

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

Case No(s) EM_2021-0005
CDF No(s) _____
Date Filed 7/9/2021
Fee \$ _____
Receipt No. _____
Received by JK
Office Use Only

EMERGENCY PERMIT APPLICATION FORM

Name of Applicant Mendocino Unified School District	Name of Owner(s) Mendocino Unified School District	Name of Agent Quattrochi Kwok Architects
Mailing Address 44141 Little Lake Road Mendocino, CA 95460	Mailing Address 44141 Little Lake Road Mendocino, CA 95460	Mailing Address 636 Fifth Street Santa Rosa, CA 95404
Telephone Number 707-937-5868	Telephone Number 707-937-5868	Telephone Number 707-576-0829

Project Description:

Mendocino High School will be undergoing multi-phase renovations starting July 2021 and requires temporary portable classrooms during construction. The District will install four portable classrooms and one portable toilet building to be used by students, faculty and staff for the duration of construction. The portables will be removed when construction on the main building is complete, estimated to be July 2023.

Driving Directions

The site is located on the N (N/S/E/W) side of Covelo St (name road)

0 (feet/miles) NE (N/S/E/W) of its intersection with

Covelo St and Ford St (provide nearest major intersection).

Assessor's Parcel Number(s)

119-160-35

Parcel Size

67,000

☒ Square Feet
☐ Acres

Street Address of Project

10700 Ford St
Mendocino, CA 95460

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

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.

Mendocino High School requires 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 (up to two years). 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.

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

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 as shown in the attached June 1, 2021 DSA approval letter and as shown with the DSA approval stamp on the attached site plans.

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

Without the portables, the Mendocino High School will not be able to accommodate all of its students for the 2021-2022 and 2022-2023 school years for academic instruction.

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

None.

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.

The Mendocino High School has eight main structures on the existing parcel. See site plan for more details.

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

Estimate the amount of grading in cubic yards Appx. 4 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.).

Terrain is flat. Grading is limited to a short utility trench. Archaeological and Native American monitors will be present for all earth disturbing operations.

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): Appx. 11 feet

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

The portables will not be visible from public rights-of-way off the high school campus.

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?

None.



QUATTROCCHI KWOK
ARCHITECTS

8 July 2021

TO: Julia Krog, Assistant Director, Planning & Building Services, County of Mendocino

FR: Mark Quattrocchi, FAIA

CC: Jason Morse, Superintendent, Mendocino Unified School District
Darcy Kremin, Director, Rincon Consultants, Inc.

RE: Mendocino High School, Temporary Campus
Mendocino County Project Number - EM 2021-0005
QKA Proj. #1819.02

Dear Ms. Krog;

I am writing regarding the multi-phase renovations to the Mendocino High School and its required temporary portable classrooms during construction. We request an Emergency Coastal Development Permit (CDP) for the temporary installation of four portable classroom buildings and one portable toilet building – see attached site plans and sample portable photo. This emergency CDP is necessitated by the construction activities at the high school campus for the following reasons:

- **Student Safety:** The significant school renovation requires relocation of students from the area of construction. Keeping students safe from construction activities make providing temporary student housing an imperative.
- **Worker Separation:** Students and construction workers must be separated during construction. The temporary classrooms ensure this separation is maintained.
- **Educational Program Disruption:** Relocating students away from construction activities into the temporary portable classrooms mitigates construction noise, dust, and other disruptions to student learning.
- **COVID-19:** Separation of students is made possible with the additional temporary classrooms and not overloading remaining classrooms.
- **Temporary Need:** These portable buildings are only required for the first two phases of school renovation commencing July 2021 and ending in July 2023 with the completion of phase two renovations.

MAIN:

636 Fifth Street, Santa Rosa, CA 95404

EAST BAY:

55 Harrison Street, Suite 525, Oakland, CA 94607

707.576.0829

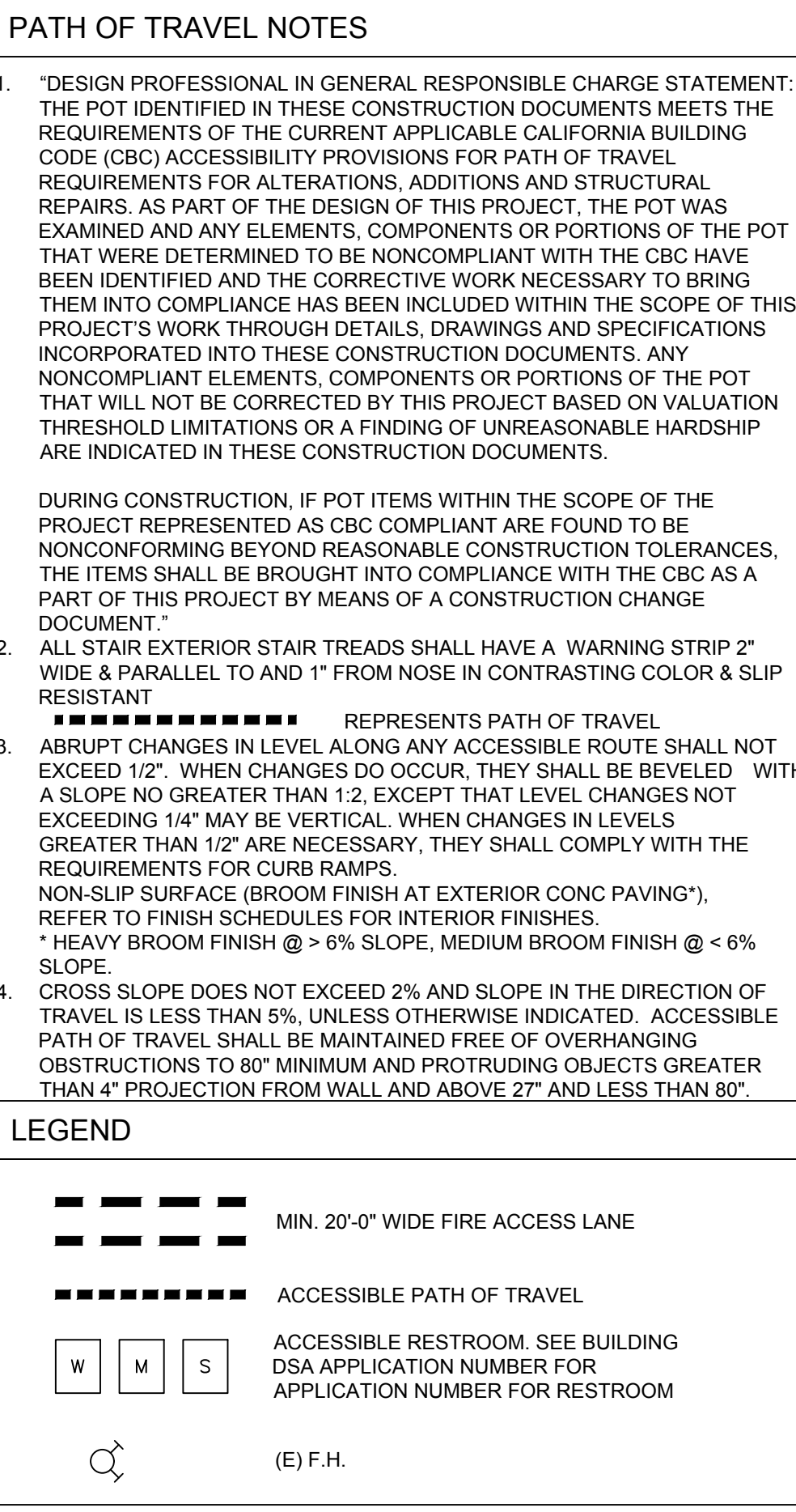
A California Corporation

www.qka.com

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). We received DSA approval for the buildings as shown in the attached June 1, 2021 DSA approval letter and as shown with the DSA approval stamp on the attached site plans.

Please let me know if you have comments or questions. Thank you for your assistance on the Mendocino High School renovation projects.

encl. Portable site plans – DSA approved
6/1/2021 DSA approval letter
Photograph of similar portable classroom



The Division of the State Architect (DSA) documents referenced within this publication are available on the [DSA Forms](#) or [DSA Publications](#) webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, the DSA requires the design professional to provide the following information at the time of project submittal for project review. The information includes, but is not limited to, the construction of new buildings, the additions to existing buildings, and the site alternate design means for fire department emergency vehicle access, and fire suppression water supply.

The information associated with compliance items 1 through 3 below is to be provided for all project types indicated in the information associated with items 4 through 7. It is to be completed when an alternate means is utilized.

Acknowledgment by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and the Project Information and Fire & Life Safety Alternate Design Means sections are proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the Instructions at the end of this form and DSA Policy PL 09-01: *Fire Flow for Buildings*.

PROJECT INFORMATION			
School District/Owner: <u>MENDOCINO UNIFIED SCHOOL DISTRICT</u>			
Project Name/School: <u>MENDOCINO HIGH SCHOOL</u>			
Project Address: <u>10700 FORD STREET, MENDOCINO, CA 95460</u>			
FIRE & LIFE SAFETY INFORMATION			
1.	Has a fire hydrant flow test been performed within the past 12 months? <i>(If yes, provide a copy of the test data.)</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Was no fire hydrant water flow test performed as part of this LFA review?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3.	Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? <i>(If yes, indicate FHSZ classification below.)</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Refer to the following website for FHSZ locations: http://egis.fire.ca.gov/FHSZ/		Moderate <input type="checkbox"/>	High <input type="checkbox"/>
Wildland Interface Area (WIFA) <i>(Any designations are checked, project design must meet the requirements of CBC Chapter 7A.)</i>			WIFA <input type="checkbox"/>

DSA 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION		ALTERNATE ACCEPTED		
		Yes	No	N/A NCR
4.	Emergency vehicle access roadways do not meet CFC requirements.			
4a.	Acceptable Alternate: Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.			
5.	Fire Hydrants: Number and spacing does not meet CFC requirements.			
5a.	Acceptable Alternate: Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.			
6.	Fire Hydrants: Water flow and pressure are less than CFC minimum.			
6a.	Acceptable Alternate: The available flow and pressure is acceptable for providing fire suppression and protection of life and property.			
7.	Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.			
7a.	Acceptable Alternate: The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.			

School District Acceptance of Acceptable Design Alternates

By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at Items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Accepted by: _____ Title: _____

Signature: _____ Date: _____

LOCAL FIRE AUTHORITY (LFA) INFORMATION	
LFA Agency Name:	
LFA Review Official:	
Title:	Work Phone:
Work Email:	

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

APP: 01-119505 INC:
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 06/01/2021



QUATTROCCHI KWOK
ARCHITECTS

Main Office:
636 Fifth Street, Santa Rosa, CA 95404
Pleasanton Office:
600 Main Street, Suite E,
Pleasanton, CA 94566
(707) 576-0829

LICENSED ARCHITECT

MARK
QUATTROCCHI
LICENSE # C154-8
EXP JULY 31, 2021
Caitlin

STATE OF CALIFORNIA

SIGNED: APRIL 2, 2021

10700
FORD STREET,
MENDOCINO, CA 95460

MENDOCINO
UNIFIED SCHOOL
DISTRICT

[illegible]

DSA APP NO. 01-119505

RESEARCH PROJECT NO: 1819.02

DRAWN BY: TER

DRAWING SCALE: _____

DTN: 65581-0013 FILE NO: 23-H4

CD'S

MAY 26, 2021

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1.1



State of California • Gavin Newsom, Governor

California Government Operations Agency

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect -

Project:

Total Scope of Project:

Increment #:

Application #:

File #:

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on _____. This letter constitutes the “written approval of the plans as to the safety of design and construction” required before letting any contract for construction, and applies to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions specific to this project.

Buildings constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for structural safety.

Buildings or site improvements constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for fire and life safety.

This constitutes the written approval certifying that the drawings and specifications are in compliance with state regulations for the accommodation of the disabled which are required before letting any contract for construction. (See Section 4454, Government Code.)

Due to the nature of the building(s), certain precautions considered necessary to assure long service have not been required. In the condition as built, the building(s) will meet minimum required standards for structural, and fire and life safety. The owner must observe and correct deterioration in the building in order to maintain it in a safe condition.

Application #:

File #:

Your attention is drawn to the fact that this application was submitted under the provisions of Sections 39140/81130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # _____.

Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.

Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural, and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner should require that all such components be properly tightened or locked prior to each use.

The building(s) was designed to support a snow load of _____ pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.

Deferred Approval(s) Items:

À

This project has been classified as _____. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,

for Ida Antonioli Clair, AIA
State Architect

cc:
Architect

EXAMPLE IMAGE OF A PORTABLE CLASSROOM

