



Mendocino County

Legislation Text

File #: 18-1384, **Version:** 1

To: Board of Supervisors

From: Planning and Building Services

Meeting Date: February 27, 2018

Department Contact: Trey Strickland

Phone: 234-6625

Department Contact: Nash Gonzalez

Phone: 234-6650

Item Type: Regular Agenda

Time Allocated for Item: 30 Min

Agenda Title:

Discussion and Possible Action Including Adoption of Urgency Ordinance to Modify Requirements and Procedures for the Removal of Fire Debris from Private Property and Nuisance Abatement Following the Redwood Complex Fire as Specified in Urgency Ordinance 4398, Modifying the Deadline for Private Cleanup Completion to a Date Certain of March 1, 2018
(Sponsor: Planning and Building Services)

Recommended Action/Motion:

Adopt Urgency Ordinance modifying requirements and procedures for the removal of fire debris from private property and nuisance abatement following the Redwood Complex Fire as specified in Ordinance No. 4398, in order to modify the deadline for private cleanup completion to a date certain of March 1, 2018; and authorize Chair to sign same.

Previous Board/Board Committee Actions:

The original Urgency Ordinance was adopted by the Board of Supervisors on November 14, 2017, which required owners of buildings destroyed in the Redwood Complex Fire to participate in either the public cleanup program or the private cleanup program. Property owners in the private cleanup program were required to complete all work by the later of February 1, 2018 or the date that the final property in the public cleanup program was released to the County of Mendocino. At that time, the Board was informed that the costs associated with nuisance abatement could be \$2,000,000. As noted above, the deadline is now to be extended to a date certain of March 1, 2018, which will coincide with the Army Corps of Engineers demobilizing out of Mendocino County.

Summary of Request:

Government Code section 25131 provides that ordinances shall become effective thirty (30) days from the date of final passage, except for certain ordinances which become effective immediately. An ordinance for the immediate preservation of the public peace, health, or safety, which contains a declaration of the facts constituting the urgency, and is passed by a four-fifths vote of the board of supervisors, shall take effect immediately. Government Code section 25131 specifies that an urgency ordinance may be passed immediately upon introduction.

In order to address the removal of fire debris expeditiously and swiftly to minimize public health and

environmental impacts, the proposed ordinance modification is offered to address the abatement of the fire debris and provides for the orderly administration of the Private Cleanup Program in coordination with the Public Cleanup Program. This ordinance modification still continues to require all affected property owners to participate in either the Public or Private Cleanup Programs. The Private Cleanup Program contains certain requirements to ensure a consistent approach to fire debris cleanup and removal. This ordinance alters the proposed Private Cleanup Program by providing that upon the approval of a Debris Removal Application and Plan by Environmental Health, a demolition permit is not required from Planning & Building Services.

The ordinance amendment continues to provide that the Private Cleanup Program standards are a requirement of this ordinance, rather than a requirement through the demolition permit process. There are no permit fees associated with this process unless set by the Board of Supervisors.

The proposed ordinance amendment would change the deadline for completion of the Private Cleanup Program to a date certain of March 1, 2018. This would allow the County to utilize the Army Corps of Engineers for any abatement that needs to occur, which will allow work to be completed more timely and create a substantial savings to any residential property owners subject to abatement.

The intent of the urgency ordinance and the amendment is to protect public health and the environment through required participation in either the Public or Private Cleanup Programs, and through the enforcement provisions contained in the attached ordinance, which authorizes the Director of Environmental Health, the Director of Planning and Building Services, the designee of either, and any code enforcement officer of the Department of Planning and Building Services to commence abatement actions as needed.

This ordinance provides for the declaration of a “public nuisance” if an affected property or properties are not being cleaned up in accord with this ordinance. This will enable the County to timely address the nuisance caused by the remaining fire debris and ash through administrative abatement. For the purpose of protecting public health and the environment, the County of Mendocino may abate a public nuisance declared by the attached ordinance by removing fire debris and performing any other work necessary to remove the public health hazard caused by fire debris. The responsibility for the costs of enforcement by the County will be on the affected property owner.

The ordinance provides that it is exempt from the California Environmental Quality Act (CEQA). Public Resources Code section 21080(b)(3) exempts actions to maintain, repair, restore or replace property damaged as a result of a declared disaster; CEQA Guidelines section 15269 contains a similar exemption. As recited in the ordinance, the Governor has declared a state of emergency. The primary purpose of this ordinance is to address the abatement of public nuisances created by the fire debris that is not removed in a timely manner. Further, Public Resources Code section 21080(b)(4) exempts actions to mitigate or prevent an emergency. This ordinance is intended to address the abatement of fire debris containing hazardous substances in a timely manner, including preventing such debris from contaminating water sources. In addition, CEQA Guidelines sections 15307 and 15308 exempt projects taken to assure the maintenance and restoration of natural resources and the environment, respectively. As stated above, the purpose of the ordinance is to address the abatement of fire debris containing hazardous substances in a swift manner so as to prevent the spread of such substances into the environment, including waterways.

The ordinance must be adopted on at least a 4/5 vote of the Board. As required by Government Code section 25131, the ordinance contains recitals and findings substantiating the need to adopt this ordinance on an urgency basis.

Alternative Action/Motion:

Do not adopt the proposed ordinance; refer the matter to staff for additional research and alternatives.

Supplemental Information Available Online at: N/A

Fiscal Impact:

Source of Funding: General Fund
Current F/Y Cost: \$500,000 to \$2M

Budgeted in Current F/Y: N/A
Annual Recurring Cost: Monitor 3-5 yrs

Supervisory District: All

Vote Requirement: 4/5's

Agreement/Resolution/Ordinance Approved by County Counsel: Yes

CEO Liaison: Steve Dunncliff, Deputy CEO

CEO Review: Yes

CEO Comments:

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Executed By: Willetta Callaghan

Final Status: **Adopted**

Date: March 2, 2018

Executed Item No.: **Ordinance** Number: 4403

Note to Department:

Executed Documents Returned to
Department: Executed Agreement Sent to
Auditor? N

