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**PLANNING COMMISSION  
STAFF REPORT - USE PERMIT (MODIFICATION)**

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**JUNE 21, 2018  
UM\_2018-0001**

**SUMMARY**

**OWNER:** STATE OF CALIFORNIA  
ONE CAPITAL MALL STE 410  
SACRAMENTO, CA 95814

**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 modify U\_1991-0035 and to construct an unground 50,000 gallon water storage tank with connections to on-site and off-site recycled water distribution system, a 1,000 sq. ft. building, and other ancillary site improvements.

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

**DATE DEEMED COMPLETE:** March 16, 2018

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

**TOTAL ACREAGE:** 4.4 acres

**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, mapped Appeal Jurisdiction

**RECOMMENDATION:** Approve with Conditions

**STAFF PLANNER:** Juliana Cherry

**BACKGROUND**

**PROJECT DESCRIPTION:** A Coastal Development Use Permit request to modify U\_1991-0035 and to construct: (1) an unground 50,000 gallon water storage tank with connections to on-site and off-site

recycled water distribution system, (2) a 1,000 square foot building, and (3) other ancillary site improvements. MCCSD is proposing to upgrade, repair, and replace components of their existing wastewater treatment facility. The project comprises two applications. UM\_2018-0001 proposes to complete on-site work and U\_2018-0001 proposes to connect reclaimed water with off-site storage tanks and distribute the water for non-potable water uses (e.g. landscaping, fire suppression). Some of the proposed repairs and/or replacement of equipment do not require a modification to U\_1991-0035. The proposed water storage tank, new building, and some on-site improvements would modify U\_1991-0035; therefore, the applicant requests the Planning Commission grant the requested modifications and approve the proposed improvements to the wastewater treatment facility.

**APPLICANT'S STATEMENT:** "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 (See U 2018-0001), 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.

Disinfection System Upgrade: 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 chlorine 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 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.

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 [available (See attached Floor Plan)]. 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 [of] the floor plan and elevations of the operations building is included [(See attachment Elevations).] The new operations building will become the plant operations center and laboratory, where operators will monitor the treatment plan 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 land the duration of the term of this project.

Recycled Water System Expansion: [See also U\_2018-0001 Application]. 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. ... The proposed project includes connecting an existing 30,000 gallon redwood tank at the high school to .... the proposed new 50,000 gallon underground storage tank at the WWTF [wastewater 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.

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 new PW pressure system is also needed so that normal WWTF operations are not affected by the office 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.

**Sludge Drying Beds Rehabilitation:** 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 small bobcat tractor.

**Filter Backwash Control Panel Replacement:** 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.

**Equalization Basin Liner Replacement:** 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.”

A summary of each project component is included in UM Application Attachment A Table 28 with more detailed description of each project component provided in Attachment A.

**RELATED APPLICATIONS ON-SITE:**

- 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\_2003-02 modifying U\_1991-0035
- 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:** The project site is located on lands owned by Mendocino Headlands State Park. It is located between the urban setting of the Town of Mendocino and its surrounding open space State Park. The project site is a wastewater treatment facility that is entirely enclosed by fencing. 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 wet well, drying beds and a shed. The shed would be removed.

**SURROUNDING LAND USE AND ZONING:** The project is located in a Mendocino Public Facilities (MPF) District, where the principal permitted use type is Open Space. Conditional Use Types include Civic Use Type - *Major Impact Services and Utilities*. The wastewater treatment facility is located on lands that are a part of Mendocino Headlands State Park; therefore, surrounding land uses are open space

(See Table 1). Adjacent to State Park lands and situated along Kelly Street are residential land uses. On the north and south sides of the easterly portion of the water treatment facility are adjacent residential land uses.

Table 1. Surrounding Land Use and Zoning				
	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

As the project site is adjacent to *Mendocino Headlands State Park*, the area is categorized as a Special Treatment Area (See MCCZC Section 20.504.025(A)). The surrounding lots that are contiguous with the State Park are similarly categorized.

**PUBLIC SERVICES:**

ACCESS: Kelly Street (CR 407F)  
 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 proposed project is to continue the existing land use, *Major Impact Services and Utilities*, and expand the wastewater treatment facility to include upgrades to the disinfection system and expand recycled water distribution system. As proposed and conditioned, the project would be consistent with the goals and policies of the Mendocino Town Local Coastal Program.

Land Use: The project site is classified as Public Facilities (PF) 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.*” This site is used to treat wastewater generated within the Town of Mendocino. Groundwater resources within the Town have historically been provided by individual wells distributed across most of the lots within the Town. Treatment of wastewater at 10500 Kelly Street significantly reduces potential groundwater contamination and protects the public health and welfare.

Specified policies, goals and actions regarding wastewater treatment 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 repair of an aging wastewater treatment facility would minimize potential adverse effects of wastewater discharge and entrainment and expand the recycled water distribution system in Town. The proposed project 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 a connection to reclaimed water that could distribute recycled water from the wastewater treatment facility to other sites in Town, such as fire hydrants, the high school, and a spigot at Mendocino City Community Services District offices. This opportunity could avoid the waste of potable water in uses 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.*

The proposed project would support Mendocino Town Plan Sustainable Action S-2.7(d) by providing access to reclaimed 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 reclaimed water for public and private non-potable water uses in Town.

**Zoning:** The project site is mapped as Mendocino Public Facilities (MPF) 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 include the existing Major Impact Services and Utilities that were originally approved by the Planning Commission on December 19, 1991, as Coastal Development Use Permit (U) 1991-35. Portions of the proposed project are repairs to development approved as part of U\_1991-0035, UM\_2003-0002, or CDP 1991-106W (e.g., the proposed rehabilitation of existing sludge drying bed liners, drains, and access ramps; and the proposed replacement of the equalization basin liner). Also, the proposed interior improvements (installation of a filter backwash control panel or the construction of an ADA compliant meeting room in the control building) would not change conditions approving U\_1991-0035, UM\_2003-0002, or CDP 1991-106W.*

The applicant requests to modify U Permit 1991-35 by expanding the existing land use to include on-site reclamation of treated water. Coastal Development Use Permit Modification (UM\_2018-0001) application requests that the Planning Commission approve proposed new development including construction of (1) an unground 50,000 gallon water storage tank with connections to on-site and off-site recycled water distribution system, (2) a 1,000 square foot building, (3) installing signs and delineating on-site parking areas, and (4) minor changes to an existing building exterior (press building). Staff finds the proposed site improvements satisfy the development regulations of the Mendocino Town Zoning Code, including MTZC Chapter 20.668 *Mendocino Public Facilities* (See Table 2).

Table 2: Development Regulations		
MTZC Section	Standard	Proposed
20.688.030 Minimum Front and Rear Yards	10 feet	50 feet
20.688.035 Minimum Side Yard	6 feet	30 feet
20.688.045 Maximum Building Height	28 feet	18.9 feet
20.688.050(B) Minimum Vehicle Parking	1 for 400 SF gross floor area	11 spaces for 4,300 SF floor area
20.688.055 Maximum Lot Coverage	25%	21%
20.688.070(C) Maximum Gross Floor Area	8,000 max/building 128,376 SF/lot	11,465 SF/lot

On March 5, 2018, the Mendocino Historical Review Board approved MHRB Permit MHRB\_2018-0002. The Review Board's responsibility is to protect the landmark status of buildings, ensuring development is compatible with surrounding development. MHRB Permit MHRB\_2018-0002 allows for the following:

1. Construct and bury a 50,000 gallon tank. Installation of a 50,000 gallon concrete tank is proposed to be buried on site. On March 5, 2018, the Review Board determined that burying a tank would not detract from the appearance of other property within the Mendocino Historical Preservation District. The tank would be connected by unground pipes to additional, off-site water storage tanks.
2. Construct a 1,000 square foot building. The proposed building would have a gabled roof; three painted wooden roll up doors; three doors with one window and one lamp above each; one wooden framed window; and wooden louver vents under the west and east gables. Siding would be T-11 wood siding painted to match existing buildings. Lamps would be shielded and similar to other lamps on site. A concrete curb would be installed around the perimeter of the chlorine tank and a galvanized steel grate would be situated above the tank. The tank area would be 28 feet by 17.5 feet or 490 square feet. The tank would be below grade but not covered (See attached Site Plans and Elevations). In addition to MHRB Permit (MHRB\_2018-0002), the proposed development, including the afore mentioned 50,000 gallon concrete tank and the proposed 1,000 square foot building, requires the approval of an amendment to U\_1991-0035.
3. Other ancillary site improvements. (a) *Install signs and striping for parking.* Upon review of the site plan, staff recommends that there is sufficient undeveloped area to accommodate eleven off-street parking spaces. The applicant proposes three new 9 by 20 foot off-street parking spaces and one 14 by 20 foot off-street parking space, which is proposed to satisfy accessible off-street parking requirements. The applicant also requests to delineate the proposed parking spaces by painting and installing signs (See attached Site Plan).  
  
(b) *Remove aluminum window and air vents on the southeast corner of the press building.* The Review Board granted the applicant's request to modify windows and vents on the existing press building. MHRB Permit 2018-0002 allows for one window and two louvered vents to be removed and replaced with T1-11 siding painted colors to match other buildings on site. MHRB Permit MHRB\_2018-002 requires down-shielded lamps and includes a condition limiting the area of illumination to within 15-feet of a lamp's location. MTZC Section 20.760.040(J) states that outdoor lighting for doorways are exempt from Review Board approval provided that the lighting is shielded, reflected downward and positioned in a manner that does not allow light glare to extend beyond the boundaries of the parcel on which it is placed.

Visual Resources: Pursuant with MCCZC 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.*" The Mendocino Historical Review Board has purview over architecture and development within the Mendocino Historical Preservation District, which includes the project site. On March 5, 2018, the Mendocino Historical Review Board granted MHRB Permit 2018-0002

for the construction of the proposed Chlorine Generation Building. The Review Board found the project consistent with MTZC Section 20.760.065 stating that the exterior appearance and design of the proposed building 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. The applicant has demonstrated that the project would satisfy the specified criteria for new development in Mendocino.

Hazards Management: The following are not associated with the project site: faults, bluffs, Tsunami Inundation Zone, and sever fire hazard rating.

MCCZC Section 20.500.025 *Fire Hazard* - The parcel is located within an areas classified with a "Moderate Fire Hazard" severity rating. Fire protection services are provided by Mendocino Fire Protection District. The Mendocino Fire Protection District has not provided comment on the proposed project.

Habitats and Natural Resources: Staff recommends that the project, as conditioned, is consistent with MCCZC 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 wastewater treatment facilities (SHN, 2017). On March 28, 2018, the project was referred to California Department of Fish and Wildlife. On April 11, 2017, the Department of Fish and Wildlife responded that that they do not have comments or concerns regarding the proposed project.

Archaeological/Cultural Resources: On May 9, Mendocino County Archaeological Commission considered a Cultural Resource Study prepared by Jay Flaherty of Flaherty Cultural Resource Services (February 6, 2017). The report recommendations were accepted, which are to have a Native American Observer and an Archaeologist present during ground disturbing activities. During the course of monitoring, should any cultural materials be found construction would temporarily stop in that area until a mitigation measure is 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 affect hydrologically contiguous wells. In fact, 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: Proposed construction includes the excavation and construction of a new underground chlorine contact chamber, 50,000 gallon storage tank, and a new 1,000 square foot building. On-site grading includes excavation, trenching, and import and export of materials, including import of concrete. Grading for the chamber, tank, and trenching to install underground pipes would amount to approximately 1,500 cubic yards of excavation. The excavated material from the tank and contact chamber would be removed by the project contractor from the site and disposed of at an approved disposal site. Most of the excavated material from trenching for pipe installation would be reused as backfill on site and any remainder would be disposed of in the manner described above. All State and local codes for erosion control and storm water management would be adhered to. The project is subject to the requirements of MTZC Chapter 20.717 *Water Quality Protection* and MCC Chapter 20.492 *Grading, Erosion and Runoff*.

Transportation and Circulation: The project site is located at 10500 Kelly Street, which is approximately 0.7 miles west of the intersection of Little Lake Road and State Route 1. 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. During construction, equipment and vehicles may be parked over-night on MCCSD property or other locations that conform to County Codes.

Public Access: The Town of Mendocino is co-terminus on its south, west, and north boundaries with Mendocino Headlands State Park. The project site, APN: 119-211-21, is situated within State Park lands. The State Park provides public access to the shore, Pacific Ocean, and Mendocino Bay. The project as proposed would not reduce public access to the shore and coastline.

### **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 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 modification to Use Permit U\_1991-35 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

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DATE

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JULIANA CHERRY  
PLANNER III

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

### **ATTACHMENTS:**

- A. Location Map
- B. Aerial Imagery
- C. Site Plan
- D. Floor Plan
- E. Elevations
- F. Mendocino Town Zoning
- G. Mendocino Town Land Use
- H. LCP Land Capabilities & Natural Hazards
- I. LCP Habitats and Resources
- J. Appealable Areas
- K. Adjacent Parcels
- L. Ground Water Resources
- M. Fire Hazard Zones & Responsibility Areas
- N. Topographic Map
- O. 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.

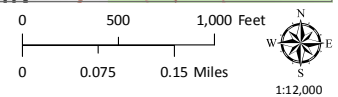
Flaherty, Jay M. Cultural Resource Reconnaissance of approximately 3 acres, Mendocino City Community Service District. February 6, 2017.

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





 Major Rivers  
 Highways  
 Major Roads



LOCATION MAP

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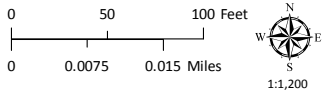




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDUM 2018-0001  
OWNER: State of California  
APN: 119-211-21  
APLCT: Mendocino City CSD  
AGENT: SHN Engineering  
ADDRESS: 10500 Kelly Street, Mendocino

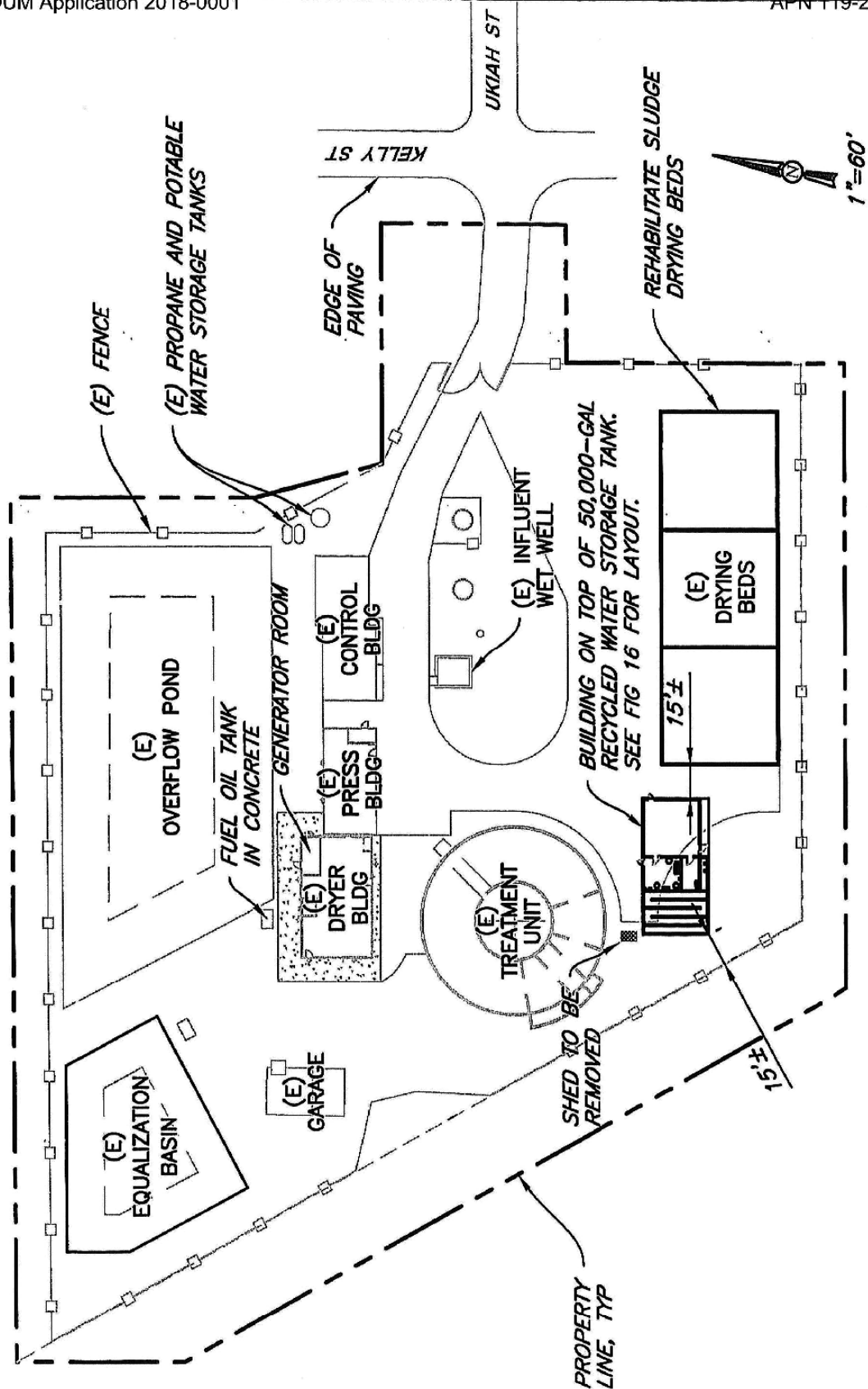
Public Roads




AERIAL IMAGERY

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



 SHN Consulting Engineers & Geologists, Inc.	Mendocino City CSD Preliminary Engineering Report Mendocino, California March 2017	Proposed Recycled Water Distribution System SHN 416076 416076-SITE-PLAN Figure 15
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CASE: CDUM 2018-0001  
 OWNER: State of California  
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 APLCT: Mendocino City CSD  
 AGENT: SHN Engineering  
 ADDRESS: 10500 Kelly Street, Mendocino

NO SCALE

SITE PLAN

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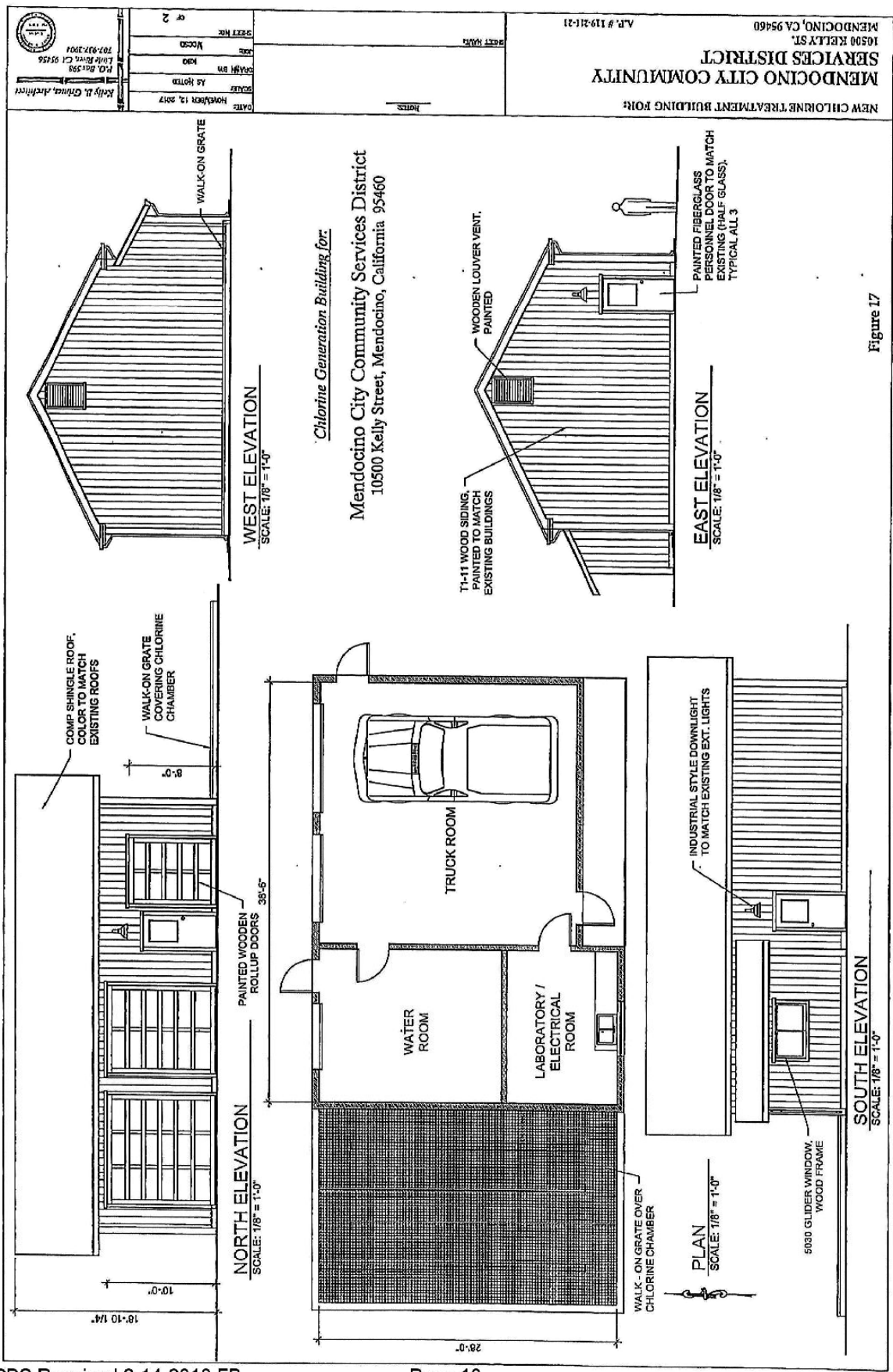


Figure 17

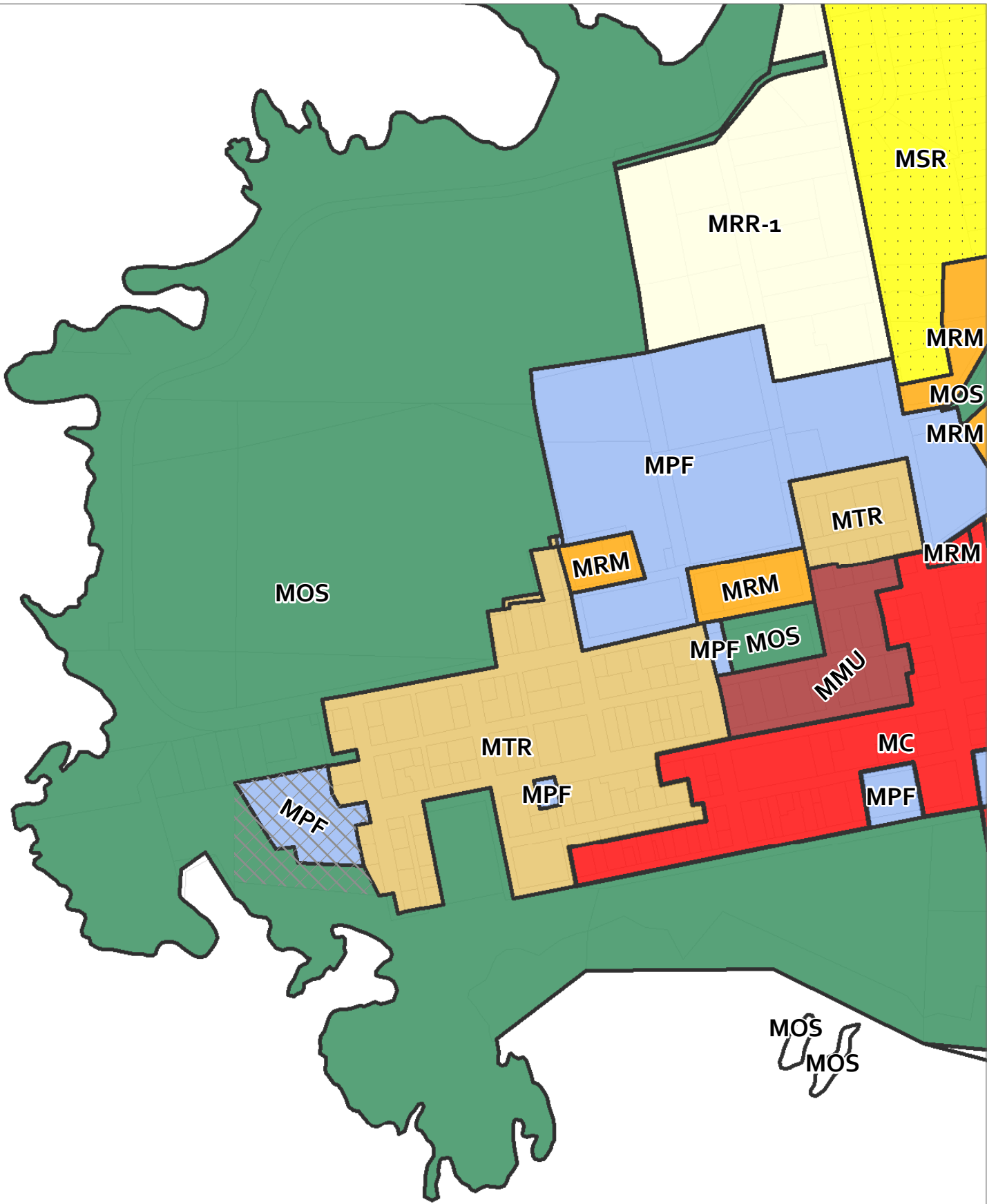
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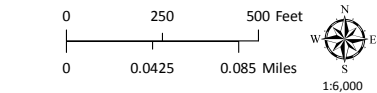
NO SCALE

ELEVATIONS

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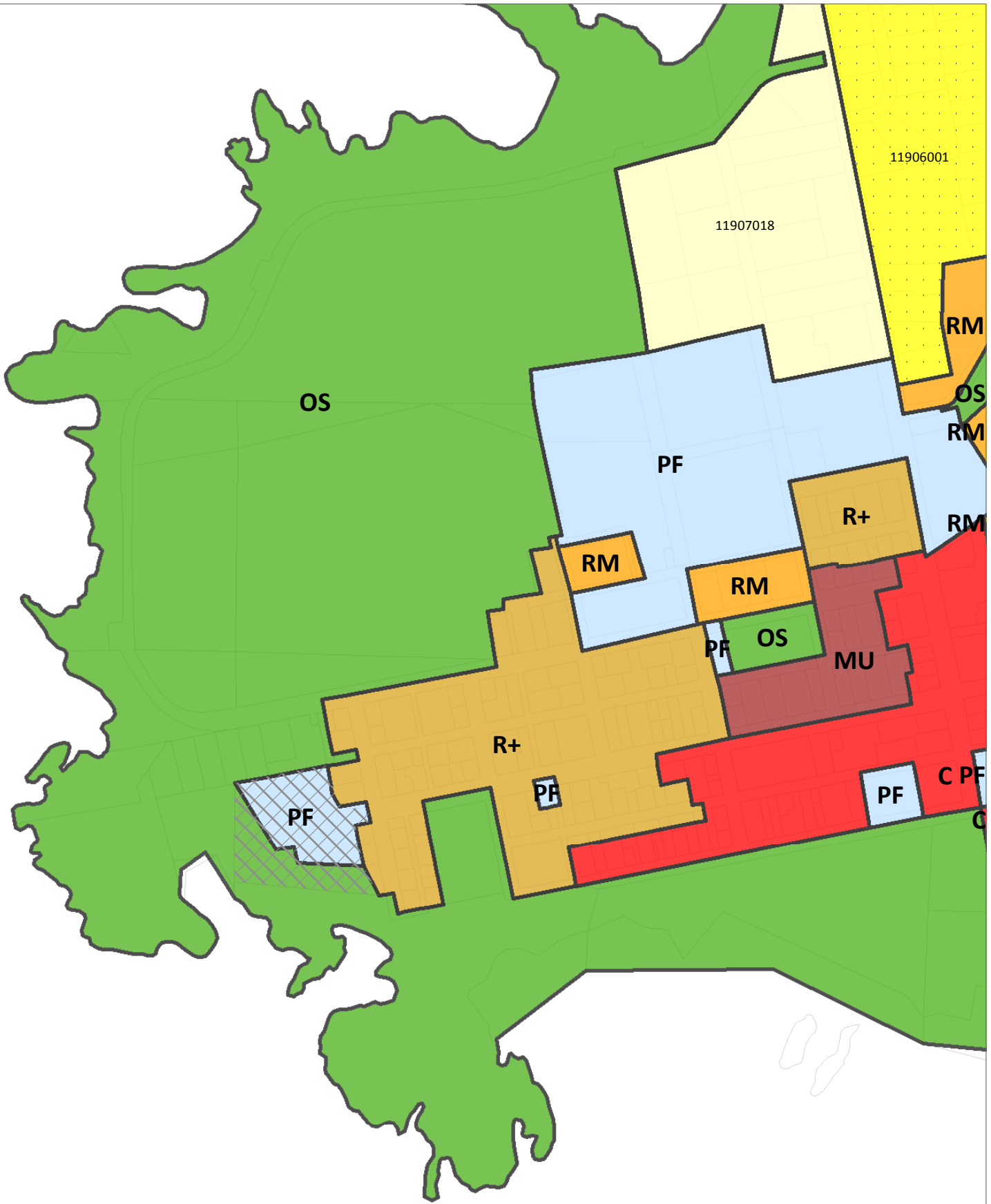


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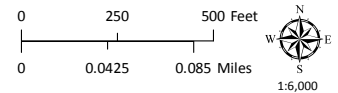


MENDOCINO TOWN ZONING

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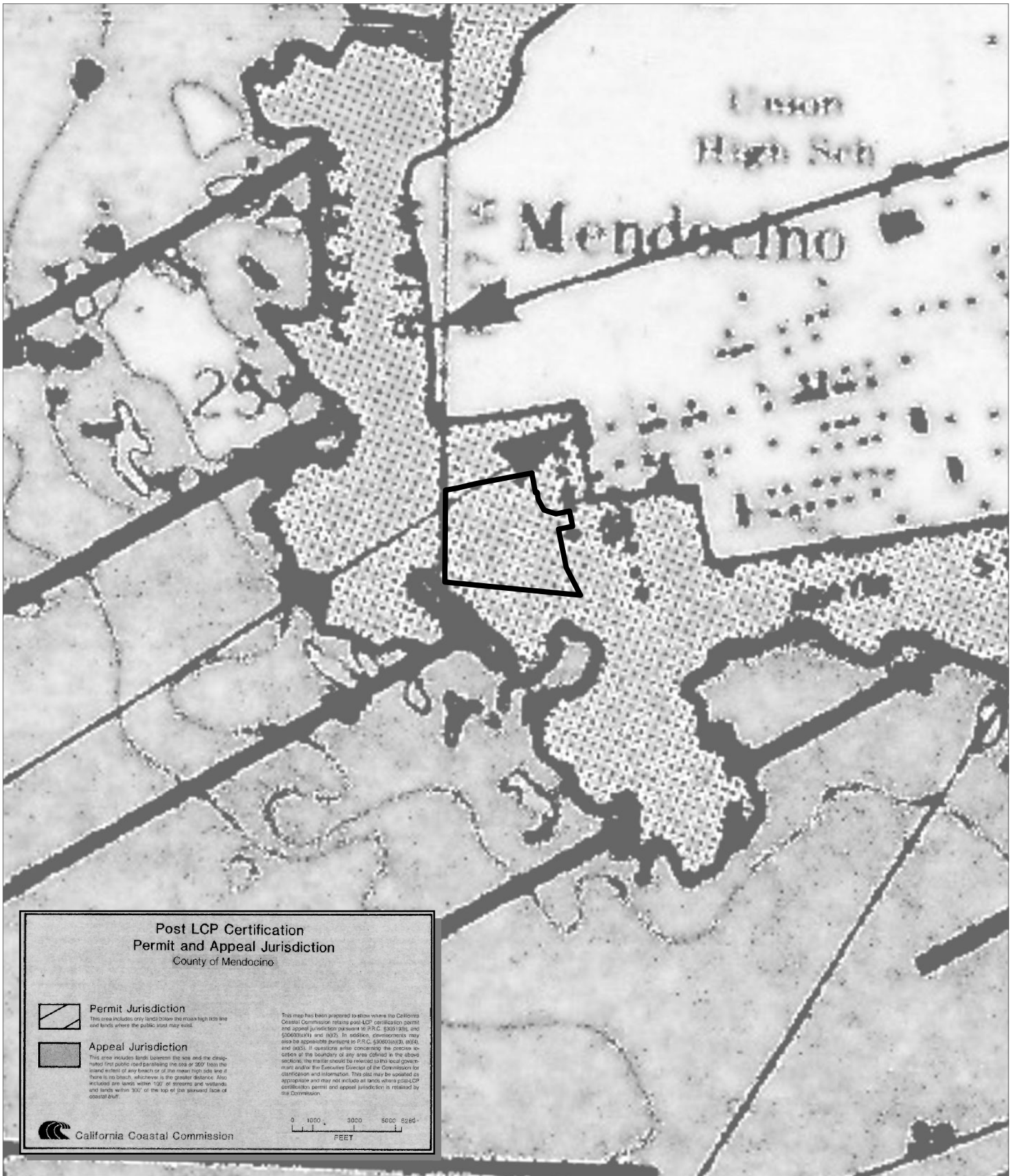
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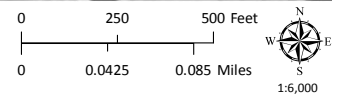
MENDOCINO TOWN LAND USE

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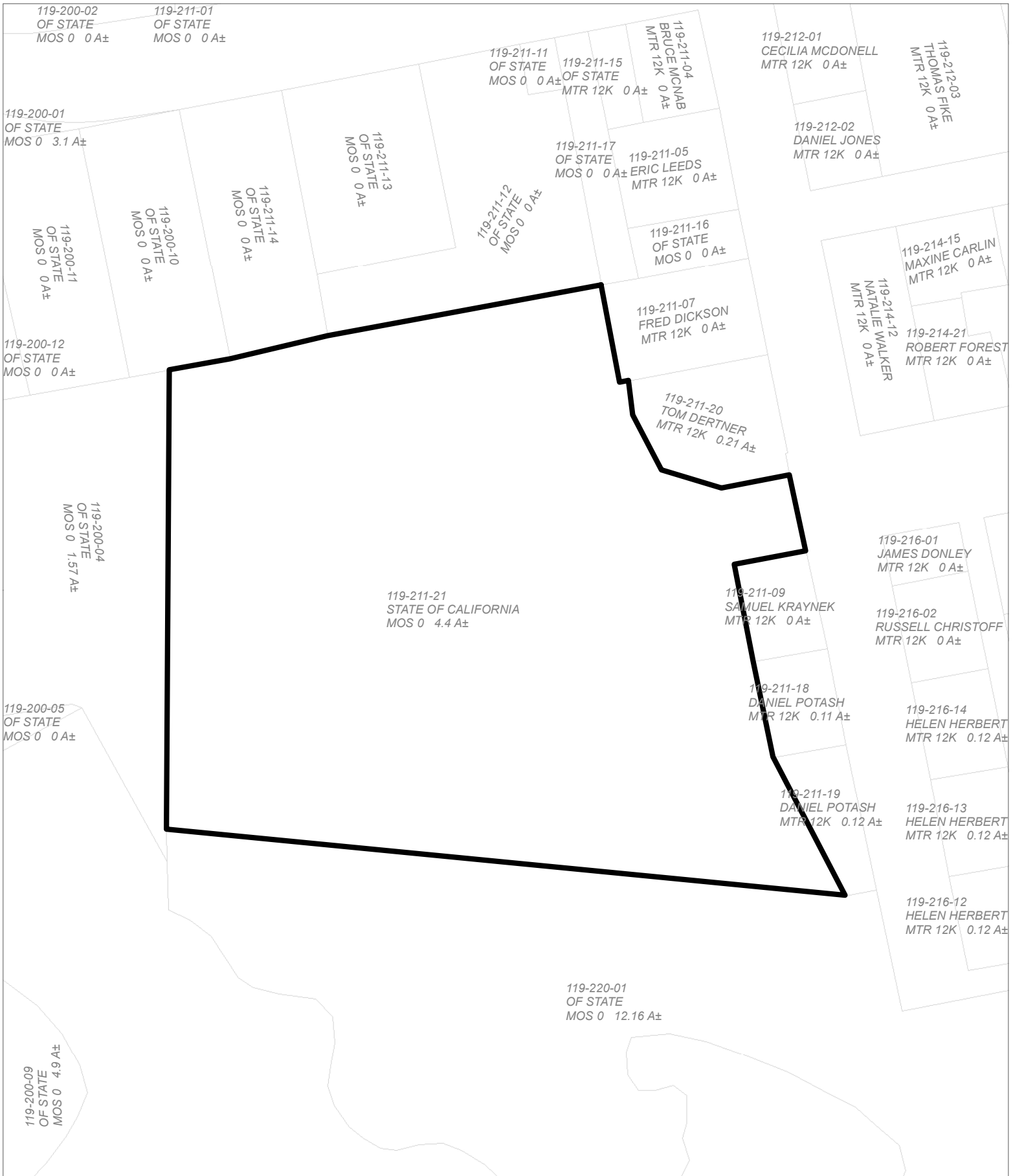


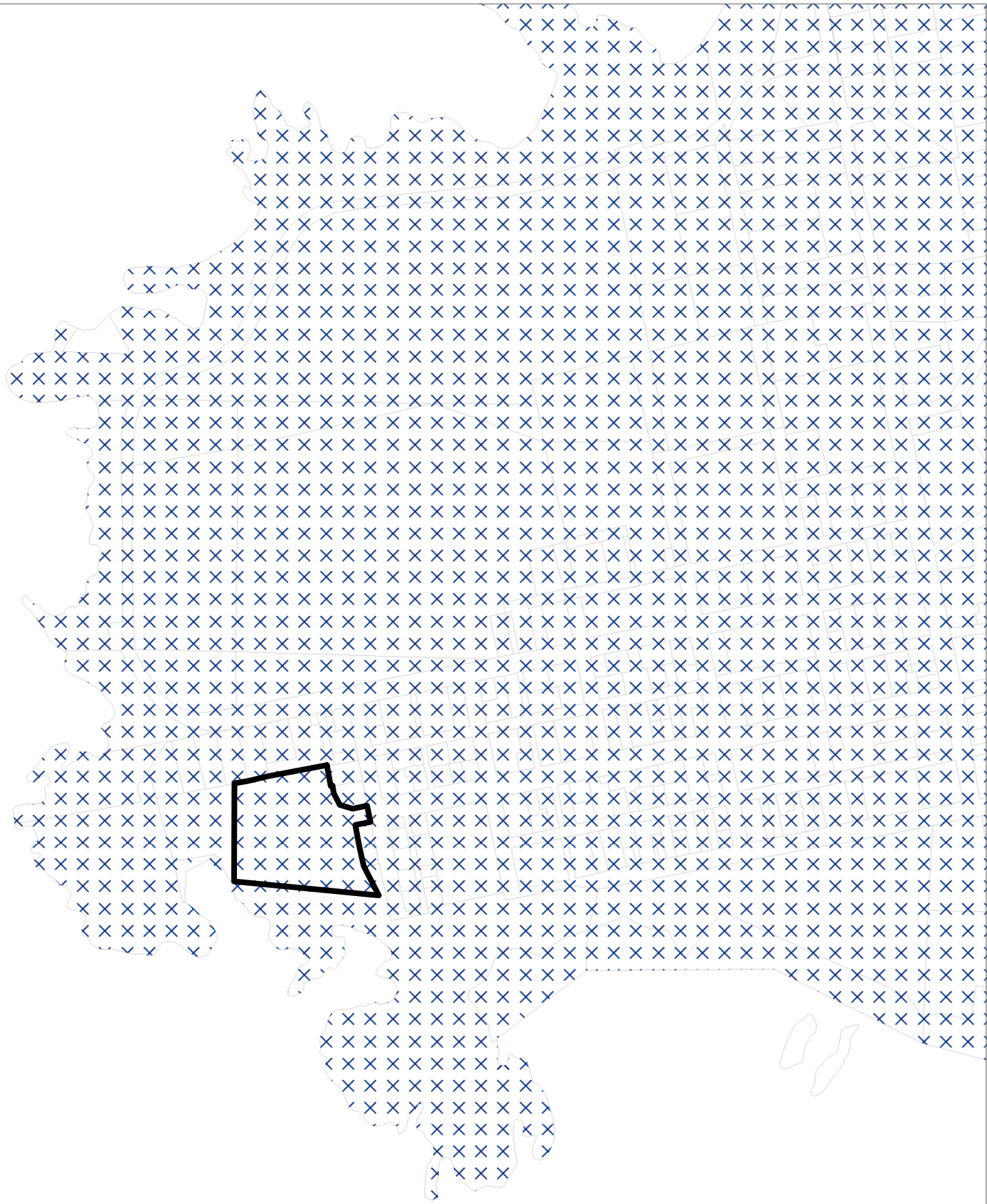
CASE: CDUM 2018-0001  
OWNER: State of California  
APN: 119-211-21  
APLCT: Mendocino City CSD  
AGENT: SHN Engineering  
ADDRESS: 10500 Kelly Street, Mendocino



APPEALABLE AREAS

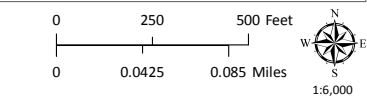
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CASE: CDUM 2018-0001  
OWNER: State of California  
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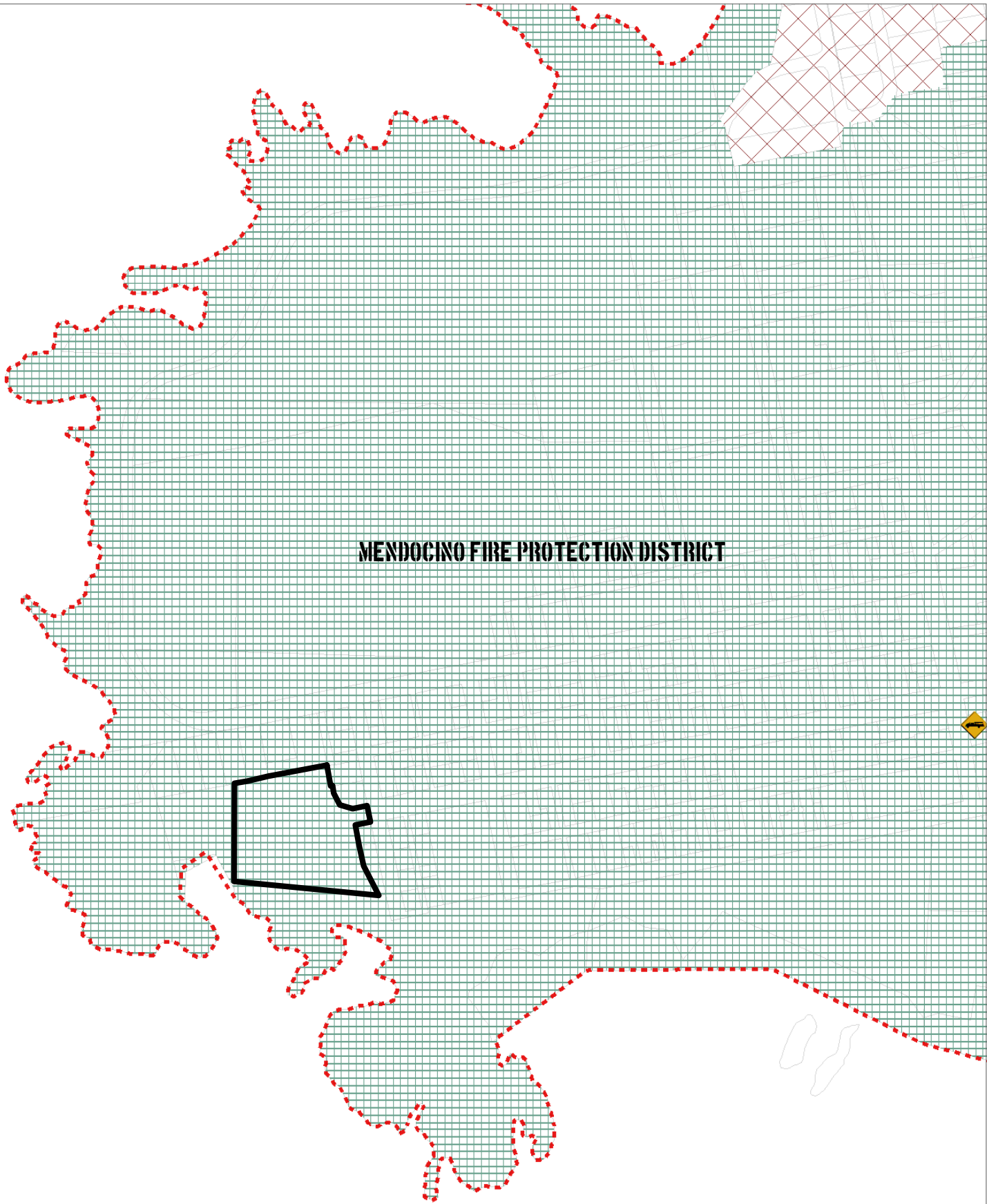
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## GROUND WATER RESOURCES

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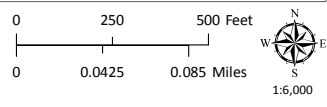




**MENDOCINO FIRE PROTECTION DISTRICT**

CASE: CDUM 2018-0001  
OWNER: State of California  
APN: 119-211-21  
APLCT: Mendocino City CSD  
AGENT: SHN Engineering  
ADDRESS: 10500 Kelly Street, Mendocino

-  Fire Stations
-  Moderate Fire Hazard
-  County Fire Districts
-  High Fire Hazard



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

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## Attachment A

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

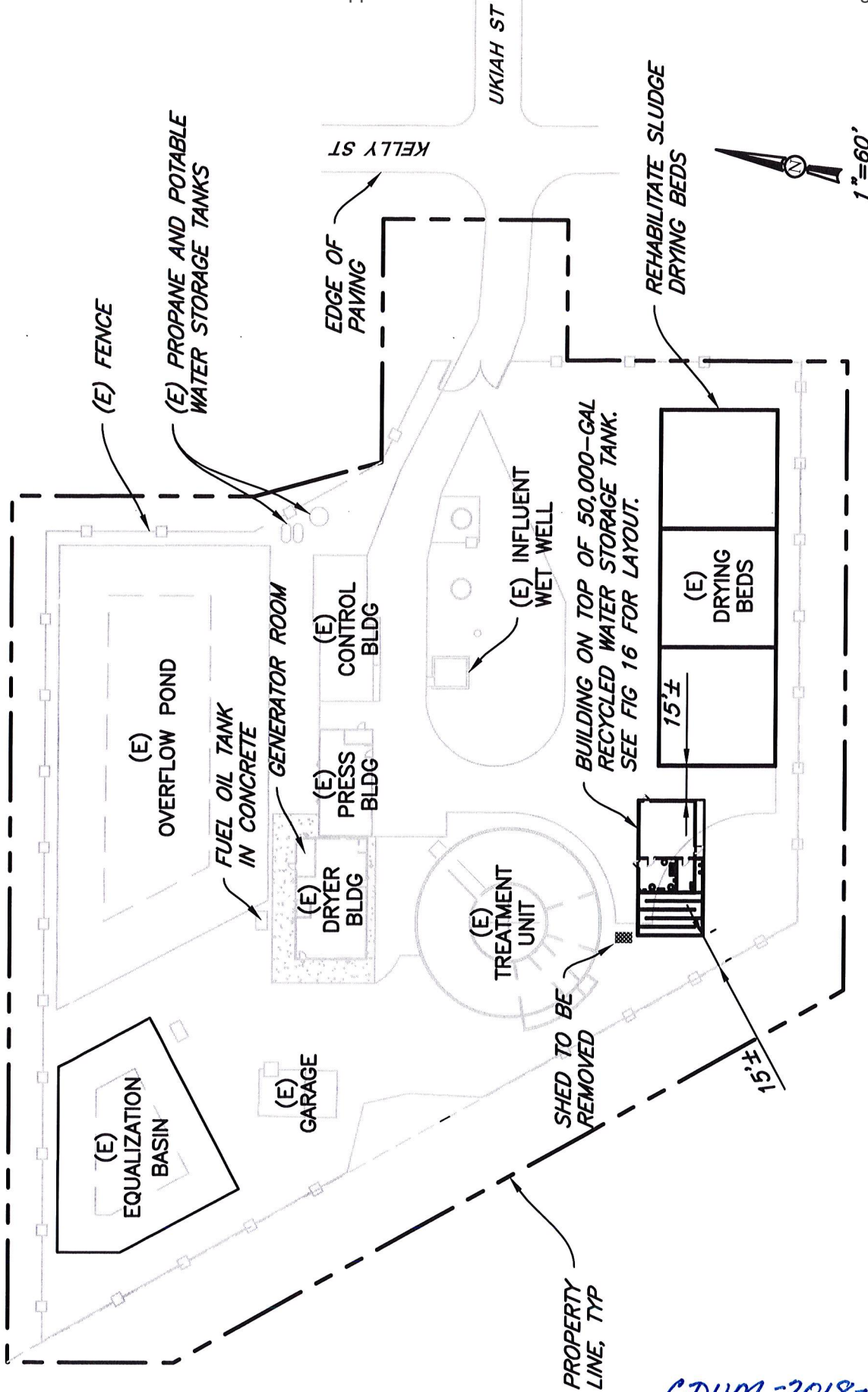
The proposed project will repair and replace aging facilities to ensure permit compliance and environmental protection. The five components of the project include disinfection system upgrades, recycled water distribution system expansion, sludge drying bed rehabilitation, ocean discharge equalization 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.

<b>Table 28</b> <b>Proposed Project Description</b> <b>Mendocino City Community Services District</b>	
<b>Proposed Project Component</b>	<b>Proposed Alternative Description</b>
<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

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**SEW**  
Consulting Engineers  
& Geologists, Inc.

Mendocino City CSD  
Preliminary Engineering Report  
Mendocino, California

March 2017

416076-SITE-PLAN

Figure 15

Proposed Recycled Water  
Distribution System  
SHN 416076

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.

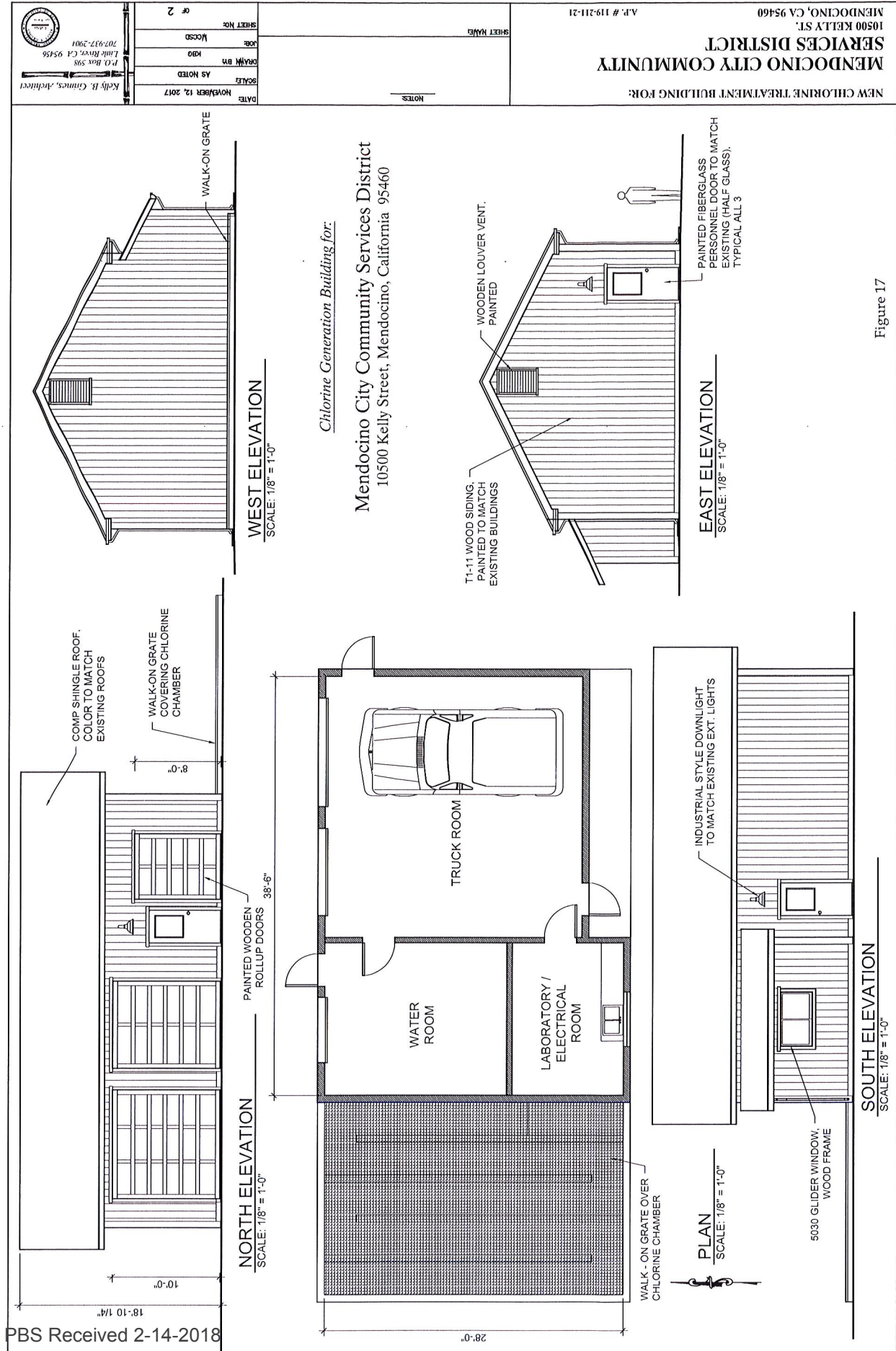
The upgraded disinfection systems will include new feed pumps, chlorine analyzers, and ancillary equipment to replace aging equipment and to ensure that the equipment will last the duration of the term of this project.

### 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.

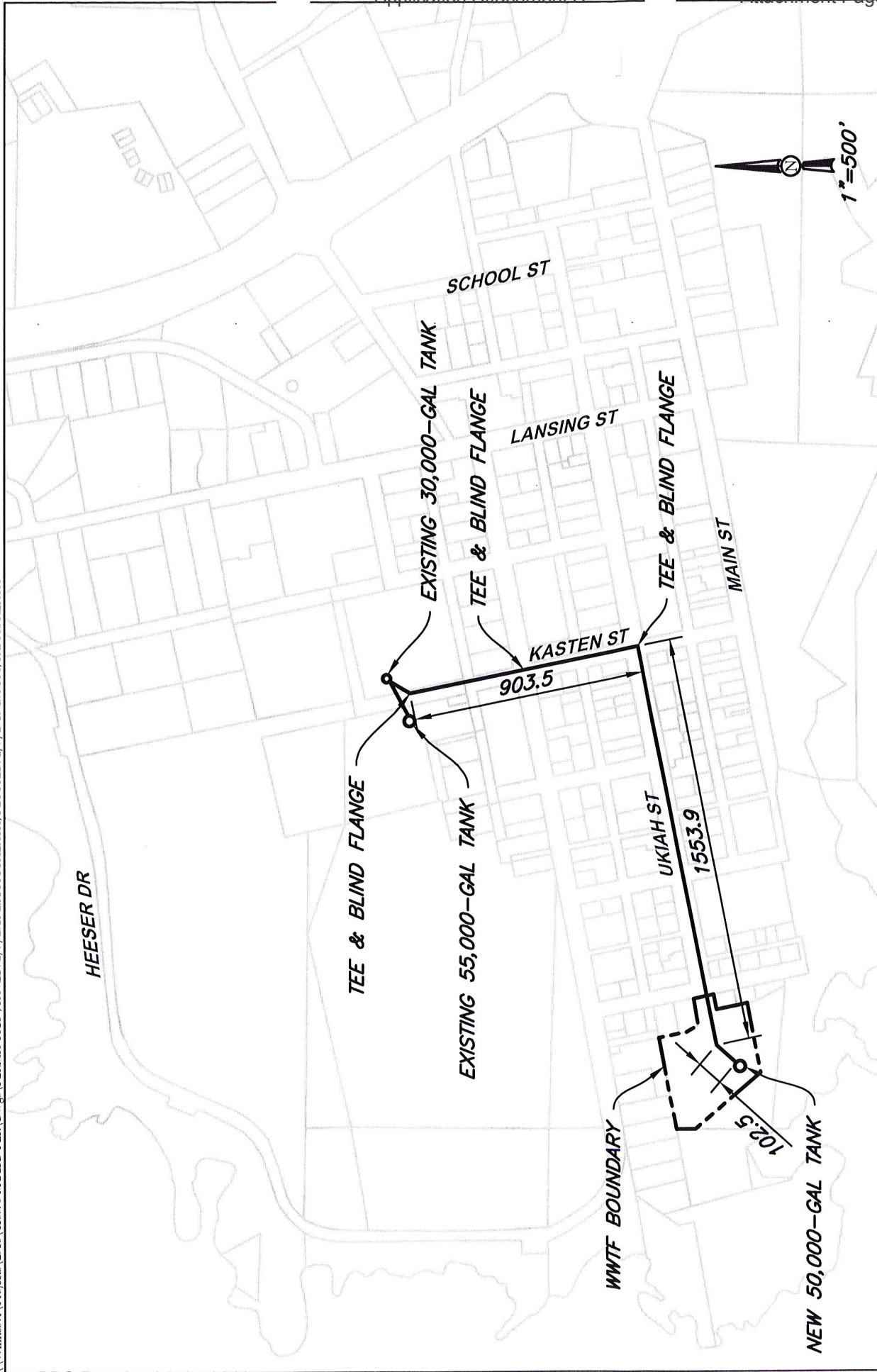





CDUM 2018-0001  
CDU - 35-91



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	Mendocino City CSD Preliminary Engineering Report Mendocino, California March 2017	Proposed Recycled Water Distribution System SHN 416076	Figure 13

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.

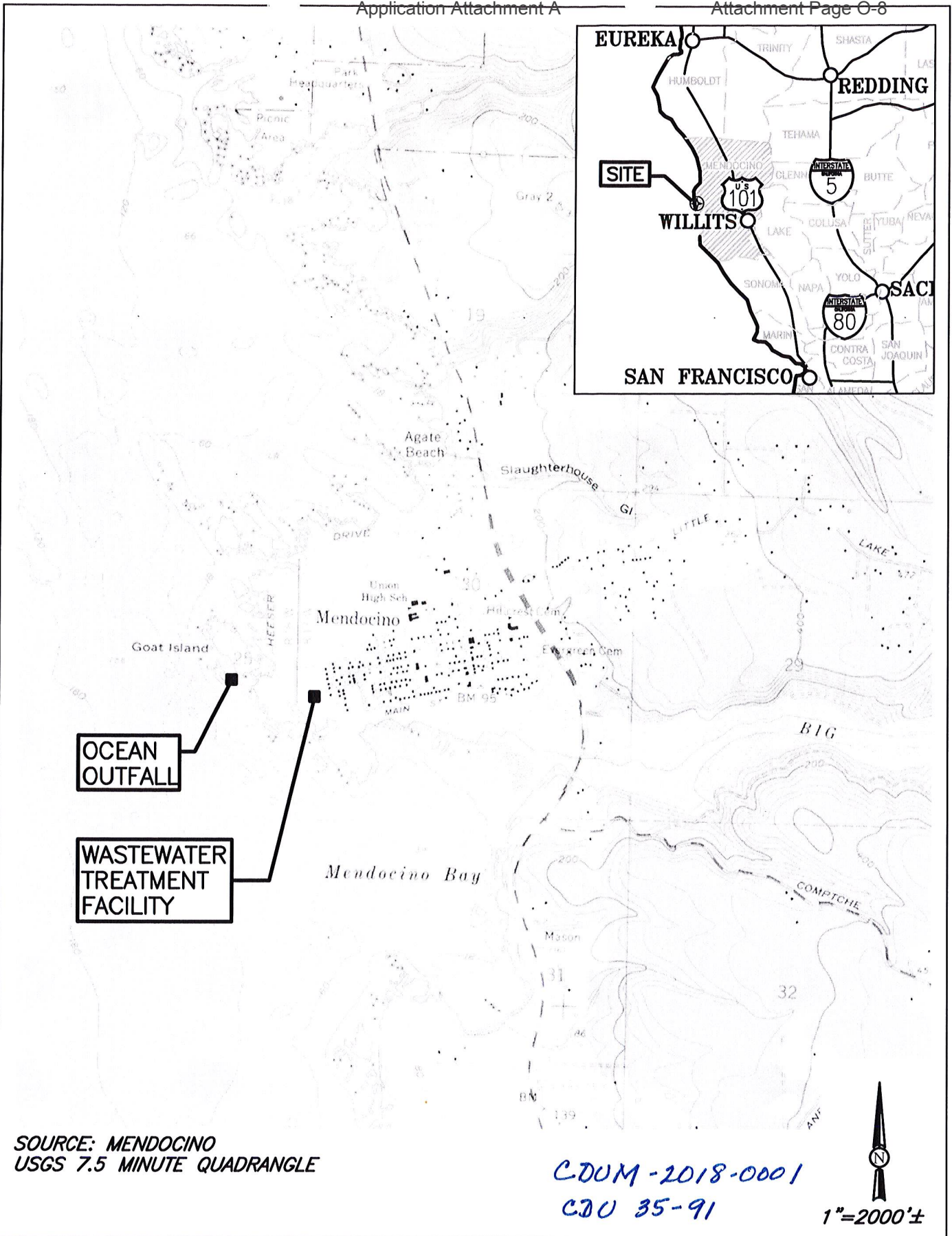
## **3) Filter Backwash Control Panel Replacement** *CDUM 2018-0001*

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.





**SHN**  
Consulting Engineers  
& Geologists, Inc.

Mendocino City CSD  
Preliminary Engineering Report  
Mendocino, California

Site Location Map

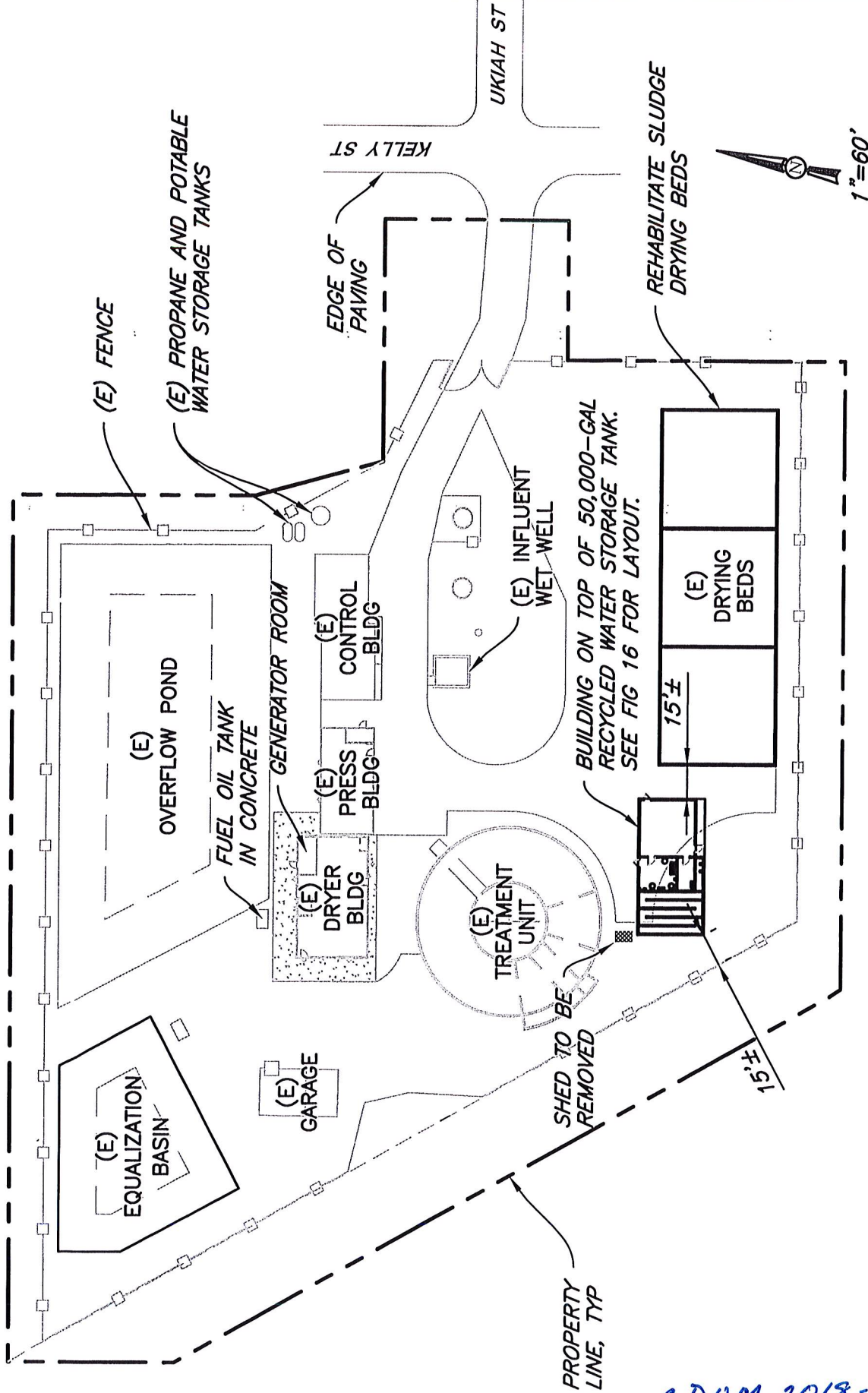
SHN 416076

December 2016

416076-LOCATION-PRELIM

Figure 1



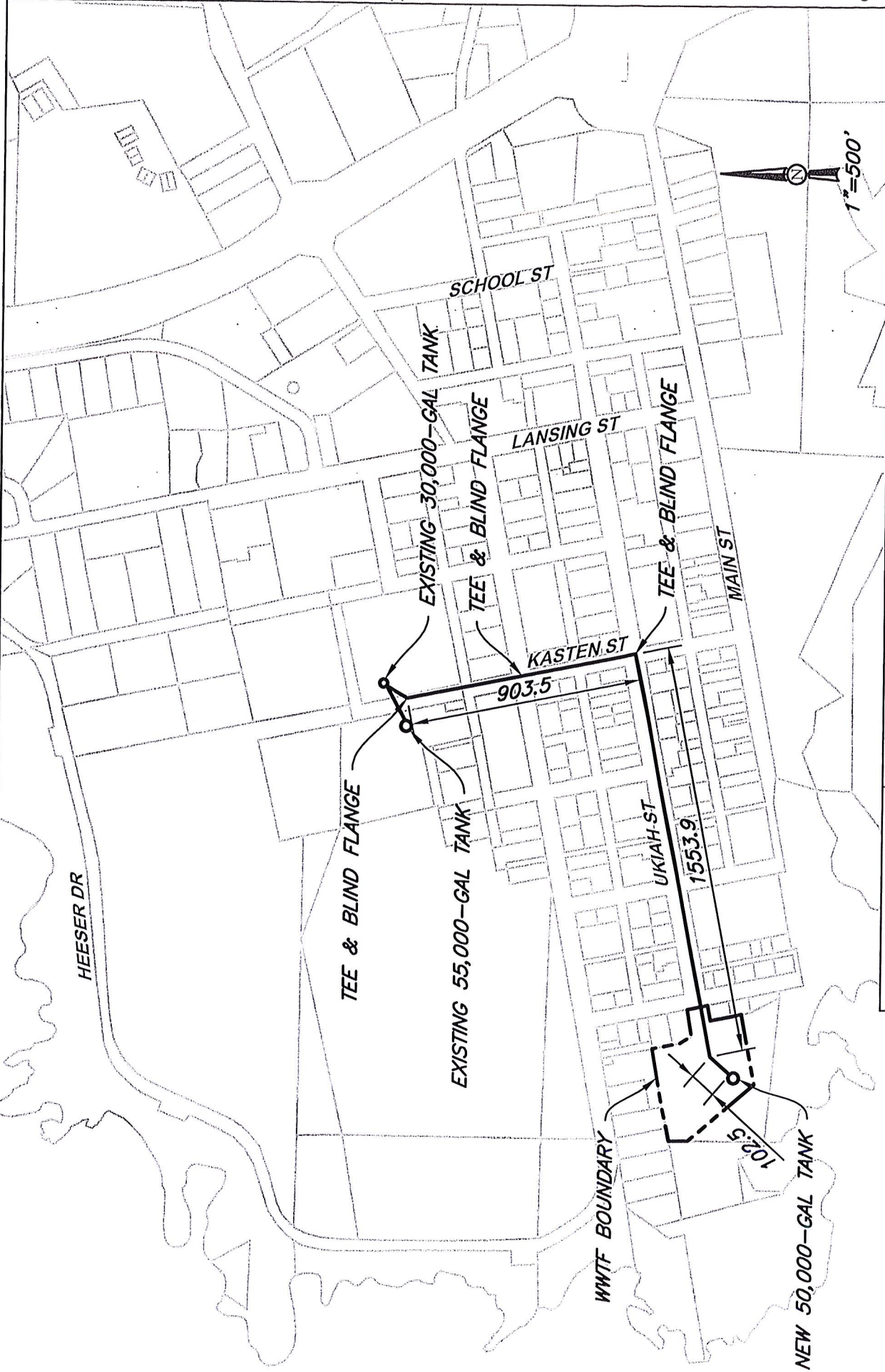



<p>Proposed Recycled Water Distribution System SHN 416076</p>	<p>Mendocino City CSD Preliminary Engineering Report Mendocino, California 416076-SITE-PLAN</p>	<p>March 2017</p>
<p>Figure 15</p>		

**SAW**  
Consulting Engineers  
& Geologists, Inc.

CDUM 2018-0001  
CDU 35-91

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

REF CDU-2018-0001

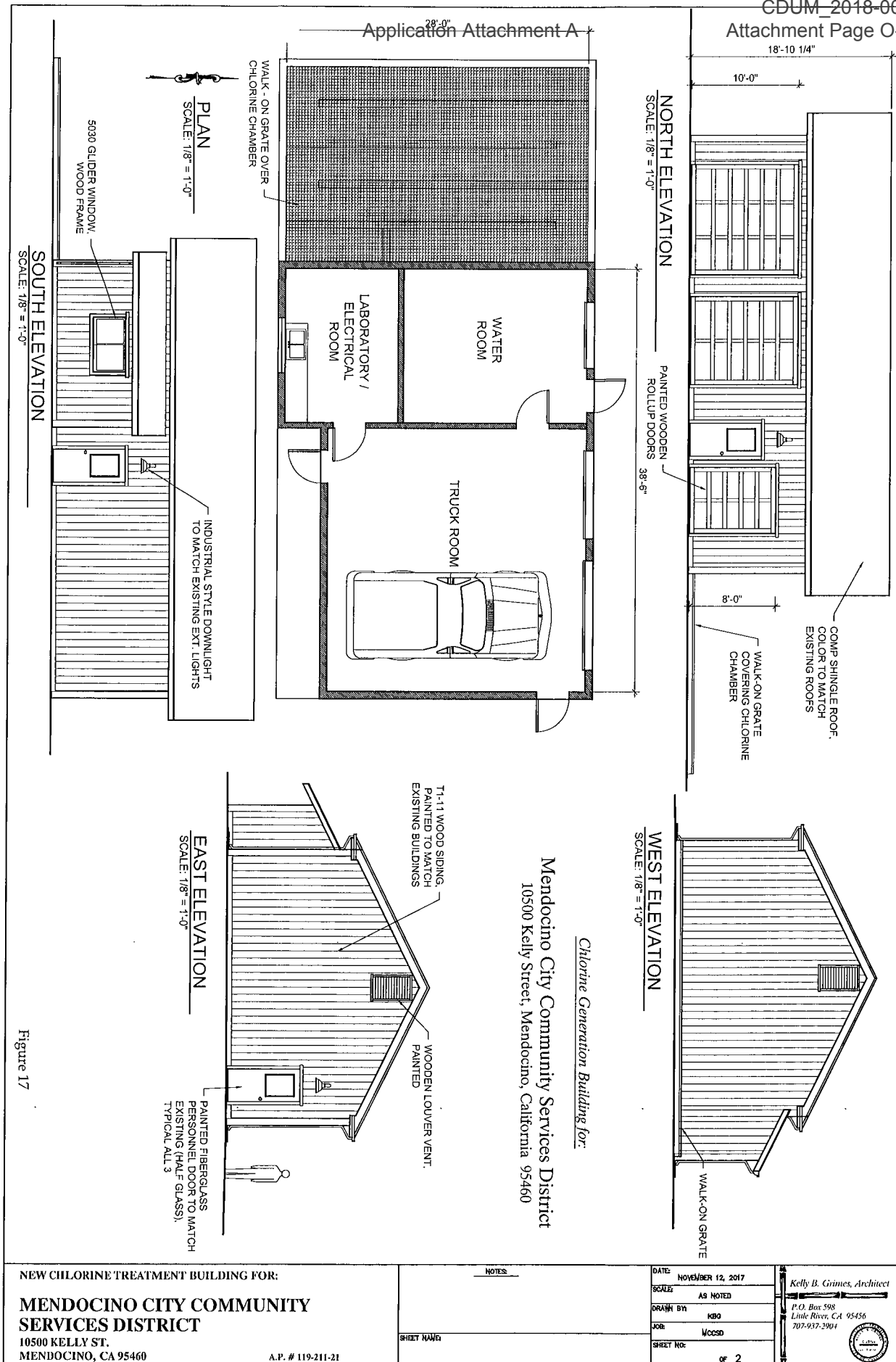


Figure 17

Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California  
June 21, 2018

UM\_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 MODIFICATION TO COASTAL DEVELOPMENT USE U\_1991-0035 AND ALLOWING AN EXPANSION TO AN EXISTING MAJOR IMPACT SERVICES AND UTILITIES USE PERMIT.

WHEREAS, the applicants, MENDOCINO CITY COMMUNITY SERVICES DISTRICT and STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, filed an application for a modification to COASTAL DEVELOPMENT USE PERMIT U\_1991-35 with the Mendocino County Department of Planning and Building Services to grant UM\_2018-0001 for the construction of (1) an unground 50,000 gallon water storage tank with connections to on-site and off-site recycled water distribution system, (2) a 1,000 square foot building, and (3) other ancillary site improvements, in the Town of Mendocino at 10500 Kelly St (CR 407F) (APN: 119-211-21); 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 MCCZC 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 on lands classified as Public Facilities; and
  - a. The proposed is consistent with Coastal Element Chapter 4.13 Policy S-1 as repairs to an aging wastewater treatment facility would minimize potential adverse effects of waste water discharge and entrainment and expand the recycled water distribution system in Town.
  - b. The project supports Mendocino Town Sustainable Policy S-2(c) by providing a connection to reclaimed water that could distribute recycled water from the waste water treatment facility to other sites in Town, such as fire hydrants, the high school, and a spigot at Mendocino City Community Services District offices. This opportunity could avoid the waste of potable water in uses that do not require it.

- c. The project supports Mendocino Town Plan Sustainable Action S-2.7(d) by providing access to reclaimed 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 reclaimed water for public and private non-potable water uses in Town.
2. Pursuant with MTZC Section 20.720.035(A)(3) and MCCZC 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 development satisfies MTZC development regulations, including its Chapter 20.717 Water Quality Protection; and
3. Pursuant with MTZC Section 20.720.035(A)(2) and MCCZC 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 land use and development; 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; and
8. Pursuant with MCC 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 waste water treatment facility, or be detrimental or injurious to property and improvements in waste water treatment facility 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 MODIFICATION UM 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 11<sup>th</sup> 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**

#### **UM\_2018-0001 - MENDOCINO CITY COMMUNITY SERVICES DISTRICT (MCCSD)**

A Coastal Development Use Permit request to modify U\_1991-35 and to construct an unground 50,000 gallon water storage tank with connections to on-site and off-site recycled water distribution system, a 1,000 sq. ft. building, and other ancillary site improvements.

**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 (MCCZC), 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 MCCZC 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 on lands classified as Public Facilities; and
  - a. The proposed is consistent with Coastal Element Chapter 4.13 Policy S-1 as repairs to an aging wastewater treatment facility would minimize adverse effects of waste water discharge and entrainment and expand the recycled water distribution system in Town.
  - b. The project supports Mendocino Town Sustainable Policy S-2(c) by providing a connection to reclaimed water that could distribute recycled water from the waste water treatment facility to other sites in Town, such as fire hydrants, the high school, and a spigot at Mendocino City Community Services District offices. This opportunity could avoid the waste of potable water in uses that do not require it.
  - c. The project supports Mendocino Town Plan Sustainable Action S-2.7(d) by providing access to reclaimed 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 reclaimed water for public and private non-potable water uses in Town.
2. Pursuant with MTZC Section 20.720.035(A)(3) and MCCZC 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 development satisfies MTZC development regulations, including its Chapter 20.717 Water Quality Protection; and
3. Pursuant with MTZC Section 20.720.035(A)(2) and MCCZC 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 land use and development; 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 (MHRB\_2018-0002); and
8. Pursuant with MCC 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 waste water treatment facility, or be detrimental or injurious to property and improvements in waste water treatment facility or to the general welfare of the county.

**CONDITIONS:**

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 UM\_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 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 one hundred (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 and 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 MTZC 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; and a PW pressure system (pump and pressure tank). The system may be modified in the future to include fire hydrants and additional filling stations for non-potable water distribution to the general public.
13. Storage of construction materials shall be on site and 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 site. Alternative parking solutions shall be reviewed and approved by the Director of Planning and Building Services.
15. Any Building Permit request shall include MHRB Permit (MHRB\_2018-0002) (attached to or printed on the plans submitted).
16. Outdoor lighting for doorways shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend more than a 15 foot radius.
17. Prior to issuance of a Building Permit, the applicant shall furnish exterior lighting details to the satisfaction of the Director. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond a 15 foot radius and otherwise comply with Section 20.504.035 of the Mendocino Town Zoning Code.