

AGENDA ITEM: C**HEARING DATE:** December 4, 2017**OWNER/APPLICANT**

MENDOCINO UNIFIED SCHOOL DISTRICT
PO BOX 1154
MENDOCINO, CA 95460

AGENT:

OTTOPASKAL RICE
MENDOCINO UNIFIED SCHOOL DISTRICT
PO BOX 1154
MENDOCINO, CA 95460

PROJECT DESCRIPTION:

Remove twelve cypress trees from northern boundary of baseball field.

STREET ADDRESS:

10700 Ford Street (APN: 119-140-01)

PARCEL SIZE:

~3.31 Acres

HISTORIC STRUCTURES:

On Site: Site of Mendocino First High School – Site N/H – Category IVb (APN: 119-160-06)

ADJACENT HISTORIC STRUCTURES: North: None

South: Mendocino High School. Site of Mendocino First High School – Site N/H – Category IVb (APN: 119-160-06)

East: Mendocino High School

West: Mendocino High School

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

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

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

APPLICABLE SECTIONS OF MHRB GUIDELINES: Demolition pg. 10

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

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and

- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (c) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.

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

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

Appeal Period: Appeals must be received by the Clerk of the Board of Supervisors within 10 days of Review Board action.

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

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

Case No(s) _____
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <i>Mendocino Unified School District</i>	Name of Property Owner(s) <i>Mendocino Unified School District</i>	Name of Agent <i>Ottobaskal Rice</i>
Mailing Address <i>PO Box 1154 Mendocino CA 95460</i>	Mailing Address _____ →	Mailing Address _____ →
Telephone Number <i>707-937-5868</i> →	Telephone Number _____ →	Telephone Number <i>707-937-1603</i>
Assessor's Parcel Number(s) _____		
Parcel Size <input type="checkbox"/> Square Feet _____ <input type="checkbox"/> Acres	Street Address of Project <i>10700 Ford St. Mendocino CA 95460</i>	

TYPE OF DEVELOPMENT
(Check appropriate boxes)

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

RECEIVED

AUG 08 2017

**PLANNING & BUILDING SERV
FORT BRAGG CA**

PROJECT DESCRIPTION QUESTIONNAIRE

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

1. Describe your project in detail.

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

Remove 12 cypress trees. Over the past 3 years at least 3 trees have fallen in storms towards the neighbor's house. These are the trees to the East of our "hedge," with the exception of the lower, bushy tree!

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

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

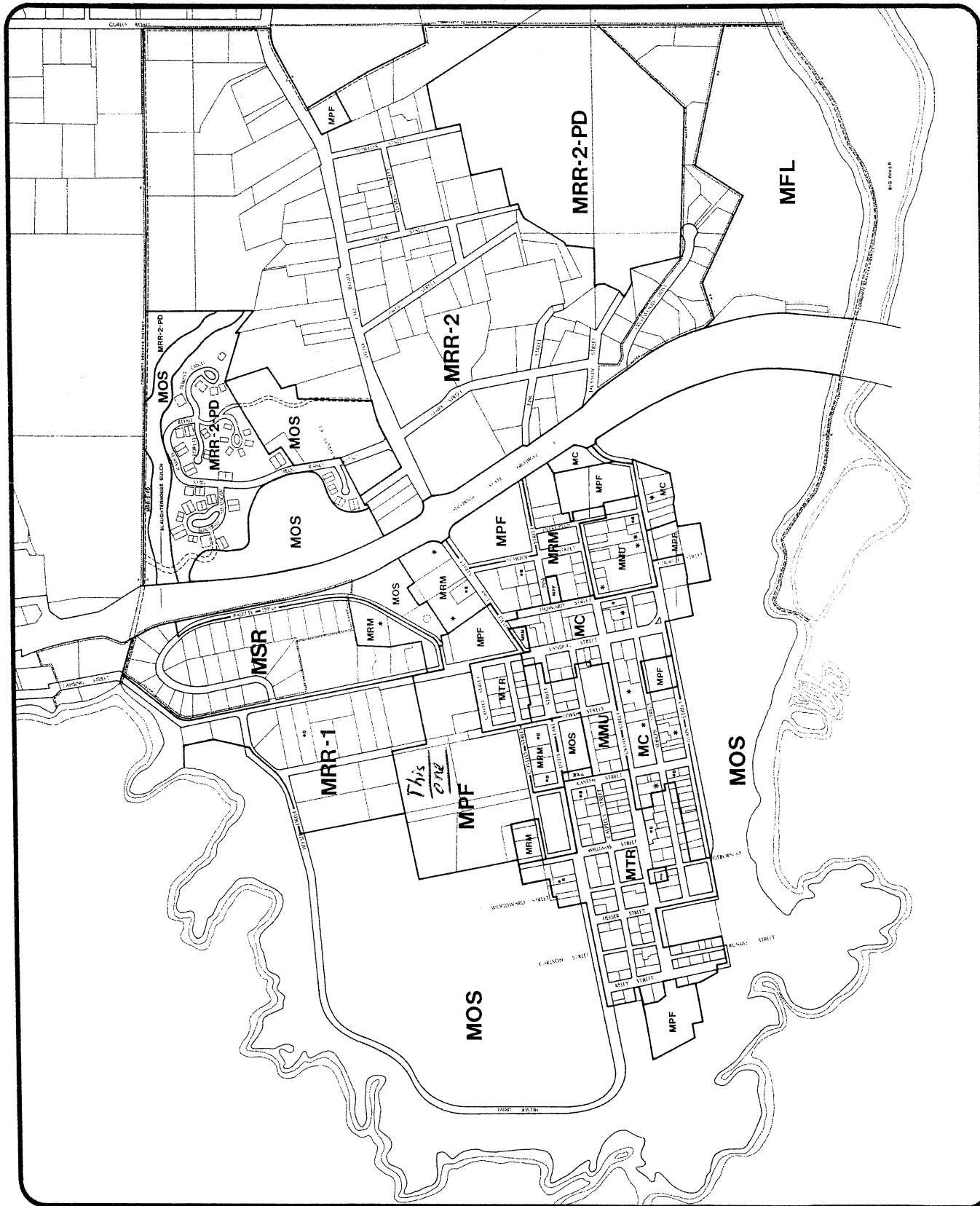
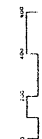
If you need more room to answer any question, please attach additional sheets

ADOPTED BY THE BOARD OF SUPERVISORS
January 23, 1995

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January 23, 1995



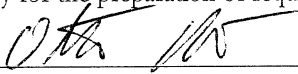
The publication was prepared with financial assistance from the U.S. Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, under the auspices of the Federal Coastal Zone Management Act of 1972, as amended, and from the California Coastal Commission, Act of 1988.




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.



Owner/Authorized Agent



Date

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

AUTHORIZATION OF AGENT

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

Owner

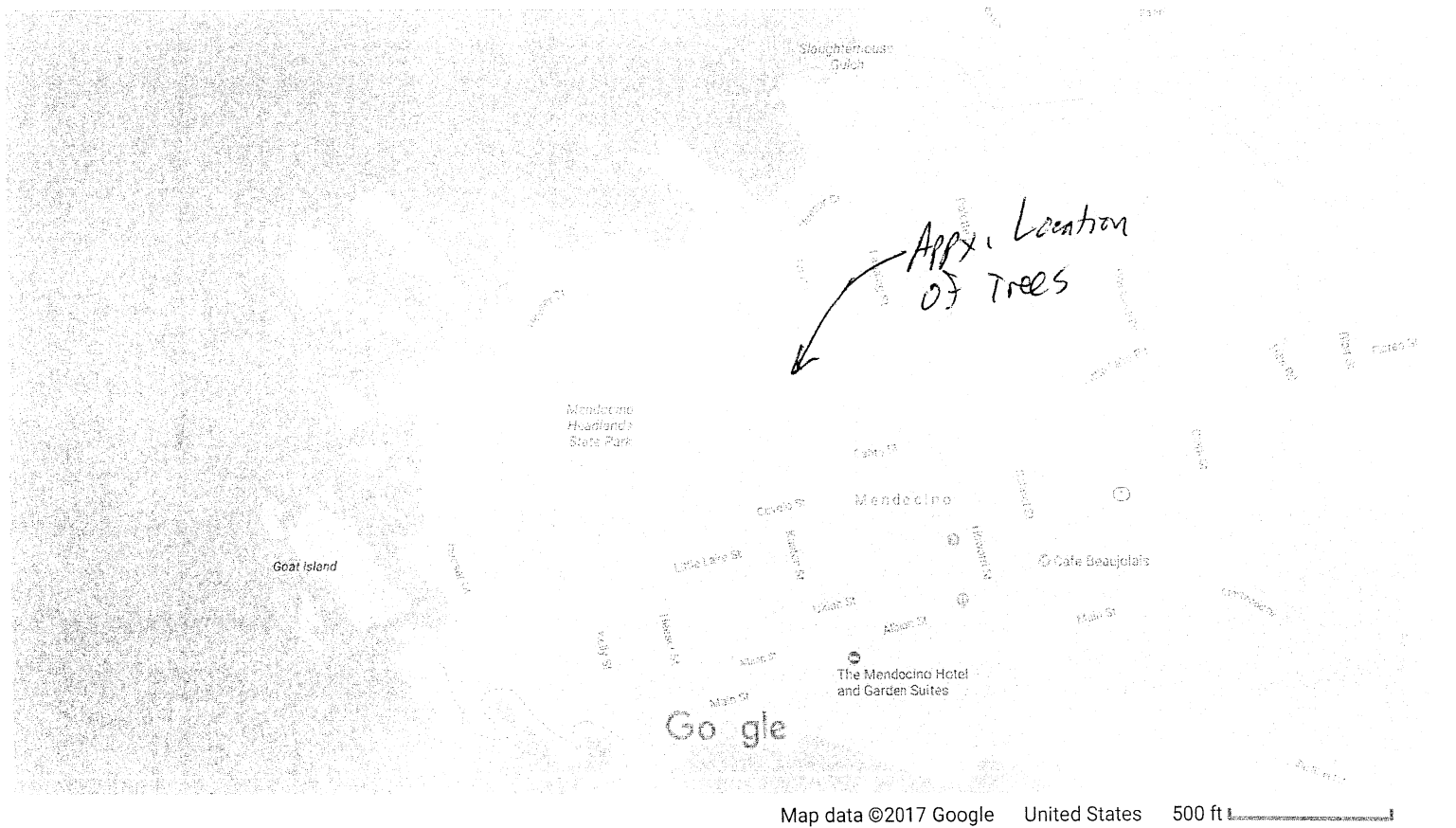
Date

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	Name	Name
Mailing Address	Mailing Address	Mailing Address

Google Maps



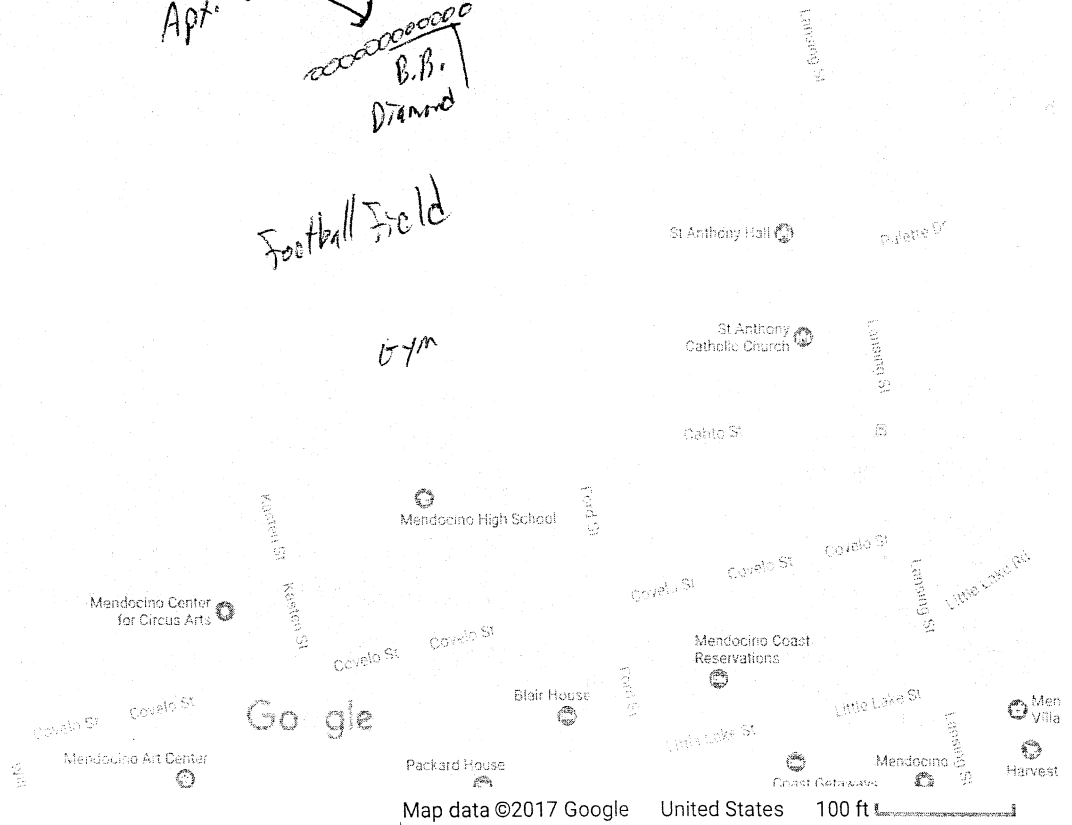
Map data ©2017 Google United States 500 ft

Google Maps

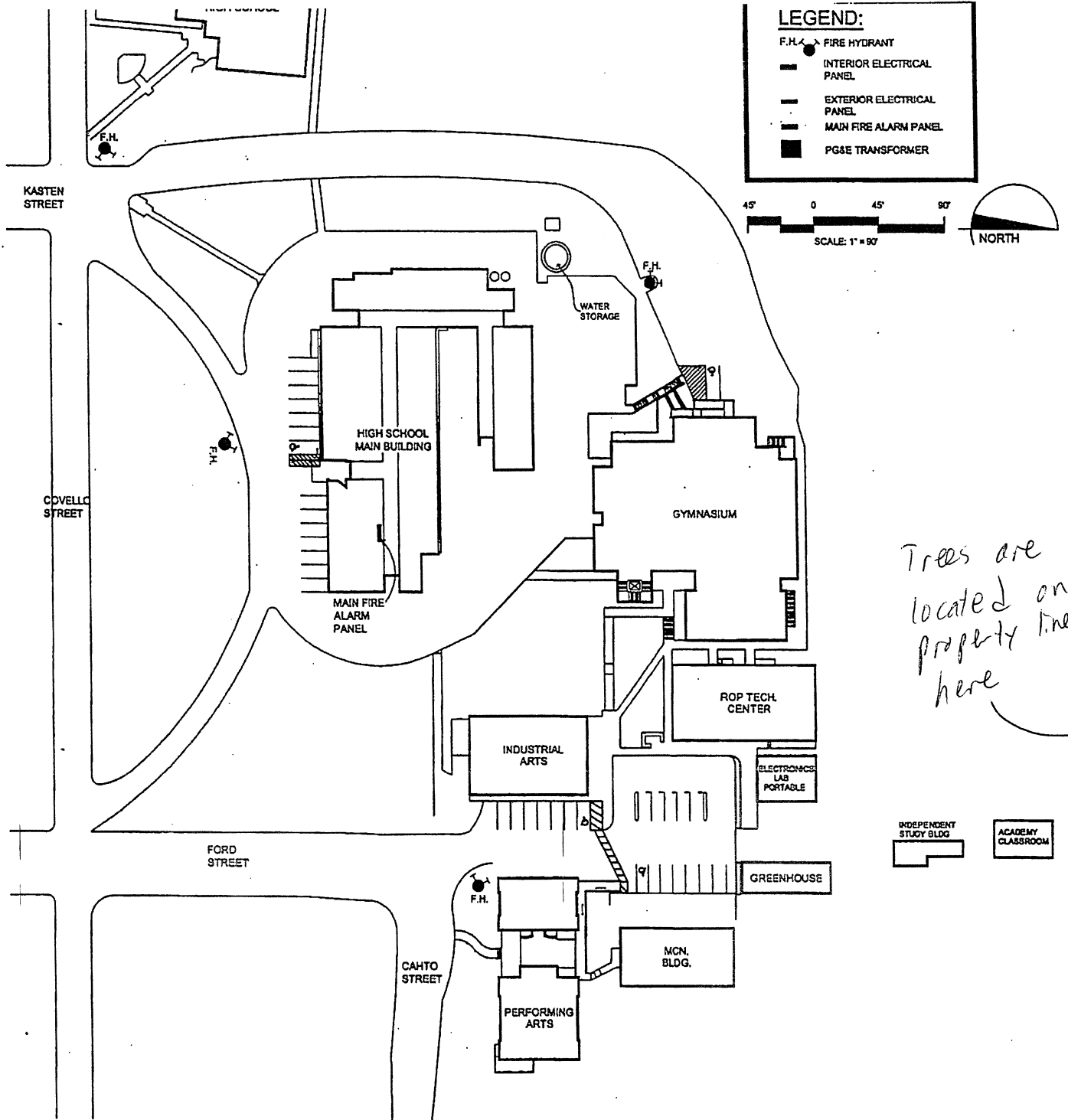
Apt. location of trees
↓
B.B. Diamond

Football Field

Gym



Map data ©2017 Google United States 100 ft



MENDOCINO HIGH SCHOOL CAMPUS



Tatanka Russell
ISA Certified Arborist
WE-92361
CA License No. 798911

21800 Petaluma Avenue
Fort Bragg, CA 95437
info@tonkstreeservice.com
www.tonkstreeservice.com

Date: 5/14/15

To:

Mendocino Unified School District
45200 Little Lake Road
Mendocino, CA 95460

Arborist Report

Tree Inventory: At 10700 Ford Street Mendocino Ca.

Tree	Species	Size	Location	Condition	Recommendation
A	Monterey Cypress (<i>Cypressus macrocarpa</i>)	36 in. DBH ~50 ft. tall ~30 ft. canopy	High traffic area	Amazingly enough Tree appears healthy. This tree has uprooted and is being supported by its limbs Probability of Base Failure: 4 Probability of Limb Failure: 2	It should have some weight taken out of it, because, if it would fail it would not fall far. I think it should remain because it is a good wind break
B	Monterey Cypress (<i>Cypressus macrocarpa</i>)	20 in. DBH ~240 ft. tall ~10 ft. canopy	High traffic	Tree B IS dead Probability of Base Failure: 4 Probability of Limb Failure: 2	Removal
C	Monterey Cypress(<i>Cypressus macrocarpa</i>)	24 in.DBH ~25 ft.tall ~15 ft. canopy	High traffic area structures	Tree appears healthy. Probability of Base Failure: 2 Probability of Limb Failure: 4	Reduce limb weight
D	Monterey Cypress (<i>Cupressus macrocarpa</i>)	26 in.DBH ~50 ft. tall ~15 ft. canopy	High traffic area and structures	No recent limb failure. Appears healthy. Probability of Base Failure: 3 Probability of Limb Failure: 3	Reduce limb weight
E	Monterey Cypress (<i>Cupressus macrocarpa</i>)	22 in.DBH ~65 ft. Tall ~15 ft. canopy	High traffic area and structures	No major limb failure. Appears healthy. Probability of Base Failure: 3 Probability of Limb Failure: 3	Reduce limb weight
F	Monterey Cypress (<i>Cupressus</i>)	24 in. DBH ~65 ft. tall ~15 ft.	High traffic area and	No recent limb failures and appears healthy. Moderate leaner.	Reduce limb weight

Page 1 of 5 and site map

• Over 18 years experience in Arboriculture. • Insured • Workman's Comp. • Safe • High Quality • Old-fashioned integrity • Satisfaction Guaranteed



THE ARBORIST SOCIETY OF AMERICA

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|

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TONK'S TREE SERVICE

Tatanka Russell
 ISA Certified Arborist
 WE-92361
 CA License No. 798911

(707) 964-6209
 21800 Petaluma Avenue
 Fort Bragg, CA 95437
info@tonkstreeservice.com
www.tonkstreeservice.com

	<i>macrocarpa</i>)	canopy	structures	Probability of Base Failure: 3 Probability of Limb Failure: 3	
G	Monterey Cypress (<i>Cupressus macrocarpa</i>)	20 in. DBH ~45 ft. tall ~10 ft. canopy	High traffic area and structures	No recent limb failures and appears healthy. Probability of Base Failure: 3 Probability of Limb Failure: 3	Reduce limb weight
H	Monterey Cypress (<i>Cupressus macrocarpa</i>)	36 in. DBH ~65 ft. tall ~30 ft. canopy	High traffic area and structures	. Appears healthy. Probability of Base Failure: 3 Probability of Limb Failure: 3	Limb weight reduction.
I	Monterey Cypress (<i>Cupressus macrocarpa</i>)	30 in. DBH ~60 ft. tall ~30 ft canopy	High traffic area	Appears healthy. Brocken limbs Probability of Base Failure: 1 Probability of Limb Failure: 3	Limb weight reduction. And remove brocken limbs



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J	Monterey Cypress (<i>Cupressus macrocarpa</i>)	48in. DBH ~65 ft tall ~60 ft. canopy	High traffic area	Co-dominant stemsNo recent limb failures. Appears healthy. Heavy top with a moderate lean. Probability of Base Failure: 2 Probability of Limb Failure: 4	Reduce the weight of the heavy top stems. Cable stems together
K	Monterey Cypress (<i>Cupressus macrocarpa</i>)	30in. ~50 ft tall ~15 ft. canopy	High traffic area	No major limb failures. Appears healthy. Heavy top, co-dominant stems and included bark. Probability of Base Failure: 2 Probability of Limb Failure: 4	Reduce limb weight; remove ivy; cable stems
L	Monterey Cypress (<i>Cupressus macrocarpa</i>)	36 in. DBH ~60 ft. tall ~60ft. canopy	High traffic area	No recent limb failures. Appears healthy. Probability of Base Failure: 2 Probability of Limb Failure: 3	Reduce limb weight; cable stems; remove ivy

Notes:

1. Risk Assessment was done from the ground only and is based on a scale from 1 to 5, with 5 being the highest risk.
2. Co-dominant: Forked branches or stems of nearly the same size in diameter and lacking a normal branch union.
3. ~ =Approximately



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Summary of the above trees:

For the trees included in the site map. Even if they were to have a base failure and fall in the direction of the main residence or watertower the closest tree would barely make contact. However trees F, G and H are in striking distance of the neighbors pump house. Trees A through I appear to be in some sort of wind tunnel. These trees will continue to fail in winter storms. I recommend planting trees in the open places and as these trees become established the remaining trees could be removed.

For the remaining trees they do not seem to be affected by the winter storms in the same way. In part because of their location and because they are all a large stand of trees supporting each other. However the sports area is a high traffic area these trees could be preserved if the limb weight was reduced and the big dead and broken limbs removed. Because of the magnitude of the work it is probably only feasible to prune along the edge of the field with a bucket truck. Pruning like this has many advantages. Firstly it is very efficient and secondly if the weight can be taken out of the limb it can reduce the likelihood of a complete limb failure in the future. Preserving the trees structure. Monterey cypress are hearty trees that are indignant to Monterey California. They do well in this hearty coastal climate and can handle being pruned.

All of the above trees variable degrees of rot and however Monterey Cypress trees have been known to hang in there for years under this condition. Especially if they were pruned properly.

I do not believe in making decisions out of fear. All trees pose some level of risk. These trees have been acting as a windbreak for years.

I hope this assessment helps you make a decision that you can feel good about.

Please don't hesitate to contact me if you have any additional questions or for any of your tree care needs.

Sincerely,

6/2/15

Tatanka Russell

Page 4 of 5

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TONK'S TREE SERVICE

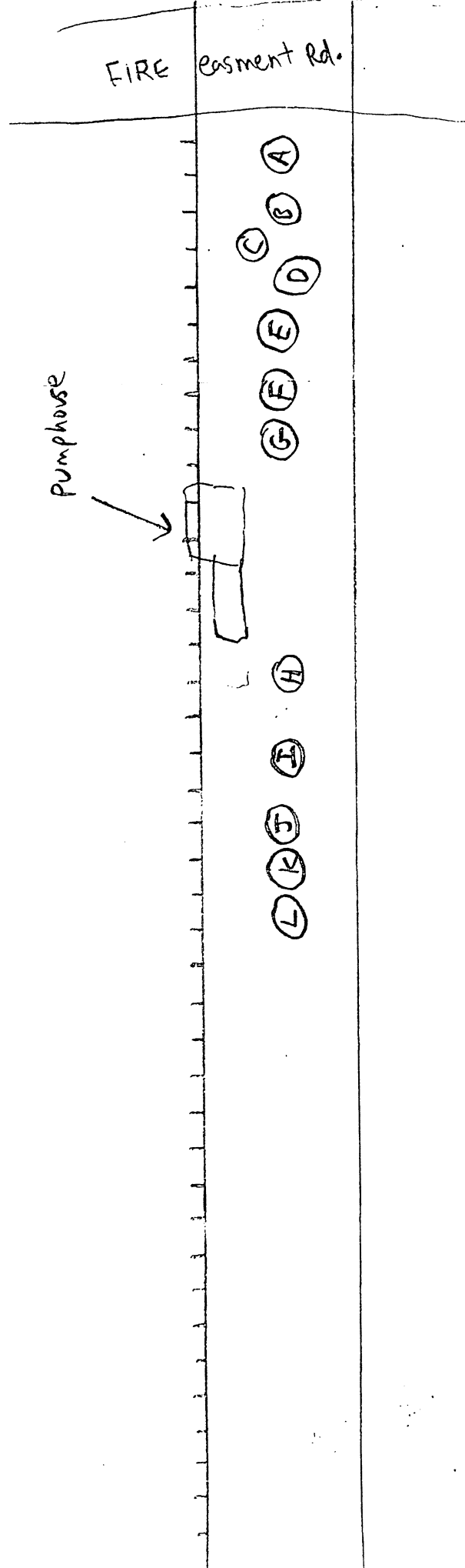
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SITE MAP 10700 FORD STREET, MENDOCINO



SCALE = 1" = 10 feet