



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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 JULIA KROG, ASSISTANT DIRECTOR
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 www.mendocinocounty.org/pbs

February 18, 2022

Planning – FB
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor

Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission
 Cloverdale Rancheria

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

CASE#: CDP_2021-0049

DATE FILED: 10/29/2021

OWNER/APPLICANT: MARIAN V & KENNETH S BROWN TRUST

REQUEST: Standard Coastal Development Permit to reroof an existing single-family residence, replace electrical panel, and install roof-mounted solar array on garage roof.

LOCATION: In the Coastal Zone, 0.7± miles northwest of the Town of Gualala, on the west side of Hwy 1 (SR 1), 500 feet from the terminus of Coral Court (CR 531); located at 38570 Coral Court, Gualala; APN: 145-161-31.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: March 4, 2022

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/S: 145-161-31

PARCEL SIZE: 3.2± Acres

GENERAL PLAN: Rural Residential (RR-5[SR])

ZONING: Rural Residential (RR:5[SR])

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: BF_2000-0485 (Termite Repair, Reroof)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR-5[SR])	Rural Residential (RR:5[SR])	2±	Residential
EAST:	Rural Residential (RR-5[SR])	Rural Residential (RR:5[SR])	.3±; .3±; .3±; .3±; .3±; .3±	Residential
SOUTH:	Rural Residential (RR-5[SR])	Rural Residential (RR:5[SR])	1.2±	Residential
WEST:	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (Fort Bragg)
- Environmental Health (EH)
- South Coast Fire District
- Gualala MAC
- Planning Division (Fort Bragg)

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: Please submit comments to switzers@medocinocounty.org

Pursuant with Division II –Mendocino County Coastal Zoning Code, Chapter 20.500 –Hazard Areas, the property is mapped as a high fire hazard severity zone and geologic hazard bluff top parcel.

On October 27, 2021 Brunsing Associates Inc. prepared a Geologic Investigation and Report pursuant with Section 20.500.015 of Mendocino County Coastal Zoning Code.

A private drive from the terminus of Coral Court (CR 531) provides access to the site.

ENVIRONMENTAL DATA

1. MAC:

GIS

GMAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Classes 139

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

Estuarine and Marine Wetland

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

YES

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

Gualala Town Plan

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

MAP 31: Gualala

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime Agricultural Land, Bedrock (Zone 1)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

27. COASTAL COMMISSION APPEALABLE AREA:

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

YES

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

YES

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

YES

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

YES

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
 120 WEST FIR STREET
 FORT BRAGG, CA 95437
 Telephone: 707-964-5379
 FAX: 707-961-2427
 pbs@co.mendocino.ca.us
 www.co.mendocino.ca.us/planning



Case No(s)	<u>C.D.P 2021-004-9</u>
CDF No(s)	_____
Date Filed	<u>10-29-2021</u>
Fee	<u>\$6211.55</u>
Receipt No.	_____
Received by	<u>Juliana</u>
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Kenneth & Marian Brown
 Mailing Address 916 Harrison Ave.
 City Claremont State CA Zip Code 91711 Phone 909-921-4626

PROPERTY OWNER

Name Kenneth & Marian Brown Trust
 Mailing Address 916 Harrison Ave.
 City Claremont State CA Zip Code 91711 Phone 909-921-4626

AGENT

Name _____
 Mailing Address _____
 City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

About 2.5 Square feet
 Acres

STREET ADDRESS OF PROJECT

38570 Coral Court

ASSESSOR'S PARCEL NUMBER(S)

145-161-3100

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

Signature of Applicant/Agent _____ Date _____
 Signature of Owner Kenneth Brown Date 10/29/2021

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.

Permit to replace the roof: the roof is 22 years old and needs replacement, color to remain grey with NO architectural changes (see attached signed contract).

Permit to replace entrance electrical panel, panel is 43 years old, breaker is no longer made. Panel has the PG&E meter and one 200 amp. double pole breaker.

Permit to install 3 kW grid tied solar panel array on the south side of the garage roof. That area cannot be seen by neighbors or from the Gualala Park.

If solar array NOT approved. I need the permit to replace the roof.

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	2,600 = including garage
<input type="checkbox"/> Mobile Home	_____	_____
<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.

1. Holguin Roofing to complete new roof with 'solar panel feet'.
2. MD Solar & Electric will attach the panels and complete the electrical work.

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.

A house with attached garage built in 1971. The house is 3 bedrooms & 3 baths.

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 13 feet.

The house is 1 story, maximum height given is to the peak of the garage roof.

8. Lot area (within property lines): About 2.5 acres square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2600</u> square feet	<u>0</u> square feet	<u>2600</u> square feet
Paved area	<u>2900</u> square feet	<u>0</u> square feet	<u>2900</u> square feet
Landscaped area	<u>1650</u> square feet	<u>0</u> square feet	<u>1650</u> square feet
Unimproved area	<u>Rest of parcel</u> square feet	<u>0</u> square feet	<u>Rest of parcel</u> square feet

GRAND TOTAL: 2.5 acres square feet
 (Should equal gross area of parcel)

10. Gross floor area: 2600 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>2</u>	Proposed <u>No change</u>	Total <u>2</u>
Number of covered spaces	<u>2</u>		Size _____
Number of uncovered spaces	_____		Size _____
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.

1 light by front door, one by each entrance to the garage. All have been present for more than 50 years and are on the 'south' of the house.

14. What will be the method of sewage disposal?

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

15. What will be the domestic water source?

- Community water system, specify supplier North Gualala Water
- 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.).

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

Gualala Point Park is 1 mile south.
 Our house is difficult to see due to trees & large bushes.

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.

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Kenneth Brown



10/29/21

Owner/Authorized Agent

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name Holquin Roofing	Name MD Electric & Solar	Name
Mailing Address 36900 Annapolis Rd. Annapolis, CA 95412	Mailing Address 38192 Old Stage Rd. Gualala, CA 95445	Mailing Address

COASTAL ZONE DEVELOPMENT
 COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	145-161-27 Duane & Trudy Hines 627 Marina Blvd San Francisco, CA 94123	
145-161-17 & 145-161-16 Jim & Darlene Dirman P.O. Box 785 Gualala, CA 95445	145-161-32-00 Gilbert Van de Water 916 Harrison Ave. Claremont, CA 91711	
145-161-15 Mary Georges 321 4th St. Petaluma, CA 94952		
145-161-14 Debra Raney 1834 Crowder Ave. San Jose, CA 95124		
145-161-13 Joann Benker, Trustee 6040 Plum Canyon Dr. Roseville, CA 95747		
145-161-12 Peter Wolk 130 Secluded Oaks Ct Chico, CA 95928		
145-161-11 Lynn Khosrovi, Trustee 40957 Alt Sheba Dr. Leesburg, VA 20176		
145-161-10 Gary & Tonya Giusso P.O. Box 554 Gualala, Ca 95445		
145-161-09 George & Jerry Wernett 1039 Mountain Air Ct Reno, NV 89511		

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT : Roof replacement on existing house with placement of about 3 kW of
Solar panels on the south-facing roof of the garage and replacement of entrance electric panel.

LOCATION: 38570 Coral Ct., Gualala, CA

APPLICANT : Kenneth Brown

ASSESSOR'S PARCEL NUMBER(S): 145-161-31

DATE NOTICE POSTED: 10/29/2021

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must Post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As Proof of Posting, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on August 2021 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Roof Replacement on existing house with solar panel installation on south-facing garage roof and new entrance electric panel. Color of roof remains unchanged - Gray

(Description of development)

Located at:

AP# 145-161-31

38570 Coral Court, Gualala, CA

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Edge of Coral Ct.

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Kenneth Brown

Kenneth Brown
Owner/Authorized Representative

10/29/2021

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

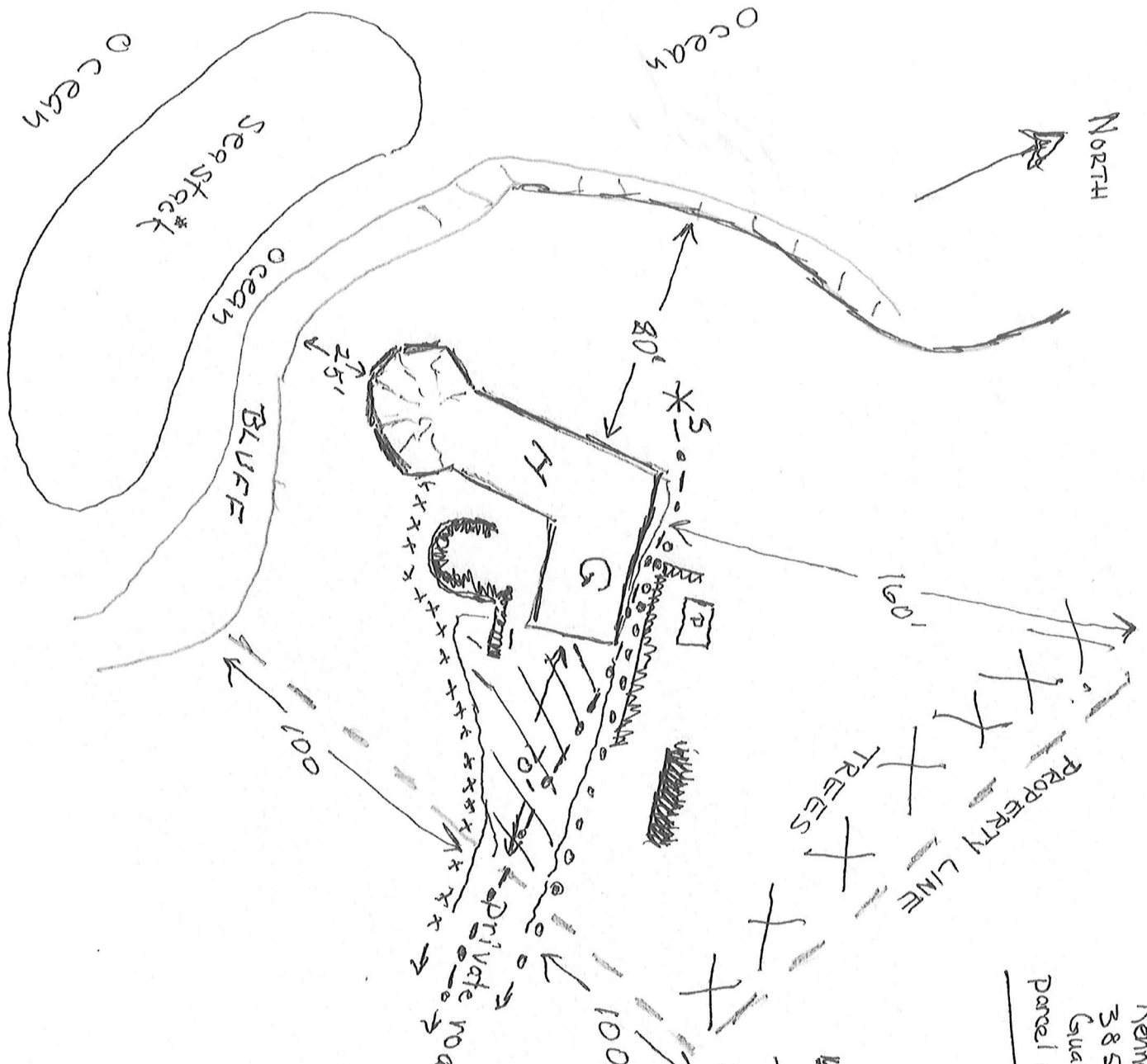
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 10/29/2021


Applicant



NORTH

Kenneth + Marian Brown
 38570 Coral Court
 Gualala, CA 95445
 Parcel # 145-161-3100

H = house
 G = garage
 P = propane tank
 (inside an enclosure)

||||| = retaining wall

/// = asphalt driveway

S = septic tank

oooo = electric + phone lines
 underground

-o-o-o- = liquid septic drain
 (down center of road)

x x x x = water line
 no adjacent streets

Drive
 Gate
 Road

BLUFF

Seag Stack

Ocean

Ocean

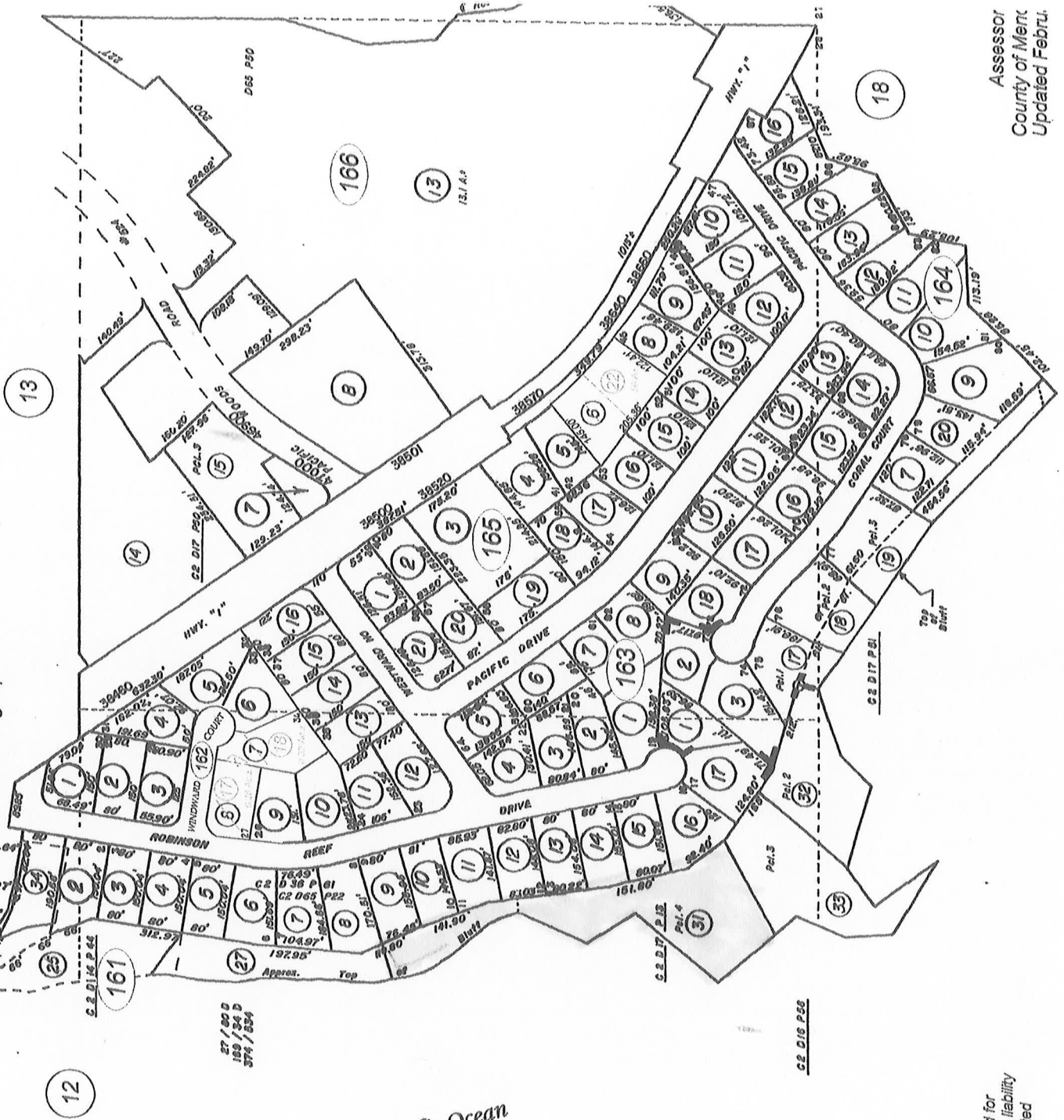
PROPERTY LINE
 TREES

80'
 100'
 160'

5'-0"

25'

Por. of Sec. 28 T.11N. R.15W. M.D.B.&M.
North Gualala Subdivision No. 3
C2 D3 P7



Assessor
County of Merced
Updated Febru.

NOTE: This map was prepared for
assessment purposes only. No liability
is assumed for the data delineated
hereon.

MENDOCINO
TCTF110

** SECURED PROPERTY TAXES **
* PARCEL INFORMATION *

8/23/21
09:24:59

ASSMT 49399
PARCEL 1451613100
NAME BROWN KENNETH S & MARIAN V TTE
NAME 2 ES
ADDRESS 916 HARRISON AVE
CITY/ST CLAREMONT, CA

ZIP 91711

-----JANUARY 1ST ASSESSEE-----
BROWN KENNETH S & MARIAN V TTE
-----CURRENT ASSESSEE DATA-----
BROWN KENNETH S & MARIAN V TTE
916 HARRISON AVE
CLAREMONT, CA 91711
DEMAND STMT -

SITUS 38570 CORAL CT
PORTAC

GU

LANDSCAPE
SUBDIVISION

LAND VALUE 351203 IMPROVEMENT VALUE 192459 PERS PROP VALUE 0
EXTR VALUE 0 HOME EXEMPTION 0 MISC EXEMPTION 0
EXEMPTION CODE VETERANS CODE MISCELLANEOUS CODE
NET ASSESSED VALUE 543662 PENALTY CODE
ACREAGE .00 TAX DEFAULT DATE TAX DEFAULT SEQUENCE NBR
TAX RATE AREA 052006 USE CODE 0001RR LAST ACTION DATE
5-SEARCH ASSMT/PRCL/NME F8-ASSMNT F9-PAYMNT F20-ASSR UNSEC F21-SUPP INQ
22-ABSTRACT MAINT

Additional Page to Coastal Zone Application Form

Kenneth and Marian Brown

916 Harrison Ave.

Claremont, CA 91711

909-921-4626

AP# 145-161-31

Please Note:

1. The South-facing roof of the garage where the solar panels will be placed cannot be seen from any other property or from the Gualala Point Park.
2. Only one house can see our roof (AP# 145-161-14) which is 292 feet away.
3. Views of our roof from the other two houses (AP# 145-161-15 & 145-161-17) are blocked by a line of trees along our property line.
4. The roof will be unchanged after replacement with the color remaining Gray. The new shingles are Owens Corning Estate Gray.
5. If the placement of solar panels should be denied, I still need to replace the roof shingles.

Thank you, Kenneth Brown

Jim Glomb, Jr.

Consulting Engineering Geologist 1154

300 Wilson Road • Sebastopol, CA 95472 • 707/829-3445

April 26, 1993

Mr. & Mrs. Robert Swegle
c/o Gualala Aggregates
P.O. Box 571
Gualala, CA 95495

RE: Engineering Geologic Investigation
38570 Coral Court
Gualala, CA

Dear Mr. & Mrs. Swegle:

INTRODUCTION

At your request we are pleased to submit our engineering geologic investigation report for the subject sea cliff property at Robinson Point in Gualala, California. The purpose of our work was to investigate the geologic conditions of the property and determine the sea cliff stability in relation to the existing single-story, single-family residence and minor additions to the north side of the residence. The tentative building addition footprints were established during consultation with you at the time of our field work.

SCOPE

The scope of this investigation was limited to the following:

1. Review of geologic literature pertaining to the site and vicinity;
2. Analysis of snap-shots and stereo-pairs of aerial photographs from different years in the past;
3. Geologic reconnaissance of the site and mapping of geologic features;
4. Construction of a geologic cross section;
5. Preparation of this report with our findings, conclusions and recommendations.

The data and aerial photographs reviewed are given in the attached References section.

FINDINGS

Site Conditions

The subject sea cliff property consists of an elongated irregularly-shaped residence on a gentle southwest sloping pad. The southwest end of the residence is about 25 feet from the top of the sea cliff. A moderate slope ascends about 30 to 40 feet to the top of the terrace from the southeast (rear) end of the residence at an inclination of about 2:1 (horizontal:vertical). From the southwest and northwest edges of the pad area, a sea cliff descends about 24 feet at 2:1 and then nearly vertical for about 42 feet to the Pacific Ocean. A prominent sea stack exists in the tidal zone near the toe of the sea cliff across a northwest-trending \pm 60 foot wide trough.

Site drainage is to the west over the sea cliff. Area drains and roof drains empty on the ground surface 20 to 40 feet from the sea cliff. On-site sewage disposal has recently been converted from a septic tank and leach field system to a city sewer system. Effluent is pumped from the subject property to a pump station at the Coral Court cul-de-sac.

Site features are depicted on the attached Geologic Cross Section, Plate 1. The sea cliff was measured with the use of a 100-foot tape, Brunton compass and level rods. Access partially down the cliff face was gained with a climbing rope anchored at the cliff top. Verbal information regarding property boundaries and corners were provided by the current property owner at the time of our field work.

Geologic Conditions

The geology of the region is dominated by the activity of the northwest trending San Andreas Fault system which juxtaposes Coastal Belt Franciscan bedrock on the east with sediments of the Anchor Bay member and German Rancho formation on the west. Near coastal and marine sediments were deposited during the Cretaceous to Paleocene ages and were subsequently folded and faulted. Marine terraces were deposited upon the bedrock followed by erosion and weathering processes to form the topography of today.

Geologic materials exposed at the site consist of topsoil, Quaternary marine terrace deposits and Anchor Bay member sedimentary bedrock. Topsoil consists of very loose to medium dense sand with an estimated maximum depth of 3 feet. Terrace deposits consisting of very friable fine to coarse cobbly sand are exposed in the top of the sea cliff and in the top of the sea stack southwest of the property. The terrace thickness is estimated to be about 25 feet. Underlying the terrace is the dark gray well-bedded silicic mudstone unit of the Anchor Bay member. The mudstone is generally hard, resistant to erosion and is locally faulted and steeply fractured. The mudstone is exposed in the sea cliff and sea stack. The upper bedrock contact with the terrace deposits is not exposed at the site but at an adjacent property was observed to be unconformable and dipping generally to the south at 5 to 12 degrees. Bedding measured in the bedrock at the terrace contact in the cliff face dips southwest at 18 degrees. Steep to sub-vertical bedrock fractures were oriented roughly north-south and east-west. Although the bedding dips out-of-slope, no translational bedding plane landslides were observed in the vicinity.

Sea Cliff Stability

Like most of the northern California coast, the sea cliff at the subject property is retreating landward due to the processes of wave erosion, erosion from runoff directed over the cliff, shallow landsliding or slumping, rock fall and rock topple. Another possible mode of retreat is from seismic shaking during an earthquake. Deep-seated landsliding within the bedrock does not appear to have occurred at the site or in the vicinity. The terrace deposits along the top of the sea cliff are very friable, erodible and subject to slumping. Shallow slumping was observed on the top of the sea cliff adjacent to the residence and south of the property. Evidence of slumping in these areas was noted on aerial photographs flown in 1964, suggesting that the features are at least 29 years old. A snap-shot from 1983, provided by the current property owner, shows the top of the cliff face within a few feet of a fence corner. The same approximate distance from the top of the cliff to the fence corner was observed during our site reconnaissance, suggesting that less than a few feet of retreat has occurred since 1983.

Faulting and Seismicity

An inactive fault probably exists within the sea trough at the base of the sea cliff. The active San Andreas fault lies about 2 miles northeast of the site. The project is not located within a current Alquist-Priolo Special Studies Zone as designated by the State Geologist.

Like the entire North Coast Area, the site is subject to severe earthquake shaking. During the 1906 San Francisco earthquake, structural damage in Gualala was relatively minor in comparison with structural damage in surrounding areas. However, the earthquake caused several landslides and seriously damaged the wagon bridge over the Gualala River south of town (California Geology, February, 1977). The intensity of future earthquake shaking will depend upon the distance from the site to the earthquake focus, magnitude, and the response of the underlying soil and/or rock. No saturated relatively clean, granular soils considered susceptible to densification or liquefaction are known to exist at the site.

Ground Water

No evidence of ground water, seeps or springs were observed at the site. However, during rainy periods water may percolate through the terrace and travel along the upper bedrock surface to the cliff face.

CONCLUSIONS

Our conclusions regarding the existing residence and proposed additions at the property are as follows:

1. From an engineering geologic viewpoint it is considered feasible to construct the proposed additions to the subject residence. It is estimated that the sea cliff adjacent to the existing residence has retreated less than 5 feet during the past 30 years or a maximum average rate of 0.16 feet/year. Over the next 75 years a conservative total retreat estimate of 12.5 feet is projected. Therefore, it is our professional opinion that

the existing building footprint and the footprint of the proposed additions will most likely not be affected by sea cliff retreat over a design life of 75 years.

2. Factors favorable to future sea cliff stability adjacent to the residence are: a moderate terrace deposit slope face inclination in the upper portion of the sea cliff; protection of the bluff from wave action by the prominent bedrock sea stack; and a relatively stable bedrock condition within the sea cliff.
3. Improved sea cliff stability conditions are expected if drainage improvements are implemented at the site. No grading or wall excavations are planned. The proposed additions are not expected to contribute to erosion or instability of the sea cliff.
4. Seismic forces from a nearby maximum credible earthquake in the future may accelerate sea cliff retreat. Evidence from recent strong earthquakes in California indicates that narrow ridge tops may concentrate earthquake energy causing localized slope failure. This phenomena may also occur at the bluff top at the subject lot. Therefore, the weathered terrace sands and the weathered, fractured bedrock on the outer portion of the cliff face could fail during such an event. However, we conclude that the potential for earthquake-induced cliff retreat to the existing residence and proposed additions is low.

RECOMMENDATIONS

Our recommendations regarding the subject property are as follows:

1. Roof and yard drains should outlet so as not to cause sea cliff erosion. It is recommended that drains be extended over the sea cliff and outlet below the terrace deposits.
2. The proposed additions should be founded on dense, non-porous natural soils.

LIMITATIONS

This report has been prepared by James D. Glomb, Jr. for the exclusive use of Mr. & Mrs. Robert Swegle. Our services consist of professional opinions and conclusions developed by a certified engineering geologist in accordance with generally accepted geologic engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We judge that the risk of future instabilities at this site are within the range generally associated with properties on sea cliffs in the Gualala area. However, there is an inherent risk of instability with all sea cliff property, particularly at sites near an active fault zone.

The recommendations and conclusions presented in this report are based on the assumption that subsurface conditions do not deviate from conditions observed in our field reconnaissance. If conditions different from those described in this report are encountered during construction, or if the project is revised, we should be notified immediately so that we may modify our recommendations, if warranted.

Soil conditions and standards of practice change. Therefore, we should be consulted to update this report after a period of 18 months.

April 26, 1993
38570 Coral Court
Gualala, California

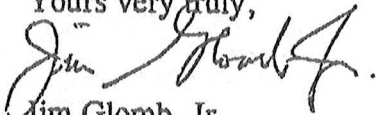
Page 5

MAINTENANCE

Periodic land maintenance will be required. Surface and subsurface drainage facilities should be checked frequently, and cleaned and maintained as necessary. A dense growth of deep-rooted, drought-tolerant ground cover must be maintained on all slopes and within the blufftop setback zone to reduce sloughing and erosion. As much as practicable sloughing and erosion that occurs should be repaired promptly before it can enlarge into sliding.

We trust this provides the information you require at this time. If you have questions or wish to discuss this further, please call.

Yours very truly,



Jim Glomb, Jr.
Engineering Geologist



Attachments: References
 Geologic Cross Section - Plate 1

Four copies submitted:
 2 to client
 1 to Michael Wike
 1 to Lenny Balter

REFERENCES

1. Allen, Bill, 1983 to 1987, Various Photographs.
2. Aero Cartographics, 1987, Aerial Photographs, Flight Nos. 87 -133, 3 - 2 and 3 - 3.
3. California Coastal Commission, Statewide Interpretive Guidelines, December 16, 1981.
4. California Division of Mines and Geology, 1974, State of California Special Studies Zones, Gualala Quadrangle.
5. Davenport, Clifton W., 1984, Geology and Geomorphic Features Related to Landsliding, Gualala 7.5-Minute Quadrangle, Mendocino County, California, DMG Open-File Report 84-48.
6. Geonex Sacramento, 1964, Aerial Photographs, Flights Nos. Men 17 - 36, 37 and 38.
7. Mendocino County Zoning Code, Coastal Zone, adopted October 22, 1990, modified July 22, 1991.
8. Williams, J.W., 1977, Coast Zone Geology near Gualala, California, in *California Geology*, February 1977.

GEOLOGIC CROSS SECTION

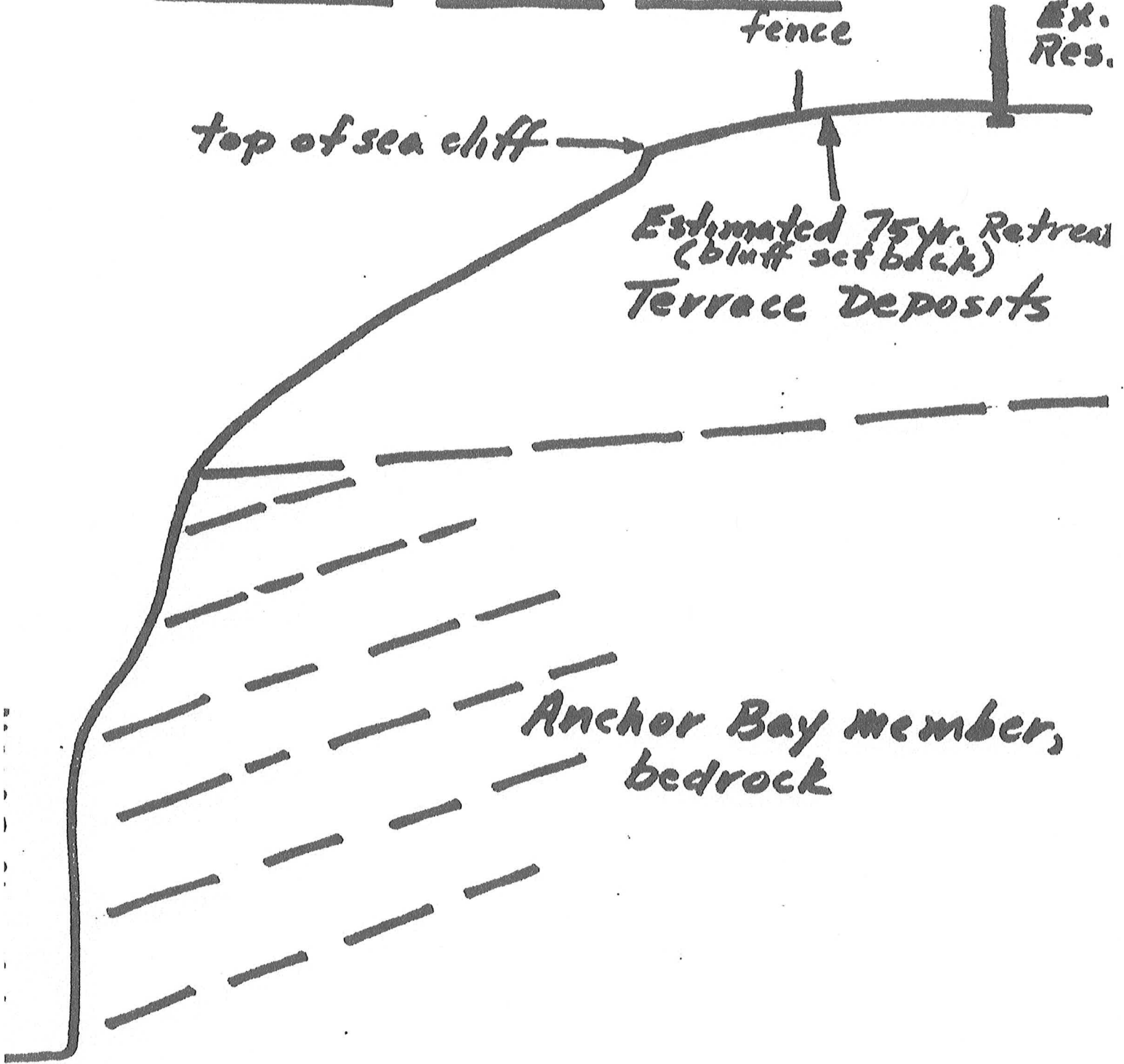
fence

Ex.
Res.

top of sea cliff

Estimated 75yr. Retreat
(bluff setback)
Terrace Deposits

Anchor Bay member,
bedrock



drawn by J. Glomb
April 1993

38570 Coral Court
Gualala, CA

Plate 1

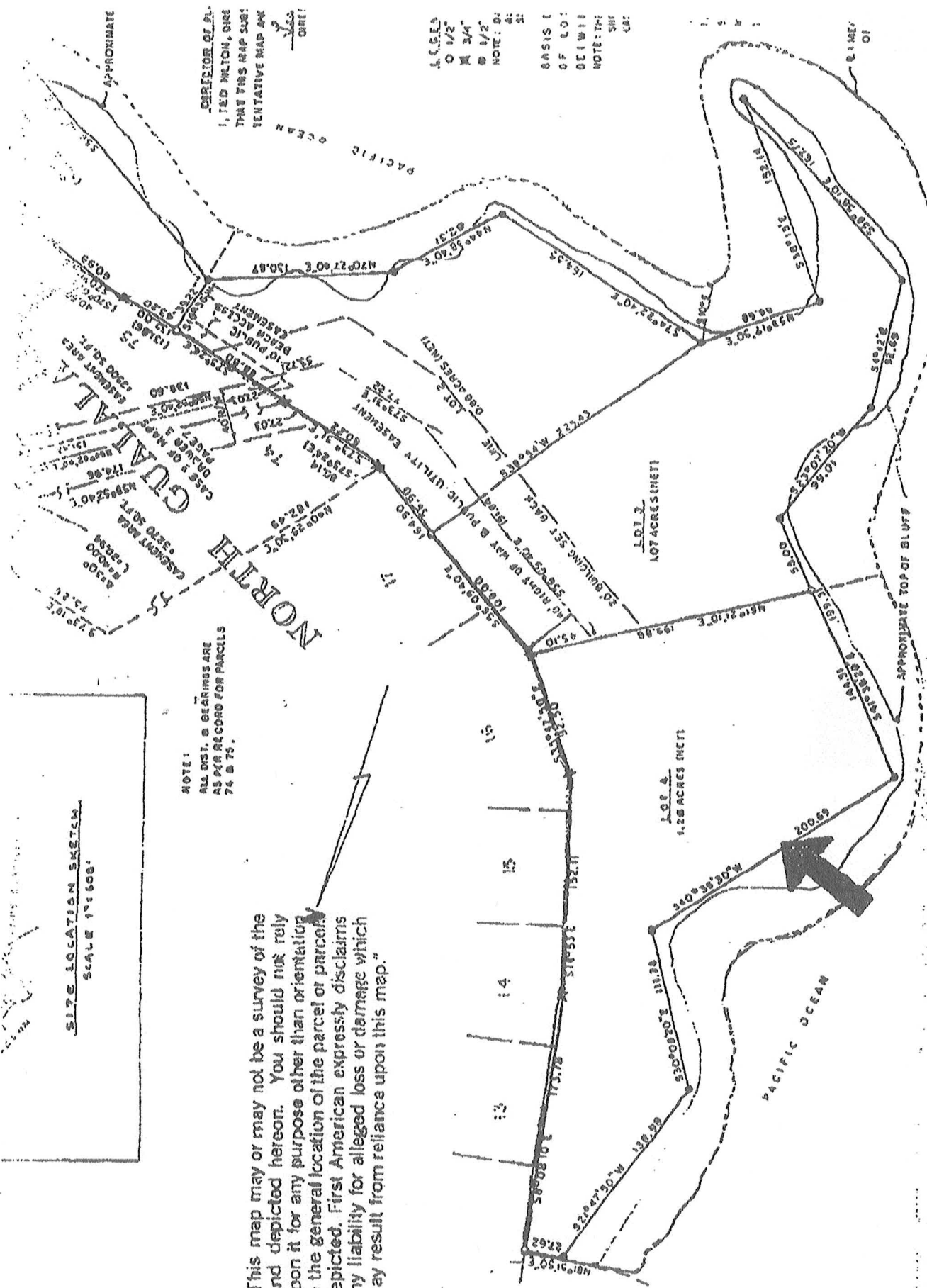
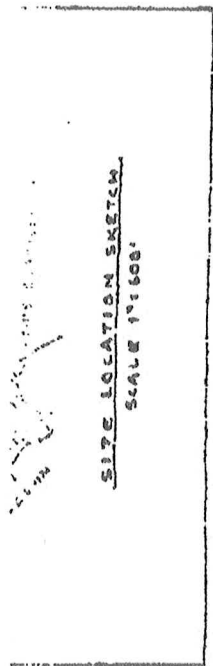
Sweezy

EMPIRE RECORD CO. D.R. 374-534

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

NOTE: ALL DIST. & BEARINGS ARE AS PER RECORD FOR PARCELS 74 & 75.

SITE LOCATION SKETCH
SCALE 1" = 600'



A.C.S.E.S.
O 1/2"
M 3/4"
S 1/2"
NOTE: 0' = 1"
1" = 100'
BASIS: 1983
OF C.O.: 10
C.I.M.I.: 10
NOTE: THE SURVEY WAS MADE BY SWEET'S & COMPANY, INC.

CORRECTOR OF PUBLIC RECORDS, OREGON
THAT THIS MAP SUBMITTED IS TENTATIVE MAP AND NOT A FINAL SURVEY.

APPROXIMATE

NORTH

EMPIRE RECORD CO. D.R. 374-534



October 27, 2021

13454.01

Kenneth and Marian Brown
916 Harrison Avenue
Claremont, CA 91711

**RE: Engineering Geologic Reconnaissance, Existing Blufftop Residence,
38570 Coral Court, Gualala, Mendocino County, California**

Dear Mr. & Mrs. Brown:

This letter presents the results of the Engineering Geologic Reconnaissance performed by Brunsing Associates, Inc. (BAI) for the evaluation of the existing bluff residence at 38570 Coral Court, Gualala, Mendocino County, California. The site is located on an ocean bluff, approximately three quarters of a mile northwest of the Gualala town center, as shown on the Vicinity Map, Plate 1. We understand that the residence was constructed in 1971. Additions to the house were constructed in 1993.

The purpose of our services was to evaluate the geologic hazards at the site, primarily bluff stability, and retreat (erosion) rate, fault rupture potential, tsunami hazard and the potential effects of sea-level rise, in order to evaluate the long-term viability of the existing residence. The existing residence and nearby ocean bluff are shown on the Site Aerial Photograph, Plate 2.

The scope of our services, as outlined in our Professional Services Agreement dated September 3, 2021, consisted of researching previous file data, reviewing a previous consultant's report, studying aerial photographs, field reconnaissance, geologic analysis, and the preparation of this report.

Research

As part of the current investigation, we initially reviewed the following published geologic maps and references:

- Maps of Active Fault Near-Source Zones in California and Adjacent Parts of Nevada: International Conference of Building Officials, 1998, CDMG with the Structural Engineers Association of California Seismology Committee.
- Santa Rosa Sheet: Geologic Map of California, 1963, CDMG.
- Hampton, M. A. and Griggs, G. B., 2004, "Formation, Evolution, and Stability of Coastal Cliffs – Status and Trends", USGS Professional Paper 1693.
- Hapke, C. J. and Reid, D., 2007, "National Assessment of Shoreline Change, Part 4: Historical Coastal Cliff Retreat along the California Coast": USGS. Open File Report 2007-1133.
- Johnsson, M. J., 2003, Establishing Development Setback from Coastal Bluffs: Proceedings, California and the World Ocean '02.
- Philip Williams & Associates, Ltd., 2009, "California Coastal Erosion Response to Sea Level Rise Analysis and Mapping", prepared for the Pacific Institute.
- Update to the Sea-level Rise Guidance Document, 2013, Coastal and Ocean Working Group of the California Climate Action Team.

- Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, and Future, 2012, National Research Council.
- Ted W. Trinkwalder and Ward L. Stover, the March 2011 Tsunami and its Impact on Crescent City Harbor, November/December 2011, Geo Strata.
- Geology and Geomorphic Features Related to Landsliding, Gualala 7.5' Quadrangle, Mendocino County, California, CDMG Open File Report 84-48 SF, 1984.
- Engineering Geologic Investigation, 38570 Coral Court, Gualala, April 26, 1993, Jim Glomb, Jr., Consulting Engineering Geologist.

Aerial Photograph Studies

Our investigation was augmented by studying vertical, black and white, aerial photograph prints of the site dated 1952, 1964 and 1981. Color, vertical aerial photographs obtained from Google Earth were dated 2021, 2018, 2017, 2015, 2013, 2012, 2010, 2009, 2005, 2004 and 1993 (black and white). Color, vertical aerial photographs dated 1986 and 1993 were obtained from the California Coastal Records Project (www.californiacoastline.org).

In addition to reviewing vertical aerial photographs, we also obtained color, oblique-angle aerial photographs from the California Coastal Records Project. We qualitatively compared oblique aerial photographs of the site from 1972, 1979, 1987, 2002, 2005, 2009, 2013 and 2019. The 1979 and 2019 oblique aerial photographs (showing the residence) are presented on Plate 3 for comparison purposes.

Field Reconnaissance

On September 15, 2021, BAI's Principal Engineering Geologist, Erik Olsborg and BAI's Staff Geologist, David Stafford performed a reconnaissance of the property and nearby vicinity. Our field reconnaissance consisted of examination of bedrock and soil exposed on the bluff face and interpretation of geomorphic expressions on the uppermost part of the bluffs within the property and vicinity. Mr. Olsborg and Mr. Stafford examined the exposed portions of the residence foundations.

Site Conditions

The L-shaped residence is on an ocean bluff; the southerly portion of this bluff forms Robinson Point. A relatively long driveway provides access to the residence from the northwest end of Coral Court. The northwest side of the residence is shown on Site Photograph A, Plate 4. The southwesterly portion of the residence has an octangular shape with an upstairs deck on the west side. Site Photograph B, Plate 5, shows the west end of the residence and nearby ocean bluff. An elongated, rock island west-southwest of the residence is separated from the mainland by a tidal channel (Site Photograph C, Plate 6).

The ocean bluff is approximately 45 to 50 feet in vertical height. The upper bluff slopes at approximately two horizontal to one vertical (2H:1V) to about 1.5 H:1V. The lower bluffs are near vertical. The residence terrace area slopes gently, approximately 10H:1V toward the west-southwest. BAI determined that the ocean bluff is 23.5 feet from the southwest end of the residence using a 100-foot tape. According to the 1993 Glomb report, the southwest end of the residence is "about 25 feet" from the top of the bluff (visual estimate?).

The residence terrace area slope gently, approximately 10H:1V toward the west-southwest. Site vegetation consists of brush and weeds on the terrace and upper bluffs. The lower bluffs are mostly bare hard rock.

Site Geology and Soils

The site bedrock consists of tan-brown to gray sandstone and conglomerate set in brown and gray sandstone matrix of the Cretaceous (145 to 65 million years before the present) Gualala Formation, Anchor Bay member. Where exposed on the bluff face, these rocks are closely to moderately fractured, hard to very hard and moderately to little weathered. The Gualala Formation rocks were originally deposited in a marine environment along the coast southwest of Half Moon Bay before being transported northwest along the San Andreas Fault. Rock bedding orientation consists of a series of flat-lying, thin to thick beds, as can be observed on Plate 6.

A few feet of Pleistocene terrace deposits overlie the bedrock on the upper bluff at the site. Where exposed along some of the bluff edge, terrace deposits were observed to consist of light brown to orange silty sands that are poorly consolidated. Terrace deposits tend to be low in expansion potential (tendency for volume change with changes in moisture content).

Bluff Slope Stability

One moderate-size landslide is on the ocean bluff approximately 80 feet northwest of the residence. This landslide is shown on the 1984 CDMG Open File Report 84-48 SF. The landslide in the aerial photographs appears to have eroded back approximately 15 feet since 1984.

One other moderate-size landslide is located on the ocean bluff approximately 100 feet north of the residence. This landslide appears to have slumped a few feet, but has not enlarged closer to the residence in the historic aerial photographs that BAI reviewed.

No other landslides were observed during our September 15, 2021, site visit. Rock falls from the ocean bluffs occur periodically. The lower bluffs are composed of hard rock that is generally resistant to wave erosion except for erosion along the weaker fracture zones and faults.

The 1993 Glomb Report states that “shallow slumping was observed on the top of the sea cliff adjacent to the residence...” The observed “shallow slumping” is likely the slightly eroded terrace deposits that can be seen in Site Photograph B, Plate 5. The Glomb report also states that “deep-seated landsliding within the bedrock does not appear to have occurred at the site or in the vicinity.”

Bluff Retreat Rate

Based upon our site observations as well as our vertical and oblique aerial photograph analysis, the bluff edges have been eroding at an average rate of less than one inch per year. Comparing the 1952 and 2021 vertical aerial photographs and 1972 through 2019 oblique aerial photographs it appears possible that a localized bluff loss of two or three feet may have occurred over those years. The assumption of a 3 feet bluff loss over 69 years results in a very low retreat rate.

BAI’s estimated erosion rate is significantly less than the rate given in Open File Report (OFR) 2007-1133 (an average of approximately 8 inches per year) for this region. If the USGS rate were accurate, the bluff edge would have retreated approximately 45 feet over the last 69 years (1952 to 2021), which is clearly not

the case. Therefore, the average bluff retreat rates derived from our studies are far more accurate for this site than those given in OFR 2007-1133.

Sea Level Rise Effects on Bluff Retreat

Rapid sea-level rise of approximately 400 to 450 feet occurred between 18,000 and 8,000 years before present, according to “Rising Seas in California”, Griggs, et al, 2017. Sea levels have remained relatively constant since that time. However, sea levels have started rising again. The California Coastal Commission (CCC) recently adopted the Science Update, dated November 7, 2018, to the 2015 Interpretive Guidelines for addressing Sea Level Rise in Local Coastal Programs and Coastal Development permits.

The Science Update provides sea-level rise projections for the San Francisco coastal area, as follows in Table 1:

Table 1: Sea Level Rise Projections* (Medium-High Risk Aversion)			Documented Rise	Likely Rise
Time Period	Sea Level Rise (Feet)	Inches	Inches	Inches
2021**	0.6	6.7	2.4	
2030	0.8	9.6		3.4***
2040	1.3	15.6		4.6****
2050	1.9	22.8		
2060	2.6	31.2		
2070	3.5	42.0		
2080	4.5	54.0		
2090	5.6	67.2		
2096**	6.2	76.6		
2100	6.9	82.8		

*California Coastal Commission, Sea Level Rise Policy Guidance, 2018

**BAI interpolated

***Assumes little or no increase to the rate of sea level rise over the next 9 years

****Assumes little or no increase to the rate of sea level rise over the next 19 years

Recent sea level rise projections by the California Coastal Commission show that by 2096, the sea level will be as much as approximately 76.0 inches higher than the baseline of 2000. However, according to the National Oceanic and Atmospheric Administration (NOAA) San Francisco tide gauge, sea level rise of just 2.4 inches has occurred since 2000, rather than the 6.7 inches, projected.

Based upon historic aerial photographs and site observations, the current historic, average bluff retreat rate appears to be less than one inch per year. The hard rock within the lower bluffs is very erosion resistant. Even with a 23-inch sea level rise by 2050, the ocean wave erosion will still be resisted by hard rock. The current bluff retreat rate (less than one inch per year) should continue until at least 2050.

Tsunami Hazard

As typical of the Sonoma County coastal area, the site could be subject to large storm waves or tsunami waves. Damage from Tsunami waves, historically, has been limited to moored boats and docks in area coves and harbors. However, in February 1960, the Point Cabrillo Light House, located approximately 43

miles north-northwest of the subject property, was damaged by an approximately 60 feet high storm wave (meteorological tsunami, or "meteotsunami"). No such waves are recorded at the light house from 1909, the year it was built, to 1960. Nor have such large waves occurred since 1960.

Since the property bluffs are approximately 45 to 50 feet in vertical height, future impact or inundation from a severe storm surge or tsunami event is considered a low (unlikely), but real risk for the site, as typical of the Mendocino Coastal zone.

Conclusions

We understand that the existing residence is in relatively good condition and appears to be un-distressed by foundation settlement. The bluff near the house is presently stable and is not currently undergoing any severe erosion or landsliding. The lower bluff is composed of hard bedrock that is generally resistant to wave erosion, except for erosion along the weaker fracture zones and faults. The residence should remain unaffected by bluff retreat for the next 47 years (the remainder of the 75 years lifespan from the 1993 Glomb report) and possibly the next 75 years or more.

Limitations

This geologic reconnaissance was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this report. Our conclusions are based upon reasonable geological and engineering interpretation of available data.

Changes in the condition of a site can occur with the passage of time, whether they are due to natural events or to human activities on this, or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, this report may become invalidated wholly or partially by changes outside of our control. Therefore, this report is subject to review and revision as changed conditions are identified.

Respectfully submitted,

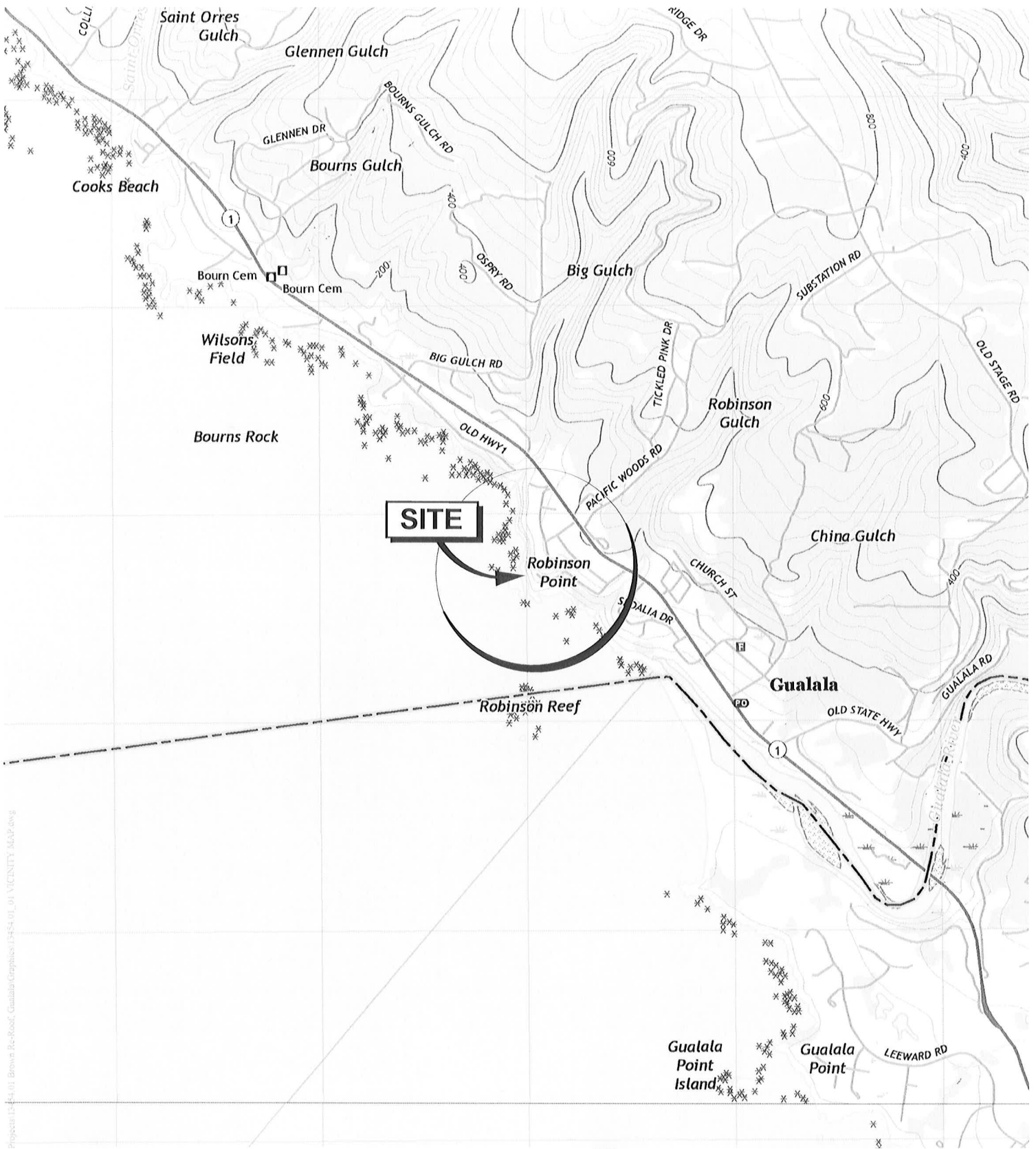


Erik E. Olsborg
Erik E. Olsborg
Engineering Geologist – 1072

David J. Stafford
David J. Stafford
Staff Geologist

EEO/DJS/mjc

Two copies submitted
Attachments Plates 1 through 6



L:\Geovisual\Projects\13454\01_Brown_Re-Roof_Gualala\Graphics\13454_01_VICINITY_MAP.dwg

REFERENCE:
 Gualala and Stewarts Point
 7.5-Minute Series, USGS, 2018

Latitude: 38.7730
 Longitude: -123.5408



Brunsing Associates, Inc.
 5468 Skylane Blvd., Suite 201
 Santa Rosa, California 95403
 Tel: (707) 528-6108

Job No.: 13454.01
 Appr.: **EEO**
 Date: 10/27/21

VICINITY MAP
 BROWN, RE-ROOF
 38570 CORAL COURT
 Gualala, California

PLATE
1

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PLATE

2

SITE AERIAL PHOTOGRAPH

BROWN, RE-ROOF
38570 Coral Court
Gualala, California

Job No.: 13454.01

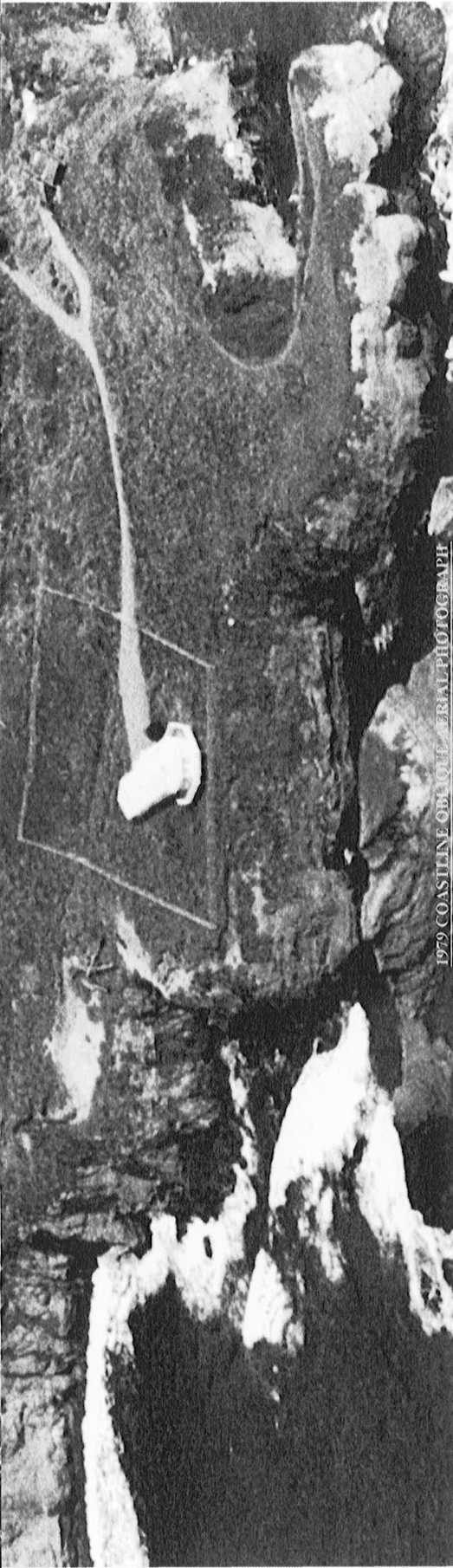
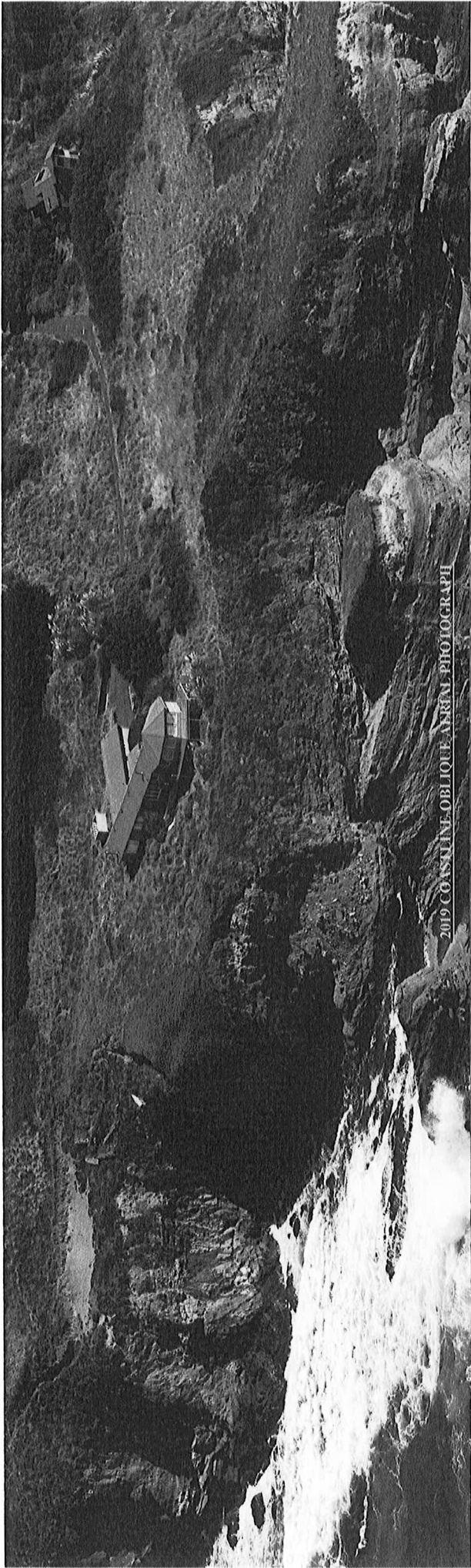
Appr.: **EEO**

Date: 10/27/21

Brusing Associates, Inc.
5468 Skylane Blvd., Suite 201
Santa Rosa, California 95403
Tel: (707) 528-6108



REFERENCE: Google Earth, 2021



Job No: 13454-01
Appr: EEO
Date: 10/27/21

1979 and 2019 COASTLINE OBLIQUE AERIAL
PHOTOGRAPHS
BROWN, RE-ROOF
38570 Coral Court
Gualala, California

PLATE
3

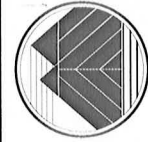
Brunzing Associates, Inc.
5468 Skyline Blvd., Suite 201
Santa Rosa, California 95403
Tel: (707) 528-6108

Reference:
California Coastal Records project, www.californiacoastline.org, by permission.



Looking southwest

REFERENCE: BAI photograph,
2021



Bruning Associates, Inc.
5468 Skylane Blvd., Suite 201
Santa Rosa, California 95403
Tel: (707) 528-6108

Job No.: 13454.01

Appr: **EEO**

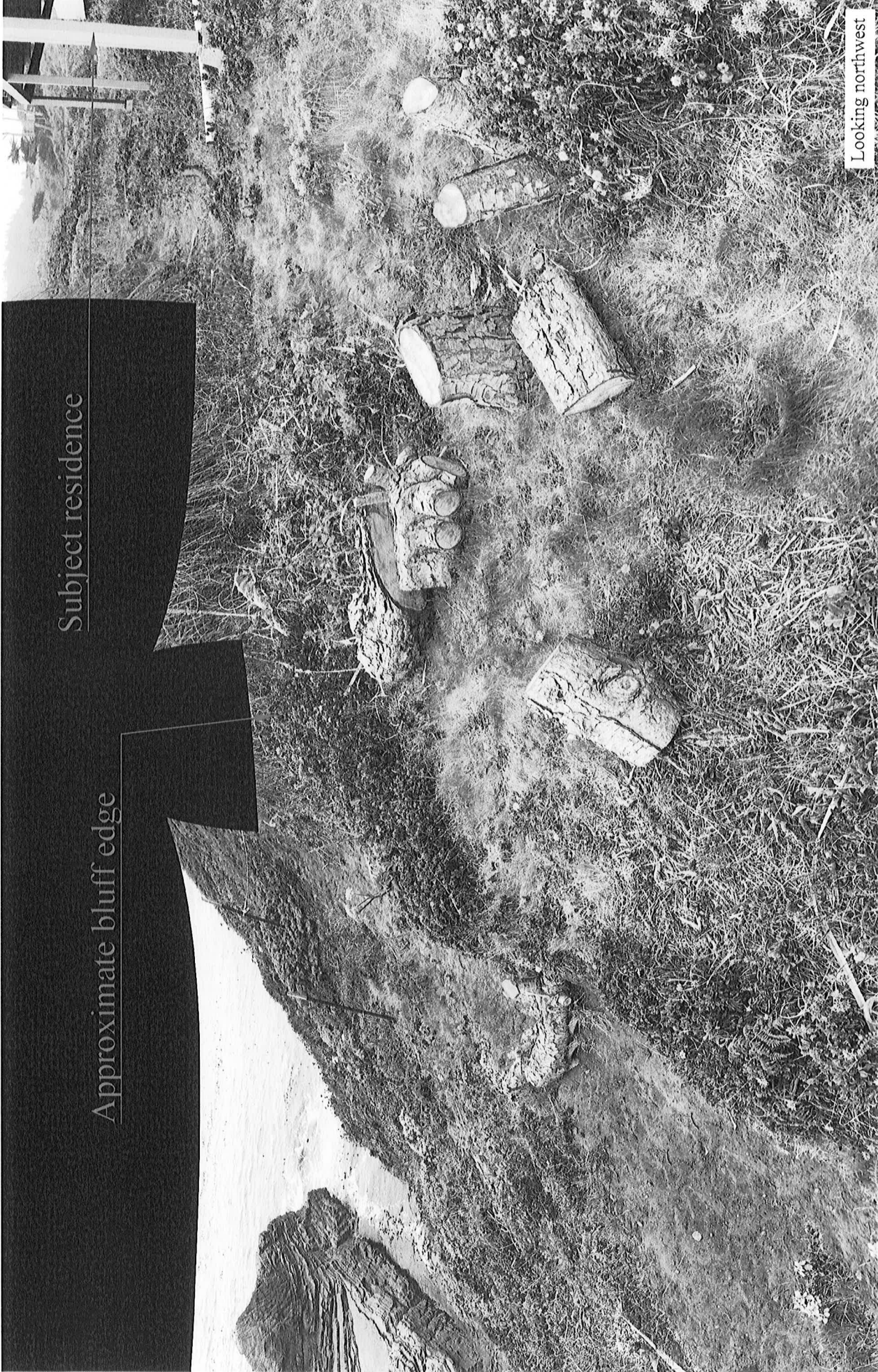
Date: 10/27/21

SITE PHOTOGRAPH A

BROWN, RE-ROOF
38570 Coral Court
Gualala, California

PLATE

4

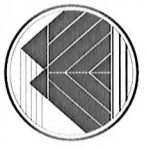


Subject residence

Approximate bluff edge

Looking northwest

REFERENCE: BAI photograph,
2021



Brunsing Associates, Inc.
5468 Skylane Blvd., Suite 201
Santa Rosa, California 95403
Tel: (707) 528-6108

Job No.: 13454-01

Appr: **EEO**

Date: 10/27/21

SITE PHOTOGRAPH B

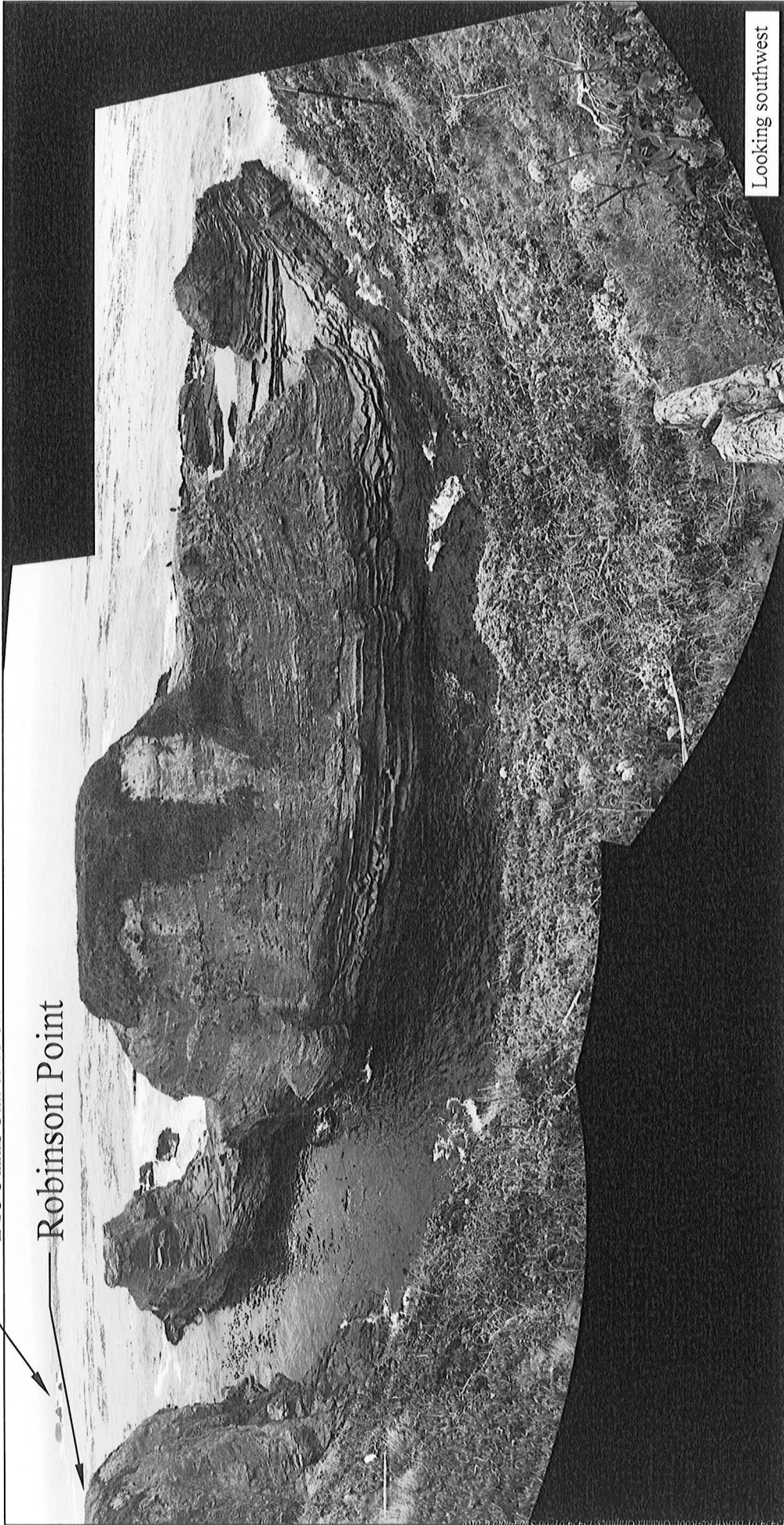
BROWN, RE-ROOF
38570 Coral Court
Gualala, California

PLATE

5

Robinson Reef

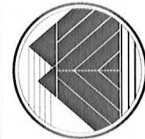
Robinson Point



Looking southwest

REFERENCE: BAI photograph,
2021

10/27/2021 1:15:32 PM save date
10/27/2021 1:15:32 PM plot date



Brunsing Associates, Inc.
 5468 Skylane Blvd., Suite 201
 Santa Rosa, California 95403
 Tel: (707) 528-6108

Job No.: 13454.01

Appr: *EEO*

Date: 10/27/21

SITE PHOTOGRAPH C

BROWN, RE-ROOF
 38570 Coral Court
 Gualala, California

PLATE

6

FROM: Holguin Roofing Inc.

Proposal

License #830392

36900 Annapolis Rd
Annapolis CA 95412
Work: (707) 886-0722
Cell: (707) 291-5821

PROPOSAL SUBMITTED TO:

NAME:	Kenneth Brown	PHONE:	(909) 921-4626 (707) 884-3319	DATE:	8/21/2021
STREET:	916 Harrison Ave	JOB ADDRESS:	38570 Coral court		
CITY:	Claremont	CITY:	Gualala		
STATE/ZIP:	CA 91711	STATE/ZIP:	CA 95445	EMAIL:	

We hereby propose to supply materials and labor to roof the above residence as follows:

- 1.) Tear off existing Roofing;
- 2.) Inspect sheathing before installing Owens Corning Duration Shingles Estate Gray over Titanium 50 underlayment, weather-lock flex Self/Adhering underlayment in valleys;
- 3.) Installing Copper eve and rake flashings;
- 4.) Installing new copper fire place and plumbing penetrations flashings;
- 5.) Adding ridge vent on main ridge on house and garage;
- 6.) Holguin Roofing Inc. will dispose of all roofing debris;
- 7.) Preferred roof protection warranty from Owens Corning 50 year shingles 10 year workmanship;
- 8.) All rot repairs will be done on a Time and material bases at a rate of \$75 per man hour;
- 9.) Holguin Roofing Inc. pull roof permit;
- 10.) Reuse copper sun tunnel flashings;
- 11.) MD Electric supplying all flashings for solar install.

All of the work to be completed in a substantial and workmanlike manner for the sum of \$ 31,603.00. Deposit of \$500 due upon signing of contract ending balance due upon completion of job. Price Subject to change if not signed with in 30 days from above date due to material price increase. \$175 credit goes towards job if Holguin Roofing Inc. does job.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Authorized Signature: Efrain Holguin
Efrain Holguin

"Notice to Owner" (Section 7018.5-Contractor License Law)

Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, material man or other person who helps to improve your property and is not paid for his labor, services or materials, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of all persons furnishing labor, services, equipment or materials for the work described in said contract.

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which K.Brown agree to pay the amount mentioned in said proposal and according to the terms thereof.

Date: 8-1-2021

Signature: Kenneth Brown



38191 OLD STAGE ROAD
 GUALALA, CA 95445
 (707) 884-1862
 mdelectricsolar@gmail.com
 www.mdelectricsolar.com
 © 2016 Lic # 815891

August 5, 2021

Proposal for:

Ken Brown
 38570 Coral Ct.
 Gualala, Ca 95497

Description of Project:

Engineer and install a 2,960 watt (2.96 kW) roof mounted and grid-tied PV solar system.

Project Includes:

- 8- LG 370 BOB solar panels model -LG370N1K-A6
- 8- Enphase IQ7 microinverters
- Ironridge roof racking system as required

NOTE: MD Electric will be responsible for all permitting documentation that will be required with Mendocino County planning and building and all PG&E NEM documentation.

NOTE: Permit fees from the county will be invoiced at cost once permit has been issued.

Project Total \$11,840.00

<u>Total labor and materials:</u>	\$11,840.00
<u>26% Federal Tax Credit for 2021:</u>	\$3,078.00 (please consult your CPA)
<u>Total after rebates:</u>	\$8,762.00

Payment Schedule:

1 st payment	\$1,000.00 Due at proposal signing
2 nd Payment	\$8,000.00 Due at time of component ordering
3 rd Payment	\$2,840.00 Due at system completion

System Warranty: Warranties per manufacturer. MD Electric warranties our work for 10 years.

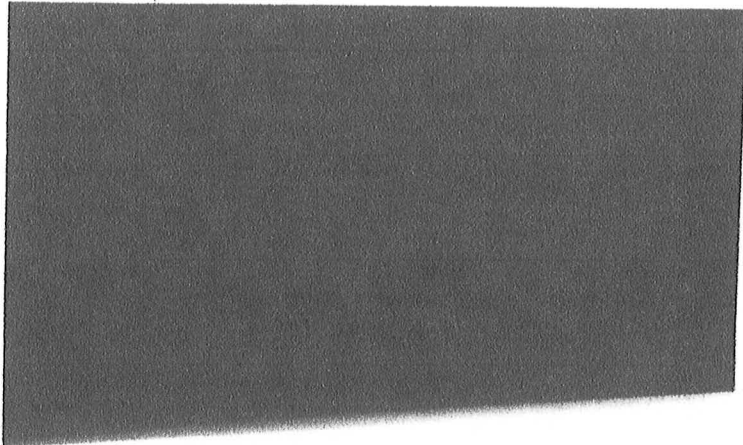
Page 2

Contract Approval: _____ **Date:** _____
 (Contractor)

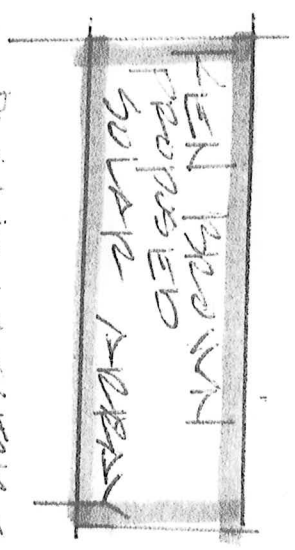
Contract Approval: Ken Brown **Date:** 8/6/21
 (Ken Brown)

solar panels cover blue area

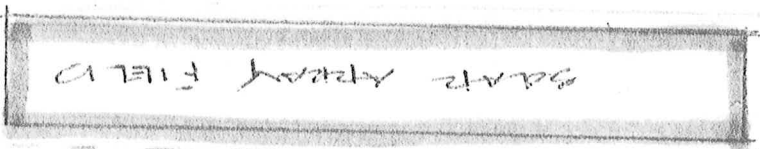




67 to Octagon Center
 14.5 to edge of Octagon



BY NIN BELITON
 9/23/21



NOTE: ALL
 FIELD BORE
 DIMENSIONS
 WILL BE
 MET

MDELECTRIC SOLAR, INC

Mike Neiso
 (707) 884-186
 mdelectricsolar@gmail.com

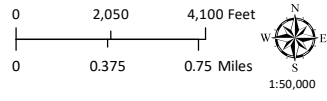
MDelectricSolar.com
 C-10 Lic# 815891
 Gualala Ca.



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/21/2021

CASE: CDP 2021-0049
OWNER: Kenneth & Marian Brown Trust
APN: 145-161-31
APLCT: Kenneth & Marian Brown Trust
AGENT: NA
ADDRESS: 38570 Coral Court, Gualala

- Major Towns & Places
- Major Roads
- California Counties
- Highways

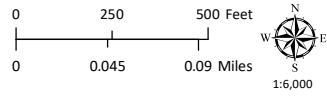


LOCATION MAP

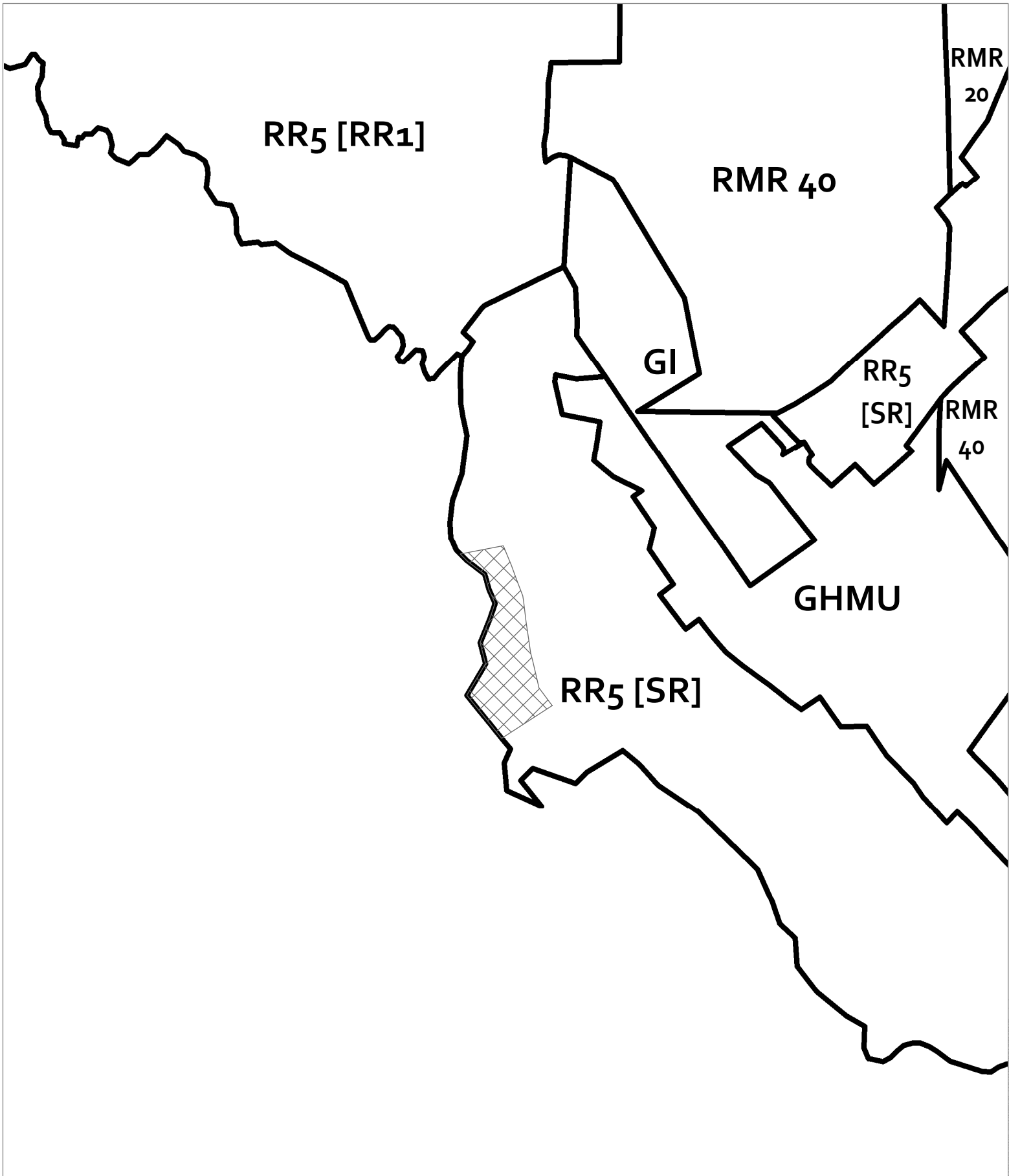


MENDOCINO COUNTY PLANNING DEPARTMENT 07/14/2021

CASE: CDP 2021-0049
OWNER: Kenneth & Marian Brown Trust
APN: 145-161-31
APLCT: Kenneth & Marian Brown Trust
AGENT: NA
ADDRESS: 38570 Coral Court, Gualala



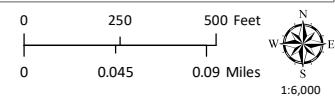
AERIAL IMAGERY



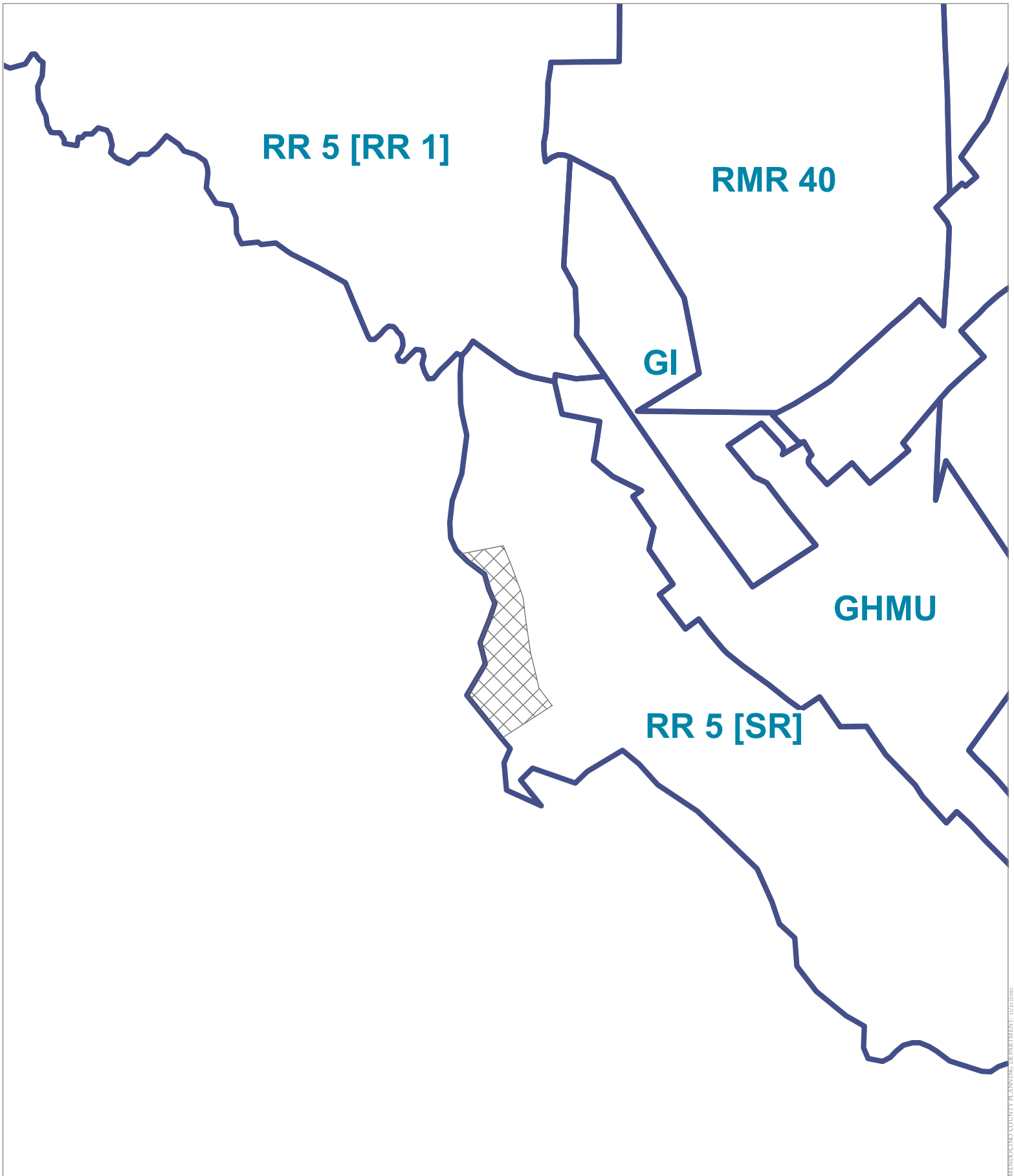
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021

CASE: CDP 2021-0049
OWNER: Kenneth & Marian Brown Trust
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APLCT: Kenneth & Marian Brown Trust
AGENT: NA
ADDRESS: 38570 Coral Court, Gualala

 Zoning Districts



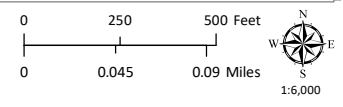
ZONING DISPLAY MAP



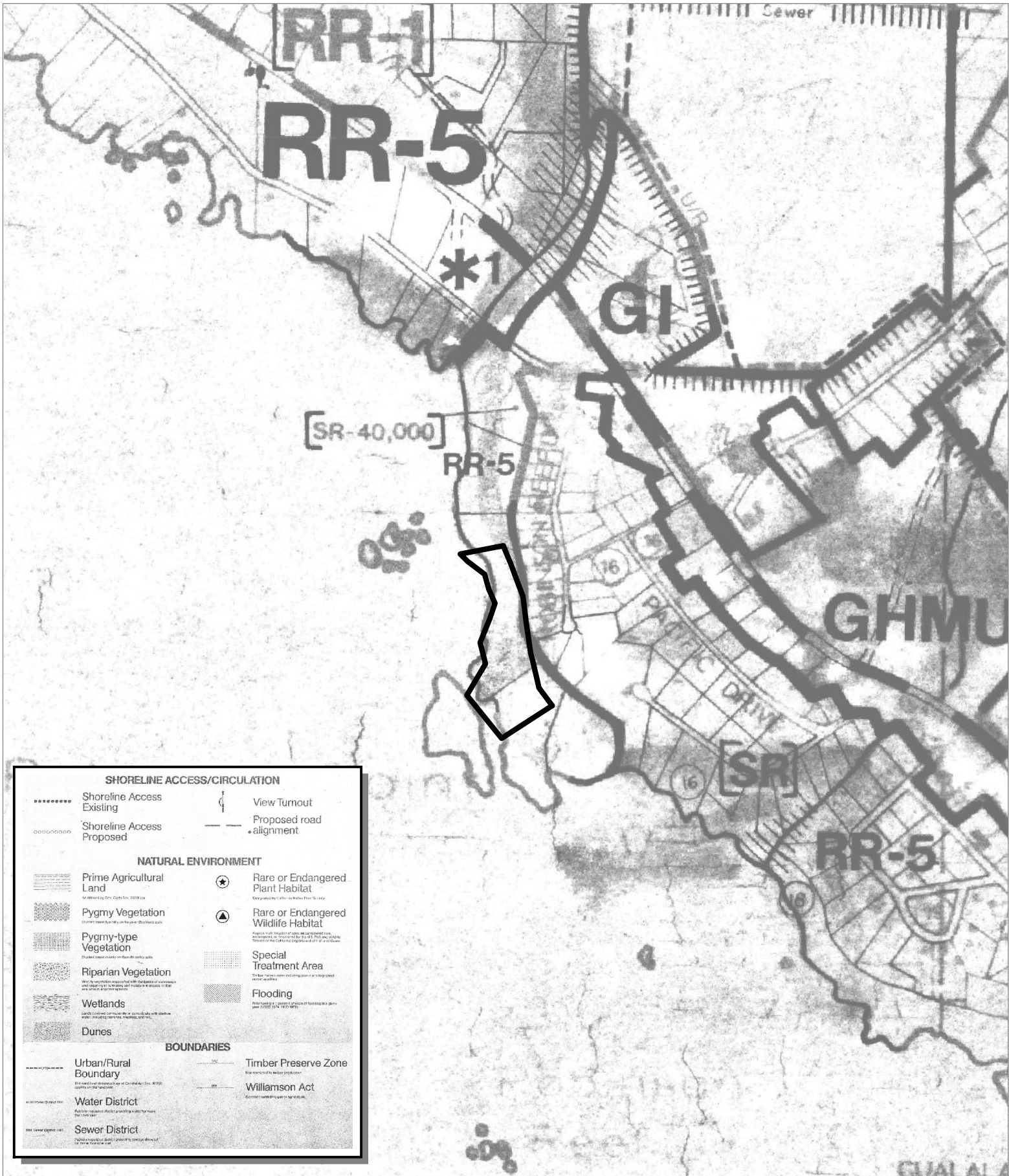
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021

CASE: CDP 2021-0049
OWNER: Kenneth & Marian Brown Trust
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AGENT: NA
ADDRESS: 38570 Coral Court, Gualala

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

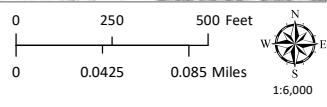
NATURAL ENVIRONMENT

- Prime Agricultural Land
As defined by Gov. Code Sec. 50201 (a)
- Pygmy Vegetation
Shrublands dominated by a single shrub species
- Pygmy-type Vegetation
Shrublands dominated by shrubs with small leaves
- Riparian Vegetation
Wetlands associated with the banks of waterways and streams, including riparian meadows, and wetlands
- Wetlands
Lands covered or saturated periodically with shallow water, including marshes, meadows, and wetlands
- Dunes
- Rare or Endangered Plant Habitat
Designated by California Native Plant Society
- Rare or Endangered Wildlife Habitat
Regions that support rare, unique, or imperiled plant, animal, or insect life, or that provide critical habitat for the California legless lizard or any endemic species
- Special Treatment Area
Tracts that contain archaeological or prehistoric resources
- Flooding
Areas having a 1 percent chance of flooding in a given year (100-year flood)

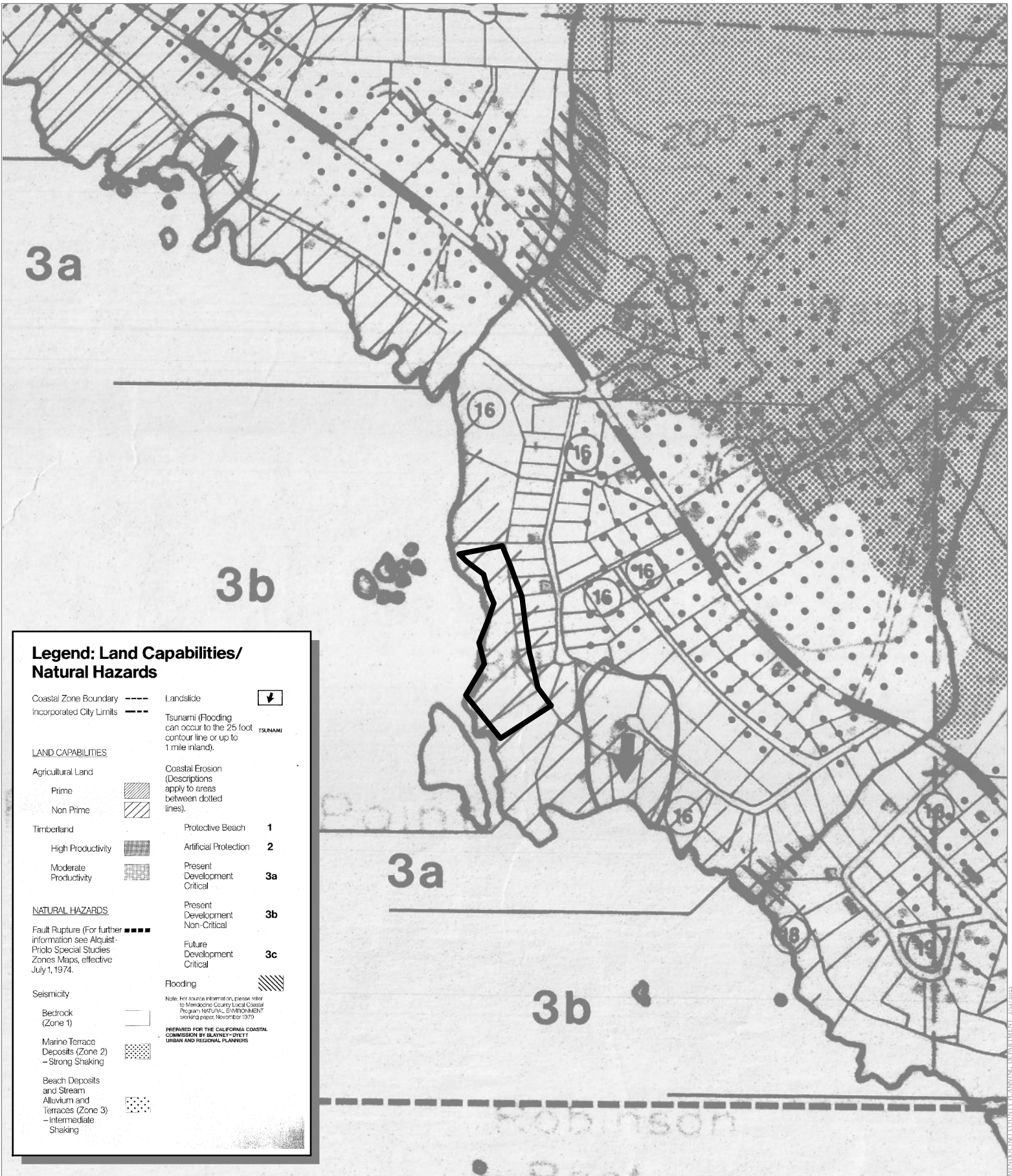
BOUNDARIES

- Urban/Rural Boundary
Established under Division 20 of the State Planning Act (Gov. Code, Sections 65000-65005)
- Water District
Publicly organized district providing water for rural lands
- Sewer District
Publicly organized district providing sewerage service for rural lands
- Timber Preserve Zone
Use restricted to timber production
- Williamson Act
Contract lands preserved for agricultural use

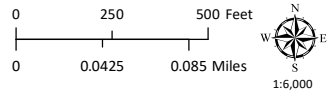
CASE: CDP 2021-0049
 OWNER: Kenneth & Marian Brown, Trust
 APN: 145-161-31
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 AGENT:
 ADDRESS: 38570 Coral Court, Gualala



MENDOCINO COUNTY PLANNING DEPARTMENT 2/17/2022



CASE: CDP 2021-0049
 OWNER: Kenneth & Marian Brown, Trust
 APN: 145-161-31
 APLCT: Kenneth & Marian Brown, Trust
 AGENT:
 ADDRESS: 38570 Coral Court, Gualala



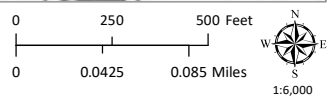


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
MARINE AND FRESHWATER HABITATS		Pygmy Forest	
Open Water	W	Pygmy Type Forest	
Kelp		Barren	
Rocky Intertidal Area		Coastal Prairie Grassland	
Mudflat		Hardwood Forest/Grassland	
Beach		Agricultural Land	
Dunes		Farmstead	
Marsh		Pasture	
Saltwater		Urban (Also shown with a dominant vegetation)	U
Freshwater		Sand/Gravel (Extractive Use)	e
Brackish			
Stream		SPECIAL HABITATS	
Perennial	—	Seabird and Marine Mammal Rookery	
Intermittent	- - -	Marine Mammal Haulout Area	
WOODED HABITATS		Spawning Area	
Coastal Forest		Anadromous Stream	
Redwood		Wildlife Habitat	
Hardwood		Plant Habitat	
Woodland			
Riparian			
Cutover			
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	—		
Area of Special Biological Significance	—		
Natural Area	—		
Forestry Special Treatment Area	—		
VISUAL RESOURCES			
View Limit	—+—+—		
Viewshed Corridor	—		

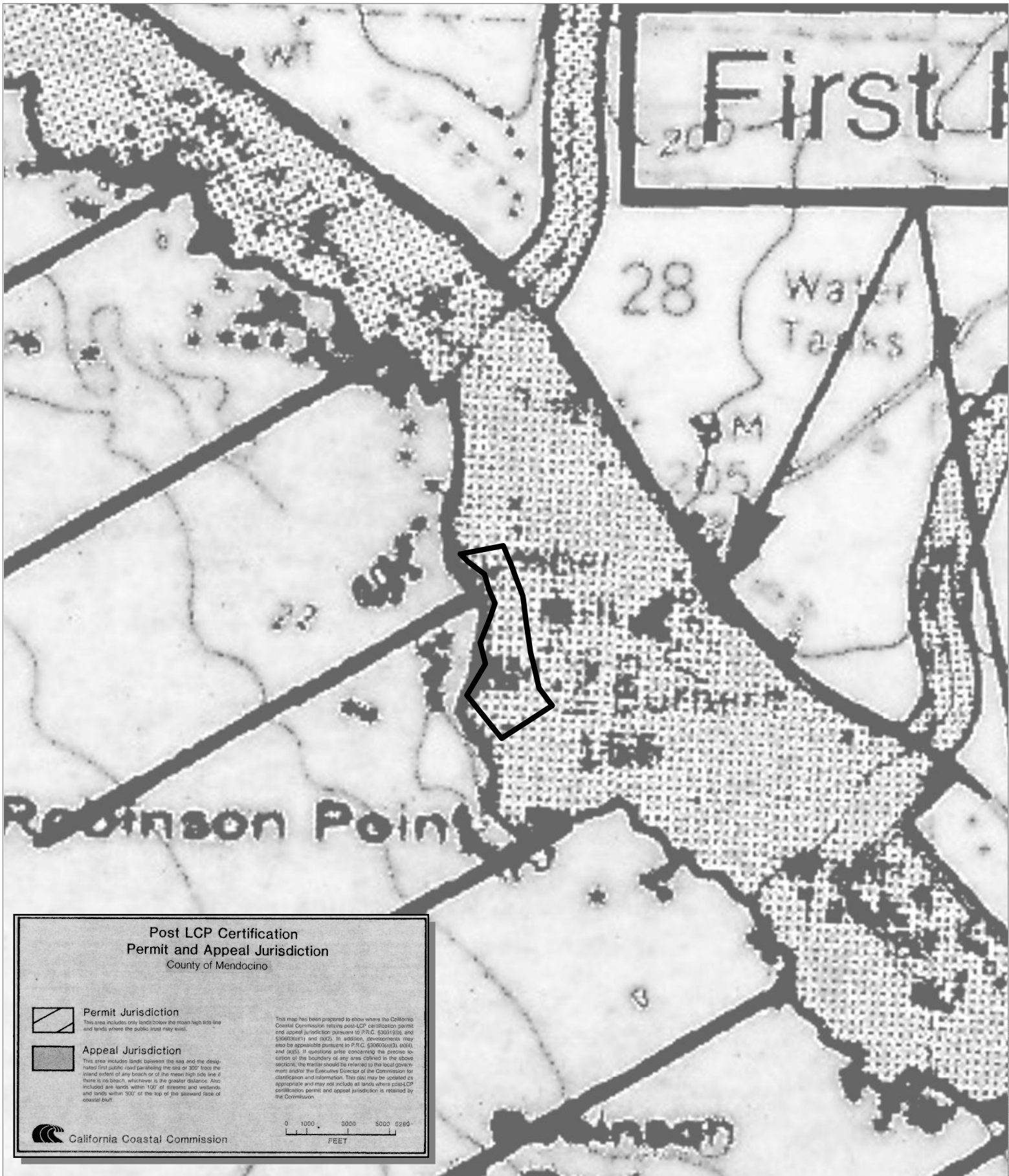
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION/MS/MT work project November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS



CASE: CDP 2021-0049
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LCP HABITATS & RESOURCES



**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 trust may exist.



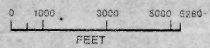
Appeal Jurisdiction

This area includes lands between the sea and the designated first public land 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 100' of streams and wetlands and lands within 500' of the top of the seaward face of coastal bluff.

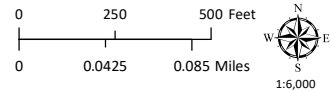
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.U.C. §30512.05, and §30603(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.U.C. §30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government and/or 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.



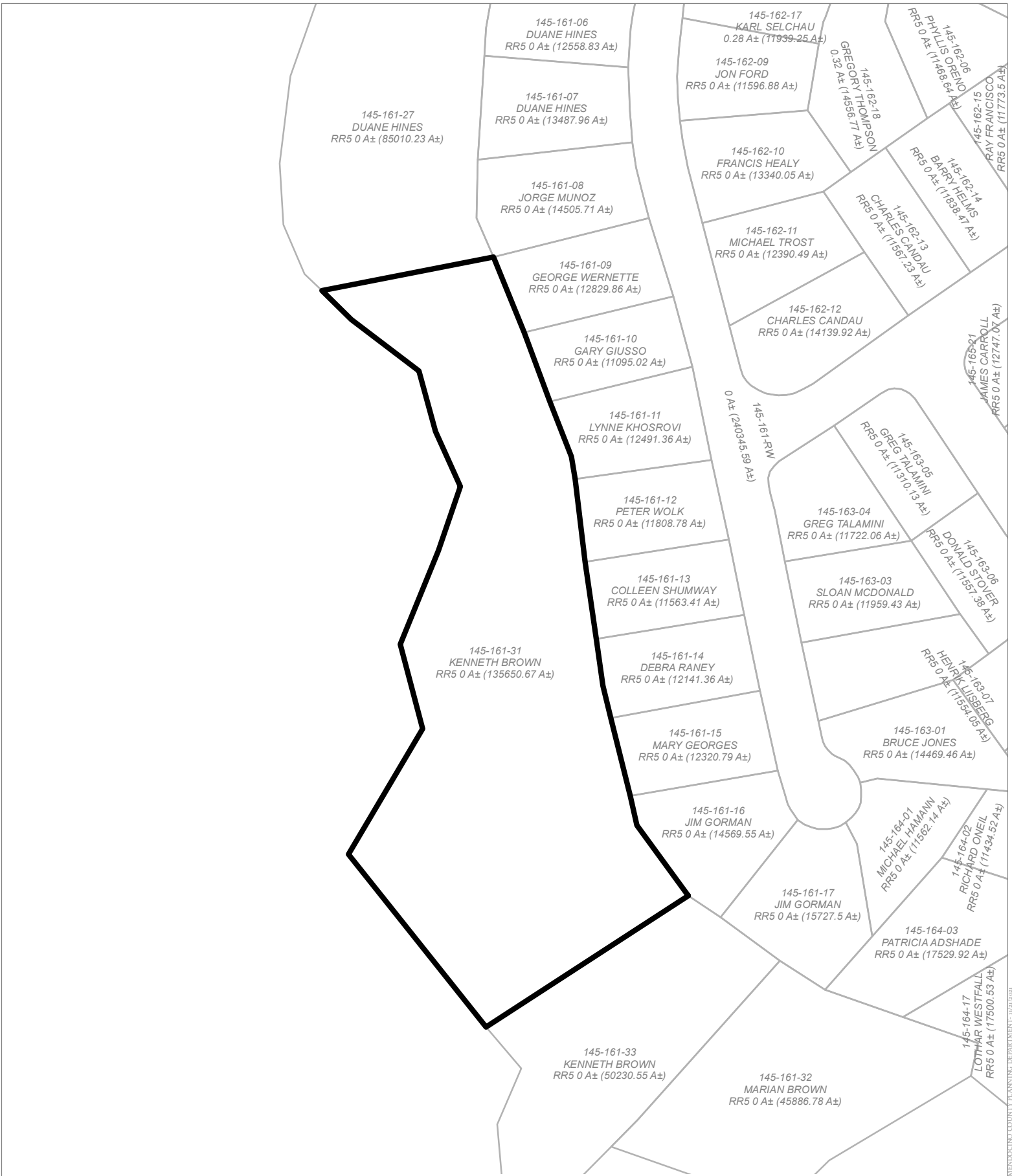
California Coastal Commission



CASE: **CDP 2021-0049**
 OWNER: **Kenneth & Marian Brown, Trust**
 APN: **145-161-31**
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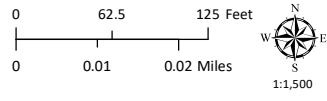


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023

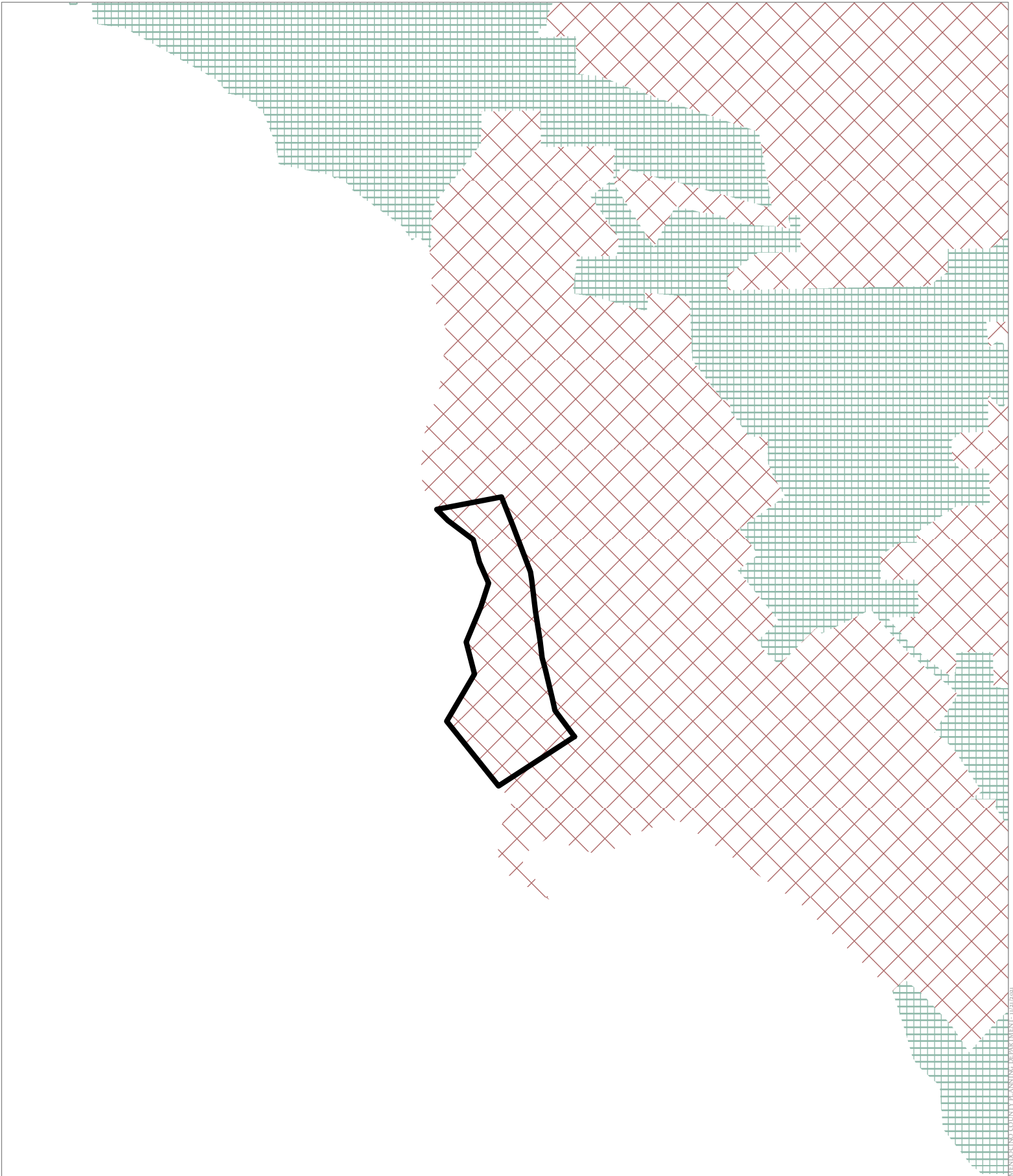


MENDOCINO COUNTY PLANNING DEPARTMENT - 11/21/2021

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APLCT: Kenneth & Marian Brown Trust
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ADJACENT PARCELS



MENDOCINO COUNTY PLANNING DEPARTMENT 11/17/2021

CASE: CDP 2021-0049
OWNER: Kenneth & Marian Brown Trust
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APLCT: Kenneth & Marian Brown Trust
AGENT: NA
ADDRESS: 38570 Coral Court, Gualala

 High Fire Hazard
 Moderate Fire Hazard


0 165 330 Feet
 0 0.03 0.06 Miles

 1:4,000

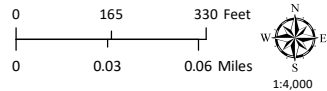
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



**SOUTH COAST
FIRE PROTECTION
DISTRICT**

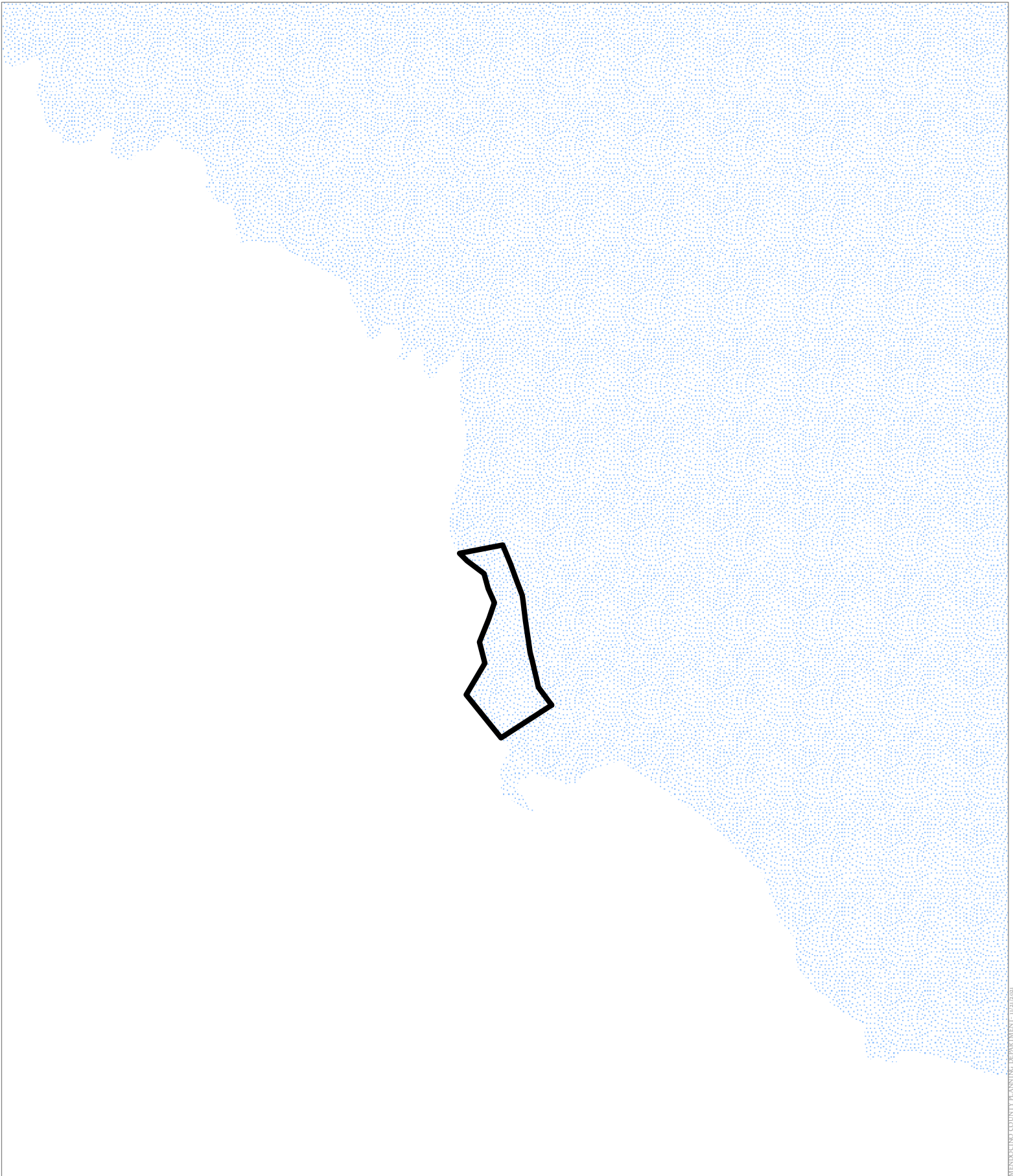
CASE: CDP 2021-0049
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 County Fire Districts




FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

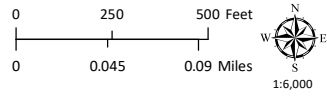
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021



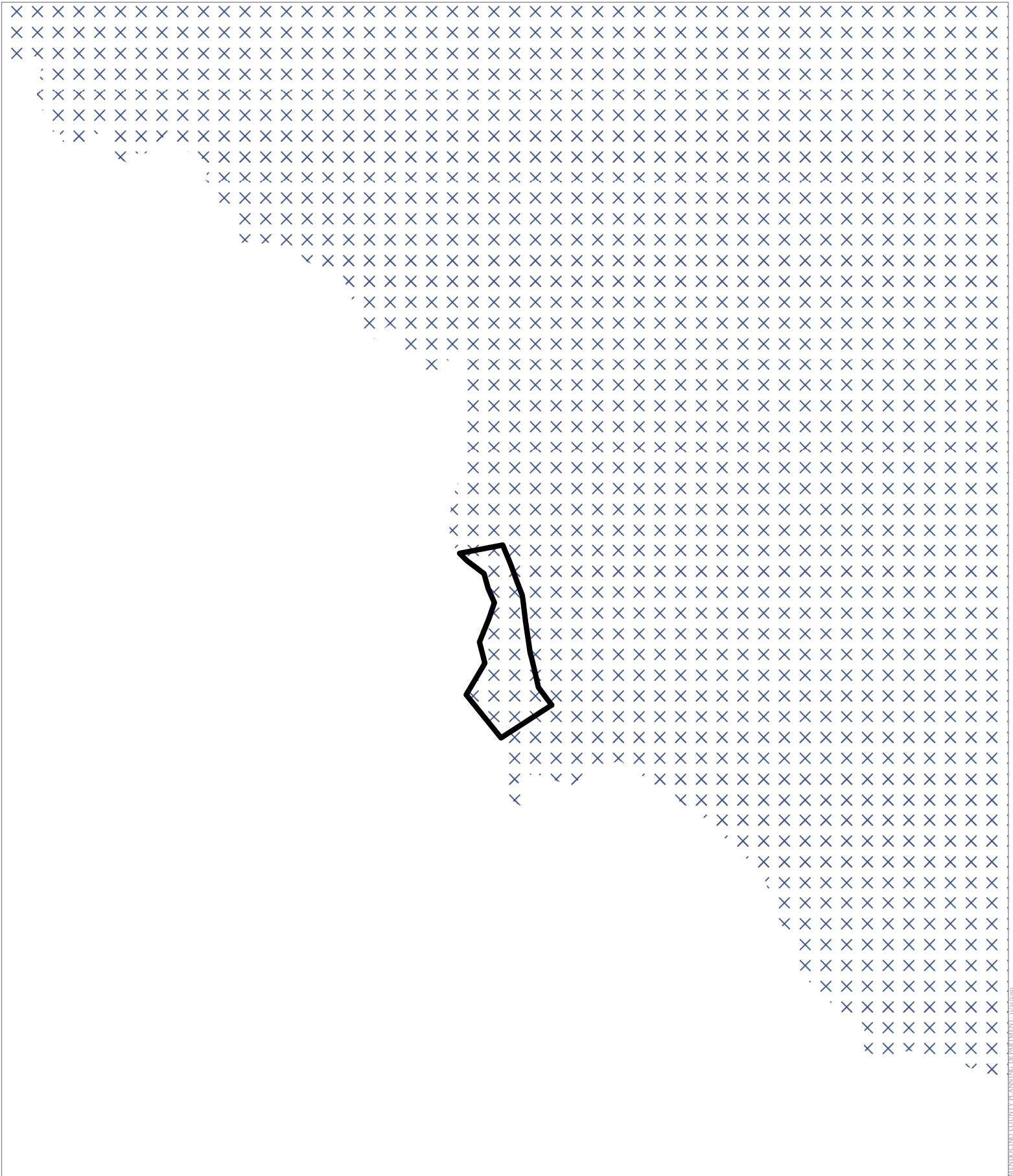
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 Coastal Ground Water Resource Areas






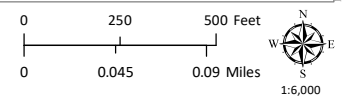
COASTAL GROUND WATER RESOURCE AREAS



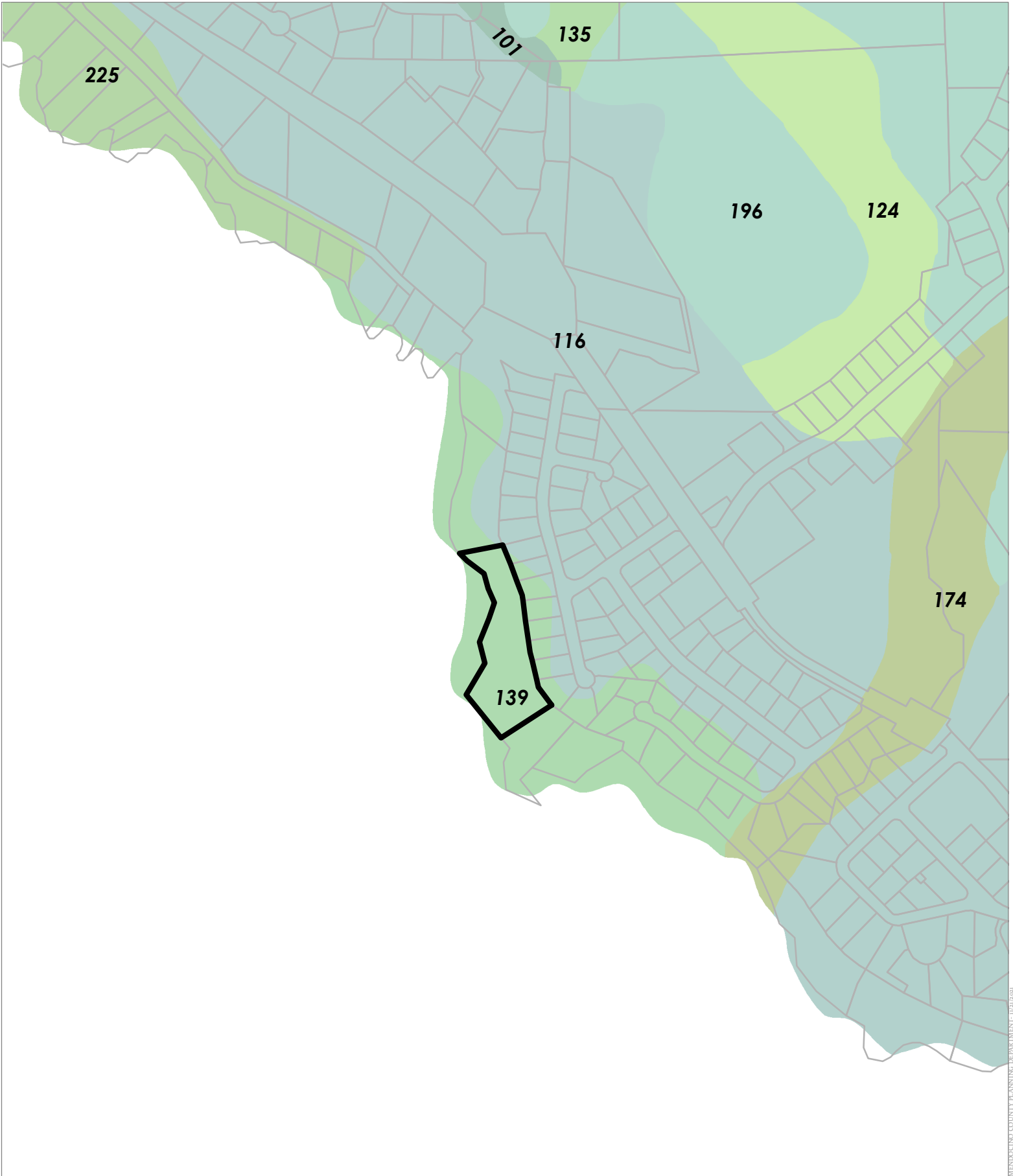
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   Critical Water Areas

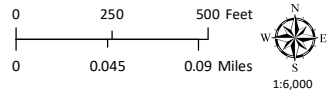


CRITICAL WATER AREAS

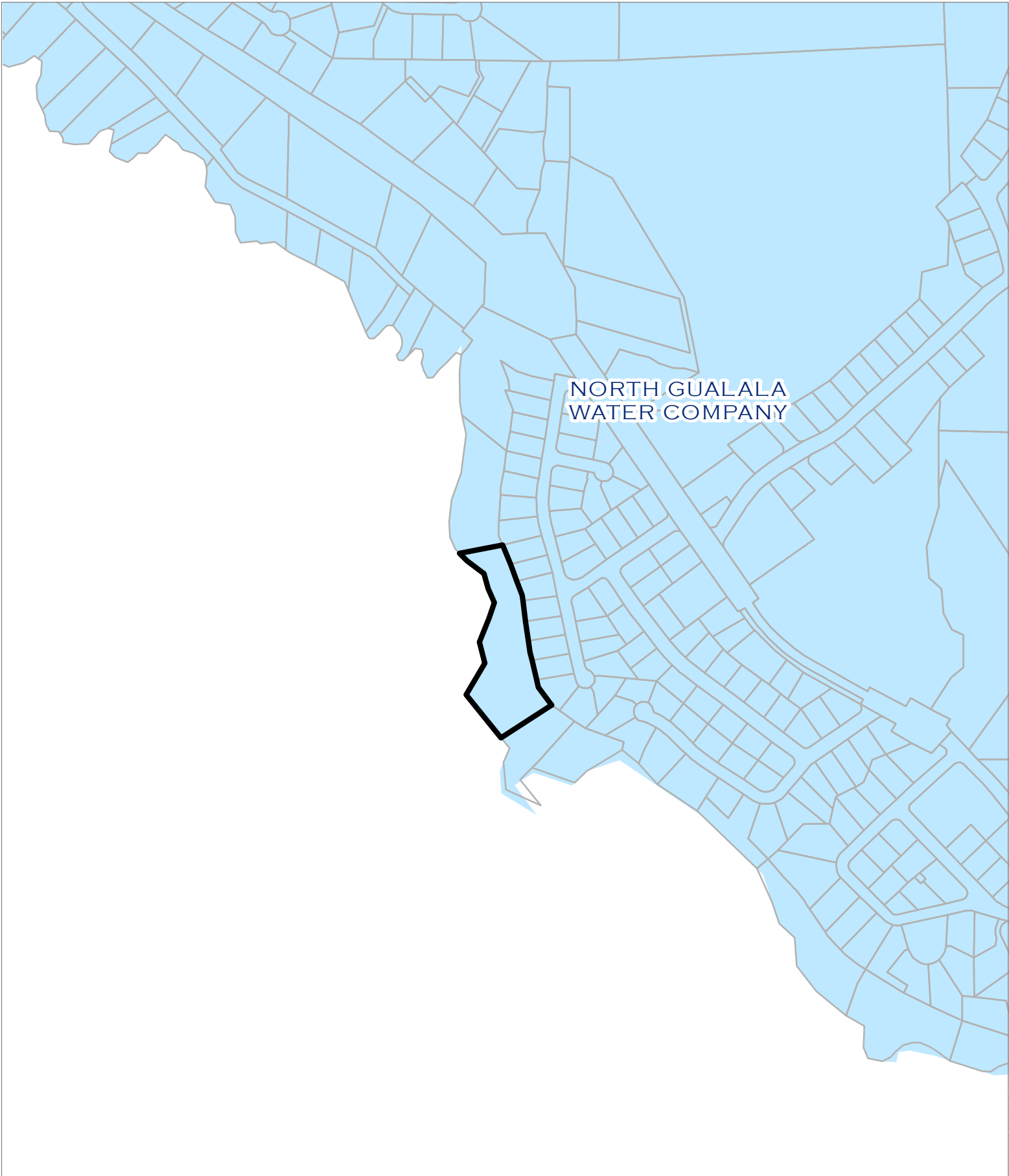


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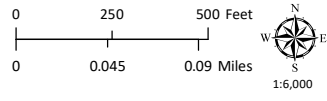
WESTERN SOIL CLASSIFICATIONS



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/21/2021

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 County Water Districts



WATER DISTRICTS