

COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379

Case No(s) Em-2021-0007
 CDF No(s) 7
 Date Filed 7/26/2021
 Fee \$ \$2019.16
 Receipt No. PRJ-043879
 Received by Tia Sar
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EMERGENCY PERMIT APPLICATION FORM

Name of Applicant Peter Haase, Principal Sherwood Design Engineers	Name of Owner(s) Jeff B. Greene, Managing Partner Heritage House LP, a California Limited Partnership	Name of Agent Amy Wynn Wynn Coastal Planning & Biology
Mailing Address 1525 Seabright Ave Santa Cruz, CA 95065	Mailing Address 5200 N. Hwy 1 Little River CA 95456	Mailing Address 703 N. Main St Fort Bragg CA 95437
Telephone Number (831) 426-9054	Telephone Number (831) 426-9054	Telephone Number (707) 964-2537

Project Description:
 Proposing an emergency permit for a waste water improvement project to replace failing on-site septic system for 62-unit Inn with Restaurant and Spa.
 Wastewater generated on the Property is currently managed by conventional septic tanks and leach fields. The existing septic tanks and leach fields, which were installed in or around the early 1980's, are reaching their useful life. Over the past few years some have failed, and the overall system needs to be upgraded.
 A new wastewater system is planned for the property. The upgraded system will include improvements to the collection system, the installation of a new enhanced treatment system, and the installation of several subsurface drip dispersal systems at various locations on the site.
 The proposed wastewater treatment system is designed such that treated effluent will meet regulatory requirements for secondary effluent. The collection system will consist of gravity lines and septic tank effluent pump (STEP) systems to convey the wastewater to a central treatment facility on the northside of the property. The proposed enhanced treatment system will include an equalization tank, an anaerobic baffled reactor, a three-stage trickling filter system, a deep bed media filter system, and ultraviolet (UV) and chlorine disinfection. The treated effluent will be stored in above-ground storage tanks and then be distributed to seven subsurface drip disposal zones on the property. Eight of the existing ten leachfields will be rehabilitated and maintained as backup disposal capacity; two of the leachfields will be removed and/or abandoned in place. Rehabilitation of a leachfield may entail: jetting the lines; or installing new trenches and leach lines between a field's existing leach lines; or replacing the existing piping and rock with new piping and rock. Ten or eleven of the existing eleven septic tanks will be abandoned in place or removed, in accordance with Mendocino County requirements; one septic tank may be retained.

Driving Directions
 The site is located on the N S E W side of N. Hwy 1 (name road)
 approximately 1 mile (feet/miles) N S E W of its intersection with
Buckhorn Cove Road East (provide nearest major intersection).

Assessor's Parcel Number(s)
 121-130-10-00, 121-130-13-00, 121-130-14-00, 121-130-33-00, 121-130-34-00, 123-010-18-00, 123-010-31-00, 123-010-32-00, 123-010-33-00

Parcel Size 121-130-10-00: 1.0 121-130-13-00: 6.1 121-130-14-00: 2.7 121-130-33-00: 7.0 121-130-34-00: 1.5 123-010-18-00: 6.86 123-010-31-00: 2.0 123-010-32-00: 1.72 123-010-33-00: 4.8 <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres 29.18 acres total	Street Address of Project 5200 N. Hwy 1 Little River CA 95456 Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.
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EMERGENCY PERMIT APPLICATION QUESTIONNAIRE

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

1. NATURE OF THE EMERGENCY NARRATIVE (use additional pages if necessary).

a) Describe the nature, cause and location of the emergency.

The agency regulating the existing septic system at Heritage House is the North Coast Regional Water Quality Control Board. Waste Discharge Requirements (WDR) for the Property were established in 1998 through Order No. 98-122. The WDR established notification requirements and a monitoring and reporting program for the Property's septic system. The existing septic systems have fallen out of compliance with the WDR and it was determined that a repair of the wastewater system is necessary to bring the system back into compliance.

b) Describe the remedial protective or preventive work required to deal with the emergency.

To remain in compliance with the RWQCB Waste Discharge Requirements, the Resort is currently operating at reduced capacity until the wastewater improvement project is installed and operational.

A new wastewater treatment system will be installed, which includes: a collection system consisting of gravity lines and septic tank effluent pump systems to convey wastewater to a proposed new central treatment facility at the highest elevation of the property, above-ground storage tanks and subsequent distribution of wastewater meeting secondary effluent requirements to a series of seven subsurface drip disposal zones on the lower elevations of the property. Some of the existing leachfields on site will be rehabilitated and maintained as backup disposal capacity; most or all of the existing septic tanks will be abandoned in place or removed.

The proposed wastewater system qualifies to apply for a permit under the State Water Resources Control Board Order WQ 2014-0153-DWQ "General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems" (Order 2014-0153). The General Permit specifies three different effluent limitations: biological oxygen demand (BOD), total suspended solids (TSS), and total nitrogen (TN). The proposed wastewater treatment system will produce effluent of acceptable quality and then dispose of the treated effluent throughout the property in subsurface drip dispersal zones.

c) Describe the circumstances during the emergency that justify the course(s) of action taken, including the probable consequences of failing to take action.

The consequences of not repairing and replacing the wastewater treatment system are that the Resort will not be able to offer full scope of visitor accommodations until the proposed Wastewater Improvement System is operational.

d) Describe any secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. that are necessary to deal with the emergency.

As described above.

2. Are there existing structures on the property? Yes No

If yes, describe below and identify the use of each structure on the plot plan.

Heritage House Inn Resort & Spa, which is a 62-room resort, with spa, restaurant, and on-site support facilities and typical associated development, all as noted on Site Plan.

3. Is any grading or road construction planned? Yes No

Estimate the amount of grading in cubic yards 48 c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Improvements are proposed on flat terrain.
There will be no cut greater than 2 feet, nor fill greater than 1 foot.

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

5. Project Height. Maximum height of structure(s): 16' (treated water storage tank) feet

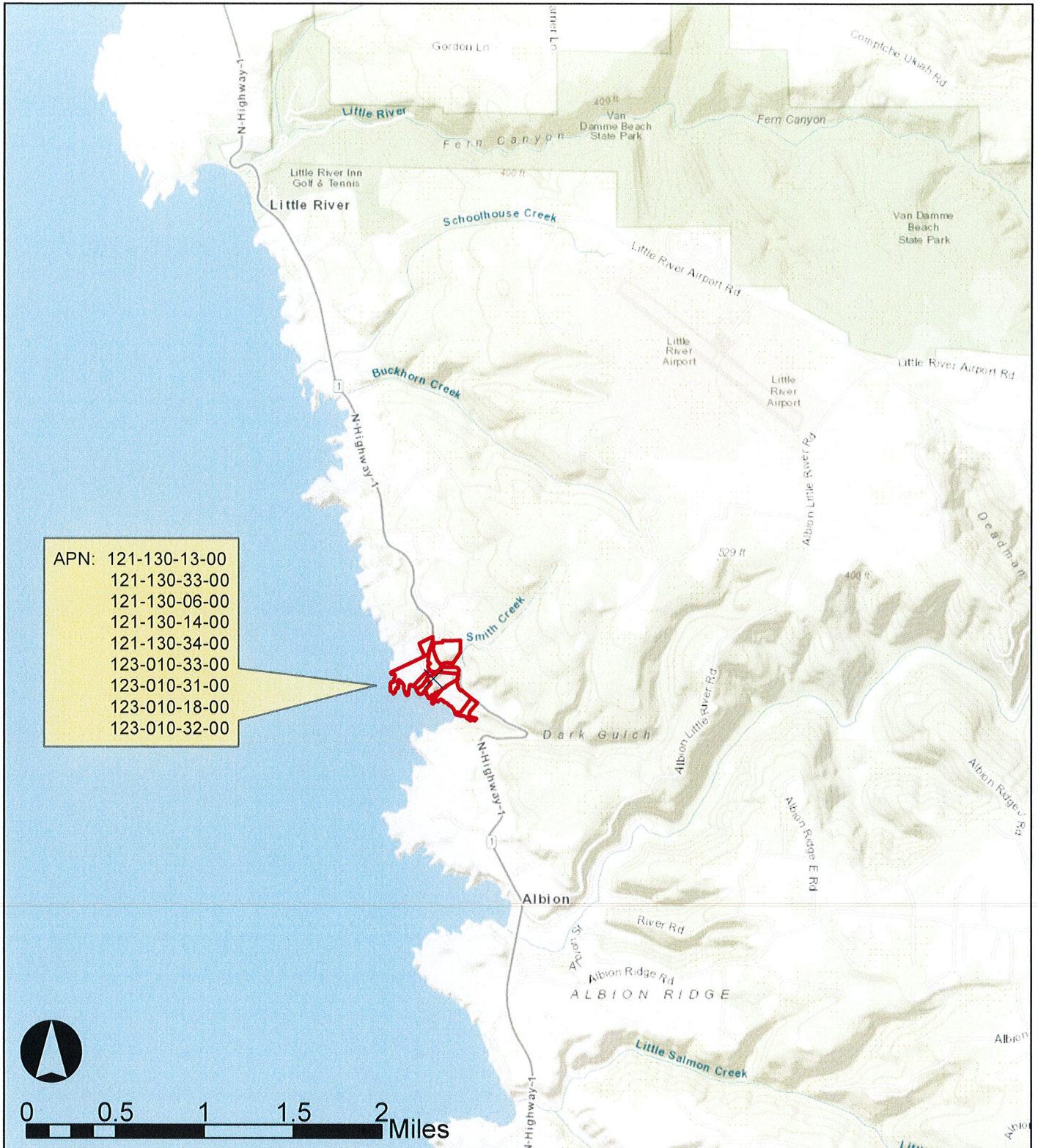
6. Describe all exterior materials and colors of all proposed structures that are visible beyond the boundaries of the subject parcel.

The only above ground development are the tanks in the Central Treatment Facility on the north side of the property, which are not visible from any public vantage point. These tanks are plastic, either dark green or black.

7. Are there any water courses, anadromous fish streams, ponds, lakes, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

The grounds are manicured and landscaped with ornamental plantings. Smith Creek, an intermittent stream and gulch, runs through the center of the property from Highway One to the bluff edge. Smith Creek passes through the resort with an access road passing over the creek. The creek is dammed on each side of this stream crossing to create two manmade, freshwater ponds. Dark Gulch is just south of the study area and the riparian area surrounding the creek within the gulch is partially within the subject property boundaries. An access easement managed by the Mendocino Land Trust runs along the southern property line and allows public access to the beach below. There is wet patch of lawn located south of the housekeeping building and east of guest check-in parking which Wynn Coastal Planning & Biology has deemed a presumed Coastal Act wetland.

Please see Wynn Coastal Planning & Biology's Biological Scoping and Botanical Survey Report, dated July 14th, 2021 for details.



- APN: 121-130-13-00
 121-130-33-00
 121-130-06-00
 121-130-14-00
 121-130-34-00
 123-010-33-00
 123-010-31-00
 123-010-18-00
 123-010-32-00



0 0.5 1 1.5 2 Miles



OWNER: Heritage House LP, A California Limited Partnership
 APN: 121-130-13-00, -33, -06, -14, -34
 123-010-33-00, -31, -18, -32
 GP/ZONE: RR5 5
 ADDRESS: 5200 N HWY 1 Little River CA 95456

Parcel Location

