



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.gov
www.mendocinocounty.org/pbs

February 12, 2024

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

Department of Forestry/ CalFire
-Land Use
California Coastal Commission
Cloverdale Rancheria

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

CASE#: CDP\_2024-0003

DATE FILED: 1/11/2024

OWNER: PACIFIC GAS & ELECTRIC CO

APPLICANT: TRIXIE MARTELINO,PACIFIC GAS & ELECTRIC CO

AGENT: PAUL,MAROTTO,PACIFIC GAS & ELECTRIC CO

REQUEST: Standard Coastal Development Permit to allow Pacific Gas & Electric Company to expand an existing 9'-7"x11' equipment enclosure by an additional 12'-2"x30'-2", including the removal and replacement of outdated batteries, electrical and communications equipment.

LOCATION: Located in the coastal zone, 0.71± miles northeast of Mendocino Town center, lying on the south side of Little Lake Road (CR 408), 199± feet from its intersection with Wheeler Street (CR 407V); located at 44325 Little Lake Road, Mendocino, APN: 119-090-23

STAFF PLANNER: SUSAN SUMMERFORD

RESPONSE DUE DATE: February 26, 2024

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

**COUNTY OF MENDOCINO**  
**DEPT OF PLANNING AND BUILDING SERVICES**  
 120 WEST FIR STREET  
 FORT BRAGG, CA 95437  
 Telephone: 707-964-5379  
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 www.mendocinocounty.org/planning



Case No(s)	CDP-2024-0003
CDF No(s)	
Date Filed	1/11/2024
Fee	\$8545.00 + Service
Receipt No.	PRJ.060278 Fee
Received by	<i>Hayden Kay</i>
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Trixie Martelino, Pacific Gas and Electric Company, Environmental Management - ET  
 Mailing Address 300 Lakeside Drive Email: mtmu@pge.com  
 City Oakland State CA Zip Code 94612 Phone 925-785-4545

### PROPERTY OWNER

Name Pacific Gas and Electric Company (PG&E)  
 Mailing Address 300 Lakeside Drive Email: \_\_\_\_\_  
 City Oakland State CA Zip Code 94612 Phone \_\_\_\_\_

### AGENT

Name Paul Marotto, Pacific Gas and Electric Company, Environmental Management - ET  
 Mailing Address 300 Lakeside Drive Email: psm1@pge.com  
 City Oakland State CA Zip Code 94612 Phone 415-940-5106

### PARCEL SIZE

43,560  Square feet  
 Acres

### STREET ADDRESS OF PROJECT

44325 Little Lake Road, Mendocino, CA 95460

### ASSESSOR'S PARCEL NUMBER(S)

119-090-23-00

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

*Paul Marotto*  
 Signature of Applicant/Agent

12-8-2023  
 Date

*pmarotto*  
 Signature of Owner

12-8-2023  
 Date

**RECEIVED**  
 JAN 11 2024



# 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.

To increase safety, reliability and fire prevention, PG&E needs to increase the size of its existing equipment enclosure at Big River Substation. The existing 9'-7" x 11' equipment enclosure building will be increased in size adding a 12'-2" x 30'-2" expansion. PG&E will remove existing battery equipment and install new batteries and replace outdated electrical and communication equipment with new modern equipment.

The larger equipment enclosure building will allow PG&E to construct a firewall between the batteries and provide a separate space for the electrical and communication equipment. The new 12'-2" x 30'-2" expansion and 9'-7" x 11' existing equipment enclosure building will include a fire detection system (as required by code), insulation, HVAC system, active ventilation for the battery room and provide a climate-controlled environment for more efficient and safe operation of modern electrical and communication equipment.

The replacement of old with new electrical and communication equipment will improve PG&E's SCADA (Supervisory Control and Data Acquisition) communication capability used to operate high voltage electrical transmission and distribution equipment at Big River Substation. The new communication equipment will provide PG&E with enhanced electrical grid and distribution system visibility, allowing PG&E to quickly change EPSS (Enhanced Power Safety Settings) remotely which in recent years has proven to significantly reduce sparks and ignition during fire season and severe weather events.

2. If the project is residential, please complete the following:

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:

Total square footage of structures:	392 sq ft is being added to an existing equipment enclosure building
Estimated employees per shift:	0
Estimated shifts per day:	0
Type of loading facilities proposed:	0

4. Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing.

5. Are there existing structures on the property?  Yes  No  
 If yes, describe below and identify the use of each structure on the plot plan.

All outdoor and indoor equipment at Big River Substation is electrical substation equipment used for changing and regulating voltages, connecting, and disconnecting transmission and distribution lines to manage and control the electrical grid. All equipment enclosure buildings house energized electrical equipment, batteries, and communication equipment.

6. Will any existing structures be demolished?  Yes  No  
 Will any existing structures be removed?  Yes  No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 10 feet.

8. Lot area (within property lines): 43,560  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>105</u> square feet	<u>367</u> square feet	<u>472</u> square feet
Paved area	<u>800</u> square feet	<u>0</u> square feet	<u>800</u> square feet
Landscaped area	<u>          </u> square feet	<u>0</u> square feet	<u>          </u> square feet
Unimproved area	<u>42,665</u> square feet	<u>0</u> square feet	<u>42,665 (incl exist SS equip)</u> square feet

GRAND TOTAL: 43,560 (incl. exist. substa. equip.) square feet  
 (Should equal gross area of parcel)

10. Gross floor area: N/A square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>N/A</u>	Proposed <u>N/A</u>	Total <u>N/A</u>
Number of covered spaces	<u>          </u>	<u>          </u>	Size <u>          </u>
Number of uncovered spaces	<u>          </u>	<u>          </u>	Size <u>          </u>
Number of standard spaces	<u>          </u>	<u>          </u>	Size <u>          </u>
Number of handicapped spaces	<u>          </u>	<u>          </u>	Size <u>          </u>



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

C. Telephone:  Yes  No

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.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank  
 Other, specify There is no sewage collection or disposal. This is an electric substation with no office or human-occupied indoor space.

15. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other, specify There is no water source or indoor plumbing onsite.

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.).

For grading and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards  
B. Amount of fill: \_\_\_\_\_ 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: \_\_\_\_\_  
\_\_\_\_\_

17. Will vegetation be removed on areas other than the building sites and roads?  Yes  No  
If yes, explain:

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

19. 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.)

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

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route?  Yes  No  
B. Park, beach or recreation area?  Yes  No

The proposed development is not visible from outside the 16' to 18' tall substation walls.

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

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking  Yes  No  
B. Filling  Yes  No  
C. Dredging  Yes  No  
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  Yes  No

Amount of material to be dredged or filled? N/A - None cubic yards.

Location of dredged material disposal site: \_\_\_\_\_

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

If you need additional room to answer any question, attach additional sheets.



SUBMIT ONLY ONE COPY

# CERTIFICATION AND SITE VIEW AUTHORIZATION

- 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.
- 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.

Trixie Martelino, (refer to Attachment A)

12-8-2023

Owner/Authorized Agent

Date

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

## AUTHORIZATION OF AGENT

I hereby authorize **Paul Marotto** to act as my representative and to bind me in all matters concerning this application.

Owner

12-8-2023

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.

<b>Name</b> Pacific Gas and Electric Company, Attn: Paul Marotto, Environmental Management - ET	<b>Name</b> Pacific Gas and Electric Company, Attn: Trixie Martelino Environmental Management - ET	<b>Name</b> Danielle Wilson
<b>Mailing Address</b> 300 Lakeside Drive Oakland, CA 94612	<b>Mailing Address</b> 300 Lakeside Drive Oakland, CA 94612	<b>Mailing Address</b> 980 9th street, Suite 1200, Sacramento, CA 95814



**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.**

<b>AP# 000-000-00</b> <b>LASTNAME, FIRSTNAME</b> <b>STREET ADDRESS</b> <b>CITY, STATE ZIP</b>	119-120-56-00 COONEY, ELEANOR 10441 WHEELER ST, MENDOCINO CA 95460	
119-100-15-00 MENDOCINO UNIFIED SCHOOL DISTRICT 44261 Little Lake Rd, Mendocino, CA 95460	119-110-07-00 Kuchta, Donald 44361 Little Lake Rd, Mendocino CA 95460	
119-090-41-00 & 119-090-30-00 FRAGA, DAVID 44300 LITTLE LAKE RD, MENDOCINO CA 95460	119-090-24-00 Rowland, Matthew 44351 Little Lake Rd, Mendocino CA 95460	
119-090-20-00 & 119-090-19-00 DALVA, ROBERT JOHN 44140 LITTLE LAKE RD, MENDOCINO CA 95460		
119-090-39-00 SILVA, STEPHANIE A 44400 LITTLE LAKE RD, MENDOCINO CA 95460		
119-120-19-00 GOMES, STEVEN L 44401 LITTLE LAKE RD, MENDOCINO CA 95460		
119-120-33-00 MOTOLINSKY, NAN 10511 WHEELER ST, MENDOCINO CA 95460		
119-120-34-00 MARKELS, ALEX 10491 WHEELER ST, MENDOCINO CA 95460		
119-120-55-00 LEVENE, BRUCE 10451 WHEELER ST, MENDOCINO CA 95460		

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 \_\_\_\_\_ (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:

Expansion of PG&E's existing 9'-7" x 11' equipment enclosure building. The equipment enclosure 12'-2" x 30'-2" building expansion will be north of and attached to the existing equipment enclosure building, located within the fenced and walled substation facility.

(Description of development)

Located at:  
44325 Little Lake Rd. Mendocino, CA 95460

APN: 119-090-23-000

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

44325 Little Lake Road, Mendocino, CA 95460

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

Paul Marotto Paul Marotto  
Owner/Authorized Representative

~~1-10-2024~~ 1-11-2024  
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 WITHIN 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 :** To enhance safety and reliability, PG&E is planning to increase the size of its equipment enclosure building at Big River Substation. The existing 9'-7" x 11' equipment enclosure building will be increased in size, adding a 12'-2" x 30'-2" expansion attached to the existing equipment enclosure building. The equipment enclosure building is used to house battery equipment, electrical and communication equipment. The building expansion will allow PG&E to install new equipment to better control and monitor operation of substation electrical and communication facilities. There will no expansion of the existing substation.

**LOCATION:** Pacific Gas and Electric Company (PG&E) Big River Substation,  
44325 Little Lake Road, Mendocino, CA 95460

**APPLICANT :** Pacific Gas & Electric Company (PG&E)

**ASSESSOR'S PARCEL NUMBER(S):** 119-090-23-00

**DATE NOTICE POSTED:** ~~1-10-2024~~ 1-11-2024

**FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:**

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
860 NORTH BUSH STREET  
UKIAH, CA 95482  
707-234-6650





Provide one copy only

## 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: 12-8-2023

  
\_\_\_\_\_  
Applicant



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING & BUILDING SVCS.**

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482  
 120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR  
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[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

**ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE**

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.*



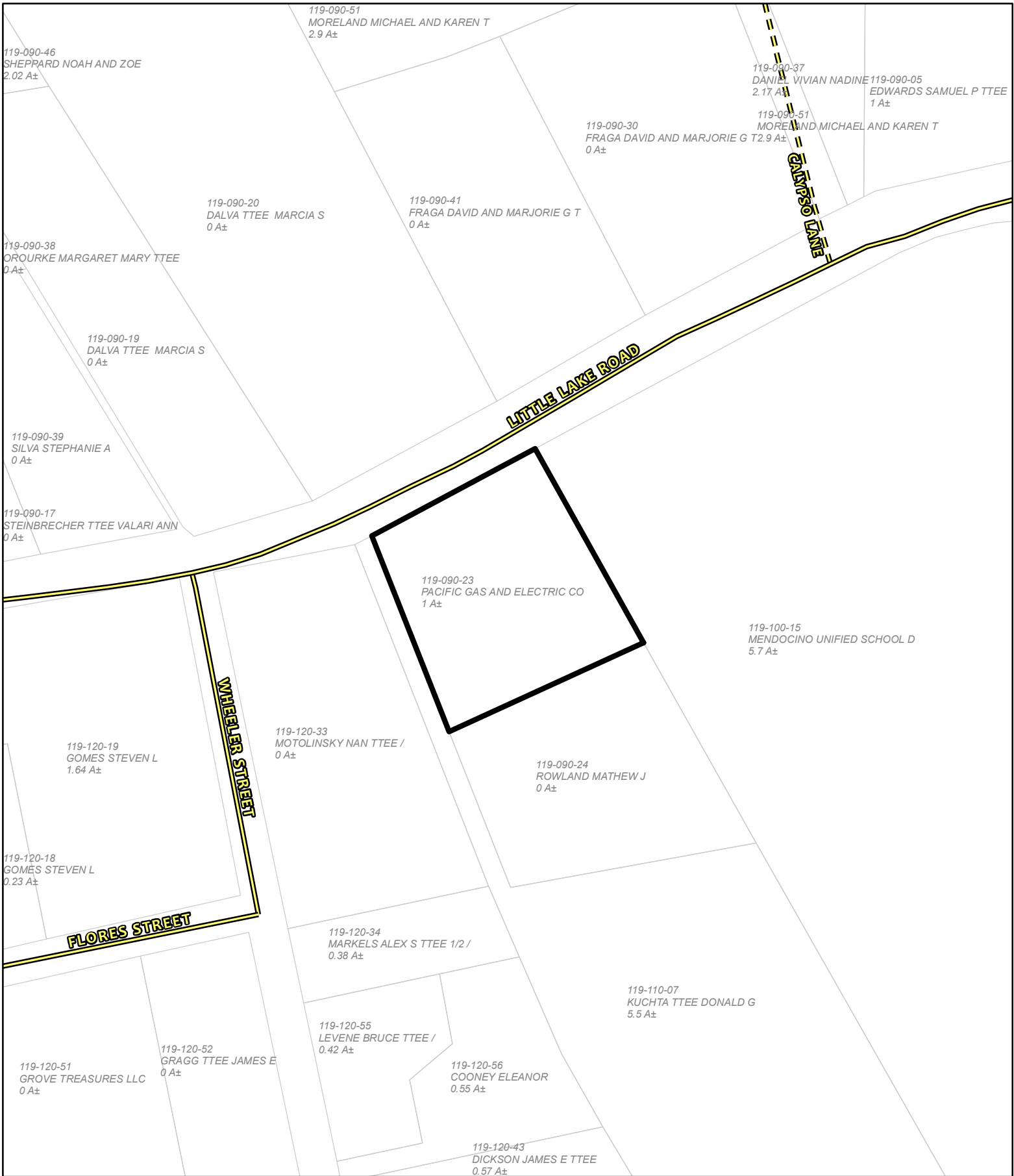
Applicant Signature

12/8/23

Date

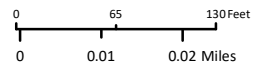
**OFFICE USE ONLY:**

\_\_\_\_\_  
 Project or Permit Number



**CASE: CDP 2024-0003**  
**OWNER: PG&E**  
**APN: 119-090-23**  
**APLCT: Trixie Martelino, PG&E**  
**AGENT: Paul Marotto, PG&E**  
**ADDRESS: 44325 Little Lake Rd.**

-  Public Roads
-  Private Roads
-  Assessors Parcels



1:1,500

ADJACENT PARCELS





**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

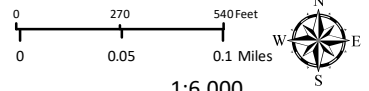




Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

**CASE:** CDP 2024-0003  
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**ADDRESS:** 44325 Little Lake Rd.

-  Highways (2017)
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads



1:6,000

AERIAL IMAGERY


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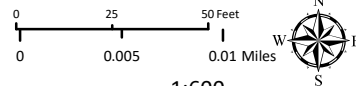




Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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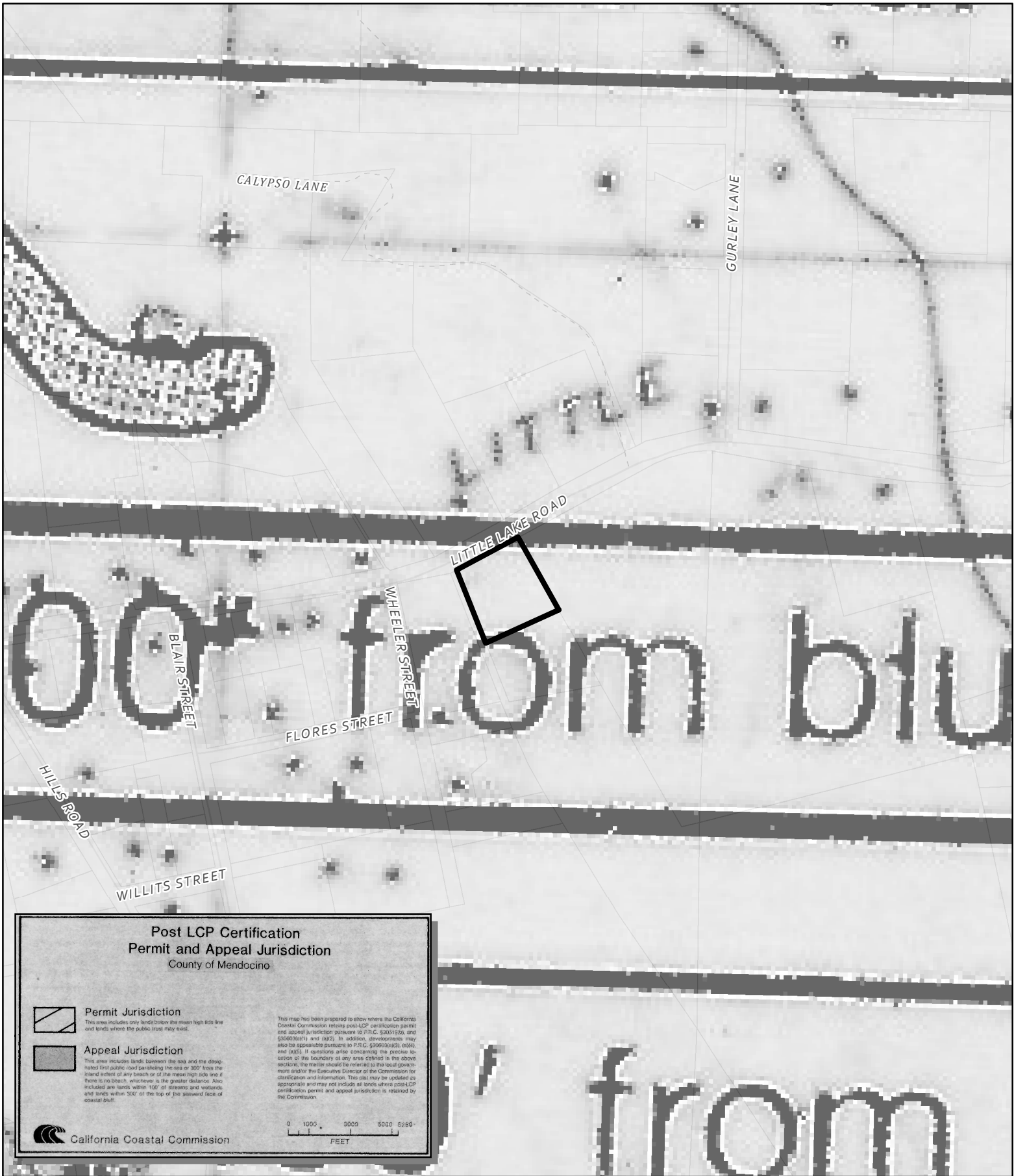
 Public Roads





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**AERIAL IMAGERY**

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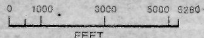
**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

 <p><b>Permit Jurisdiction</b> This area includes only lands below the mean high tide line and lands where the public trust may exist.</p>	 <p><b>Appeal Jurisdiction</b> This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.</p>
--	--

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519.05, and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plot may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



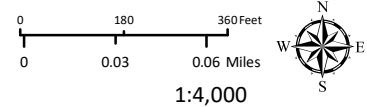
California Coastal Commission



FEET

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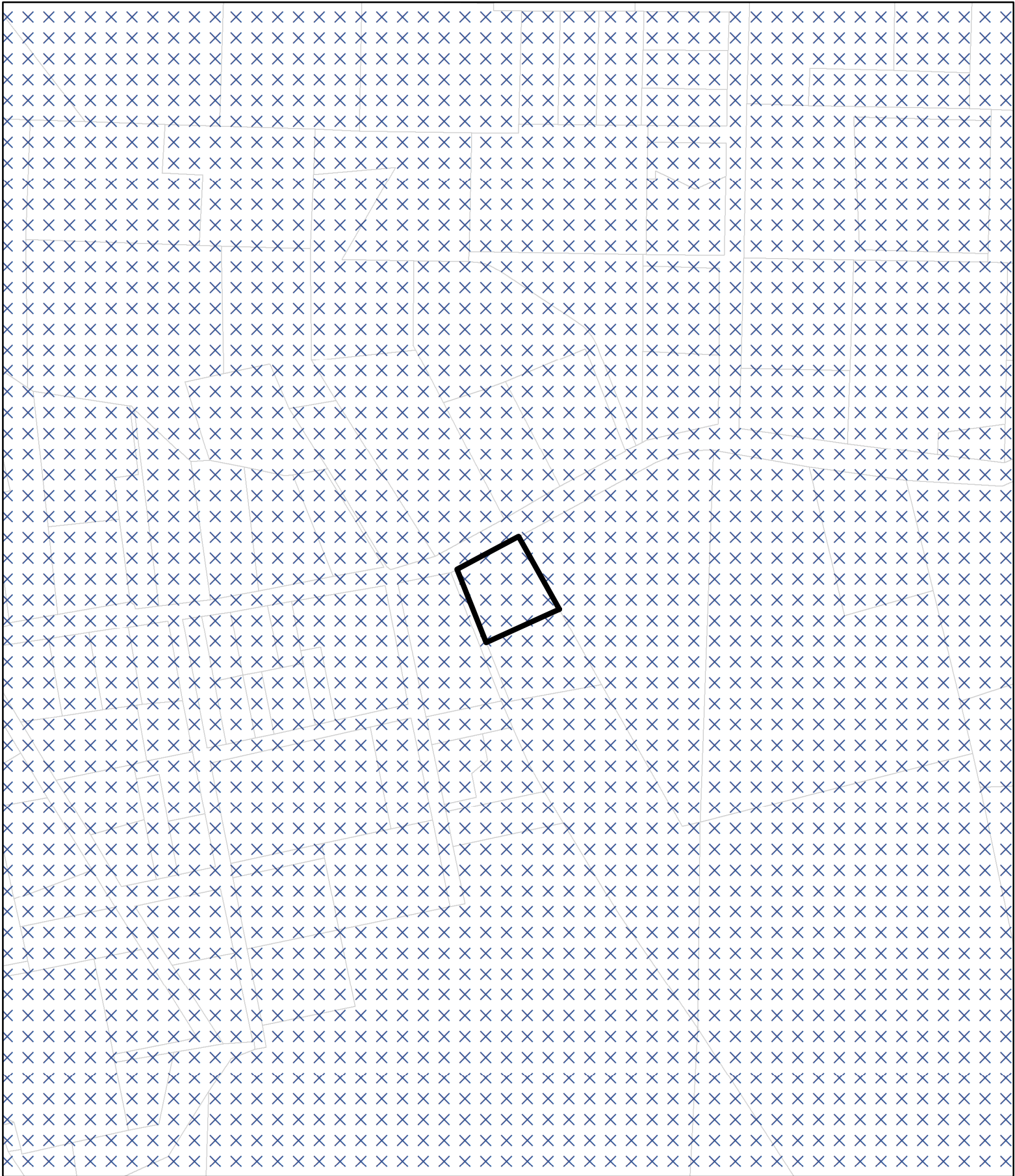
— Public Roads  
 - - - Private Roads  
 □ Assessors Parcels





**1:4,000**  
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

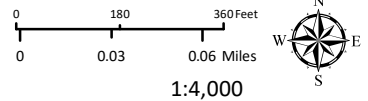
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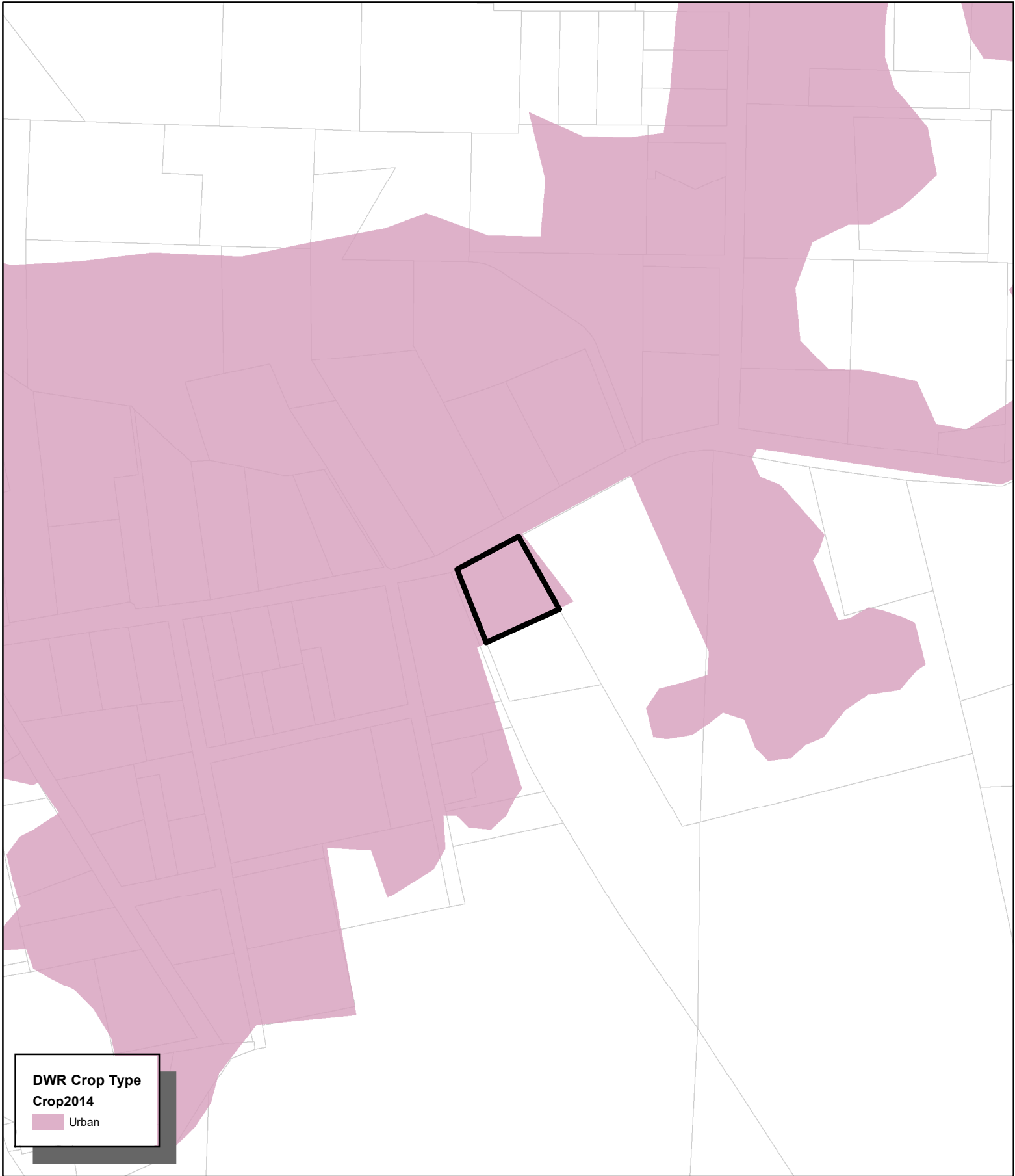
 Critical Water Resources  
 Assessor's Parcels



1:4,000

**COASTAL GROUND WATER RESOURCES**

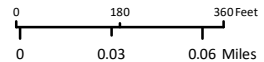
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**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



**DWR Crop Type**  
**Crop2014**  
Urban

**CASE: CDP 2024-0003**  
**OWNER: PG&E**  
**APN: 119-090-23**  
**APLCT: Trixie Martelino, PG&E**  
**AGENT: Paul Marotto, PG&E**  
**ADDRESS: 44325 Little Lake Rd.**

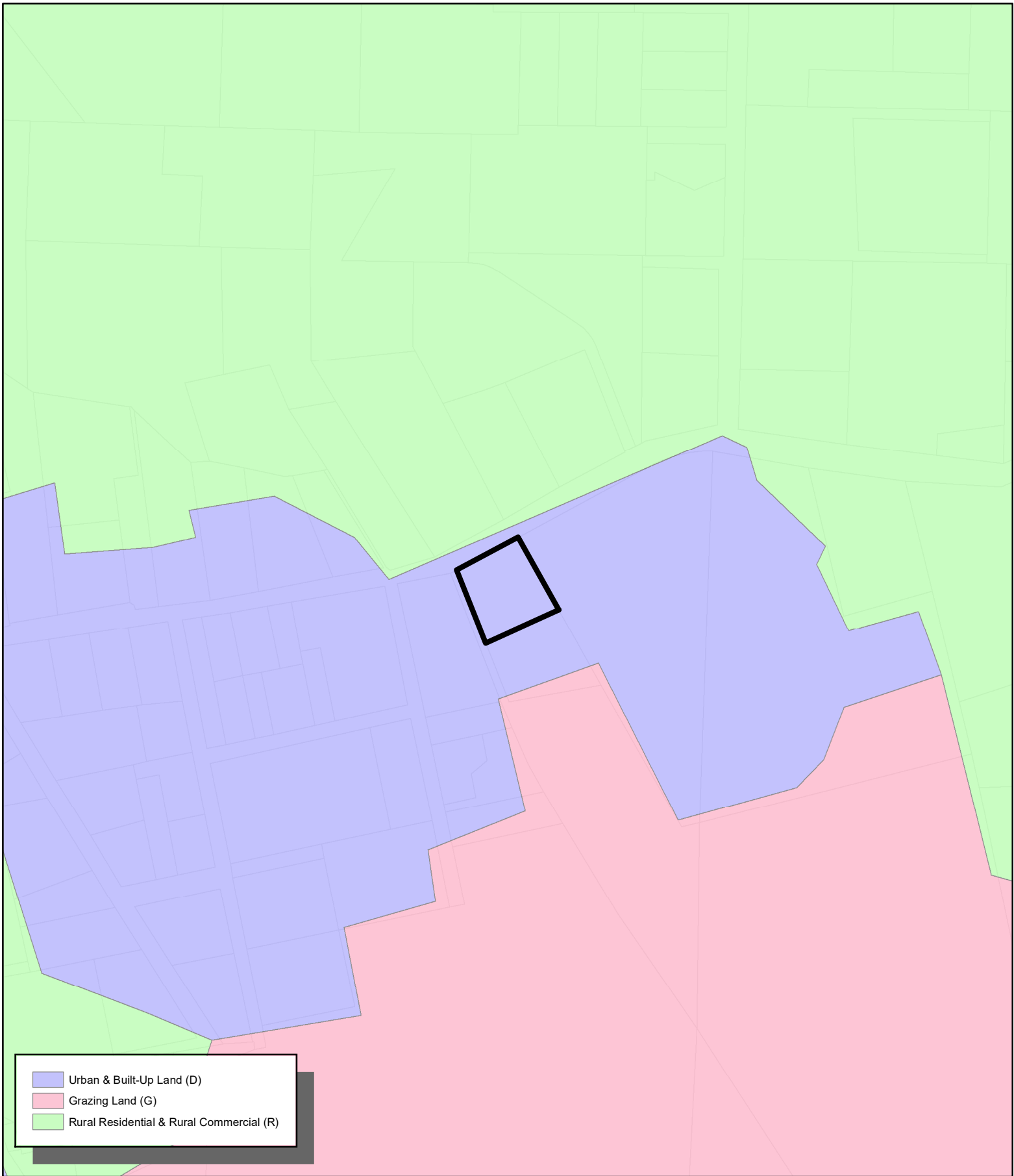
Assessors Parcels



1:4,000

**CROP TYPES**

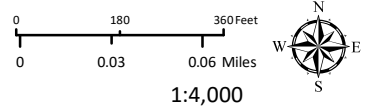
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Urban & Built-Up Land (D)  
 Grazing Land (G)  
 Rural Residential & Rural Commercial (R)

**CASE: CDP 2024-0003**  
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**APN: 119-090-23**  
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**ADDRESS: 44325 Little Lake Rd.**

Assessors Parcels

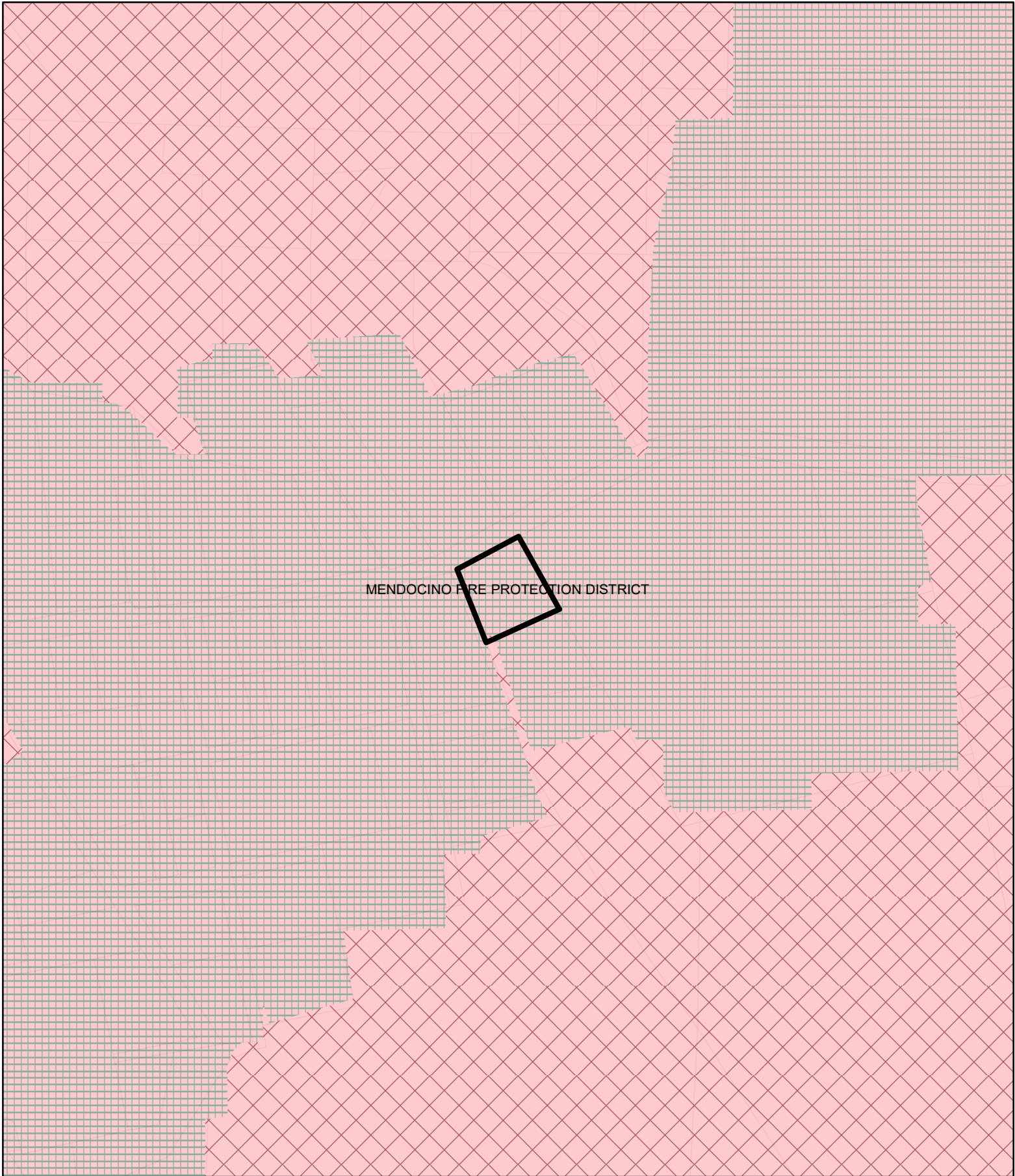


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**IMPORTANT FARMLANDS**

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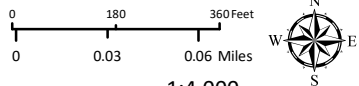




MENDOCINO FIRE PROTECTION DISTRICT

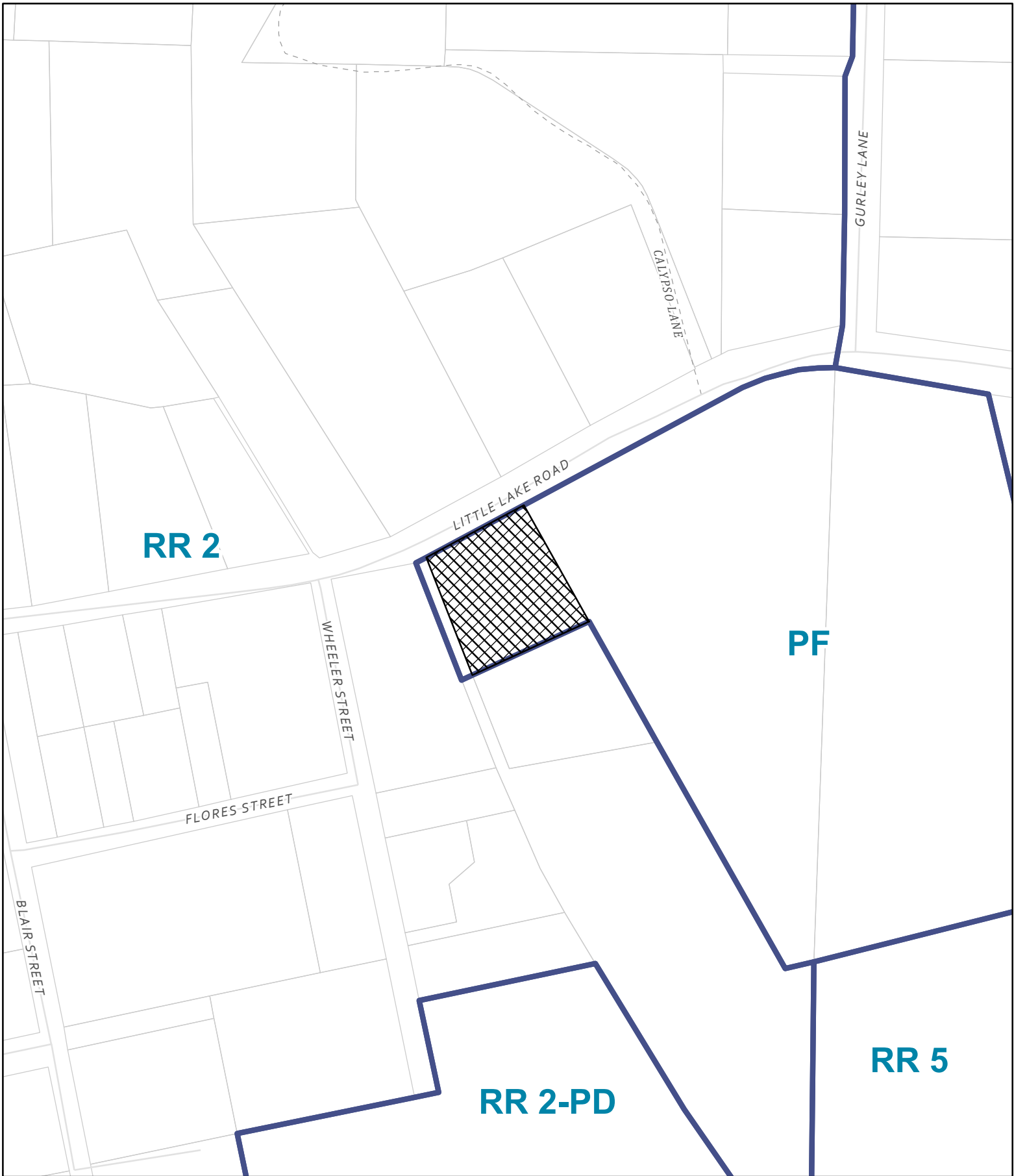
**CASE: CDP 2024-0003**  
**OWNER: PG&E**  
**APN: 119-090-23**  
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**ADDRESS: 44325 Little Lake Rd.**

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels






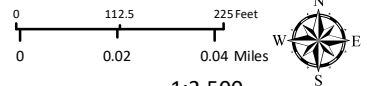
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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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**CASE: CDP 2024-0003**  
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**AGENT: Paul Marotto, PG&E**  
**ADDRESS: 44325 Little Lake Rd.**

-  Public Roads
-  Private Roads
-  Assessors Parcels

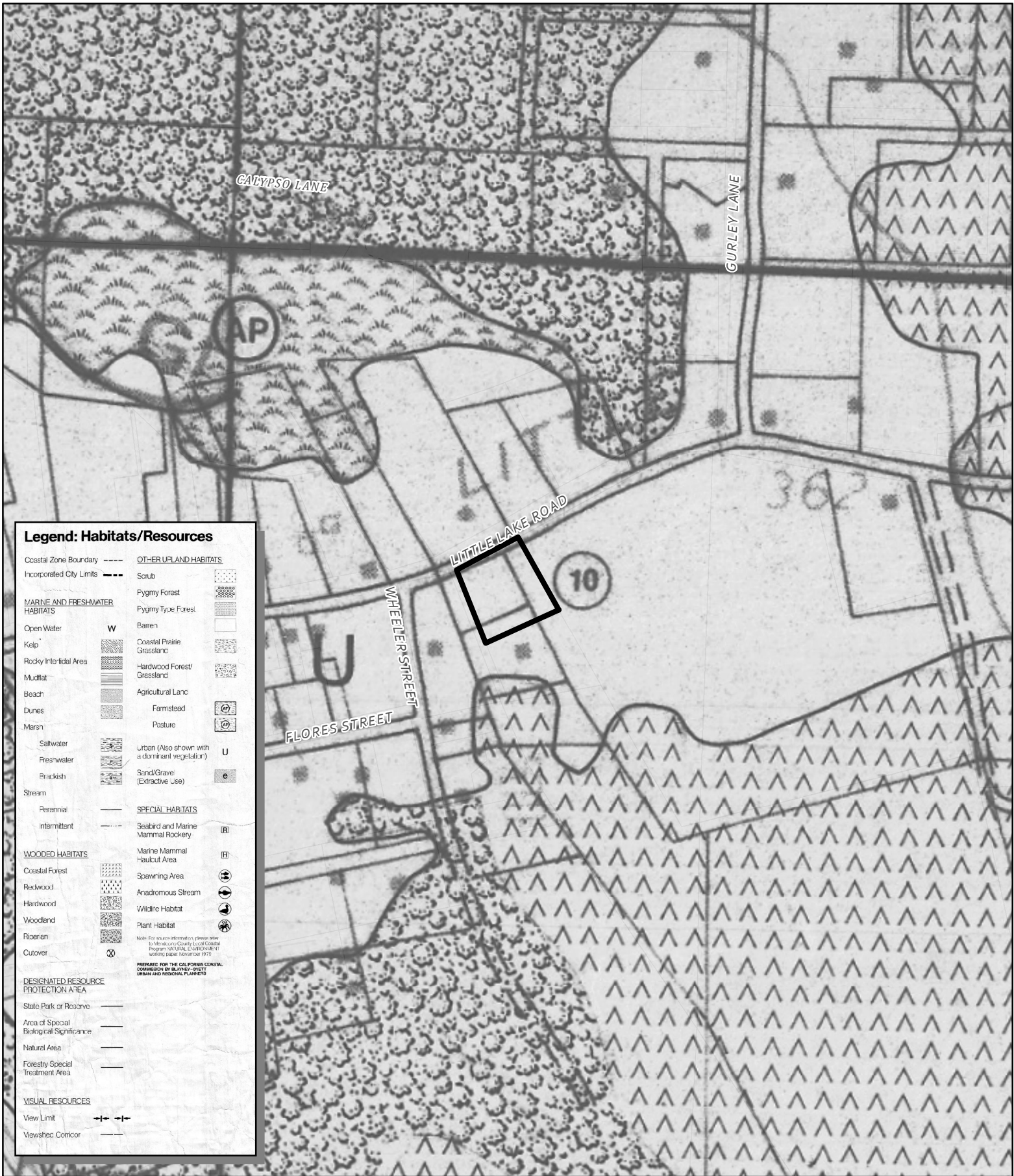


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GENERAL PLAN

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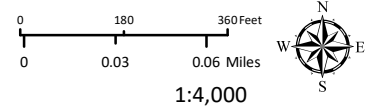


**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OT-HER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Tree Forest	[Pattern]
Keel	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie	[Pattern]
Mudflat	[Pattern]	Grossland	[Pattern]
Beach	[Pattern]	Hardwood Forest/	[Pattern]
Dunes	[Pattern]	Grossland	[Pattern]
Marsh	[Pattern]	Agricultural Land	[Pattern]
Saltwater	[Pattern]	Farmstead	[Pattern]
Freshwater	[Pattern]	Pasture	[Pattern]
Brackish	[Pattern]	Urban (Also shown with	U
Stream		a dominant vegetation)	
Perennial	—	Sand/Grave	e
Intermittent	---	(Extractive Use)	
<b>WOODED HABITATS</b>		<b>SPECIAL HABITATS</b>	
Coastal Forest	[Pattern]	Seabird and Marine	[Symbol]
Redwood	[Pattern]	Mammal	[Symbol]
Hardwood	[Pattern]	Haulout Area	[Symbol]
Woodland	[Pattern]	Spawning Area	[Symbol]
Riparian	[Pattern]	Anadromous Stream	[Symbol]
Cuover	[Symbol]	Wildfire Habitat	[Symbol]
		Plant Habitat	[Symbol]
<small>Note: For more information, please refer to Marin County Local Coastal Program NATURAL ENVIRONMENT working paper November 1992.</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-BUYETT URBAN AND REGIONAL PLANNERS</small>			
<b>DESIGNATED RESOURCE PROTECTION AREA</b>			
State Park or Reserve	—		
Area of Special Biological Significance	—		
Natural Area	—		
Forestry Special Treatment Area	—		
<b>VISUAL RESOURCES</b>			
View Limit	—+—+—		
Viewshed Corridor	—		

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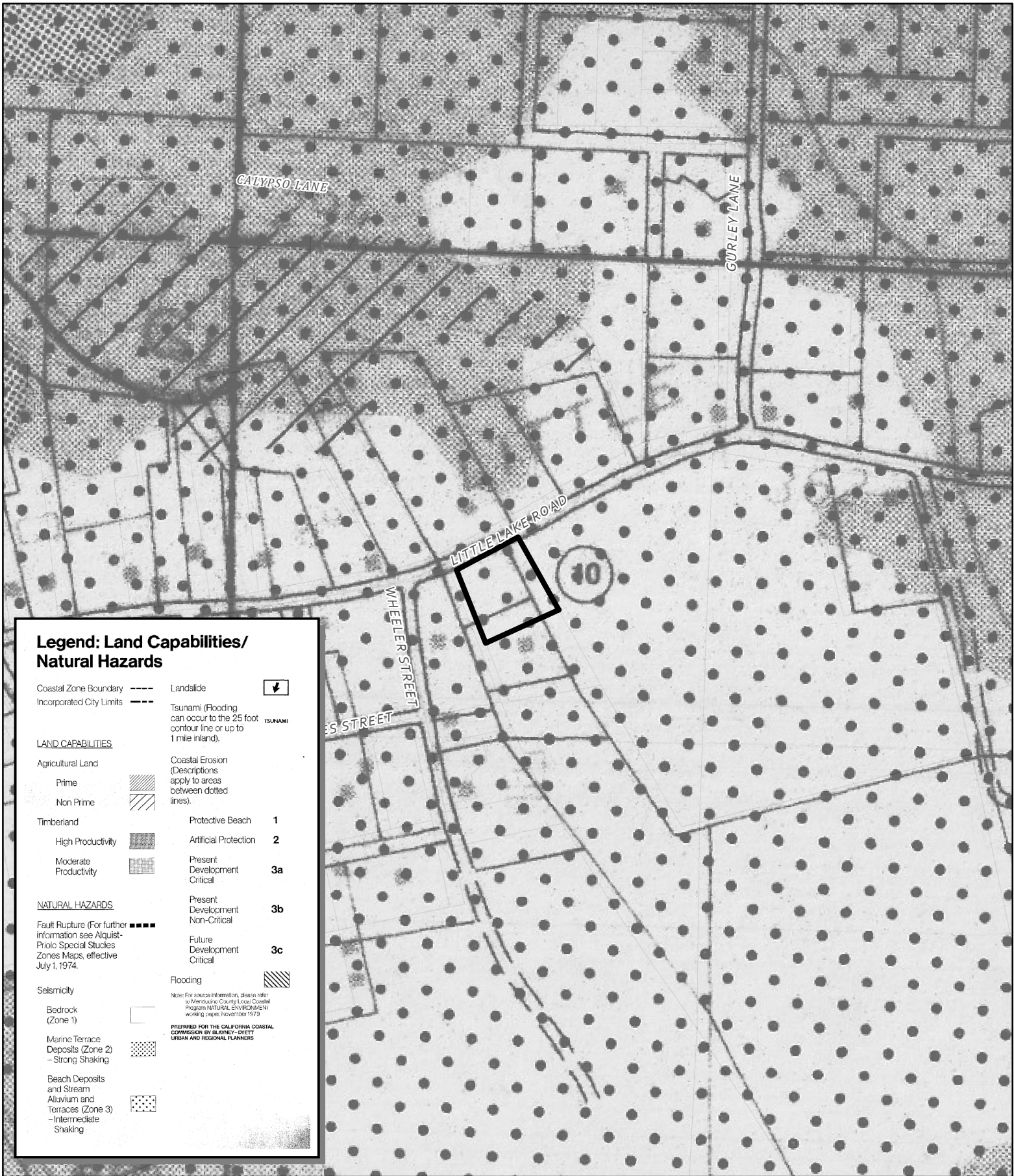
— Public Roads  
 - - - Private Roads  
 □ Assessors Parcels



1:4,000  
**LCP HABITATS & RESOURCES**

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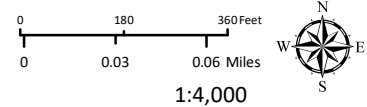


**Legend: Land Capabilities/  
Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
<b>LAND CAPABILITIES</b>			
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
<b>NATURAL HAZARDS</b>			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.	---	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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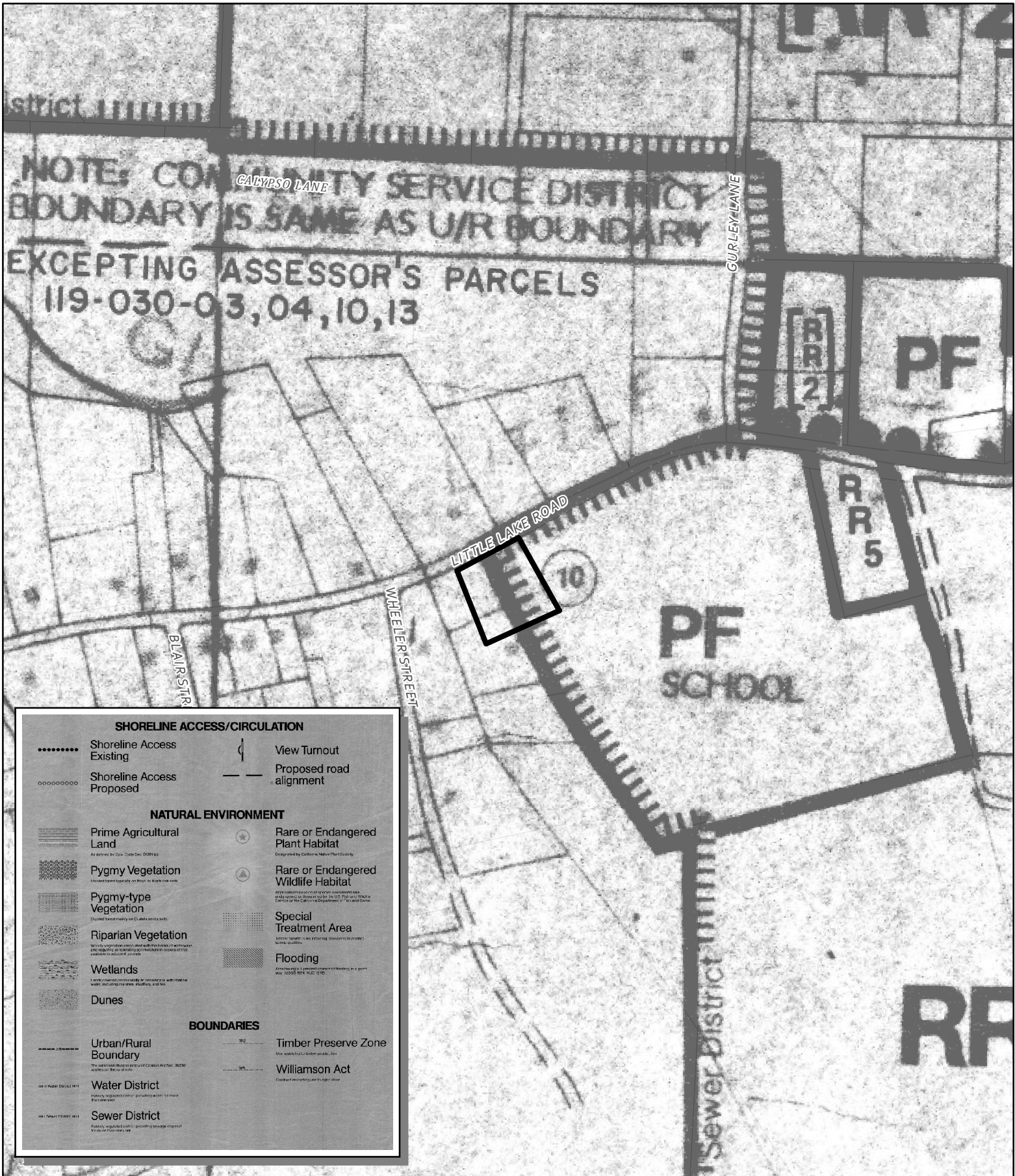
Public Roads  
Private Roads  
Assessors Parcels



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

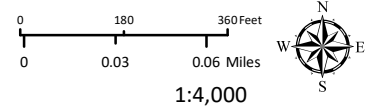
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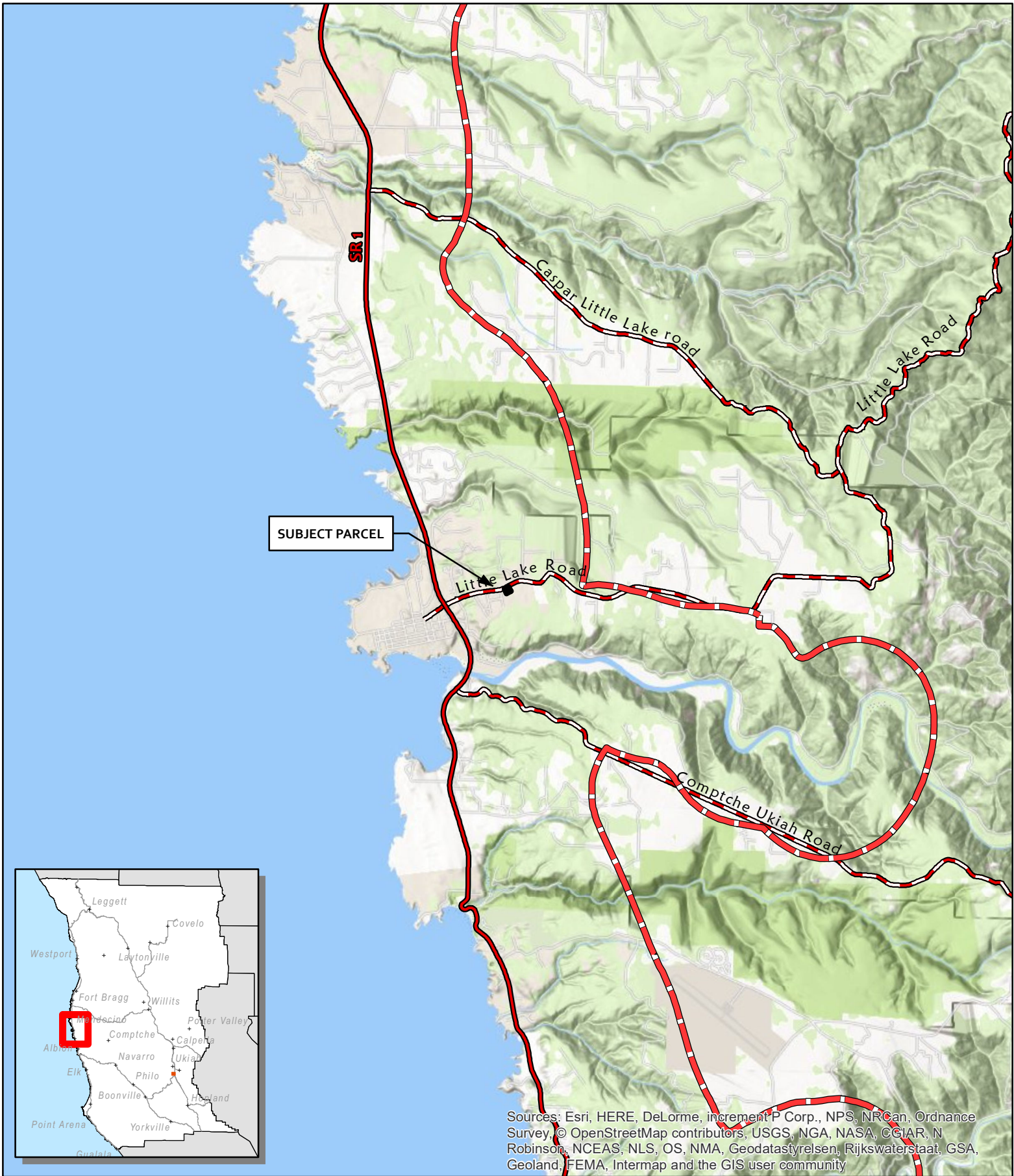
Public Roads  
 Private Roads  
 Assessors Parcels



LCP LAND USE MAP 17: MENDOCINO

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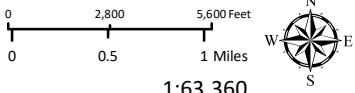
SUBJECT PARCEL



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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-  Coastal Zone Boundary
-  Highways
-  Major Roads



1:63,360

LOCATION

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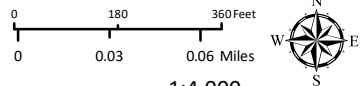
# Mendocino Unified

Mendocino Unified School District Office

**CASE: CDP 2024-0003**  
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 Assessors Parcels

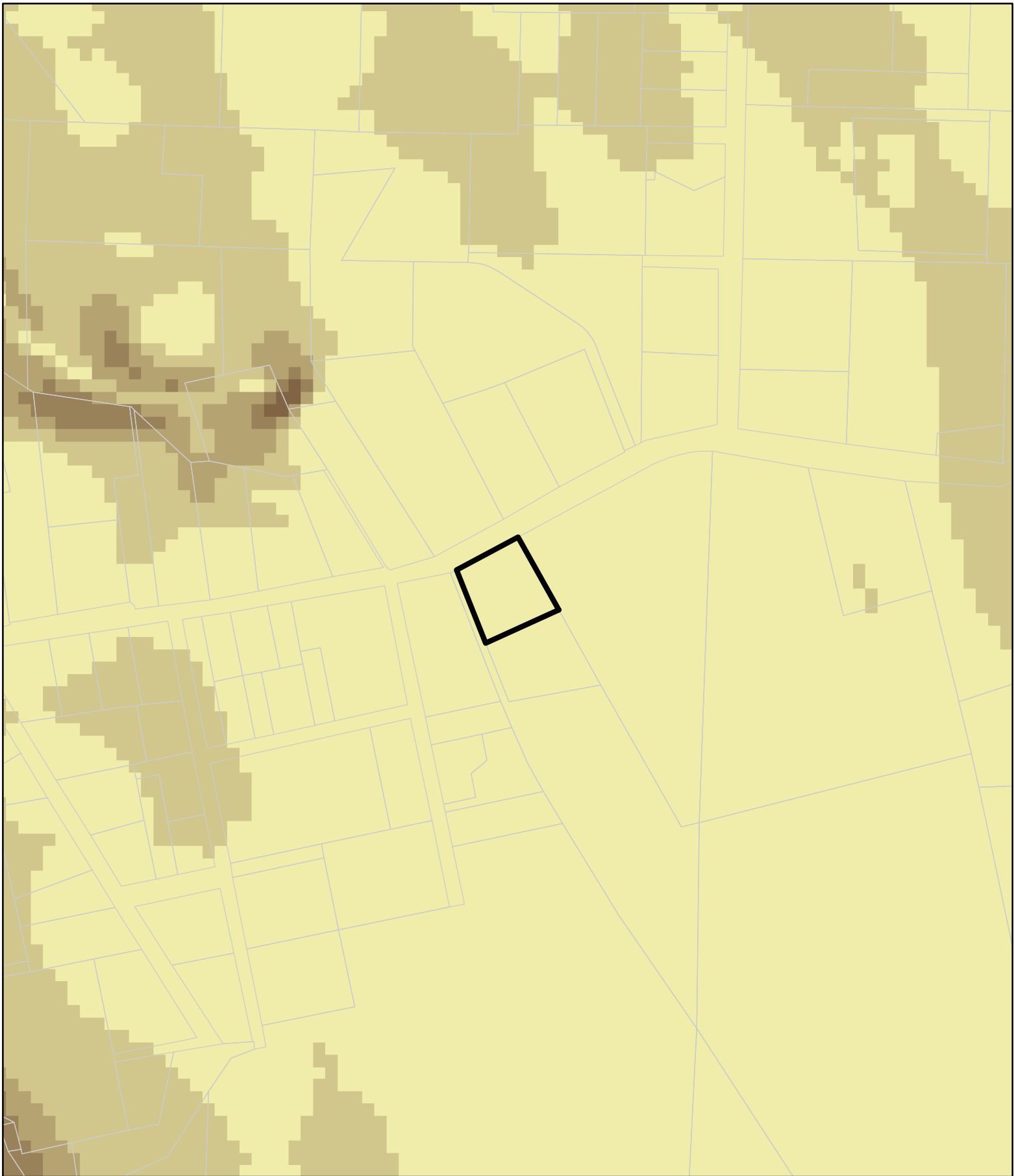
 School Buildings



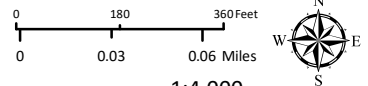
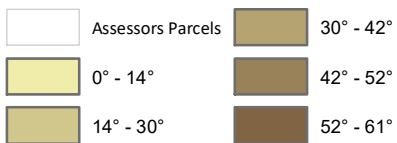
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SCHOOL DISTRICT

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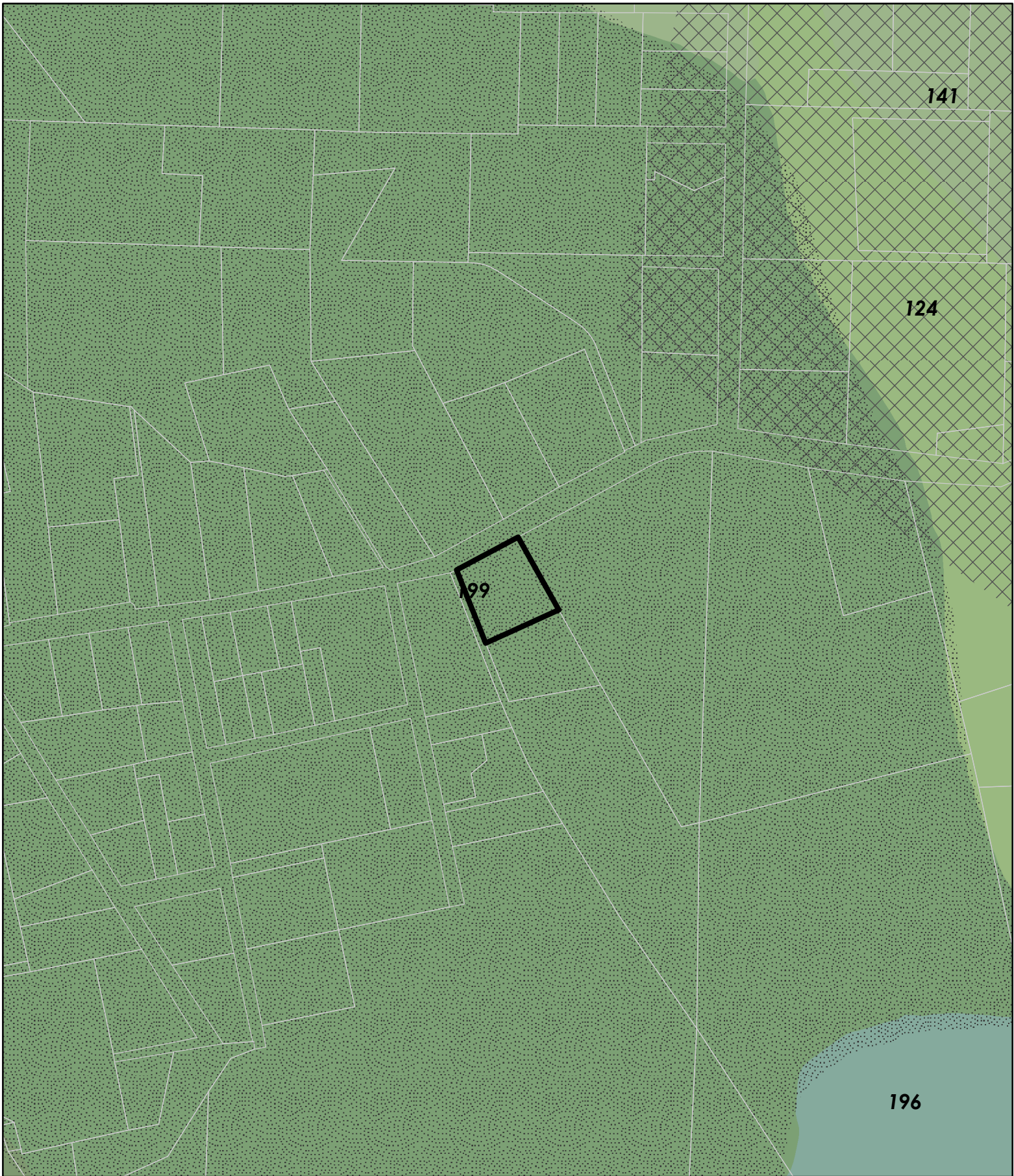
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1:4,000  
**ESTIMATED SLOPE**

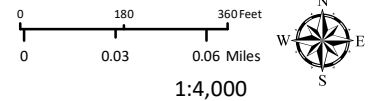
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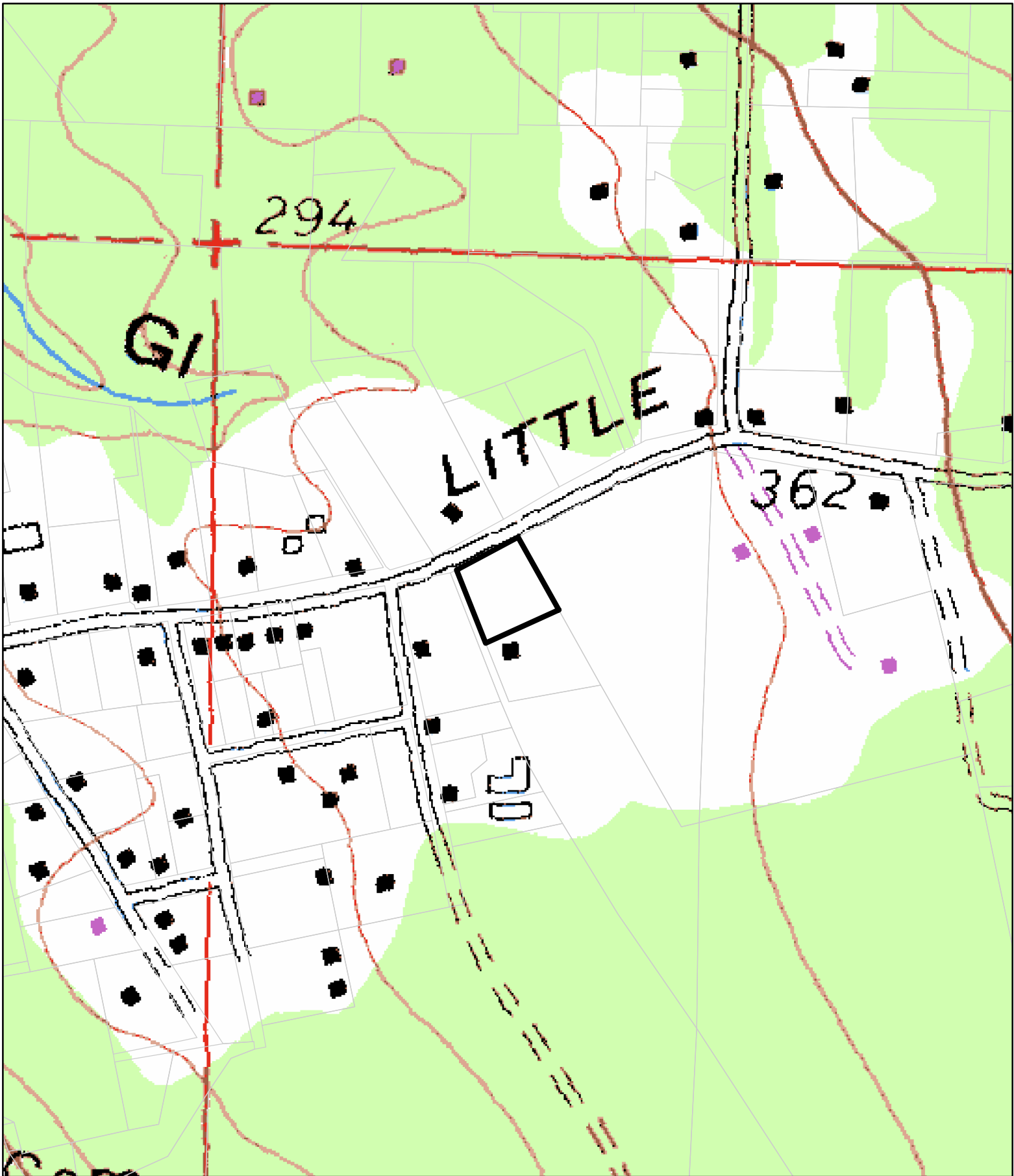
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**ADDRESS: 44325 Little Lake Rd.**

-  Assessor's Parcels
-  Shinglemill-Gibney Complex
-  Bishop Pine




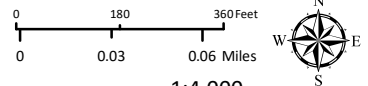
**WESTERN SOIL CLASSIFICATIONS**

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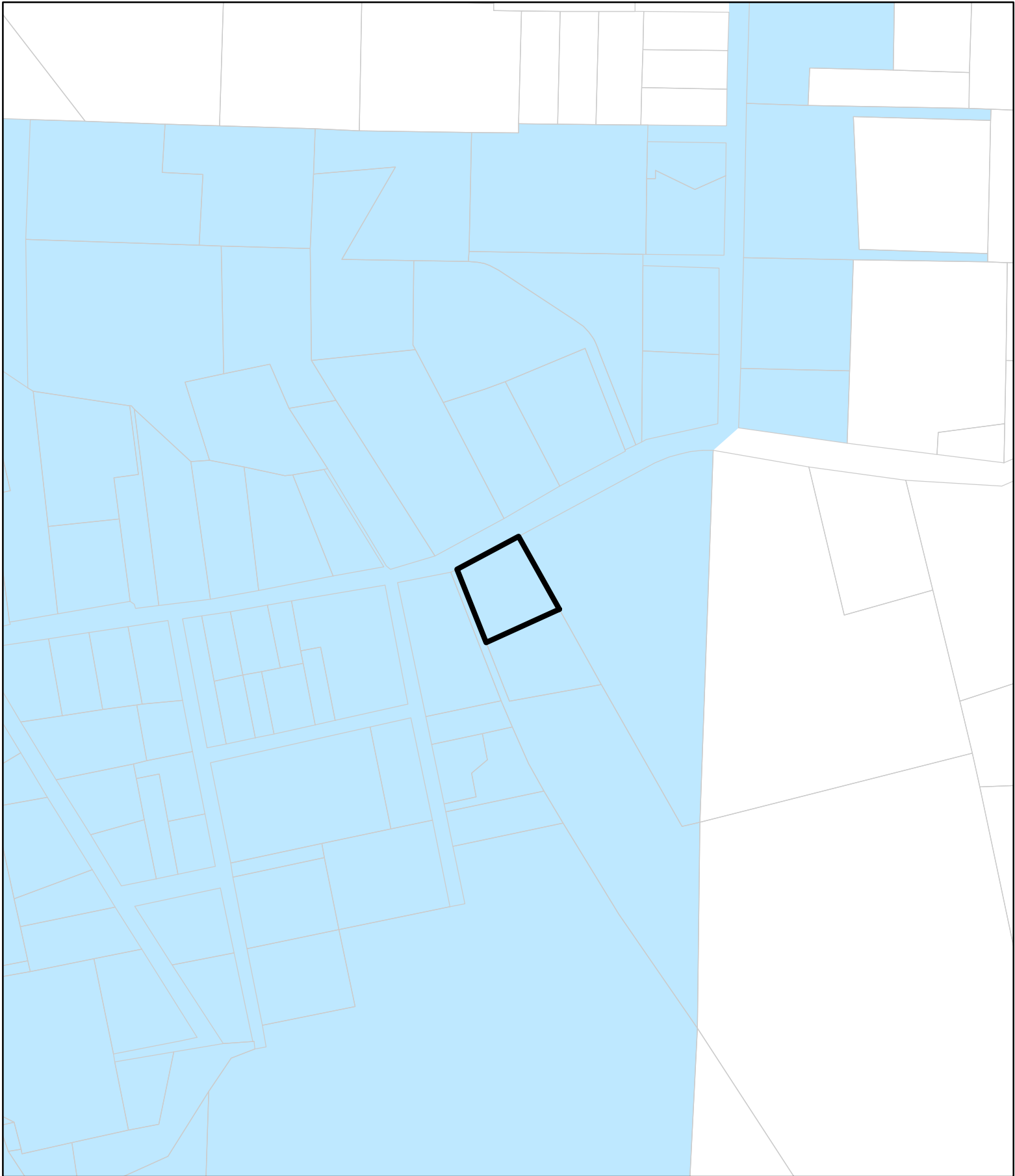
 Assessors Parcels





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**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET

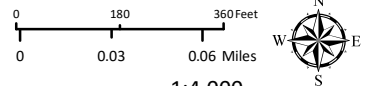
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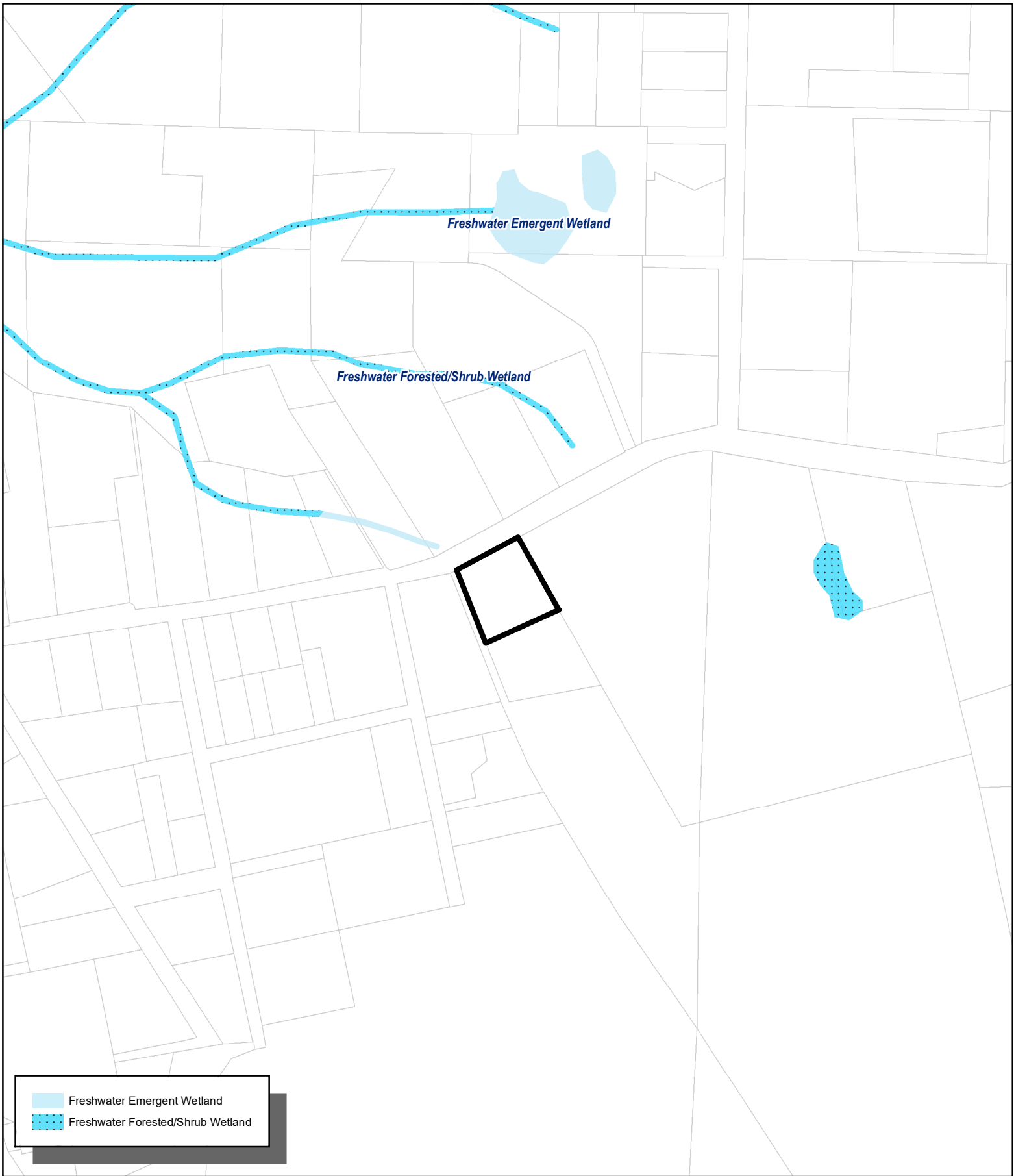
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 Assessors Parcels  
 County Water Districts




1:4,000  
**WATER DISTRICT**

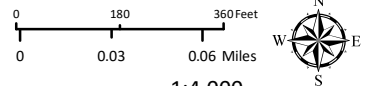
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	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland

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 Assessors Parcels



1:4,000


**WETLANDS**

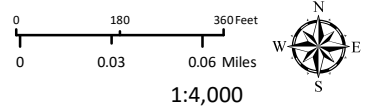
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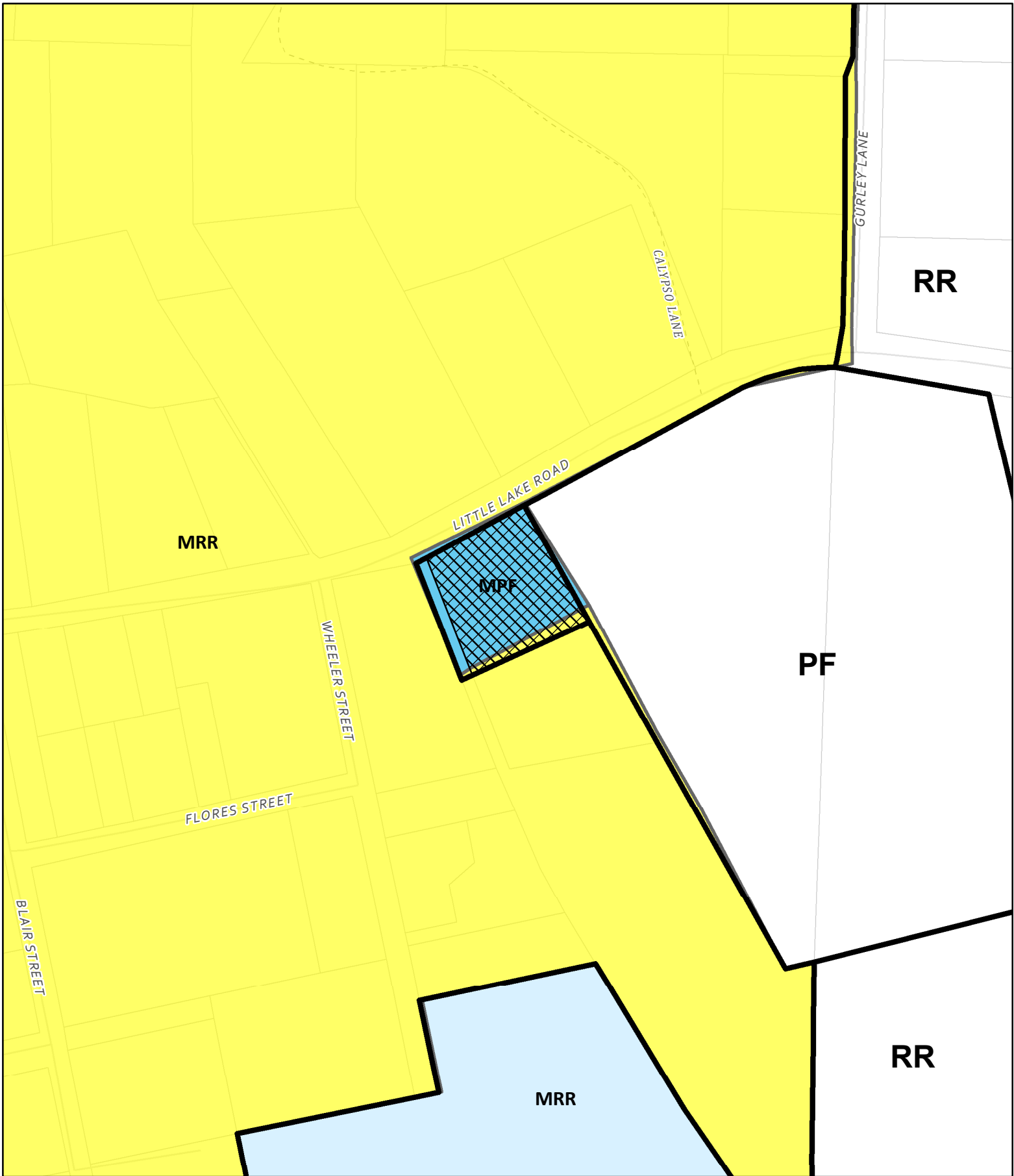
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1:4,000

**WILDLAND-URBAN INTERFACE**

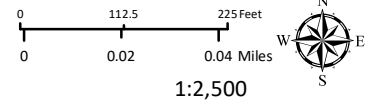
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Mendocino Town Zoning 020521

ZONEDISP	MRR-2	Private Roads
MPF	MRR-2-PD	Assessors Parcels
	Public Roads	Zoning Districts



**ZONING**

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