



## COUNTY OF MENDOCINO

### DEPARTMENT OF PLANNING AND BUILDING SERVICES

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## MEMORANDUM

DATE: AUGUST 15, 2017

TO: BOARD OF SUPERVISORS

FROM: ROBERT DOSTALEK, PLANNER

RE: CDP 2017-0022 PACIFIC UNION COLLEGE, ALBION FIELD STATION, RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS AUTHORIZING THE PROCESSING OF A CONSOLIDATED COASTAL DEVELOPMENT PERMIT BY THE CALIFORNIA COASTAL COMMISSION FOR PACIFIC UNION COLLEGE TO AUTHORIZE RELOCATION OF THE EXISTING BOAT BARN, INSTALLATION OF A NEW SEWER LINE AND CONVENIENCE BATHROOM AND ADA ACCESSIBILITY IMPROVEMENTS TO THE EXISTING LAB BUILDING.

Pacific Union College is seeking a consolidated Coastal Development Permit (CDP) to authorize: 1) relocation of the existing boat barn; 2) installation of ADA accessibility improvements; and 3) construction of a new sewer line and convenience bathroom in the existing lab building. A similar request was granted to Pacific Union College by the Board of Supervisors on September 8, 2015 (CDP 2015-0017), allowing the California Coastal Commission to process a consolidated Coastal Development Permit for after-the-fact authorization of a deck, associated exterior lighting and retaining wall.

The existing ±1,600 square-foot boat barn is currently positioned within the California Coastal Commission's permit jurisdiction — in close proximity to Albion Harbor. The barn relocation component is the subject of an enforcement effort being undertaken by the California Coastal Commission (Coastal Development Permit Amendment Application No. 1-06-018-A1). The boat barn is proposed to be relocated on the same property, approximately 950 feet to the southeast of its current location. The dismantling/demolition component of the existing barn within the Coastal Commission jurisdiction would require a CDP, as demolition constitutes "development" under the Coastal Act. In addition, a CDP from Mendocino County would be required as the newly proposed location for the boat barn is entirely within the County's Local Coastal Program (LCP) Coastal Zone.

Pacific Union College is also pursuing permits to authorize installation of a convenience bathroom in their on-site lab building. The existing lab building is located approximately 80 feet east of the boat barn and is bisected by the Mendocino County and California Coastal Commission coastal zone jurisdictional boundary (see attachment). ADA improvements are also proposed for the south entrance to the lab building. This includes approximately 100 square-feet of concrete-surfaced sidewalk.

The installation of the ADA improvements and new sewer line within the Mendocino County jurisdiction are considered development as defined by Mendocino County Code (MCC) Section 20.308.035, and therefore requires a Coastal Development Permit, as provided in MCC Section 20.532.010. Since the lab building is partially located within the jurisdiction of the California Coastal Commission, a Coastal Development Permit from the California Coastal Commission is also required. The College now wishes to consolidate the project within the two jurisdictions and work with the California Coastal Commission to obtain the necessary permits.

Since 2007, coastal project proponents on sites within the jurisdiction of both the California Coastal Commission and a Local Coastal Program can request that permit review be consolidated with the California Coastal Commission. Prior to 2007, applicants would first garner approval from the County's Local Coastal Program and then apply to the California Coastal Commission for their separate approval.

Permit consolidation is limited to coastal development permits.

Coastal Development Permit consolidation may proceed when public participation is not substantially impaired by the consolidation, pursuant to Public Resources Code Section 30601.3, which was added by SB 1843. Public participation will not be substantially impaired, as the California Coastal Commission will hold a public hearing and the proposed project is not of countywide significance but is focused on remedies for a specific property.

The proposed consolidation request by Pacific Union College would allow for streamlined processing and review of the entire project in one permit. The alternative would be the processing of multiple Coastal Development Permits by the County and the California Coastal Commission, which would not allow analysis of the project as a whole.

By authorizing the consolidation, the Board would allow the California Coastal Commission to process a Coastal Development Permit application for the collective project. At the request of the applicant, Pacific Union College, a resolution is being sought from the Mendocino County Board of Supervisors which would consolidate the permit review under the Coastal Commission for this specific project only, and streamline the permit process.

**Recommendation:** Adopt the Resolution to allow the California Coastal Commission to process a consolidated Coastal Development Permit for the portions of the project located within the Mendocino County Coastal Zone.

**Attachments:**

- A. Pacific Union College Consolidation Request, dated April 28, 2017 (addressed to Mendocino County Department of Planning and Building Services).
- B. Pacific Union College Consolidation Request, dated April 28, 2017 (addressed to the California Coastal Commission).
- C. Annotated aerial image (illustrating barn relocation)
- D. Annotated aerial image (illustrating improvements to lab building)