



Mendocino County

Legislation Text

File #: 20-1237, Version: 1

To: Board of Supervisors

From: Planning and Building Services

Meeting Date: January 26, 2021

Department Contact: Jessie Waldman

Phone: 234-6650

Department Contact: Brent Schultz

Phone: 234-6650

Item Type: Consent Agenda

Time Allocated for Item: N/A

Agenda Title:

Acceptance of Informational Report Regarding the Issuance of Emergency Coastal Development Permit EM_2020-0005 (Lee & Karahashi) to Replace Septic Tank, Located at 33625 Pacific Way, Fort Bragg (APN 017-060-04)

Recommended Action/Motion:

Receive informational report; no action necessary at this time.

Previous Board/Board Committee Actions:

In 1991 the Board adopted Division II of Title 20 of Mendocino County Code through Ordinance No. 3785. Included in Division II is Section 20.536.055 which allows Permits for Approval of Emergency Work. In cases of a verified emergency, temporary emergency authorization to proceed with remedial measures may be given by the Director or his or her designee until such time as a Coastal Development Permit application is filed. The Director shall report in writing to the Board of Supervisors at each meeting the emergency permits applied for or issued since the last report, with a description of the nature of the emergency and the work involved. The report of the Director shall be informational only. The decision to issue an emergency permit is solely at the discretion of the Director. Notice of emergency permits shall be provided by phone or letter to the California Coastal Commission within three (3) days, following issuance of the emergency permit.

Summary of Request:

The current owners submitted a "Septic Tank Replacement", date stamped November 23, 2020, to the Planning Division of Mendocino County Planning and Building Services, where the current owners requested to abandon the existing failed septic tank and the replacement of a new septic tank serving the existing single-family residence. Planning Staff determined the parcel is located on a bluff top, therefore, per Mendocino County Code Chapter 20.532, the proposed replacement requires the issuance of a Coastal Development Permit. The current owners request to replace the septic tank to continue the use of the single-family residence and as to not cause risk to both the property and the health of the occupants. The emergency state of the failed septic system was approached with respects to the residence not being habitable, causing hazards to both the property and the health of the occupants. Given the location of the property on a bluff top, the fact that the existing septic tank has failed, in its current condition it will be dangerous to both the property and the health of the occupants. The emergency permit was issued on **December 23, 2020** and becomes 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 the permit.

Alternative Action/Motion: None, informational item.

Supervisory District: District 4

vote requirement: Majority

Supplemental Information Available Online At: N/A

Fiscal Details:

source of funding: N/A

current f/y cost: N/A

annual recurring cost: N/A

budget clarification: N/A

budgeted in current f/y: N/A

if no, please describe:

revenue agreement: N/A

Agreement/Resolution/Ordinance Approved by County Counsel: N/A

CEO Liaison: Steve Dunncliff, Deputy CEO

CEO Review: Yes

CEO Comments:

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Executed By: Atlas Pearson, Deputy Clerk I

Date: January 27, 2021

Final Status:No Action Taken

