



Mendocino County

Legislation Text

File #: 21-0906, Version: 1

To: Board of Supervisors

From: Planning and Building Services

Meeting Date: August 17, 2021

Department Contact: Julia Krog

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Department Contact: Ignacio Gonzalez

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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_2021-0005 (Mendocino Unified School District) to Install Four (4) Portable Classrooms and One (1) Portable Toilet

Recommended Action/Motion:

Accept the informational report regarding the issuance of Emergency Coastal Development Permit EM_2021-0005 (Mendocino Unified School District) to install four (4) portable classrooms and one (1) portable toilet.

Previous Board/Board Committee Actions:

In 1985 the Board adopted the Mendocino County General Plan Coastal Element. In 2017 the Board adopted the Mendocino Town Plan (Chapter 4.13 of the Mendocino County General Plan Coastal Element) and adopted Division III of Title 20 of Mendocino County Code through Ordinance No. 4395. Included in Division III is Section 20.720.090 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 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 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. 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. The emergency permit was issued on July 12, 2021 and will become null and void at the end of sixty (60) days. The applicant has committed to continue to diligently pursue Coastal Development Use Permit U_2020-0010 to final approval for the work authorized by this permit.

Alternative Action/Motion:

None, informational item.

How Does This Item Support the General Plan? The Chapter 4.13 of the Mendocino County General Plan Coastal Element (the Mendocino Town Plan) is implemented through Division III of Title 20 of County Code. Mendocino County Code section 20.720.090 provides procedures for permits for approval of emergency work. The Director of Planning and Building Services may grant an emergency permit upon reasonable terms and conditions when an emergency exists and requires action more quickly than permitted by the procedures for administrative permits or for ordinary permits.

Supervisory District: District 5

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

Final Status: Approved

Date: August 17, 2021

