COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

December 16, 2025

Air Quality Management District
Assessor's Office
Building Division Fort Bragg
Department of Transportation (DOT)
Environmental Health (UKIAH)
Mendocino City Community Services District
Mendocino Fire Protection District
Planning Division Ukiah
Mendocino County Farm Bureau
Mendocino Cannabis Department
Mendocino Historical Review Board (MHRB)
CALFIRE (Land Use)
California Coastal Commission
California Dept. of Fish & Wildlife
California Dept. of Parks & Recreation
Regional Water Quality Control Board
Cloverdale Rancheria
Cahto tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe

CASE#: CDP_2025-0026
DATE FILED: 11/5/2025
OWNER: Mendocino Historical Research
APPLICANT: Sarah Nathe
REQUEST: Standard Coastal Development Permit requesting after-the-fact authorization of grading and restoration of the Kelley Pond. Work includes excavation for installing lining of pond with High-density polyethylene (HDPE) geomembrane for filtration, and landscaping.
LOCATION: 45007 Albion Street, Mendocino; APN: 110-238-17
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Jessie Waldman
RESPONSE DUE DATE: December 30, 2025

PROJECT INFORMATION CAN BE FOUND AT:
www.mendocinocounty.org
Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

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LOCATION: 45007 Albion Street, Mendocino; APN: 110-238-17

APN/S: 119-238-17-00

PARCEL SIZE: 32,706 Square Feet

GENERAL PLAN: Public Facilities (PF)

ZONING: Mendocino Public Facilities (MPF)

EXISTING USES: Kelley House, Historical Library and Museum

DISTRICT: 5 (Williams)

RELATED CASES: BC_2015-0011 (Grading of Pond)

REFERRAL AGENCIES

LOCAL
- ☒ Air Quality Management District
- ☒ Assessor's Office
- ☒ Building Division (FB)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)(UKIAH)
- ☒ Mendocino City Community Services District
- ☒ Mendocino Fire Protection District
- ☒ Planning Division (UKIAH)
- ☒ Mendocino County Farm Bureau
- ☒ Mendocino Cannabis Department
- ☒ Mendocino Historical Review Board (MHRB)

STATE
- ☒ CALFIRE (Land Use)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife
- ☒ California Dept. of Parks & Recreation
- ☒ Regional Water Quality Control Board

FEDERAL

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Cahto tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians
- ☒ Round Valley Tribe

ADDITIONAL INFORMATION:
- MHRB_2024-0006 - On May 5, 2025, the Mendocino Historical Review Board approved the request for after-the-fact authorization to restore the Kelley Pond to original condition. Work includes excavation for installing lining of pond with High-density polyethylene (HDPE) geomembrane for filtration, and landscaping. (Note: The site is designated a Category I historic resource. Kelley House, Historical Library and Museum, 1861, and Kelley Pond, 1880).
- On July 10, 2024, the Archaeological Commission (ARCH) accepted Archaeological Survey, prepared by Thad Van Bueren, dated October 2015.

STAFF PLANNER: JESSIE WALDMAN **DATE:** 12/16/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
No

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
MODERATE

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
CAL FIRE
Mendocino Fire Protection District

4. FARMLAND CLASSIFICATION:
GIS
Urban & Built-Up Land (U)

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
Marginal

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
219—Urban Land

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
No

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:
GIS
NO

11. WETLANDS CLASSIFICATION:
GIS
No

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:
CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
Mendocino Headlands State Park

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
No

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
No

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
Mendocino Historical Preservation District (Zone A)

21. STATE CLEARINGHOUSE REQUIRED:
Policy
Yes

22. OAK WOODLAND AREA:
USDA
No

23. HARBOR DISTRICT:
Sec. 20.512
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
Map 17: Mendocino

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
Beach Deposits & Stream Alluvium & Terraces (Zone 3) - Intermediate Shaking

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
Barren

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
No

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
NO

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9
No

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
No

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Case No(s)	CDP-2025-0026
CDF No(s)	n/a
Date Filed	11-5-2025
Fee	$9,823.00
Receipt No.	PRJ-068981
Received by	@WALDMANJ

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Sarah K. Nathe
Mailing Address: P.O. Box 922 Email: Sarah.Nathe@gmail
City: Mendocino State: CA Zip Code: 95460 Phone: 962-0565

PROPERTY OWNER

Name: Kelley House Museum Inc
Mailing Address: P.O. Box 922 (45007 Albion St.) Email: info
City: Mendocino State: CA Zip Code: 95460 Phone: 937-5791

AGENT

Name:
Mailing Address: Email:
City: State: Zip Code: Phone:

PARCEL SIZE

.78 ☐ Square feet ☒ Acres

STREET ADDRESS OF PROJECT

45007 Albion St.

ASSESSOR'S PARCEL NUMBER(S)

119-238-17

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

Sarah K Nathe 11/5/25
Signature of Applicant/Agent Date

Sarah K Nathe 11/5/25
Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that your give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Legalize after-the-fact grading at pond

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family		
☐ Mobile Home		
☐ Duplex		
☐ Multifamily		

If Multifamily, number of dwelling units per building: _____

3. If the project is ~~commercial~~, ~~industrial~~, or institutional, complete the following:

Total square footage of structures: 1500 cu. yds.
Estimated employees per shift: 2
Estimated shifts per day: _____
Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☐ Yes ☒ No
If Yes, explain your plans for phasing.

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

Kelley House Museum building

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

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

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

8. Lot area (within property lines): .78 [ ] square feet [X] acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	2300 square feet	0 square feet	2300 square feet
Paved area	0 square feet	0 square feet	0 square feet
Landscaped area	29,000 square feet	0 square feet	29,000 square feet
Unimproved area	0 square feet	0 square feet	0 square feet

GRAND TOTAL: 32,300 square feet
(Should equal gross area of parcel)

10. Gross floor area: 3000 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows: NA

Number of Spaces Existing_____ Proposed_____ Total_____

Number of covered spaces _____ Size_____
Number of uncovered spaces _____ Size_____
Number of standard spaces _____ Size_____
Number of handicapped spaces _____ Size_____

12. Utilities will be supplied to the site as follows: NA

A. Electricity
- ☐ Utility Company (service exists to the parcel).
- ☐ Utility Company (requires extension of services to site: _____feet _____miles
- ☐ On Site generation, Specify: _____
- ☐ None

B. Gas
- ☐ Utility Company/Tank
- ☐ On Site generation, Specify: _____
- ☐ None

C. Telephone: ☐ Yes ☐ No

13. Will there by any exterior lighting? ☐ Yes ☒ No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal? NA

- ☐ Community sewage system, specify supplier _____
- ☐ Septic Tank
- ☐ Other, specify _____

15. What will be the domestic water source? NA

- ☐ Community water system, specify supplier _____
- ☐ Well
- ☐ Spring
- ☐ Other, specify _____

16. Is any grading or road construction planned? ☒ Yes ☐ No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).
After-the-fact grading of pond

For grading and road construction, complete the following:

A. Amount of cut: 112 cubic yards
B. Amount of fill: 112 cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: back in place

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

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

19. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ☒ No
If yes, how many acres will be converted? _____acres (An agricultural economic feasibility study may be required.)

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

21. Is the proposed development visible from:

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

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

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

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

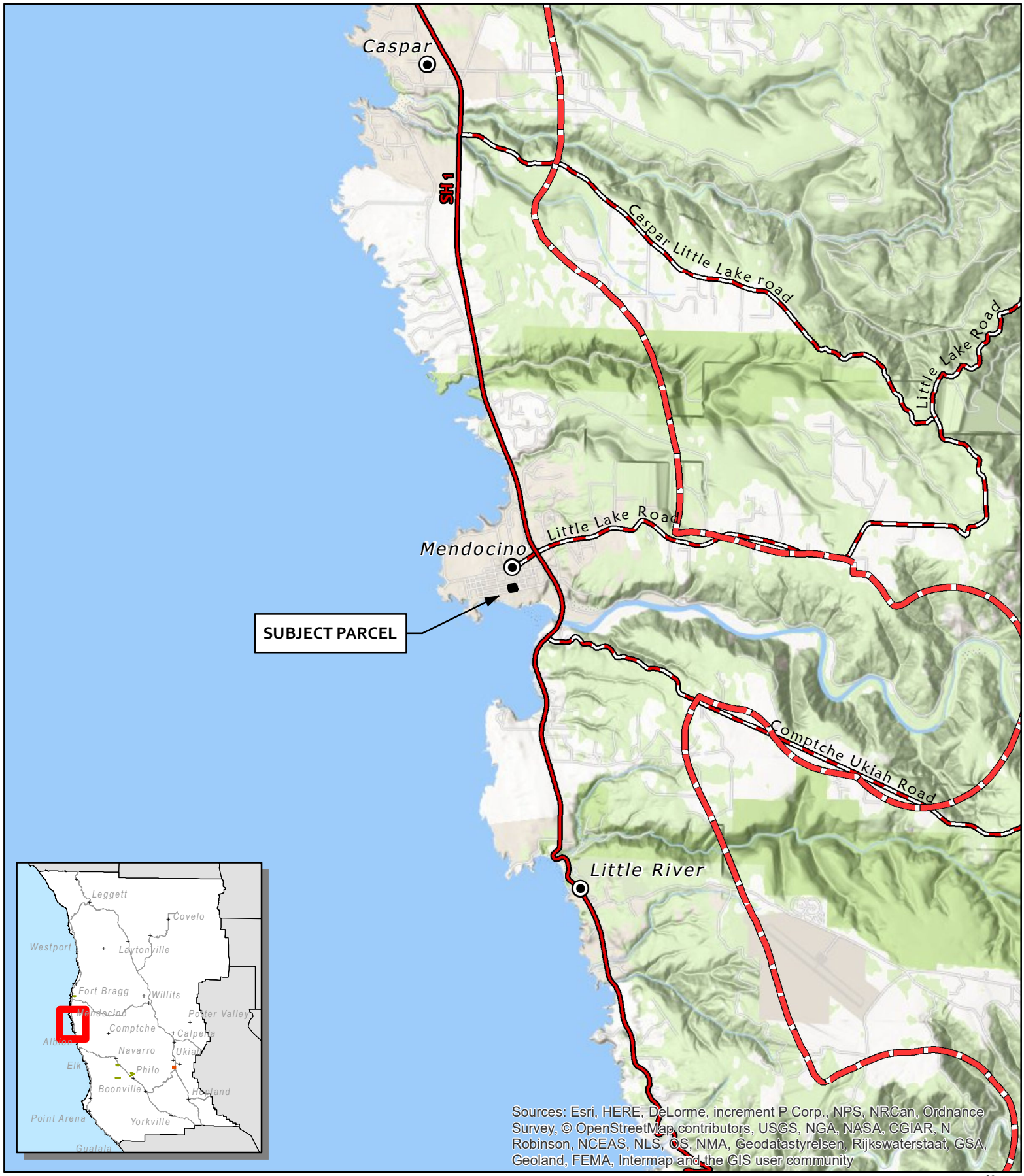
Amount of material to be dredged or filled? _____cubic yards.

Location of dredged material disposal site: _____

_____

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

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



CASE: CDP 2025-0026
OWNER: Kelley House Museum Inc.
APN: 119-238-17
APLCT: Sarah K. Nathe
AGENT:
ADDRESS: 45007 Albion St, Mendocino

Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

0 2,800 5,600 Feet
0 0.5 1 Miles

N W E S

1:63,360

LOCATION

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



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Major Towns & Places
Private Roads
Highways (2017)
Public Roads

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000

AERIAL IMAGERY

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Public Roads

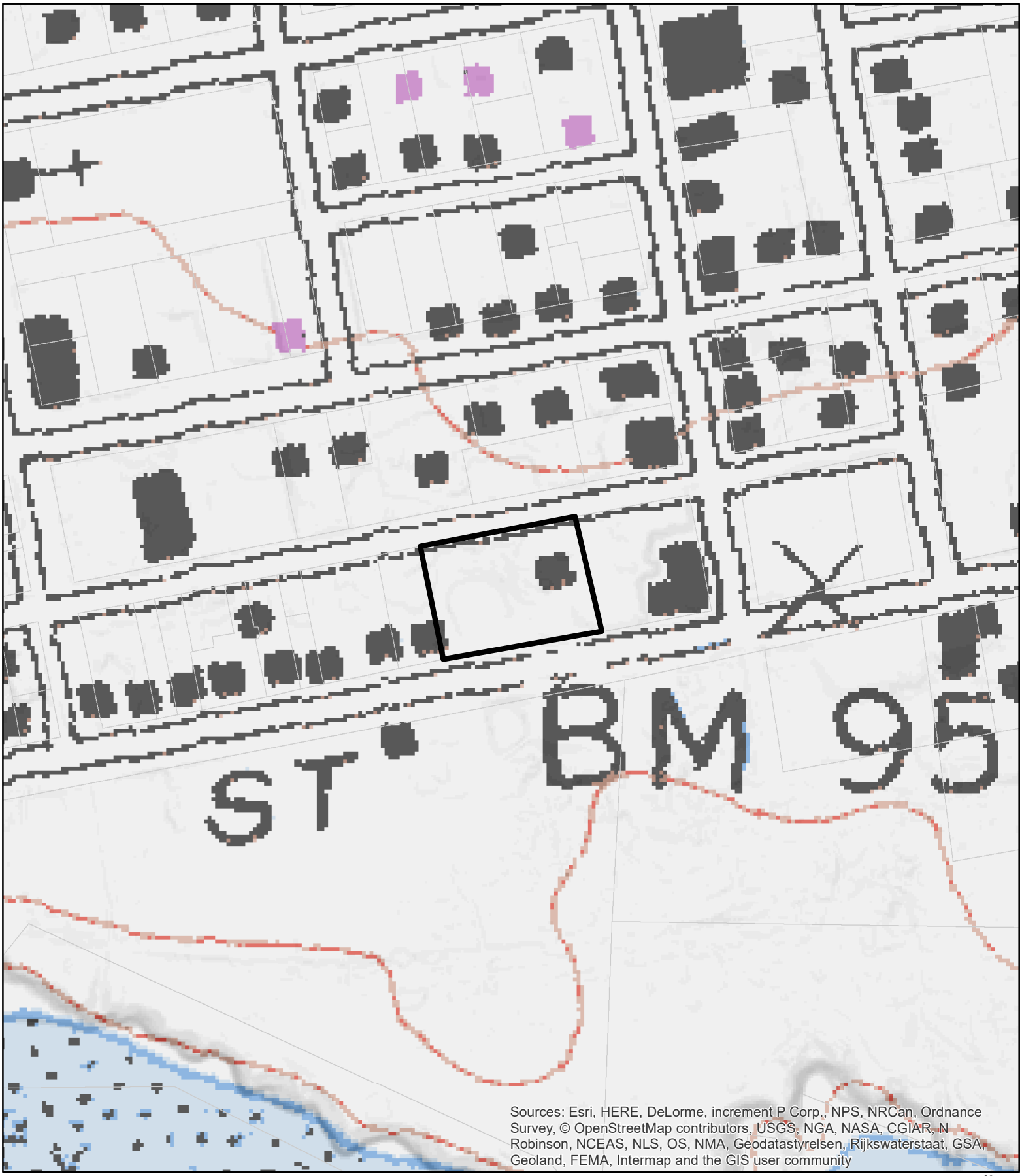
0 20 40 Feet
0 0.004 0.008 Miles

N W E S

1:500

AERIAL IMAGERY

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

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Assessors Parcels

0 90 180 Feet
0 0.015 0.03 Miles

N
W E
S

1:2,000

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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ALBION STREET

Historic View from MacCallum House over Pond

4 EXISTING TREE-FORM CAMELLIAS
(E) LP GAS TANK & ENCLOSURE
ALLOW (E) MADEIRA GERANIUM TO CONTINUE TO GROW HERE
(E) SOLID BOARD FENCE (~4 FT. HIGH)
(E) WOOD DECKING FOR TRASH CAN PARKING
(E) SOLID WOOD GATE
EXISTING GATES
EXISTING GATE
210'
(E) PICKET FENCE
PROPERTY LINE

Water Tank Enclosure
LATTICE TOP
LANDING
STEPS
TANK
Chas. Bush Shed
STEPS
STORAGE AREA
Pond Shed
50 SQ FT
BED EDGE
RETAIN (E) CLIMBING NASTURTIUMS ON ENCLOSURE ROOF & SIDES (NTRO. N 1984)
NORTHERN LIMIT OF OCT-2014 TOPOGRAPHICAL SURVEY
SILK TASSEL
(E) UNPAINTED WOODEN POND FENCE
LARGE RED CLUSTERBERRY SHRUB COTONEASTER LACTEUS (INVASIVE PLANT)
WOODEN DECKS BELONGING TO NEIGHBORING HISTORIC "KELLEY RENTAL" BUILDINGS
CEANOTHUS SHRUB
(E) TRIPLE-TRUNK SOUTHERN MAGNOLIA

Archival Vault
Research Office
Covered Porch
DOOR
MUSEUM ENTRY
(E) PLANTING BEDS
Kelley House
View
Covered Porch
Covered Porch
MUSEUM ENTRY
(E) BRICK THRESHOLD
(E) PLANTING BED
(E) MUSEUM SIGN ON HOUSE
(E) PLANTING BED
(E) TIMBER BED EDGING
(E) BRICK THRESHOLD
(E) STEPS UP
PATH
(E) FLAGPOLE
(E) BENCH
(E) COMPACTED BASE PATH

Heritage Rock Garden
The "Loo"
(E) GOLDEN CHAIN TREE
Lawn EXISTING
Heritage Rock Garden
NEW UNPAVED PATH
Wood Arbor
Lawn EXISTING
Lawn EXISTING
Lawn EXISTING

Coastal Prairie Plants
Pond Edge Plants
PERIMETER (APPROX. 1,700 SF)
(E) 4" DIAMETER DRAIN OUTLET SEEPAGE PIT
POND LINER
DECKS
(E) AERATOR FEED LINE
CALLA LILES
LIMBED-UP RED CLUSTERBERRY SHRUB (COTONEASTER LACTEUS)
(E) MOUND PLANTED WITH MAGENTA-COLORED GERANIUMS
158'
ARCHAEOLOGICALLY SENSITIVE AREA
PROPERTY LINE
LARGE, LEANING STRAWBERRY TREE (ARBUTUS).
Kelley Pond
CALLA LILES
CALLA LILES
Lawn EXISTING
HOSE BIB
Lawn EXISTING
KELLEY HOUSE WATER TOWER & TANK OWNED BY OTHERS (BUILT c. 1920)
Water Tower
(E) SHRUBS

Water Tower
BUILT IN 1970'S OVERLOOKS THE POND
160'
Historic View to Kelley House across the Pond
36" EXISTING CYPRESS TREE
(E) UNPAINTED WOODEN BOARD POND FENCE
42" EXISTING CYPRESS TREE
52" EXISTING CYPRESS TREE
MUSEUM SIGN
(E) PLANTING AREA
(E) PLANTING AREA
(E) TIMBER STEPS & COMPACTED BASE PATH
(E) WHITE WOODEN PICKET FENCE
(E) "8" HIGH TIMBER RETAINING WALL
PROPERTY LINE
(E) "8" HIGH TIMBER RETAINING WALL
(E) UNPAINTED WOODEN POND FENCE
OUTLET PIPE AT ELEV. 314 FROM TO 2'-0" EXCAVATION
(E) "8" HIGH TIMBER RETAINING WALL
(E) SIGN FOR SHOPS
CONCRETE SIDEWALK
STREETLIGHT
216'
(E) DOUBLE ACCESS GATE IN PICKET FENCE
STREETLIGHT
CONCRETE SIDEWALK
EDGE OF SIDEWALK
HYDRANT
BOLLARDS
CROSSWALK
GRATE DRAIN
Historic View to MacCallum House across Pond
BEGIN (E) WHITE WOODEN PICKET FENCE
(E) UNPAINTED WOODEN BOARD POND ENCLOSURE BUILT BY HAP TALLMAN IN 1983 FROM MATERIAL SALVAGED FROM THE #75 ALBION STREET FENCE. FENCE WAS REQUIRED BY INSURANCE COMPANY.
DRIVEWAY

0 4 8 16 32 FT

SCALE: 1 INCH = 8 FEET
ONE FOOT CONTOUR INTERVAL
ORIGINAL SHEET SIZE 36" x 48"
BASED ON SURVEY PERFORMED BY F. FRANCIS IN OCT 2014

MAIN STREET

NORTH

KELLEY HOUSE MUSEUM
45007 Albion Street
P.O. Box 922, CA 95460
Mendocino, CA 95460
Phone 7078377-3791
www.kelleyhousemuseum.org

The Kelley Pond Landscape Plan

45007 Albion Street, Mendocino CA

SCALE 1 inch = 8 ft.
DATE March 2025
DRAWING # 1

Powered by DynaSCAPE



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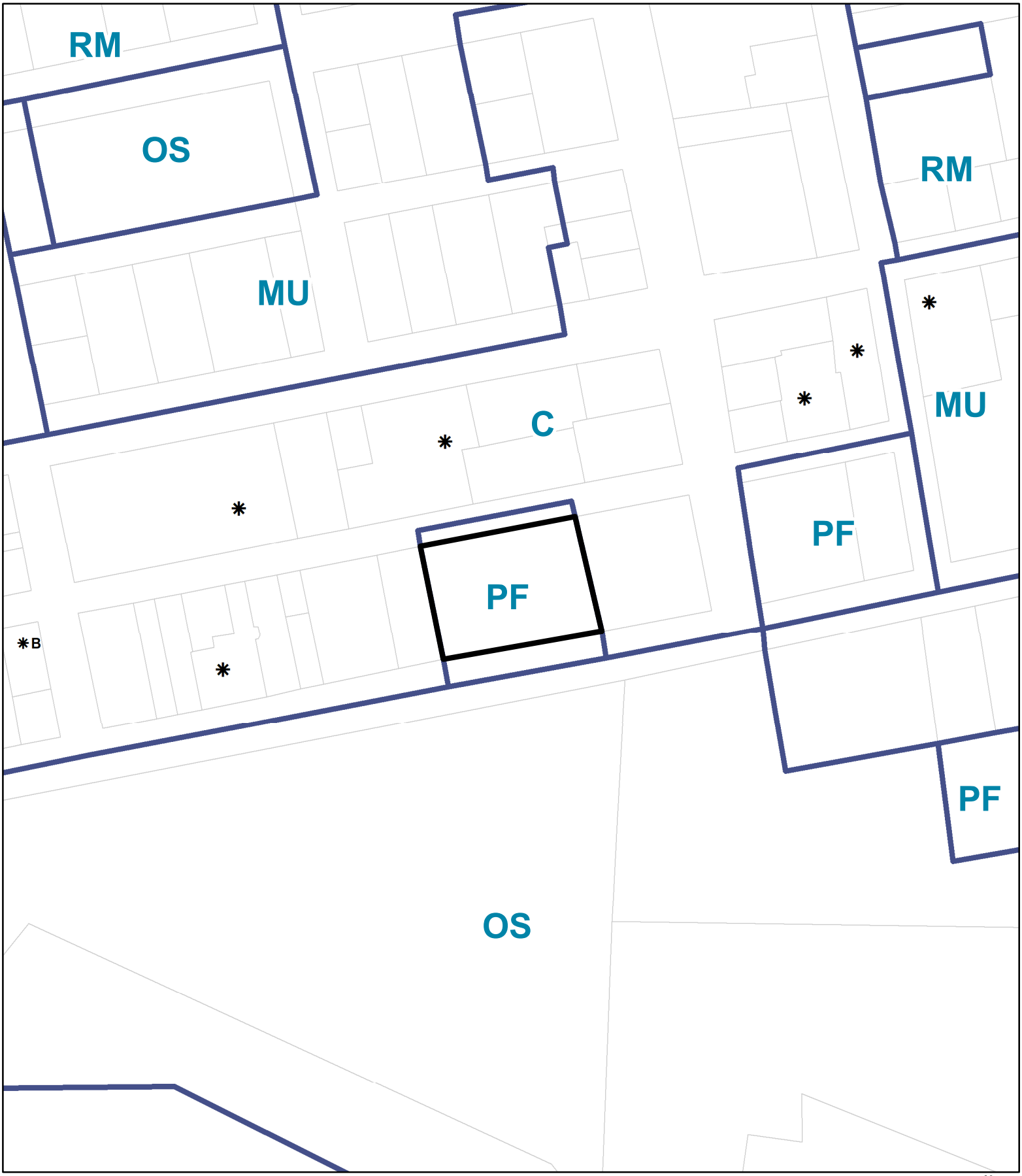
MC MPF Assessors Parcels
MMU MRM Visitor_Accomodation_&_Services
MOS MTR B Mendo Town B&Bs

0 90 180 Feet
0 0.015 0.03 Miles
1:2,000

N W E S

MENDOCINO TOWN ZONING

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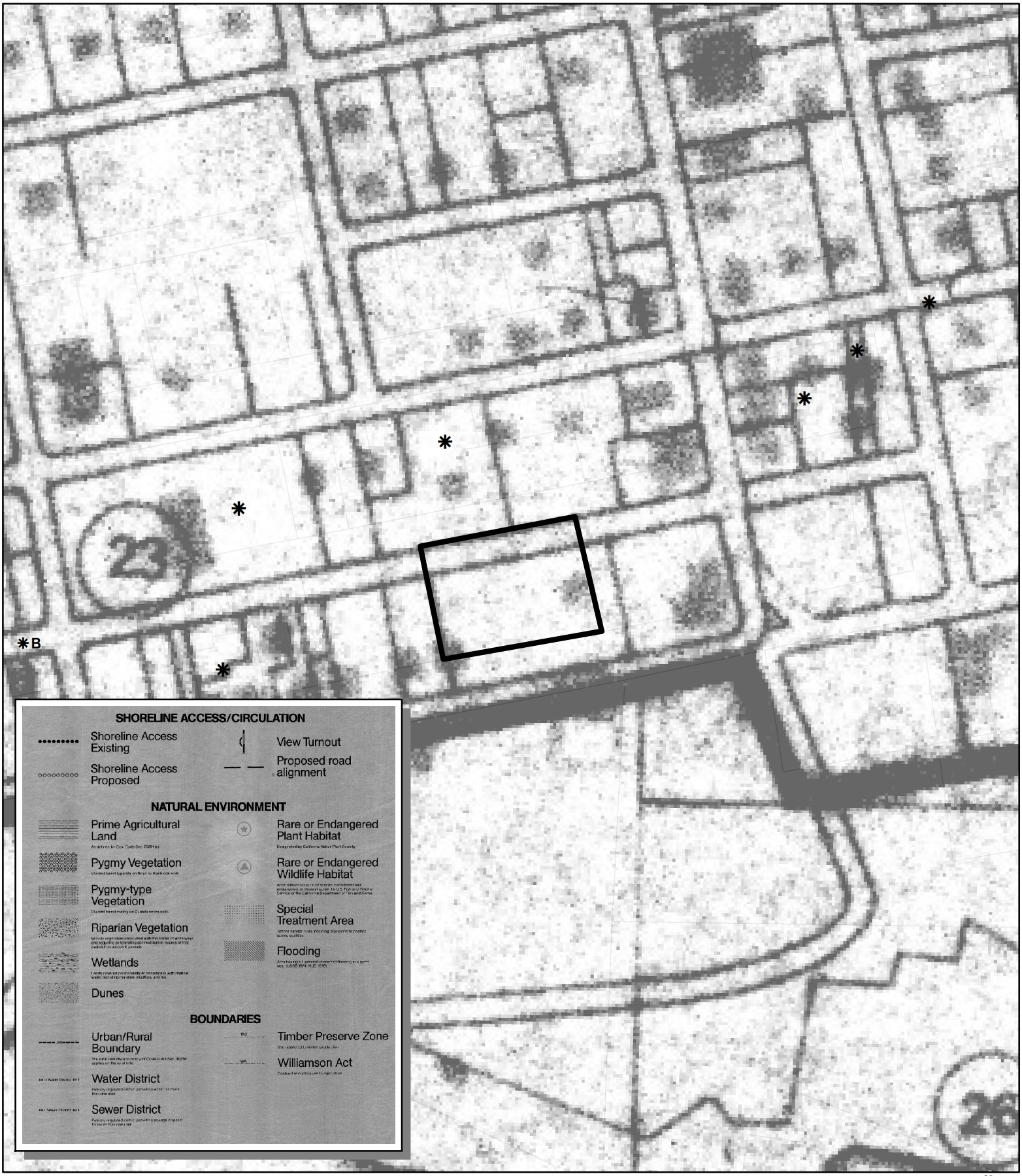
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Assessors Parcels
* Visitor_Accomodation_&_Services
*B Mendo Town B&Bs

0 90 180 Feet
0 0.015 0.03 Miles
N W E S
1:2,000

GENERAL PLAN

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Assessors Parcels

✱ Visitor_Accomodation_&_Services

✱B Mendo Town B&Bs

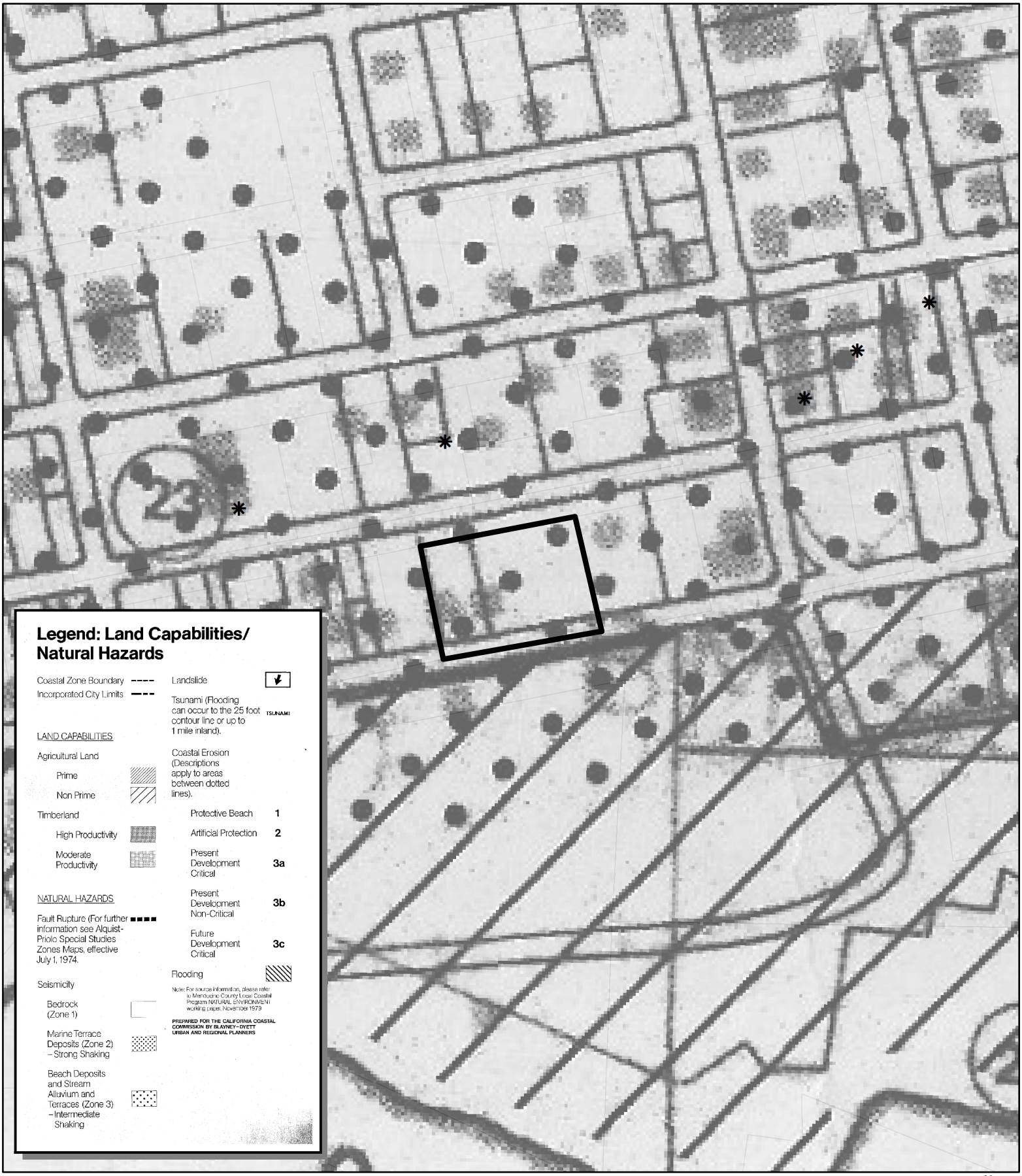
0 90 180 Feet
0 0.015 0.03 Miles

N W E S

1:2,000

LCP LAND USE MAP 17: MENDOCINO

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Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary ----
Incorporated City Limits ---

LAND CAPABILITIES

Agricultural Land
- Prime
- Non Prime

Timberland
- High Productivity
- Moderate Productivity

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.

Seismicity
- Bedrock (Zone 1)
- Marine Terrace Deposits (Zone 2) – Strong Shaking
- Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking

Landslide

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). TSUNAMI

Coastal Erosion (Descriptions apply to areas between dotted lines).
- Protective Beach 1
- Artificial Protection 2
- Present Development Critical 3a
- Present Development Non-Critical 3b
- Future Development Critical 3c

Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY–DYETT URBAN AND REGIONAL PLANNERS

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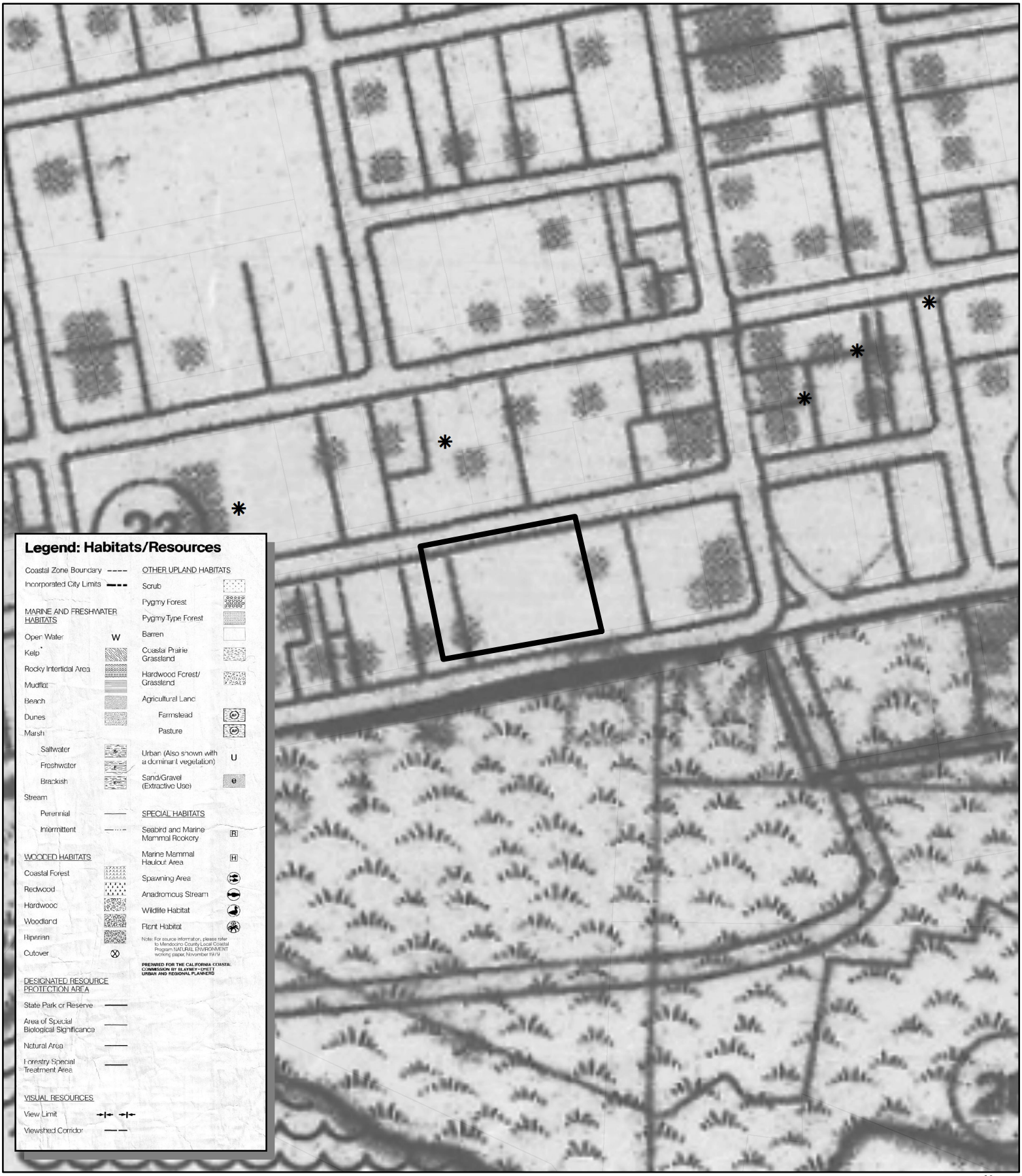
Assessors Parcels
Visitor_Accomodation_&_Services
B Mendo Town B&Bs

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LCP LAND CAPABILITIES & NATURAL HAZARDS

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CASE: CDP 2025-0026
OWNER: Kelley House Museum Inc.
APN: 119-238-17
APLCT: Sarah K. Nathe
AGENT:
ADDRESS: 45007 Albion St, Mendocino

Assessors Parcels

✱ Visitor_Accomodation_&_Services

✱B Mendo Town B&Bs

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LCP HABITATS & RESOURCES

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Assessors Parcels

* Visitor_Accomodation_&_Services

*B Mendo Town B&Bs

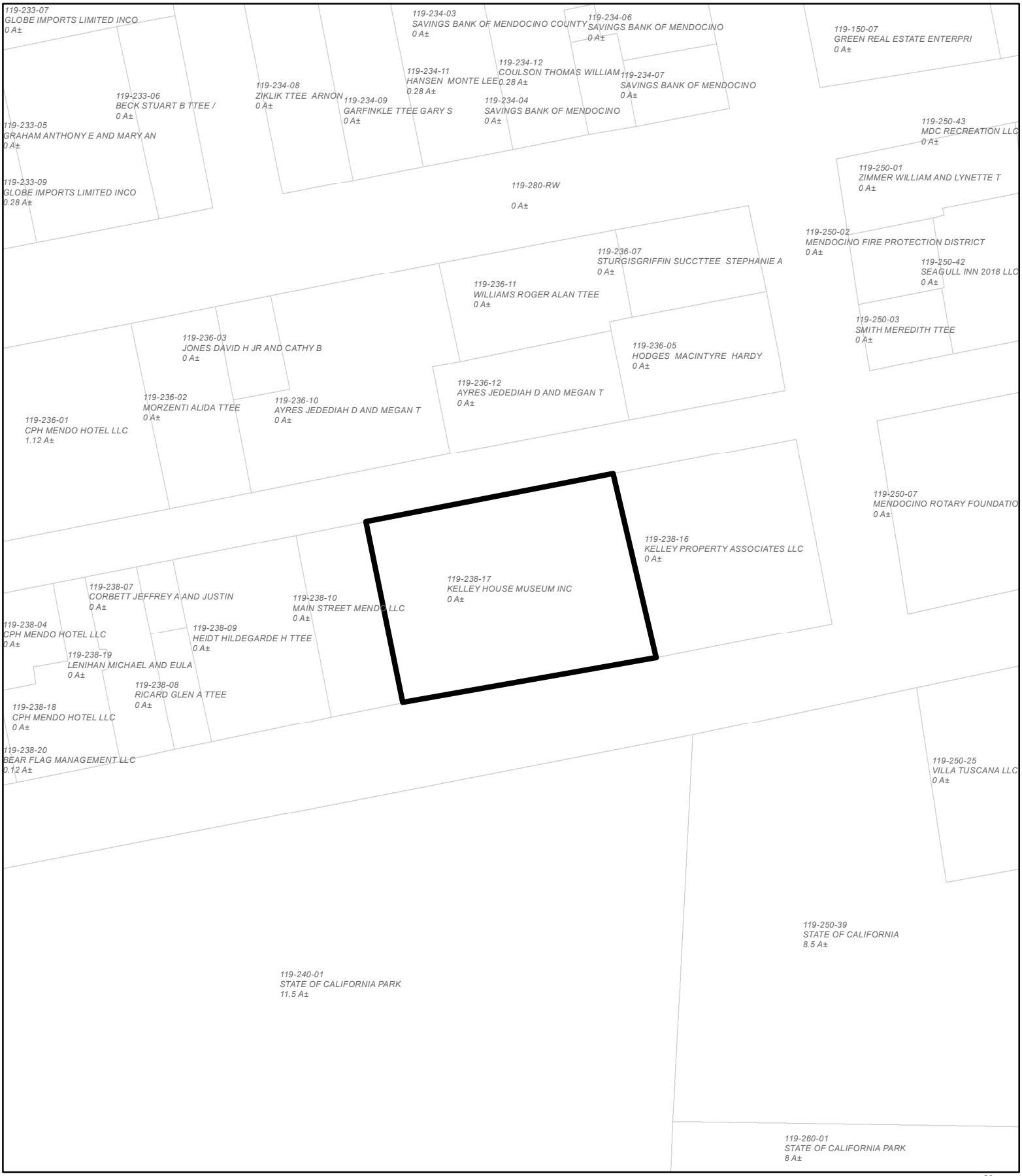
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POST LCP CERTIFICATION & APPEAL JURISDICTION

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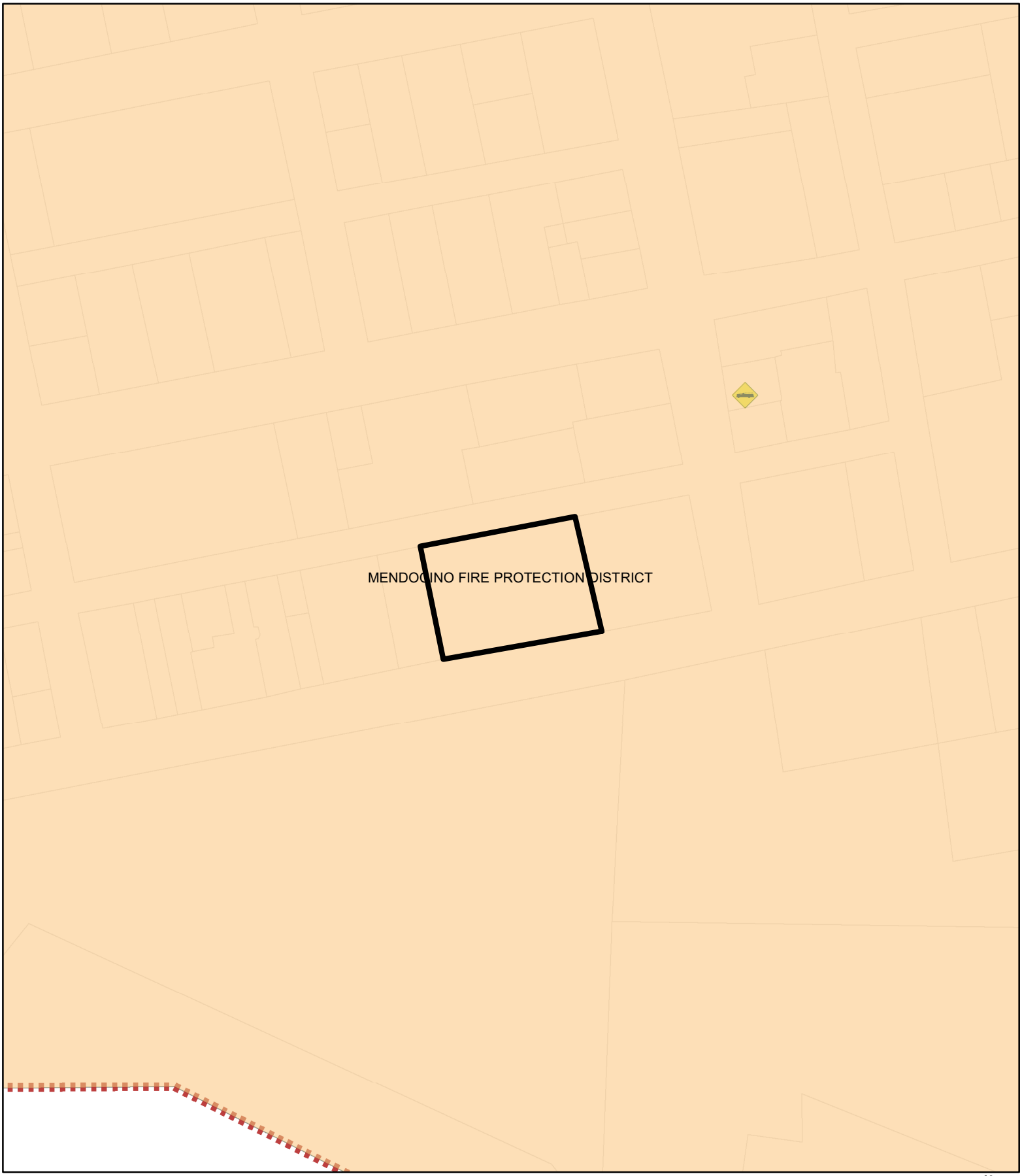
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ADJACENT PARCELS

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AGENT:
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Moderate Fire Hazard
Assessors Parcels
Fire Stations
County Fire Districts

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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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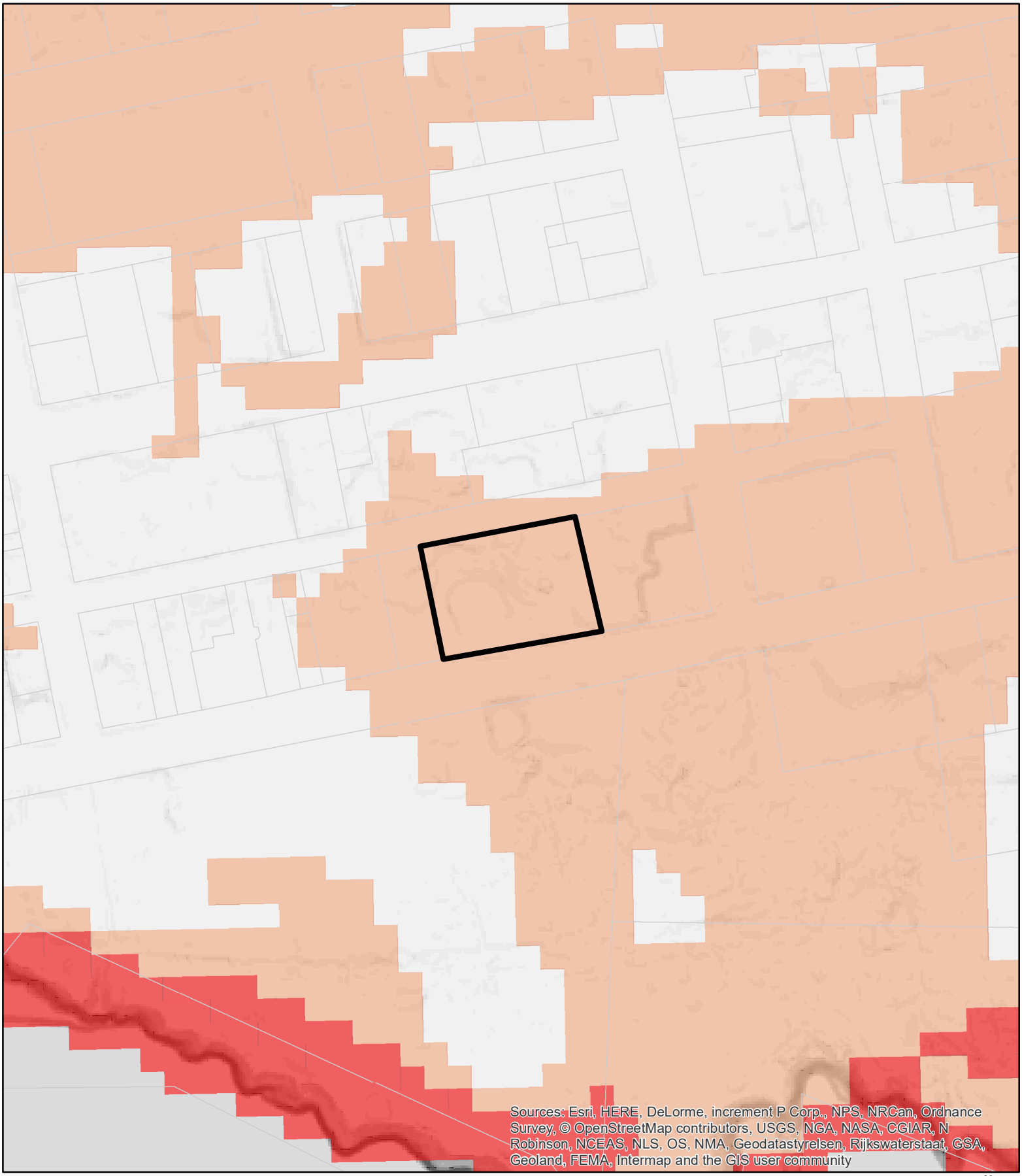
CASE: CDP 2025-0026
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Assessors Parcels

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WILDLAND-URBAN INTERFACE

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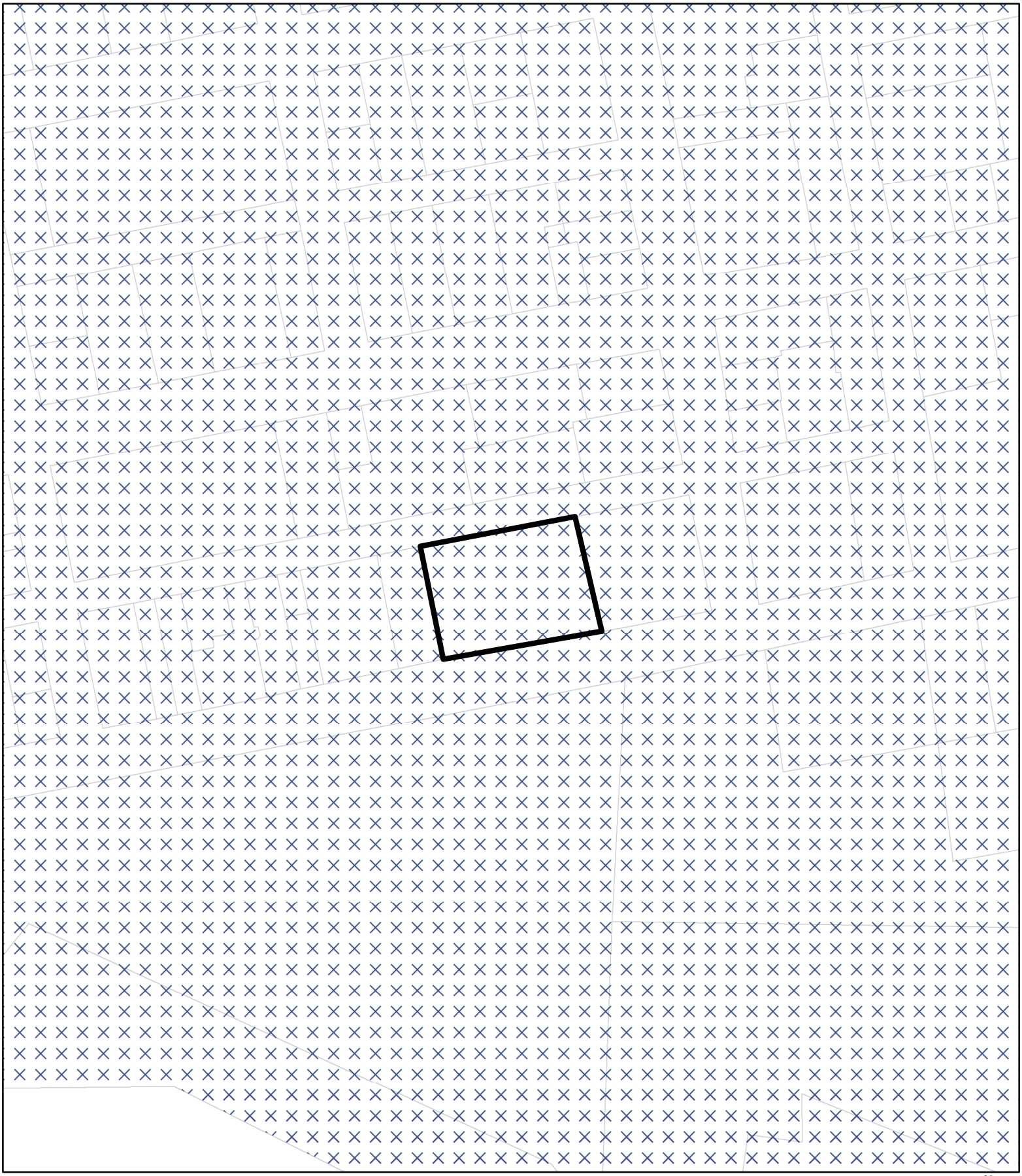
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LANDSLIDE HAZARDS

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AGENT:
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Critical Water Resources

Assessors Parcels

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COASTAL GROUND WATER RESOURCES

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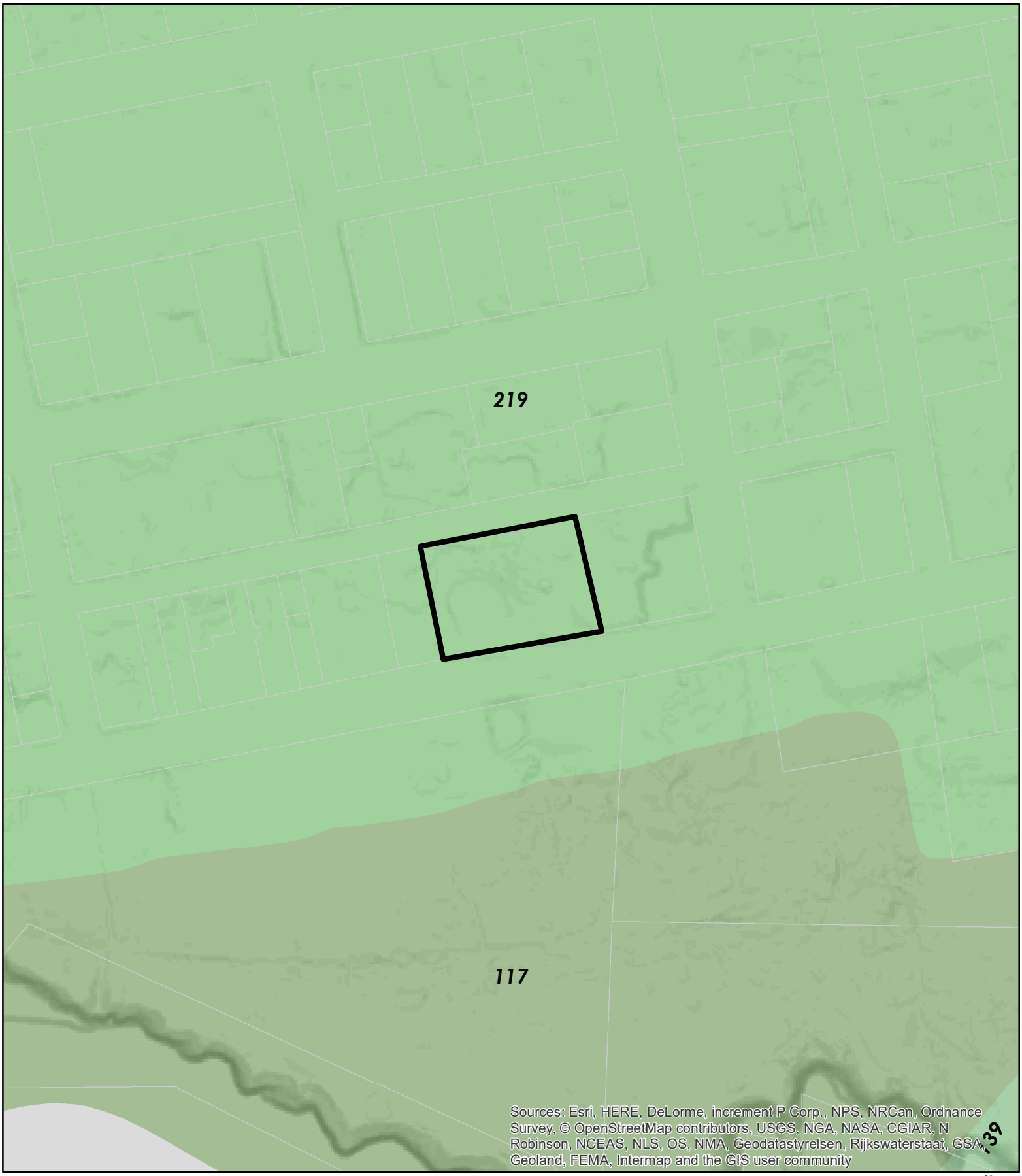
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40% - 50%

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ESTIMATED SLOPE

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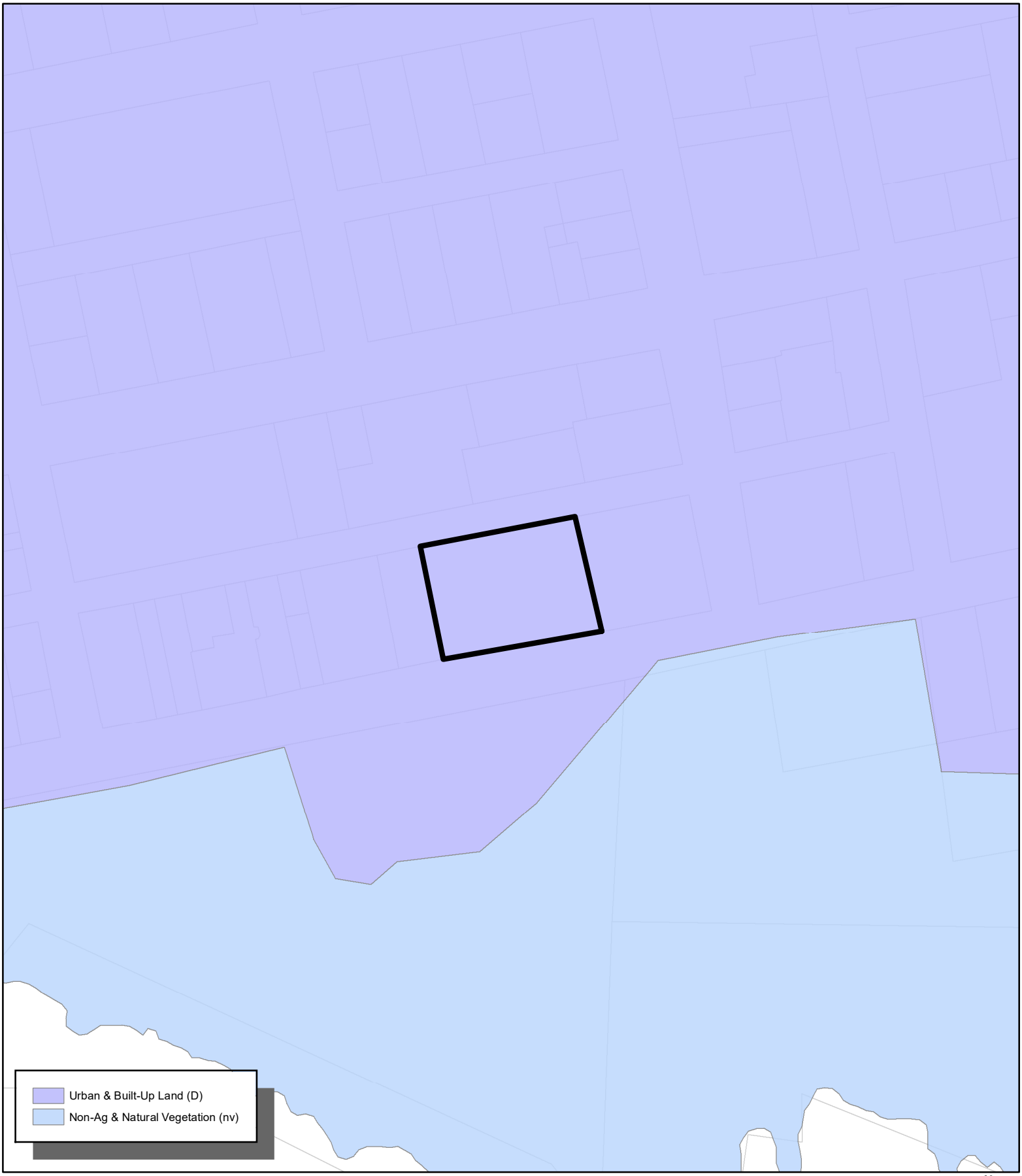
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WESTERN SOIL CLASSIFICATIONS

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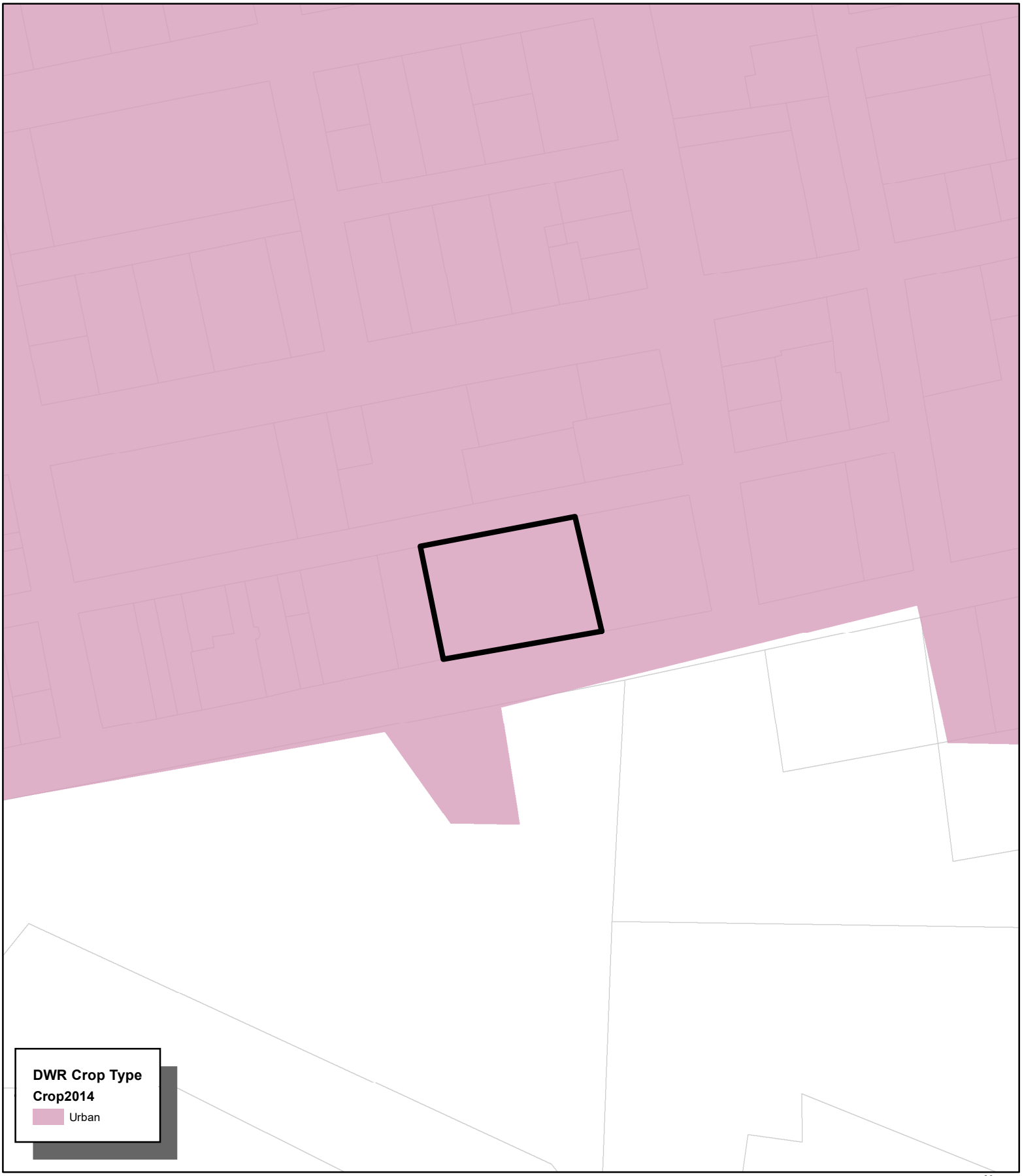
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IMPORTANT FARMLANDS

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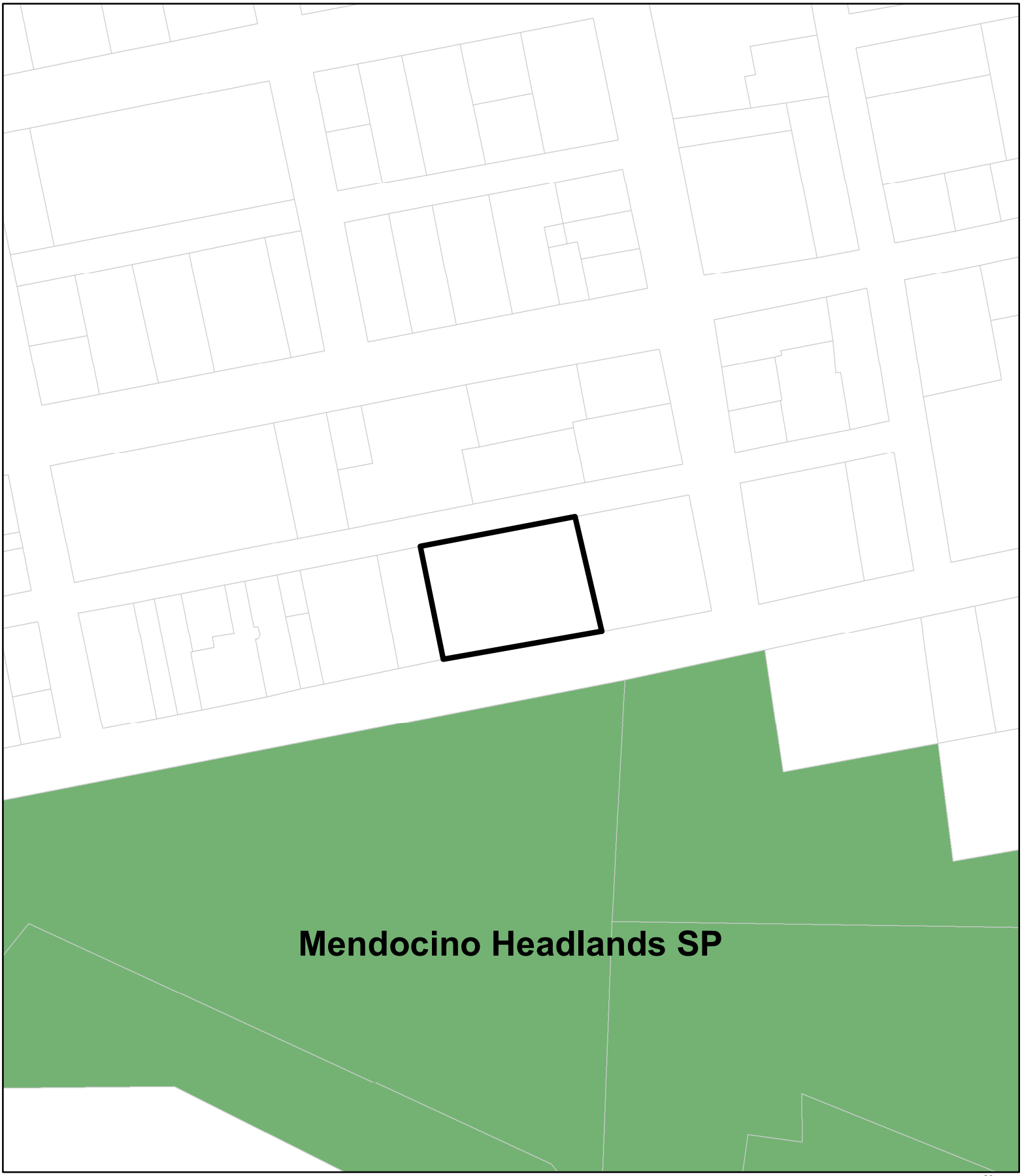
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CROP TYPES

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Assessors Parcels
State Parks

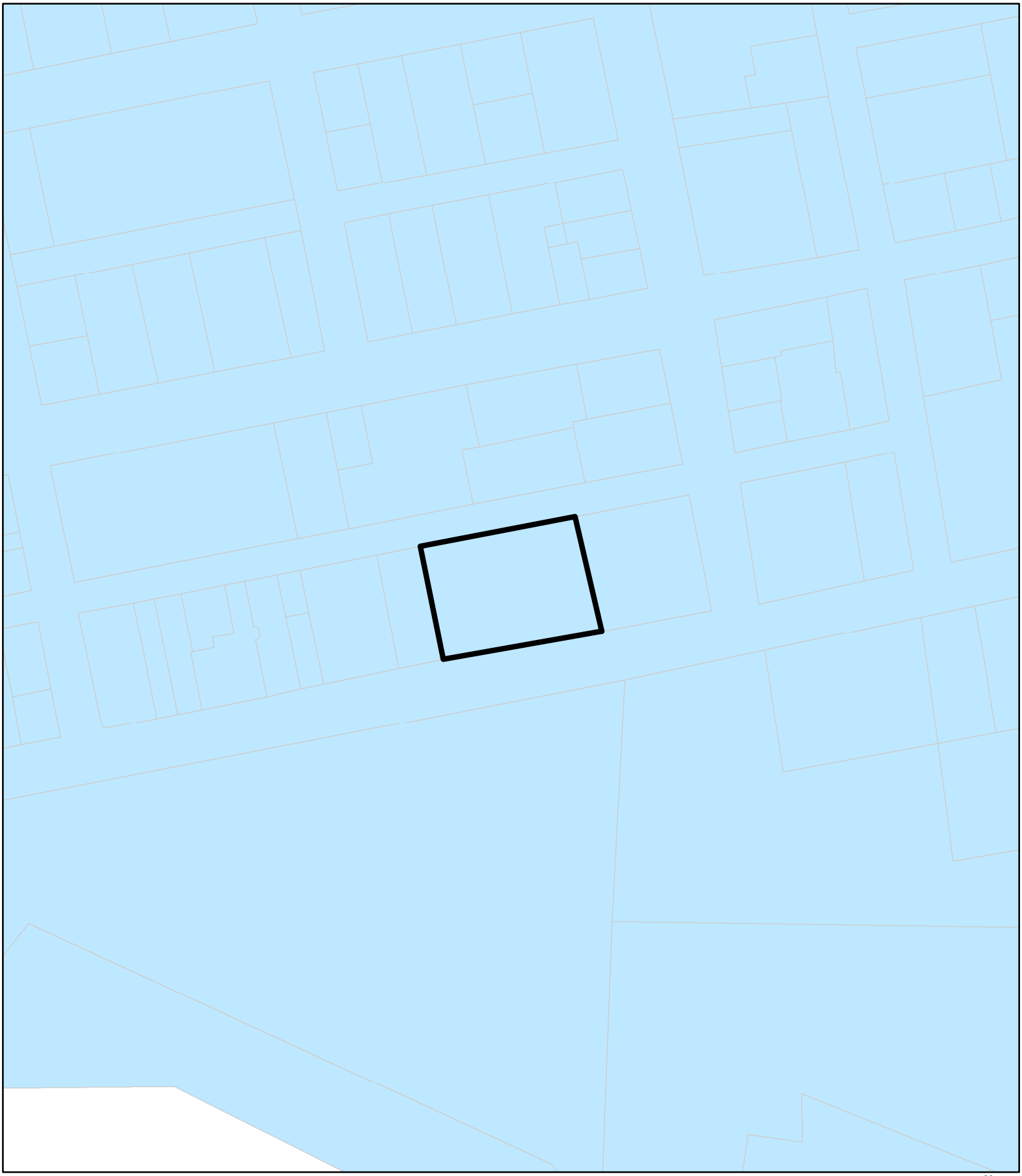
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STATE PARKS

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Assessors Parcels
County Water Districts

0 90 180 Feet
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WATER DISTRICT

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Assessors Parcels

0 90 180 Feet
0 0.015 0.03 Miles

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SCHOOL DISTRICT

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GENERAL NOTES

1. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, STANDARD PLANS AND THE MENDOCINO COUNTY STANDARD PLANS. (LATEST REVISION)
2. FOR ANY WORK TO BE PERFORMED ON THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF MENDOCINO PLANNING AND BUILDING DEPARTMENT, 707-463-4281
3. THE CONTRACTOR SHALL NOTIFY THE PLANNING AND BUILDING DEPARTMENT'S CONSTRUCTION INSPECTOR 48 HOURS BEFORE STARTING WORK. CALL 707-463-4281. SEE (INSPECTIONS) BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATON. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A., THE UTILITY OWNER AND/OR THE PROJECT ENGINEER IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE AND CABLE/TV.
5. THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
6. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
7. THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PLANNING AND BUILDING DEPARTMENT.
8. RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.
9. THE COUNTY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
10. ALL PROPERTY CORNERS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BEFORE THE FINAL ACCEPTANCE OF THE ROAD BY THE DESIGN ENGINEER.
11. BENCH MARK: POINT NUMBER 101, NAIL, ELEVATION 1362.88 ASSUMED DATUM TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY POPE ENGINEERING
12. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND FACILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND FACILITIES. HOWEVER, THE ENGINEER, CITY AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR FACILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THOSE FACILITIES SHOWN AND ANY WHICH MAY EXIST AND ARE NOT SHOWN PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND FACILITIES THAT ARE TO BE CONNECTED TO OR THAT ARE IN THE PATH OF THE PROPOSED IMPROVEMENTS FOR VERIFICATION OF ELEVATION AND LOCATION BY DESIGN ENGINEER AND SHALL DETERMINE THAT THERE IS NO CONFLICT PRIOR TO COMMENCING CONSTRUCTION OF THAT PORTION OF THE WORK AND/OR ANY UPSTREAM WORK THAT WOULD BE AFFECTED BY A CONFLICT WITH THE EXISTING FACILITIES. IF THERE IS INTERFERENCE WITH PLAN UTILITY LOCATION THEN ADJUSTMENT OF NEW UTILITY GRADES ARE REQUIRED. THE ADJUSTED GRADE SHALL BE RECOMMENDED BY THE PROJECT/DESIGN ENGINEER IN WRITING AND SHALL BE APPROVED IN WRITING BY THE CITY OR COUNTY PRIOR TO INSTALLATION.
13. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE COUNTY OF MENDOCINO HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
14. UNAUTHORIZED CHANGES OR USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
15. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER UPON DISCOVERING SIGNIFICANT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS OR OMISSIONS. THE REVISED PLANS SHALL BE SUBJECT TO REVIEW BY THE CHIEF BUILDING OFFICIAL.
16. RETAINING WALLS ARE NOT APPROVED UNDER THIS GRADING PERMIT. RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT, UNLESS EXEMPTED.
17. CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1. SLOPES MAY BE STEEPENED. WITH WRITTEN PERMISSION FROM A GEOTECHNICAL ENGINEER. FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1.
18. ALL EXCESS SOIL MATERIAL, STUMPS AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND PLANNING AND BUILDING DEPARTMENT GRADING ORDINANCE AS THEY MAY APPLY.
19. IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1 OR LATER THAN OCTOBER 15 IN ANY GIVEN YEAR, AN APPROVED SILTATION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.
20. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IN THE AFFECTED AREA IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION
21. PLACEMENT OF MAILBOXES MUST BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.
22. TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS, EXCEPT THAT THE TRENCH WIDTH NEED ONLY BE ONE FOOT ON EACH SIDE OF THE PIPE.
23. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF POPE ENGINEERING. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF POPE ENGINEERING. POPE ENGINEERING TAKES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
24. COMPACTION OF FILL TO BE OBSERVED AND TESTED BY A GEOTECHNICAL ENGINEER PER THE MENDOCINO COUNTY SPECIAL INSPECTION REQUIREMENT.
25. PERFORM GRADING IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, APPLICABLE MENDOCINO COUNTY REGULATIONS.
26. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AT (707) 463-4363 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

INDEX TO DRAWINGS

C-1 COVER SHEET
C-2 GRADING AND DRAINAGE PLAN
C-3 PROFILE, SECTIONS, DETAILS

EROSION CONTROL NOTES

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, APPLICABLE MENDOCINO COUNTY REGULATIONS, AND SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS.
2. THE APPROVED PLANS SHALL CONFORM WITH THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES CONTAINED IN THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS OR AN EQUIVALENT BEST MANAGEMENT PRACTICE:

   EROSION AND SEDIMENT CONTROL FIELD MANUAL BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD.
   MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES BY THE ASSOCIATION OF BAY AREA GOVERNMENTS.
   CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL BY CALTRANS.
   STORMWATER BEST MANAGEMENT PROACTIVE HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.
3. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OF MANUFACTURE'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CASO00001 WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
5. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE.
6. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 – APRIL 15).
7. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER ACTUAL STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. STORM EVENTS PRODUCE AT LEAST 1 INCH OF PRECIPITATION IN A 24 HOUR PERIOD. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
8. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS. CHANGES SHALL BE NOTED ON THE PLAN WHEN MADE.
9. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER AND CHLORINATED WATER.
10. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY.
11. EXPOSED SLOPES SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING 70% VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES PLASTIC COVERS, BLANKETS OR MATS.
12. WHENEVER IS IS NOT POSSIBLE TO UTILIZE EROSION PREVENTION MEASURES, EXPOSED SLOPES SHALL EMPLOY SEDIMENT CONTROL DEVICES, SUCH AS FIBER ROLLS AND SILT FENCES. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
    HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE.
13. APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RYE OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
BROMUS MOLLIS (BLANDO BROME)	40
TRIFOLIUM HIRTUM (HYKON ROSE CLOVER)	20
FERTILIZER	
16-20-0 & 15% SULFER	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER

*NON-ASPHALTIC, DERIVED FROM PLANTS

14. THE OWNER SHALL PROTECT STORM DRAIN INLETS FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
15. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY STORM WATER FLOW LEADING TO SOIL EROSION.
16. SOIL AND MATERIAL STOCKPILES SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENTS AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
17. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY, OR AS NECESSARY, AND REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE ARRANGED.
18. A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS.
19. PROPER APPLICATION, CLEANING AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
20. WHEN UTILIZED, TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED TO PREVENT THE DISCHARGE OF POLLUTANTS.
21. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

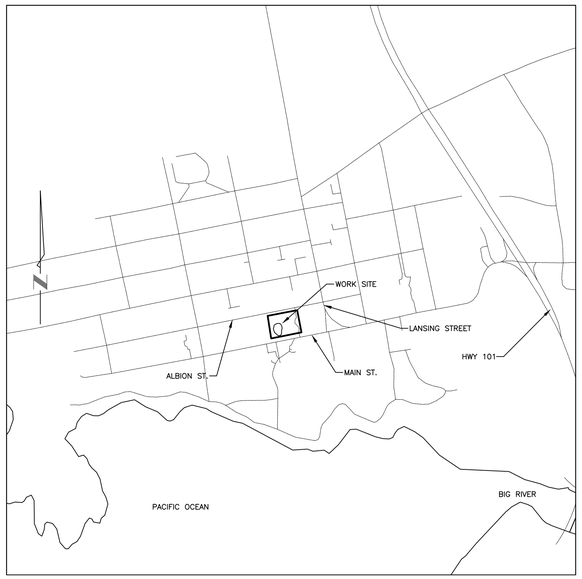
REQUIRED GRADING INSPECTIONS

A. REQUIRED INSPECTIONS BY THE GRADING INSPECTOR ARE AS FOLLOWS:
B. PRE-CONSTRUCTION MEETING WITH CONTRACTOR, GRADING INSPECTOR AND OTHERS, AS APPLICABLE.
C. OTHER INSPECTIONS, AS AGREED AT THE PRE-CONSTRUCTION MEETING.
D. PREPARATION OF GROUND FOR FILL PLACEMENT, ORGANIC LAYER REMOVED, SURFACE SCARIFIED, ECT. (UBC-3313.2).
E. SURFACE BENCHED WHERE SURFACE RECEIVING FILL IS STEEPER THAN 5:1 (UBC-3312.2).
F. KEY OR CORE (UBC-3313.2).
G. SURFACE DRAINAGE FACILITIES INCLUDING INTERCEPTOR DRAINS, SWALES, DITCHES ON TERRACES, CONCRETE OR SHOTCRETE DITCH LINING, ETC. (UBC-3315.2).
H. FINAL ROUGH GRADING OF BOTH CUT AND FILL SLOPES, INCLUDING TERRACING, ROUNDING OF TOP SOIL LAYER, SETBACKS FROM PERMIT AREA BOUNDARIES, ETC. (UBC-3312, 3313, 3314, 3315).
I. EROSION CONTROL MEASURES, EITHER TEMPORARY OR PERMANENT, INCLUDING SEDIMENT FENCES, INSTALLATION OF FABRICS, SEEDING SLOPES, ETC. (UBC-3316).
J. FINAL INSPECTION FOR CODE COMPLIANCE. IF ENGINEERED GRADING, THE FINAL REPORT IS ALSO REVIEWED BY THE GRADING INSPECTOR BEFORE THE GRADING PERMIT IS FINALED (UBC-3317).

GRADING

1. THE CONTRACTOR SHALL ENLIST THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO MONITOR THE PLACEMENT OF EMBANKMENTS. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SOILS REPORT WHICH CERTIFIES THAT THE EMBANKMENTS WERE PLACED IN ACCORDANCE WITH THE PROJECT PLANS (AND AMENDMENTS THERETO, IF ANY), SPECIFICATIONS, AND SOUND GEOTECHNICAL PRACTICE. THE REPORT SHALL ADDRESS IN PARTICULAR THE SUITABILITY OF THE NATIVE SOIL ENCOUNTERED AT THE TOE AND BASE OF ALL FILLS. FURTHER, THE REPORT SHALL CONTAIN ANALYSIS OF THE SOILS ENCOUNTERED AND A COMPILATION OF COMPACTION TESTS PERFORMED.
2. CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1 WITH A GEOTECHNICAL ENGINEER'S WRITTEN PERMISSION, WEATHERED ROCK CUTS MAY BE STEEPENED. FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1.
3. ALL EXCESS SOIL MATERIAL, STUMPS AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND PERMIT AND RESOURCE MANAGEMENT DEPARTMENT GRADING ORDINANCE AS THEY MAY APPLY.
4. IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1 OR LATER THAN OCTOBER 1 IN ANY GIVEN YEAR, AN APPROVED SILTATION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.
5. ANY GRADED AREAS 10% OR STEEPER WITHIN THE ROADWAY, ROAD RIGHT-OF-WAY, OR PUBLIC UTILITY EASEMENT SHALL BE SEEDED FOR EROSION CONTROL. EROSION CONTROL MATERIALS AND APPLICATION SHALL BE IN ACCORDANCE WITH SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS AND SHALL CONSIST OF APPLYING SEED AND FERTILIZER AT THE RATES SPECIFIED ON THIS SHEET.
6. ALL ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 6 TO 8 INCHES IN UNCOMPACTED THICKNESS, BROUGHT TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION, AND EACH LIFT SHOULD BE COMPACTED UNTIL A MINIMUM DEGREE OF COMPACTION OF 95% IS ACHIEVED, BASED ON ASTM TEST METHOD D1557.
   REFER TO GEOTECHNICAL REPORT FOR GRADING AND SITE PREPARATION RECOMMENDATIONS.

APN 119-238-17-00
IMPROVEMENT PLANS
LANDS OF KELLEY HOUSE MUSEUM
45007 ALBION ST.
MENDOCINO, CALIFORNIA



VICINITY MAP
1"=500'

NOTE: THIS PLAN IS FOR PERMITTING GRADING THAT HAS ALREADY BEEN COMPLETED

LEGEND

PROPOSED	EXISTING	
→	→	DIRECTION OF SURFACE FLOW
25	25	CONTOUR
S.D. C.B. C.I.	S.D. C.B. C.I.	FEATURES
		TOE/TOP OF SLOPE
		STORM DRAIN
	x x	FENCE LINE
		PROPERTY LINE
		SWALE
		CATCH BASIN
		SDMH
		GRAVEL
		RIP-RAP
		CONCRETE
FG 123.50	27.25	SPOT ELEVATION
DWS FPW W	DWS FPW W	WATER LINE
		SILT FENCE
		STRAW ROLL

ABBREVIATIONS

SDMH	STORM DRAIN MANHOLE	PSDE	PRIVATE STORM DRAIN EASEMENT
SSMH	SANITARY SEWER MANHOLE	BSL	BUILDING SETBACK LINE
SS	SANITARY SEWER	POS	PRIVATE OPENSPACE EASEMENT
W	WATER	DI	DROP INLET
SD	STORM DRAIN	FM	FORCE MAIN
TC	TOP OF CURB	VC	VERTICAL CURVE
FF	FINISH FLOOR	MP	MIDPOINT
WM	WATER METER	PT	POINT OF TANGENCY
FS	FINISH SURFACE	PC	POINT OF CURVATURE
SD	STORM DRAIN	BVC	BEGIN VERTICAL CURVE
WS	WATER SERVICE	EVC	END VERTICAL CURVE
FG	FINISH GRADE	(E)	EXISTING
TG	TOP OF GRATE	EG	EXISTING GRADE
IG	INVERT GRADE	FL	FLOW LINE
PL	PROPERTY LINE	SW	SIDE WALK
TW	TOP OF WALL	DW	DRIVEWAY
BW	BOTTOM OF WALL	ROW	RIGHT OF WAY
BS	BACK OF SIDEWALK		

U.S.A. NOTIFICATION SERVICE

CALL BEFORE YOU DIG 811 800-642-2444

EARTH QUANTITIES

CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BID.

REFER TO ANY GEOTECHNICAL RECOMMENDATIONS THAT MAY BE A PART OF THIS PROJECT.

QUANTITIES SHOWN ARE ESTIMATES ONLY. SITE CONDITIONS, CONSTRUCTION METHODS, ETC. CAN SUBSTANTIALLY ALTER VALUES.

CUT	112 C.Y.+/-
FILL	– C.Y.+/-
TOTAL	112 C.Y.+/-

DISTURBED AREA 3010 SF

REVISIONS	BY

COVER SHEET
LANDS OF KELLEY HOUSE MUSEUM
45007 ALBION ST.
MENDOCINO, CALIFORNIA

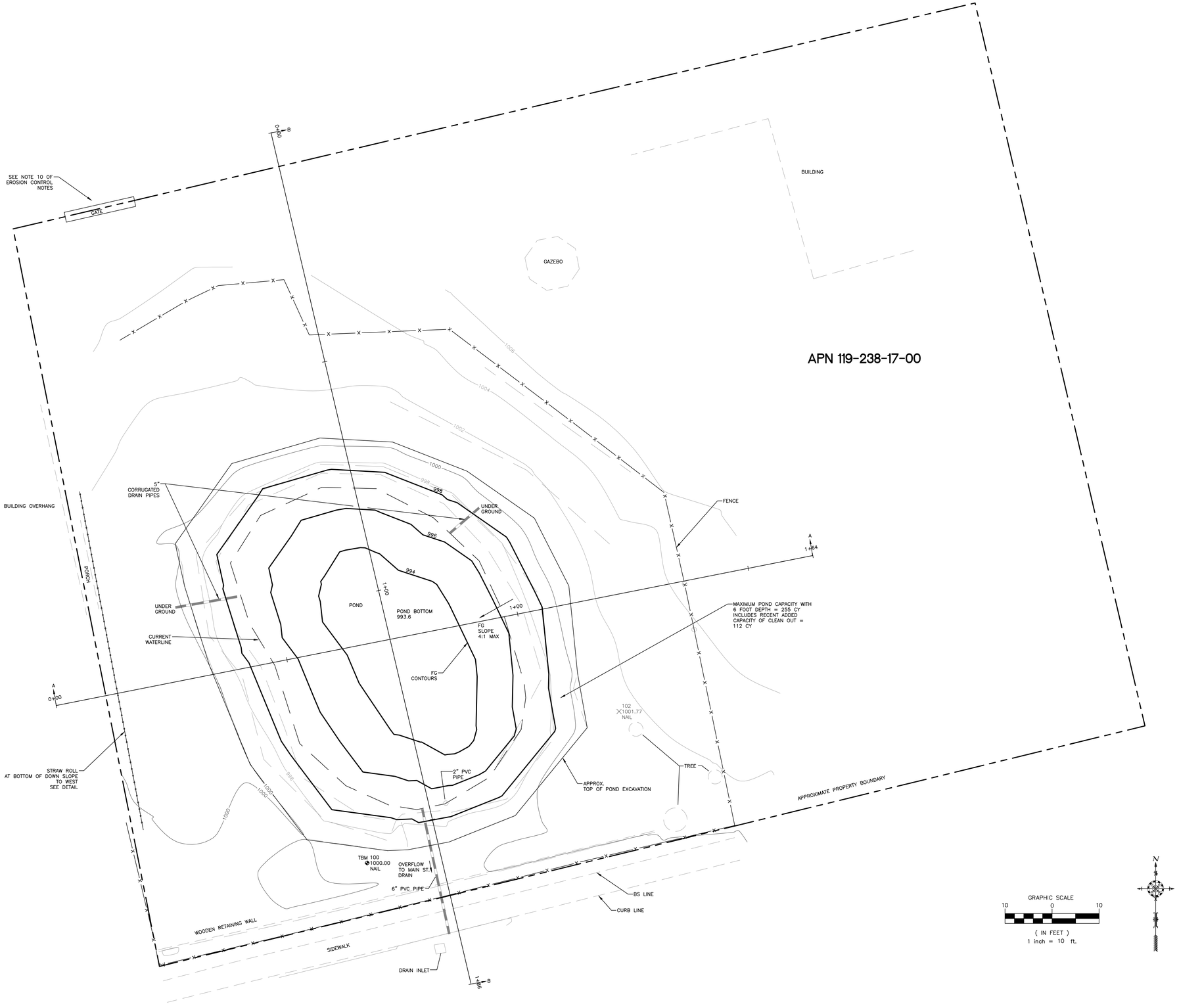
APPROVED BY: SAMUEL G. POPE DATE

REGISTERED PROFESSIONAL ENGINEER SAMUEL G. POPE No. 65228 CIVIL STATE OF CALIFORNIA

POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
SAMUEL G. POPE
P.E. 65228
P.L.S. 8903
1540 HARBART DRIVE WILLITS, CA 95490
(707) 459-7766 FAX 707-459-3675
CELL 707-391-7499

SCALE:	AS SHOWN
DESIGN:	POPE
JOB:	KELLEY HOUSE
PLOT DATE:	9-4-2024

SHEET C-1 OF 3 SHEETS



REVISIONS	BY

TOPOGRAPHIC MAP

LANDS OF KELLEY HOUSE MUSEUM
45007 ALBION ST.
MENDOCINO, CALIFORNIA

APPROVED BY: SAMUEL G. POPE DATE

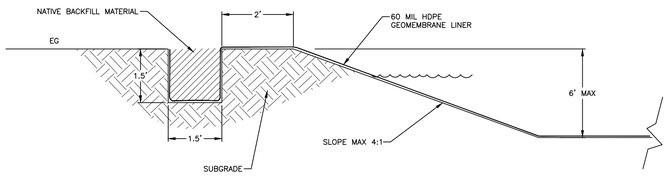
REGISTERED PROFESSIONAL ENGINEER SAMUEL G. POPE No. 65228 CIVIL STATE OF CALIFORNIA

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540 HEWITT DRIVE, WILLITS, CA 95490
OFFICE 707-459-5666 FAX 707-459-3075
CELL 707-367-7468

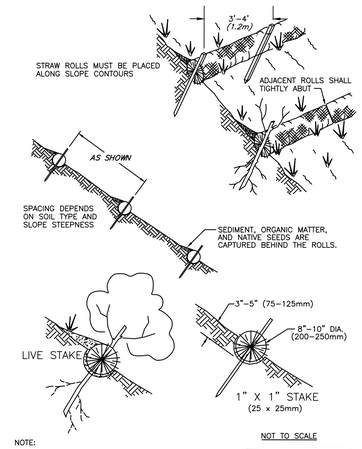
SCALE:	AS SHOWN
DESIGN:	POPE
JOB:	KELLEY HOUSE
PLOT DATE:	8-20-2024

SHEET C-2

OF 3 SHEETS



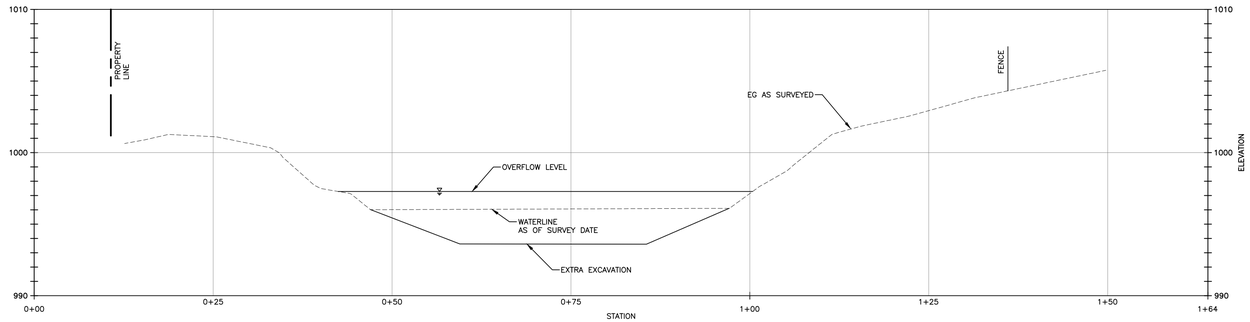
POND COVER DETAIL
NTS



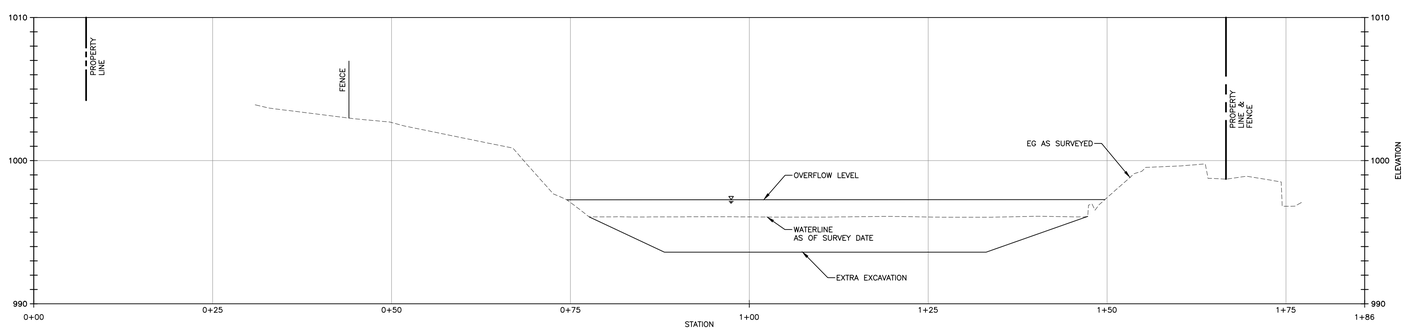
NOT TO SCALE

NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW ROLLS



SECTION A-A
1"=10' HORIZONTAL
1"=5' VERTICAL



SECTION B-B
1"=10' HORIZONTAL
1"=5' VERTICAL

BY	REVISIONS

PROFILE, SECTIONS, DETAILS

LANDS OF KELLEY HOUSE MUSEUM
45007 ALBION ST.
MENDOCINO, CALIFORNIA

APPROVED BY
SAMUEL G. POPE
DATE

REGISTERED PROFESSIONAL ENGINEER
SAMUEL G. POPE
No. 85228
CIVIL
STATE OF CALIFORNIA

POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
SAMUEL G. POPE
PE 85228
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1540 HARRAH DRIVE WILLITS, CA 95490
OFFICE 707-459-8903 FAX 707-459-3075
CELL 707-321-7458

SCALE:	AS SHOWN
DESIGN:	POPE
JOB:	KELLEY HOUSE
PLOT DATE:	1-17-2022

SHEET
C-3
OF 3 SHEETS

Kelley Pond
Landscape Plan



Prepared by

Kelley House Museum

March 25, 2025

Purpose

This plan is intended to remedy two problems with the Kelley pond: one is human-caused, and the other is a larger systemic challenge. The first problem is the plastic liner that was installed in late 2014 in order to keep water in the pond throughout the summer and fall. For the two or three previous years—years of insufficient winter rainfall—the water had disappeared by late summer, leaving the pond an ugly hole in the ground with litter from passing pedestrians in it. A joint committee of the Kelley House Museum and Mendocino Volunteer Fire Department determined that a liner would improve water retention throughout the dry months, thereby keeping the pond attractive; furthermore, that water would be available for use in fire-fighting. It seemed like a good idea at the time.

Unfortunately, the liner has never worked correctly. The first winter after it was installed, either groundwater or air trapped under the liner caused the liner to float up to the surface, breaking a pipe intended to deliver water to a hydrant on the street; the broken pipe then apparently ripped the liner. Various attempts have been made to keep the liner from floating to the surface and to plug up the hole, to no avail. In winter, when the pond fills with rainfall, parts of the liner can be seen floating on the surface. In late summer and fall, the water level drops, revealing the unsightly liner.

The root problem, the systemic challenge, has to do with our fragile coastal aquifers and our changing climate. Seasonally fluctuating water levels have been an issue in the Kelley pond for many years. Museum newsletters from the 1970s and 1980s tell of various attempts to keep water in the pond. In 1991, another heroic effort was made to better retain water in the pond by reducing its size (see page 8). The problem was especially notable when winters had dramatically less rainfall than historical averages. Rainfall recharges the aquifers; when there isn't much rainfall, there isn't much water in the aquifers. That problem has been compounded by increased water consumption in the town.

There are two popular theories about the impacts of human activity on the pond water level: 1) utilities were undergrounded on Albion Street in the late 1970s, interrupting the flow of water from above; and 2) the sanitary sewer installed in Albion Street at about the same time further interrupted the flow. Those suppose water flowed from above, at or near the surface, when the historic evidence is that the pond was created by damming up a spring on the Kelley property. Another more important phenomenon occurred in Mendocino in the mid-1970s: more and more people and businesses moved into vacant properties and began using their wells. The previously uninhabited MacCallum House became a restaurant and an inn. The formerly empty Baptist Church became a natural foods store. The decrepit Mendocino Hotel was renovated and reopened. Faucets were opened and toilets were flushed. And when septic systems were replaced with a sewer, water in the leach fields did not return to the aquifer; it flowed to the sea.

Since then, water usage has increased to such an extent that it is now monitored and enforced. After dry winters, wells run dry in late summer or early fall. The spring that once fed the Kelley House pond draws from the same aquifers as does every well. We know the global climate is changing, we know that next winter may bring much less rainfall than this winter has, and we know that it is highly unlikely for there ever to be more groundwater in Mendocino. Instead of continuing the struggle to keep water in the Kelley pond, the far wiser approach is to adapt the pond to the changing conditions by 1) removing the ugly and ineffective liner to the extent possible next fall when it is exposed; 2) removing the invasive grasses and plants that now grow in or around the pond; 3) filling the denuded ground on the pond edge with native plants that can live in water during winter months and live without it during the dry months; and 4) planting the area around the pond with native plants adapted to this climate. Thus, even when the water level drops, the pond and the nearby coastal prairie will be attractive.

Historical Background & Photographs

The Kelley Pond has been a landscape feature in the town of Mendocino since William Kelley, after building his house in the early 1860s, dammed a spring on his property. Kelley claimed that he built the pond so his kids would have someplace to play amidst a boisterous lumber mill town growing around it. We have a photograph showing children playing in a boat on the pond around 1867.



Looking Southwest across the Pond to Main Street and the Ford House, circa 1867
Kelley House Museum Object ID: 1973-182-1154-8

The view to the pond from the Kelley House lawn, where this photograph was taken, is wide open and not visually enclosed by hedges or trees. Half a dozen springs watered this coastal peninsula prior to Euro-American settlement. Other small ponds were created from the springs; the water from the Kelley spring flowed downhill to the Ford's property, where they dammed it for a duck pond and a water lily pond.

NOTED PLANTS: **Low, mown plants** grow at this end of the pond near Main Street. Only a few leafless shrubs are evident around this southwest edge of the pond.

Location
From its elevated site at the corner of Lansing and Main Streets, Kelley's house commanded good views of the lumber shipping activity in Mendocino Bay, and Main Street was the primary business district so it was full of horse and wagon traffic.

An Ornamental Garden

Photographs taken in the late nineteenth century placed the Kelley pond in the foreground to set off the Kelley and MacCallum family homes. Around the pond, the grounds do not appear to be planted in a formal style, but they contain decorative plants intended to beautify the landscape.



Looking Northeast Across the Pond toward the Kelley House, 1886
Kelley House Museum Object ID: 1993-010-1180-16

There is a tall board fence and gate off the kitchen wing, but no shed. The shed is shown on the later 1890 Sanborn Insurance Map. The small building with the spire, an outhouse, was constructed in 1886. It was rebuilt in the mid-1970s in a location farther down the slope and is now a storage building called "The Loo."

An open, two-rail fence is located between the pond and the house, and is in line with a tall lattice screen extending from the house near the outhouse.

NOTED PLANTS: A large clump of **Pampas Grass** (*Cortaderia selloana*) is visible on the extreme right and a bare-branched shrub in the center (perhaps a **Rose-of-Sharon**). Both appear in the same locations in a later photo. Large **Calla Lily** clumps are also scattered along the pond's edge. What appears to be Tufted hairgrass (*Deschampsia cespitosa*) is on the right near the pond edge. **Roughly mown plan**ts extend around this part of the pond up to the house.



Looking North Toward the MacCallum House, circa 1901

Kelley House Museum Object ID: 2007-03-1334-12

Currently, a one-story, wooden garden shed, built sometime between 1956 and 1967, blocks this Main Street view and the view from the MacCallum House to the pond. Note the early MacCallum water tower to the far right, and the laundry hanging in the yard adjacent to the Kelley rental houses located adjacent to the pond on the left.

NOTED PLANTS: A 15-foot high plant with a **broad weeping habit** (possibly a weeping ornamental tree) grows left and forward of the present-day Southern Magnolia tree's location at the north end of the pond. The thick swath of undetermined shrubby plants, roughly three feet high around most of the pond, camouflage the steep banks.



Looking Northeast Across the Pond to the Kelley House, 1913
(Photograph by Perley Maxwell) Kelley House Museum Object ID: 1993-0101-8017

In the background, a heavy, timbered garden arbor has replaced the smaller, abalone shell arbor seen in earlier photos. This arbor was recreated closer to the pond in recent years. A rail fence of lighter construction that previous ones has been built farther down the slope and closer to the pond. On the left, there is a shed (noted on the 1890 Sanborn Fire Insurance map) next to the kitchen wing, where there was only a fence along Albion Street in the earlier photo. "The Loo" is not visible.

NOTED PLANTS: A large clump of **Pampas Grass**, located on the right at the pond's edge, and a large bare-branched shrub in the center of the photo are in the same locations seen in the earlier 1886 photo. A **rough of mown grass and other plants** near the pond is contiguous with the area near the house. What appears to be a large **Lady Banks Rose** is growing exuberantly on the left at the water's edge. A large **Monterey Cypress** (*Cupressus macrocarpa*) is behind the rose. This evergreen is visible in the 1886 photo and has grown considerably over the years. On the extreme right is another cypress in the same location as the existing cypress trees.



View to north across the pond toward the MacCallum House, circa 1950

Kelley House Museum Object ID: 1993-010-1365-19

The surface of the pond is covered with water lilies. Pampas grass runs wild, as do blackberry bushes.



View of the pond from the MacCallum House roof, 1974.

Kelley House Museum Object ID: 2007-03-1426-32

When the property was acquired by Mendocino Historical Research, the area around the pond was overgrown with Himalayan and native blackberries. The magnolia currently on the north side of the pond was uncovered in 1975 when volunteers removed all the blackberry bushes. Spindly camellia trees, still growing along the fence near the annex, were also uncovered.



Kelley Pond reconstruction, 1991
Kelley House Museum Object ID: 2007-03-1341-12

The article below from the February 7, 1991 *Mendocino Beacon*, page 9, reveals that low water levels in the pond became acute in the late 1980s and the Kelley House Museum board mounted a major effort to remedy the situation in 1990.

> **1990 application to MHRB from Mendocino Historical Research, Inc. to decrease the size of the Kelley House Pond and placing of pilings and fill into it.** Board member Bob Raymond explained that the board wants to resurrect the Kelley House Pond. He explained that even though the drought had contributed to the dryness of the pond, it "ceased to be viable before the drought...The dryness coincided with the trenching on Albion Street for the sewer." Don Tucker, board president seconded that opinion and said that the sewer lines might have intercepted the water table and the spring that used to feed the pond. Tucker said that the goal of his board is to turn "what is currently an eyesore" into something attractive again. He also said that in the six years he has been on the board, the pond has been the main topic of discussion. The reduction of the pond's size on the Main Street end is supposed to, on one hand, help retain water, and on the other hand, keep people from dumping trash into it. He reported finding anything from beer bottles to gum in the pond. The **MHRB approved the application** with the stipulation that no toxic material or materials treated with toxins may be used as pilings.

Non-native Plants

The historical images of the pond show large clumps of Calla Lilies, a favorite bold-leaved plant during this period. Originally from South Africa, the plant has made itself very much at home on the coast, and is now iconically associated with Mendocino. We plan to keep one or two, in pots, on the banks, not at the water's edge.

Pampas Grass is evident in a number of photos. This plant was introduced to California gardeners in 1848 and was very popular for its billowing white plumes. Its aggressive spreading has landed it on the California Native Plant Society's list of the ten most invasive alien exotics. All propagules will be removed.

The Southern Magnolia tree on the north end of the pond was uncovered in 1975 or 1976, when volunteers cleared out all the blackberry bushes. How it got there is a mystery. Native to the southern U.S., this ornamental evergreen tree is often found on the edges of lakes and swamps; it was popular nationwide because of its shiny green leaves and showy white cup-shaped flowers. We have no plans to remove this tree while it is healthy.

The trees on western edge of property near the water tower have been there since at least 1974 and include a strawberry tree (*Arbutus unedo*) and a cotoneaster (*C. pannosa* or *C. franchetii*). At some point we will remove them and replace them with a native shore pine (*Pinus ssp. contorta*) or perhaps a *Ceanothus thyrsiflorus*.

The grass around the pond will be mowed, as it was during the late 1800s and early 1900s. Replacing the invasive grasses with native grasses will be a huge and costly undertaking. We will first begin to introduce our coastal native Tufted Hairgrass (*Deschampsia cespitosa*).

Plant Selection Criteria

The area around the pond is a mixture of native and non-native plants and grasses, and the more invasive plants will be removed incrementally to the greatest extent possible given financial constraints. The plant list developed for this plan uses three criteria: 1) as much as possible, native plant species will be used; 2) native species that can tolerate changes in water supply will be used; and 3) priority will be placed on native species that need little ongoing attention; the limited financial means of the non-profit organization responsible for maintaining the house and its grounds do not permit lavish care for the plants.

Ecologically Appropriate Plants

When the first settlers arrived in the early 1850s, this area was a coastal prairie utilized in various ways by indigenous Pomo people. For example, the moist area around the spring that would feed the Kelley Pond would have typically supported some plants used in basket-making like willows and sedges. These native wetland species can be re-seeded around the water's edge, as can horsetail (*Equisetum laevigatum* or *arvense*) and sword or deer ferns. Douglas iris, lupine, and poppies will be planted a little higher on the banks, in the coastal prairie.

Historically Appropriate Plants

As an anchor of the Mendocino Historic District, it is our aspiration to return the area around the pond to its condition before William Kelley created the pond, but we recognize that is a high order. Many of the plants near the pond are not native. Some will be removed, but those that remain will reflect as closely as possible the historic district's period of significance, 1850-1900.

The following source books were used for the Kelley Pond Landscape Plan

The Jepson Manual: Vascular Plants of California, Second Edition, 2012

Native wetland freshwater marsh and wet meadow plants
https://www.valleywater.org/sites/default/files/D2/D2/D2-5_fresh_wetland_plants%281%29.pdf

"Falling in Love with Wetlands," ***Flora,*** Spring-Summer, 2024
https://www.cnps.org/flora-magazine/falling-in-love-with-wetlands-39537

California Wetlands Plant List
https://www.calflora.org/

The following guidelines are recommended for plant selection:

- Existing plants that are categorized as "high" or "moderate" on the California Invasive Plant Council Inventory may be removed.
- Less offensive non-native plants will remain, but if they should die and need replacement, new native species will often be chosen.
- If any plant removal and replacement takes place in the archaeologically sensitive area on the western property line south of the decks of the cottages, plant removal will be done by hand to minimize ground disturbance.

Low-Maintenance Plants
In addition to eliminating or controlling plants that are considered highly or moderately invasive by the Cal-IPC, new plants have been selected for low maintenance and drought resilience.

The museum has a small staff and the work of caring for the house and gardens is mostly done with dedicated volunteers or hired services paid for with limited funds. Keeping the plant selection focused on those that require little care is a sound approach if the area around the pond is to be an asset to the community.

Pond Landscape Plan

The failure of the pond liner to hold water has provided the museum with the opportunity to restore the area to a condition more appropriate to its natural setting and to the changing climatological conditions. This plan, and the plants selected, are cognizant of resource shortages: both water and money. The plan is a minimalist, incremental approach to solving the water-level problem. We will not move soil or fill in the pond because those activities are too costly for our limited financial resources. In the autumn, when the water level has gone down, we will remove 3-5 feet of the offending pond liner as well as the invasive grasses and plants growing in or near the pond. The native plants chosen to replace them are not expensive and require minimal care and upkeep. Maintaining them over time will not drain either our hydrological or financial resources.

Planting Zones

The area around the pond has been loosely divided into three zones that will facilitate installation and management. The boundaries of these areas will drift into one another to some extent.

Pond Edge Plants. Plants that tolerate wet feet—bunch grasses (*Deschampsia cespitosa*), sedges (*Carex obnupta*), horsetails (*Equisetum ssp.)*, and ferns (*Polystichum munitum* or *Blechnum spicant*)—will camouflage the banks exposed during seasonal decreases in water level. They will also help retain soil on the banks. Some of these plants are available in economical seed form, but small specimens can also be set out and will spread to perform their important function at the water's edge.

Coastal Prairie Plants. These will be planted randomly around the perimeter of the pond in ground that never is submerged. Natives like Douglas iris, coastal California poppy (*Eschscholzia californica var. maritima*), and the local lupine (*Lupinus bicolor* or *littoralis*) will establish themselves and spread, making the entire pond area attractive. Other possibilities are noted in the plant list.

Lawn Grass. All the photos we have of the early pond show an area of mown plants coming close to the pond's edge. We assume these are lawn grasses, many of them invasive, but we don't know what species. As resources allow, areas of the invasive grasses will be removed and reseeded with a perennial bentgrass native to the West Coast (*Agrostis pallens*). This grass can be mowed or let flop. It uses half the water of typical turf and requires half the mowing and upkeep.

Care & Maintenance

The plant list that accompanies this landscape plan includes the common and botanical plant names, their historical and ecological background, and specific maintenance protocols for each plant. This resource can be shared with volunteer workers and with contractors that assist with the grounds-keeping. It should be periodically updated as plants are added or removed.

Weed Management

At present, the pond area is home to many unwanted species and it will be necessary to continuously weed the areas being restored. Many of the plants we wish to exclude are growing in the state park across the street and elsewhere in town. A natural exchange will occur as wind and animals move seeds around the neighborhood. In addition, the existing soil will act as a "seed bank."

The management of unwanted species will be accomplished through well-timed mowing as well as hand weeding to minimize ground disturbance. Eradication efforts of invasive species will be timed prior to maturity and seed dispersal.

Techniques and information on performing these tasks and identification of many invasive plants can be found in ***The Weed Workers Handbook***, a 128-page volume available for purchase at the California Invasive Plant Council website, or as a free downloadable PDF from their website. Many other resources are available, including those found at the websites of the California Native Plant Society and local chapters.

Irrigation

The installation of the grasses, pond edge plants, and some coastal prairie plants around the pond should occur in early fall. Other plants should be planted in late spring, just after the winter rains have loosened the soil.

With natural winter precipitation, little supplemental water will be needed for the native species, except during the initial establishment.

Grounds people and gardeners should employ hand watering the first year, as well as whenever soil tests and direct observation indicate excessive dryness.

Note: Episodic watering with a hose-fed sprinkler attached to a tripod is an effective and sustainable way to cover larger areas.

Kelley Pond Landscape Plan

Annotated Plant List, 3/25/2025

Native Coastal Prairie Area

COMMON NAME *Botanical Name*	***Description & Uses***	***Horticultural Notes***
DOUGLAS IRIS *Iris douglasiana*	Common and attractive wildflower of the coastal region. Fast growing and drought-tolerant near the coast where it benefits from cooler temperatures and fog. The flowers, appearing from April to June, are usually a purplish-blue, though occasionally white or yellow.	Tolerates a wide variety of soils, including coastal sand. Easy to grow from seed or rhizomes.
MINIATURE LUPINE *Lupinus bicolor*	Flowering annual native to coastal California, often less than 6-inches tall, creates a nice clump of spreading foliage and small blue and white flowers. Blooms from March to June and attracts bees and butterflies.	Requires full sun, needs little water, does well in bad soil. Tolerates cold temperatures. Reseeds easily, so self-propagating. Little maintenance.
COASTAL CALIFORNIA POPPY *Eschscholzia californica var. maritima*	A mounding, low-growing plant with striking gray-blue foliage and blossoms that are the essence of yellow, sometimes with a deep orange center. Readily self-seeds from long, slender capsules that burst open. Tough, easy to grow, and drought-tolerant.	Prefers full sun and poor soils. Transplants need careful handling; roots are sensitive and supplemental watering is needed 2-4 weeks after planting.
YARROW *Achillea millefolium*	Grows upright up to 3 feet high and 1.5 feet wide. Greenish-gray stems and foliage with finely divided leaves. White flower clusters appear at the top of each stem and remain for a long time. Blooms from early summer to early fall. Very attractive to pollinators, especially butterflies.	Needs full sun. Little water once established (maximum 2 times per month). Easy to grow. Deadhead to extend blooming.
BLUE EYED GRASS *Sisyrinchium bellum* or *californicum*	Flowering, one-foot tall perennial iris found in open, grassy areas throughout California. Grassy tufted leaves, with small purplish-blue or yellow flowers from January to July. Useful groundcover, as it spreads by underground roots.	Goes dormant in summer, but tolerant of summer dryness. Very easy to grow and will easily reseed. Can also be propagated by dividing its rhizomes.

PINK FLOWERING CURRANT *Ribes sanguineum var. glutinosum*	Fast-growing shrub with beautiful pendant pink flowers that bloom from winter to spring. Upright with a vase-shaped form, reaches up to 10 feet in height and 6 feet in width. Attracts hummingbirds and insects,	Thrives in part sun to shade and well-drained acidic soil. Fairly drought-tolerant near the coast
SHORE PINE *Pinus contorta ssp. contorta*	Smaller to mid-size tree, often sprawling and irregular in its youth, is rarely taller than 50 feet. Highly adaptable to many soil conditions, wet or dry.	Rainwater is typically enough once established, but moderate watering indicated when first planted. Largely tolerant of drought.
COASTAL MANZANITA *Arctostaphylos uva-ursi*	Grows low and spreads. The foliage is very compact, which helps suppress weeds and stabilize slopes. White/pink flowers appear in late spring to early summer.	Does well in full sun or part shade with little water. Tolerant of dry summers.
CEANOTHUS *Ceanothus gloriosus* *Ceanothus thyrsiflorus*	*Gloriosus* is a low-growing evergreen shrub that is a beautiful groundcover that can tolerate sun and drought. It has shiny leaves and fragrant blue flowers. Drought-tolerant and soil-stabilizing. *Thyrsiflorus* can reach a height of 10 feet.	Low-maintenance, shear after it blooms to maintain size and shape.
SALAL *Gaultheria shallon*	Oval-shaped, leathery, evergreen leaves, pendant, urn-shaped white/pink flowers, and dark-purple berries. Drought-resistant, salal will grow to about 3 ft in the sun. Very versatile fits nicely into almost any natural revegetation project	Slow to establish, but once it does, can spread by sprouting from underground stems.

Pond Edge Plants

COMMON NAME *Botanical Name*	***Description & Uses***	***Horticultural Notes***
SLOUGH SEDGE *Carex obnupta*	A fast-growing North American sedge that grows quickly from dense creeping underground roots. Its evergreen leaves are grass-like and can reach 12 inches long. Cylindrical flower spikes are purplish black and are held decoratively above the leaves. It is used in erosion control and streambank stabilization.	Found in moist to very wet locations such as bogs, wet meadows, riverbanks, and shallow coastal swamps in full sun to partial shade. Tolerant of a variety of soils.

MENDOCINO SEDGE *Carex mendocinensis olney*	The plant has an upright and clumping growth habit. Used for ground cover and in mixed borders. Also used for erosion control and as a habitat for small animals and insects. Prefers damp, slightly acidic soil.	Propagation can be done by seed or division of the clumps. Requires watering during the growing season but can tolerate dry conditions once established.
CALIFORNIA GRAY RUSH *Juncus patens*	Can be found growing in marshes and other wet areas only along the Pacific Coast from Southern Washington south into Northern Mexico, in wetlands and sometimes near springs and seeps. Gray rush forms large tufts of narrow, erect gray-green stems that are often waxy and grooved. Flower clusters sprout from the sides of the stems rather than the tips. Popular in formal gardens, rain gardens and phytoremediation swales, and used with intermittent ponds and restoration projects.	Full sun. Tough and easy to grow, it is happy in areas that are damp year-round, but also looks good and healthy in fairly dry soils with only minimal irrigation in summer (once per month once established). Do not cut like a grass.
SOFT RUSH *Juncus effusus*	A riparian plant found in wet pastures, bogs and damp woods around the world, soft rush produces large clumps of rounded stems and leaves. Its spreading nature, nitrogen fixation capabilities, and dense root system, provide high soil and slope stabilization capabilities.	Tolerant of many soils and periods of both total inundation and of drought. Easy to grow. Do not trim like a grass. Remove seed heads if plant spreads too much.
TUFTED HAIRGRASS *Deschampsia cespitosa*	A large, long-lived perennial bunchgrass that provides dense, bright green tufts of foliage to open, sunny areas. In early summer, it shoots up stems with iridescent, shimmering inflorescences that start out purple-ish and graduate to tan and tawny hues. Commonly found in wet prairies, wet meadows, along stream banks, and open areas surrounding lakes. Spreads.	Likes moist to wet, acidic soils, even tolerates flooded conditions. Thrives in the cool season and survives the summer drought by mostly dying back. The brown tufts reinvigorate when temperatures drop and fall rains return.
SWORD FERN *Polystichum munitum*	A lush, robust evergreen groundcover known for its bright green, sword-shaped fronds that remain lush throughout the seasons.	Resilient, survives occasional droughts, but flourishes with moisture and in cool weather. Water occasionally in summer.

DEER FERN *Blechnum spicant*	These bright green plants do well in moist areas with ample rainfall. Two different types of fronds: evergreen, outward-reaching sterile fronds with denser leaflets year-round; and stiffly upright, fertile fronds with narrower, less dense leaflets through summer.	Remove faded fertile fronds at summer's end; remove old, faded sterile fronds after new growth begins in spring. Slowly spreads by rhizomes.
HORSETAILS *Equisetum laevigatum* or *arvense*	Non-flowering evergreen perennial with hollow vertical green stems. Similar to ferns, it reproduces through spores and underground rhizomes.	Needs to be contained in a submerged pot.
PACIFIC REEDGRASS *Calamagrostis nutkaenis*	Perennial grass forming thick tufts of stems which may exceed a meter in height. There are several flat grass leaves up to a centimeter wide. Arching silvery-purple seed heads age to golden brown.	Grows well with sun or part-sun, and regular to low water. Drought-tolerant once established. Prefers to be dry in summer.

Lawn Around Pond

COMMON NAME *Botanical Name*	***Description***	***Horticultural Notes***
WEST COAST NATIVE BENT GRASS *Agrostis pallens*	Bent grass is a California perennial creeping grass that can perform as a native lawn alternative, with a rough meadow look. Historical Documentation from the local newspaper: "Three Crops - If W. H. Kelly's lawn comprised a thousand acres it would yield a great revenue. He is now taking off the third cutting of hay for this season." (*Mendocino Beacon* 23 Jun 1883, p. 3)	Establish using seed. Only annual mowing is required. Low water requirements.

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ARCHAEOLOGICAL COMMISSION ACTION SHEET

CASE NUMBER: MHRB_2024-0006 **HEARING DATE:** July 10, 2024
OWNER: Mendocino Historical Research **PROJECT COORDINATOR:** Jessie Waldman

ATTENDANCE: Commissioners Dick, Cull Johnson, staff

☐ **ARCHAEOLOGICAL SURVEY REQUIRED**
Until a survey has been prepared, submitted to, and found to be complete by the Archaeological Commission, the time limits specified by State law relative to the processing of application are suspended. Surveys must be submitted two weeks prior to next available meeting date (2nd Wednesdays of each month) to be placed on the agenda for consideration.

☐ **NO SURVEY REQUIRED**
(APPLICANT ADVISED OF THE DISCOVERY CLAUSE, MCC 22.12.090)

☒ **SURVEY ACCEPTED**

Survey Prepared by: Mendocino Historical Research **Date:** OCT 26, 2015

Findings:

☐ **No Cultural, Historical or Archaeological Sites Observed (MCC 22.12.090 -Discovery Clause shall be adhered to)**

☒ **Site(s) Identified-Recommendations of the Report shall be strictly adhered to**

☐ **ADDITIONAL COMMENTS/RECOMMENDATIONS/CONDITIONS OF THE COMMISSION**

motion to accept the survey, add discovery clause. Survey conditions to be adhered to. motion made by Cull second by Johnson. 4-0 vote

Mendocino County Code Section 22.12.090 Discoveries. (Portion of)

(A) Any person who in the preparation for or in the process of excavating or otherwise disturbing earth, discovers any archaeological site shall take all of the following actions:

(1) Cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery;

(2) Make notification of the discovery to the Director of Planning and Building Services…

See Over….

Sec. 22.12.100 Discoveries of Human Remains. (Portion of)

(A) The provisions of this section shall apply in addition to the provisions of Section 22.12.090 of this Chapter whenever any human remains are discovered.

(B) Any person who, while excavating or otherwise disturbing earth, discovers any bones or other human remains, whether or not as part of an archaeological site, shall immediately cease and desist from all further excavation and disturbance and shall immediately telephone or otherwise notify the Sheriff-Coroner of Mendocino County. If an archaeological site is involved, the Sheriff-Coroner shall thereupon notify a designated representative of the Commission and if the remains are considered to be those of a Native American Indian, the Sheriff-Coroner shall also make notification as required by Section 7050.5 of the California Health and Safety Code...

NOTE: The above-referenced code sections represent only a portion of the Archaeological Resources Chapter of the Mendocino County Code Section 22.12. Other sections address such matters as granting permission to authorized officials to enter onto lands containing discoveries, site disturbance restrictions, site protection methods, etc. Please contact the Department of Planning and Building Services for further information or go online at www.co.mendocino.ca.us/planning

Copies of Archaeological Surveys are not kept by the Planning and Building Department. Property owners should request a copy of the survey report from their Archeologist for their personal use and future development plans. Copies of the report are filed with the North West Information Center at Sonoma State University to be logged into their inventory of sensitive areas.

The Project Coordinator will be notified of the results of this review process. Questions with regards to your project and further hearings should be directed to the Coordinator.

If an archaeological survey is required, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at http://www.chrisinfo.org If you wish to have a list sent to you please call (707) 234-6650.

Archaeological Commission Action Sheet
Updated 12-5-15 (AT)