



COUNTY OF HUMBOLDT

Legislation Text

File #: 17206, Version: 1

Laurel Tree Charter School: Coastal Development Permit Modification

Record Number PLN-2021-17206 (filed 05/05/2021)

Assessor's Parcel Number: 511-401-039

McKinleyville area

Modification of a previously approved Coastal Development Permit to accommodate a proposal to develop a vacant parcel with a school to be operated by Laurel Tree Charter School serving children from Kindergarten through High School. The school is expected to serve between 180 and 200 children with approximately 24 employees. Drop off and pick up times are staggered to reduce traffic congestion. The whole school facility will be fenced. The main buildings include: seven (7) 36 feet by 48 feet passive solar design classroom pods with two 980 square feet classrooms per pod with 6 restrooms and outdoor storage, kitchen/office/janitorial building with classroom, and 16 foot by 24 foot barn with 4 single occupancy restrooms at north end of building with electrical and hose bib. Outdoor features include: a 16 foot by 50 foot outdoor kitchen, a children's stage with 40 foot conex box for storage/backstage space, 30 foot by 80 foot hoop house with hose bib, a 20 feet by 30 feet covered bike/skateboard/scooter storage, trash enclosure, impervious basketball court, tree fort area, 30 foot by 30 foot outdoor workspaces to have wind or solar power, 233 cubic yard capacity pond, access path to the Hammond Trail, entry fence with 2 automatic rolling gates, 8,400 square feet of pervious surface, gated walking path from Hammond Trail, gated entry to fire pit, and a sidewalk along Ledru Ave. The proposed permeable parking lot with 52 spaces includes 5 electric vehicle spaces and 3 accessible spaces, and a drive aisle for pick up and drop off. The outdoor stage/play area will host student presentations and creative plays. The space will also serve as venue for periodic small theatrical productions of student work. These types of events are expected to occur in the evening from 6-8pm, approximately 3-4 times a year. Events ordinarily include a potluck and attendance by approximately 80 parents is anticipated. The parcel to be developed is approximately 4.5 acres in size and is served by public water and sewer. The originally approved project was approved by the Board of Supervisors in 2008 and the Coastal Commission in 2011, and included development of a church and private school in three phases (CDP-07-067 - New Heart Community Church), but the project was never built.

Adopt the resolution to 1) find that the Commission has considered the Addendum to the adopted Mitigated Negative Declaration (MND) as described by Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines; 2) make all of the required findings for approval of the Laurel Tree Charter School modification of Coastal Development Permit; and 3) approve the project subject to the recommended conditions.