

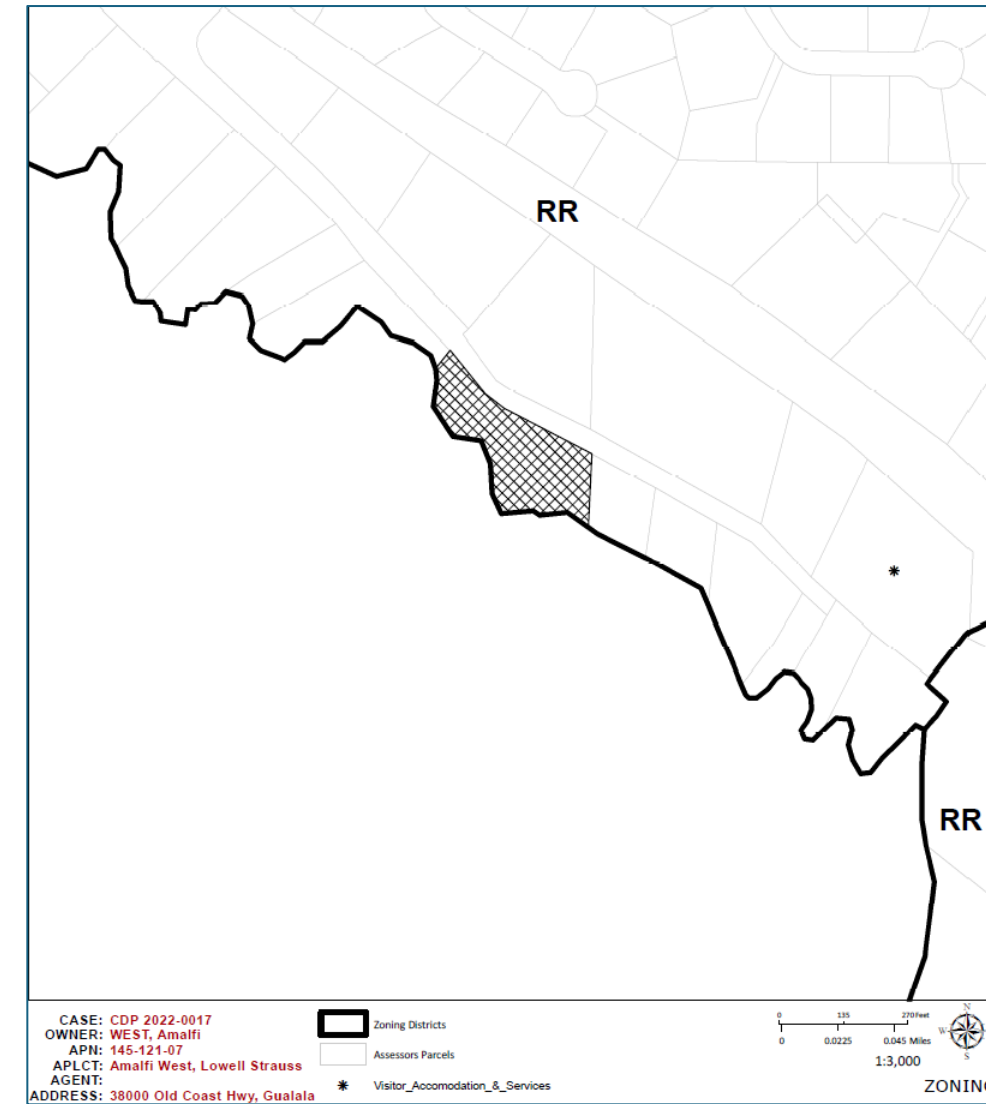
Proposal Background

- Standard Coastal Development Permit for after-the-fact major vegetation removal of seven trees and replacement of an existing fence.
- This Coastal Development Permit is intended to legalize and, as necessary, remediate work done onsite without a permit and subject to a Notice of Violation through County Code Enforcement. The subject property is currently in escrow and is expected to change ownership before a hearing is held on the requested Coastal Development Permit. To complete the process, the new owner will need to consent to this application moving forward. Note that demolition of a lean-to shed is no longer a component of the project proposal.
- Mendocino County Planning and Building Services staff have asked for GMAC comments by 1/6/25 or as soon as otherwise possible for timely resolution.



Site Summary

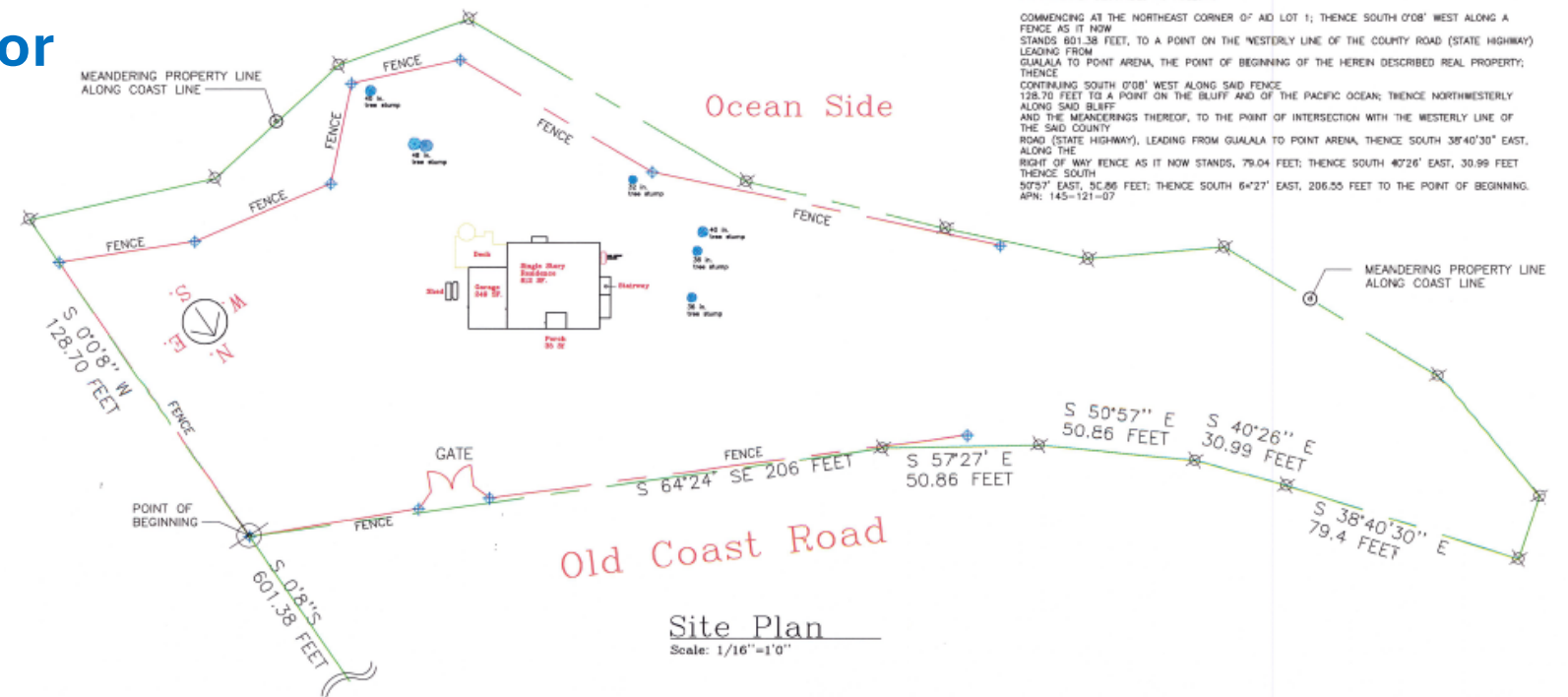
1. Total property: 0.56 acre.
2. General Plan: Rural Residential 5-acre minimum lot size, 1-acre variable density (RR5 [RR1]).
Zoning District: Rural Residential (RR).
3. 1.01± miles northwest of Gualala town center, on the southwest side of Old Coast Highway (CR 513), 0.33 miles southeast of its intersection with State Route 1 (SR 1), at 38000 Old Coast Highway.
4. Elevation 45 feet ± msl.
5. Level building site in established residential neighborhood, developed with a single family residence.
6. Substantially modified coastal bluff habitat with mix of grassland and shrubs, and a few remaining trees.
7. Project site viewed from the public road right-of-way.



CDP-2022-0017; Strauss GMAC Review

Assessment

1. Although this application was filed in 2022 to resolve code violations and propose a new accessory dwelling unit, the application was not completed until recently. An ADU is no longer part of the project.
2. The zoning violation of major tree removal and excess height fencing was reported in 10/21.



First American Title Company
627 College Avenue Santa Rosa, CA 95404

Escrow Officer:
Phone:
Fax No.:
E-Mail:

Laurie Miller
(707)577-1157
(955)898-5845
LaurieMiller@firstam.com

E-Mail Loan Documents to:
email address for
sending loan documents.

Lenders please contact the Escrow Officer for

Buyer:
Owner:
Property:
Gustato, CA 95445

Arnoff West LLC
Dustin Tessier
38000 Old Coast Highway

LEGAL DESCRIPTION
Real property is the unincorporated area of the County of Mendocino, State of California,
described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING ON LOT 1, SECTION 28, TOWNSHIP
11 NORTH,
RANGE 15 WEST, MOUNT DIABLO MERIDIAN, COUNTY OF MENDOCINO STATE OF CALIFORNIA, AND
MORE,
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AD LOT 1; THENCE SOUTH 0°08' WEST ALONG A
FENCE AS IT NOW
STANDS 801.38 FEET, TO A POINT ON THE WESTERLY LINE OF THE COUNTY ROAD (STATE HIGHWAY)
LEADING FROM
GUALALA TO POINT ARENA, THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL PROPERTY;
THENCE
CONTINUING SOUTH 0°08' WEST ALONG SAID FENCE
128.70 FEET TO A POINT ON THE BLUFF AND OF THE PACIFIC OCEAN; THENCE NORTHWESTERLY
ALONG SAID BLUFF
AND THE MEANDERINGS THEREOF, TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF
THE SAID COUNTY
ROAD (STATE HIGHWAY), LEADING FROM GUALALA TO POINT ARENA, THENCE SOUTH 38°40'30" EAST,
ALONG THE
RIGHT OF WAY FENCE AS IT NOW STANDS, 79.04 FEET; THENCE SOUTH 40°26' EAST, 30.99 FEET
THENCE SOUTH
50°57' EAST, 50.86 FEET; THENCE SOUTH 6°27' EAST, 206.55 FEET TO THE POINT OF BEGINNING.
APN: 145-121-07

Plan Check
Revisions:

1. 10/21/21
2. 10/21/21
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Arcwest
148 Mendocino State Hwy CA
1. 10/21/21

Site Plan

Arnoff West, LLC
148 Mendocino State Hwy
Gustato, California

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Assessment

3. Aerial and street view photographs circa 2019 show extensive tree canopy along the west, south and east property boundaries, and short fencing along the front property line.



CDP-2022-0017; Strauss GMAC Review

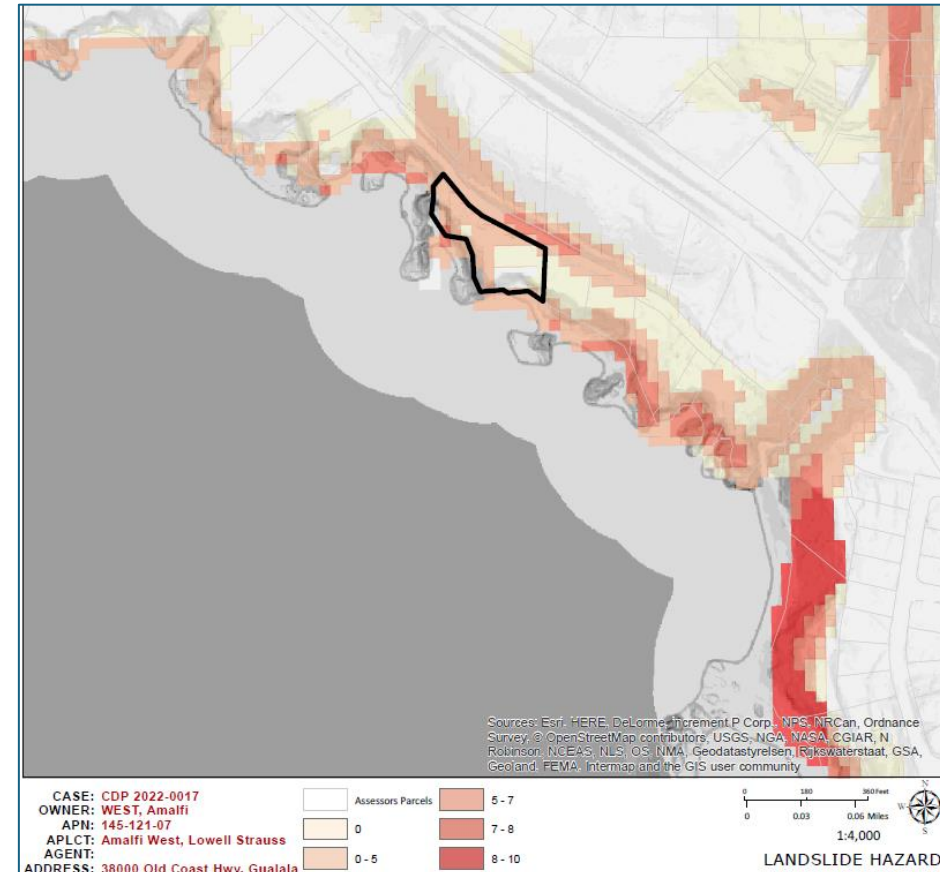
Assessment

4. Photographs in 2022 and 2025 show tree canopy along the west, south and east property boundaries has been removed and the fence along the front and side property lines obstructs view of the ocean from the public right-of-way.



Considerations

1. Mendocino County Planning and Building Services has referred the proposed CDP to the California Department of Fish and Wildlife. There is no response or request from CDFW.
2. Planning and Building Services doubled the CDP fee at the time of application, as required penalty for zoning violations.
3. Planning and Building Services staff anticipate several requirements to resolve the zoning violation via CDP:
 - Leave tree stumps in place.
 - Any additional structure development is contingent upon geotechnical evaluation of ground and slope stability.
 - Either cut the fences along property lines down to 3½ feet or remove completely to restore scenic views.
 - Add disclosure of potential geological and erosion hazards to the property deed.



GMAC Comments and Recommendation

1. The proposed CDP will resolve an active zoning violation.
2. The County has already implemented the double CDP fee penalty.
3. The requirements anticipated by County staff are appropriate, reasonable, and practicable.
2. GMAC defers to County staff for planning, building, and other code compliance, environmental impact and BMP determinations.
3. Recommend approval of the proposed CDP, subject to requirements anticipated by County staff.

