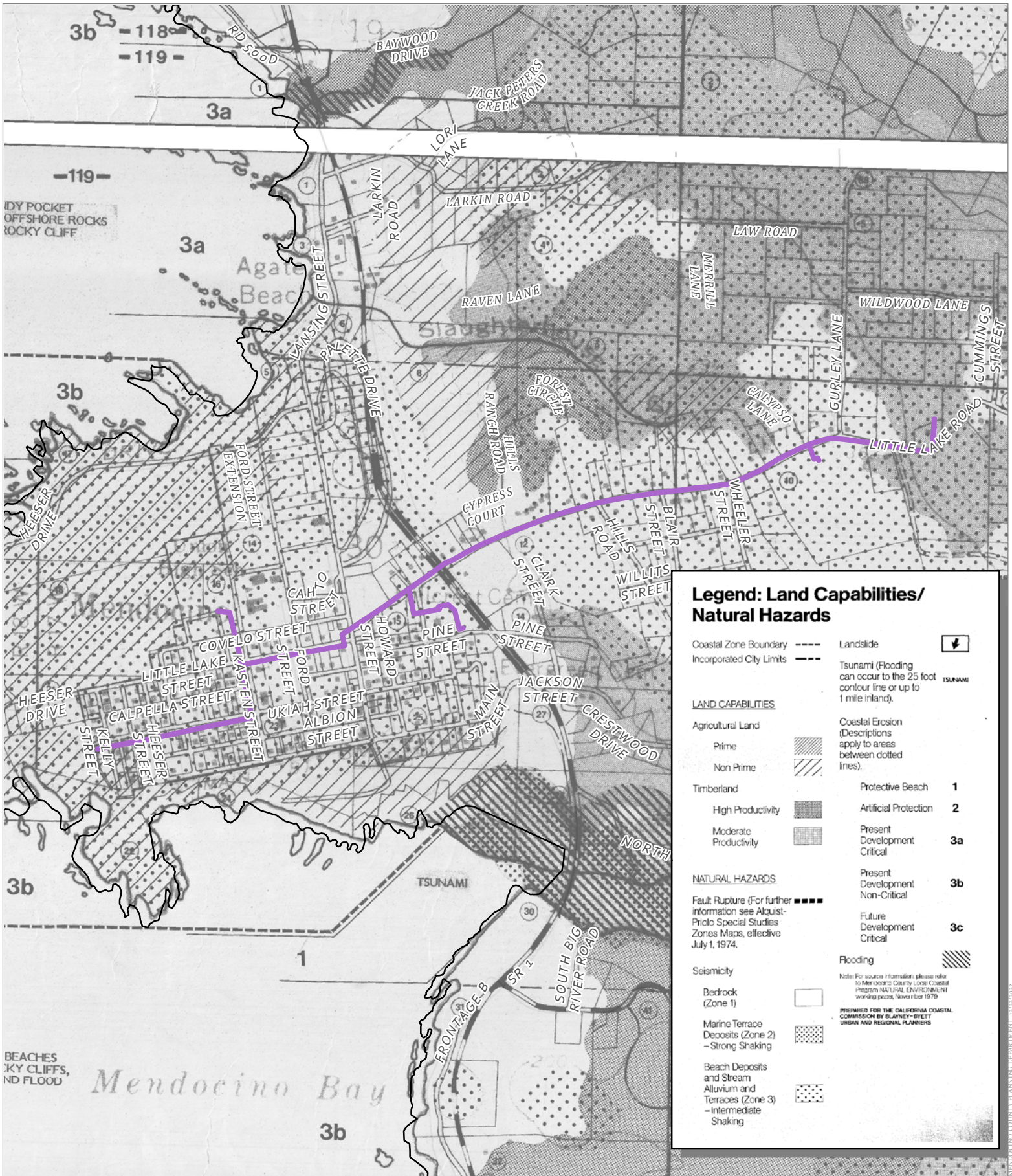
— Recycled Water Line General Plan Classes
 Public Roads



GENERAL PLAN

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MENDOCINO COUNTY PLANNING DEPARTMENT 12/27/2022

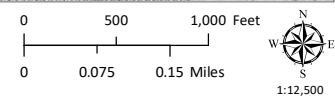


Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Prolo Special Studies Zones Maps, effective July 1, 1974.	----	Flooding	
Seismicity		Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.	
Bedrock (Zone 1)		PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-BRETT URBAN AND REGIONAL PLANNERS	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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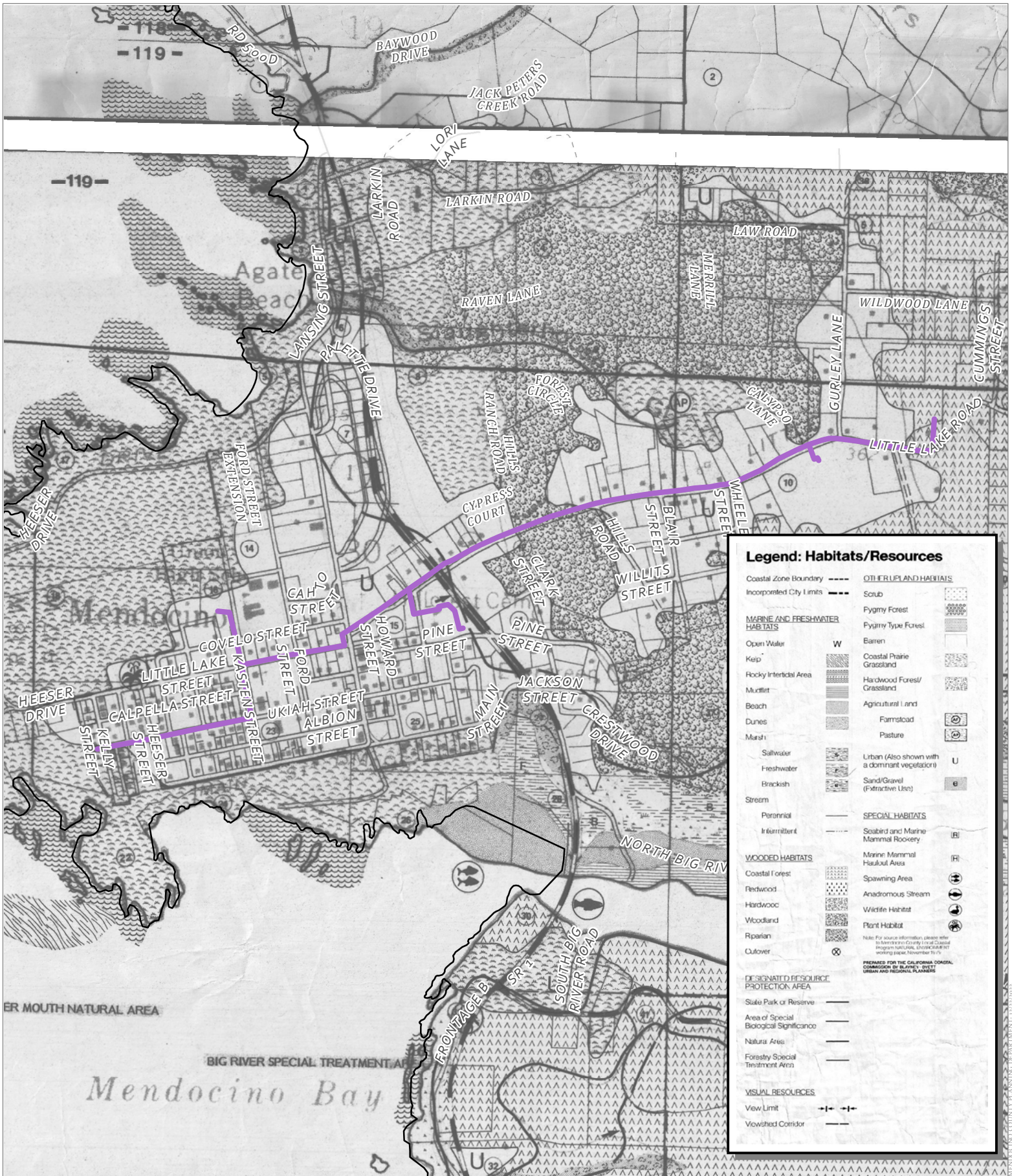
Recycled Water Line
 Public Roads



LCP LAND CAPABILITIES & NATURAL HAZARDS

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MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2022



Legend: Habitats/Resources

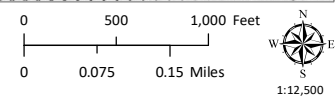
Coastal Zone Boundary	--- ---	OTHER LAND AND HABITATS
Incorporated City Limits	--- ---	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Type Forest
Keip	[Symbol]	Barren
Rocky Intertidal Area	[Symbol]	Coastal Prairie Grassland
Mudflat	[Symbol]	Hardwood Forest/Grassland
Beach	[Symbol]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

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL RESOURCE LIST (revised December 2015).

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNE, OVEST URBAN AND REGIONAL PLANNERS

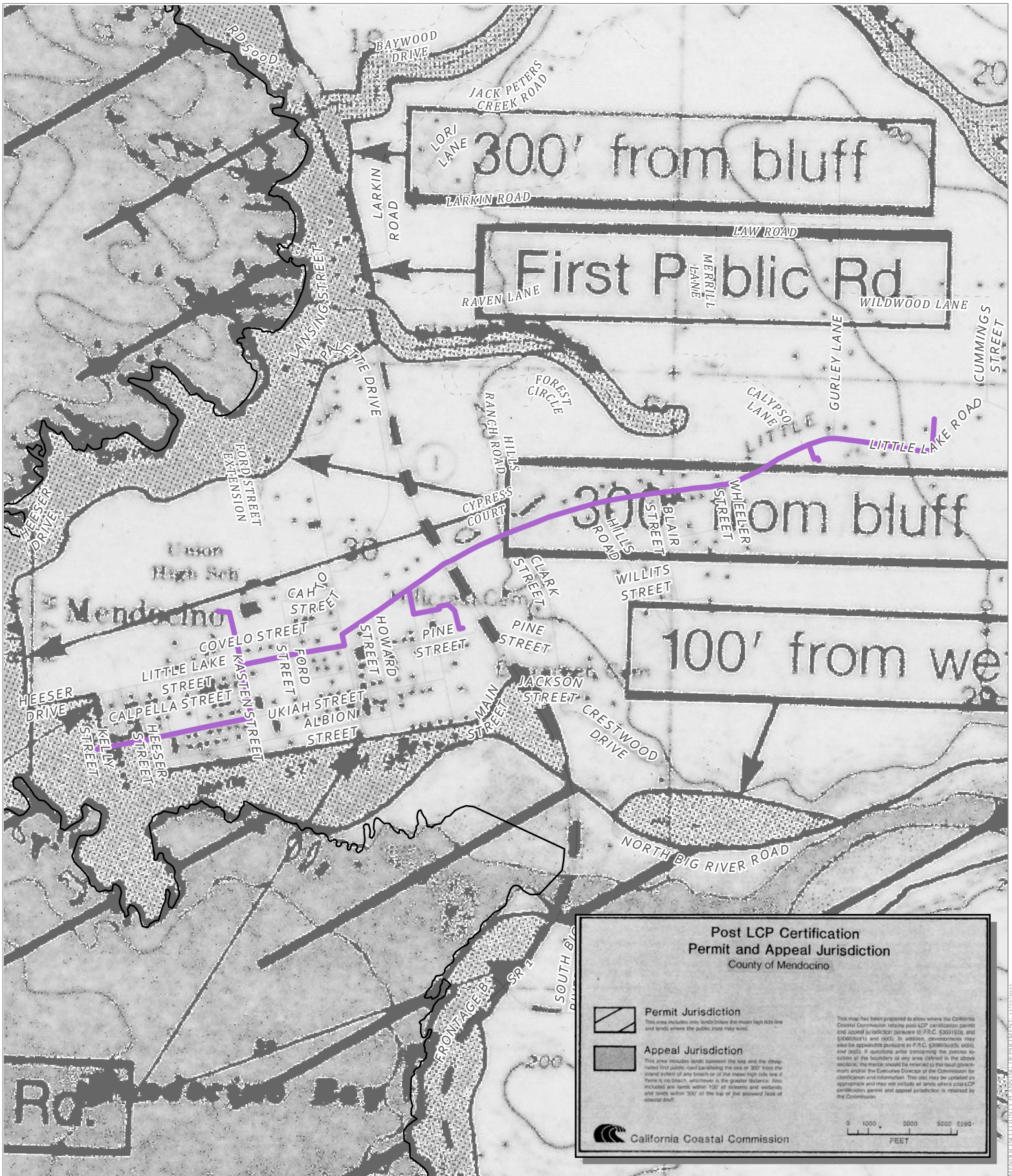
CASE: U 2022-0012
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— Recycled Water Line
 — Public Roads





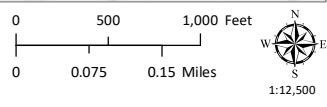
LCP HABITATS & RESOURCES

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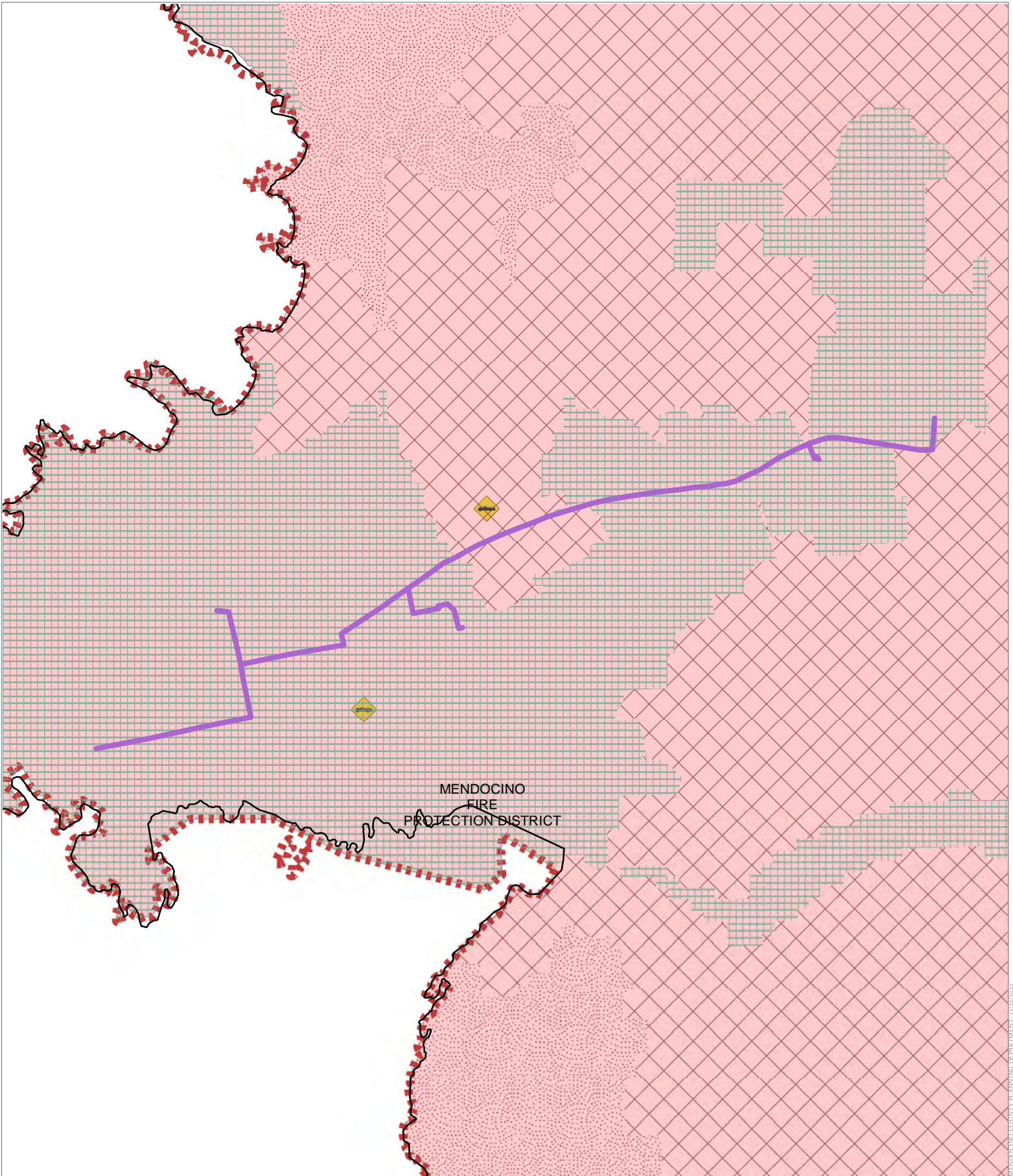
 Recycled Water Line
 Public Roads



POST LCP CERTIFICATION & APPEAL JURISDICTION



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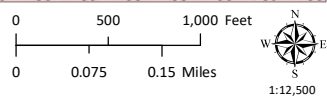
MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2022



MENDOCINO
FIRE
PROTECTION DISTRICT

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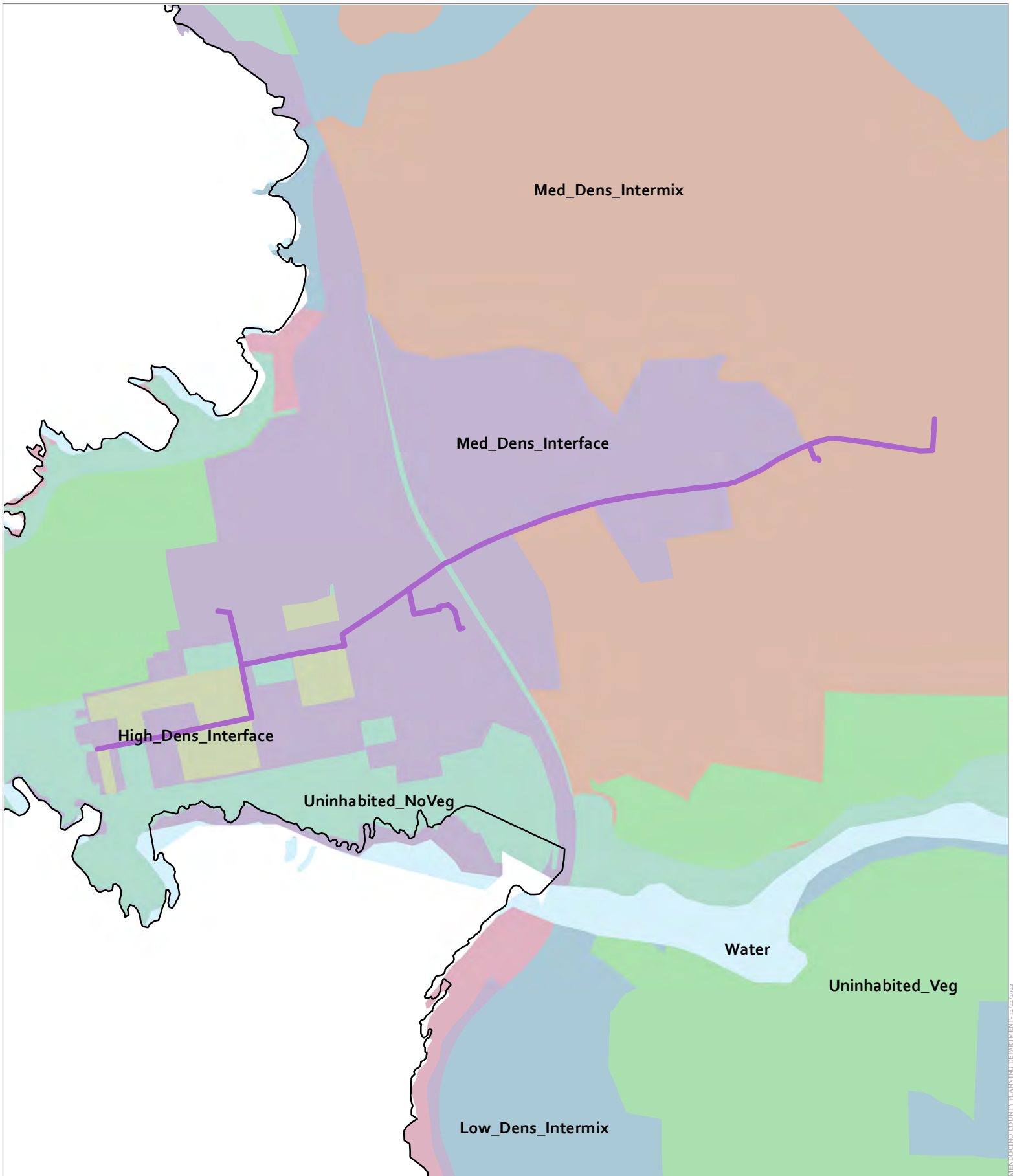
 Very High Fire Hazard
 High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA


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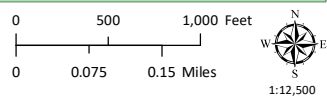
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/22/2023



MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2023

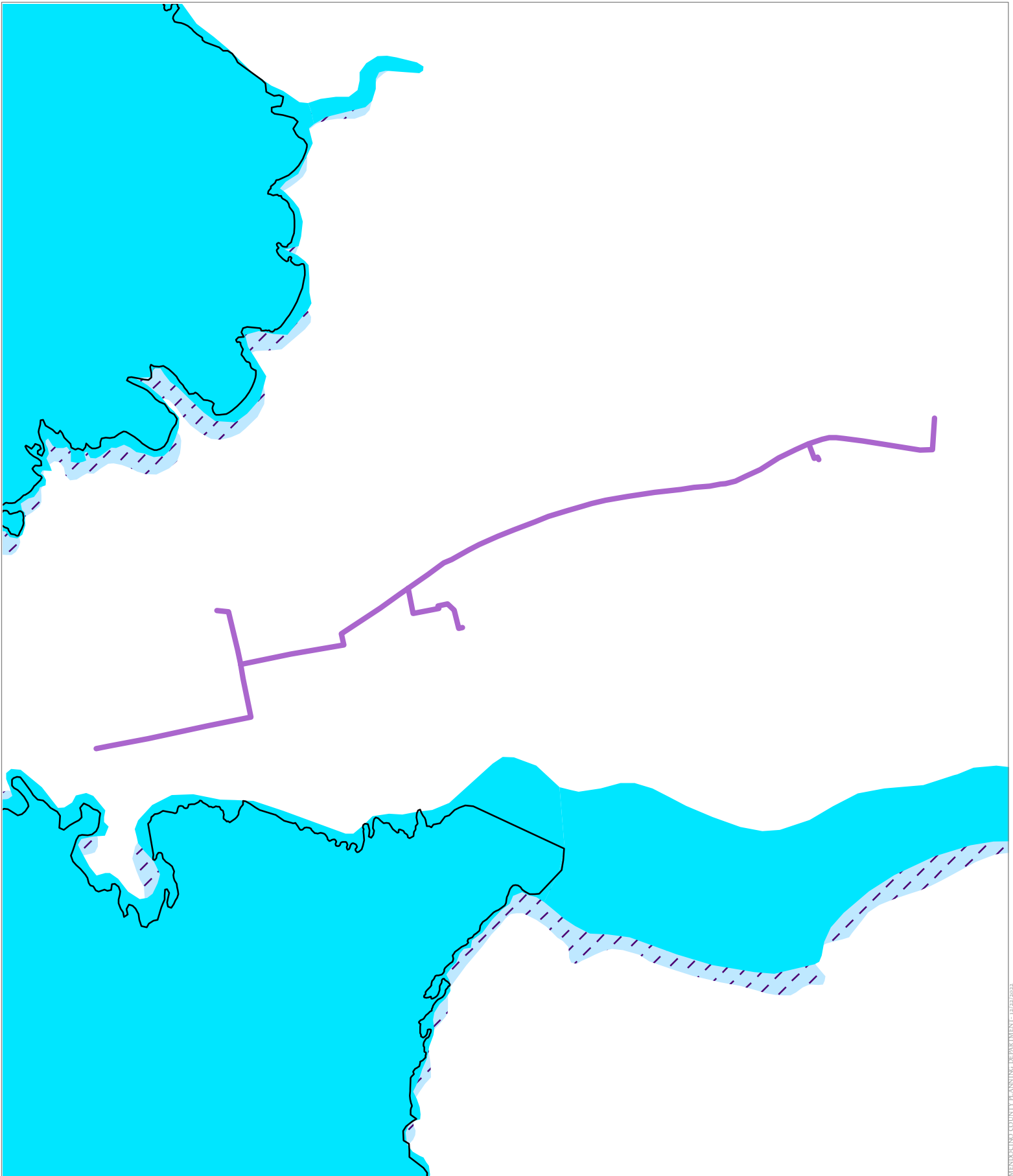
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 Recycled Water Line





WILDLAND-URBAN INTERFACE

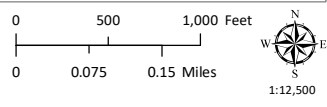
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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/22/2023

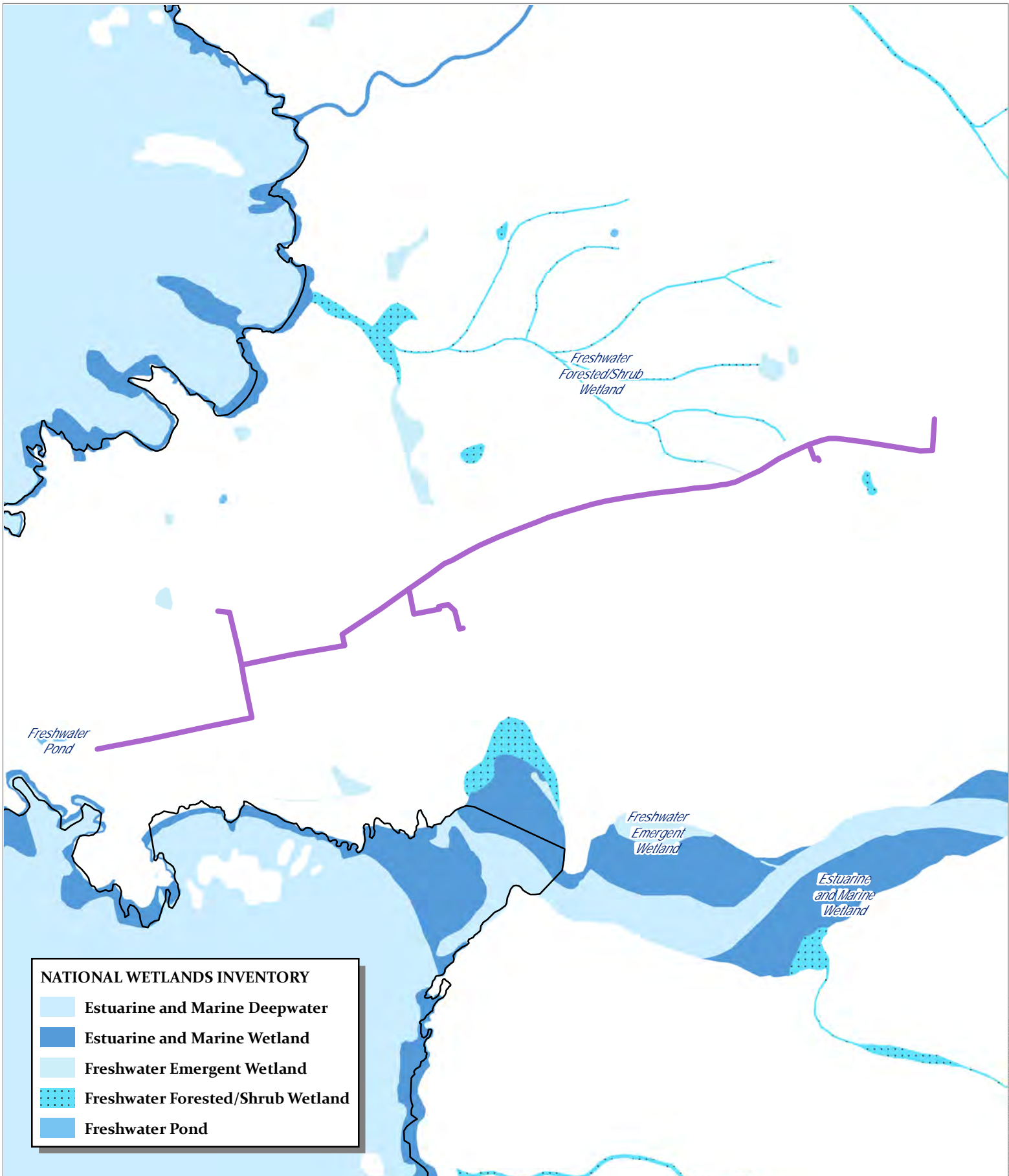
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




 Recycled Water Line
 Tsunami Inundation Zones




FLOOD AND TSUNAMI INUNDATION ZONES

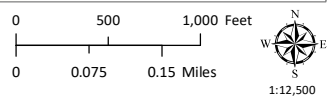
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NATIONAL WETLANDS INVENTORY	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond

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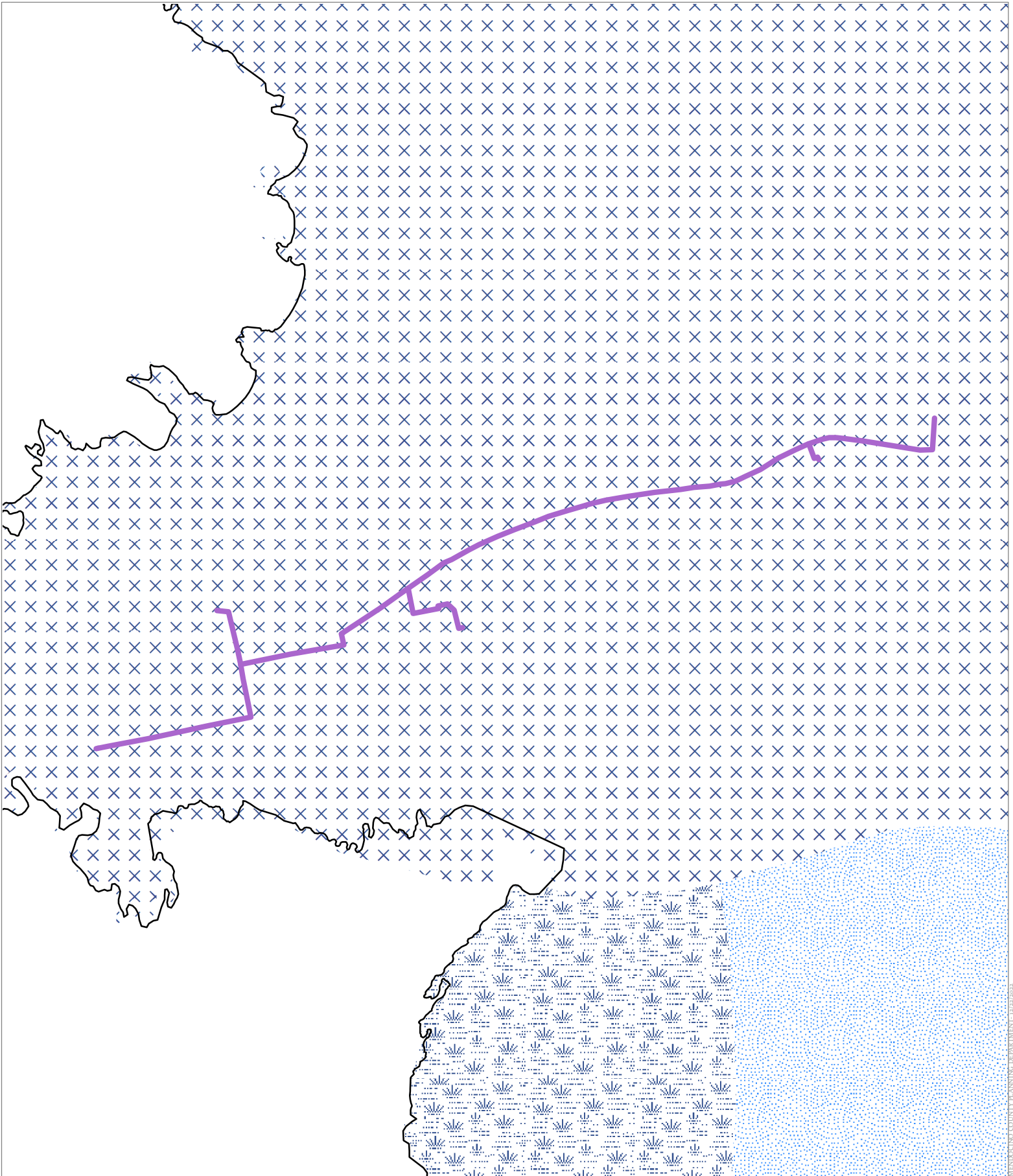
 Recycled Water Line






WETLANDS

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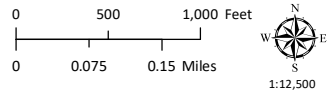
MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2023



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-  Critical Water Resources
-  Marginal Water Resources
-  Sufficient Water Resources

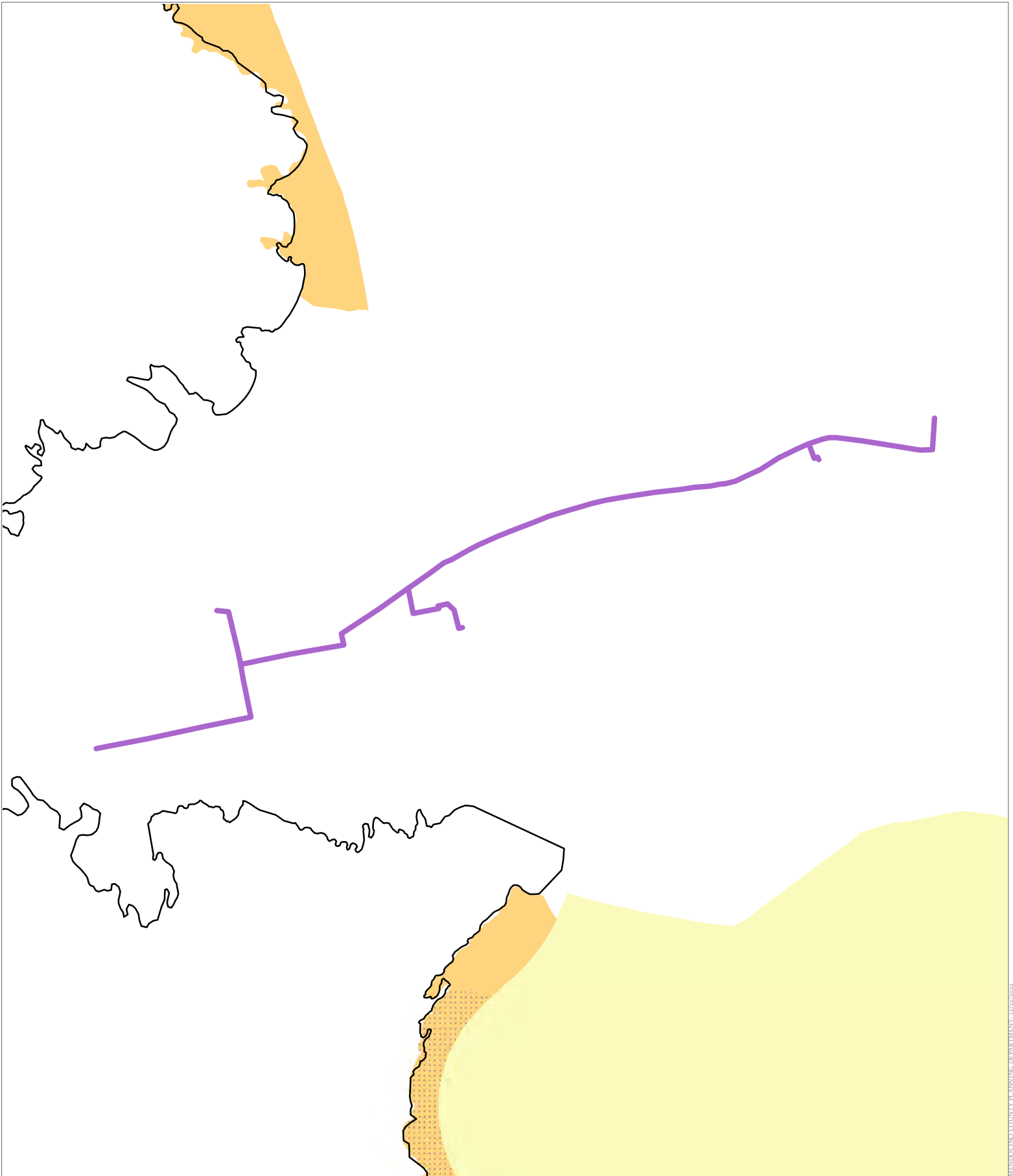
 Recycled Water Line



COASTAL GROUND WATER RESOURCES

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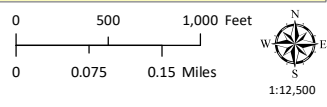
MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2022



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/22/2023

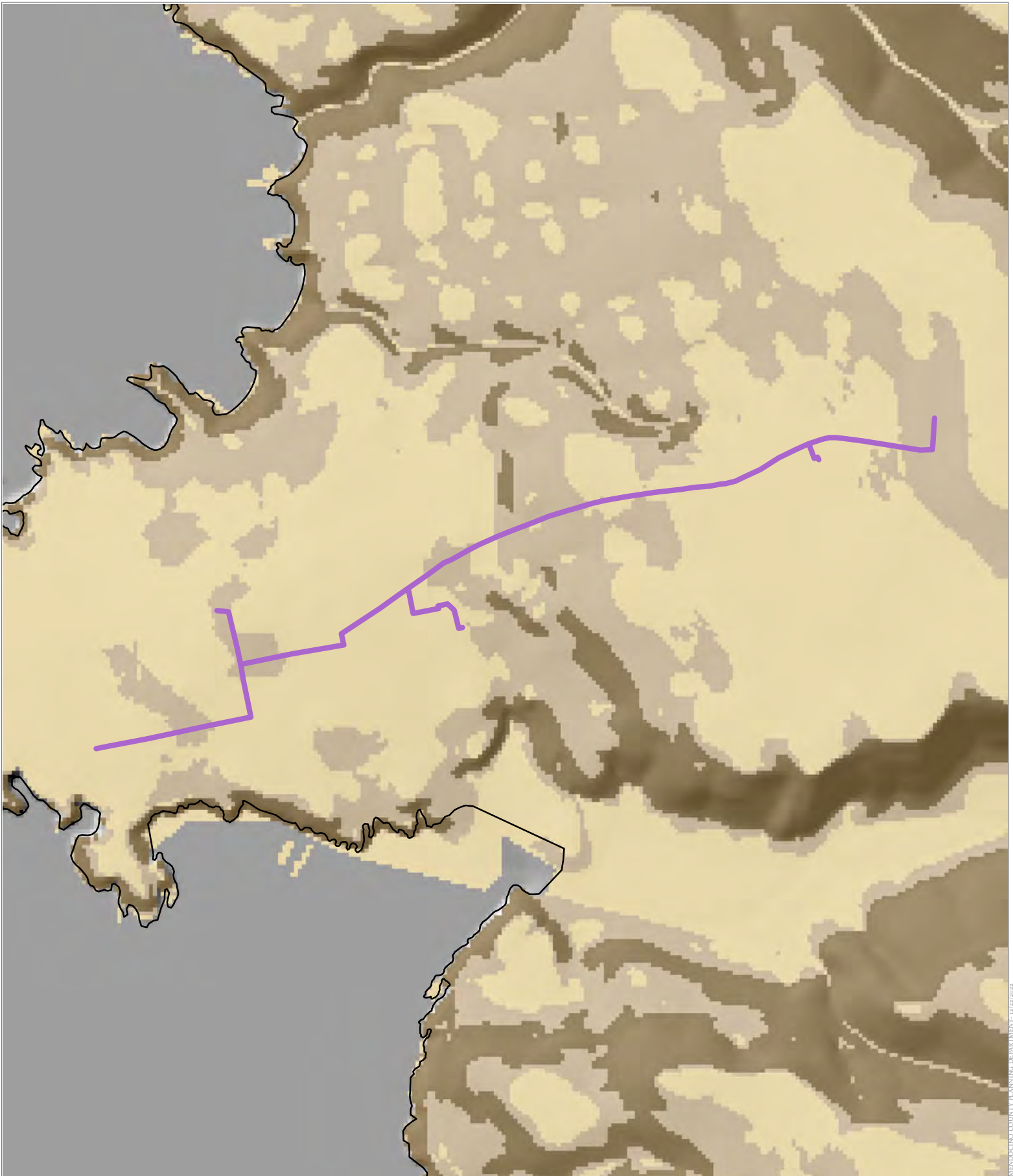
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- Recycled Water Line
- Tree Removal Area
- Highly Scenic Area
- Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

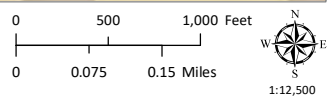
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MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2023

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— Recycled Water Line
 0° - 14°
 15° - 32°
 33° - 72°






ESTIMATED SLOPE

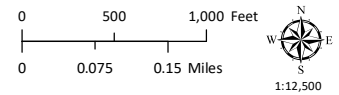
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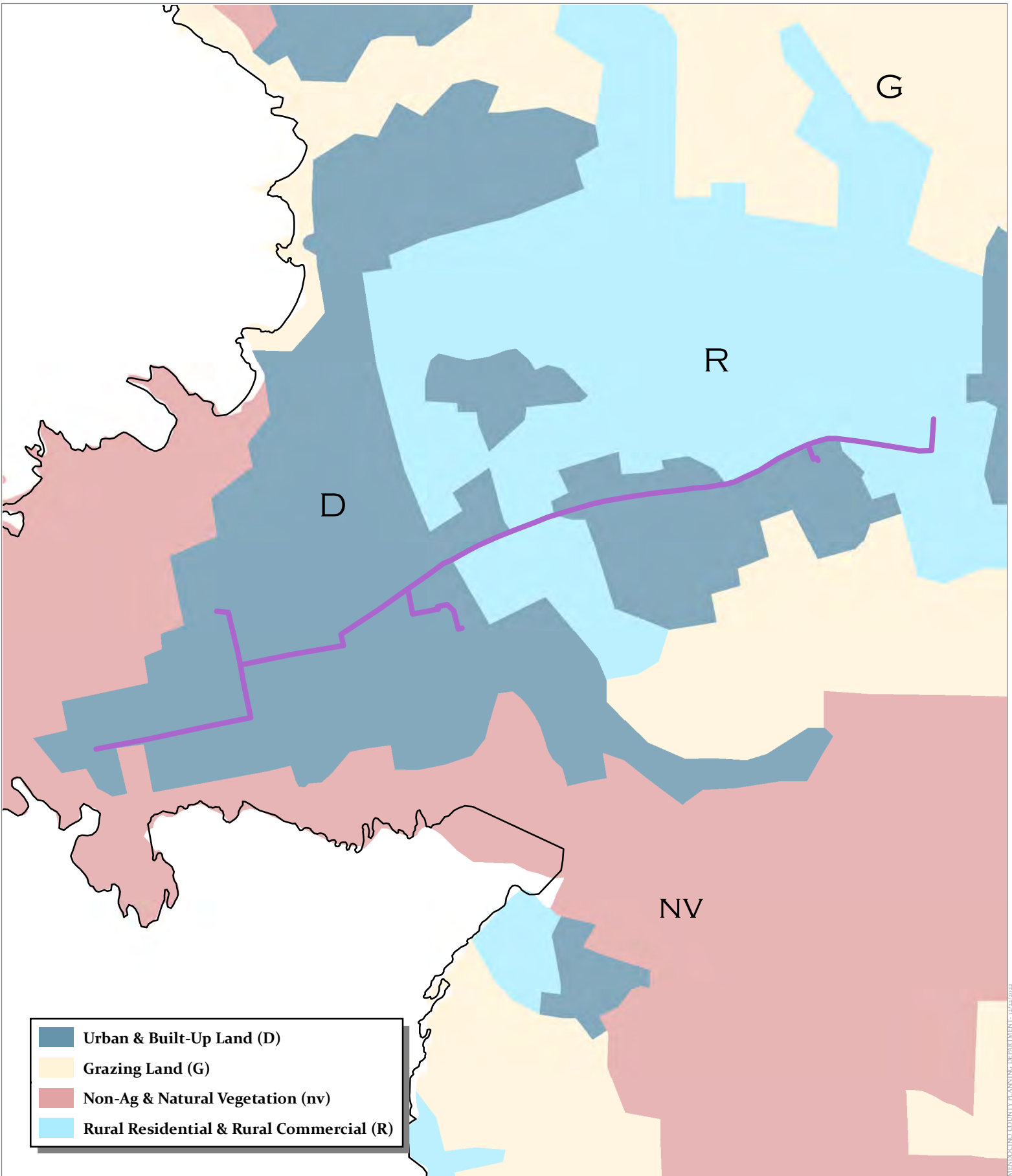
 Recycled Water Line
 Shinglemill-Gibney Complex

 Bishop Pine



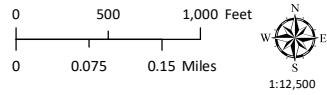
WESTERN SOIL CLASSIFICATIONS

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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

Recycled Water Line

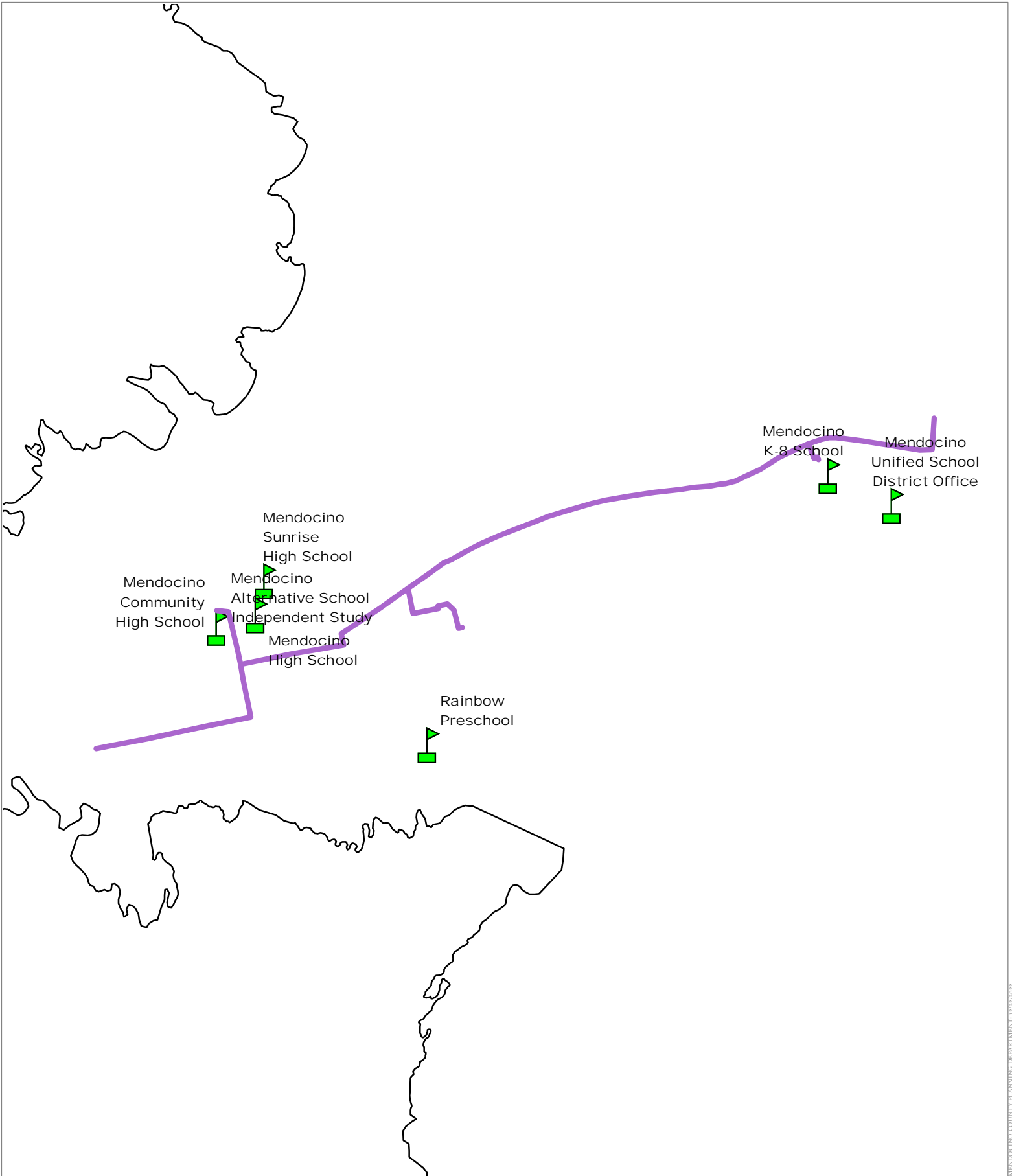


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IMPORTANT FARMLAND



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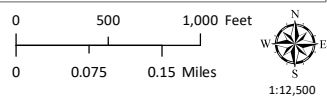
MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2022



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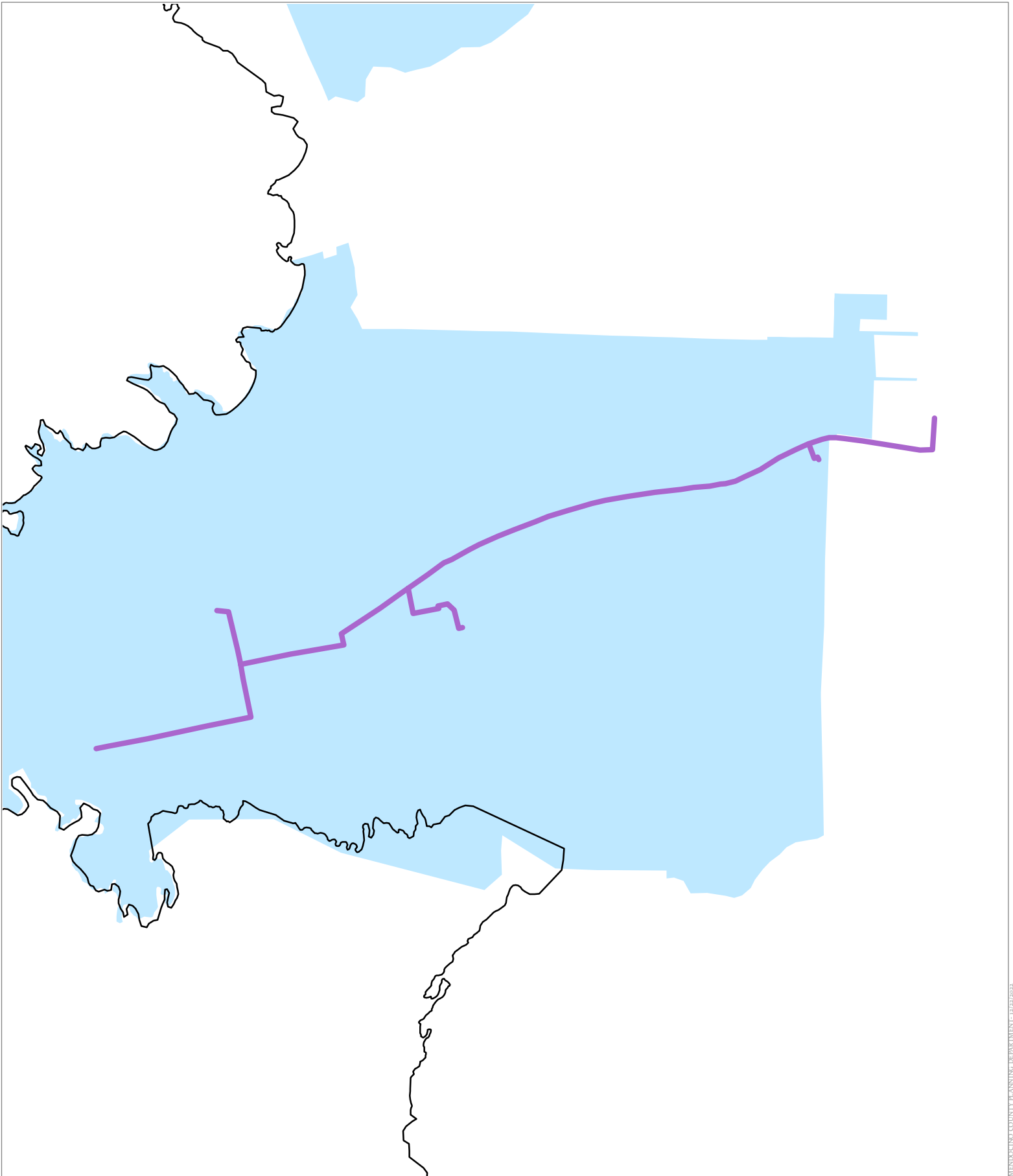
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 Recycled Water Line
 School Buildings





SCHOOL DISTRICTS

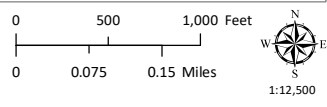
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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/22/2023

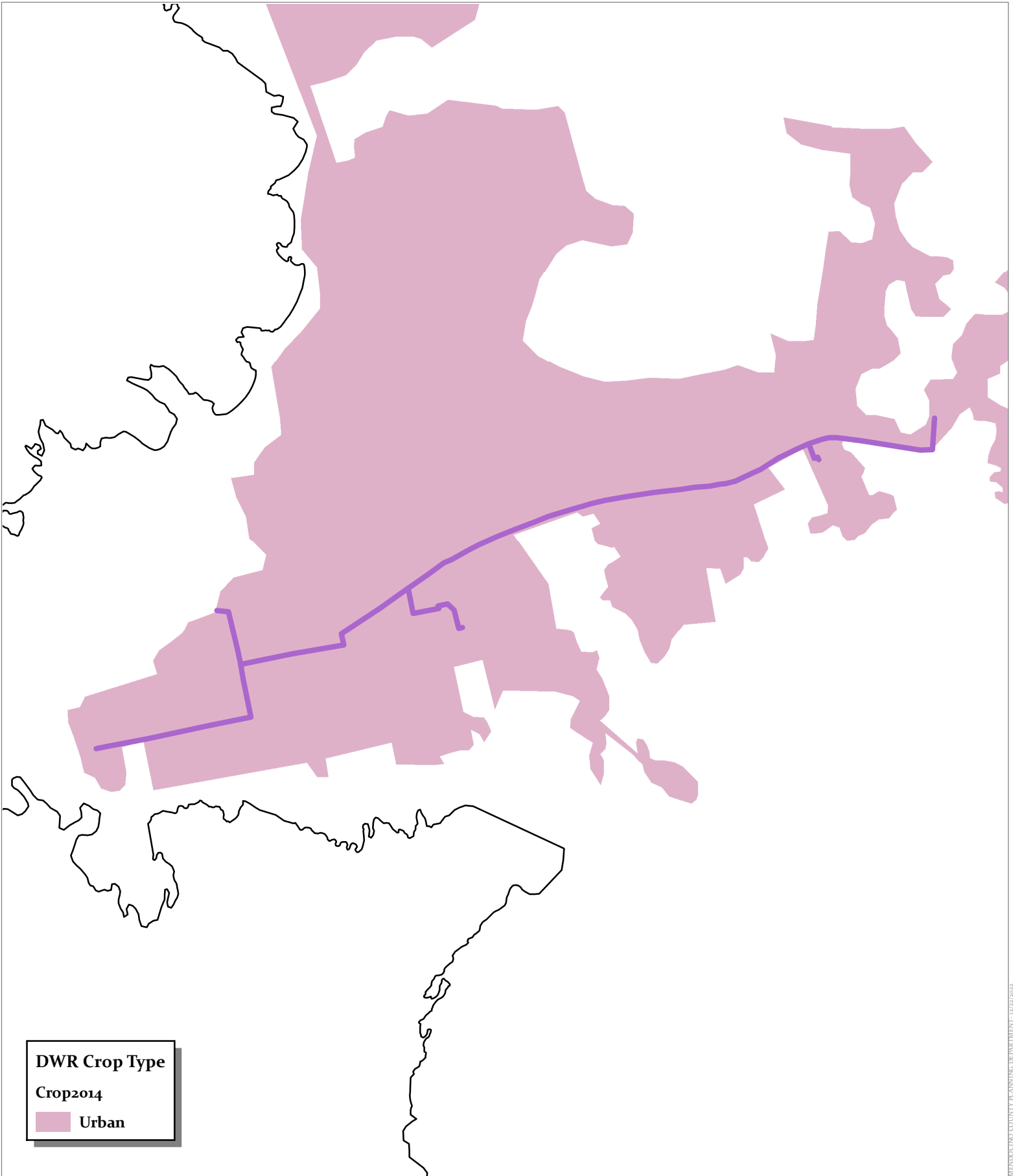
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 Recycled Water Line
 County Water Districts



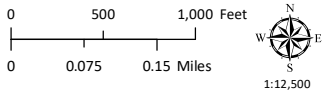
WATER DISTRICT

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DWR Crop Type
Crop2014
 Urban

Recycled Water Line



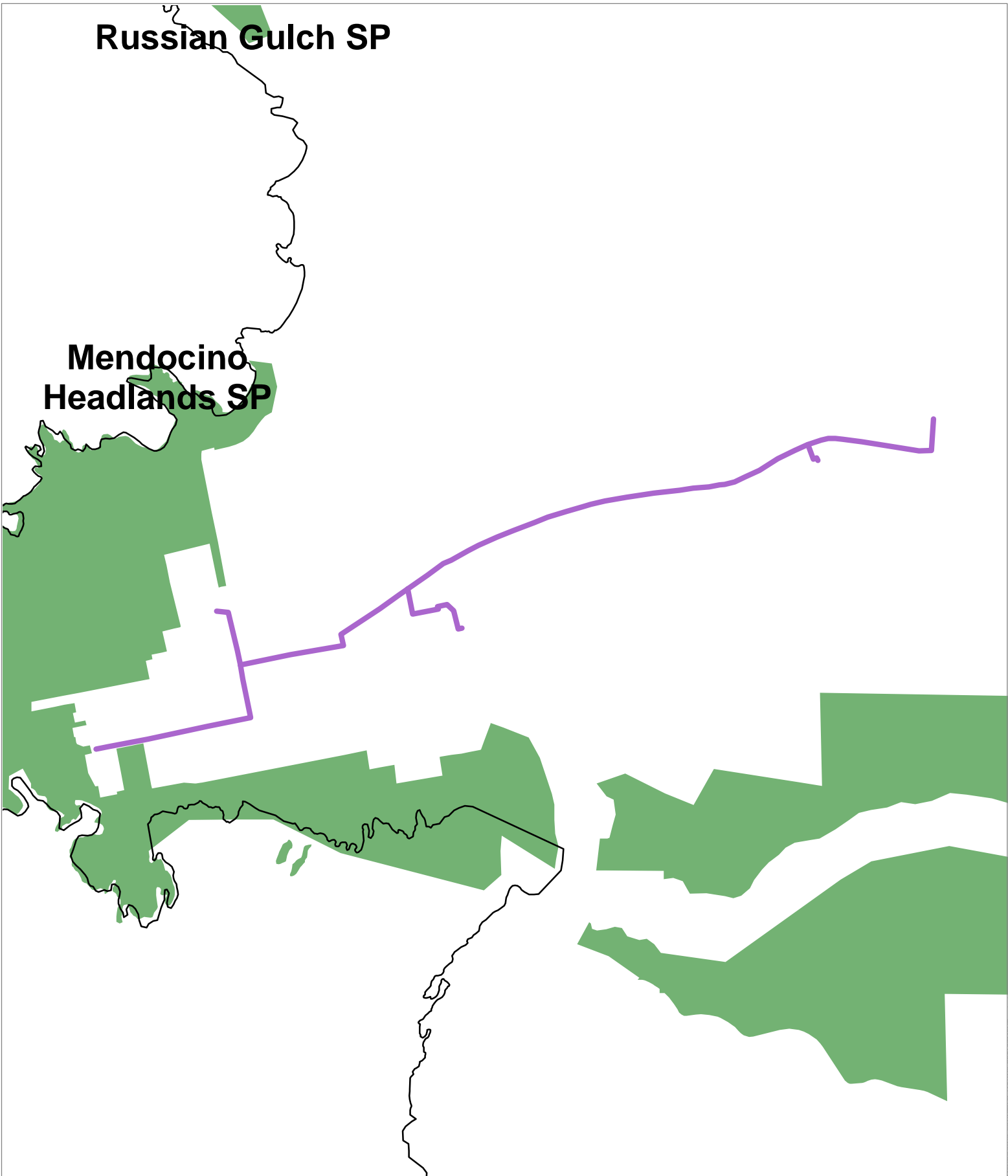
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DWR Crop Type



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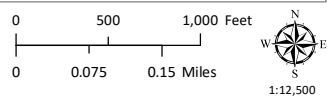
Russian Gulch SP

Mendocino Headlands SP



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 Recycled Water Line
 State Parks



STATE PARKS

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MENDOCINO COUNTY PLANNING DEPARTMENT 12/22/2022