

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 23, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit to place two pre-fabricated buildings on the Pescadero Elementary School campus for use as a library and administrative offices, located at 620 North Street in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00331
(La Honda-Pescadero Unified School District)

PROPOSAL

The applicant, La Honda-Pescadero Unified School District, requests permits to place two pre-fabricated buildings on the Pescadero Elementary School campus. "Building One" will be approximately 1,200 sq. ft. in size and will be used for administrative staff functions. "Building Two" will be approximately 960 sq. ft. in size and will house the school library. Currently both uses are housed in the school's multi-use building. The buildings will be placed on existing hardscape and all necessary utilities to serve both buildings have already been placed underground.

RECOMMENDATION

Approve the Coastal Development and Use Permit, County File Number PLN 2015-00331, by adopting the required findings and conditions of approval.

SUMMARY

The proposed project, as conditioned complies with all applicable Local Coastal Program policies related to impacts to Visual Resources, Locating and Planning New Development, Sensitive Habitats, and Hazards. The proposed project will not be visible from the scenic corridor and is not within any areas of sensitive habitat. Hazards concerning seismic and flooding vulnerability have been addressed and are under review by the Division of the State Architect (DSA), the building permit issuing agency for this project. The applicant has demonstrated a need for expanding ancillary support facilities, which currently reside in the school's multi-purpose room, with library and office modular buildings to accommodate a growing student population. Development will occur amongst existing school buildings. Therefore, the project, as conditioned, conforms to all applicable regulations and therefore recommends approval.

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 23, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit pursuant to Section 6328.4 of the San Mateo County Zoning Regulations to place two pre-fabricated buildings on the Pescadero Elementary School campus for use as a library and administrative offices, located at 620 North Street in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00331
(La Honda-Pescadero Unified School District)

PROPOSAL

The applicant, La Honda-Pescadero Unified School District, is requesting permits to place two pre-fabricated buildings on the Pescadero Elementary School campus. "Building One" will be approximately 1,200 sq. ft. in size and will be used for administrative staff functions. "Building Two" will be approximately 960 sq. ft. in size and will house the school library. Currently both uses are housed in the school's multi-use building. The buildings will be placed on existing hardscape and all necessary utilities to serve both buildings have already been placed underground.

RECOMMENDATION

Approve the Coastal Development and Use Permit, County File Number PLN 2015-00331, by adopting the required findings and conditions of approval as listed in Attachment A.

BACKGROUND

Report Prepared By: Bryan Albini, Planner, Telephone 650/363-1807

Applicant/Owner: La Honda-Pescadero Unified School District

Location: 620 North Street, Pescadero

APN: 086-011-090

Existing Zoning: Single-Family Residential/5,000 sq. ft. minimum parcel size/Design Review (R-1/S-7/DR)

General Plan Designation: Institutional-Rural

Existing Land Use: Elementary School

Flood Zone: Zone AE (Area of 100 year flood, base flood elevations determined), FEMA Panel No. 06081C-0369E, Effective Date: October 16, 2012

Environmental Evaluation: Categorically Exempt under Section 15314 (Minor Additions to Schools) of the California Environmental Quality Act.

Setting: The applicant is proposing to place the two pre-fabricated buildings on an existing paved area adjacent to the kindergarten and pre-school playground areas. Surrounding structures include classroom buildings and the multi-use building (which currently houses the school library and administrative offices). Vegetation in the area consists of non-native grass and pavement.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan and Zoning Regulations

Pursuant to Section 53094 of the California Government Code, projects undertaken by school districts are exempt from review against the local agencies General Plan and Zoning Ordinance if the governing board of the school district takes action, by two-thirds vote, to render the San Mateo County General Plan and Zoning Ordinance inapplicable. Resolutions 07-08-11, 07-08-12, 07-08-14, and 07-08-15 were adopted by the La Honda-Pescadero Unified School District Board of Trustees on June 7, 2008 to that effect.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to San Mateo County Local Coastal Program (LCP) Policy 2.1, which requires government agencies wishing to undertake development in the Coastal Zone to comply with the California Coastal Act. Development includes, among other items, the placement or erection of any solid material or structure on land (LCP Policy 1.2). Staff has summarized below the following sections of the LCP, which are relevant to this project:

a. Locating and Planning New Development Component

The Town of Pescadero is designated as a Rural Service Center (Policy 1.11 - *Designation of Rural Service Centers*), as it is a small rural community having a combination of land uses which provide services to rural areas (Policy 1.10 - *Definition of Rural Service Center*). The rural service center boundary, depicted on the General Plan Rural Service Center Map, encompasses only a small portion of the Pescadero area - roughly the downtown area. The elementary school is located within the boundary.

b. Land Use Designation

The LCP's Land Use Map identifies this parcel as an institutional land use within the rural service center. The existing school and proposed improvements are consistent with this designation.

c. Sensitive Habitats Component

(1) Sensitive Habitats

The LCP defines sensitive habitats, outlines protections and permitted uses, and permit conditions for development within and adjacent to sensitive habitats (Policy 7.1 - *Definition of Sensitive Habitats*), (Policy 7.3 - *Protection of Sensitive Habitats*), (Policy 7.4 - *Permitted Uses in Sensitive Habitats*), and (Policy 7.5 - *Permit Conditions*). No sensitive habitats are located within, or adjacent to, the area where the proposed structures will be located.

d. Visual Resources Component

The LCP discusses locating new development in areas least visible from County Scenic Roads and that best preserve the visual and open space qualities of a parcel (Policy 8.5 - *Location of Development*). New development must also be setback from the edge of waterways (Policy 8.6 - *Streams, Wetlands, Estuaries*). The project parcel is located within the Stage Road and Pescadero Creek Road County Scenic Corridors but is not visible from either scenic corridor due to topography, existing development, and vegetation. No watercourses are present at this location.

e. Hazards Component

(1) Flooding

Policy 9.9 (*Regulation of Development in Floodplains*) requires development located within flood hazards areas to employ the standards, limitations and controls contained in Chapter 35.5 of the San Mateo County Zoning Regulations and specific sections of the San Mateo County Building Regulations.

The property is located entirely within a floodplain (Zone AE). In conformance with Policy 9.9, the buildings in the new development area are proposed to be constructed at 10.2 inches above the 100-year flood elevation (38 feet), effectively placing all buildings within Zone X area of minimal flooding. The addition of the library and office buildings and compliance with FEMA Guidelines are pending review by the Division of the State Architect (DSA), which is the permitting authority for all public school projects in the state.

(2) Seismic

Policy 9.10 (*Geological Investigation of Building Sites*) requires review of all building and grading permits in designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy and potential mitigation measures.

The east property line of the elementary school parcel is located approximately 200 feet west of the Alquist-Priolo Special Studies Zone Boundary as shown on the State of California Special Studies Zones Map (San Gregorio Quadrangle, 1976).

Seismic design criteria compliance is pending DSA review and approval.

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Floor Plans of Library and Office
- E. Elevations
- F. La Honda-Pescadero Exemption Letters

BA:pac/jlh - BRAZ0638_WPU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00331 Hearing Date: September 23, 2015

Prepared By: Bryan Albini, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt under Section 15314 of the California Environmental Quality Act, which allows for minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than twenty-five (25) percent or ten (10) classrooms, whichever is less. The addition of the new library and administrative offices buildings is consistent with this exemption.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically, the Locating and Planning New Development, Sensitive Habitats, Visual Resources, and Hazards Components.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission. Minor revisions or modifications to these projects may be made subject to the review and approval of the Community Development Director.
2. This approval shall be valid for one year, in which time the applicant shall be issued a building permit by the Division of the State Architect. Any extension of these permits shall require submittal of an application for permit extension at least thirty (30) days prior to the permit's expiration.

3. The La Honda-Pescadero Unified School District must comply with all requirements of the Division of the State Architect and seek certification for both project scope and location. A copy of the DSA certification letter (construction, legalization, demolition, or exemption) must be submitted to the Planning Department within thirty (30) days of DSA certification. If these approvals are ever revoked, the applicant shall inform the Planning Department of the revocation.
4. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

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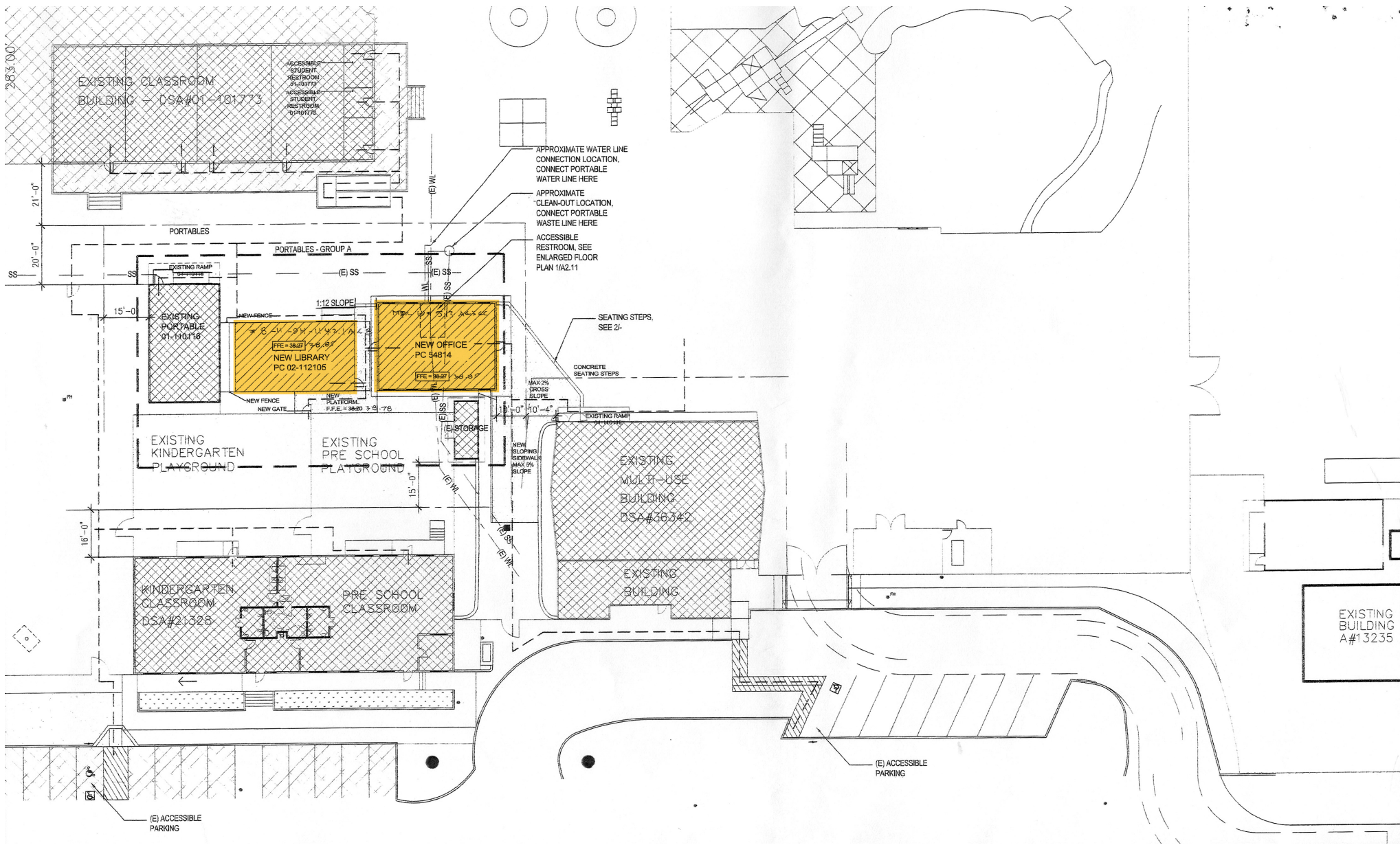


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



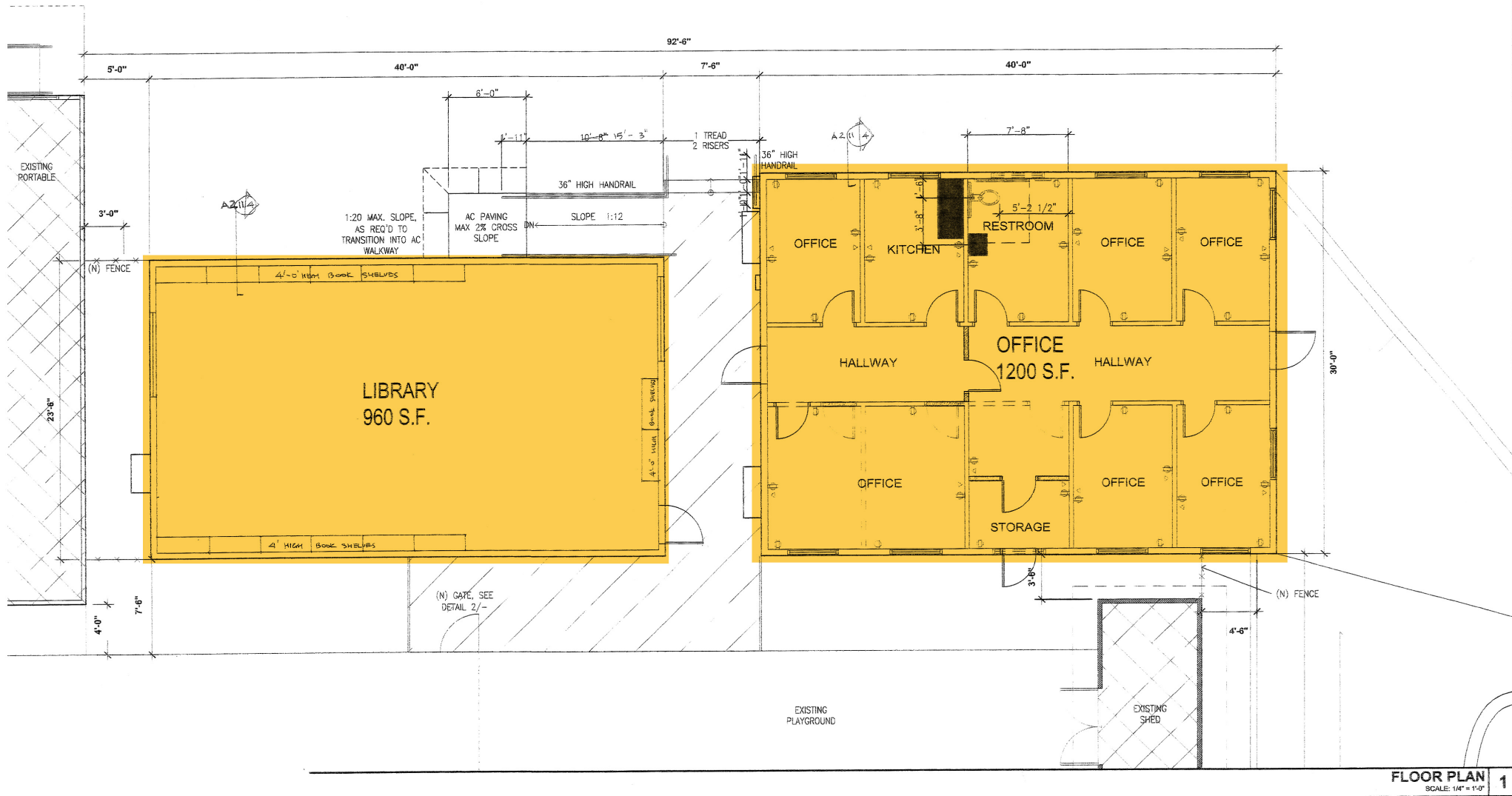
SITE PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



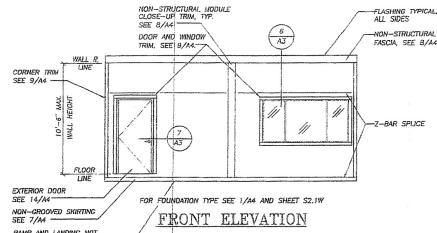
FLOOR PLAN

San Mateo County Planning Commission Meeting

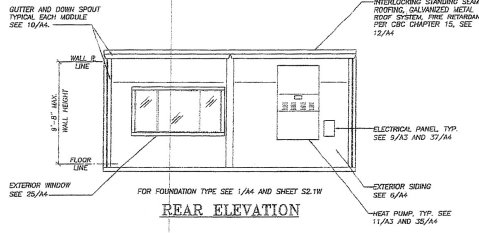
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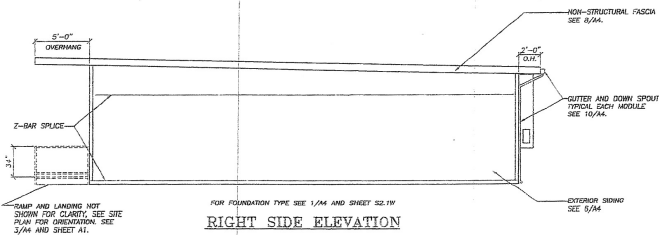
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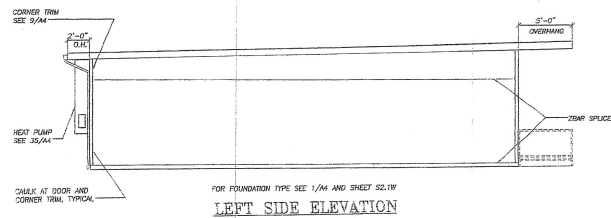
FRONT ELEVATION



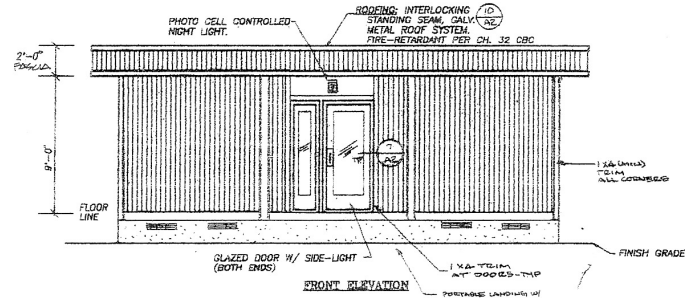
REAR ELEVATION



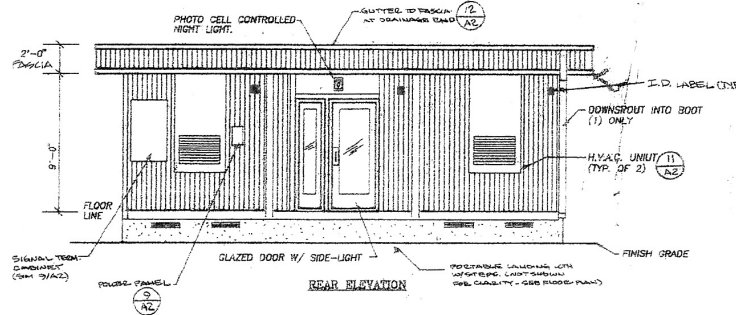
RIGHT SIDE ELEVATION



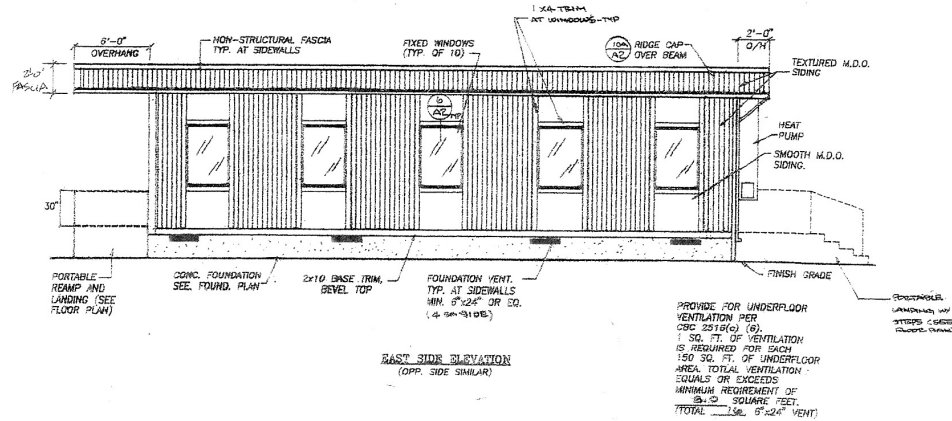
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



EAST SIDE ELEVATION

EXTERIOR ELEVATIONS

3/20/18

Scale: 3/16"=1'-0"

The manufacturer shall place a permanent metal identification label on each module mechanically fastened to the outside on the endwall. Label shall show OSA application No., Manufacturer Serial Number, plant inspector's identification mark, include OLA Bldg. No. for OLA Projects

ELEVATIONS - LIBRARY

ELEVATIONS - OFFICE

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



LA HONDA-PESCADERO UNIFIED SCHOOL DISTRICT
P.O. Box 189 • 620 North Street, Pescadero, CA 94060
650-879-0286 • FAX 650-879-0816

Timothy A. Beard, Superintendent

Planning Commission Meeting

PLN2015-00331

Case

F

Attachment

June 23, 2008

Dave Holbrook
San Mateo County Planning and Building Department
455 County Center, 2nd floor
Redwood City, CA 94063

Dear Dave:

The District's Board of Trustees has voted to exempt from County zoning ordinances all modernization and construction projects under the bond measure (Measure I) that was passed by district voters in 2006. I have enclosed copies of the resolutions for each project.

Please don't hesitate to contact me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy A. Beard".

Timothy A. Beard,
District Superintendent

cc: John Croswhite, Bond Project manager

RECEIVED
2008 JUN 25 1 P 4: 05
SAN MATEO COUNTY
PLANNING DIVISION



RESOLUTION NUMBER 07-08-11

RESOLUTION EXEMPTING LA HONDA-PESCADERO UNIFIED SCHOOL DISTRICT'S PLAN FOR THE TEMPORARY RELOCATION OF PESCADERO MIDDLE SCHOOL FROM APPLICATION OF COUNTY ZONING ORDINANCES PURSUANT TO GOVERNMENT CODE SECTION 53094

WHEREAS, Government Code section 53094 authorizes the Board of Trustees of a school district, by two-thirds vote, to render county zoning ordinances inapplicable to the proposed use of school district property; and

WHEREAS, La Honda-Pescadero Unified School District intends to develop and construct a temporary middle school relocation project (the "Project") which is identified under the District's Master Plan duly considered and adopted by the Board of Trustees; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the district to adopt this resolution to render County of San Mateo zoning ordinances inapplicable to the projects identified in the Master Plan; and

WHEREAS, in making this determination, the Board of Trustees recognizes that this exemption does not apply to non-classroom facilities which are defined as "those activities that are not directly used for or related to student instruction" and "those that are not by their nature so directly or sufficiently related to a school board's unique function as to distinguish it from any other local agency"; and

WHEREAS, the Board of Trustees further recognizes that the exemption does not apply to County ordinances (1) regulating drainage improvements and conditions, (2) regulating road improvements and conditions or (3) requiring the review and approval of grading plans as these relate to the design and construction of onsite improvements which affect drainage, road conditions, or grading; and

WHEREAS, the Board of Trustees also recognizes that, although the provisions under Government Code section 53094 exempt the school district from compliance with certain County zoning ordinances, the school district must still (1) consider the specific requirements and conditions of county zoning ordinances relating to the design and construction of onsite improvements and (2) request a report from the County to determine whether the construction of a public building conforms to the local general plan;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of La Honda-Pescadero Unified School District hereby exempts the school district pursuant to Government Code section 53094 from county zoning ordinances for the Project identified in the District's Master Plan, except to the extent that such project includes non-classroom facilities or require application of county ordinances regulating drainage improvements and conditions, road improvements and conditions or grading plans as these relate to the design and construction of onsite improvements which affect drainage, road conditions or grading. In adopting this resolution, the Board of Trustees will consider the specific requirements and conditions of county zoning ordinances relating to the design and construction of onsite improvements. The Board of Trustees also directs staff to request a report from the County of San Mateo to determine whether the construction of the public buildings conforms to the local general plan.

AND BE IT FURTHER RESOLVED that the Superintendent provides copies of this Resolution along with the appropriate attachments to the County of San Mateo and interested citizens of this district.

This Resolution shall take effect upon its adoption.

REGULARLY PASSED AND ADOPTED by the Board of Trustees of La Honda-Pescadero Unified School District this 7th day of June 2008

Board members Edward S. Gage Arthur Lynn Walker
James M. ... LaHoe ...
Theresa ...

Superintendent Imet ... Date 6-7-08



RESOLUTION NUMBER 07-08-12

RESOLUTION EXEMPTING LA HONDA-PESCADERO UNIFIED SCHOOL DISTRICT'S PLAN FOR THE TEMPORARY BUILDINGS AT PESCADERO ELEMENTARY SCHOOL FROM APPLICATION OF COUNTY ZONING ORDINANCES PURSUANT TO GOVERNMENT CODE SECTION 53094

WHEREAS, Government Code section 53094 authorizes the Board of Trustees of a school district, by two-thirds vote, to render county zoning ordinances inapplicable to the proposed use of school district property; and

WHEREAS, La Honda-Pescadero Unified School District intends to develop and construct temporary classroom and administration buildings at Pescadero Elementary School (the "Project") which is identified under the District's Master Plan duly considered and adopted by the Board of Trustees; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the district to adopt this resolution to render County of San Mateo zoning ordinances inapplicable to the projects identified in the Master Plan; and

WHEREAS, in making this determination, the Board of Trustees recognizes that this exemption does not apply to non-classroom facilities which are defined as "those activities that are not directly used for or related to student instruction" and "those that are not by their nature so directly or sufficiently related to a school board's unique function as to distinguish it from any other local agency"; and

WHEREAS, the Board of Trustees further recognizes that the exemption does not apply to County ordinances (1) regulating drainage improvements and conditions, (2) regulating road improvements and conditions or (3) requiring the review and approval of grading plans as these relate to the design and construction of onsite improvements which affect drainage, road conditions, or grading; and

WHEREAS, the Board of Trustees also recognizes that, although the provisions under Government Code section 53094 exempt the school district from compliance with certain County zoning ordinances, the school district must still (1) consider the specific requirements and conditions of county zoning ordinances relating to the design and construction of onsite improvements and (2) request a report from the County to determine whether the construction of a public building conforms to the local general plan;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of La Honda-Pescadero Unified School District hereby exempts the school district pursuant to Government Code section 53094 from county zoning ordinances for the Project identified in the District's Master Plan, except to the extent that such project includes non-classroom facilities or require application of county ordinances regulating drainage improvements and conditions, road improvements and conditions or grading plans as these relate to the design and construction of onsite improvements which affect drainage, road conditions or grading. In adopting this resolution, the Board of Trustees will consider the specific requirements and conditions of county zoning ordinances relating to the design and construction of onsite improvements. The Board of Trustees also directs staff to request a report from the County of San Mateo to determine whether the construction of the public buildings conforms to the local general plan.

AND BE IT FURTHER RESOLVED that the Superintendent provides copies of this Resolution along with the appropriate attachments to the County of San Mateo and interested citizens of this district.

This Resolution shall take effect upon its adoption.

REGULARLY PASSED AND ADOPTED by the Board of Trustees of La Honda-Pescadero Unified School District this 7th day of June 2008

Board members Edward S. Sayer

Arthur Lynn White

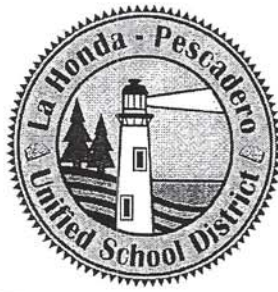
Janice M. Allen

Kentell Crane

Glenn M. Meyer

Superintendent Ernest J. [Signature]

Date 6-7-08



RESOLUTION NUMBER 07-08-14

RESOLUTION EXEMPTING LA HONDA-PESCADERO UNIFIED SCHOOL DISTRICT'S PLAN FOR MODERNIZATION PROJECTS AT LA HONDA ELEMENTARY SCHOOL FROM APPLICATION OF COUNTY ZONING ORDINANCES PURSUANT TO GOVERNMENT CODE SECTION 53094

WHEREAS, Government Code section 53094 authorizes the Board of Trustees of a school district, by two-thirds vote, to render county zoning ordinances inapplicable to the proposed use of school district property; and

WHEREAS, La Honda-Pescadero Unified School District intends to modernize buildings and systems at La Honda Elementary School (the "Project") which is identified under the District's Master Plan duly considered and adopted by the Board of Trustees; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the district to adopt this resolution to render County of San Mateo zoning ordinances inapplicable to the projects identified in the Master Plan; and

WHEREAS, in making this determination, the Board of Trustees recognizes that this exemption does not apply to non-classroom facilities which are defined as "those activities that are not directly used for or related to student instruction" and "those that are not by their nature so directly or sufficiently related to a school board's unique function as to distinguish it from any other local agency"; and

WHEREAS, the Board of Trustees further recognizes that the exemption does not apply to County ordinances (1) regulating drainage improvements and conditions, (2) regulating road improvements and conditions or (3) requiring the review and approval of grading plans as these relate to the design and construction of onsite improvements which affect drainage, road conditions, or grading; and

WHEREAS, the Board of Trustees also recognizes that, although the provisions under Government Code section 53094 exempt the school district from compliance with certain County zoning ordinances, the school district must still (1) consider the specific requirements and conditions of county zoning ordinances relating to the design and construction of onsite improvements and (2) request a report from the County to determine whether the construction of a public building conforms to the local general plan;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of La Honda-Pescadero Unified School District hereby exempts the school district pursuant to Government Code section 53094 from county zoning ordinances for the Project identified in the District's Master Plan, except to the extent that such project includes non-classroom facilities or require application of county ordinances regulating drainage improvements and conditions, road improvements and conditions or grading plans as these relate to the design and construction of onsite improvements which affect drainage, road conditions or grading. In adopting this resolution, the Board of Trustees will consider the specific requirements and conditions of county zoning ordinances relating to the design and construction of onsite improvements. The Board of Trustees also directs staff to request a report from the County of San Mateo to determine whether the construction of the public buildings conforms to the local general plan.

AND BE IT FURTHER RESOLVED that the Superintendent provides copies of this Resolution along with the appropriate attachments to the County of San Mateo and interested citizens of this district.

This Resolution shall take effect upon its adoption.

REGULARLY PASSED AND ADOPTED by the Board of Trustees of La Honda-Pescadero Unified School District this 19th day of June 2008

Board members

<u>Edward Canyon</u>	<u>Andrew Ryan White</u>
<u>[Signature]</u>	<u>_____</u>
<u>Heather N. Mee</u>	
<u>[Signature]</u>	Date <u>6-19-08</u>

Superintendent



RESOLUTION NUMBER 07-08-15

RESOLUTION EXEMPTING LA HONDA-PESCADERO UNIFIED SCHOOL DISTRICT'S PLAN FOR NEW CONSTRUCTION PROJECTS AT PESCADERO HIGH SCHOOL FROM APPLICATION OF COUNTY ZONING ORDINANCES PURSUANT TO GOVERNMENT CODE SECTION 53094

WHEREAS, Government Code section 53094 authorizes the Board of Trustees of a school district, by two-thirds vote, to render county zoning ordinances inapplicable to the proposed use of school district property; and

WHEREAS, La Honda-Pescadero Unified School District intends to construct a new high school at Pescadero High School (the "Project") which is identified under the District's Master Plan duly considered and adopted by the Board of Trustees; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the district to adopt this resolution to render County of San Mateo zoning ordinances inapplicable to the projects identified in the Master Plan; and

WHEREAS, in making this determination, the Board of Trustees recognizes that this exemption does not apply to non-classroom facilities which are defined as "those activities that are not directly used for or related to student instruction" and "those that are not by their nature so directly or sufficiently related to a school board's unique function as to distinguish it from any other local agency"; and

WHEREAS, the Board of Trustees further recognizes that the exemption does not apply to County ordinances (1) regulating drainage improvements and conditions, (2) regulating road improvements and conditions or (3) requiring the review and approval of grading plans as these relate to the design and construction of onsite improvements which affect drainage, road conditions, or grading; and

WHEREAS, the Board of Trustees also recognizes that, although the provisions under Government Code section 53094 exempt the school district from compliance with certain County zoning ordinances, the school district must still (1) consider the specific requirements and conditions of county zoning ordinances relating to the design and construction of onsite improvements and (2) request a report from the County to determine whether the construction of a public building conforms to the local general plan;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of La Honda-Pescadero Unified School District hereby exempts the school district pursuant to Government Code section 53094 from county zoning ordinances for the Project identified in the District's Master Plan, except to the extent that such project includes non-classroom facilities or require application of county ordinances regulating drainage improvements and conditions, road improvements and conditions or grading plans as these relate to the design and construction of onsite improvements which affect drainage, road conditions or grading. In adopting this resolution, the Board of Trustees will consider the specific requirements and conditions of county zoning ordinances relating to the design and construction of onsite improvements. The Board of Trustees also directs staff to request a report from the County of San Mateo to determine whether the construction of the public buildings conforms to the local general plan.

AND BE IT FURTHER RESOLVED that the Superintendent provides copies of this Resolution along with the appropriate attachments to the County of San Mateo and interested citizens of this district.

This Resolution shall take effect upon its adoption.

REGULARLY PASSED AND ADOPTED by the Board of Trustees of La Honda-Pescadero Unified School District this 19th day of June 2008

Board members Ed Sca...

Archie Lynn White

Jim...
Heather...
Misty...

Superintendent

Date 6-19-08



LA HONDA-PESCADERO UNIFIED SCHOOL DISTRICT
P.O. Box 189 • 620 North Street, Pescadero, CA 94060
650-879-0286 • FAX 650-879-0816

Timothy A. Beard, Superintendent

June 23, 2008

Jim Eggemeyer,
Deputy Director
San Mateo County Planning and Building Department
455 County Center, 2nd floor
Redwood City, CA 94063

Dear Jim:

I am enclosing a copy of Resolution No. 07-08-13 Authorizing Immediate Action to Replace Classrooms at Pescadero Elementary / Middle School, which was passed by the District's Board of Trustees on June 19, 2008. As the resolution states, buildings at the school have serious structural deficiencies and constitute a hazard to students and a liability for the District. Since there are no alternative facilities available, removal and replacement of the buildings must be undertaken immediately to avoid disruption to classes at the beginning of the school year in August.

In light of this critical situation, I request that you expedite all permits required to allow the District to replace the non-functioning buildings during the summer recess.

If you have any questions, please don't hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy A. Beard", written over a horizontal line.

Timothy A. Beard,
District Superintendent

cc: John Beiers, Chief Deputy County Counsel
John Nibbelin, Deputy County Counsel
Dave Holbrook, County Planning and Building Department
Richard Gordon, Board of Supervisors



RESOLUTION NUMBER 07-08-13

**AUTHORIZING IMMEDIATE ACTION TO REPLACE CLASSROOMS
AT PESCADERO ELEMENTARY / MIDDLE SCHOOL**

WHEREAS, Board of Trustees of La Honda-Pescadero Unified School District has reviewed the evaluation of the physical condition of Pescadero Elementary / Middle School; and

WHEREAS, the Board is cognizant of its responsibility to assure the safety of its students, to promote their comfort in the educational environment, and to operate the campus in the most efficient manner possible; and

WHEREAS, the condition of certain classrooms at the Pescadero Elementary / Middle School has been determined to have failed due to age; and

WHEREAS, these buildings have serious structural deficiencies and constitute a hazard and danger to students and a potential liability for the District; and

WHEREAS, there are no alternative facilities available for the students and staff; and

WHEREAS, the Board has determined that removal/replacement of the buildings must be undertaken immediately to take advantage of the summer recess, thereby avoiding undue disruption to classes; and

WHEREAS, the completion of the work will require the closure of a portion of the Pescadero Elementary / Middle School campus; and

WHEREAS, California Public Contract Code Section 20113 provides:

“In an emergency when repairs, alternations, work or improvement is necessary to permit the continuance of existing school classes, or to avoid danger to life or property, the Board may, by unanimous vote, with the approval of the county superintendent of schools, do either of the following:

- (1) Make a contract in writing or otherwise on behalf of the district for the performance of labor and furnishing of materials or supplies for the purpose without advertising for or inviting bids.
- (2) Notwithstanding Section 20114, authorize the use of day labor or force account for the purpose.”

THEREFORE, BE IT RESOLVED, that the Board of Trustees, pursuant to California Public Contract Code Section 20113, unanimously finds that the condition of the failed structural deficiencies at Pescadero Elementary / Middle School constitutes an emergency and danger to life and property; and

BE IT FURTHER RESOLVED, that is necessary to immediately replace the non-functioning buildings in order to continue school classes; and

BE IT FINALLY RESOLVED, that the Board of Trustees hereby authorizes the Superintendent of the District to take all necessary immediate action to replace the non-functioning buildings.

This Resolution shall take effect upon its adoption.

REGULARLY PASSED AND ADOPTED by the Board of Trustees of La Honda-Pescadero Unified School District this 19th day of June 2008

Board members

Ed Sweeney Arthur Lynn White
Jim Allen
Theodore M. Myers
Timothy J. Kelly

Superintendent

Date 6-19-08

Planning Commission Meeting

PLN2015-00331

Case

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Attachment