



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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COASTAL DEVELOPMENT PERMIT AUTHORIZATION FOR EMERGENCY WORK CASE FILE EM #2021-0005

OWNER/APPLICANT: Mendocino Unified School District
44141 Little Lake Road
Mendocino, CA 95460

AGENT: Quattrocchi Kwok Architects
636 Fifth Street
Santa Rosa, CA 95404

SITE ADDRESS/APN: 10700 Ford Street (APN 119-160-35)

NATURE OF EMERGENCY: The Mendocino Unified School District adopted a Facilities Master Plan (FMP) for Mendocino High School (MHS) in November 2019. Consistent with this FMP, the entirety of the project would involve the renovation of the MHS site and modernization of several high school buildings. It would also involve limited additions and installation of new landscaping. The request for this emergency permit is for four portable classrooms and one portable toilet building to be used by students, faculty and staff during the academic year for the duration of construction on the main building (up to two years). There is a Coastal Development Use Permit (U_2020-0010) currently in process to permit the four portable classrooms and portable toilet along with other improvements to the site; however, the use permit is unable to be processed in time for the start of the academic school year, which begins on August 31st. Due to the timing of approvals, the portables are necessary for student safety to keep students away from construction activities, and to separate construction workers and students. The portables are also necessary to relocate students away from the construction noise, dust and other disruptions to ensure continued student learning. In addition, for COVID-19 safety, the portables will allow other classrooms not to be over capacity.

CAUSE OF EMERGENCY: See "Nature of Emergency" above.

REMEDIAL ACTION: As a public-school project, the temporary buildings are reviewed and approved for structural safety, accessibility, and fire/life safety by the California Division of State Architect (DSA). The District received DSA approval for the buildings on June 1, 2021. The portable units will be located within an existing parking area next to the existing gymnasium building. No impacts to coastal resources are anticipated as a result of the project.

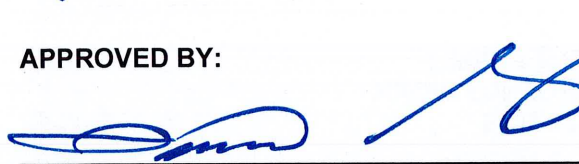
CIRCUMSTANCES TO JUSTIFY EMERGENCY: Failure to allow installation of the four portable classrooms and one portable toilet will result in Mendocino High School being unable to accommodate all of its students for the 2021-2022 and 2022-2023 school years for academic instruction. There is a Coastal Development Use Permit currently in process to formally permit the four portable classrooms and portable toilet; however, the use permit is unable to be processed in time for the academic school year which begins on August 31st. This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. The applicant shall continue to diligently pursue Coastal Development Use Permit U 2020-0010 to final approval for the work authorized by this permit.

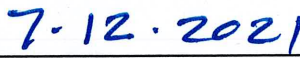
RECOMMENDED BY:


JULIA KROG, ASSISTANT DIRECTOR


DATE

APPROVED BY:


IGNACIO GONZALEZ, INTERIM DIRECTOR


DATE