



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.gov/pbs

November 7, 2025

Corrected

**COASTAL DEVELOPMENT STANDARD PERMIT
AUTHORIZATION FOR EMERGENCY WORK
CASE FILE EM_2025-0002**

OWNER/ APPLICANT: Young Kim
P.O. Box 500
Mendocino, CA 95460

AGENT: Debra Lennox
P.O. Box 798
Mendocino, CA 95460

SITE ADDRESS/APN: 7746 N. Highway 1, Little River (APN: 121-280-17)

NATURE OF EMERGENCY: Pursuant to Health and Safety Code Chapter 6.7, Section 25292.05, the State Water Resources Control Board requires that all single-walled underground storage tanks (USTs) and non-exempt single-walled piping (SWTs) be permanently closed by December 31, 2025. This mandate applies without exception and necessitates immediate action to ensure compliance within the specified deadline.

CAUSE OF EMERGENCY: The emergency stems from a State Water Resources Control Board mandate requiring the permanent closure of all single-walled underground storage tanks (USTs) and non-exempt single-walled piping (SWTs) by December 31, 2025. Failure to comply with this requirement may result in the forced closure of affected businesses. Additionally, the continued operation of these aging systems poses significant health, safety, and environmental risks due to the potential for fuel leaks.

REMEDIAL ACTION: This Corrected Emergency Permit authorizes the permanent closure, removal, and replacement of all single-walled underground storage tanks (USTs) and non-exempt single-walled piping (SWTs) to achieve full compliance with applicable regulations. Per California Health and Safety Code, Section 25298, this will require the applicant to demonstrate to the local agency that all residual amounts of the hazardous substance or hazardous substances which were stored in the tank system prior to its closure have been removed, properly disposed of, and neutralized. The applicant shall adequately seal the tank system to minimize any threat to the public safety and the possibility of water intrusion into, or runoff from, the tank system. The applicant shall provide for, and carry out, the maintenance of the tank system as the local agency determines is necessary for the period of time the local agency requires. The applicant shall demonstrate to the appropriate agency, which has jurisdiction over the site, that the site has been investigated to determine if there are any present, or were past, releases, and if so, that appropriate corrective or remedial actions have been taken. The contractor will disconnect, drain, and remove the existing dispensers. Fuel piping at the turbine sump will be disconnected, drained, purged, and triple-rinsed before removal of fuel lines. A trench following the existing fuel line path will be excavated from the tank pit to the dispensers. Soil samples will be collected from

underground containment system (UCS) locations at intervals of every 20 linear feet along the fuel line trench. Samples will be tested according to local agency recommendations. All fuel and cleaning materials will be collected in Department of Transportation (DOT)-approved drums and disposed of at a certified disposal facility. Two existing underground storage tanks will be purged, cleaned, and removed. The contractor will verify that all tanks slated for removal are free of hazardous vapors and are confirmed "inert" before removal by measuring lower explosive limit (LEL) and upper explosive limit (UEL) levels to ensure compliance with local agency standards. Two underground storage tanks will be labeled as "empty/clean/inert" and hauled as non-hazardous waste to a metal scrap yard. One underground storage tank located under the building will be partially removed and filled in place. Upon completion of removals, the contractor shall install the new 10,000 gallon underground storage tank (USTs), install and upgrade to new TLS-450 tank monitoring system, install two new dispensers, install all double-wall fiberglass piping, and install new concrete pad above tanks and product piping trench. Additionally, the contractor shall secure all open hazardous holes by installing temporary safety fencing during the removal of the tanks, as well as implementing best management practices. All work will be performed by Boulevard Construction Inc.

See the attached Emergency Permit application, site plan, and construction plans prepared by the contractor.

**CIRCUMSTANCES TO
JUSTIFY EMERGENCY:**


Failure to authorize this emergency work may result in forced business closure under the State Water Resources Control Board mandate, which requires all single-walled underground storage tanks (USTs) and non-exempt single-walled piping (SWTs) to be permanently closed by December 31, 2025. Furthermore, delaying this work increases the risk of fuel leaks, potentially resulting in serious health, safety, and environmental impacts.

COMPLIANCE:

Permits for Approval of Emergency Work are subject to MCC Sec. 20.536.060 *et seq.*

This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by this permit.

RECOMMENDED BY:


MARCO RODRIGUEZ, PLANNER I

11-7-2025
DATE

APPROVED BY:


COASTAL PERMIT ADMINISTRATOR

11/7/2025
DATE

ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Aerial Map (Site)
- D. Topographical Map
- E. Site Map
- F. General Plan Map
- G. Zoning Map
- H. LCP Maps
- I. Adjacent Owner Map
- J. Fire Hazards Map
- K. Flood Zone
- L. Slope Map
- M. Soils Map
- N. Ground Water Resource Area
- O. Highly Scenic/Tree Removal
- P. Wetlands
- Q. Wildland-Urban Interface
- R. Important Farmlands
- S. School District
- T. Landslide Hazards
- U. State Parks
- V. Application
- W. Project Plans
- X. Health and Safety Code Section 25292.05
- Y. Health and Safety Code Section 25298