



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

April 5, 2021

Planning –Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor

Department of Forestry/ CalFire
 Prevention
 Department of Fish and Wildlife
 Coastal Commission
 Gualala MAC

South Coast Fire District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2020-0036

DATE FILED: 12/14/2020

OWNER/APPLICANT: RONALD & VICTORIA CATON

AGENT: HOWARD CURTIS

REQUEST: Standard Coastal Development Permit to construct an addition to the Single-Family Residence and conduct repairs and maintenance to the legal non-conforming cottage (2nd residence with attached garage). Also, follow up to Emergency Permit, EM_2020-0004, a Standard Coastal Development Permit request to remove Eleven (11) dead Cypress Trees on the northwestern portion of the parcel.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.0± miles north of the town of Gualala center, on the west side of Old Coast Highway (CR 513), 0.25± miles south of its intersection with Highway 1 (SR 1); located at 38050 Old Coast Highway, Gualala; APN: 145-121-08.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: April 19, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

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APN: 145-121-08

PARCEL SIZE: 0.45± Acres

GENERAL PLAN: Rural Residential RR5(1):U

ZONING: Rural Residential RR5(1)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: EM_2020-0004 (Tree Removal)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR5(1)	Rural Residential RR5(1)	2.5± Acres	Residential
EAST:	Rural Residential RR5(1)	Rural Residential RR5(1)	0.5± Acres	Residential
SOUTH:	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean
WEST:	Rural Residential RR5(1)	Rural Residential RR5(1)	0.5± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)(FB)
- South Coast Fire District
- Gualala MAC

- Planning Division (Ukiah)

STATE

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

- Parcel Originally Developed with SFR with attached garage in 1948 and 2nd SFR in 1953 with two small storage sheds.
- EM_2020-0004 Issued October 28, 2021, allowed Tree Removal
- Geotechnical Report, prepared by Thomas Cochrane, dated January 21, 2021
- CalFire #492-20

STAFF PLANNER: JESSIE WALDMAN

DATE: 4/1/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

YES; Gualala MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GISs

CalFire (State Responsible Agency) - CalFire #70-20

South Coast Fire Protection District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas; Within Pacific Reefs Water District

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

225—Windyhollow loam, 0 to 5 percent

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

LAND USE MAP 31: GUALALA

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime Ag Land; Bedrock (Zone 1)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

NO; Barren

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

YES; Bluff Top Parcel

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

YES; Geotechnical Report has been provided

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Case No(s)	CDP-2020-0036
CDF No(s)	492-20
Date Filed	12/14/2020 Revised 2/10/2021
Fee	2,399.00 /
Receipt No.	038764 /
Received by	ANALOMTAJ
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Ron & Victoria Caton
 Mailing Address 1828 Fallbrook Drive
 City Alamo State Ca Zip Code 94507 Phone 1-925-997-7475

PROPERTY OWNER

Name Ron & Victoria Caton
 Mailing Address 1828 Fallbrook Drive
 City Alamo State Ca Zip Code 94507 Phone 1-925-997-7475

AGENT

Name Howard Curtis
 Mailing Address POB 101
 City Manchester State Ca Zip Code 95459 Phone 707-882-1801

PARCEL SIZE

19,602 Square feet
 Acres

STREET ADDRESS OF PROJECT

3805 Old Coast Highway

ASSESSOR'S PARCEL NUMBER(S)

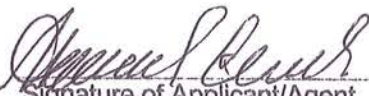
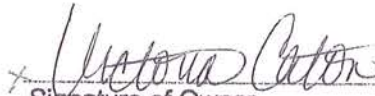
145-121-08

RECEIVED

FEB 10 2021

PLANNING & BUILDING SERV
 FORT BRAGG CA

I certify that the information submitted with this application is true and accurate.

 12/14/20
  12/15/20
 Signature of Applicant/Agent Date Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

- A.Cypress Tree Removal Project (EM 2020_004)
- B/C.....Existing Residence Room Expansion, Existing Deck Modification and Expansion.
- D.Existing Cottage Modification, Existing Window Replacements.
Existing Garage Door Replacement.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1- residence & 1-cottage/garage	residence -1101
<input type="checkbox"/> Mobile Home	_____	cottage/garage -1095
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No
If Yes, explain your plans for phasing.

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

Single family residence
 Cottage and attached two car garage
 Hot tub and support structure

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 16 feet.

8. Lot area (within property lines): 19,602 square feet acres

Lot Coverage:	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2,196</u> square feet	<u>390</u> square feet	<u>2,586</u> square feet
Paved area	<u>3,298</u> square feet	_____ square feet	<u>3,298</u> square feet
Landscaped area	<u>2,160</u> square feet	_____ square feet	<u>2,160</u> square feet
Unimproved area	<u>11,558</u> square feet	_____ square feet	<u>11,558</u> square feet
GRAND TOTAL:			<u>19,602</u> square feet
(Should equal gross area of parcel)			

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing	Proposed	Total
Number of Spaces	<u>3</u>	<u>0</u>	<u>3</u>
Number of covered spaces	<u>2</u>	_____	Size <u>20.3' x 24.5'</u>
Number of uncovered spaces	<u>1</u>	_____	Size <u>12' x 18'</u>
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas

- Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Only excavation necessary to construct foundation footings.

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

17. Will vegetation be removed on areas other than the building sites and roads? Yes No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No
B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No
B. Filling Yes No
C. Dredging Yes No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

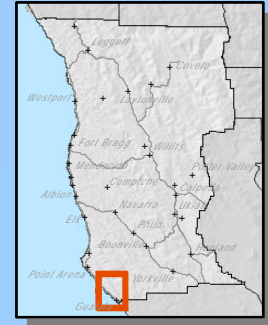
If you need additional room to answer any question, attach additional sheets.



SUBJECT PARCEL/S

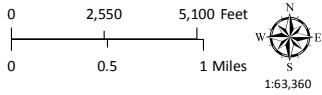
Gualala

Sonoma County



CASE: MHRB 2020-0017
 OWNER: CATON, Ronald & Victoria
 APN: 145-121-08
 APLCT: Ron & Victoria Caton
 AGENT: Howard Curtis
 ADDRESS: 38050 Old Coast Highway, Gualala

- Major Towns & Places
- Highways
- California Counties
- Major Roads
- Coastal Zone Boundary





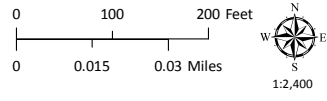
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2020



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-  Named Rivers
-  Public Roads

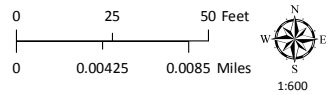




OLD COAST HIGHWAY

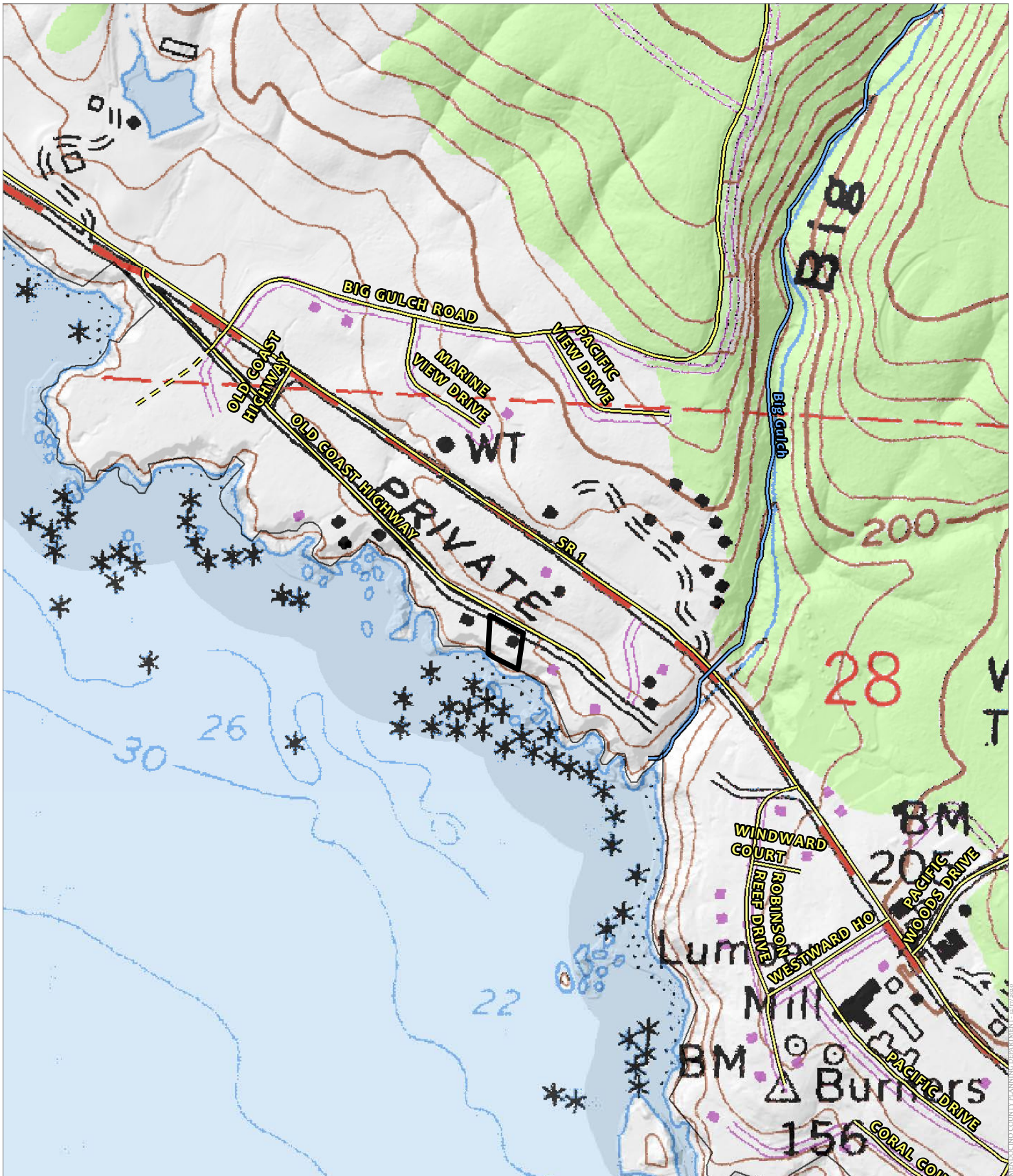
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Public Roads





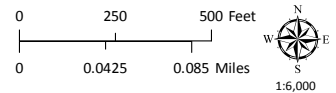
AERIAL IMAGERY

PHOTO COURTESY OF TOWN OF GUALALA DEPARTMENT 12/17/2019



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-  Named Rivers
-  Public Roads



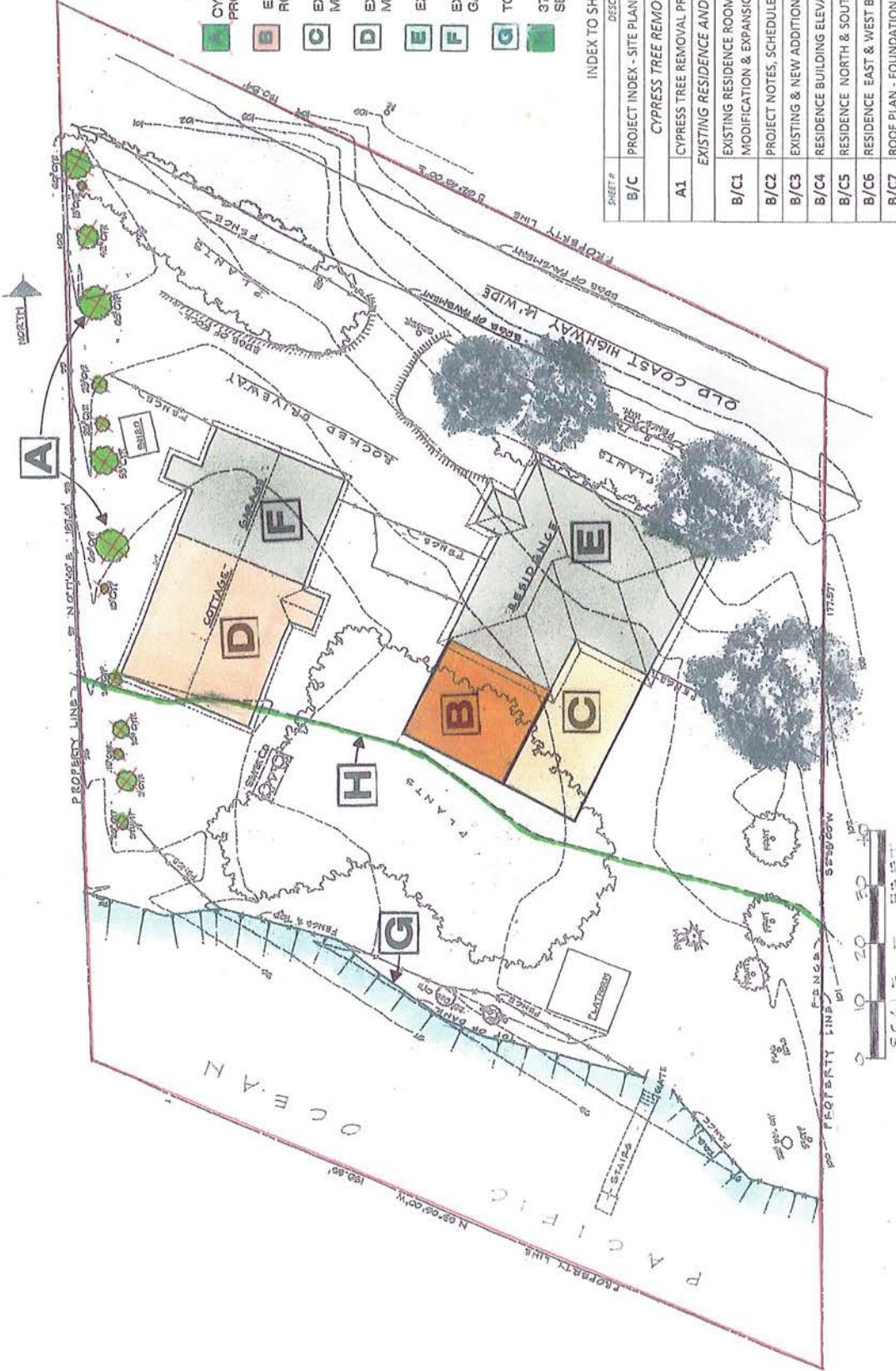
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



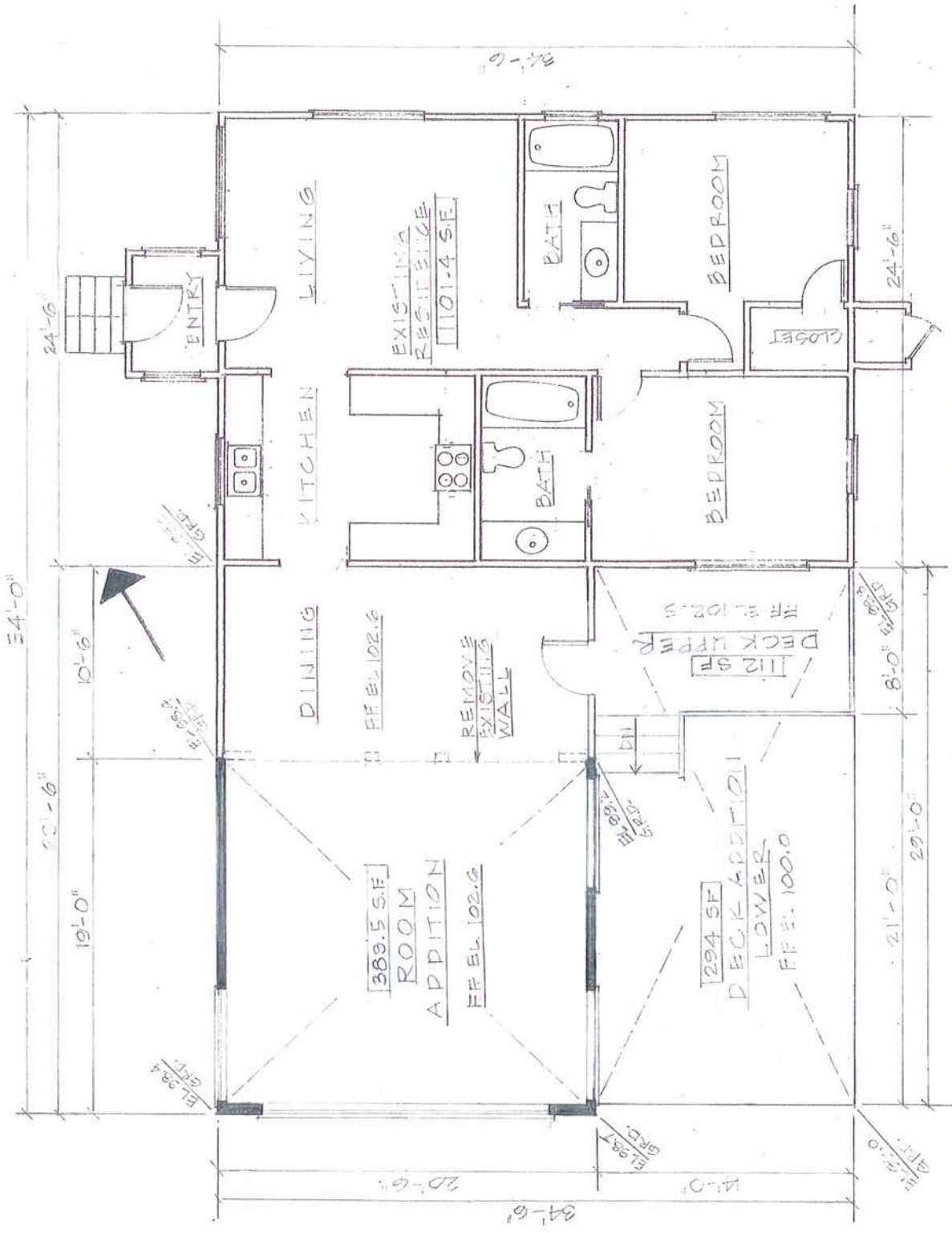
- LEGEND**
- CYPRESS TREE REMOVAL PROJECT (EM 2020_004)
 - EXISTING RESIDENCE ROOM EXPANSION
 - EXISTING RESIDENCE DECK MODIFICATION & ADDITION
 - EXISTING COTTAGE MODIFICATION
 - EXISTING RESIDENCE
 - EXISTING ATTACHED GARAGE
 - TOP OF EXISTING BANK
 - 37 FOOT BUILDING SETBACK LINE

INDEX TO SHEETS

SHEET #	DESCRIPTION
B/C	PROJECT INDEX - SITE PLAN
CYPRESS TREE REMOVAL PROJECT	
A1	CYPRESS TREE REMOVAL PROJECT (EM 2020_004)
B/C1	EXISTING RESIDENCE AND DECK EXPANSION
B/C2	EXISTING RESIDENCE ROOM EXPANSION, DECK MODIFICATION & EXPANSION - SITE PLAN
B/C3	PROJECT NOTES, SCHEDULES AND LOCATION MAP
B/C4	EXISTING & NEW ADDITION FLOOR PLAN
B/C5	RESIDENCE BUILDING ELEVATIONS
B/C6	RESIDENCE NORTH & SOUTH BUILDING ELEVATIONS
B/C7	RESIDENCE EAST & WEST BUILDING ELEVATIONS
B/C8	ROOF PLAN - FOUNDATION & FLOOR FRAMING PLAN
COTTAGE MODIFICATION	
D1	EXISTING COTTAGE MODIFICATION - SITE PLAN
D2	COTTAGE/GARAGE FLOOR PLANS (existing)
D3	COTTAGE EAST & WEST BUILDING ELEVATIONS
D4	COTTAGE SOUTH & NORTH BUILDING ELEVATIONS

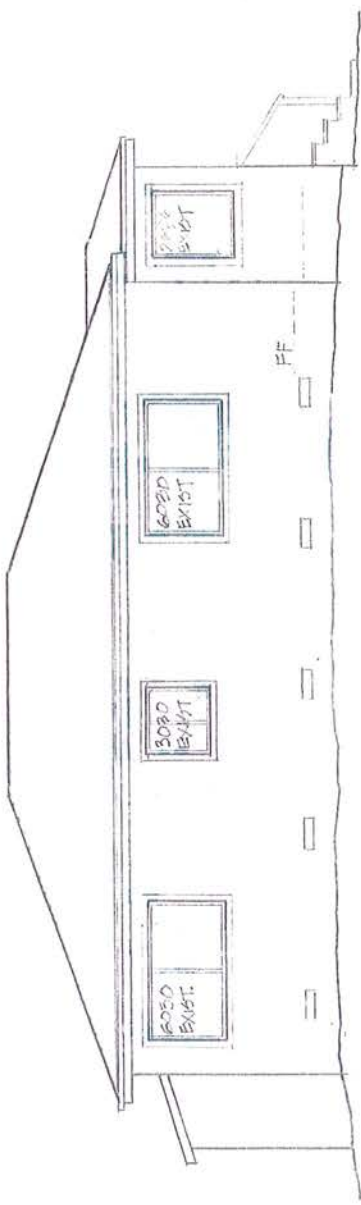


PROJECT INDEX - SITE PLAN



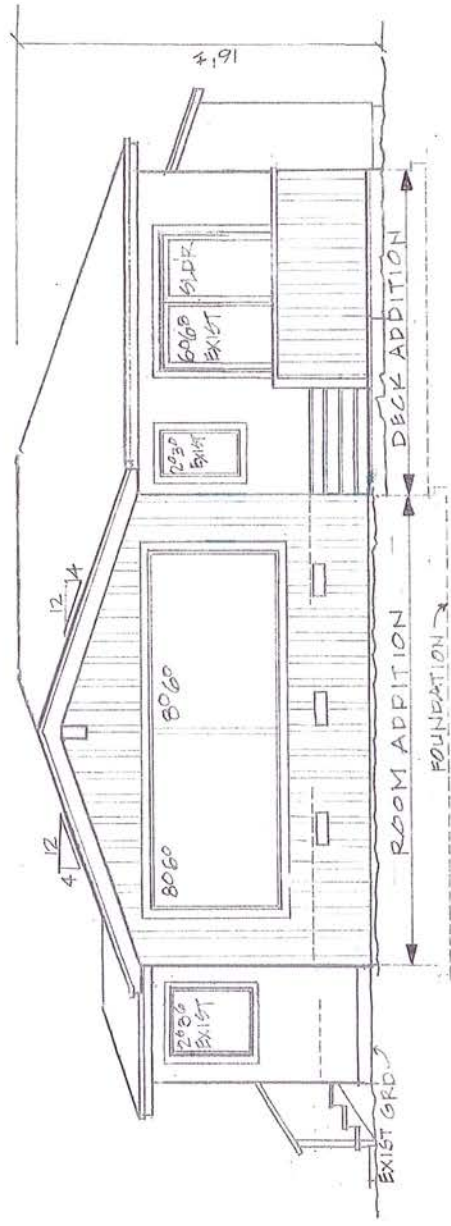
EXISTING & NEW ADDITION FLOOR PLAN

3/16" = 1'-0"



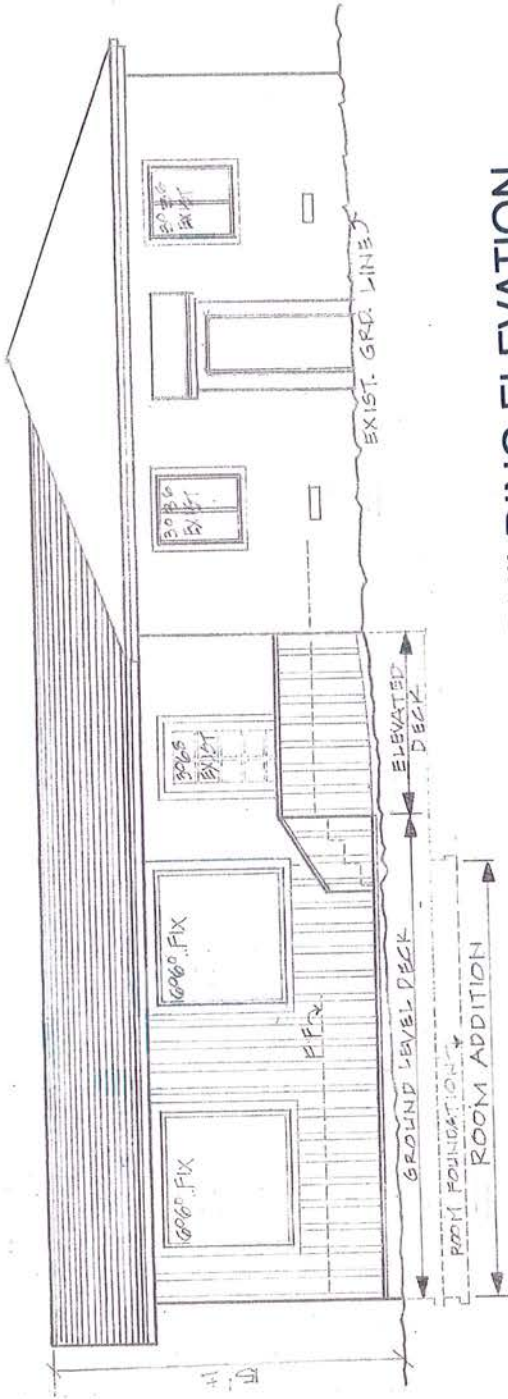
NORTH RESIDENCE BUILDING ELEVATION

8'10" x 11'-0"



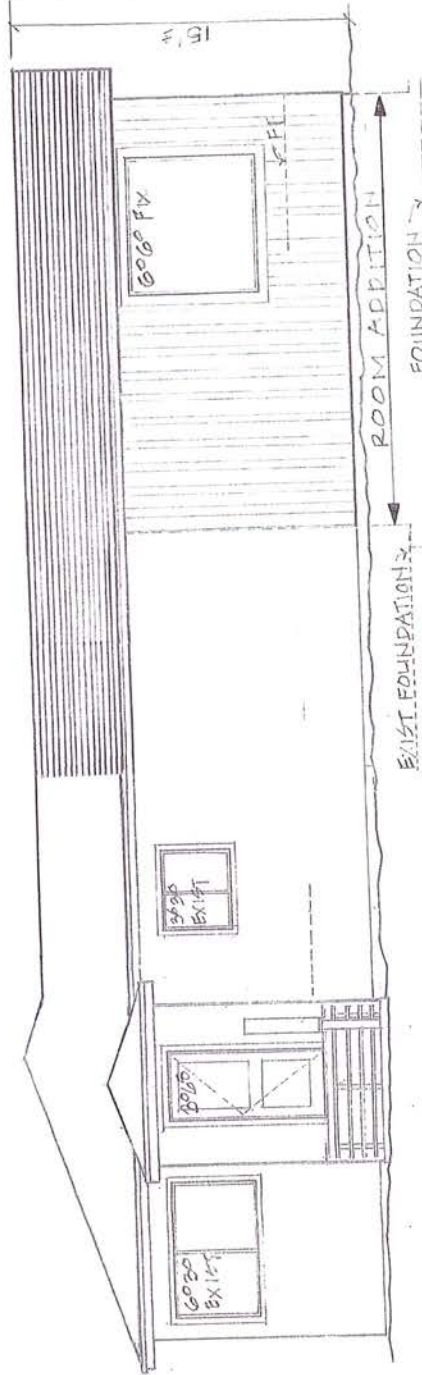
SOUTH RESIDENCE BUILDING ELEVATION

8'10" x 11'-0"

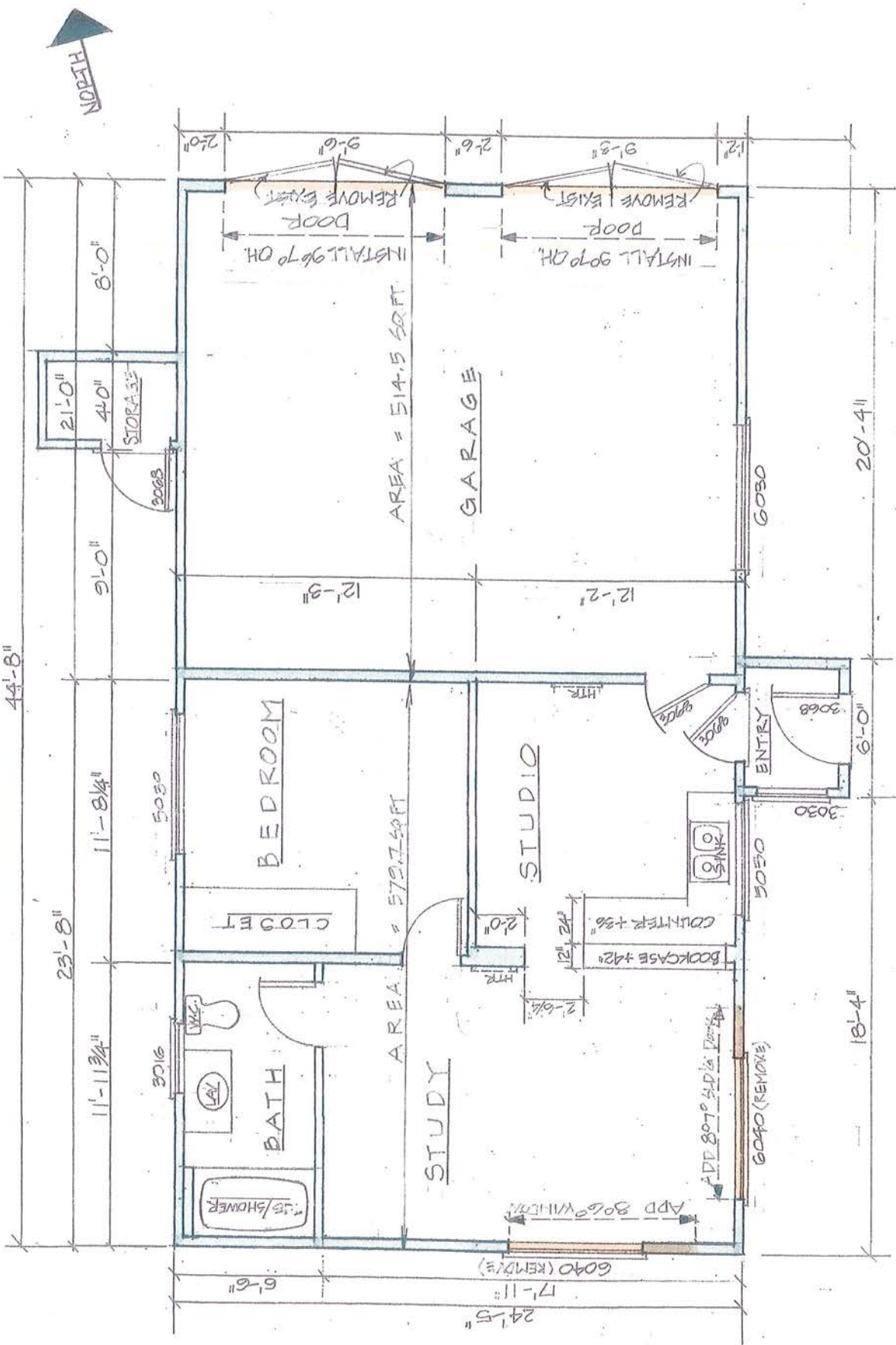


EAST RESIDENCE BUILDING ELEVATION

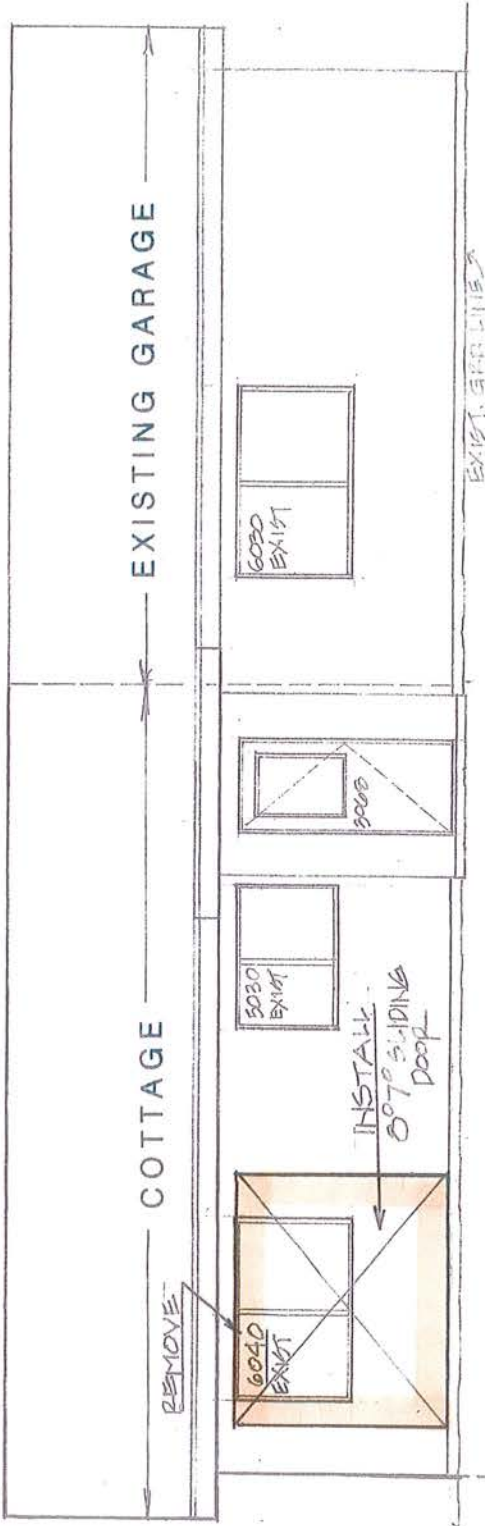
3/16" = 1'-0"



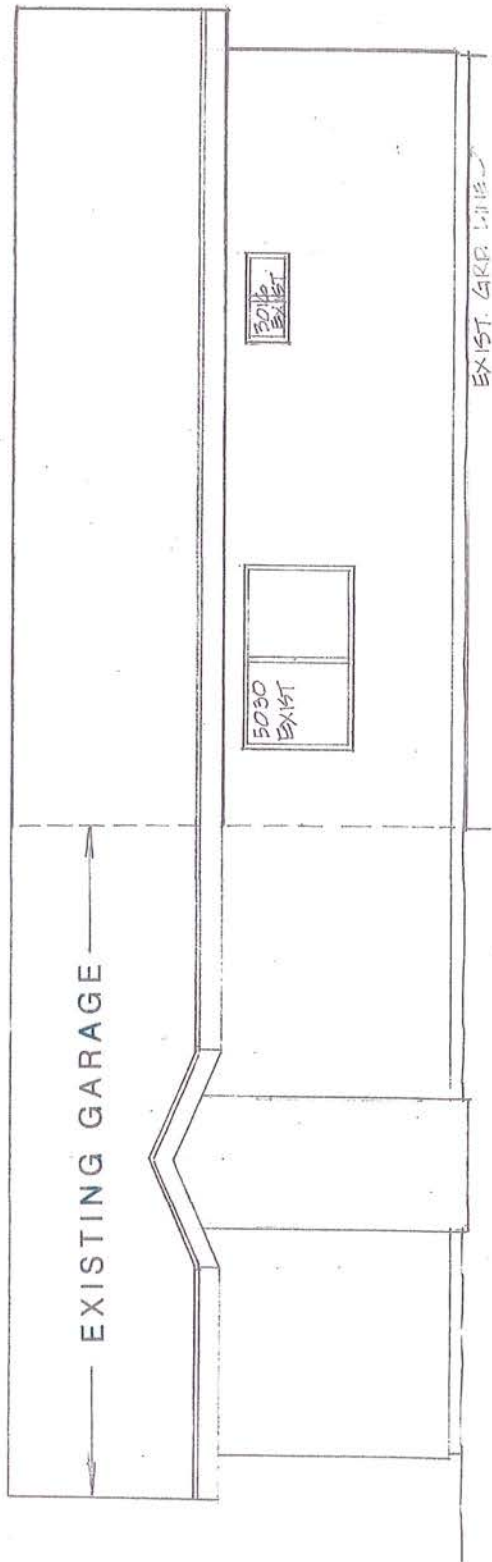
WEST RESIDENCE BUILDING ELEVATION



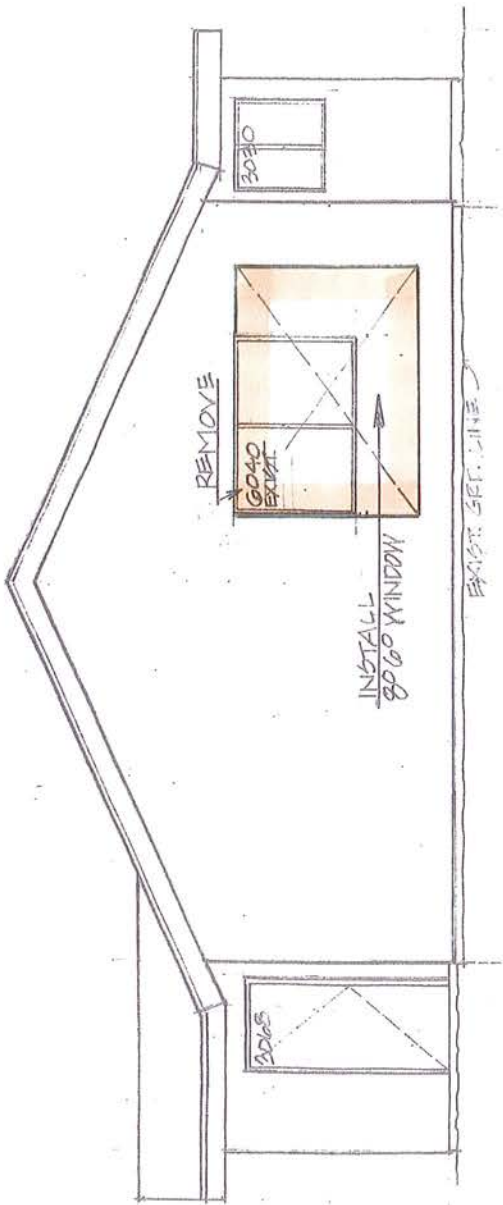
COTTAGE / GARAGE FLOOR PLANS (existing) 1/4" = 1'-0"



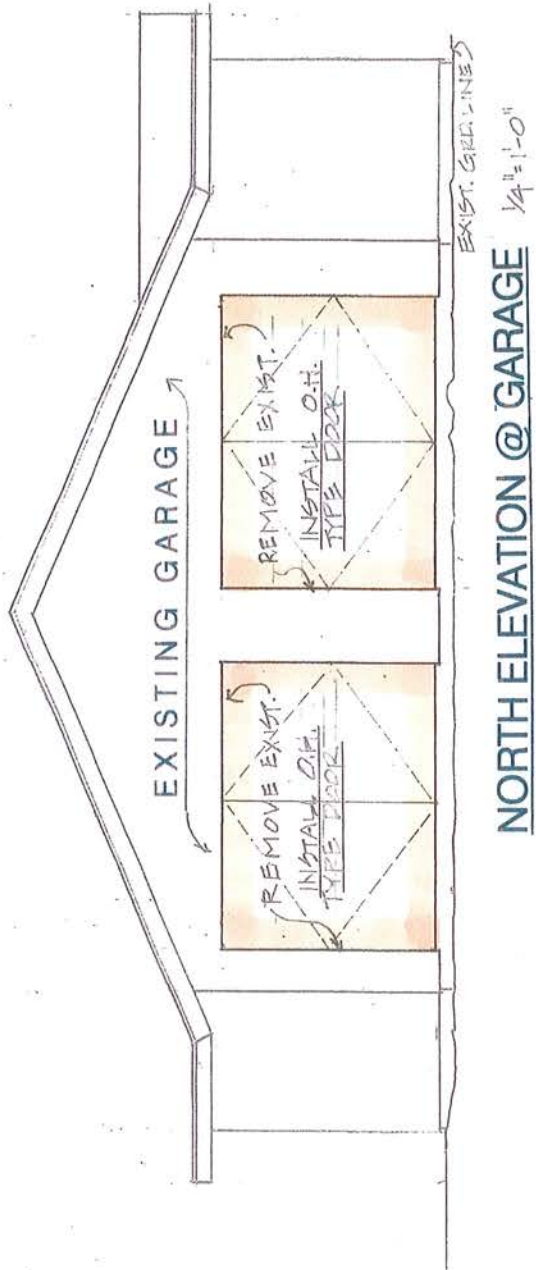
EAST COTTAGE ELEVATION

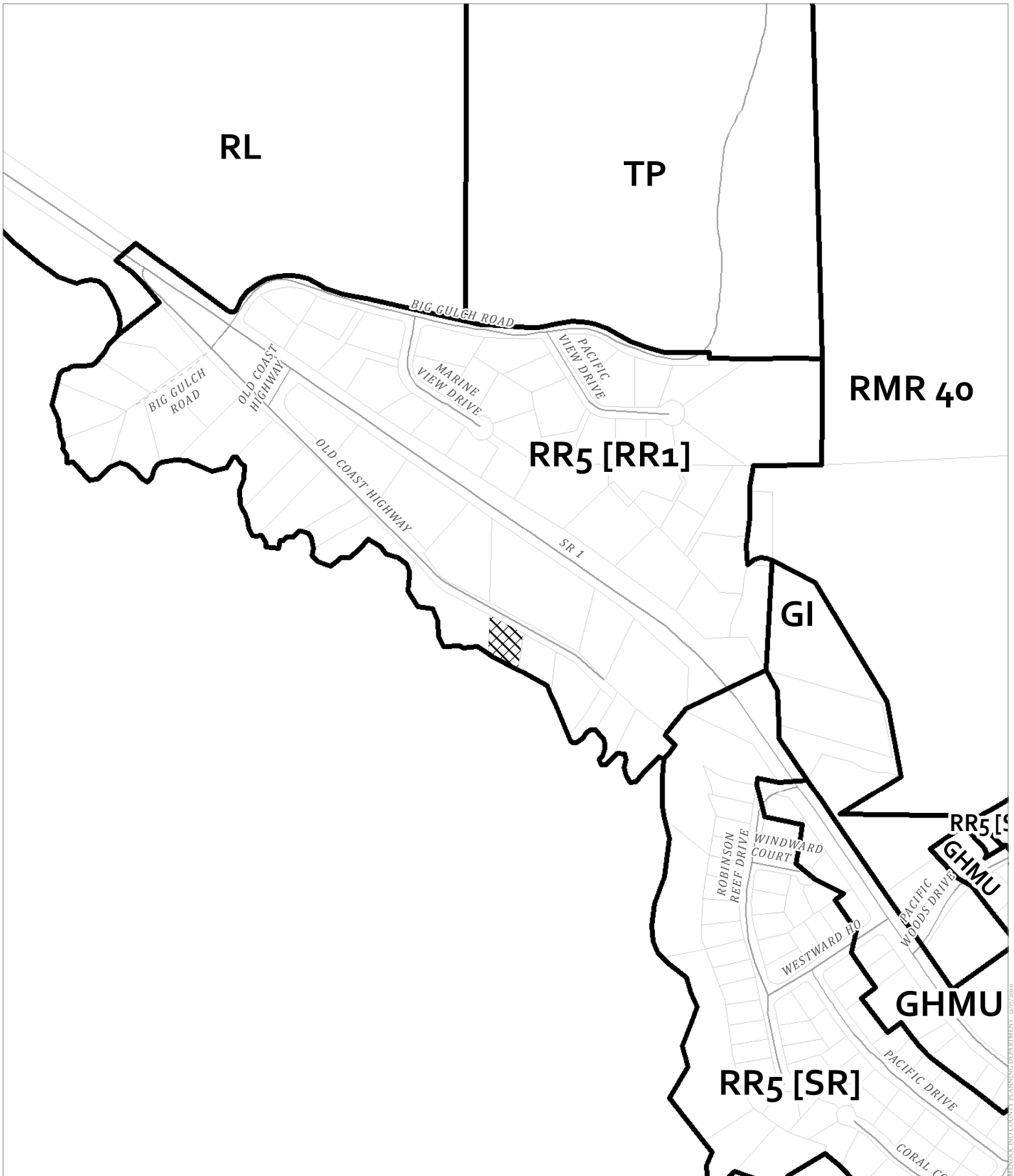


WEST COTTAGE ELEVATION




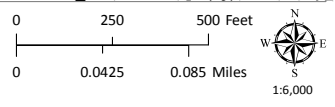
SOUTH COTTAGE ELEVATION 1/4" = 1'-0"



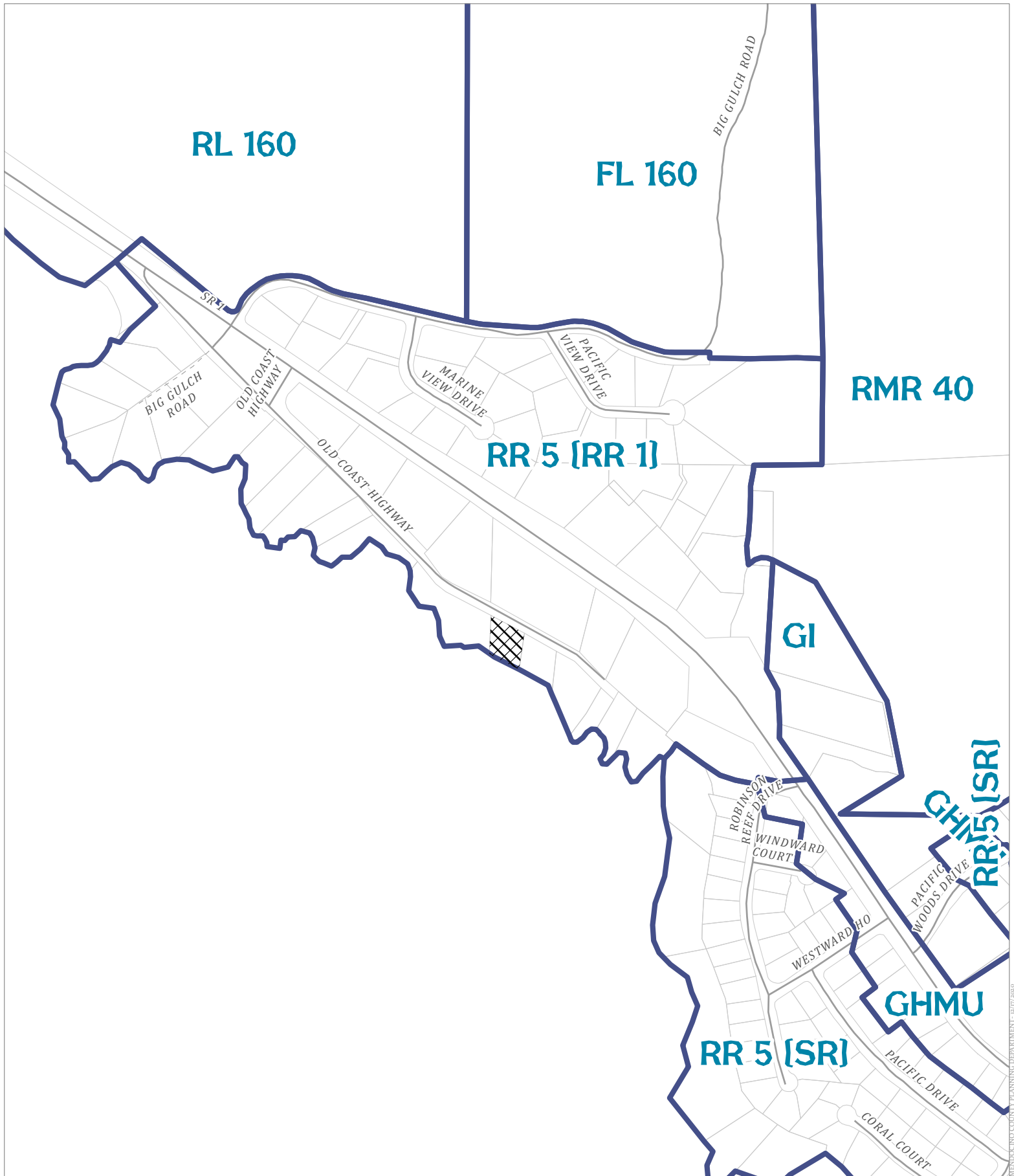


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 Zoning Districts
 Public Roads

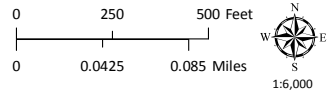


MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2020



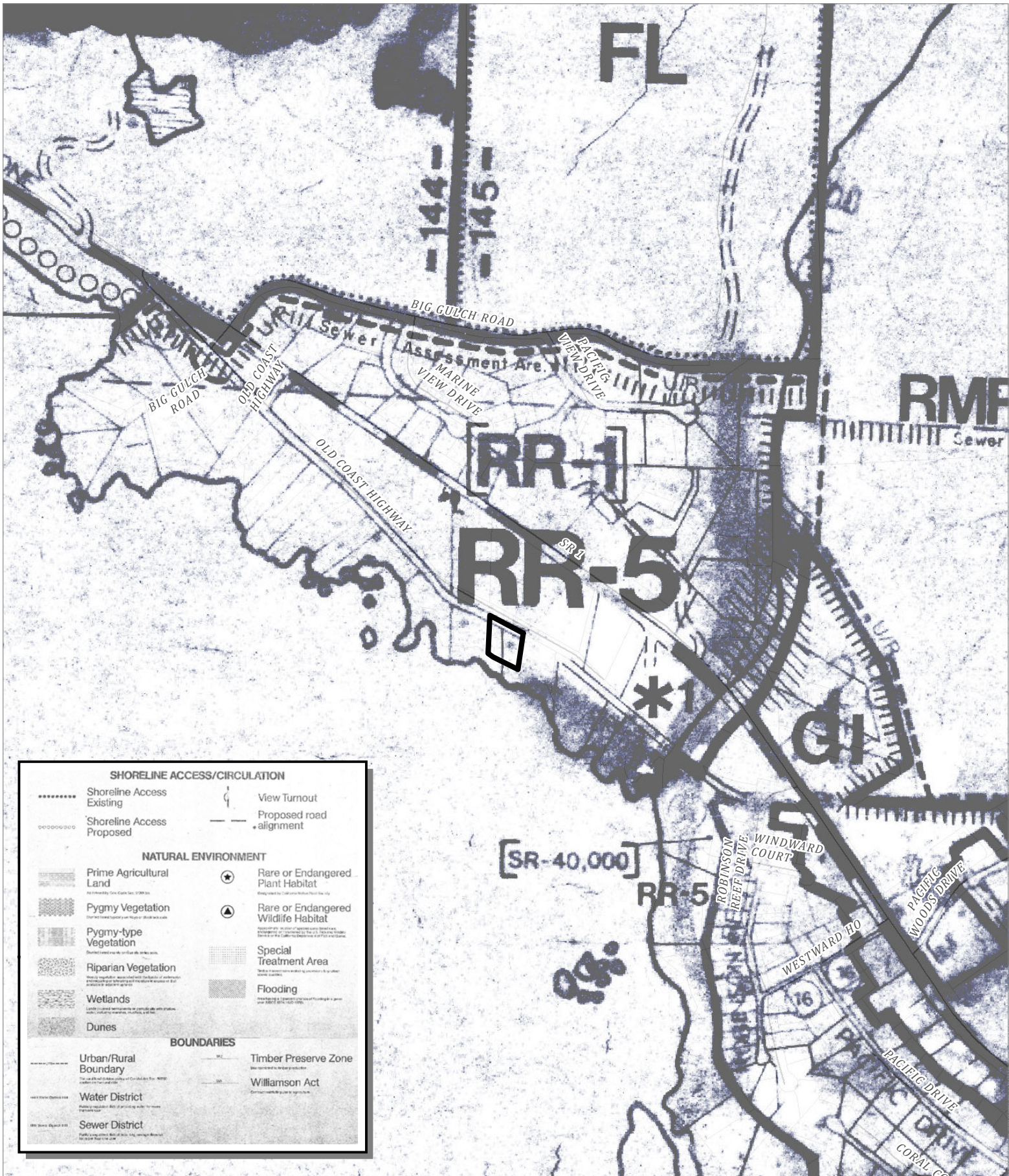
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 General Plan Classes
 Public Roads



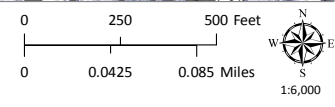
GENERAL PLAN CLASSIFICATIONS

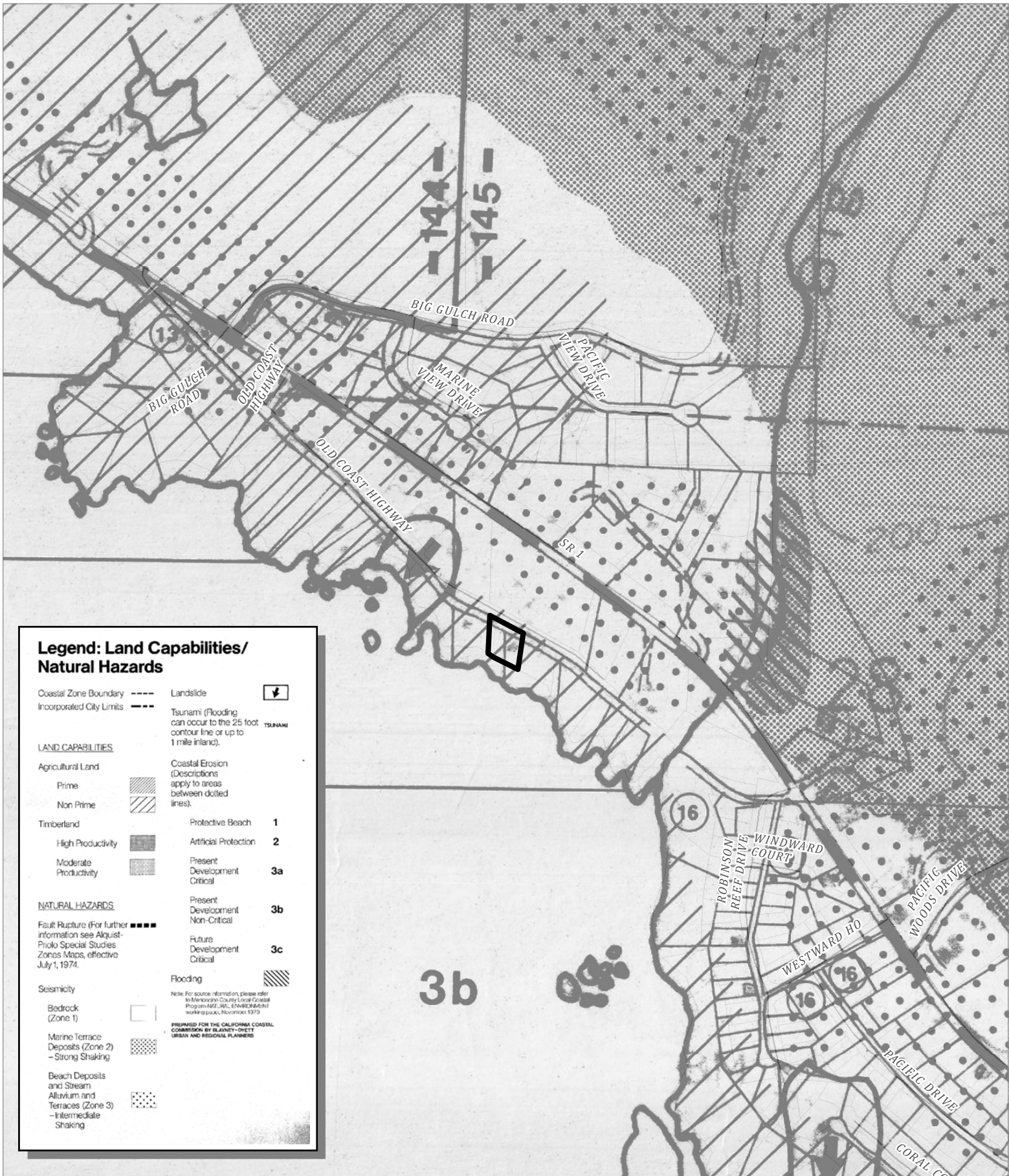
YREBUTICK COUNTY PLANNING DEPARTMENT - 12/17/2020



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Public Roads





Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary - - - - -
 Incorporated City Limits - - - - -

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] Non Prime [cross-hatch]

Timberland
 High Productivity [stippled] Moderate Productivity [dotted]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [thick dashed line]

Seismicity
 Bedrock (Zone 1) [white box]
 Marine Terrace Deposits (Zone 2) - Strong Shaking [cross-hatch]
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted]

Landslide [arrow pointing down to slope]
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]

Coastal Erosion (Descriptions apply to areas between dotted lines).
 Protective Beach 1 [dotted line]
 Artificial Protection 2 [dotted line]
 Present Development Critical 3a [diagonal lines]
 Present Development Non-Critical 3b [dotted]
 Future Development Critical 3c [cross-hatch]

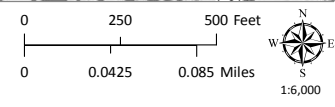
Flooding [cross-hatch]

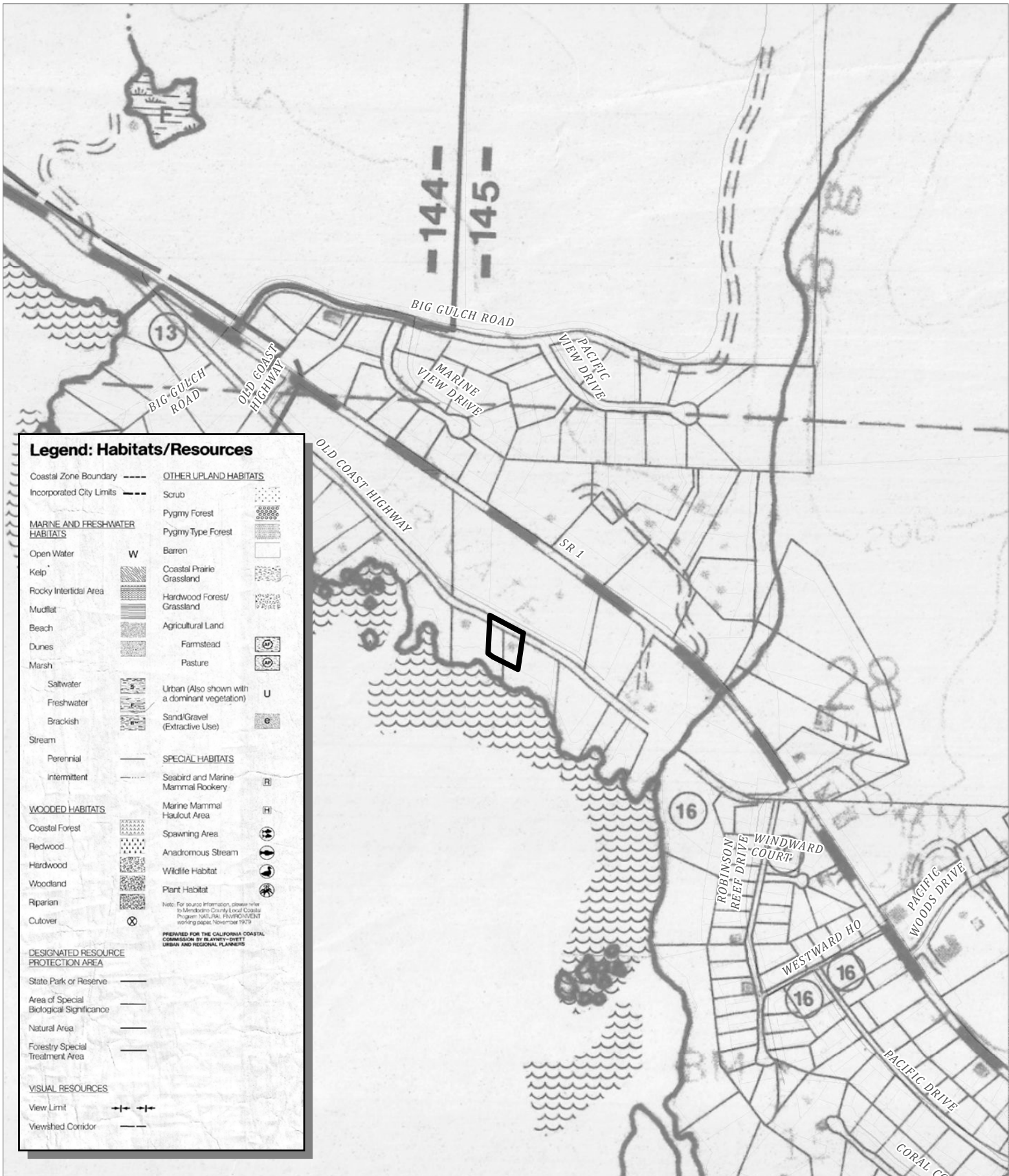
Note: For source information, please refer to Mendocino County Local Coastal Program MAP 201, ENVIRONMENTAL WORKING PAPER, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DRETT URBAN AND REGIONAL PLANNERS

CASE: MHRB 2020-0017
 OWNER: CATON, Ronald & Victoria
 APN: 145-121-08
 APLCT: Ron & Victoria Caton
 AGENT: Howard Curtis
 ADDRESS: 38050 Old Coast Highway, Gualala

Public Roads



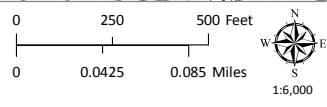


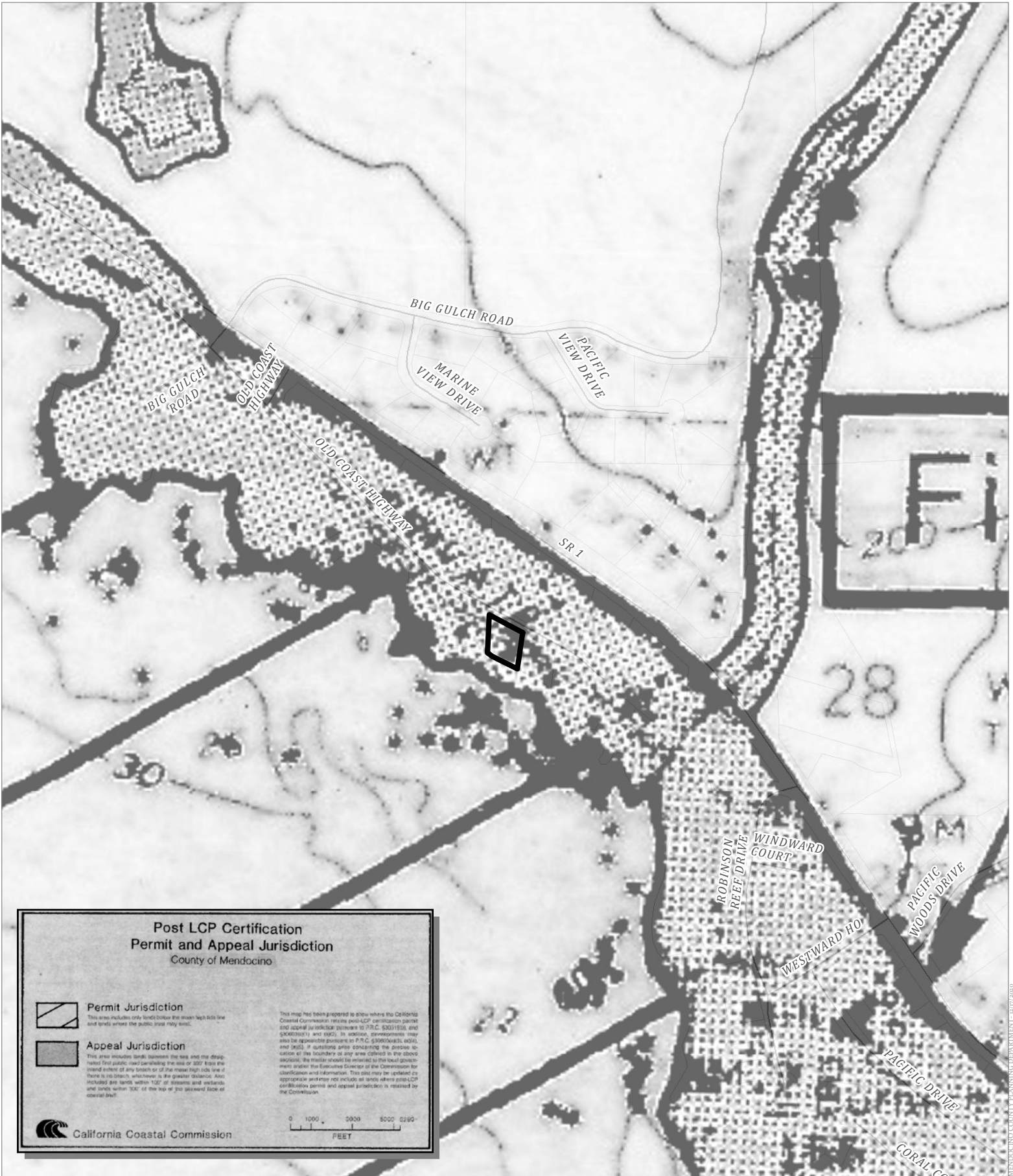
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie	[Pattern]
Beach	[Pattern]	Grassland	[Pattern]
Dunes	[Pattern]	Hardwood Forest/	[Pattern]
Marsh	[Pattern]	Grassland	[Pattern]
Saltwater	[Pattern]	Agricultural Land	[Pattern]
Freshwater	[Pattern]	Farmstead	[Symbol]
Brackish	[Pattern]	Pasture	[Symbol]
Stream	[Pattern]	Urban (Also shown with	U
Perennial	[Symbol]	a dominant vegetation)	[Symbol]
Intermittent	[Symbol]	Sand/Gravel	e
WOODED HABITATS			
Coastal Forest	[Pattern]	(Extractive Use)	[Symbol]
Redwood	[Pattern]	SPECIAL HABITATS	
Hardwood	[Pattern]	Seabird and Marine	[Symbol]
Woodland	[Pattern]	Mammal Rookery	[Symbol]
Riparian	[Pattern]	Marine Mammal	[Symbol]
Cutover	[Symbol]	Haulout Area	[Symbol]
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.			
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	[Symbol]	Spawning Area	[Symbol]
Area of Special Biological Significance	[Symbol]	Anadromous Stream	[Symbol]
Natural Area	[Symbol]	Wildlife Habitat	[Symbol]
Forestry Special Treatment Area	[Symbol]	Plant Habitat	[Symbol]
VISUAL RESOURCES			
View Limit	[Symbol]		
Viewshed Corridor	[Symbol]		

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Public Roads





**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public view may exist.

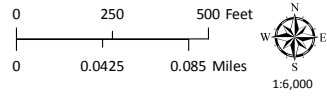
Appeal Jurisdiction
This area includes lands between the sea and the drop-hatched first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 120' of streams and wetlands and lands within 300' of the top of the seaward slope of coastal dunes.

This map has been prepared to show within the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (5001150), and (5000011) and (500), in addition, homeowners may also be responsible pursuant to P.R.C. (5000068), (600), and (603). In questions arise concerning the precise location of the boundary of any area shown in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

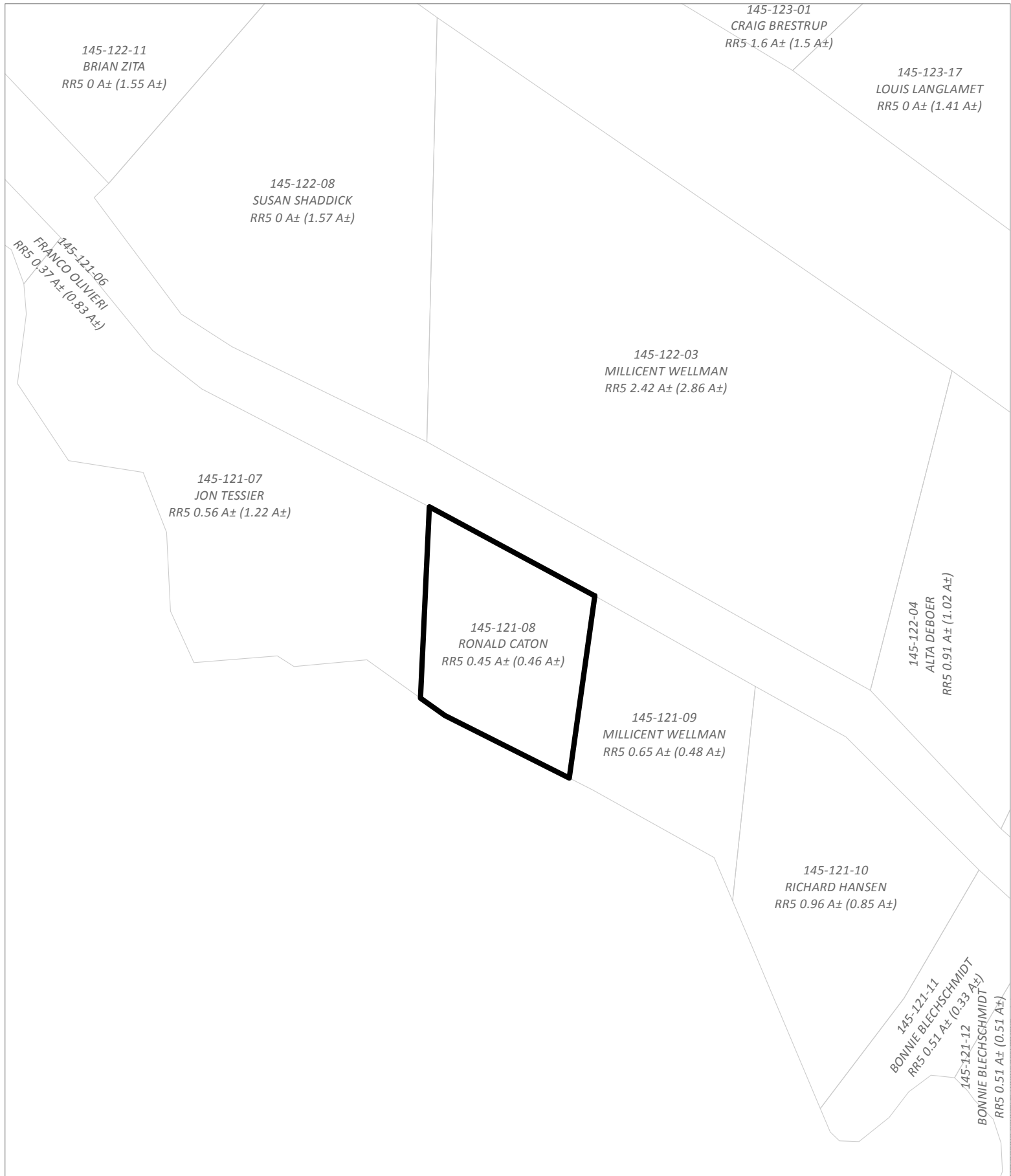
FEET

CASE: **MHRB 2020-0017**
 OWNER: **CATON, Ronald & Victoria**
 APN: **145-121-08**
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 AGENT: **Howard Curtis**
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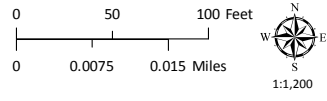
Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2020

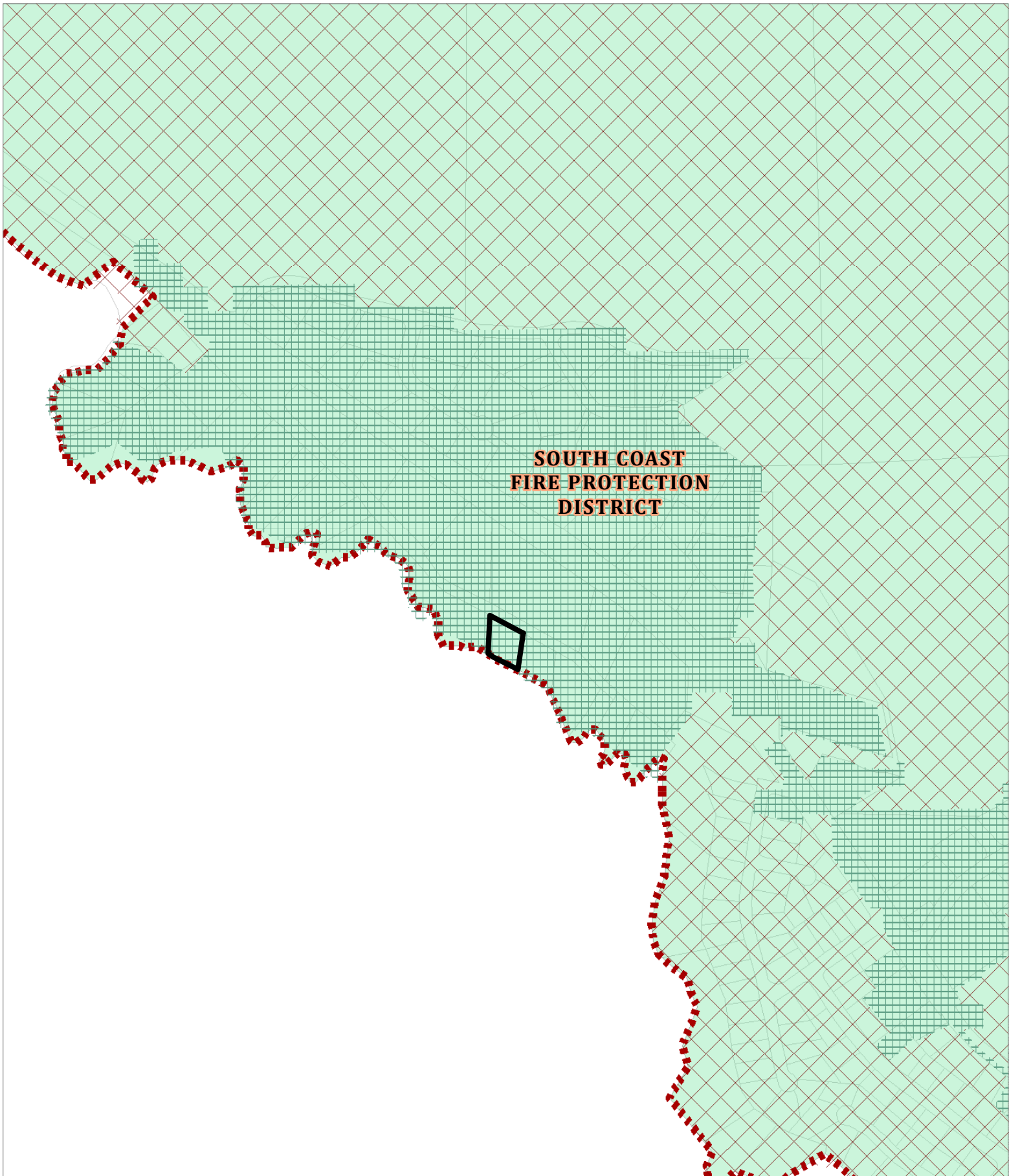


CASE: MHRB 2020-0017
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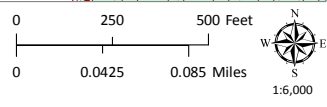
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020



CASE: MHRB 2020-0017
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



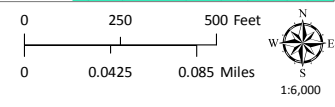
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020



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 Water



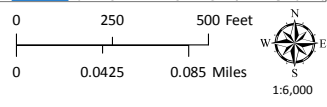
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2020



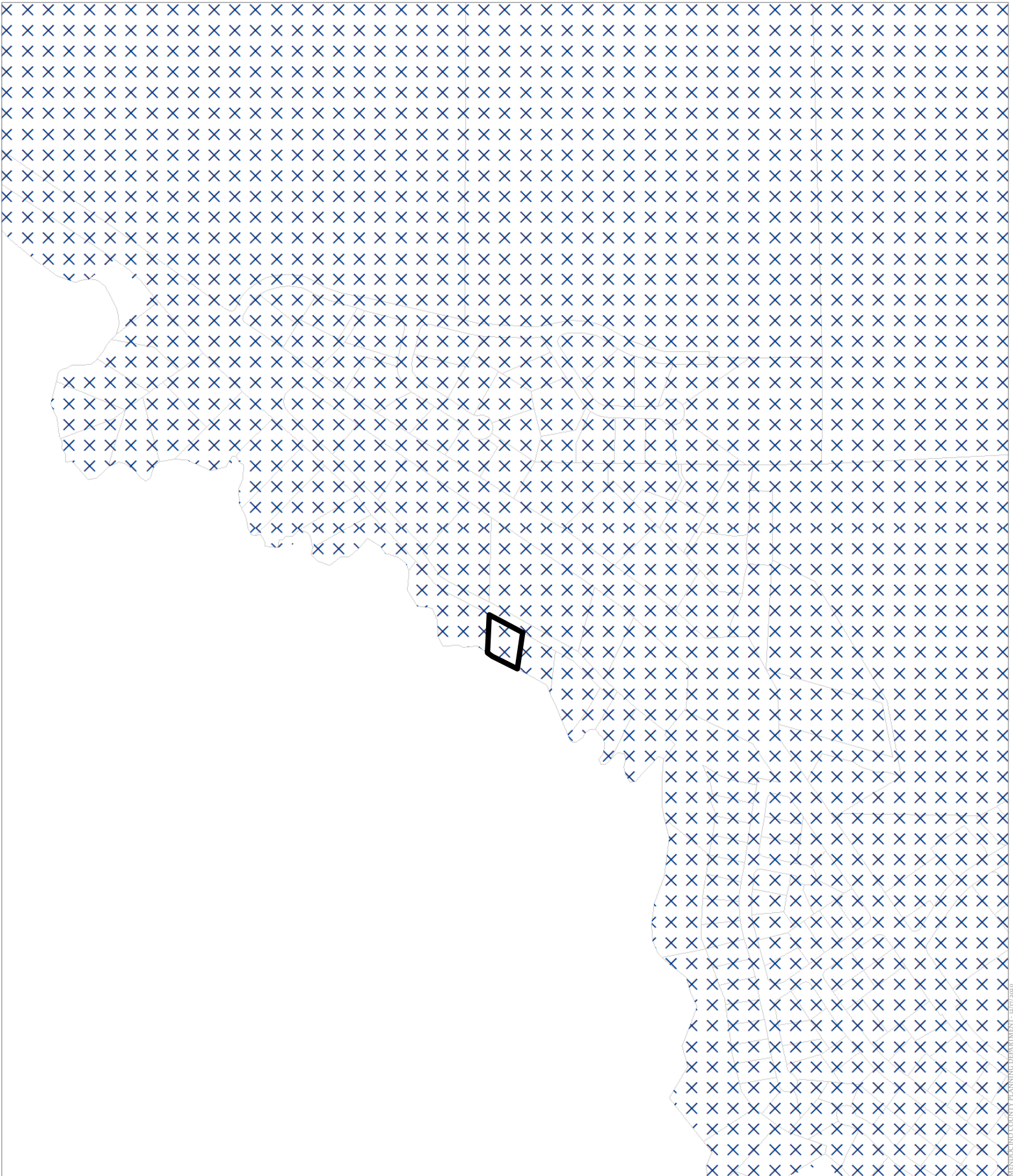
NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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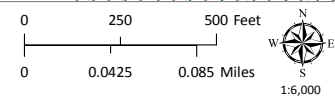
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2020



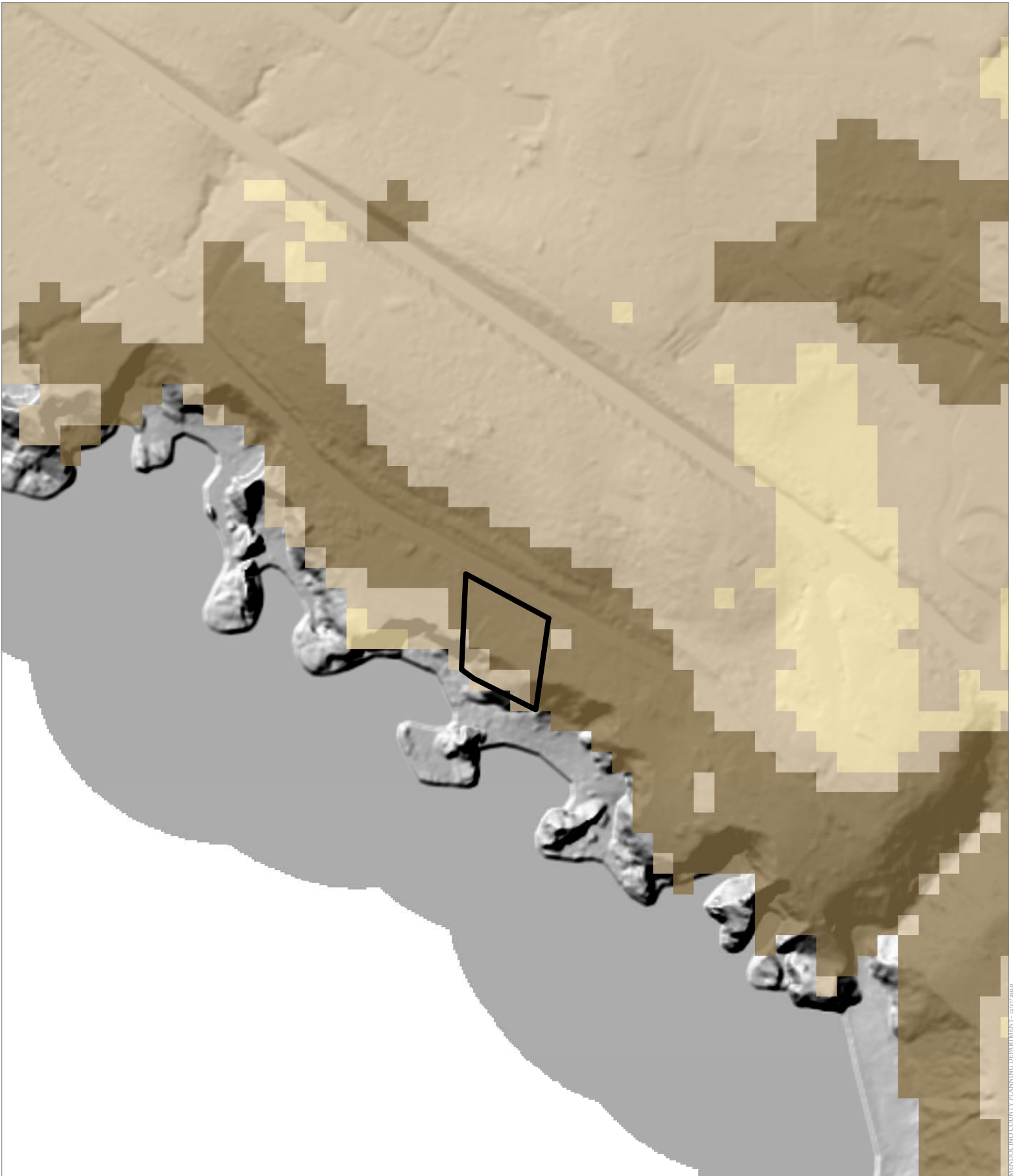
REDDING COUNTY PLANNING DEPARTMENT - 12/17/2020

CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

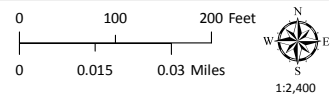
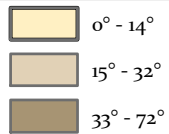
 Critical Water Areas



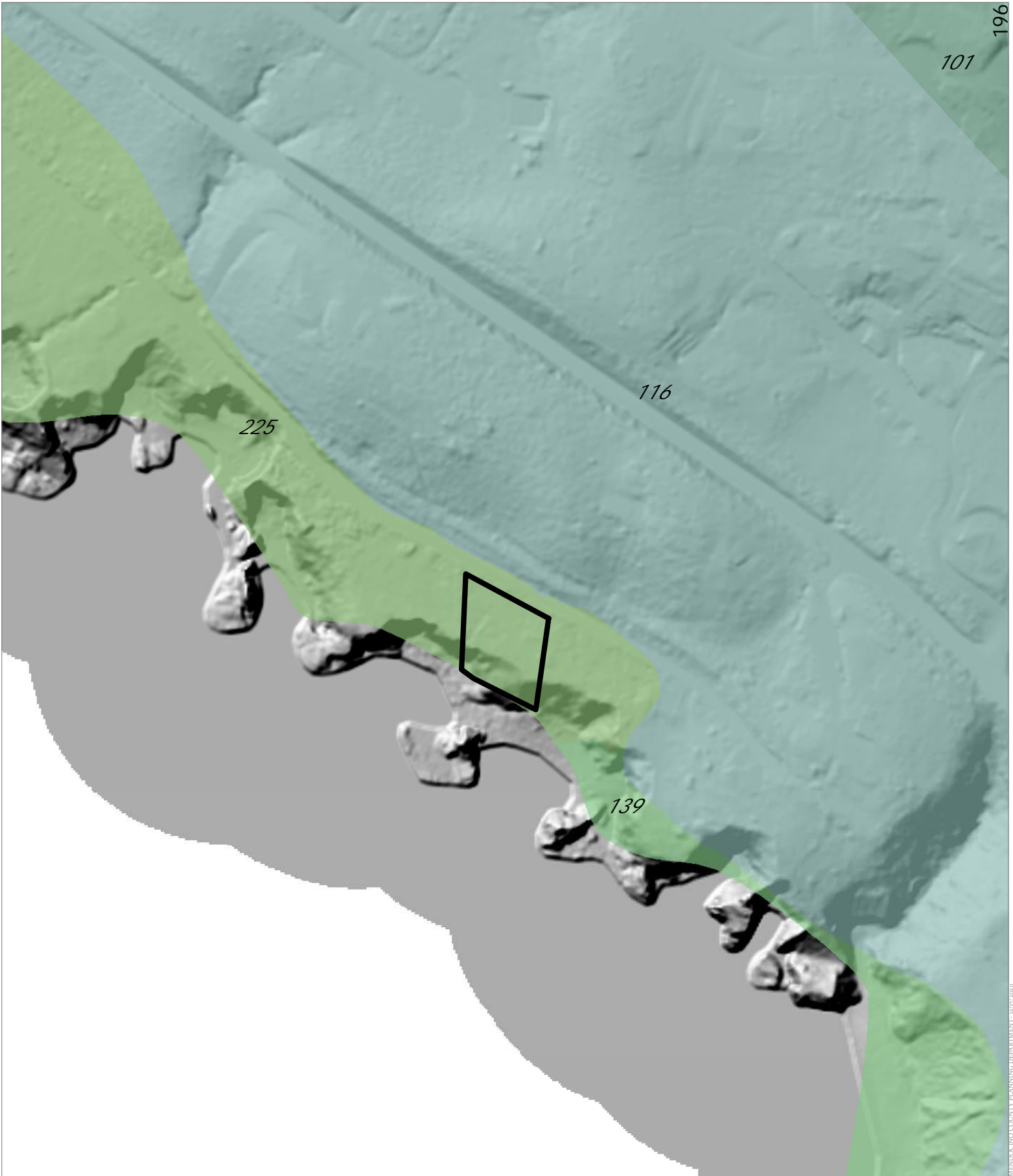
GROUND WATER RESOURCES



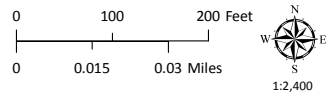
CASE: MHRB 2020-0017
 OWNER: CATON, Ronald & Victoria
 APN: 145-121-08
 APLCT: Ron & Victoria Caton
 AGENT: Howard Curtis
 ADDRESS: 38050 Old Coast Highway, Gualala



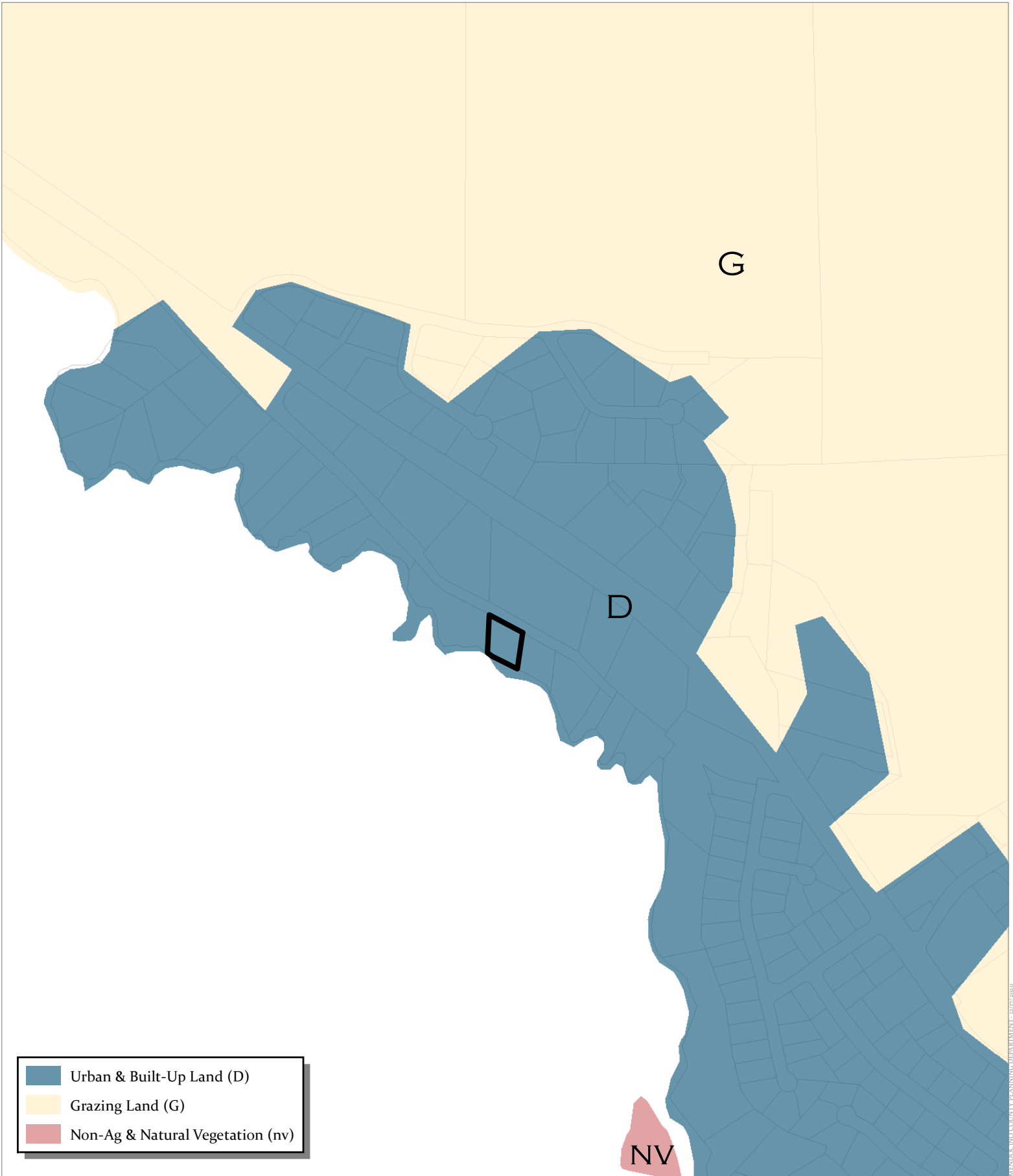
ESTIMATED SLOPE



CASE: MHRB 2020-0017
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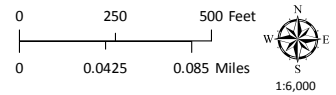


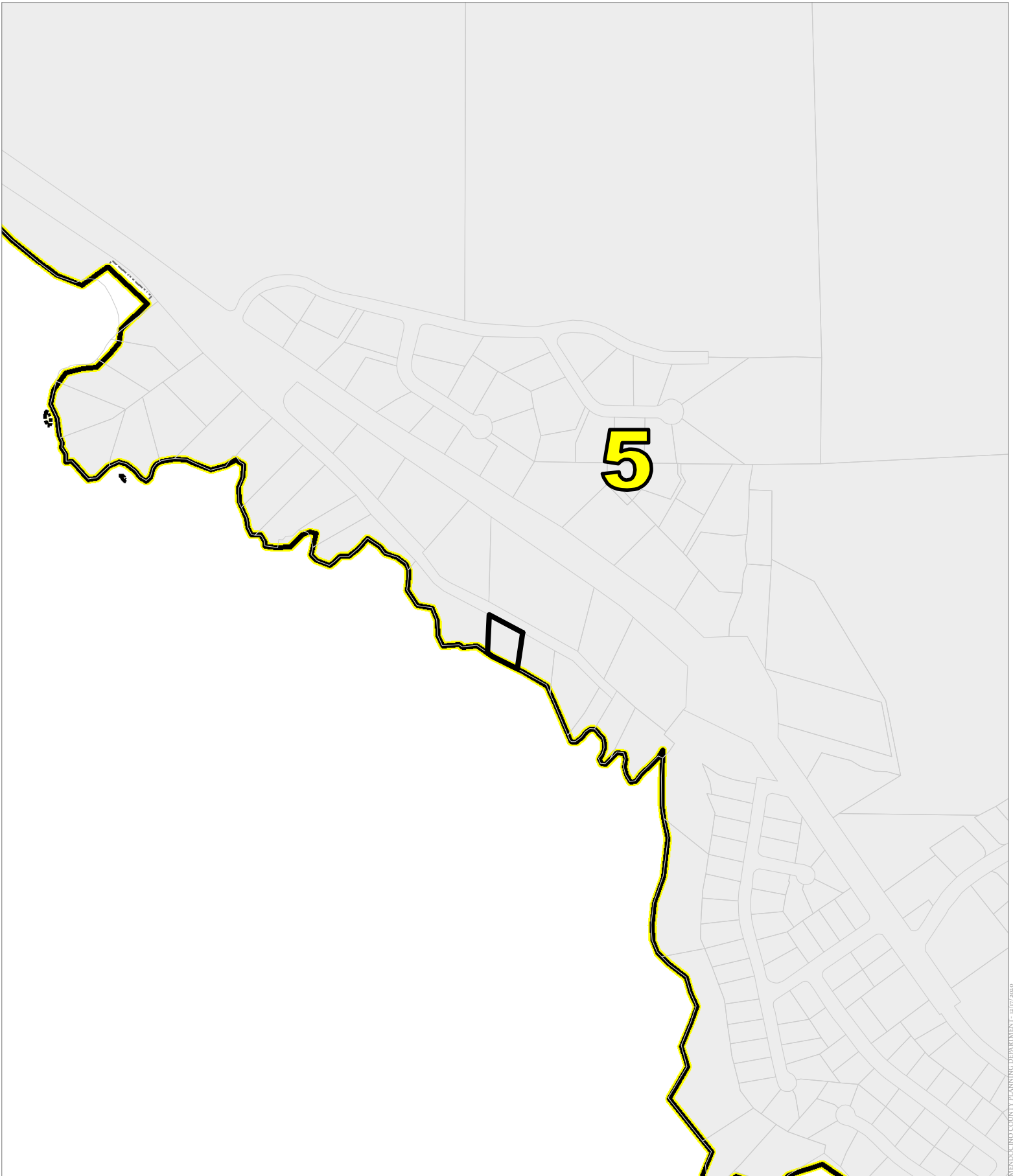
WESTERN SOIL CLASSIFICATIONS



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)



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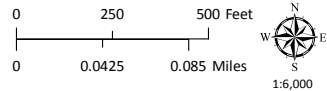




MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020

CASE: MHRB 2020-0017
OWNER: CATON, Ronald & Victoria
APN: 145-121-08
APLCT: Ron & Victoria Caton
AGENT: Howard Curtis
ADDRESS: 38050 Old Coast Highway, Gualala

 Supervisorial Districts 2010
 Gualala MAC





CAL FIRE File #
492-20
 * FOR OFFICE USE ONLY *

RECEIVED

DEC 18 2020

MENDOCINO UNIT

STATE FIRE SAFE REGULATIONS APPLICATION

Building / Project Site Information		
Address: 38050 Old Coast Highway		APN: 145-121-08
City: Gualala		Zip Code: 95445
Property Owner		
Name: Ron and Victoria Caton		
Mailing Address: 1828 Fallbrook Drive		
City: Alamo	State: Ca	
Zip Code: 94507	Phone: 415-640-8717	
Email: vickiecaton@gmail.com		
Agent Representing Property Owner		
Name: Howard Curtis architect		
Mailing Address: POB 101		
City: Manchester	State: Ca	
Zip Code: 95459	Phone: 707-882-1801	
Email: hcurtis@mcn.org		
Mail Correspondence to (choose one)		
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest
Project Information		
<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Commercial
<input type="checkbox"/> New Building	<input type="checkbox"/> Class K	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Remodel/ Addition	<input type="checkbox"/> Replacement	<input type="checkbox"/> Other
Dwelling Sq. Ft: Existing 1101 + new addition 390		Attached Garage Sq. Ft:
Accessory Building(s) Sq. Ft:		Detached Garage/ Shop Sq. Ft: Existing 515
Agricultural Building(s) Sq. Ft:		Other Structure Sq. Ft: Existing Cottage 580
TOTAL SQUARE FEET: 2586		
Briefly describe the structure(s) to be built: Construct new room, 390 s.f. attached to existing single family residence, 1101 s.f.		



Project Information Continued

	Yes	No
1. Was the subject parcel created PRIOR to January 1, 1991?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the structure within a 1/2 mile driving distance of a working fire hydrant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the structure within a 5-mile driving distance of a year-round fire station?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is the subject parcel 1 acre or larger?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will the proposed structure(s) be 30 ft. or more from ALL property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will your project require construction of a new road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will your project require extension of an existing road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to question 6 or 7:	How many feet?	Maximum grade (%)?
8. Will your project require construction of a new driveway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will your project require extension of an existing driveway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to question 8 or 9:	How many feet?	Maximum grade (%)?
If you answered No to (one or more) questions 6-9, describe the existing road/driveway:		

10. Is there an existing bridge(s) on the parcel that provide access to the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will a bridge be installed/ constructed to provide access to project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a plot plan attached as per the instructions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Subdivision Information (only required for subdivision)

Current acreage before split?	How many parcels will be created?
Acreage of each newly created parcel?	

Timber and Land Conversion Activities

13. Will trees be cut and timber products be sold, bartered, traded, or exchanged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will timberland be converted to a non-timber growing use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES on questions 13 or 14, a harvest permit may be required from CAL FIRE Resource Management FOR QUESTIONS RELATED TO TIMBER OR LAND CONVERSION CALL (707) 459-7440		

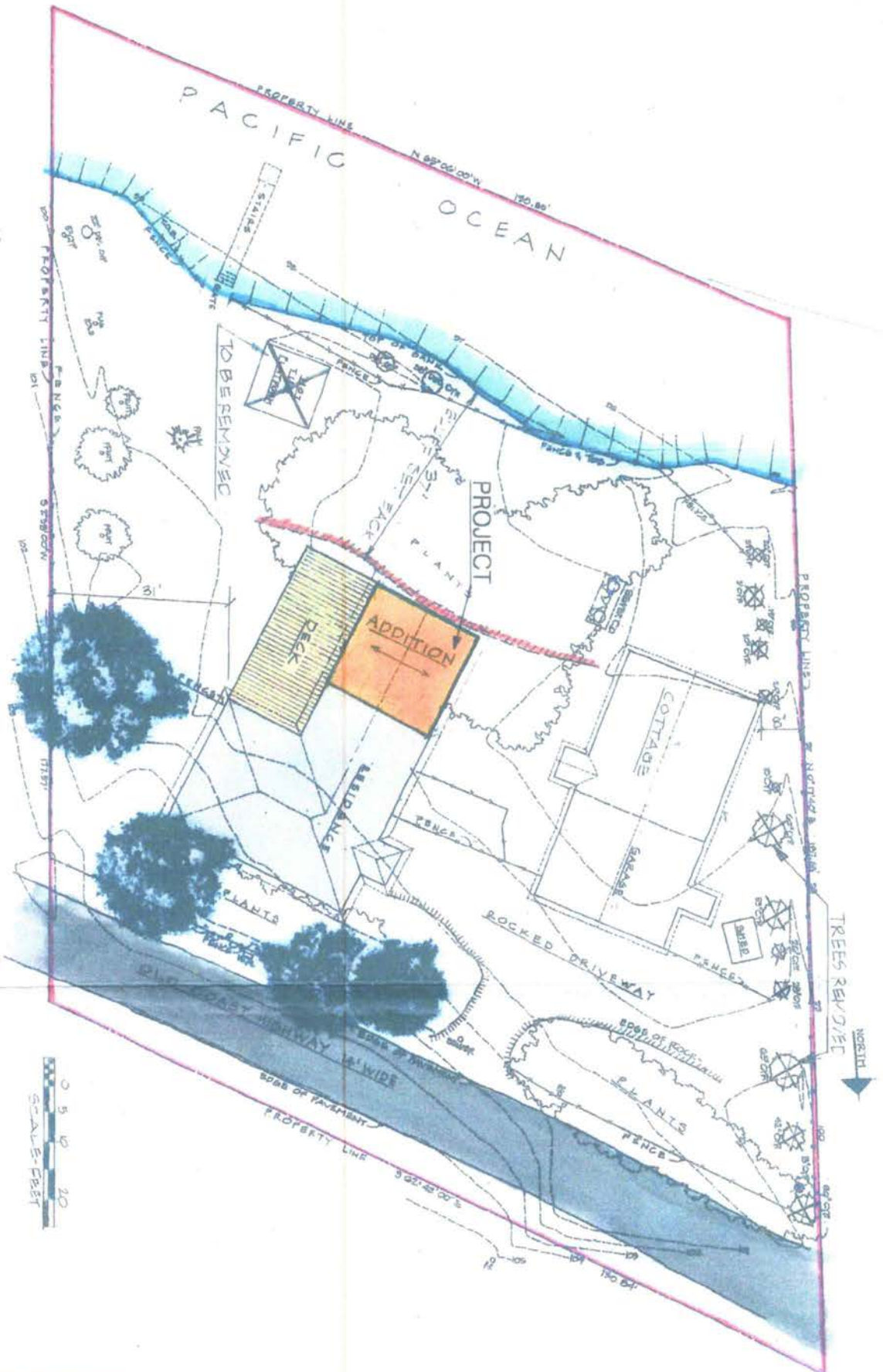
Exception Request

15. Will your project require an exception to ANY of the Fire Safe Regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES on question 15, attach a separate page identifying the applicable section pertinent to your request, facts supporting the request, and details of the exception or mitigation measures proposed, and a map showing the proposed location of the exception or mitigation measure.		

I hereby agree to maintain the property in compliance with the Fire Safe Regulations established in the Public Resources Code Section 4290. The information submitted in this application is complete and accurate to the best of my knowledge.

Signature of property owner or authorized agent:	
Date: 12-12-2020	Print Name: Howard Curtis

SITE PLAN - ROOM & DECK ADDITION



<p>2 OF 3</p>	<p>12-12-20 CATON RESIDENCE MODIFICATION 38050 OLD COAST HIGHWAY, GUALALA, CA 95445 APN 145-121-08</p>	<p>HOWARD E. CURTIS ARCHITECT <small>P.O. B. 675, Gualala, Ca. 95445 · hcurtis@mac.org · 707-882-1801 C 1489 PLS 3501</small></p>
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CAL FIRE FILE #	Project Type:	Battalion #	Date:
492-20	Remodel/Addition	5	December 18, 2020

CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain "Final Clearance" from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit www.fire.ca.gov.

Building / Project Site Information	
Address: 38050 Old Coast Highway	APN: 145-121-08
City: Gualala	Zip Code: 95445
Property Owner	
Name: Ron and Victoria Caton	
Mailing Address: 1828 Fallbrook Drive	
City: Alamo	State: CA
Zip Code: 94507	Phone: (415) 640-8717
Email: vickiecaton@gmail.com	
Agent Representing Property Owner	
Name: Howard Curtis	
Mailing Address: PO Box 101	
City: Manchester	State: CA
Zip Code: 95459	Phone: (707) 882-1801
Email: hcurtis@mcm.org	
Mail Correspondence to:	
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent
<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest	

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

X ADDRESS STANDARD

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

X DRIVEWAY STANDARD

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.



X MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD

- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

EMERGENCY WATER STANDARD _____ gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.

ROAD STANDARD

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate midpoint.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800', parcels zoned 1-4.99 acres-1320', parcels zoned 5-19.99 acres-2640', parcels zoned 20 acres or larger- 5280'. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals. Each dead-end road shall have turn around constructed at its a terminus.

SIGN STANDARD

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.



<input type="checkbox"/> BRIDGE STANDARD <ul style="list-style-type: none"> All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750. The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends. 	
<input type="checkbox"/> CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS: 	
<input type="checkbox"/> EXCPTION REQUEST GRANTED <ul style="list-style-type: none"> See attached letter 	<input type="checkbox"/> EXCEPTION REQUEST DENIED <ul style="list-style-type: none"> See attached letter

Project review and approval by: *Chris Vallerga*
 Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.



TREE REMOVAL REQUIREMENTS

In addition to the State Fire Safe Regulations there are other regulations regarding tree removal that may apply to your project that are under the jurisdiction of CAL FIRE. Other state and local agencies may have additional requirements pertaining to grading and vegetation removal.

These regulations may apply if you are permanently removing any of the following species or if you are going to sell or trade any timber, firewood, or other solid wood forest products that came from construction of your project.

Conifers:

Coast redwood (*Sequoia sempervirens*)
Douglas-fir (*Pseudotsuga menziesii*)
Grand fir (*Abies grandis*)
Western hemlock (*Tsuga heterophylla*)
Western redcedar (*Thuja plicata*)
Bshop pine (*Pinus muricata*)
Monterey pine (*Pinus radiata*)
Sitka spruce (*Picea sitchensis*)
Incense cedar (*Calocedrus decurrens*)
Port-Orford cedar (*Chamaecyparis lawsoniana*)
California red fir (*Abies magnifica*)
White fir (*Abies concolor*)
Jeffrey pine (*Pinus jeffreyi*)
Ponderosa pine (*Pinus ponderosa*)
Sugar pine (*Pinus lambertiana*)
Western white pine (*Pinus monticola*)
Lodgepole pine (*Pinus contorta*)
Noble fir (*Abies procera*)
Knobcone pine (*Pinus attenua*)

Gray pine (*Pinus sabiniana*)
Mountain hemlock (*Tsuga mertensiana*)
Brewer spruce (*Picea breweriana*)
Engelmann spruce (*Picea englemanni*)
Sierra redwood (*Sequoiadendron giganteum*)
Foxtail pine (*Pinus balfouriana*)
Western juniper (*Juniperus occidentalis*)

Hardwoods:

Tannoak (*Notholithocarpus densiflorus*)
Red alder (*Alnus rubra*)
White alder (*Alnus rhombifolia*)
Pacific madrone (*Arbutus menziesii*)
Golden chinkapin (*Castanopsis chrysophylla*)
Pepperwood (*Umbellularia californica*)
Oregon white oak (*Quercus garryana*)
California black oak (*Quercus kelloggii*)

For more information and assistance related to tree removal contact the Mendocino Unit CAL FIRE Resource Management Office at (707) 459-7440.



THOMAS E. COCHRANE
CA. PROFESSIONAL GEOLOGIST #6124
Post Office Box 358
The Sea Ranch, CA 95497
Office 707-785-2953
Res. 707-785-2725
Cell 707-292-0602
Email cochrane@mcn.org

January 21, 2021

Mendocino County
Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437

RECEIVED

FEB 10 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

RE: Geotechnical Report on the Ron & Vicki Canton Property located at 38050 Old Coast Highway, Gualala, California. APN 145-121-08

Location and property description.

The property is bluff front property located just north of Gualala, Mendocino County, California. Highway One was relocated many years ago about one hundred yards east of the original coast highway. The property is situated adjacent to the west of the Old Coast Highway at approximately 65 to 70 feet elevation. A residence, cottage and garage have been constructed on the property. A stairway to the rocky beach has been constructed on the south end of the property. The lower few feet of stairs has been destroyed by wave action.

Site conditions.

The property is nearly flat with gentle western slope. The bluff edge is nearly vertical on the northern part of the property. The southern part of the property has a very steep bluff face of bedrock covered with a few feet of Coastal Terrace deposits consisting of fine-grained sand and some slope wash containing small chunks of sandstone bedrock. It has been partially eroded to near the angle of repose. Most of the face of the bluff is covered with brush and cypress trees.

A small sea stack is present in front of the bluff edge toward the southern part of the property. This offshore rock offers protection from waves hitting the property. It does however, direct the waves into two sea caves on the adjacent property to the south. Additional offshore rocks occur along the property to a projecting point located on the adjacent north property. The beach is composed of rounded boulders.

The topography rises to the east of the Old Coast Highway to approximately 160 feet elevation on the second level coastal terrace.

Underlying Earth Materials.

The bedrock consists of fine-grained sandstones and siltstones belonging to the Gualala Formation of Upper Cretaceous age. These rocks were deposited in a deep offshore basin below wave-base. The individual beds were deposited by turbidity currents flowing off the Continental Shelf during seasonal storm times or from earthquakes dislodging the sediments on the edge of the shelf. Most of the beds are quite thin possibly deposited seasonally. Every few inches are thicker more resistant beds of sandstone four to eight inches in thickness. These more resistant beds offer greater stability to erosion and hold up the bluff face into a very steep sharp edge.

Younger rocks belonging the Tertiary age German Ranch Formation are missing due to uplift and erosion along this part of the coast.

The surface area has been modified by wave-cut terraces formed during the Pleistocene. Continental Glaciation during the 2.9-million-year epoch occurred thirteen or more times causing sea level changes. As sea levels rose in the coastal area waves cut into the landscape. As sea levels fell during the advance of the glaciers, beach deposits of sand and gravel covered the land producing the gentle slopes. The old stream valleys were filled. These Coastal Terrace Deposits can be seen at the bluff edge. Just to the north edge of the subject property bedrock occurs almost to the surface. It is 8.5 feet thick in a boring adjacent to the proposed addition to the house.

There are six terraces on the coastal block west of the San Andreas Fault located approximately two miles east of the property. This lower terrace is the youngest wave-cut terrace cut approximately 83,000 years before present (BP). Much of the overlying coastal terrace deposits have sufficient bearing strength to support residential structures. Some areas are covered with dune sands which have less bearing strength. None occur in this immediate area.

Since the Coastal Terrace Deposits are less consolidated than the much older bedrock, it carries groundwater easier. The previous topographic lows encountered in the thicker terrace deposits do channel water. Many coastal streams sink into these terrace deposits and daylight at the ocean as a seep or running water. The bedrock in the bluff face reveals a series of east-west faults, also northwest-southeast trending faults, which bleed groundwater. The lot to the south has two sea caves that occur along fault zones, and also show water seepage. The point to the north has a sea cave and a fault that also indicates water seepage. The subject property does not appear to have any seepage along faults or in the terrace deposits. (I did not climb to the waters edge to be able to see the entire bluff face.)

Project.

The residence has a planned addition on the west side extending 19 feet toward the bluff and is 24.5 feet in width. The older cottage appears to be in good shape but needs remedial fixing, primarily painting and the replacement of a couple of highly weathered and rotting boards, replacing a leaking window.

Foundations.

The surface soil is a loose well drained brown fine sand with a root zone of one to two feet in thickness. The spread footing trenches should be excavated at least 18 to 24 inches in depth through the root zone into more stable soil. If significant water is contained in these coastal terrace sands, bearing strength may require a deeper footing or even piers into bedrock. A qualified soils person should be onsite to direct the excavator to a sufficient depth to support the one-story structure. The added foundation should be attached with epoxied rebar to the existing foundation.

Bluff Retreat.

I have examined aerial photos taken by the California Coastal Records Project beginning in 1972 up to 2018 for several of the properties in the immediate area. Bluff retreat varies considerably along this coastal area. The amount of erosion and rate of erosion are very site specific. As a generalization, points have eroded slower than coves. Coves often develop in more faulted areas. Sea Caves always occur along fault traces.

The type of bedrock and attitude of the rocks coupled with joints and fractures have a basic control on the amount and rate of erosion. Massive sandstones erode slower than thin bedded rocks. This area has thin bedded sandstone rocks interbedded with thicker beds of sandstone, which are 4 to 12 inches in thickness. The joint pattern is quite large—several feet between joints. The thin beds at bluff edge are fractured into smaller fragments and thus more easily eroded.

A Sea Stack is just offshore of the property and in effect blocks incoming waves. Other rocks and boulders just north of the stack further armor the bluff from erosion. The net result is that bluff erosion is very slow at this location. Published maps, reports and USGS data indicate previous rates of erosion as much as eight inches per year. This rate is more probable the rate at Bowling Ball Beach where one can even see the surface of the soft shale blowing in the wind.

The aerial photos examined show very low levels of erosion and bluff retreat. The points of land and non-faulted areas indicate that only one or two inches per year of bluff erosion has occurred in the past fifty years.

The 37 feet setback line on the architectural drawing was a conservative position for bluff retreat cited by county planners as more than adequate to protect the dwelling.

The 37 feet equals 444 inches. For 2 inches per year, erosion would not reach the dwellings for 222 years. At 6 inches per year (actually three to six times the historic rate), erosion could threaten the structures in 74 years.

Sea Level Rise.

Global warming is however accelerating the rise in sea level—which will cause greater amounts of erosion along the bluff edge. Historically at Golden Gate in San Francisco we have experienced 12 inches of sea level rise from 1850 to 2016 which is for 166 years. The rate has been a constant (averaged in 10 year increments) two millimeters per year. (25 mm = 1 inch) Current readings are up to 3 mm per year. We have had a big year for King Tides which raises the current yearly number.

Satellite data from NASA show a sea level rise of 12 inches from 1993 to 2017. They predicts two additional feet of rise by 2100.

The California Coastal Commission has adopted sea level rise numbers from the National Research Council with projections made by the Coastal and Ocean Working Group in California. They pick a range of numbers which makes them difficult to use. High numbers range from 5.48 feet to 6.9 feet of rise by the year 2100. This is ten to fourteen times as great a rise as we historically received in the past 166 years!

The Intergovernmental Panel on Climate Change (IPCC) has projected a two feet rise by 2099, with a maximum of three feet.

It would seem that we should use two feet as possible and three feet of rise unless the carbon content in our atmosphere is reduced or regulated by humans and mother nature. A large volcanic eruption will cool the climate. We have seen that happen many times in our historic times.

Project area—sea level rise and bluff retreat.

Sea level rise will cause bluff retreat to accelerate. The Coastal Terrace Deposits are weaker and more susceptible to erosion. On the property, brush and old cypress trees cover the bluff face down to the bedrock surface. The angle of repose for these weaker sediments is around 40 degrees. If high waves—maybe King Tide waves hit these terrace deposits, they can be eroded. We see lots of spots in the larger coastal area where these coastal terrace deposits have been stripped back several feet. If this vegetation is removed by big wave action, it should be immediately replanted to prevent further erosion. Armoring of this upper slope might be possible. Armoring of the bedrock like they attempted at Gleason Beach will not be allowed by the Coastal Commission.

The bedrock area is currently buffeted by wave action and is quite stable with a slow retreat of less than 2 inches per year. Rising sea level could accelerate this bluff erosion to three to even six inches per year. Remember that most of the erosion is attributed to winter storms. The rest of the year suffers only minor erosion. Sand

beaches erode in the wintertime (as much as eight to twelve feet in height), but each summer are replaced. More erosion may even produce larger beaches.

My Recommendations.

1. Approve the 37 feet setback for this property and allow the small addition to the main residence.
2. Keep surface waters and water from house gutters directed to the area south of the property.
3. Approve a minor remodel of the cottage, if a permit is even required.

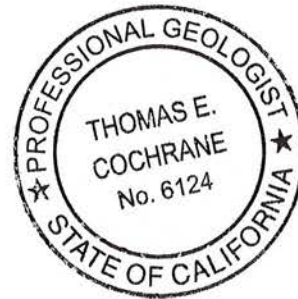
Respectfully submitted,

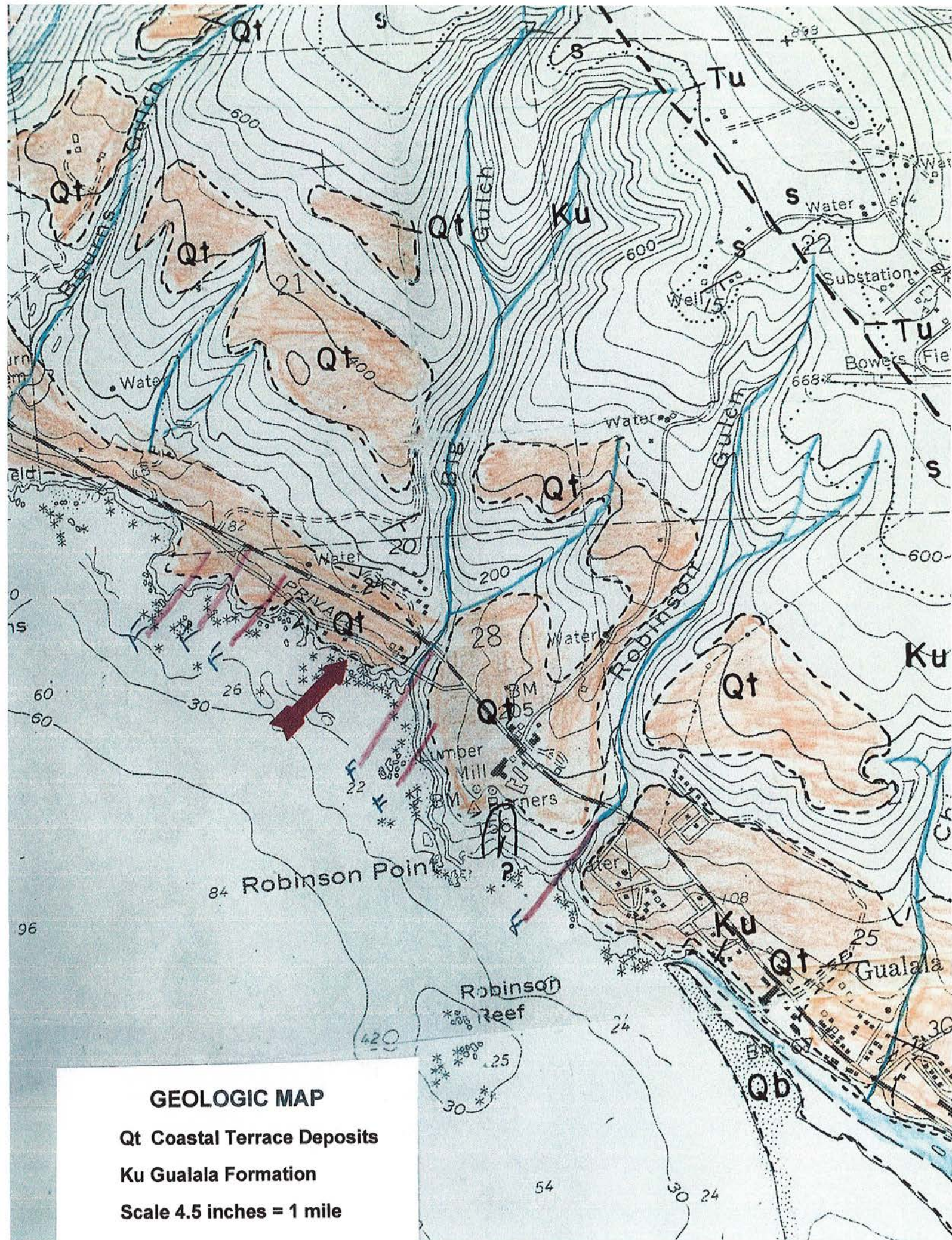


Thomas E. Cochrane
CA. Professional Geologist #6124

Enclosures.

1. Geologic Site Map.
2. Assessor's Map.
3. Photos of bluff face
4. Selected References.





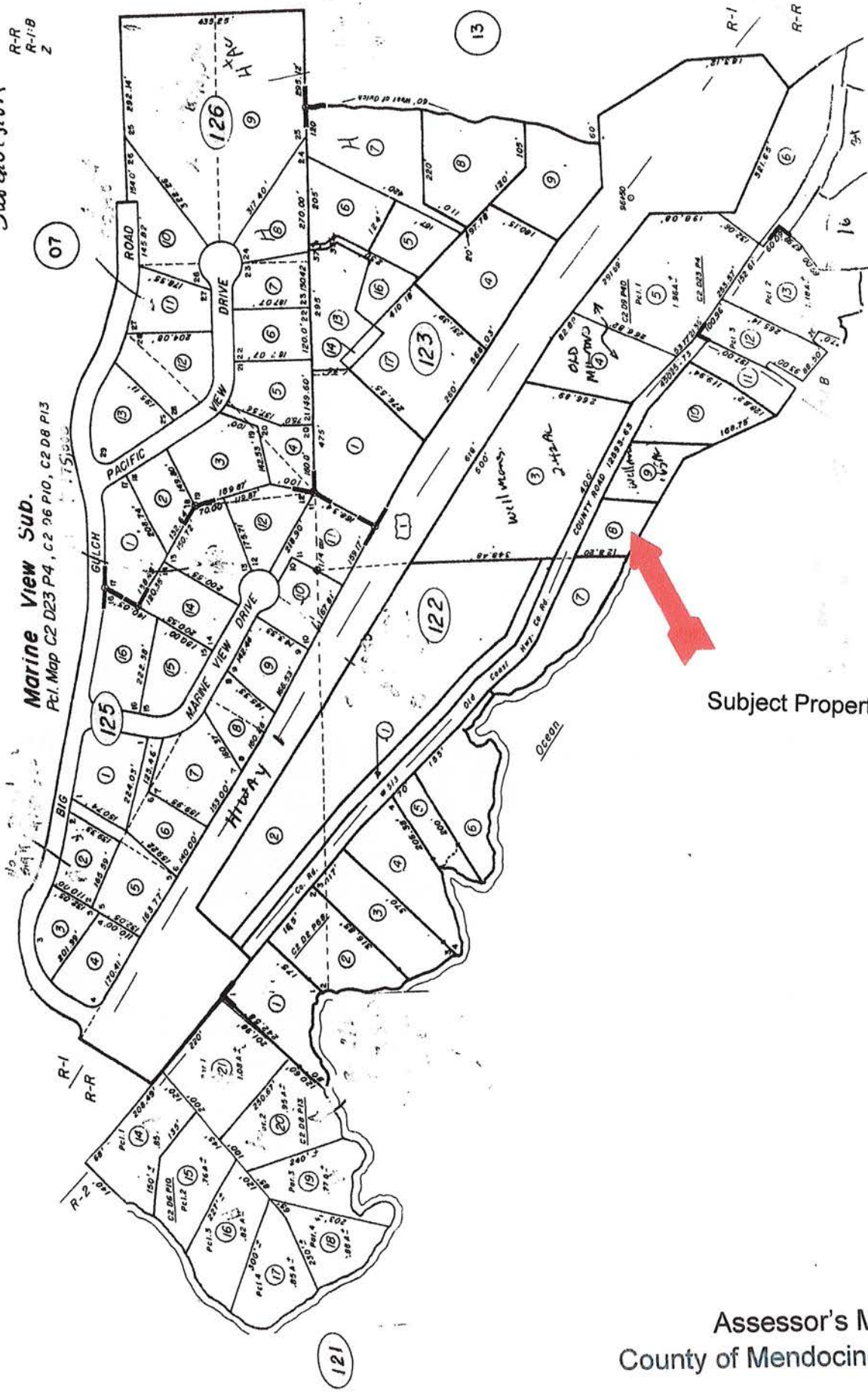
145-12
Big Gulch
Subdivision

Por Sec 21, Por. N/2 M/2 Sec 28-11N-15W

R-R
R-1B
Z

Marine View Sub.

Pcl. Map C2 D23 P4, C2 D6 P10, C2 D8 P13
P.T. 50000



Subject Property

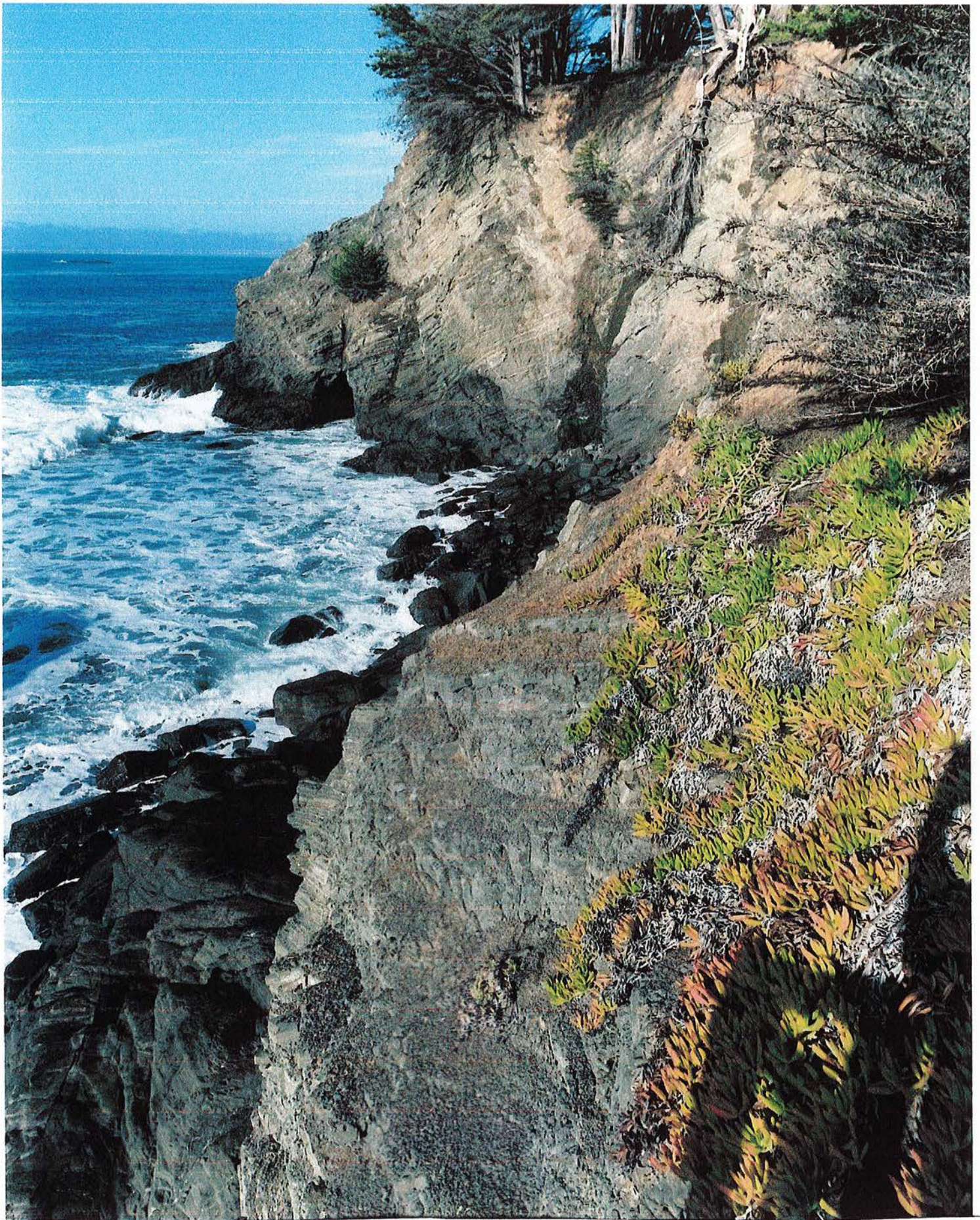
Assessor's Map
County of Mendocino California



Looking South. Sea caves. Coarse gravel beach. Cypress trees overhang buff.



Looking West at South end of property. Offshore sea stack. Vegetation on bluff face.



Looking North next to Cottage. Rocks dipping northwest. Sea Cave at point.

Selected References

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- Living with the Changing California Coast, 2005.
Gary Griggs, Kiki Patsch, and Lauret Savoy, University of California Press, 540 pages.