



**PLANNING COMMISSION
STAFF REPORT – MAJOR USE PERMIT**

**JUNE 21, 2018
U_2018-0001**

SUMMARY

OWNERS:

CALIFORNIA STATE PARKS
SONOMA MENDOCINO COAST DISTRICT
12301 N HIGHWAY 1
MENDOCINO, CA 95437

MENDOCINO UNIFIED SCHOOL DISTRICT
PO BOX 1154
MENDOCINO, CA 95460

MENDOCINO COUNTY DEPARTMENT OF
TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CA 95482

APPLICANT:

MENDOCINO CITY COMMUNITY SERVICES
DISTRICT
PO BOX 1029
MENDOCINO, CA 95460

AGENT:

SHN CONSULTING ENGINEERS &
GEOLOGISTS, INC
355 S MAIN ST
WILLITS, CA 95490

REQUEST:

A Coastal Development Use Permit request to upgrade off-site recycled water lines along Ukiah and Kasten Streets; connect to storage tanks on Mendocino High School property and three water hydrants.

DATE DEEMED COMPLETE:

March 16, 2018

LOCATIONS:

In the Town of Mendocino, located at 10500 Kelly St. (CR 407F) (APN: 119-211-21), and located at 45220 Covelo St (CR 407) (APNs: 119-160-41 & -36), and within the Right-Of-Way along Ukiah (CR 407C) and Kasten (CR 407L) Streets.

10500 Kelly Street (CR 407F), Mendocino
(APN: 119-211-21)

45220 Covelo Street (CR 407), Mendocino
(APNs: 119-160-41 and 119-160-36)

Rights-of-Way along Ukiah (CR 407C) and Kasten (CR 407L) Streets, Mendocino

TOTAL DISTANCE:

2,456± lineal ft. or 0.46 miles

GENERAL PLAN:

Coastal Element Chapter 4.13, Mendocino County
General Plan
Public Facilities (PF)

ZONING:

Division III of Title 20 of Mendocino County Code
Mendocino Public Facilities (MPF)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt

APPEALABLE: Yes, Conditional Use

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Juliana Cherry

BACKGROUND

PROJECT DESCRIPTION: A Coastal Development Use Permit request to expand an existing recycled water distribution system; U_2018-0001 represents a part of MCCSD's intention to repair and replace their waste water treatment plant facilities to ensure permit compliance and environmental protection. (For other project components, see UM_2018-0001). The scope of the recycled water project includes trenching within the public rights-of-way along Ukiah Street, specifically between Mendocino City Community Services District (MCCSD) water storage tank located at 10500 Kelley Street and the intersection of Ukiah and Kasten Streets, and within the public rights-of-way along Kasten Street ultimately connecting to two water storage tanks located on Mendocino Unified School District properties (APNs: 119-160-36 and 119-160-41). The proposal includes providing public access to a reclaimed water from spigot located on MCCSD property; allowing the Mendocino High School to irrigate landscaping with reclaimed water stored on their property; and providing access to the recycled water distribution system for public services, including three fire hydrants, landscape irrigation, and other non-potable water uses within the MCCSD service district area. Use of the recycled water will positively affect the local aquifer by reducing demand on groundwater pumping and reduce the volume of waste water treatment.

APPLICANT'S STATEMENT: "The proposed project will repair and replace aging facilities to ensure permit compliance and environmental protection. U_2018-0001 consists of off-site project components and CDUM 2018-0001 includes work proposed at the waste-water treatment facility.] The five components of the project include disinfection system upgrades, [off-site] recycled water distribution system expansion, sludge drying bed rehabilitation, ocean discharge equalization basin liner replacement, and filter backwash control panel replacement. ...

[CDUM 2018-0001 includes] Disinfection System Upgrade: ... The proposed project includes the construction of a new chlorine contact chamber and 50,000 gallon underground storage tank for the recycled water system. A new chlorine contact chamber will ensure the recycled water disinfection system meets Title 22 regulations. The new 50,000 gallon storage tank will provide an onsite reservoir for recycled water to supply the PW system, the public filling station, and fire suppression water in town. A layout of the proposed onsite generation system equipment room, electrical room, storage room, chlorine contact chamber, and 50,000 gallon storage is [attached (See Floor Plan)]. ...

Recycled Water System Expansion: The addition of a new 6-inch recycled water line up Ukiah and Kasten Streets to the Mendocino High School will add much needed fire suppression capabilities for part of the town and increase the supply of recycled water to the Mendocino High School for irrigation of the athletic fields [See attached Site Plan]. The 6 inch pipe will be fitted with tees and flanges for connection to three fire hydrants that will be supplied by the Mendocino Fire Protection District; the fire hydrants are ~~not~~ included as part of this project. The existing 2 inch pipe to the Mendocino High School requires approximately 10 hours, to transfer one batch of recycled water to the Mendocino High School. The batch process also requires 24 hours to verify that the recycled water meets disinfection standards prior to use for irrigation, limiting the amount of recycled water available for irrigation use.

The proposed project includes connecting an existing 30,000 gallon redwood tank at the Mendocino High School to the recycled water system bringing the total recycled water storage capacity up to 135,000 gallons with the 55,000 gallon storage tank at the Mendocino High School, and the proposed (UM_2018-0001) new 50,000 gallon underground storage tank at the WWTF (waste water treatment facility). The increased recycled water storage capacity will reduce the demand placed on groundwater pumping allowing additional uses, including the public filling station and fire suppression water.

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The proposed project includes the installation of a new public filling station for landscape irrigation. The filling station will be located within the WWTF fence to ensure safe control and operation by WWTF operators. Filling station use will comply with all appropriate Title 22 recycled water safety requirements including additional training for WWTF personnel and members of the public who will use the system, as well as record-keeping and documentation of the participants in the program with the quantities and locations of recycled water use.

(A component of UM_2018-0001 proposal is a) new PW pressure system is also needed so that normal WWTF operations are not affected by the off-site recycled water needs. The proposed PW pump and pressure tank will be located in the new operations building on top of the 50,000 gallon recycled water storage tank, and the PW pump will draw from the 50,000 gallon recycled water storage tank. Using recycled water for the PW system will increase worker safety with respect to potential human contact with PW during cleaning and washing procedures. ...”

(A summary of each project component is included in U_2018-0001 Application Attachment A Table 28.)

RELATED APPLICATIONS AT MCCSD WASTE WATER TREATMENT FACILITY:

APN: 119-211-21 and inactive APN: 119-211-06:

- U_1991-0035 Major Impact Services and Utilities Use Permit
- CDP_1991-106W Waiver to construct mechanical dewatering press for sludge disposal
- MHRB Permits 1991-38, 1993-38, 2004-03, 2008-29, 2008-30, 2010-20, 2011-25, 2015-16, 2018-02
- UM_2003-0002 modifying CDU_1991-0035
- CDUM_2018-01 proposed to modify CDU_1991-35
- BF_2018-0441, FB 9490035 Exterior Repairs
- BF_2005-0070 Addition
- BF_2006-1003 Demolish Shed
- FB 89-92 and FB 88-399
- BF_2011-0101 Fence

SITE CHARACTERISTICS:

MCCSD waste-water treatment facility site: This portion of the project site is located on lands owned by Mendocino Headlands State Park and is located between the urban setting of the Town of Mendocino and surrounding open space lands. The project site, which is entirely enclosed by fencing, consists of a waste-water treatment facility. Existing development includes equalization basin, overflow pond, fuel oil tank, propane and potable water storage tanks, garage, dryer building press building, control building, treatment unit, influent et well, drying beds and a shed. At this location, CDUM_2018-0001 proposes construction of a new building and underground water storage tank.

Public Rights-of-Way: In the Town of Mendocino, Ukiah and Kasten Streets are paved. Trenching and installing six-inch pipes below the road bed would occur on streets generally characterized as residential with some commercial land uses. Work would occur within the Mendocino Historical Preservation District, Historical Zone A; therefore, work would be adjacent to historic resources located along Ukiah and Kasten Streets, including the following locally identified Category I historical resources: Crown Hall, Marcelino House, Denslow-Hayden House, Bettencourt Water Tower, Joseph Lawrence Dias, Antonio D Freitas House, Frank Brown House, Gregory House, Denslow-Maxwell House, Valador House, C. O. Packard House, and others. And the following Category IIa or Category III historical resources: Lazarus House, Costa House, Madeira House, Well's Shoe Shop, Vieira House, Category III Bettencourt House, and others.

SURROUNDING LAND USE AND ZONING: MCCSD waste water treatment facility is classified as Public Facilities. The surrounding General Plan classifications include Open Space and Town Residential (See Table 1 and attachments General Plan Classifications, Zoning Display Map, and Adjacent Parcels).

Table 1. Surrounding Land Use and Zoning MCCSD Waste Water Treatment Facility APN 119-211-21				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Open Space	Mendocino Open Space	>10 acres	Open Space
EAST	Town Residential	Mendocino Town Residential	0.12 acres	Residential
SOUTH	Open Space	Mendocino Open Space	>10 acres	Open Space
WEST	Open Space	Mendocino Open Space	>10 acres	Open Space
See attachments General Plan Classifications, Zoning Display Map, and Adjacent Parcels				

The proposed trenching on Ukiah and Kasten Streets is adjacent to six different General Plan classifications: Town Residential, Commercial, Mixed Use, Public Facilities, and Multi-Family Residential (See Table 2). The project is located within Historical Zone A of the Town of Mendocino Historical Preservation District. Surrounding land uses include residential, commercial, religious assembly, arts center, and others.

Table 2. Surrounding Land Use and Zoning Ukiah and Kasten Streets Rights of Way				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Town Residential	Mendocino Town Residential	varies	Residential
EAST	Town Residential	Mendocino Town Residential	varies	Residential
	Commercial	Mendocino Commercial	varies	Commercial
	Mixed Use	Mendocino Mixed Use	varies	Commercial, Residential, Religious Assembly
SOUTH	Town Residential	Mendocino Town Residential	varies	Residential
	Commercial	Mendocino Commercial	varies	Commercial
WEST	Town Residential	Mendocino Town Residential	varies	Residential
See attachments General Plan Classifications, Zoning Display Map, and Adjacent Parcels				

Table 3 below lists the surrounding land use and zoning for lands adjacent to the two proposed water connections to existing water storage tanks located on the Mendocino Unified School District lands. Adjacent General Plan classifications include Public Facilities, Multi-Family Residential, and Town Residential.

Table 3. Surrounding Land Use and Zoning Mendocino Unified School District APNs 119-160-36 and 41				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Public Facilities	Mendocino Public Facilities	varies	School
EAST	Public Facilities	Mendocino Public Facilities	varies	School
SOUTH	Multi-Family Residential Public Facilities	Mendocino Multi-Family Residential Mendocino Public Facility	varies	Residential Arts Center
WEST	Public Facilities Open Space	Mendocino Public Facilities Mendocino Open Space	varies	Open Space School
See attachments General Plan Classifications, Zoning Display Map, and Adjacent Parcels				

ACCESS: Kelly Street (CR 407F), Ukiah Street (CR 407C) and Kasten Street (CR 407L)
FIRE DISTRICT: Mendocino Fire Protection District
WATER DISTRICT: Mendocino City Community Services District
SEWER DISTRICT: Mendocino City Community Services District
SCHOOL DISTRICT: Mendocino Unified School District

LOCAL COASTAL PROGRAM CONSISTENCY

The proposal is to continue use of the existing 55,000 gallon and 30,000 gallon water storage tanks near the top of a hill and located on Mendocino Unified School District lands. The proposal includes establishing a new 6 inch line between the tanks and the waste water treatment plan and expanding the storage of reclaimed water at the treatment plant. Included in the project would be public access to reclaimed water for irrigation, fire suppression, and other non-potable uses.

Land Use: Two of the three project areas -- MCCSD and MUSD lands -- are classified as Public Facilities in Coastal Element Chapter 4.13 *Mendocino Town Plan*. The intent of the PF classification is “To designate existing and planned future major public and community serving uses that shall only be allowed to be converted to another use following certification by the Coastal Commission of an amendment to the certified Mendocino Town Plan. This classification applies to lots which are used for, or are proposed to be used for, public agency or non-profit entity purposes, or for specified public utility purposes.” MCCSD site is used to treat wastewater generated within the Town of Mendocino. Water is provided by individual wells distributed across most of the lots within the Town. The opportunity to expand the capacity of reclaimed water and expand public access to reclaimed water would reduce demand on groundwater pumping and wastewater treatment.

Specified policies, goals and actions regarding reclaimed water distribution were adopted in 2017 for the Town of Mendocino and are a part of Coastal Element Chapter 4.13, including:

Policy S-1: *Development shall protect and, where feasible, restore the quality of coastal waters consistent with Coastal Act policies, in particular Sections 30230 and 30231. Coastal waters include the ocean, rivers, streams, wetlands, estuaries, lakes, and groundwater. ... which references California Coastal Act Sections 30230 and 30231, including “...The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams (Emphasis added).”*

The proposed expansion of reclaimed water capacity and proposed public access to reclaimed waste water would support Mendocino Town Sustainable Policy S-1.

Policy S-2 *The water supply in the Town of Mendocino shall be managed and augmented in a sustainable manner to (a) support the special community, (b) optimize available water supplies for all human and natural system uses through concerted groundwater replenishment, and (c) strictly avoid the waste of potable water in uses that do not require it, by utilization of reclaimed water or retained stormwater runoff, where feasible.*

The proposed project would support Mendocino Town Sustainable Policy S-2(c) by providing access to reclaimed water that would distribute recycled water from the waste water treatment facility to other sites in Town, such as fire hydrants, the Mendocino High School, and a spigot at MCCSD offices. This proposal could avoid the application of potable water in areas that do not require it.

Action S-2.7 *The Mendocino City Community Services District should (a) continue its extensive groundwater monitoring program of the aquifer that underlies the Town, (b) investigate the feasibility of a State-funded pilot project to retrofit existing commercial development, and*

residential development where owners elect to participate, with dual plumbing that utilizes reclaimed water for non-potable purposes, (c) investigate the feasibility of additional groundwater recharge of the Town aquifer with reclaimed water through dry wells, (d) provide access to reclaimed water at a convenient location in Town for public and private non-potable water uses, and (e) annually report to the Board of Supervisors about the implementation status of this Action (Emphasis added)."

The proposed project would support Mendocino Town Plan Sustainable Action S-2.7(d) by providing access to recycled water at convenient locations in Town for public and private non-potable water uses. The proposed spigot near MCCSD offices is one proposed location with access to recycled water for public and private non-potable water uses in Town.

Zoning: Two of the three project areas -- MCCSD and MUSD lands -- are mapped as Mendocino Public Facilities (MFP) District (See attached Mendocino Town Zoning). *"This District is intended to apply to lots which are currently used for, or would properly be used for, public purposes and, as specified, for public utility purposes (MTZC Section 20.668.005)."* Conditional uses for MPF Districts includes the existing *Major Impact Services and Utilities* that were originally approved by the Planning Commission on December 19, 1991, as Coastal Development Use Permit (CDU) 1991-35 or are part of an approved 2003 modification to the original permit, CDUM_2003-0002. Additionally, the applicant requests to modify CDU Permit 1991-35 by expanding the existing land use to include on-site reclamation of treated water (See CDUM_2018-0001).

The requested Coastal Development Use Permit, U_2018-0001, proposes to expand the existing distribution of reclaimed water by establishing a 6 inch line between a proposed underground 50,000 gallon water storage tank (See UM_2018-0001) and a spigot at the MCCSD office and two existing water storage tanks located on MUSD lands. The recycled water distribution system would also provide three fire hydrant connections to the proposed 6 inch line to be located within the rights-of-way along Ukiah Streets.

Staff finds the proposed WWTF site improvements satisfy the development regulations of MTZC. The 2,456 lineal feet of trenching and installing water lines would be underground and primarily within the County rights-of-way.

Visual Resources: Pursuant with MCC Section 20.504.020(A), *"The Town of Mendocino is the only recognized special community in the Coastal Element and Division III of Title 20 provides specific criteria for new development in Mendocino."* On March 5, 2018, the Mendocino Historical Review Board granted MHRB Permit (MHRB_2018-0002) for the construction of the proposed underground water storage tank that would have connections to the recycled water distribution system (e.g. the spigot, 6 inch line, three hydrants, and two tanks on MUSD lands). The Review Board found the project consistent with MTZC Section 20.760.065 stating that the exterior appearance and design of the proposed is in harmony with existing development within the historical district and that the proposed work would not detract from the appearance of other property within the Historical Preservation District for the Town of Mendocino.

Hazards Management: The following are not associated with the project area: faults, bluff geology, Tsunami Inundation Zones, nor a High Fire Hazard severity rating.

MCC Section 20.500.025 *Fire Hazard* - The project would be within an area mapped with "Moderate Fire Hazard" severity rating. Fire protection services are provided by Mendocino Fire Protection District. Chief Edward O'Brien of the Mendocino Fire Protection District has written a letter in support of the proposed project, stating "Mendocino does not have community water system with fire hydrants located throughout the town. The new recycled water main will allow MVFD to install three recycled water hydrants on Ukiah Street. The new hydrants and recycled water main will improve the Department's fire suppression capabilities, and help firefighters to secure a water supply that may be key to controlling an incident (May 10, 2018)."

Habitats and Natural Resources: Staff recommends that the project, as conditioned, is consistent with MCC Chapter 20.496 *Environmentally Sensitive Habitats and Other Resource Areas*. An Environmental Report was prepared for the project and recommends avoidance measures as the project site is developed with existing disturbed areas, including the waste water treatment facilities, Ukiah and Kasten Streets, and MUSD property (SHN, 2017). On March 28, 2018, the project was referred to California

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Department of Fish and Wildlife. On April 11, 2017, the Department of Fish and Wildlife responded that they do not have comments or concerns regarding the proposed project.

Archaeological/Cultural Resources: On June 13, 2018, Mendocino County Archaeological Commission will consider a Cultural Resource Study prepared by Jay Flaherty of Flaherty Cultural Resource Services (February 6, 2017). At the June 21, 2018 Planning Commission Meeting, staff will summarize the previous week's Archaeological Commission's action. The report recommendations presented include requesting a Native American Observer and requiring an Archaeologist to be present during ground disturbing activities, such as trenching along Ukiah and Kasten Streets. During the course of monitoring, should any cultural materials be found Flaherty recommends temporarily stopping construction in that area until mitigation measure are developed. This recommendation is included as a condition of project approval. Also, a standard condition advises the property owners and applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or construction activities.

Groundwater Resources: The project site is mapped as a critical water resource area (See attachment Ground Water Resources). MTZC Section 20.744.015(A) requires all development to complete a hydrological study, except a hydrological study would not be required in cases where it is determined by MCCSD that the development will not have any foreseeable impact on hydrologically contiguous wells. On May 3, 2018, MCCSD replied to a request for comments and stated that the development would not impact hydrologically contiguous wells. The project could reduce the use of potable water for non-potable purposes, such as landscape; this is an opportunity to change the demand for potable water in Town and may supplant use of potable water with reclaimed or recycled water in landscaped areas or other activities suited to reclaimed water. "The increased recycled water storage capacity will reduce the demand placed on groundwater pumping allowing additional uses, including the public filling station and fire suppression water (SHN, page 52)."

Grading, Erosion, and Runoff: The trench for the recycled water distribution pipe lines will be 18 inches wide and will vary in depth depending on the site conditions and conflicts with other underground utilities. The approximate volume of excavation for the recycled water trenches is 750 cubic yards. The trenches will be backfilled with imported sand, concrete slurry, aggregate base and AC pavement. All excavated material will be disposed of by the project contractor in a permitted disposal area. All work in the County Road rights-of-way will be performed in accordance with a County Department of Transportation Encroachment Permit and will be consistent with State and County Codes for erosion control and storm water management, including MTZC Chapter 20.717 *Water Quality Protection* and MCC Chapter 20.492 *Grading, Erosion and Runoff*. After hours, construction equipment and vehicles will be stored outside of the County rights-of-way at the wastewater treatment plant or at an alternative location approved by the Director of Planning and Building Services.

Transportation and Circulation: The project site is located within the Mendocino Historical Preservation District. The nearest signalized intersection is State Route 1 and Little Lake Road and the State Route 1 Corridor Study Update provides traffic volume data for this intersection. The existing level of service at peak hour conditions at the intersection of State Route 1 and Little Lake Road is considered a Level of Service C. When the Coastal Element Chapter of the General Plan was adopted, transportation and circulation was considered. The proposed project is not anticipated to significantly change transportation or circulation patterns within the Town of Mendocino.

Staff notes that parking large vehicles overnight on public streets in the Town of Mendocino is prohibited and recommends a condition of project approval requiring off-street locations for over-night parking of construction equipment and or vehicles. Equipment and vehicles may be parked over-night on MCCSD property or other locations that conform with County Codes.

Public Access: The Town of Mendocino is co-terminus on its south, west, and north boundaries with Mendocino Headlands State Park. The State Park provides public access to the shore, Pacific Ocean, and Mendocino Bay. The project would not affect public access.

ENVIRONMENTAL DETERMINATION

The Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation

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of environmental documents, and the Project was determined to meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Classes 1 and 3. The scope of work includes repairs to existing facilities and construction of small structures in an urbanized setting.

RECOMMENDATION

By resolution, the Planning Commission adopt a Categorical Exemption and grant a major Use Permit U_1991-035 for the Project, as proposed by the applicant, based on the facts and findings and subject to the Conditions of Approval.

DATE

JULIANA CHERRY
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery Site (APN: 119-211-21)
- C. Aerial Imagery Site (APN: 119-160-41)
- D. Site Plan
- E. Floor Plan
- F. Building Plan
- G. Mendocino Town Zoning
- H. Mendocino Town Land Use
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitats and Resources
- K. Appealable Areas
- L. Adjacent Parcels to (APN: 119-211-21)
- M. Adjacent Parcels to (APN: 119-160-41 & -36)
- N. Ground Water Resources
- O. Fire Hazard Zones & Responsibility Areas
- P. Topographic Map
- Q. Local Soils
- R. Water Districts
- S. Letter of Support from Mendocino Volunteer Fire Department
- T. Application Attachment A

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

REFERENCES:

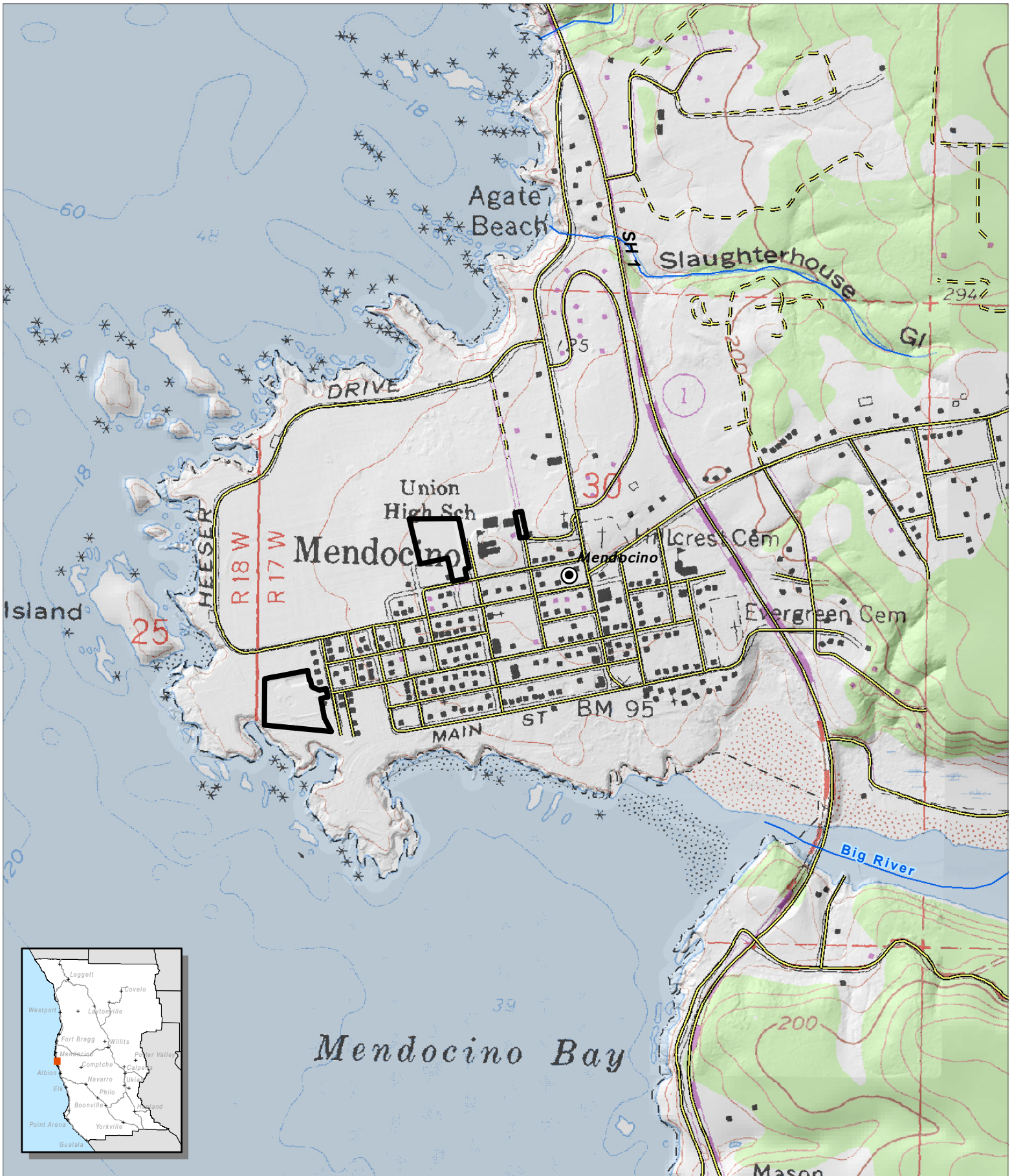
Coastal Element Chapter 4.13 *Mendocino Town Plan*. Mendocino County General Plan. Amended October 2017.

State Route 1 Corridor Study Update for the County of Mendocino. Whitlock & Weinberger Transportation Inc, Santa Rosa, CA. September 18, 2008. Page 9.

Flaherty, Jay M. Cultural Resource Reconnaissance of approximately 3 acres, Mendocino City Community Service District. February 6, 2017.

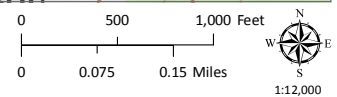
Environmental Report: Mendocino City Community Services District Wastewater Treatment Facilities Improvements and Recycled Water System Expansion. Prepared by SHN. May 18, 2017.

Letter from Mendocino Volunteer Fire Department to Department of Planning and Building Services regarding "Letter of Support for MCCSD Recycled Water System Expansion Project" and dated May 10, 2018.



CASE: U 2018-0001
 OWNER: State of California
 APN: 119-211-21, 36, 41
 APLCT: MCCSD
 AGENT: SHN Consulting
 ADDRESS: 10500 Kelly Street

Major Towns & Places



LOCATION MAP

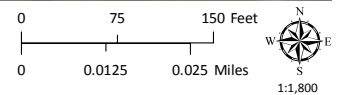
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street

Public Roads



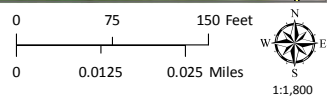
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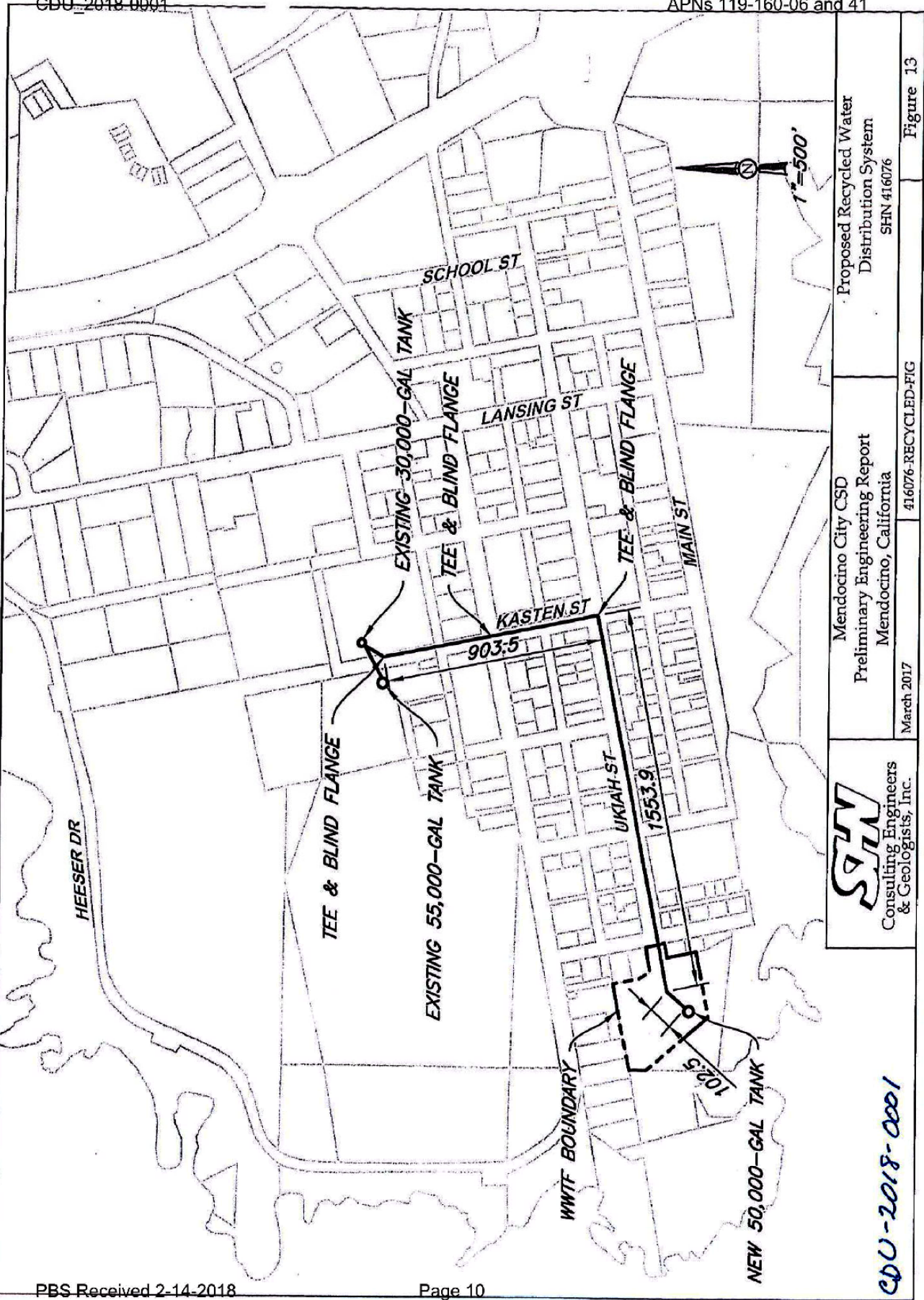
— Public Roads
= = Private Roads



AERIAL IMAGERY

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SHN
Consulting Engineers
& Geologists, Inc.

Mendocino City CSD
Preliminary Engineering Report
Mendocino, California

March 2017

416076-RECYCLED-FIG

Proposed Recycled Water
Distribution System
SHN 416076

Figure 13

PBS Received 2-14-2018

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CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street

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SITE PLAN

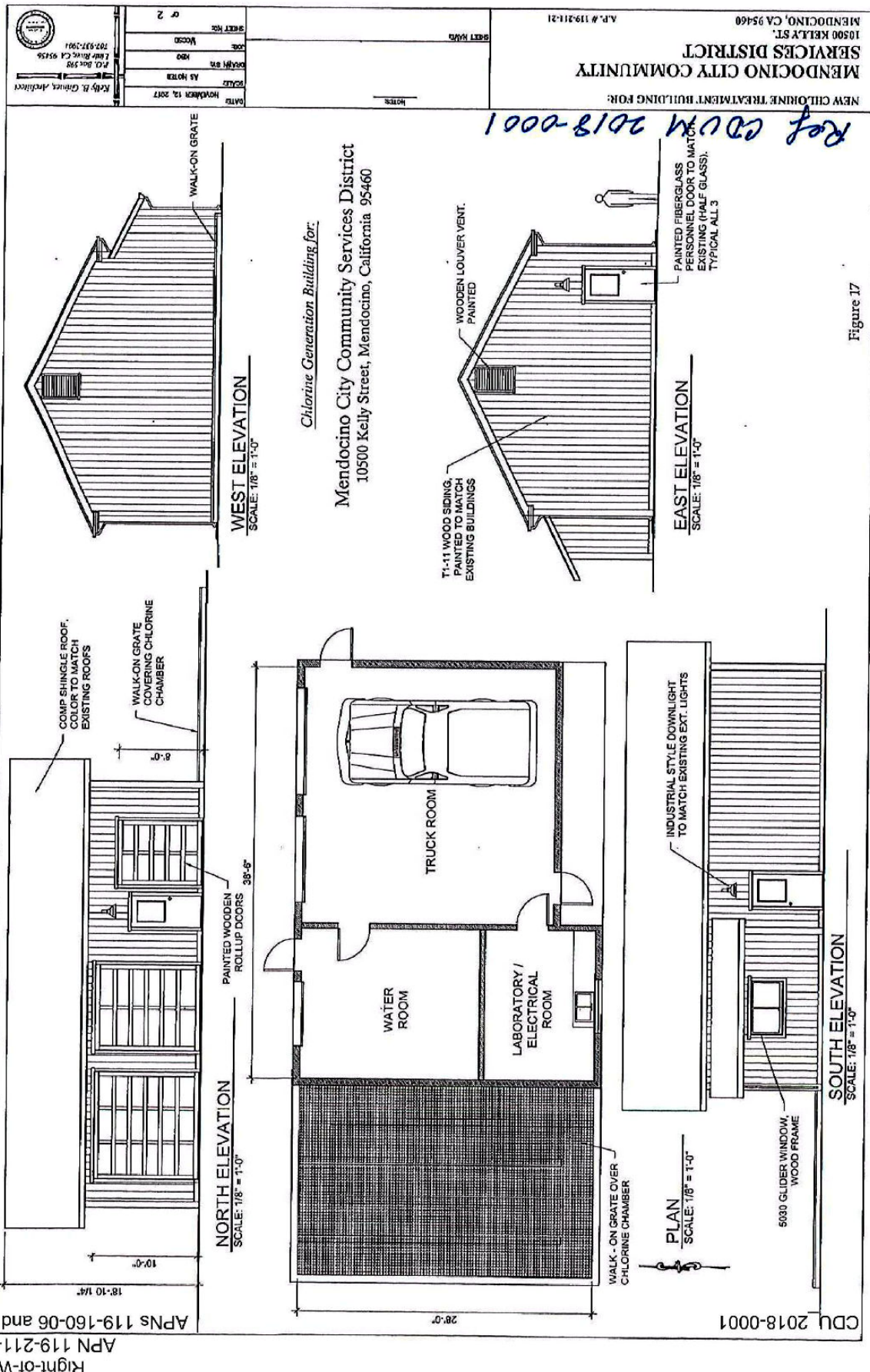


Figure 17

CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street

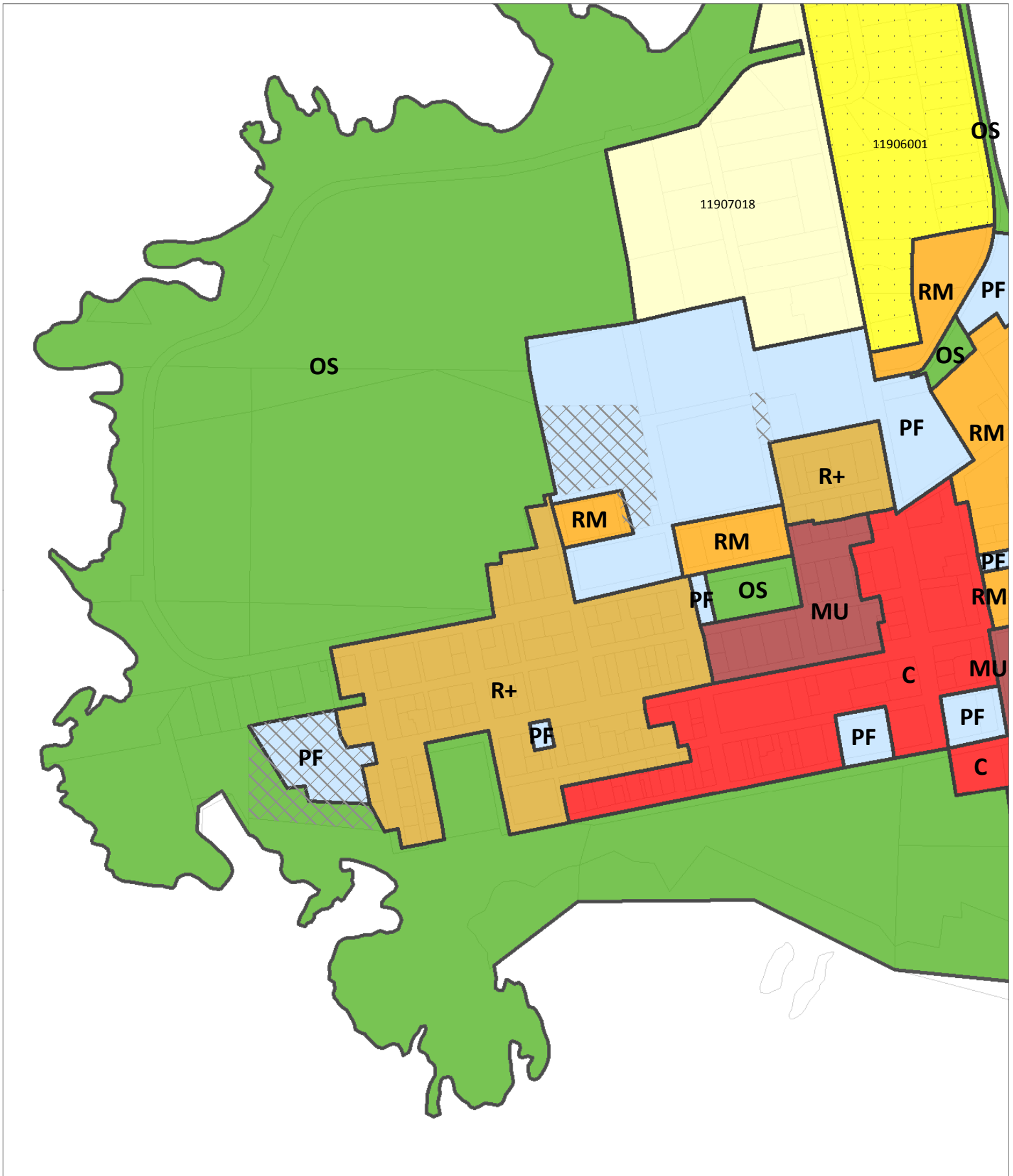
NO SCALE

FLOOR PLAN

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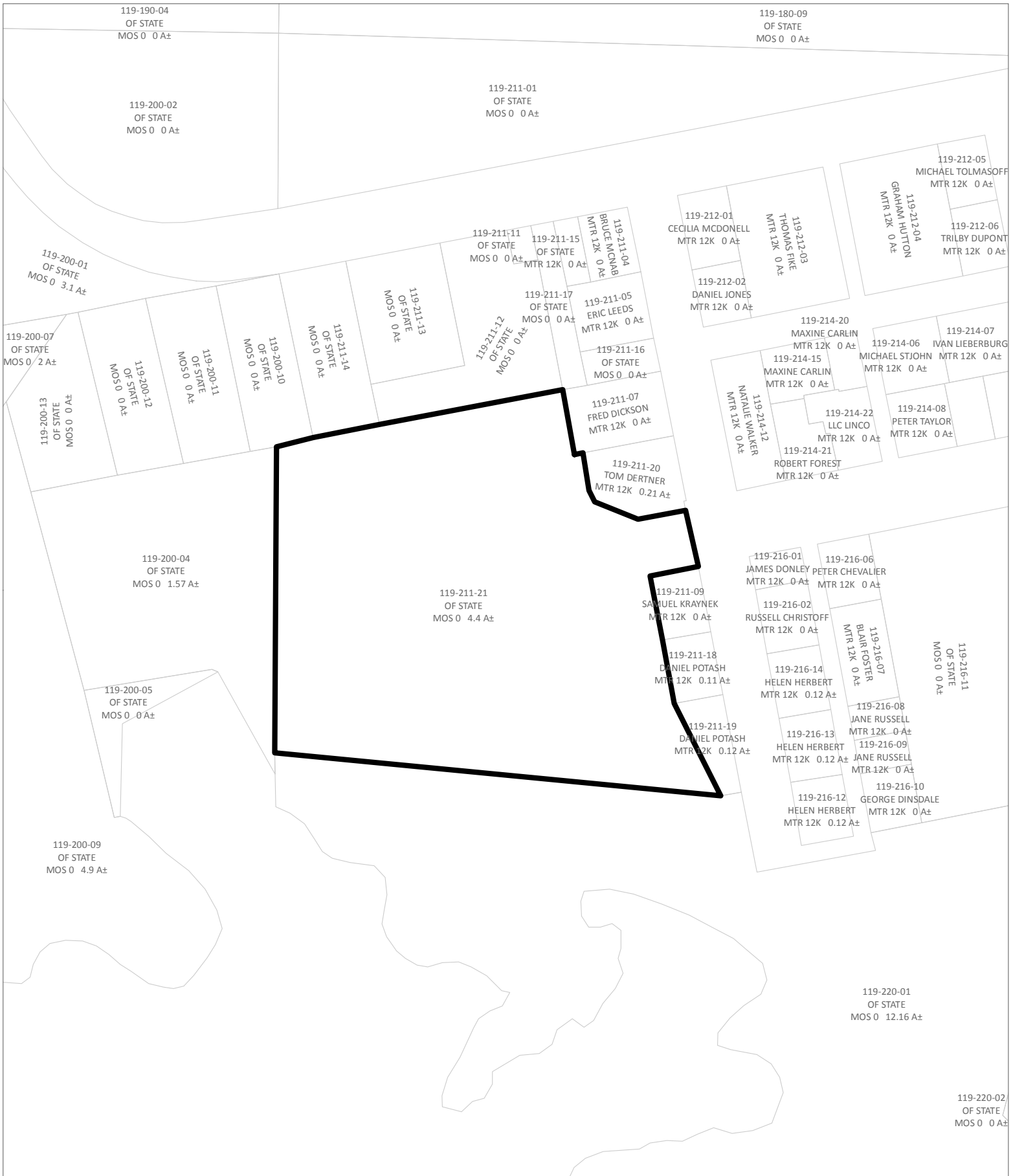


CASE: U 2018-0001
 OWNER: State of California
 APN: 119-211-21, 36, 41
 APLCT: MCCSD
 AGENT: SHN Consulting
 ADDRESS: 10500 Kelly Street

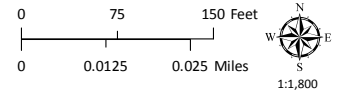


GENERAL PLAN CLASSIFICATIONS

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CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street

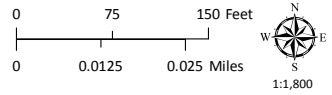


ADJACENT PARCELS

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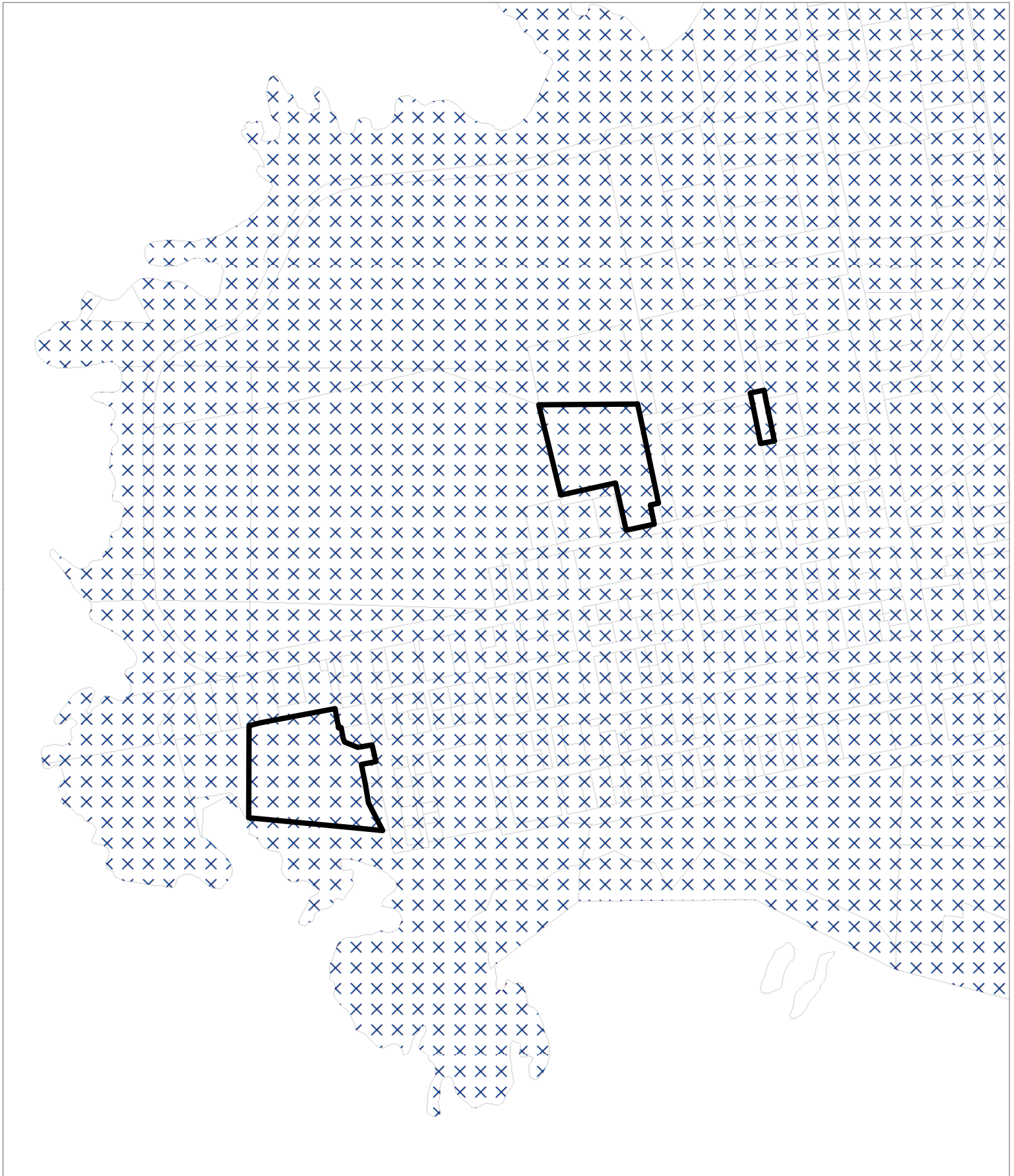


CASE: U 2018-0001
 OWNER: State of California
 APN: 119-211-21, 36, 41
 APLCT: MCCSD
 AGENT: SHN Consulting
 ADDRESS: 10500 Kelly Street



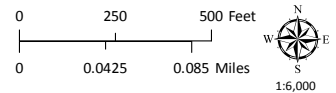
ADJACENT PARCELS

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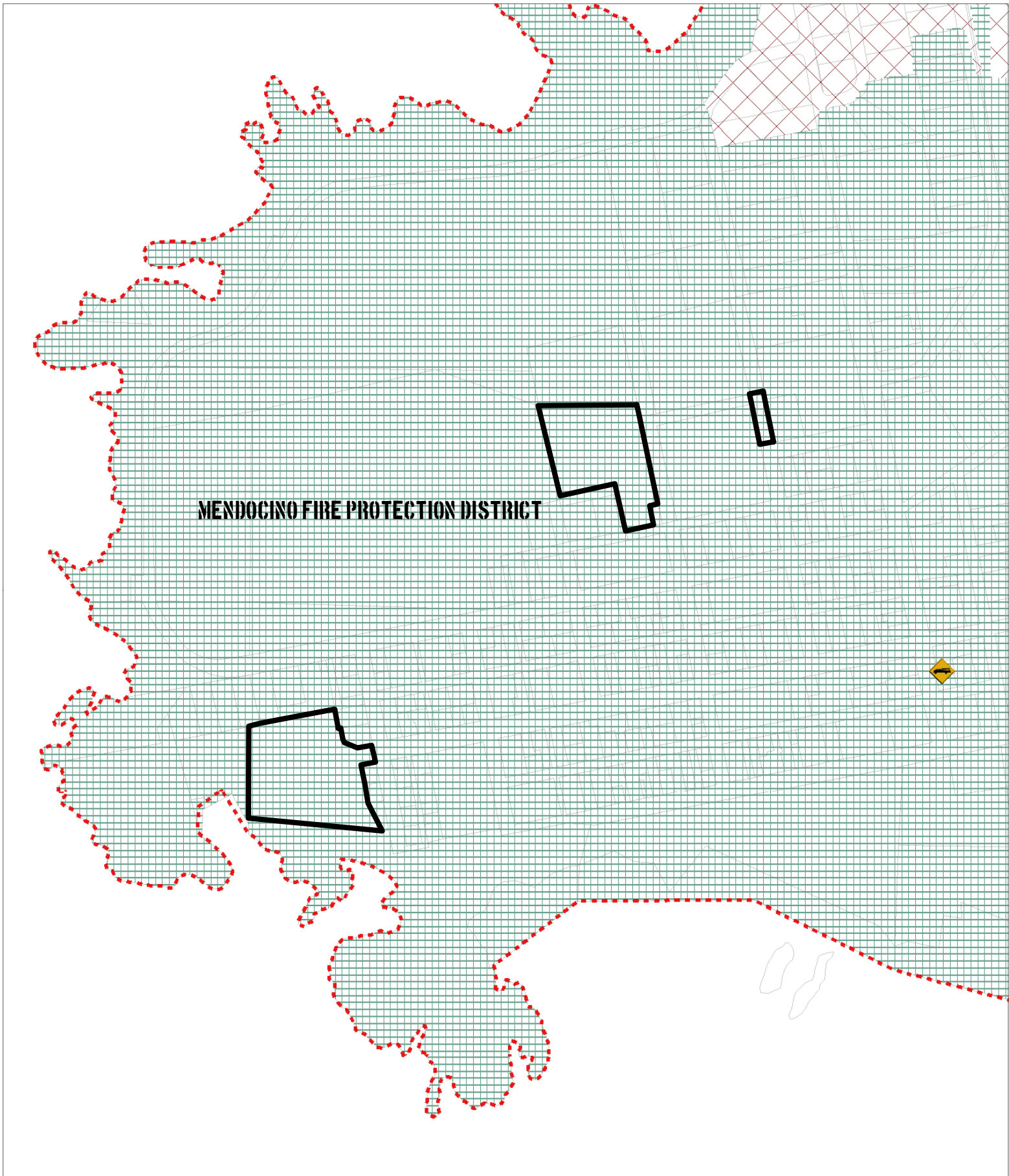
CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street

⌂ X X Critical Water Areas



GROUND WATER RESOURCES

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CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street

 Fire Stations
 County Fire Districts
 High Fire Hazard

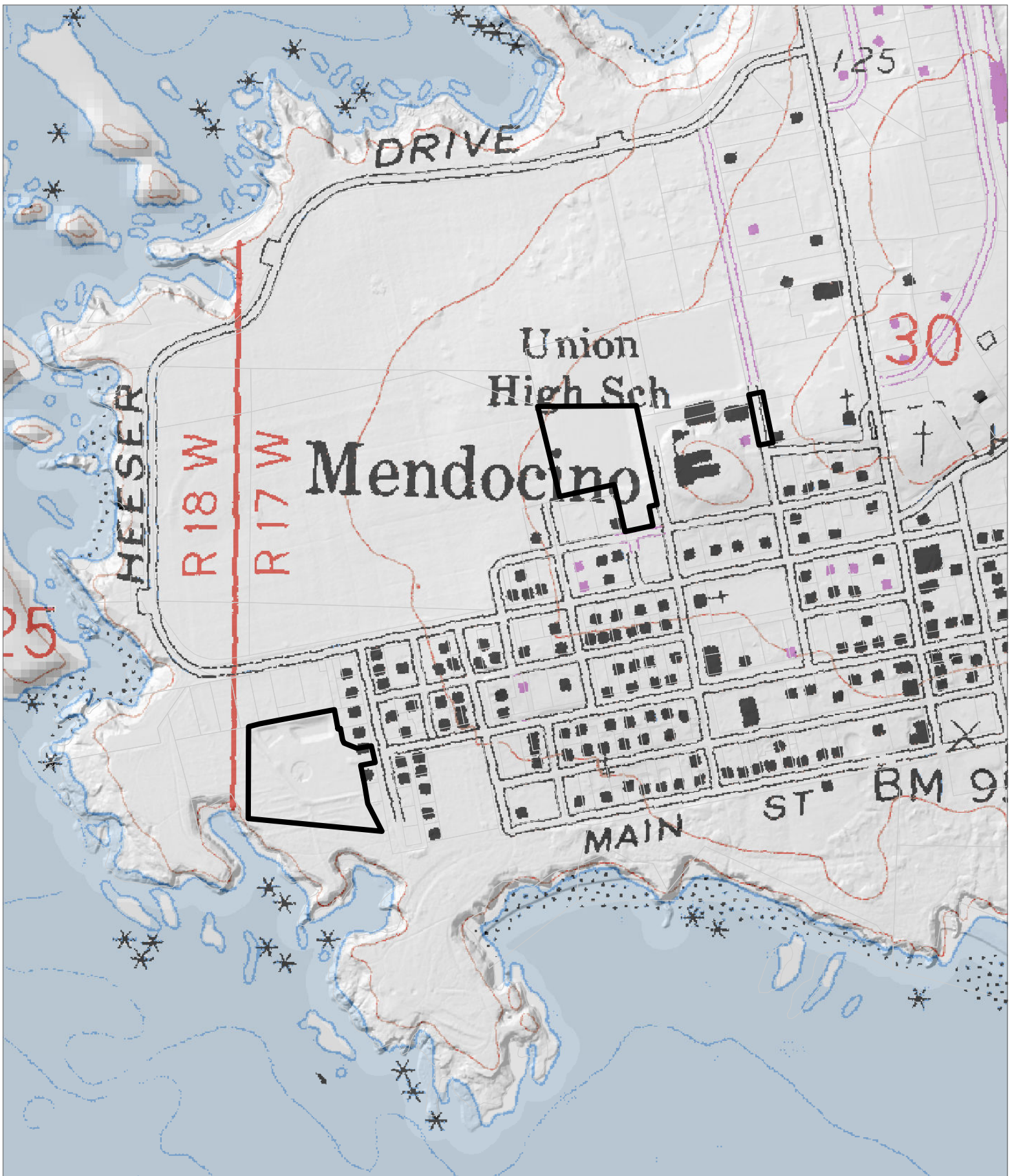
 Moderate Fire Hazard

0 250 500 Feet
0 0.0425 0.085 Miles
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W E
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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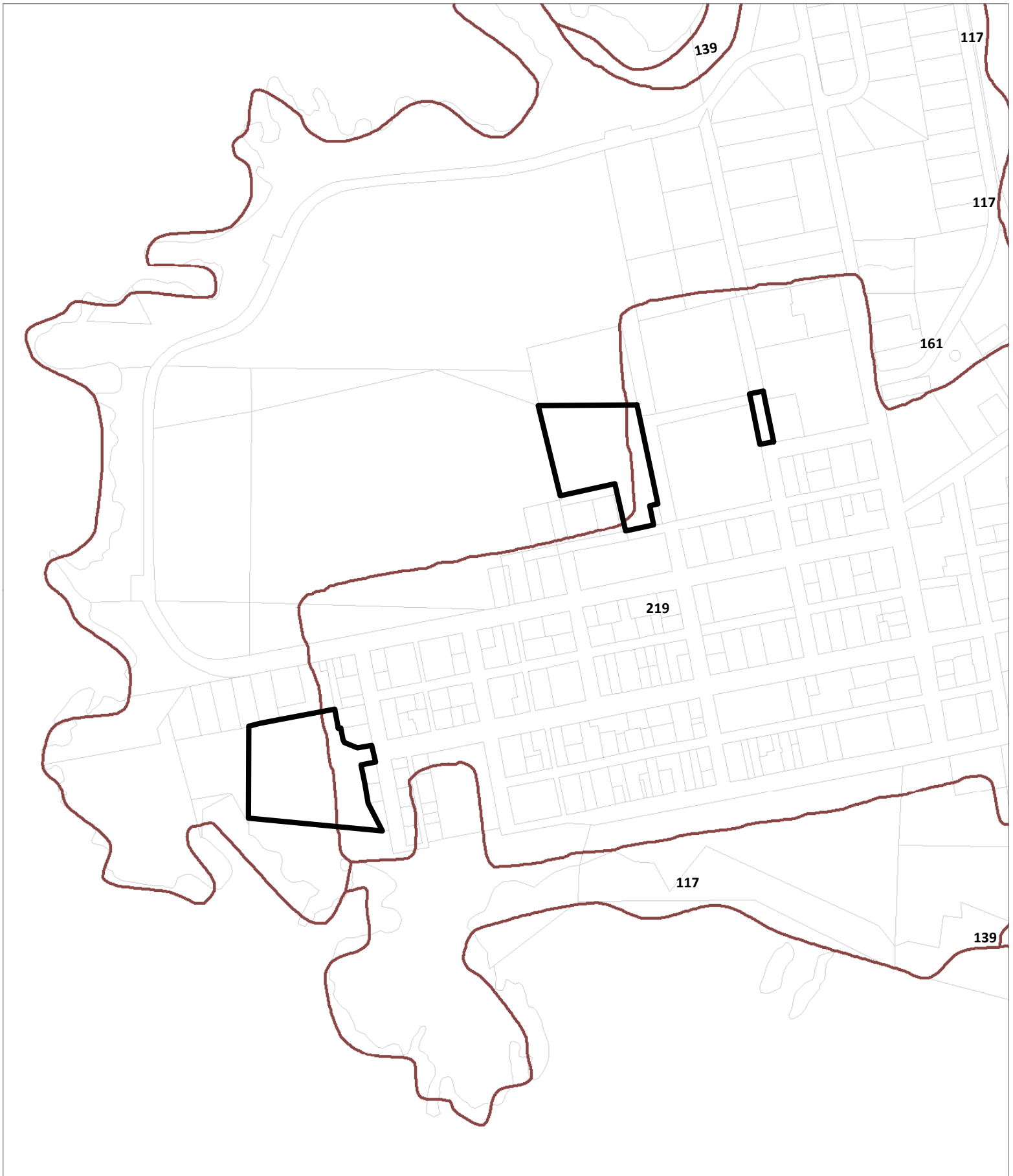


CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street




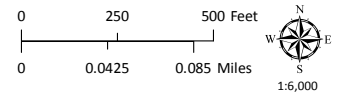
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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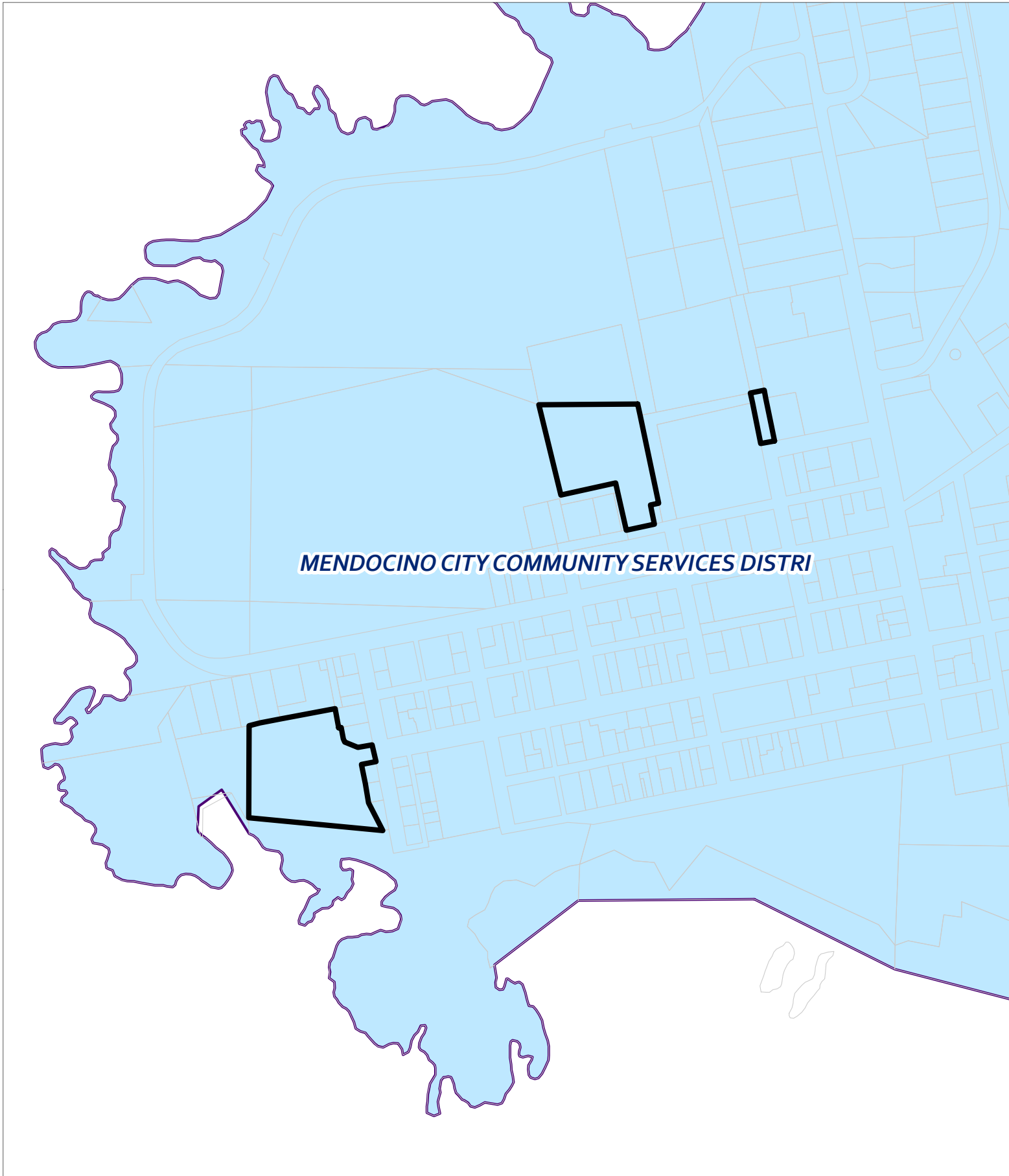
CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street

 Western Soil Classes




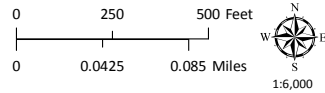
LOCAL SOILS

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CASE: U 2018-0001
OWNER: State of California
APN: 119-211-21, 36, 41
APLCT: MCCSD
AGENT: SHN Consulting
ADDRESS: 10500 Kelly Street

 County Water Districts



WATER DISTRICTS

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Mendocino *Volunteer* Fire Department

44700 Little Lake Road • P.O. Box 901 • Mendocino, CA 95460
Phone: 707-937-0131 • Fax: 707-937-4138 • email: mvfd@mcn.org

125 years of Community Service

May 10, 2018

Juliana Cherry
Mendocino County
Department of Planning and Building
120 West Fir Street
Fort Bragg, CA 95437

Re: Letter of Support for MCCSD Recycled Water System Expansion Project

Dear Ms. Cherry:

The Mendocino Volunteer Fire Department supports the Mendocino City Community Services District's Recycled Water Expansion Project.

Mendocino does not have community water system with fire hydrants located throughout the town. The new recycled water main will allow MVFD to install three recycled water hydrants on Ukiah Street. The new hydrants and recycled water main will improve the Department's fire suppression capabilities, and help firefighters to secure a water supply that may be key to controlling an incident.

Sincerely,



Chief Edward F. O'Brien
Mendocino Volunteer Fire Department

RECEIVED

MAY 14 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

Attachment A

Part 6 Proposed Project*CDUM 2018-0001*
*CDU-35-91***a) Project Description**

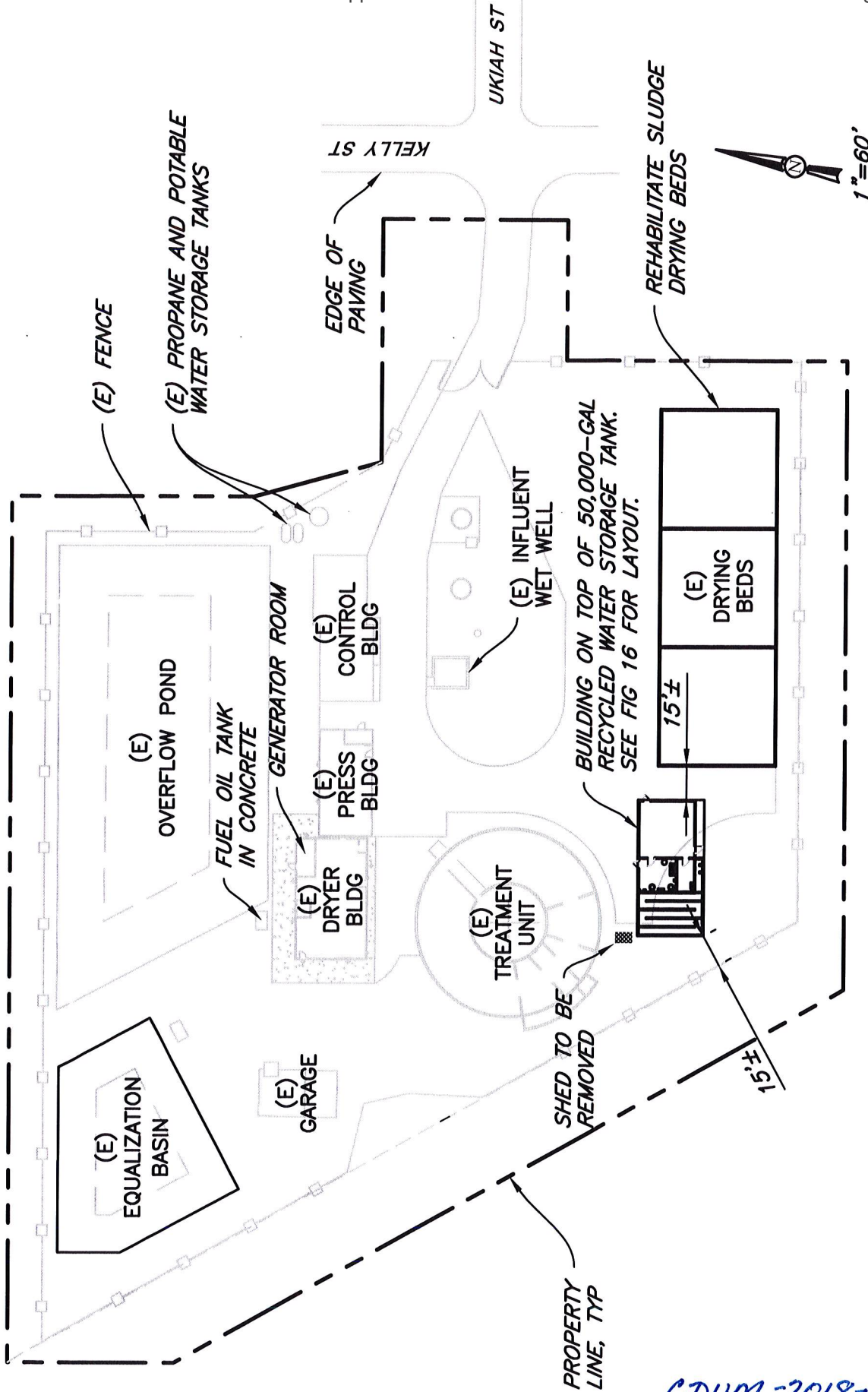
The proposed project will repair and replace aging facilities to ensure permit compliance and environmental protection. The five components of the project include disinfection system upgrades, recycled water distribution system expansion, sludge drying bed rehabilitation, ocean discharge equalization basin liner replacement, and filter backwash control panel replacement. In addition to the five components of the improvements to the treatment plant process facilities, the existing laboratory in the control building will be relocated to the new operations building, leading to the construction of an ADA compliant meeting room in the control building. A brief summary of each project component is included below in Table 28 with a more detailed description of each project component in the following sections. Figure 15 includes a site plan for the projects taking place at the WWTF.

Table 28 Proposed Project Description Mendocino City Community Services District	
Proposed Project Component	Proposed Alternative Description
<i>CDUM 2018-0001</i> Disinfection System Upgrade	Upgrade to onsite generation of a chlorine-based disinfectant for ocean discharge and recycled water systems; construct new operations building for disinfection systems; construct new recycled water chlorine contact chamber and 50,000-gallon underground recycled water storage tank.
<i>CDU-2018-0001</i> Recycled Water Distribution System Expansion	Install new 6-inch force main from WWTF to high school with access points for fire hydrants; install new onsite public filling station; install two new pumps to supply recycled water system; connect 6-inch force main to existing 30,000-gallon redwood tank at high school; connect redwood tank to existing 55,000-gallon concrete tank at high school; install new plant water pump and pressure system.
<i>CDUM 2018-0001</i> Sludge Drying Bed Rehabilitation	Install a new sludge distribution system; line beds with concrete and install new central infiltration trench; and construct new ramps into the beds to allow for sludge cake clean-out with a small bobcat.
Equalization Basin Liner Replacement <i>CDUM 2018-0001</i>	Replace ocean discharge equalization basin liner.
Filter Backwash Control Panel Replacement <i>CDUM 2018-0001</i>	Install a new state of the art programmable logic controller.

1) Disinfection System Upgrade *CDUM 2018-0001*

Replacing the existing liquid sodium hypochlorite disinfection system with an onsite chlorine-based disinfectant generation system will reduce operating costs for MCCSD by reducing the shipping costs associated with heavy drums of liquid sodium hypochlorite. Onsite generation also uses sodium chloride salt as an input, which will reduce the workplace hazard of handling corrosive liquids. Onsite generation does generate a corrosive liquid solution for disinfection, but at a lower concentration than liquid sodium hypochlorite and the liquid is stored in a tank that does

\\Willitssvr\Projects\2016\416076-MCCSD-PER\DWGS\PERMIT-FIGS .SAVED: 2/7/2018 3:34 PM SHEATH, PLOTTED: 2/7/2018 4:00 PM, SAM R. HEATH



SEW
Consulting Engineers
& Geologists, Inc.

Mendocino City CSD
Preliminary Engineering Report
Mendocino, California

March 2017

416076-SITE-PLAN

Proposed Recycled Water
Distribution System
SHN 416076

Figure 15

CDUM-2018-0001
CDU-35-91

not have to be moved or handled by operators. Some chlorine-based disinfectants have the additional benefits of reducing biological growth in distribution and irrigation systems that reduces O&M costs and extends the life of equipment in the system.

PW? The proposed project includes the construction of a new chlorine contact chamber and 50,000-gallon underground storage tank for the recycled water system. A new chlorine contact chamber will ensure the recycled water disinfection system meets Title 22 regulations. The new 50,000-gallon storage tank will provide an onsite reservoir for recycled water to supply the PW system, the public filling station, and fire suppression water in town.

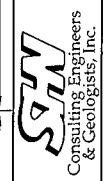
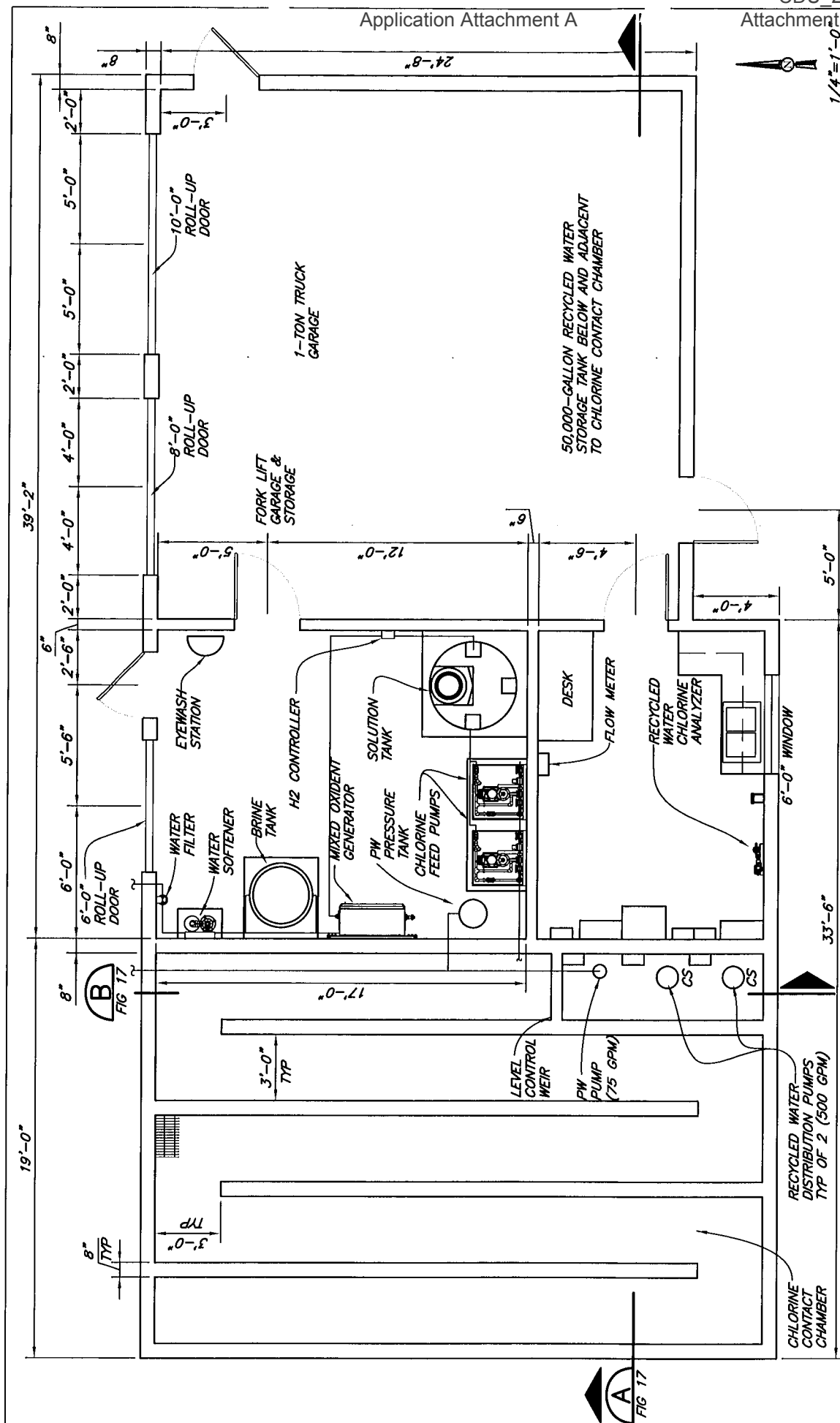
A layout of the proposed onsite generation system equipment room, electrical room, storage room, chlorine contact chamber, and 50,000-gallon storage tank is included as Figure 16. Note that the new chlorine contact chamber and 50,000-gallon storage tank will be mostly underground with approximately 6-inches above grade and visible. The 50,000-gallon storage tank will be beneath the equipment and storage rooms and will be approximately 10 feet deep. Due to the historic setting of the town of Mendocino, an architect has been consulted to work with the historical review board to ensure that the design of the disinfection equipment and operations building meets approved standards. An architect's depiction the floor plan and elevations of the operations building is included in Figure 17. The new operations building will become the plant operations center and laboratory, where operators will monitor the treatment plant processes and collect samples for internal and external analysis to assure regulatory compliance.

The upgraded disinfection systems will include new feed pumps, chlorine analyzers, and ancillary equipment to replace aging equipment and to ensure that the equipment will last the duration of the term of this project.

5.1) Recycled Water System Expansion <CDU-2018-0001 Reference>

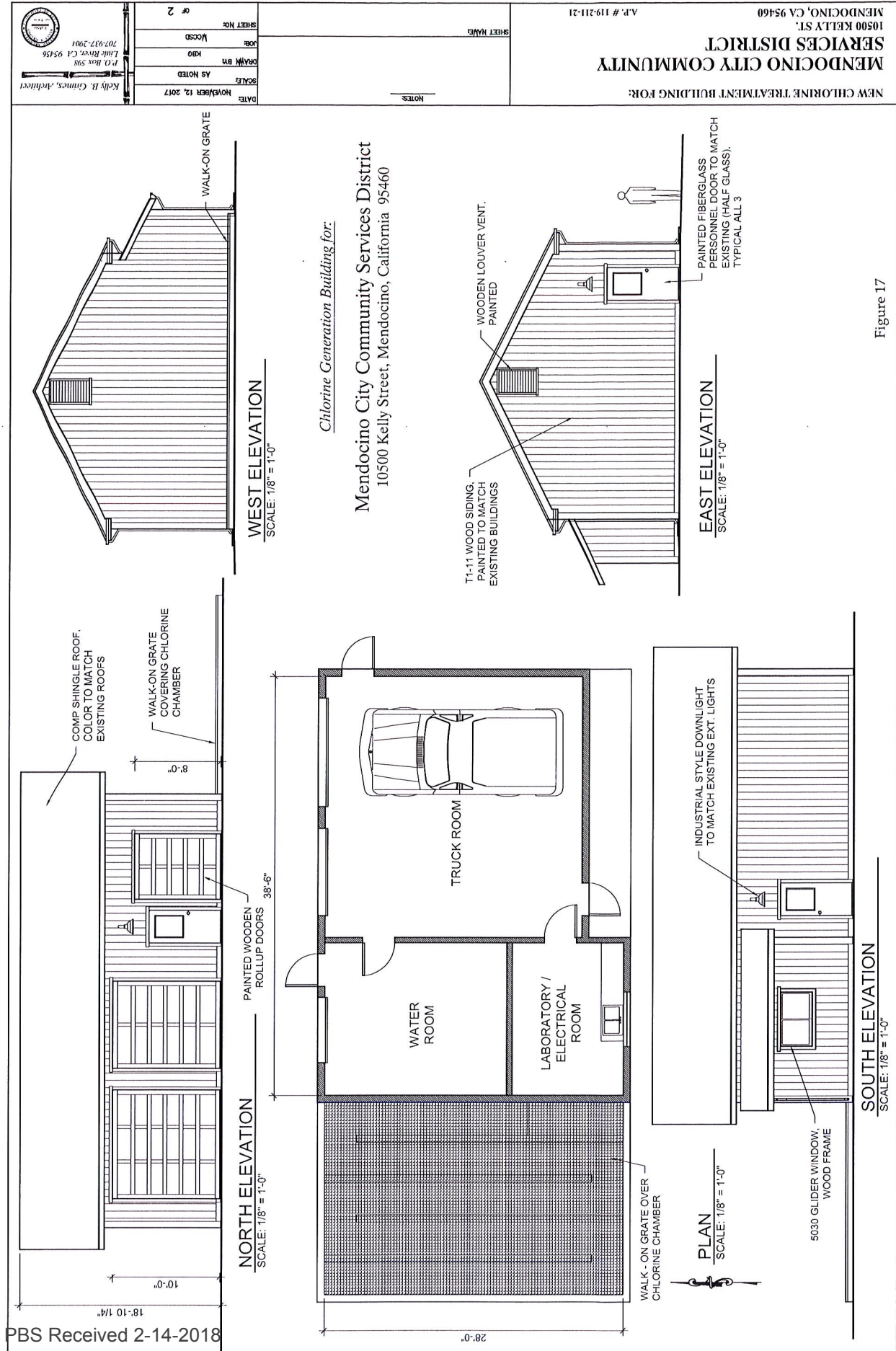
The addition of a new 6-inch recycled water line up Ukiah and Kasten Streets to the high school will add much-needed fire suppression capabilities for part of the town and increase the supply of recycled water to the high school for irrigation of the athletic fields (Figure 13). The 6-inch pipe will be fitted with tees and flanges for connection to fire hydrants that will be supplied by the Mendocino Fire Protection District; the fire hydrants are not included as a part of this project. The existing 2-inch pipe to the high school requires approximately 10 hours to transfer one batch of recycled water to the high school. The batch process also requires 24 hours to verify that the recycled water meets disinfection standards prior to use for irrigation, limiting the amount of recycled water available for irrigation use.

The proposed project includes connecting an existing 30,000-gallon redwood tank at the high school to the recycled water system bringing the total recycled water storage capacity up to 135,000 gallons with the 55,000-gallon storage tank at the high school, and the proposed new 50,000-gallon underground storage tank at the WWTF. The increased recycled water storage capacity will reduce the demand placed on groundwater pumping allowing additional uses, including the public filling station and fire suppression water.



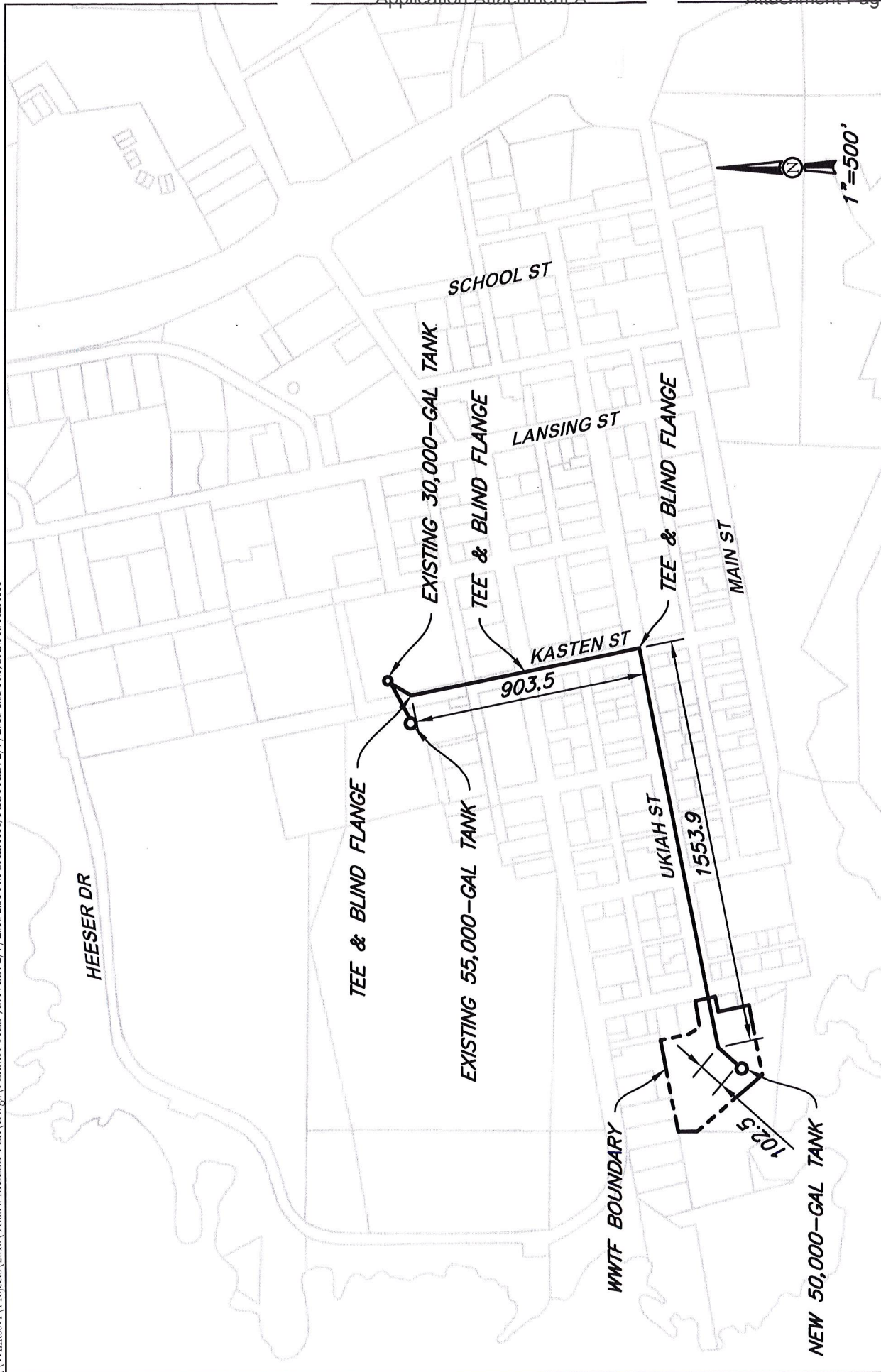
Mendocino City CSD
Recycled Water System Improvements
Mendocino, California
February 2018


Chlorine Generation Building Plan
SHN 416076
Figure 16



CDU 2018-0001
CDU - 35-91

\\Willistvrr\Projects\2016\416076-MCCSD-PER\Drawgs\PERMIT-FIGS , SAVED: 2/7/2018 2:51 PM SHEATH, PLOTTED: 2/7/2018 4:03 PM, SAM R. HEATH



 <p>Consulting Engineers & Geologists, Inc.</p>	<p>March 2017</p> <p>Preliminary Engineering Report Mendocino, California</p> <p>Mendocino City CSD</p>	<p>Proposed Recycled Water Distribution System SHN 416076</p>
<p>Figure 13</p>	<p>416076-RECYCLED-FIG</p>	

REF CDU-2018-0001

The proposed project includes the installation of a new public filling station for landscape irrigation. The filling station will be located within the WWTF fence to ensure safe control and operation by WWTF operators. Filling station use will comply with all appropriate Title 22 recycled water safety requirements including additional training for WWTF personnel and members of the public who will use the system, as well as record-keeping and documentation of participants in the program with quantities and locations of recycled water use.

A new PW pressure system is also needed so that normal WWTF operations are not affected by the offsite recycled water needs. The proposed PW pump and pressure tank will be located in the new operations building on top of the 50,000-gallon underground storage tank, and the PW pump will draw from the 50,000-gallon recycled water storage tank. Using recycled water for the PW system will increase worker safety with respect to potential human contact with PW during cleaning and washing procedures.

2) Sludge Drying Beds Rehabilitation *CDUM 2018-0001*

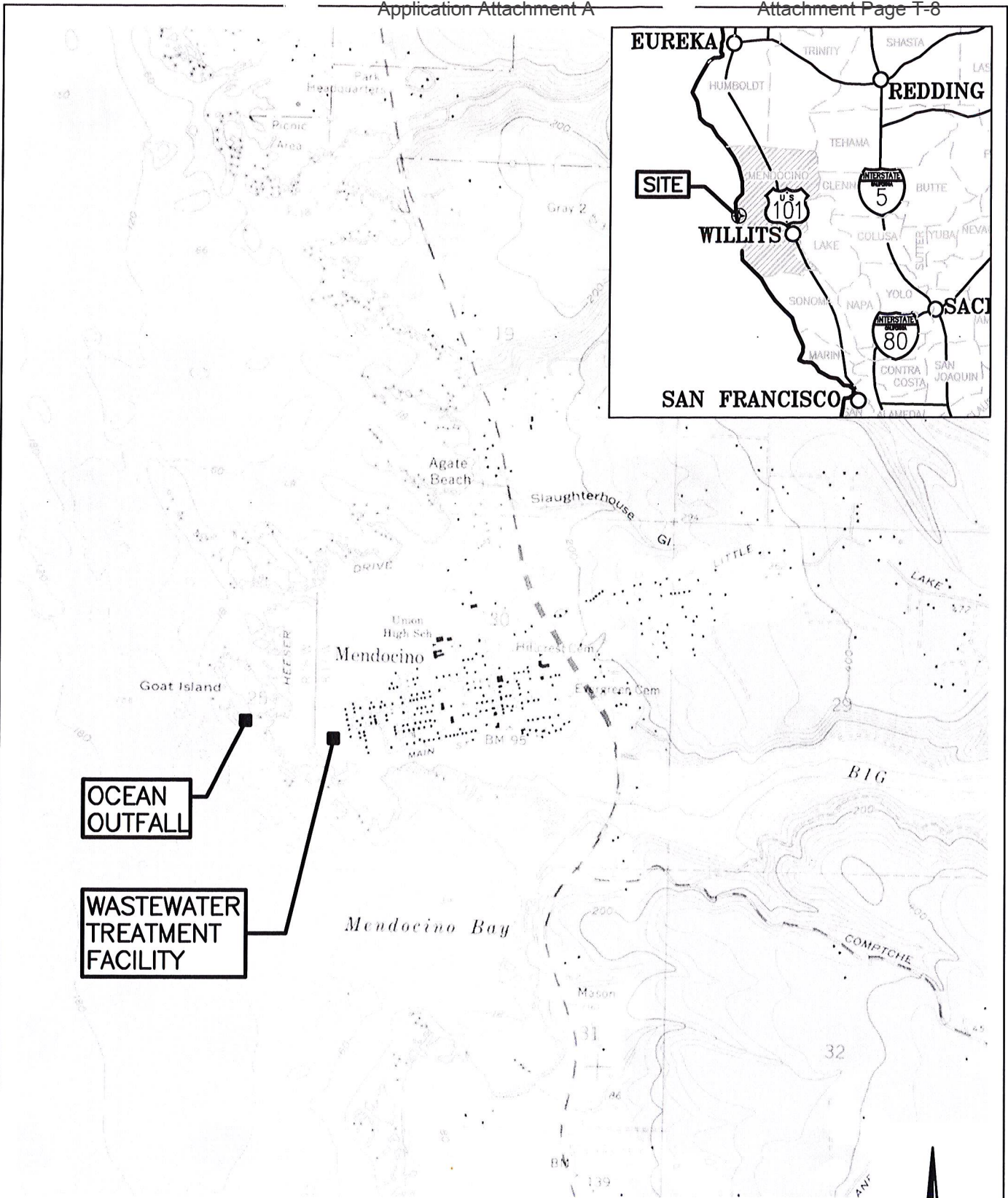
Rehabilitation of the sludge drying beds will add redundancy and capacity to sludge processing. The proposed project includes installation of a new sludge distribution system, concrete liners, and under drains in each bed, and access ramps for cleanout by a small bobcat tractor.

3) Filter Backwash Control Panel Replacement *CDUM 2018-0001*

The existing filter backwash control panel is outdated and replacement parts are difficult to find. The proposed project will replace the outdated system with a state of the art PLC that will increase reliability and operational flexibility of the system.

4) Equalization Basin Liner Replacement *CDUM 2018-0001*

The existing ocean discharge equalization basin liner has been degraded over time by UV exposure and is fragile. The existing liner is also perforated by posts that support an internal baffle to increase hydraulic performance of the basin. The proposed project will replace the aging liner, reduce the potential for leakage and groundwater contamination, and eliminate the perforation by installing a directional inlet for enhanced hydraulic performance.



**OCEAN
OUTFALL**

**WASTEWATER
TREATMENT
FACILITY**

**SOURCE: MENDOCINO
USGS 7.5 MINUTE QUADRANGLE**

**CDUM-2018-0001
CDU 35-91**



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Consulting Engineers
& Geologists, Inc.

Mendocino City CSD
Preliminary Engineering Report
Mendocino, California

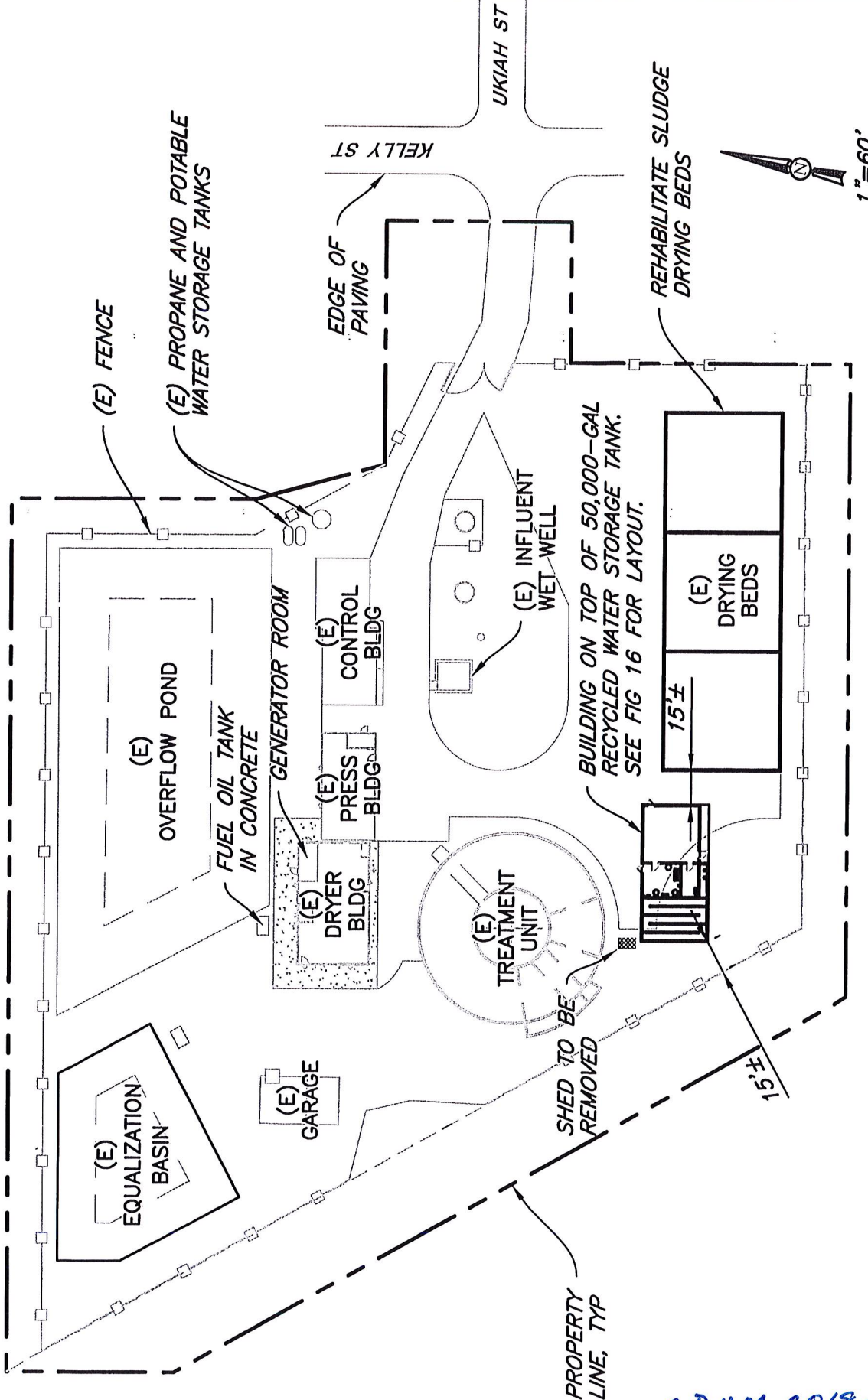
Site Location Map

SHN 416076

December 2016

416076-LOCATION-PRELIM

Figure 1



Proposed Recycled Water
Distribution System
SHN 416076

Mendocino City CSD
Preliminary Engineering Report
Mendocino, California

SEW
Consulting Engineers
& Geologists, Inc.

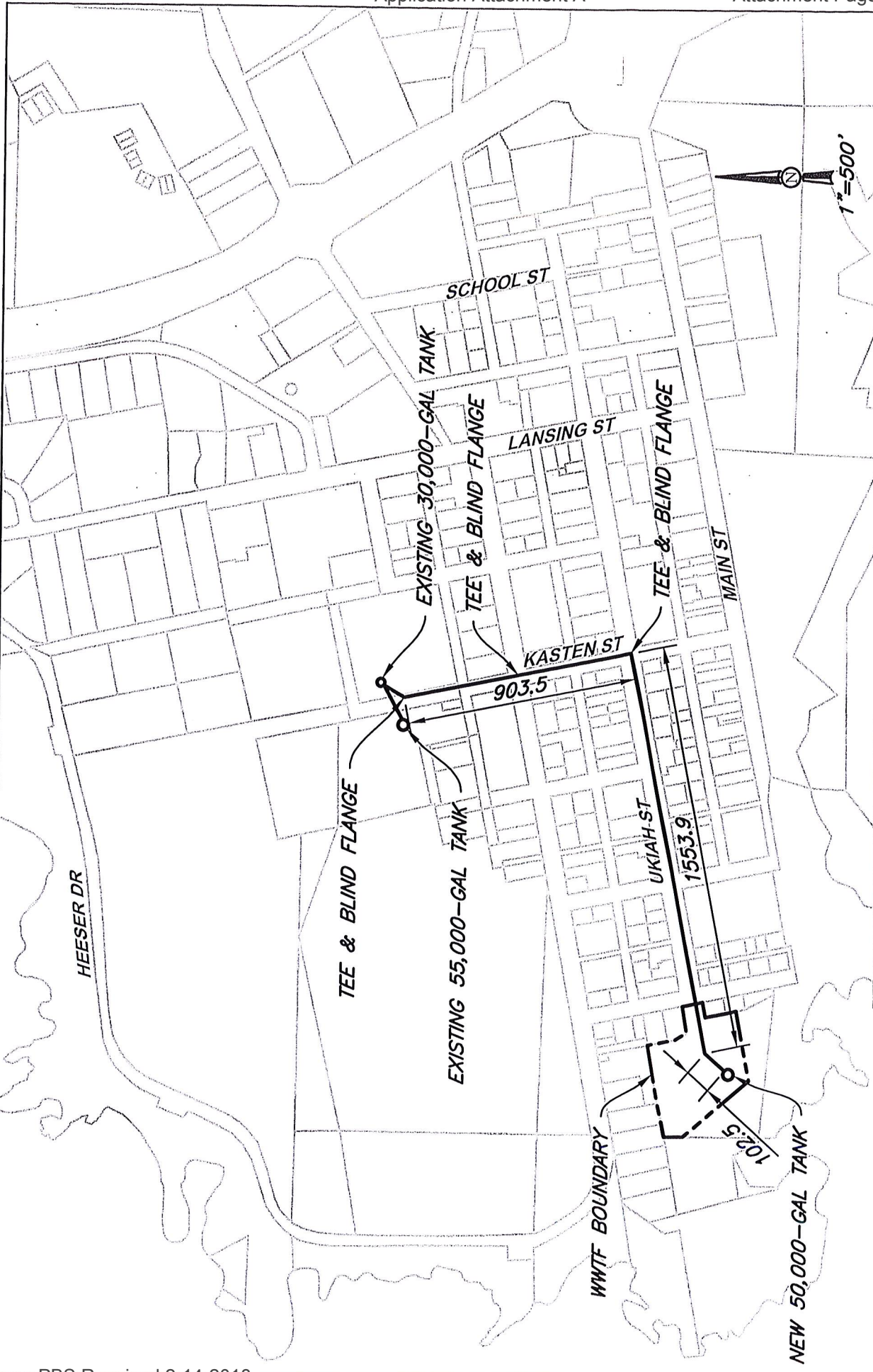
March 2017


416076-SITE-PLAN

Figure 15

CDUM 2018-0001
CDU 35-91

\\Willisvr\Projects\2016\416076-MCCSD-PER\DWG\PERMIT-FIGS\SAVED: 2/7/2018 2:51 PM SHEATH, PLOTTED: 2/7/2018 4:03 PM, SAM R. HEATH



 <p>Consulting Engineers & Geologists, Inc.</p>	<p>Mendocino City CSD Preliminary Engineering Report Mendocino, California</p>	<p>Proposed Recycled Water Distribution System SHN 416076</p>
<p>March 2017</p>	<p>416076-RECYCLED-FIG</p>	<p>Figure 13</p>

REF CDU-2018-0001

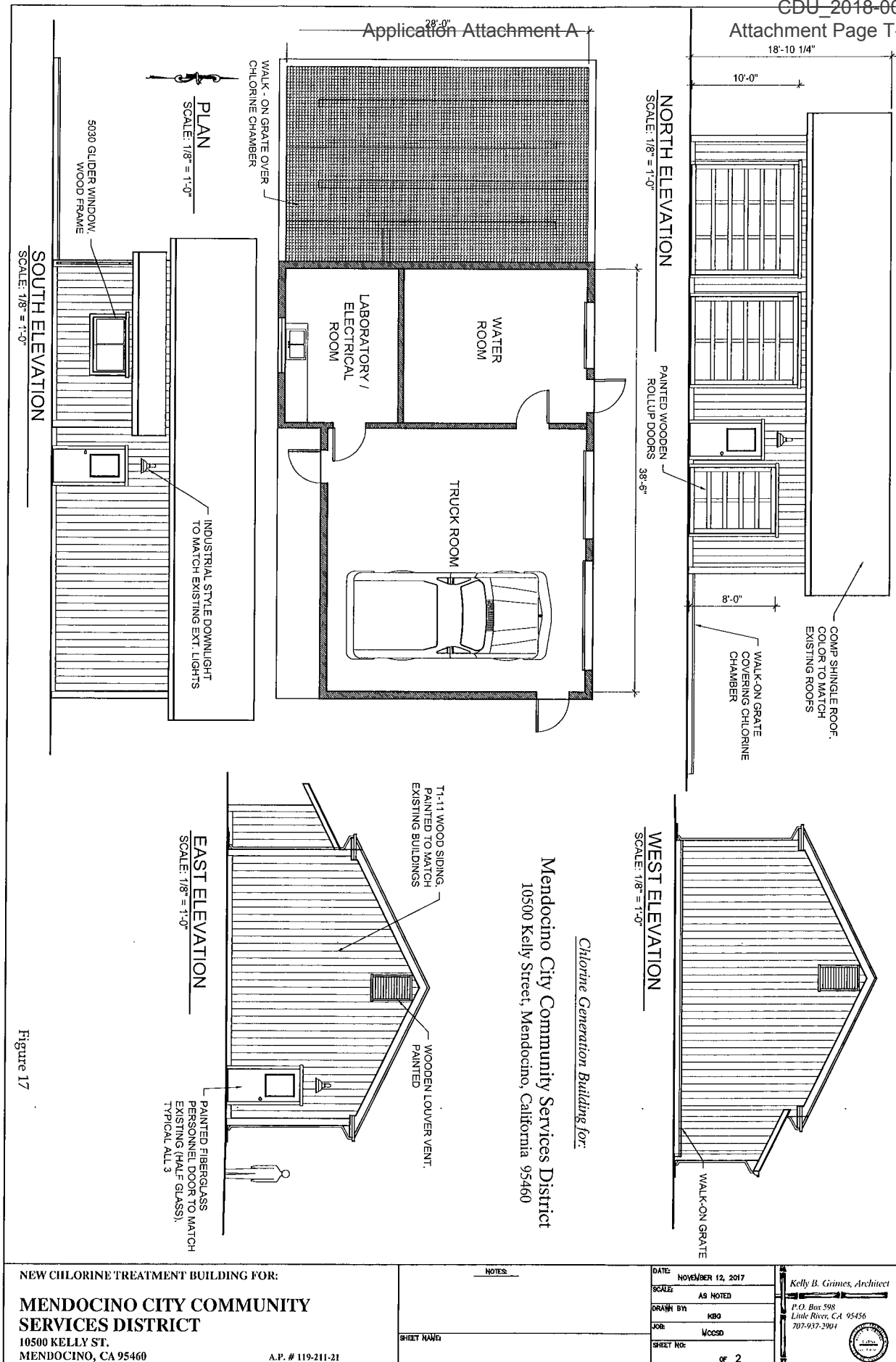


Figure 17

Resolution Number _____

County of Mendocino
Ukiah, California
June 21, 2018

U_2018-0001 - MENDOCINO CITY COMMUNITY SERVICES DISTRICT (MCCSD)

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION AND GRANTING A COASTAL DEVELOPMENT USE PERMIT TO INSTALL A 6 INCH LINE TO DISTRIBUTE RECLAIMED WATER WITHIN THE TOWN OF MENDOCINO WITH CONNECTIONS TO THREE FIRE HYDRANTS, ONE SPIGOT, AND THREE WATER STORAGE TANKS.

WHEREAS, the applicants, MENDOCINO CITY COMMUNITY SERVICES DISTRICT, STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION, and MENDOCINO UNIFIED SCHOOL DISTRICT, filed an application for COASTAL DEVELOPMENT USE PERMIT U_2018-0001 with the Mendocino County Department of Planning and Building Services to upgrade off-site recycled water lines along Ukiah and Kasten Streets; connect to storage tanks on Mendocino High School property and three water hydrants on Ukiah Street, in the Town of Mendocino, located at 10500 Kelly St. (CR 407F) (APN: 119-211-21), and located at 45220 Covelo St (CR 407) (APNs: 119-160-41 & -36), and within the Right-Of-Way along Ukiah (CR 407C) and Kasten (CR 407L) Streets.; General Plan Public Facilities; Zoning Mendocino Public Facilities; Supervisorial District 5; (the "Project"); and

WHEREAS, a Categorical Exemption was prepared for the Project and noticed and made available for agency and public review on June 7, 2018 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, June 21, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Categorical Exemption and the Project. All interested persons were given an opportunity to hear and be heard regarding the Categorical Exemption and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Categorical Exemption and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings:

1. Pursuant with MTZC Section 20.720.035(A)(1) and MCZC Section 20.196.020(A), the proposed development is in conformity with the certified Mendocino Town Local Coastal Program, including Mendocino County General Plan, Coastal Element Chapter 4.13 *Mendocino Town Plan*. The project area is located in the Town of Mendocino. Development will occur within the public rights-of-way and on lands classified as Public Facilities; and
 - a. The proposed recycled water distribution system is consistent with Coastal Element Chapter 4.13 Policy S-1 as it provides expanded capacity to distribute reclaimed water.
 - b. The project supports Mendocino Town Sustainable Policy S-2(c) by providing access to reclaimed water that would distribute recycled water from the waste water treatment facility to other sites in Town, such as fire hydrants, Mendocino High School, and a spigot at MCCSD offices. This proposal could avoid the waste of potable water for uses that do not require it.

- c. The proposed project would support Mendocino Town Plan Sustainable Action S-2.7(d) by providing access to recycled water at convenient locations in Town for public and private non-potable water uses. The proposed spigot near MCCSD offices is one proposed location with access to recycled water for public and private non-potable water uses in Town.
2. Pursuant with MTZC Section 20.720.035(A)(3) and MCZC Section 20.196.020(D), the proposed development is consistent with the purpose and intent of the Mendocino Public Facilities Zoning District as well as the provisions of Division III of Title 20 of Mendocino County Codes, and preserves the integrity of the Mendocino Public Facilities District. The project area is located in the Town of Mendocino Historical Preservation District and Mendocino Public Facilities Zoning District. The proposed recycled water distribution system satisfies MTZC development regulations, including its Chapter 20.717 Water Quality Protection; and
3. Pursuant with MTZC Section 20.720.035(A)(2) and MCZC Section 20.196.020(B), the proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities; and
4. Pursuant with MTZC Section 20.720.035(A)(4), the proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. Pursuant with MTZC Section 20.720.035(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource; and
6. Pursuant with MTZC Section 20.720.035(A)(6), other services, including but not limited to solid waste, public roadway capacity, and proof of an adequate water supply pursuant to Chapter 20.744 have been considered and are adequate to serve the proposed recycled-water distribution system; and
7. Pursuant with MTZC Section 20.720.035(A)(7), the proposed development is in conformance with the design standards of MTZC Section 20.760.050, as the Review Board considered the project and approved MHRB Permit 2018-02.
8. Pursuant with MCZC Section 20.196.020(C), as conditioned, the proposed development and land uses ensure that they would not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the Town of Mendocino, or be detrimental or injurious to property and improvements in the Town of Mendocino or to the general welfare of the county.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Categorical Exemption. The Planning Commission certifies that the Categorical Exemption has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Categorical Exemption reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested COASTAL DEVELOPMENT USE PERMIT CDU 2018-0001, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: VICTORIA DAVIS
 Commission Services Supervisor

By: _____

BY: IGNACIO GONZALEZ
 Interim Director

MADELIN HOLTKAMP, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL JUNE 21, 2018

U_2018-0001 - MENDOCINO CITY COMMUNITY SERVICES DISTRICT (MCCSD)

A Coastal Development Use Permit request to upgrade off-site recycled water lines along Ukiah and Kasten Streets; connect to storage tanks on Mendocino High School property; and add two water hydrants.

CONDITIONS OF APPROVAL: Pursuant to the provisions of Chapter 20.720 and Chapter 20.760 of the Mendocino Town Zoning Code (MTZC) and pursuant to the provisions of Chapter 20.196 of the Mendocino County Zoning Code - Division I (MCZC), the Planning Commission approves the proposed project and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MTZC Section 20.720.035(A)(1) and MCZC Section 20.196.020(A), the proposed development is in conformity with the certified Mendocino Town Local Coastal Program, including Mendocino County General Plan, Coastal Element Chapter 4.13 *Mendocino Town Plan*. The project area is located in the Town of Mendocino. Development will occur within the public rights-of-way and on lands classified as Public Facilities; and
 - a. The proposed recycled water distribution system is consistent with Coastal Element Chapter 4.13 Policy S-1 as it provides expanded capacity to distribute reclaimed water.
 - b. The project supports Mendocino Town Sustainable Policy S-2(c) by providing access to reclaimed water that would distribute recycled water from the waste water treatment facility to other sites in Town, such as fire hydrants, the Mendocino High School, and a spigot at MCCSD offices. This proposal could avoid the waste of potable water in uses that do not require it.
 - c. The proposed project would support Mendocino Town Plan Sustainable Action S-2.7(d) by providing access to recycled water at convenient locations in Town for public and private non-potable water uses. The proposed spigot near MCCSD offices is one proposed location with access to recycled water for public and private non-potable water uses in Town.
2. Pursuant with MTZC Section 20.720.035(A)(3) and MCZC Section 20.196.020(D), the proposed development is consistent with the purpose and intent of the Mendocino Public Facilities Zoning District as well as the provisions of Division III of Title 20 of Mendocino County Codes, and preserves the integrity of the Mendocino Public Facilities District. The project area is located in the Town of Mendocino Historical Preservation District and Mendocino Public Facilities Zoning District. The proposed recycled water distribution system satisfies MTZC development regulations, including its Chapter 20.717 Water Quality Protection; and
3. Pursuant with MTZC Section 20.720.035(A)(2) and MCZC Section 20.196.020(B), the proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities; and
4. Pursuant with MTZC Section 20.720.035(A)(4), the proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. Pursuant with MTZC Section 20.720.035(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource; and

6. Pursuant with MTZC Section 20.720.035(A)(6), other services, including but not limited to solid waste, public roadway capacity, and proof of an adequate water supply pursuant to Chapter 20.744 have been considered and are adequate to serve the proposed recycled-water distribution system; and
7. Pursuant with MTZC Section 20.720.035(A)(7), the proposed above-ground development is in conformance with the design standards of MTZC Section 20.760.050, as the Review Board considered the project and approved MHRB Permit 2018-02. The majority of the proposed project includes trenching and laying of pipe below ground, which is not within the purview of the Review Board.
8. Pursuant with MCZC Section 20.196.020(C), as conditioned, the proposed development and land uses ensure that they would not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the Town of Mendocino, or be detrimental or injurious to property and improvements in the Town of Mendocino or to the general welfare of the county.

CONDITONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.536.010 of the Mendocino Town Zoning Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration. To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date (June 21, 2020).
2. In the event that the use of the recycled-water distribution system should cease operation for a period exceeding one year or more, the use shall be deemed invalid and a new use permit will be required for the operation as approved by U_2018-0001.
3. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the coastal development use permit.
4. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Planning Commission.
5. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
6. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one (1) or more of the following grounds:
 - 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. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.

Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.

7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Those recommendations outlined in the Archaeological Report dated February 6, 2017, prepared by Jay Flaherty, a Registered Professional Archaeologist, shall be complied with.
 - a. At the applicant and/or property owner's expense, a Native American Observer and an Archaeologist shall be present during ground disturbing activities, such as trenching along Ukiah Street or Kasten Street.
 - b. In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries are satisfied.
10. It shall be the responsibility of the applicant to ensure that contractors engaged to perform work on the site are aware of the conditions of this permit, MHRB Permit MHRB_2018-0002, and that all work performed is in compliance with applicable conditions.
11. The applicant or developer shall acknowledge in writing to the Department of Planning and Building Services that all grading activities and site preparation, at a minimum, shall adhere to MCC Chapter 20.717 Water Quality Protection and the following "Best Management Practices". The applicant shall submit to the Department of Planning and Building Services an acknowledgement of grading and site preparation standards:
 - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant or developer shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows shall be discharged into a functioning storm drain system or into a natural drainage area well away from top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below area subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.

- g. Pursuant to the California Building Code and Mendocino County Building Regulations, a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 - (i) An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1 ½ units horizontal (66.7%).
 - (ii) A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures that does not exceed 50 cubic yards (38.3 cubic meters) on any one lot and does not obstruct a drainage.
- 12. The applicant must secure building permits for the water distribution system. The water distribution system shall be designed by a California licensed engineer. The water distribution system includes connections to water-storage tanks; installation of pipes, tees, and blind flanges; valves; three water storage tanks; two filling stations; three fire hydrants, and a PW pressure system (pump and pressure tank). The system may be modified in the future to include additional filling stations for non-potable water distribution to the general public.
- 13. Storage of construction materials shall be off-street. Alternative locations for storage of construction materials shall be reviewed and approved by the Director of Planning and Building Services.
- 14. Overnight, on-street parking of vehicles is prohibited. Whenever possible, vehicle parking shall be on MCCSD or MUSD properties. Alternative parking location shall be reviewed and approved by the Director of Planning and Building Services.