



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: JUNE 21, 2018
TO: PLANNING COMMISSION
FROM: PLANNING AND BUILDING SERVICES
SUBJECT: PLANNING COMMISSION AGENDA ITEM 6C AND CASE # CDU 2018-01
PROJECT CLARIFICATIONS

Coastal Development Use Permit Application CDU 2018-0001 requests to replace an existing reclaimed water distribution system that connects the wastewater treatment facility to storage tanks located at Mendocino High School. The water is used to irrigate landscaping. The proposal includes additions to the existing system, including providing public access to a reclaimed water from a spigot located on Mendocino City Community Services District (MCCSD) property; and providing access to the reclaimed water distribution system for public services, including three fire hydrants, landscape irrigation, and other non-potable water uses within the MCCSD service district area. To distribute the reclaimed water, pipes would be laid between the wastewater treatment facility and the high school. Trenches would be dug to lay pipes within the public rights-of-way along Ukiah and Kasten Streets, to ultimately connect the holding tank located at MCCSD to two water storage tanks located on Mendocino Unified School District properties (APNs 119-160-36 and 119-160-41).

On June 13, 2018, Planning and Building Services learned that the applicant requests to increase the proposed pipe diameter that would be laid in trenches between the wastewater treatment facility and the high school. The change would be from a six-inch pipe to an eight-inch pipe. There would be no substantial change to the project as originally proposed.

The request to change the pipe size is to accommodate the potential for an expanded distribution system in the future. While not currently funded or designed, MCCSD believes that the current distribution system could be extended to Friendship Park and the Elementary School. The requested change in pipe size, from six inches to eight inches, could create the desired water volume in an expanded distribution system.

It follows that greater distribution of the reclaimed water would further decrease reliance on extracted groundwater for landscaping. Use of the reclaimed water will positively affect the local aquifer by reducing demand on groundwater pumping and reduce the volume of wastewater treatment.