COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

August 15, 2025

Department of Transportation
Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Assessor
Mendocino County Farm Bureau
Archaeological Commission
Sonoma State University
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission
Department of Parks & Recreation
Gualala Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
South Coast Fire District

CASE#: CDP_2025-0014
DATE FILED: 6/19/2025
OWNER/APPLICANT: Ken Richter
AGENT: Mathias Oppliger
REQUEST: Standard Coastal Development Permit for a remodel of an existing Single Family Dwelling, including internal changes, a 152 square foot addition, walled seating area, solar panels, liquid petroleum gas tank with infrastructure and fenced enclosure, and new exterior siding, roofing, windows, and doors.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 2.3± miles northwest of Gualala town center, 450± feet southwest of the intersection of State Route 1 (SR 1) and Pirate's Drive (CR 562), accessed off Pirate's Drive, located at 47081 Pirates Dr, Gualala; APN: 144-290-04
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Rob Fitzsimmons
RESPONSE DUE DATE: August 29, 2025

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 _____

CASE: CDP_2025-0014

OWNER/ APPLICANT: Ken Richter

AGENT: Matthias Oppliger

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APN: 144-290-04

PARCEL SIZE: 0.4± acres

GENERAL PLAN: Rural Residential - RR5 [RR1]

ZONING: Rural Residential; Floodplain - RR5 [RR1]; FP

EXISTING USES: Residential

DISTRICT: 5 (Williams)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5	RR5	1± acres	Residential

REFERRAL AGENCIES

LOCAL
- ☒ Assessor's Office
- ☒ Building Division Fort Bragg
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ South Coast FPD
- ☒ Gualala MAC
- ☒ Mendocino County Farm Bureau
- ☒ Archeological Commission

STATE
- ☒ CALFIRE (Land Use)
- ☒ California Coastal Commission
- ☒ CHRIS NWIC
- ☒ State Dept of Parks and Recreation
- ☒ California Dept. of Fish & Wildlife

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

ADDITIONAL INFORMATION:

The project site is located on a bluff, but the Landslide Hazards map for the area includes no data for this particular outcrop (see Landslide Hazards map in the attached map packet). The applicant has provided a Geotechnical Report asserting that the proposed remodel is not at risk of danger from bluff retreat/erosion for 75 years.

The existing residence is visible from Cook's Beach. The proposed fenced enclosure is expecting to be visible as well.

The project would include installing infrastructure to connect the proposed gas tank to the existing garage. The tank would be filled via a visit from a refueling tank approximately three times a year.

No grading is proposed, but some ground disturbance is expected.

Note on the specific permit required: A portion of the subject parcel is within a mapped Categorical Exclusion area per Categorical Exclusion Order No. E-91-2A. The proposed development may be contained to this area, but this would only be relevant if the project involved construction of a new single family residence (or septic system or water well). As this is instead a remodel of an existing dwelling (and accessory improvements), it is not eligible for a Categorical Exclusion and instead requires a Coastal Development Permit, hence the application for CDP_2025-0014. The dwelling predates the Categorical Exclusion order, and was instead permitted via the Coastal Commission permit 81-CC-267. Coastal Commission staff has reviewed the proposal and determined that it does not require an amendment to 81-CC-267 and is instead in the County's permit jurisdiction. As the project remains in a Coastal Commission appeal area, the project requires a Standard CDP rather than an Administrative CDP.

STAFF PLANNER: ROB FITZSIMMONS **DATE:** 8/15/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
Gualala MAC

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
High

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:
GIS
Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
1% Annual Chance

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
Critical Water Resources

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
225 – Windyhollow loam, 0-5% slopes

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
Marine Beach Natural Intertidal Nonvegetated;
Marine Rocky Shore Natural Intertidal

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
Not mapped

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
Yes

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
Calfire, Coastal Commission, CDFW

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
LCP Map 31: Gualala

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
Barren/Beach

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
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
Beach

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
Yes

RECEIVED 6/19/2025 PBS, FORT BRAGG

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@mendocinocounty.gov
www.mendocinocounty.gov/planning

Case No(s)	CDP_2025-0014
CDF No(s)	TBD
Date Filed	06/19/2025
Fee	$3,393.00(minor standard)
Receipt No.	PRJ_067098
Received by	Sandy Arellano

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Ken Richter
Mailing Address: 523 Cornish Dr. Email: kenr@pmainc.com
City: Encinitas State: CA Zip Code: 92024 Phone: 858 232-1944

PROPERTY OWNER

Name: Ken Richter
Mailing Address: 523 Cornish Dr. Email: kenr@pmainc.com
City: Encinitas State: CA Zip Code: 92024 Phone: 858 232-1944

AGENT

Name: Matthias Oppliger, Architect
Mailing Address: PO Box 1441 Email: mo.arch@mcn.org
City: Gualala State: CA Zip Code: 95445 Phone: 707 684-0463

PARCEL SIZE

15,364 ■ Square feet ☐ Acres

STREET ADDRESS OF PROJECT

47081 Pirates Dr, Gualala, CA 95445

ASSESSOR'S PARCEL NUMBER(S)

144 290 0400

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

M. Oppliger 6/6/25
Signature of Applicant/Agent Date

Signature of Owner 6/6/25
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 your 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.

Alteration of existing single family residence including 152 sf addition at entrance and new exterior siding, roofing, windows, doors, LPG Tank and solar PV system.

Remodel of interior with upgrade of mechanical systems and new interior finishes.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☒ Single Family	1	2,092 (E)+152 (N) =2,244
☐ Mobile Home		
☐ Duplex		
☐ 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.

Existing Single Family Residence

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 19 feet.

8. Lot area (within property lines): 15,364 ■ square feet ☐ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	2,092 square feet	152 square feet	2,244 square feet
Paved area	925 square feet	_____ square feet	925 square feet
Landscaped area	2,000 square feet	_____ square feet	2,000 square feet
Unimproved area	10,337 square feet	_____ square feet	10,195 square feet

GRAND TOTAL: 15,364 square feet
(Should equal gross area of parcel)

10. Gross floor area: 1,907 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 2 Proposed _____ Total 2

Number of covered spaces	_____	Size _____
Number of uncovered spaces	2	Size 9 ft x 18 ft
Number of standard spaces	2	Size 9 ft x 18 ft
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: Solar PV system (10 panels at 400 W = ~4KW sy
- ☐ None

B. Gas
- ■ Utility Company/Tank
- ☐ On Site generation, Specify: _____
- ☐ None

C. Telephone: ■ Yes ☐ No

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

Downlight fixtures (marked ED1) in soffits at main entrance and sliding doors on first and second floors. All exterior fixtures are downcast.

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 North Gualala Water Company (NGWC)
- ☐ 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

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.



CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

0 2,800 5,600 Feet
0 0.5 1 Miles

N
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1:63,360

LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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Highways (2017)
Public Roads
Private Roads

0 225 450 Feet
0 0.04 0.08 Miles

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AERIAL IMAGERY

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Public Roads

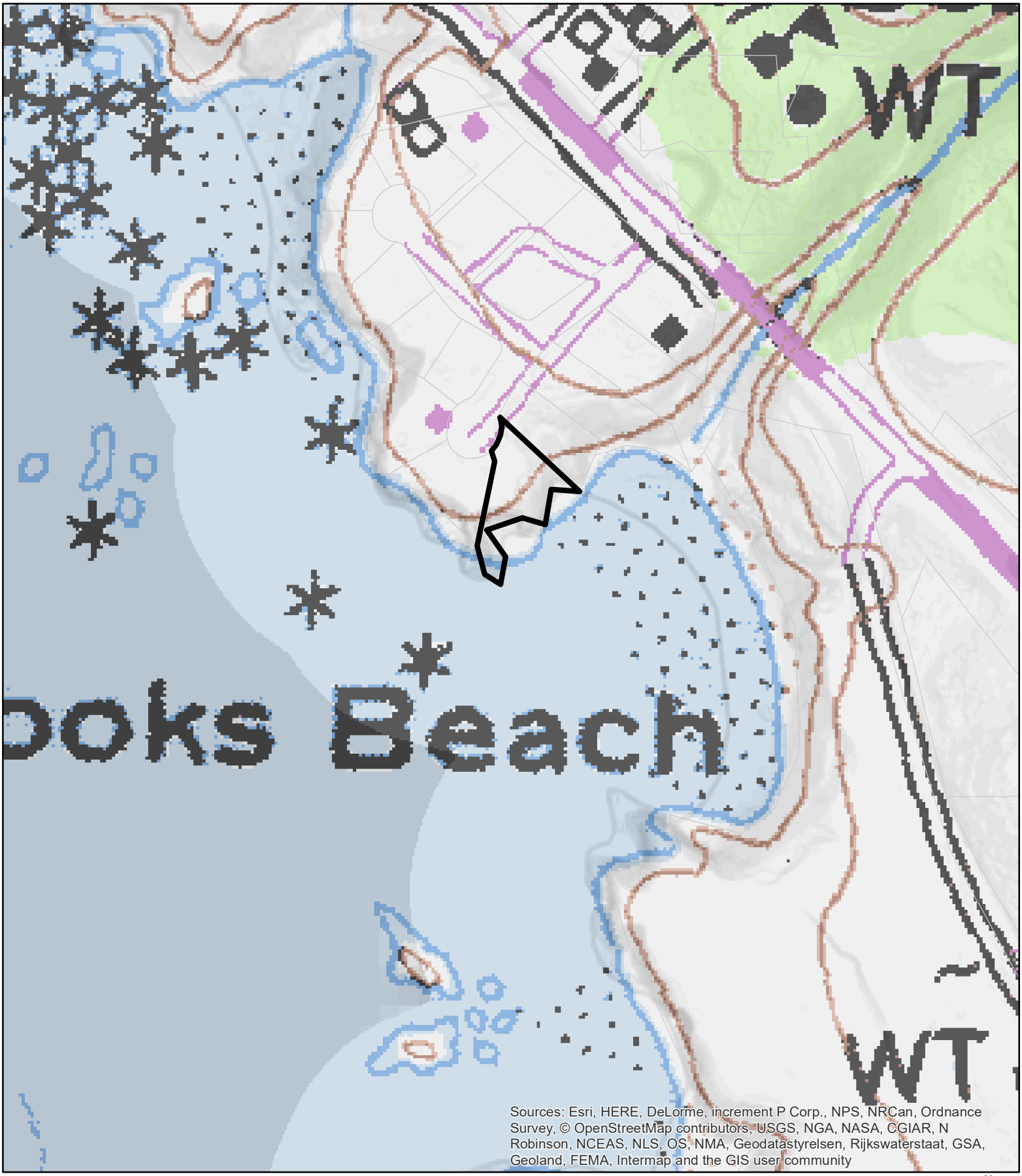
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AERIAL IMAGERY

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Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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Assessors Parcels

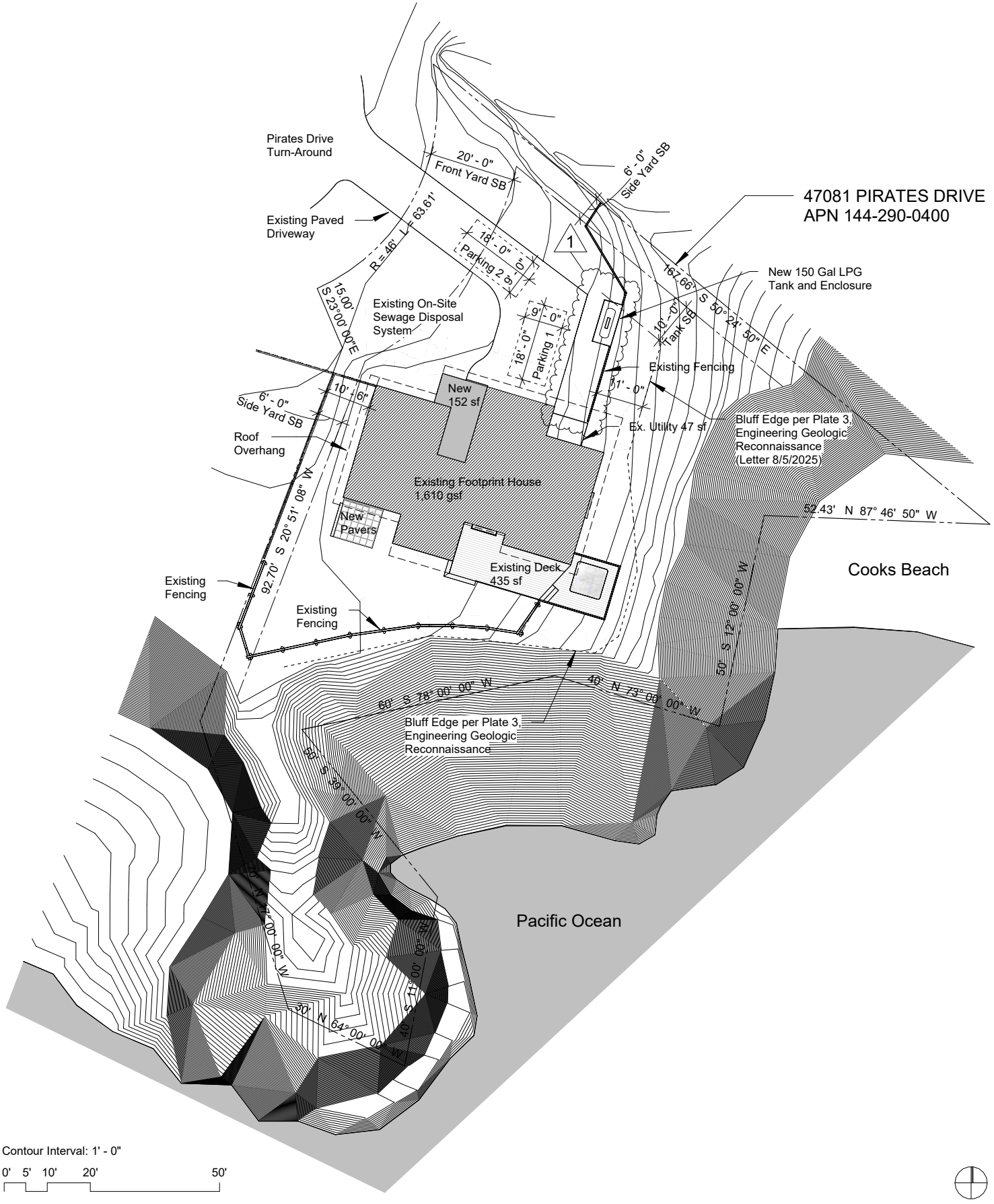
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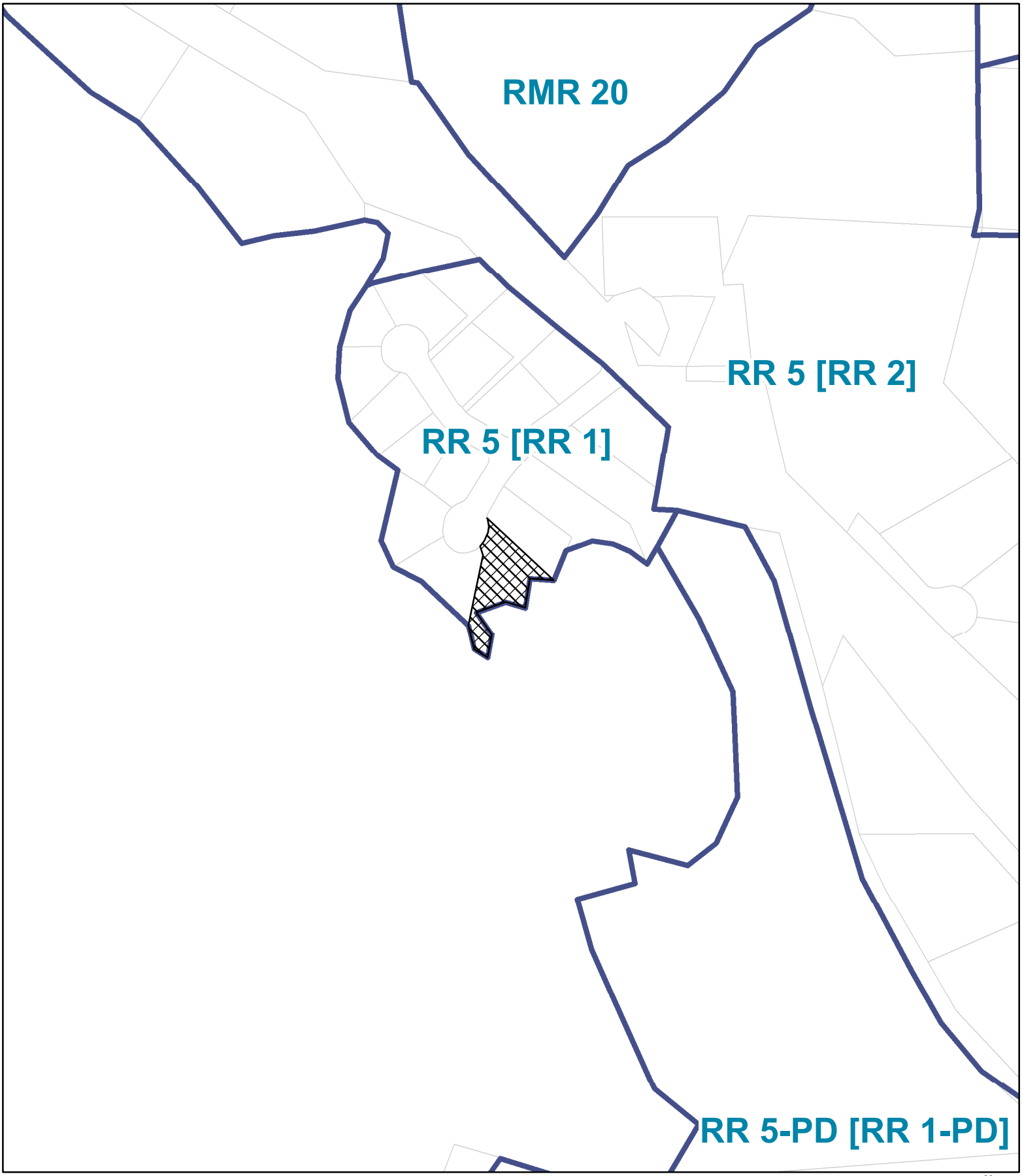
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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Owner	Ken Richter	Drawing	Plot Plan
Address	47081 Pirates Dr, Gualala, CA 95445	Scale	1" = 30'-0"
Architect	Matthias Oppliger Architect	Issue	CDP_2025-0014, Rev. 1
	Tel. 707.684.0463	Date	08/08/2025

A-2



CASE: CDP 2025-0014
OWNER: RICHTER, Ken
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ADDRESS: 47081 Pirates Dr. Gualala

Assessors Parcels

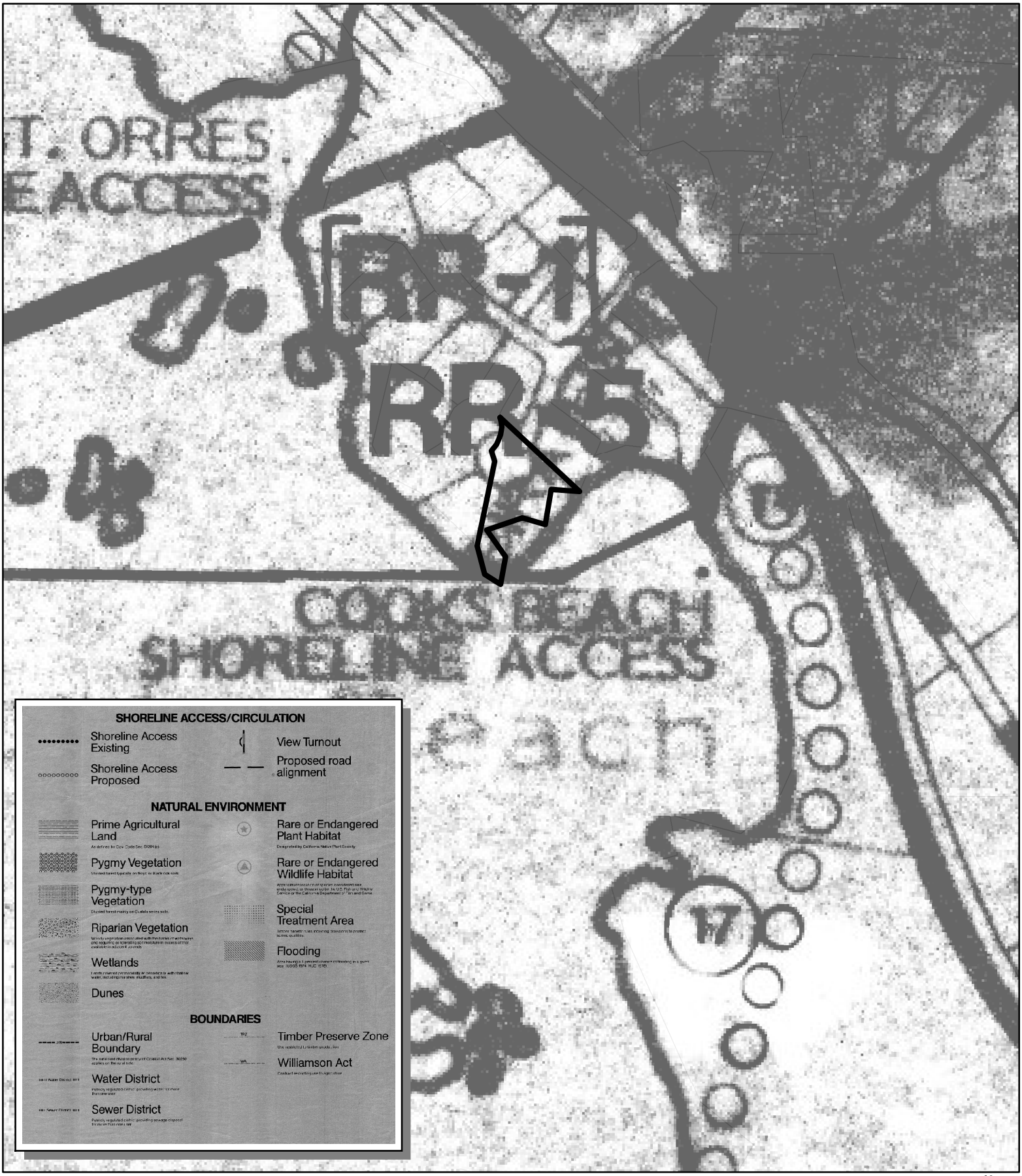
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GENERAL PLAN

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Assessors Parcels

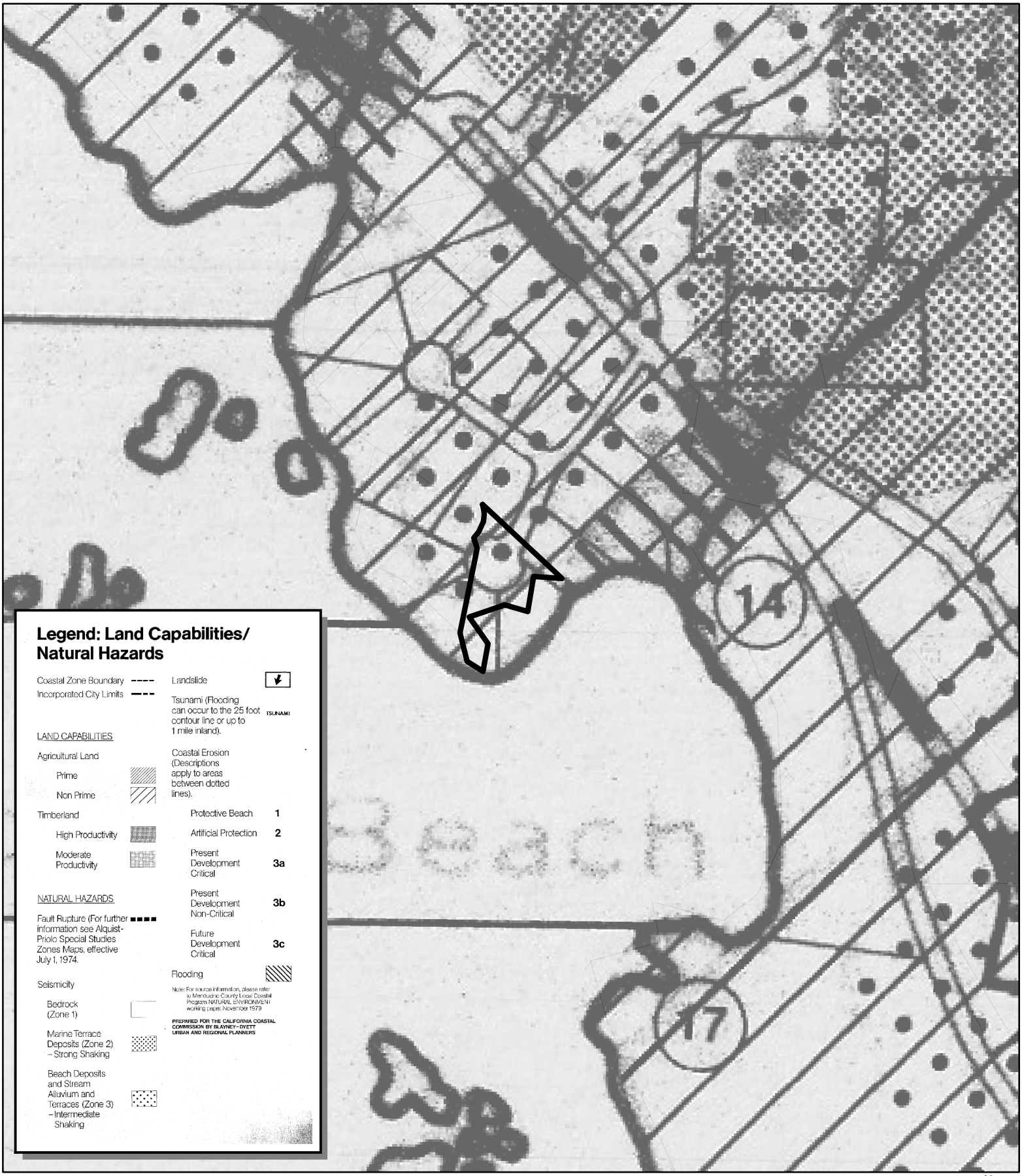
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LCP LAND USE MAP 31: GUALALA

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Legend: Land Capabilities/ Natural Hazards

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

LAND CAPABILITIES

Agricultural Land
- Prime
- Non Prime

Timberland
- High Productivity
- Moderate Productivity

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.

Seismicity
- Bedrock (Zone 1)
- Marine Terrace Deposits (Zone 2) – Strong Shaking
- Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking

Landslide

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). TSUNAMI

Coastal Erosion (Descriptions apply to areas between dotted lines).

Protective Beach	1
Artificial Protection	2
Present Development Critical	3a
Present Development Non-Critical	3b
Future Development Critical	3c

Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY–DYETT URBAN AND REGIONAL PLANNERS

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Assessors Parcels

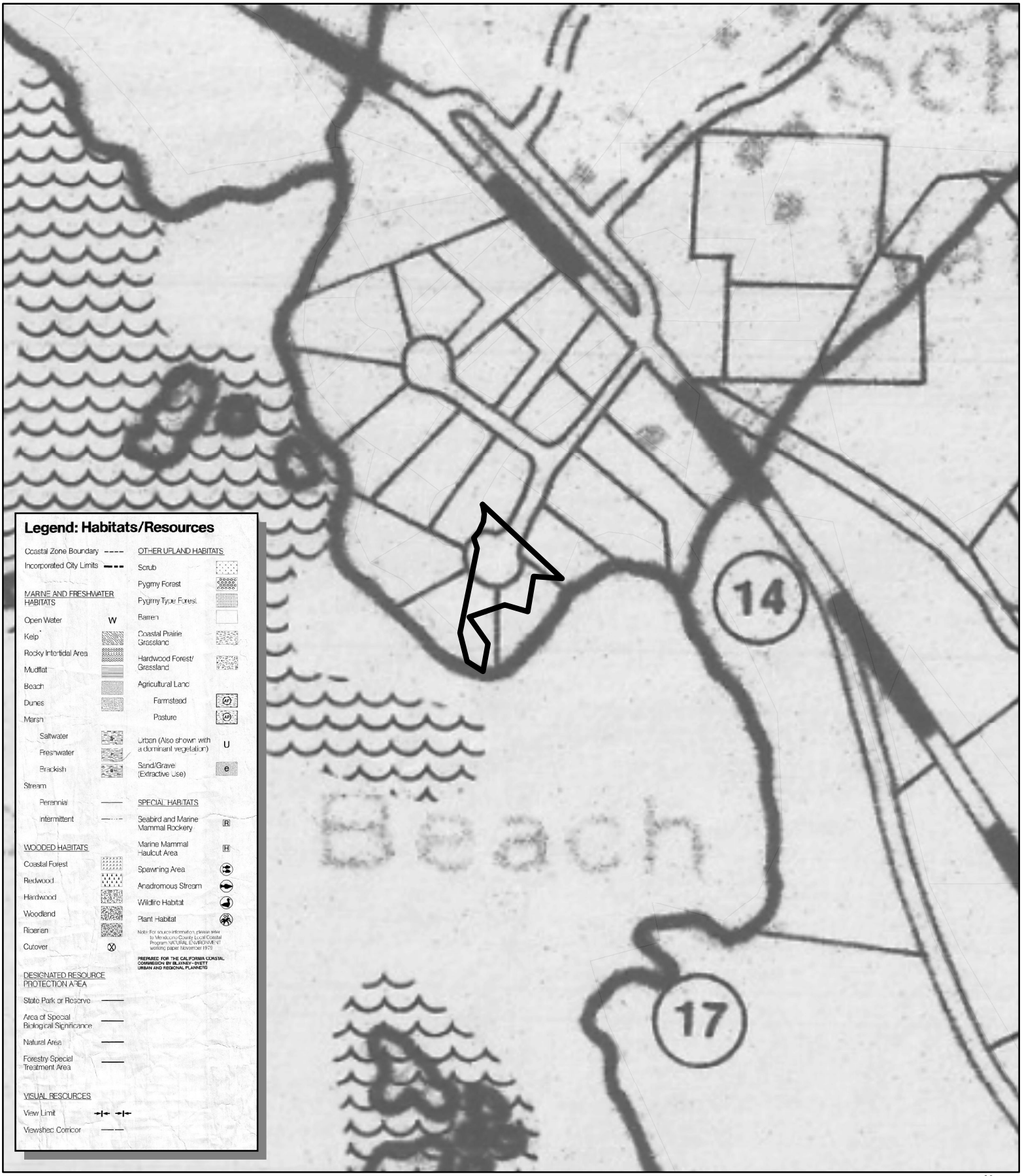
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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Assessors Parcels

0 112.5 225 Feet
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LCP HABITATS & RESOURCES

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Assessors Parcels

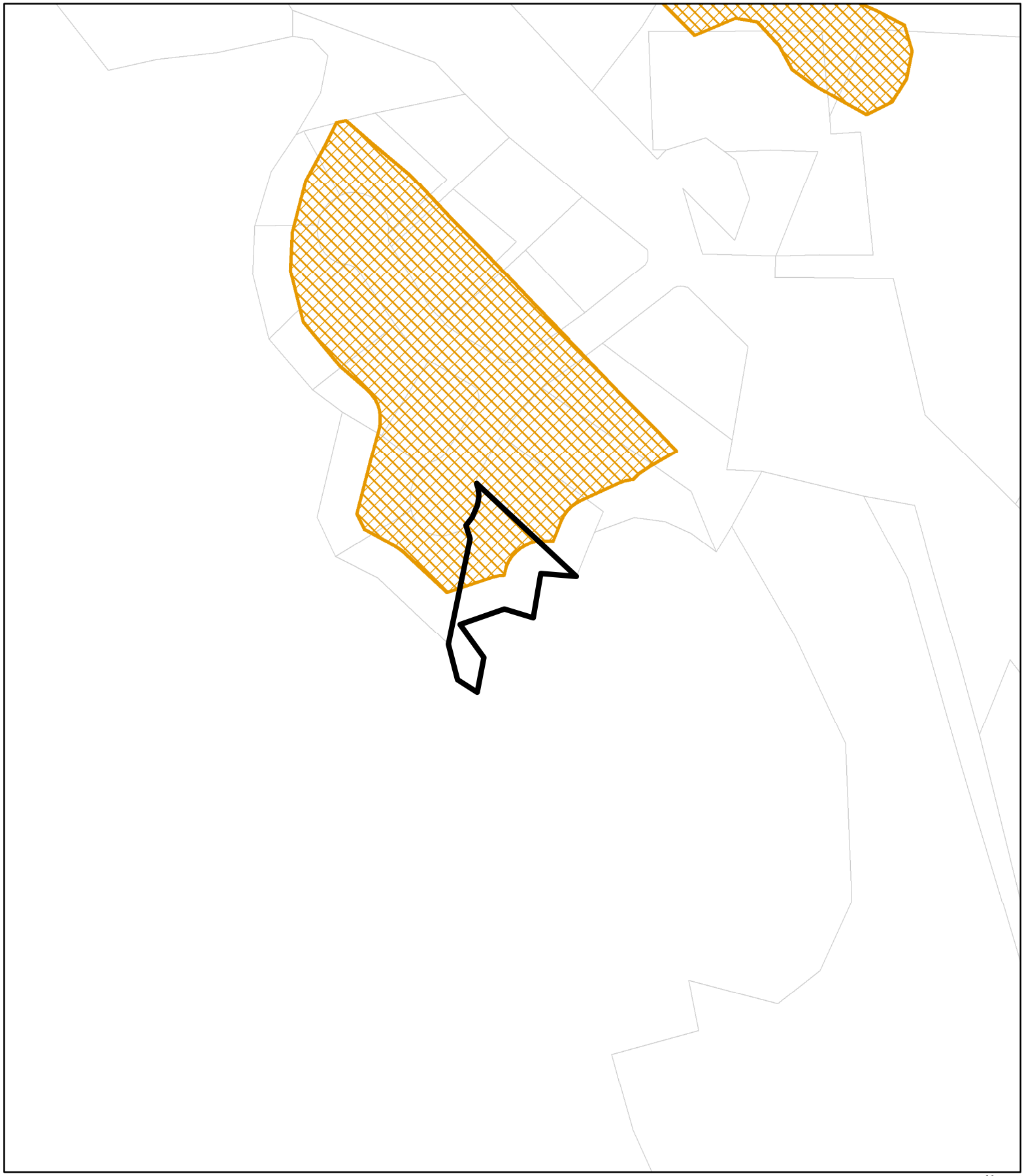
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POST LCP CERTIFICATION & APPEAL JURISDICTION

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CDP Exclusion Areas

Assessors Parcels

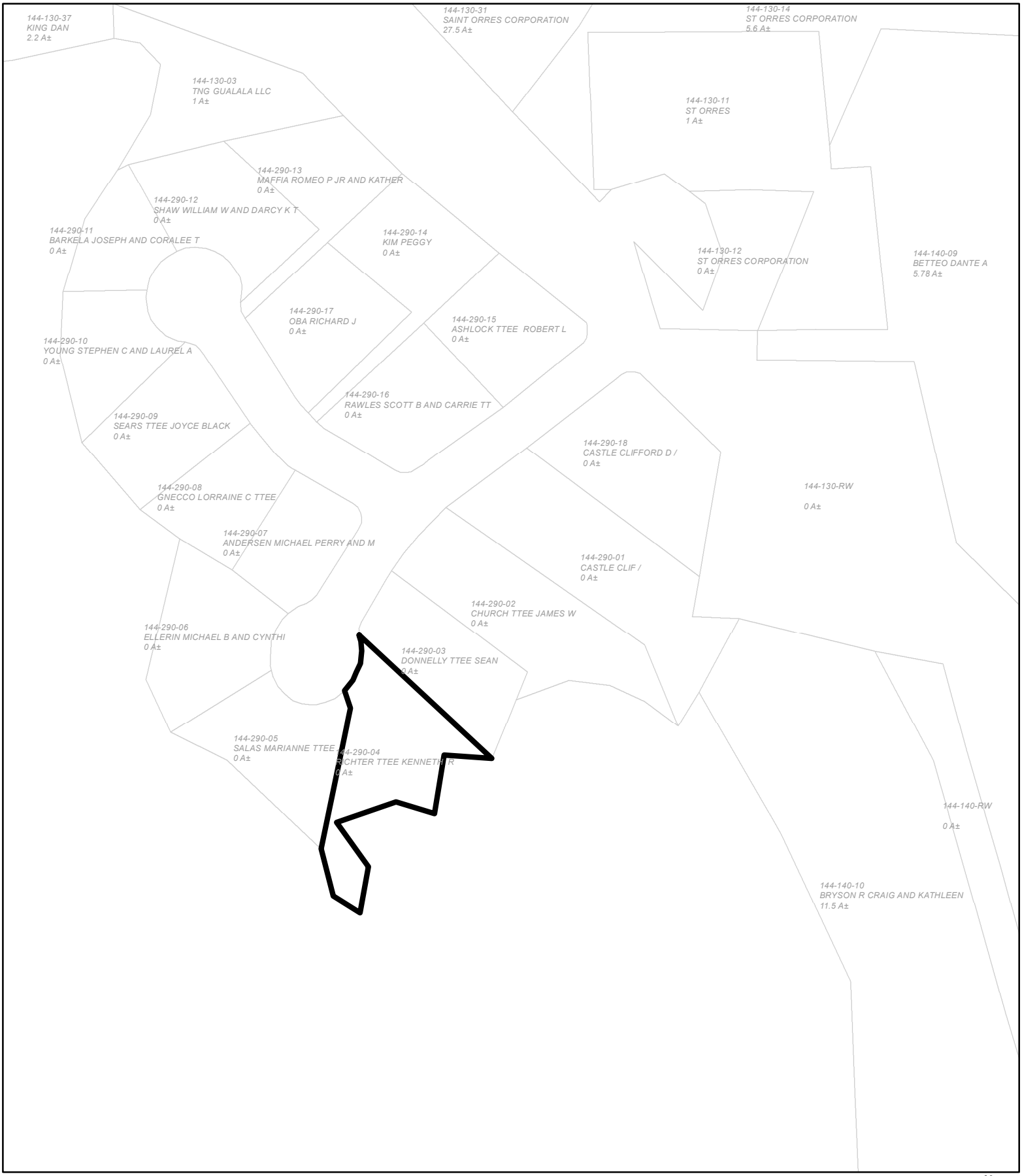
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CDP EXCLUSION AREAS

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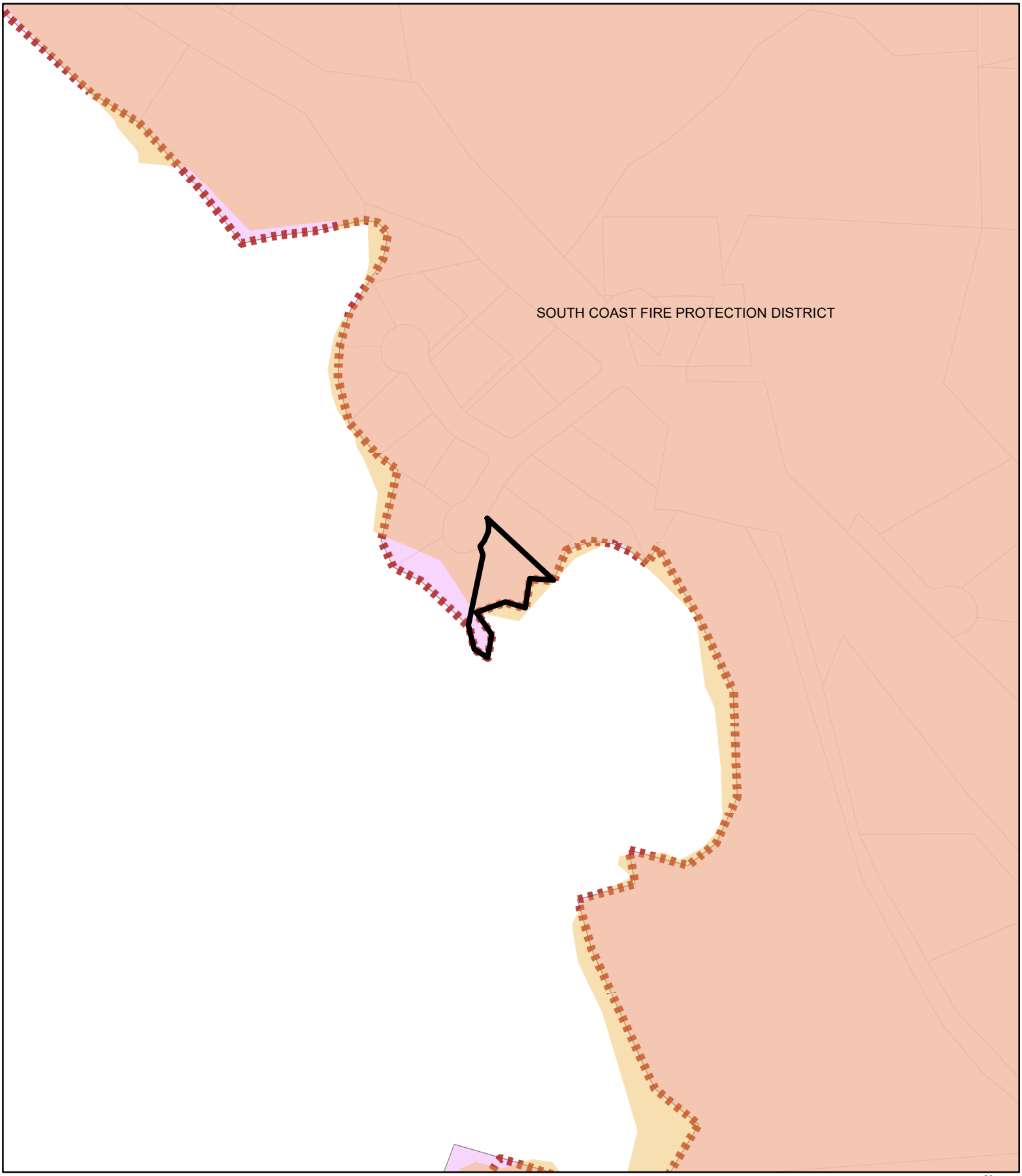
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S

ADJACENT PARCELS

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

High Fire Hazard
County Fire Districts
Assessors Parcels

0 135 270 Feet
0 0.0225 0.045 Miles

N
W E
S

1:3,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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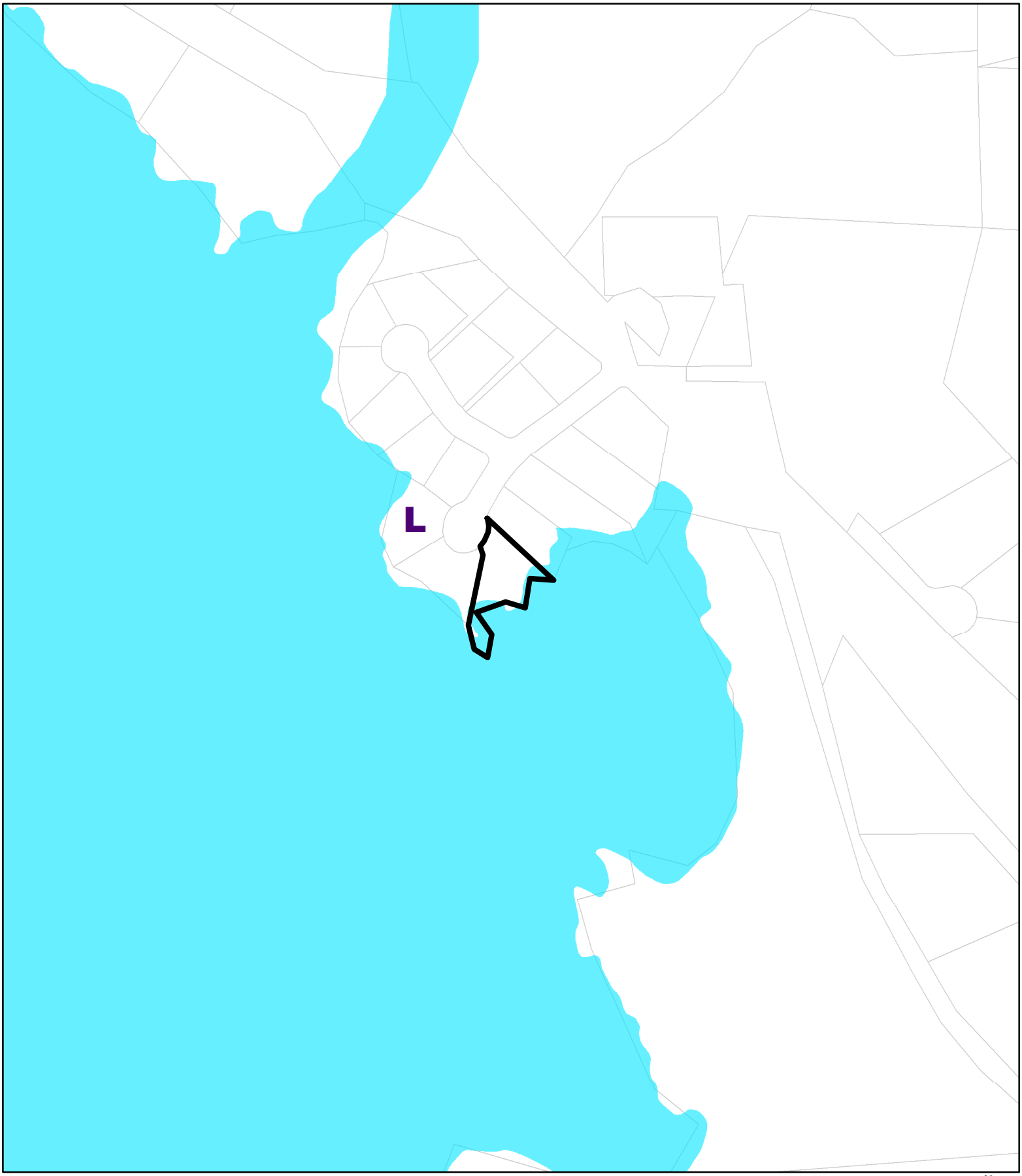
CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

Assessors Parcels

0 135 270 Feet
0 0.0225 0.045 Miles
N W E S
1:3,000

WILDLAND-URBAN INTERFACE

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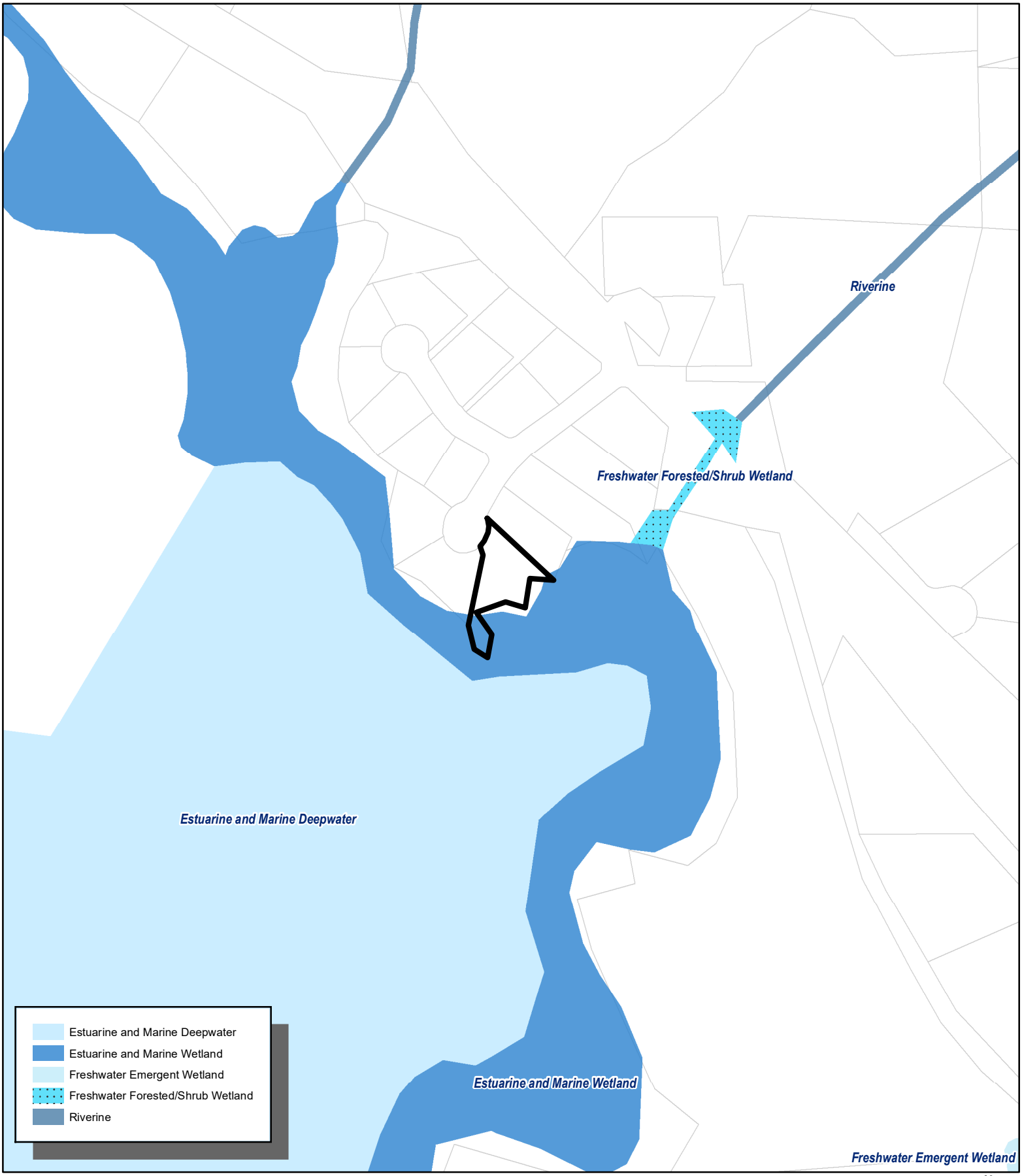
CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

1% Annual Chance Flood Hazard
L LOMA Letters
Assessors Parcels

0 135 270 Feet
0 0.0225 0.045 Miles
N W E S
1:3,000

FLOOD ZONES

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
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ADDRESS: 47081 Pirates Dr. Gualala

Assessors Parcels

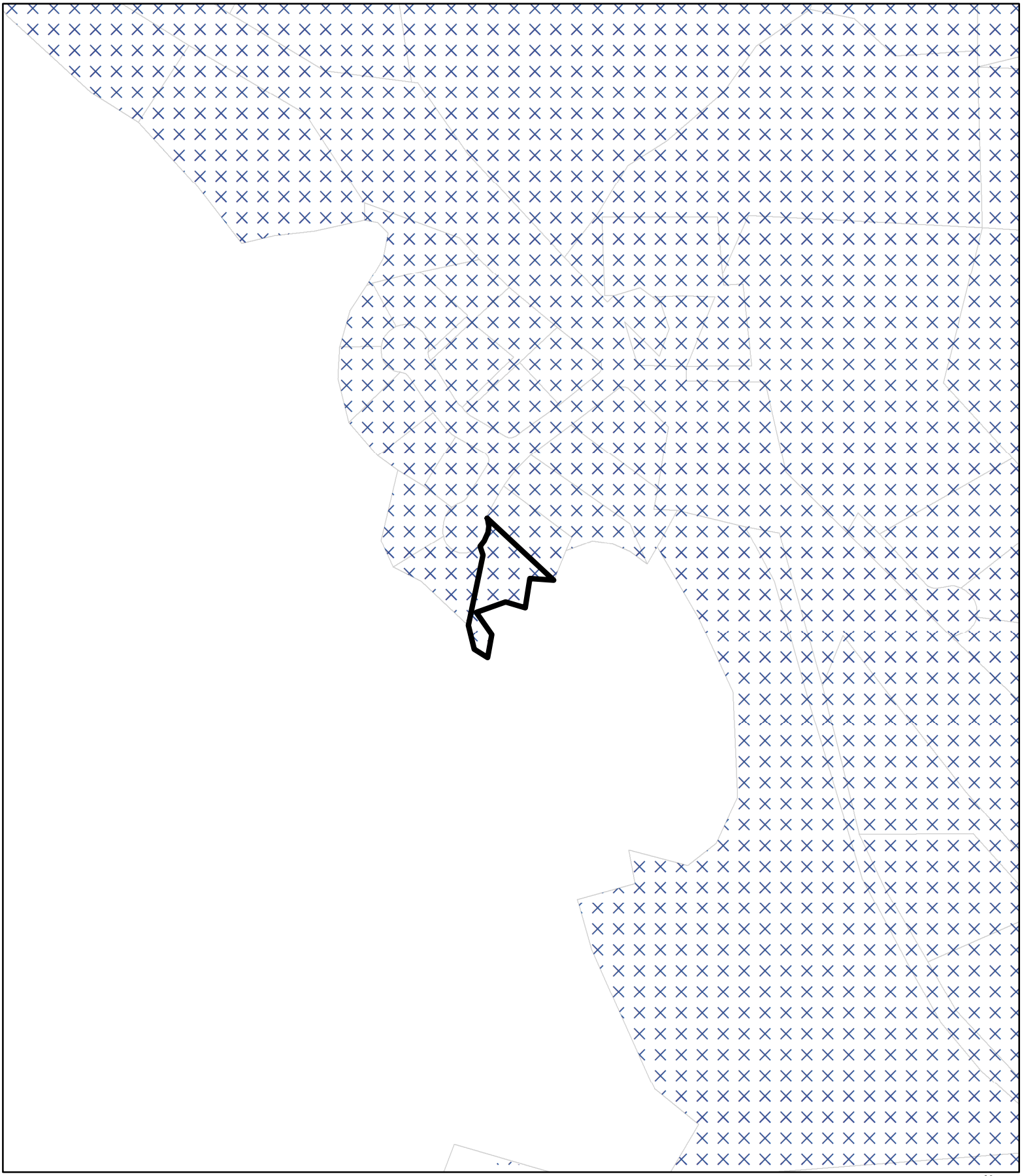
0 135 270 Feet
0 0.0225 0.045 Miles

N
W E
S

1:3,000

WETLANDS

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

Critical Water Resources

Assessors Parcels

0 135 270 Feet
0 0.0225 0.045 Miles

N
W E
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1:3,000

COASTAL GROUND WATER RESOURCES

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

Highly Scenic

Assessors Parcels

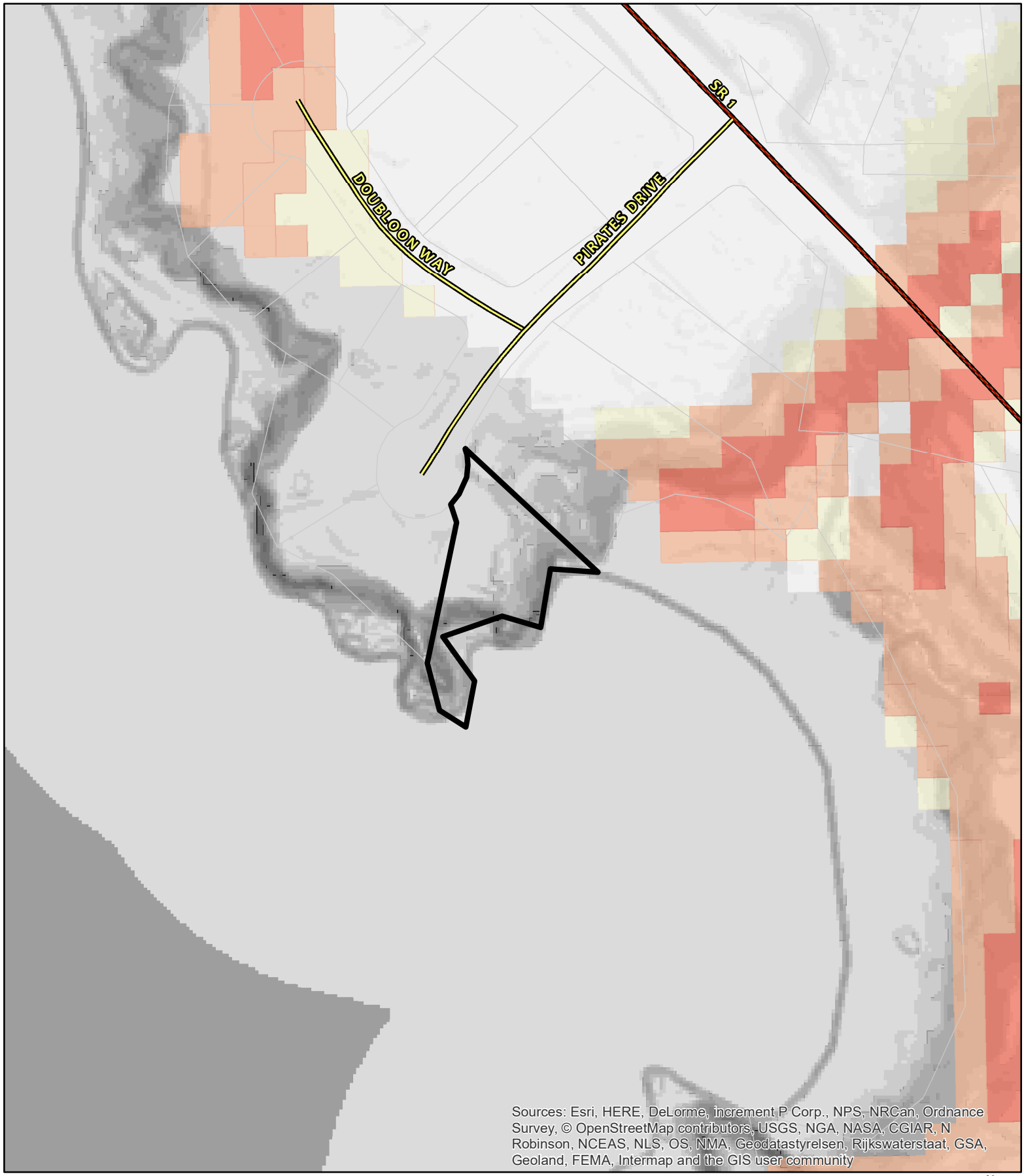
0 135 270 Feet
0 0.0225 0.045 Miles

N
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1:3,000

HIGHLY SCENIC AREAS

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

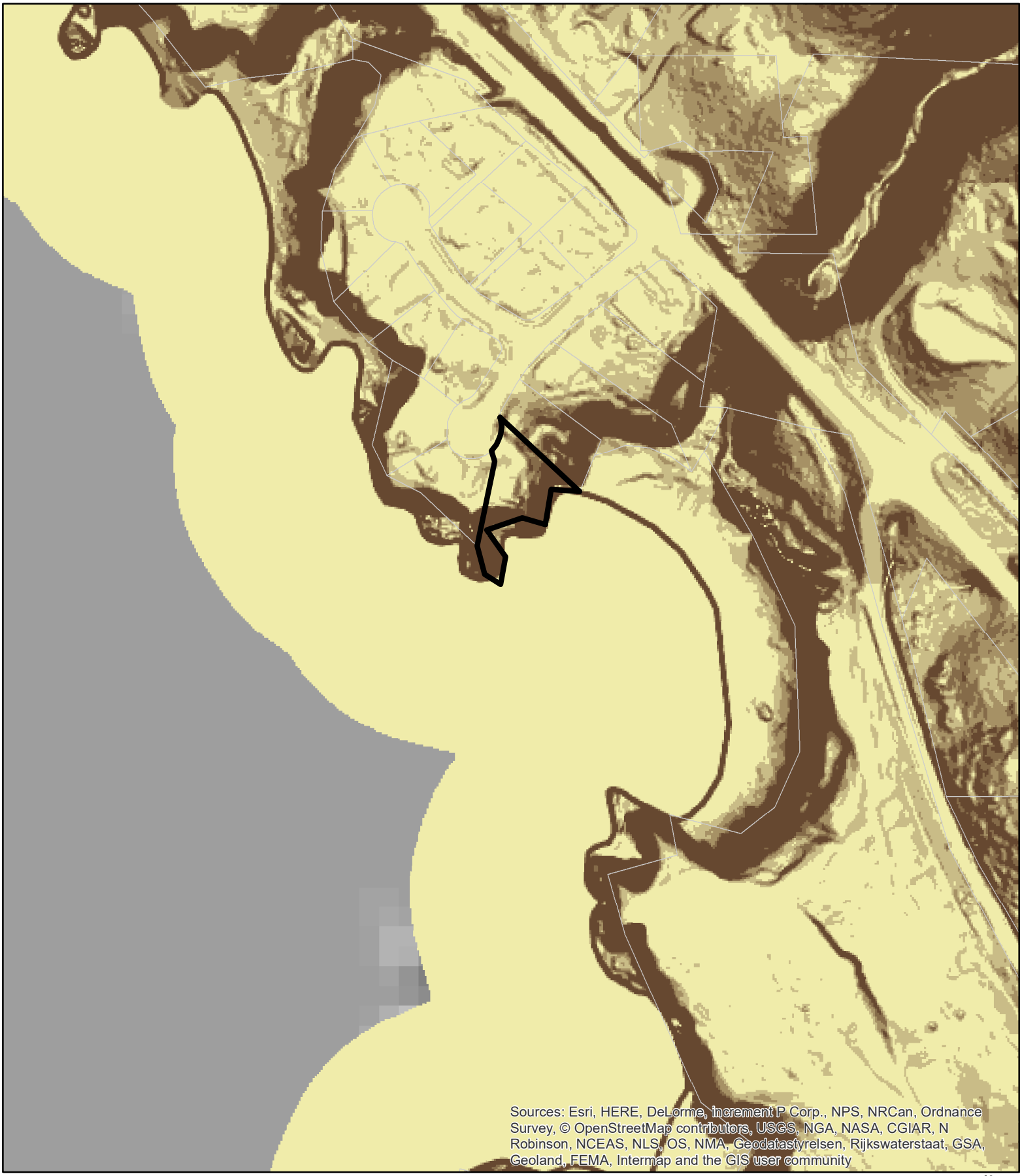
Highways (2017)
Public Roads
0
0 - 5
5 - 7
7 - 8
Assessors Parcels

0 65 130 Feet
0 0.01 0.02 Miles
1:1,500

N W E S

LANDSLIDE HAZARDS

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Assessors Parcels

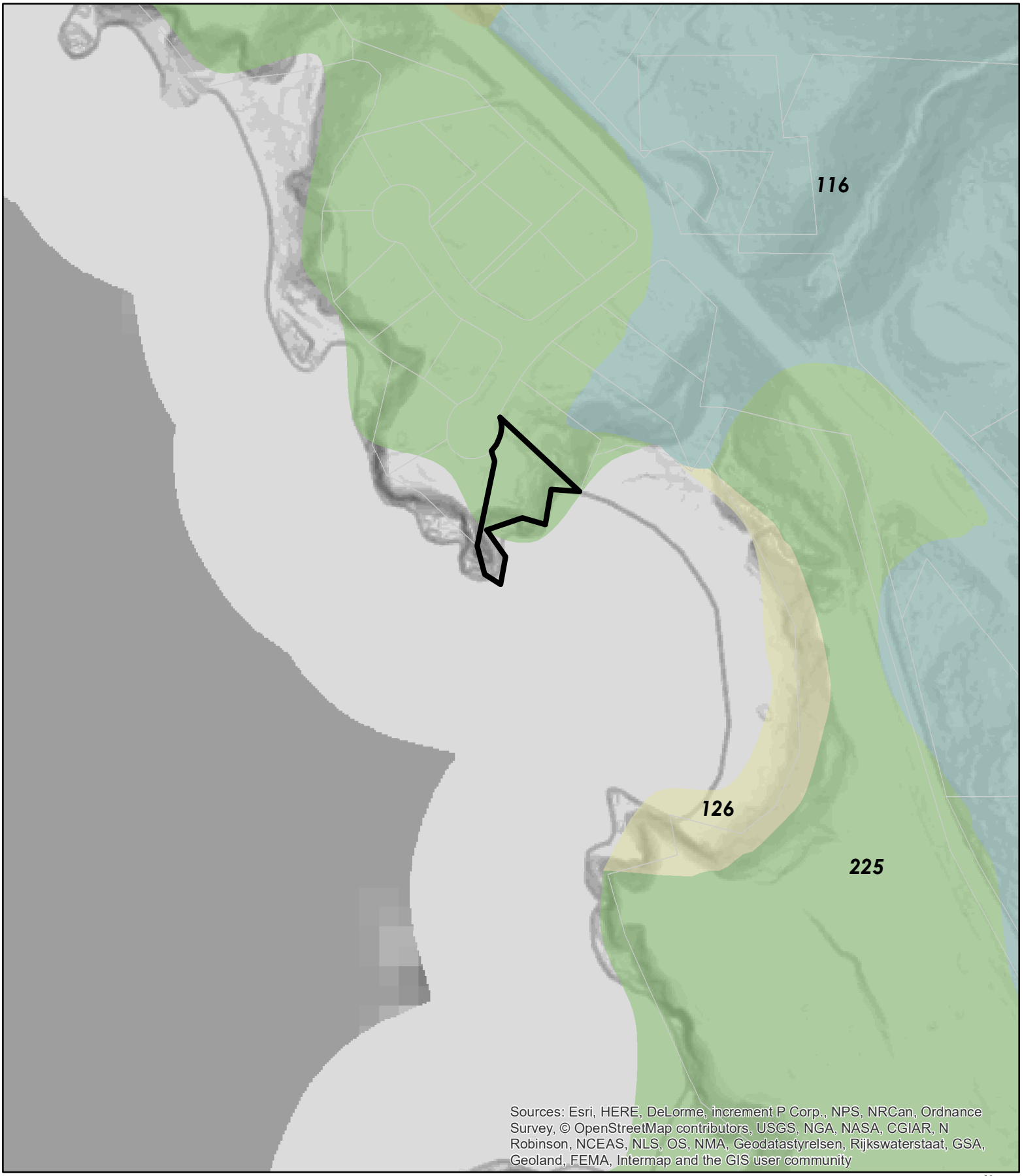
0 112.5 225 Feet
0 0.02 0.04 Miles

N
W E
S

1:2,500

ESTIMATED SLOPE

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

Assessors Parcels

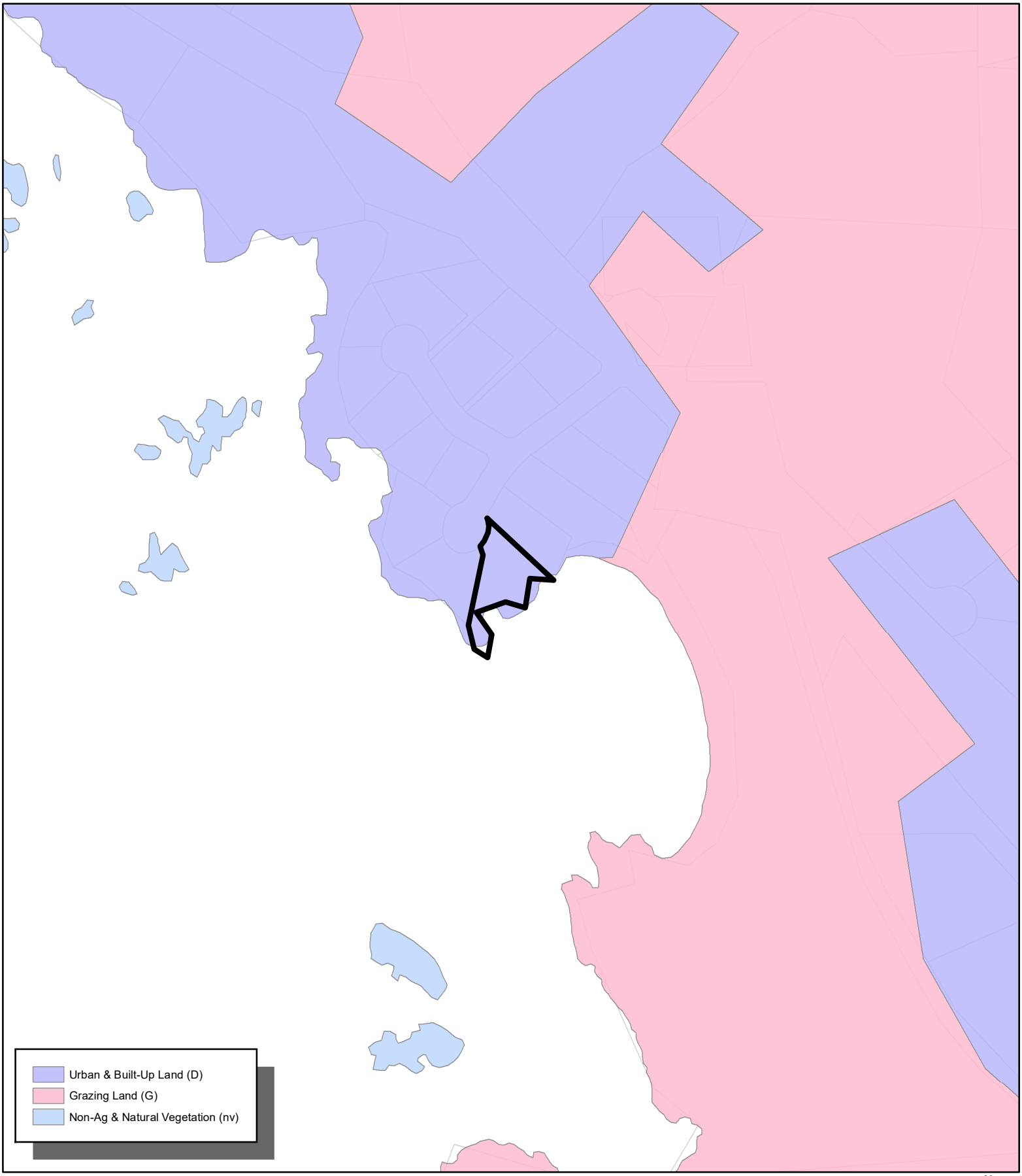
0 112.5 225 Feet
0 0.02 0.04 Miles

N
W E
S

1:2,500

WESTERN SOIL CLASSIFICATIONS

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AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

Assessors Parcels

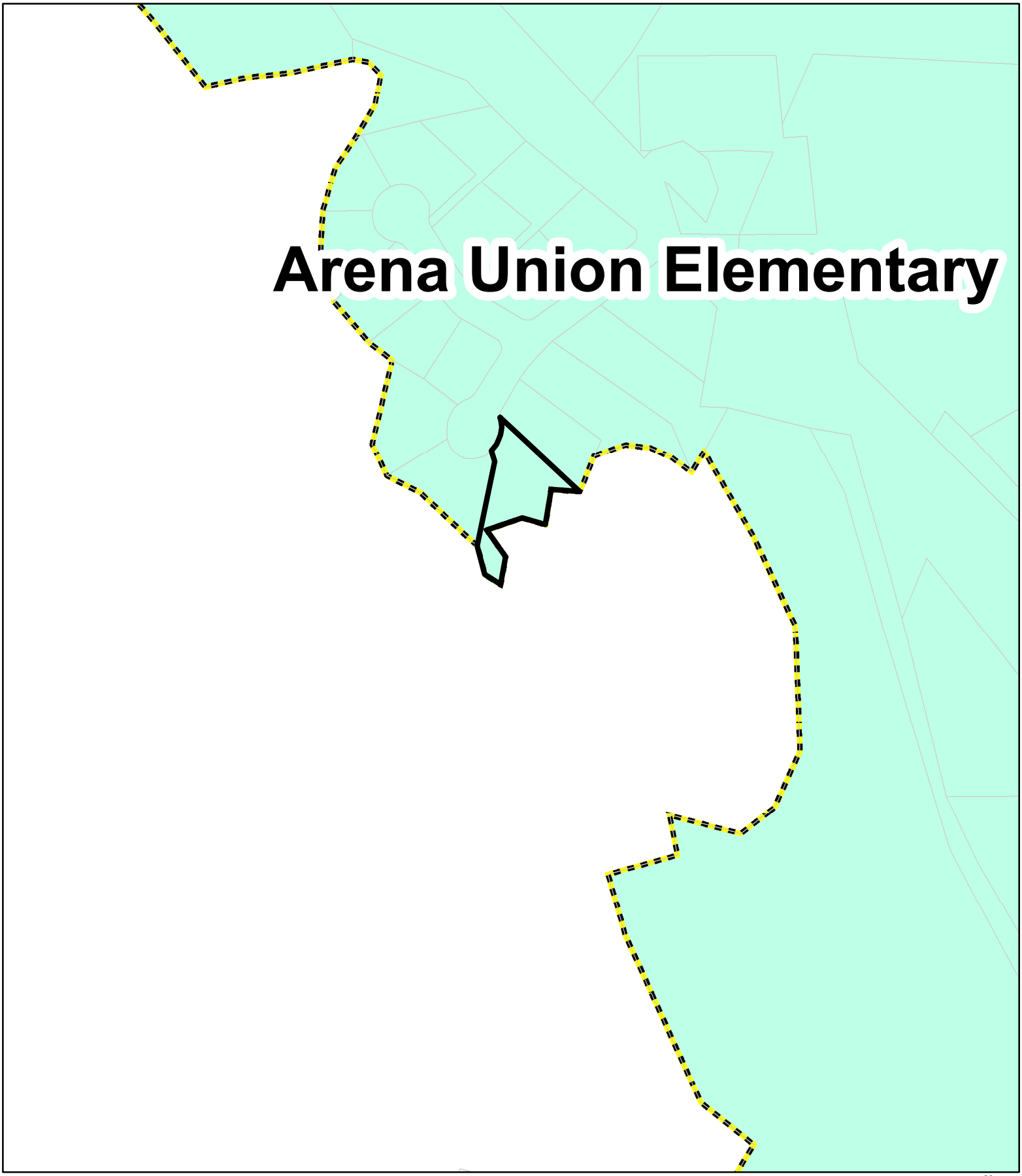
0 135 270 Feet
0 0.0225 0.045 Miles

N
W E
S

1:3,000

IMPORTANT FARMLANDS

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OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

Assessors Parcels

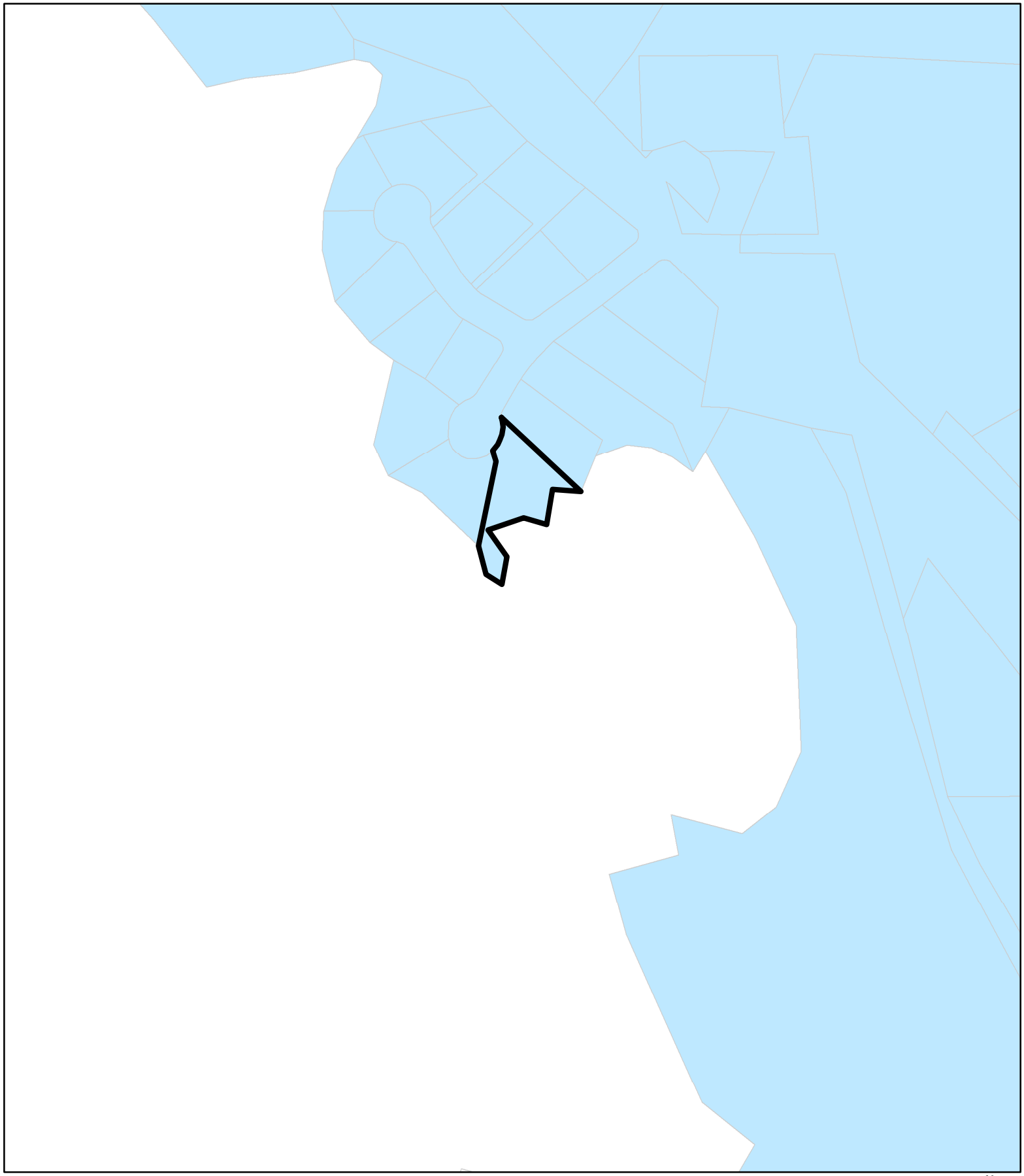
0 112.5 225 Feet
0 0.02 0.04 Miles

N
W E
S

1:2,500

SCHOOL DISTRICT

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

County Water Districts

Assessors Parcels

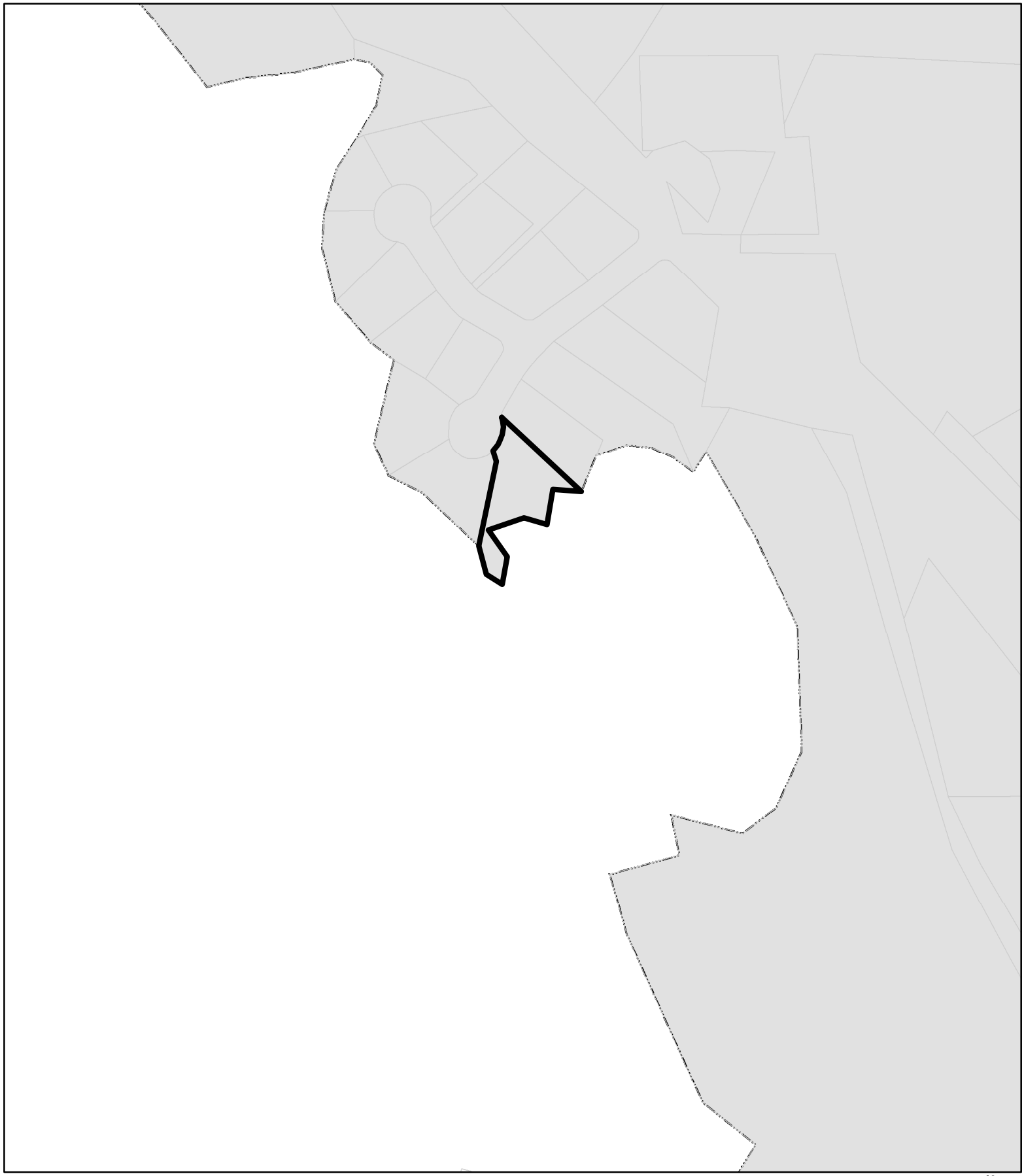
0 112.5 225 Feet
0 0.02 0.04 Miles

N
W E
S

1:2,500

WATER DISTRICT

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr. Gualala

Gualala MAC

Assessors Parcels

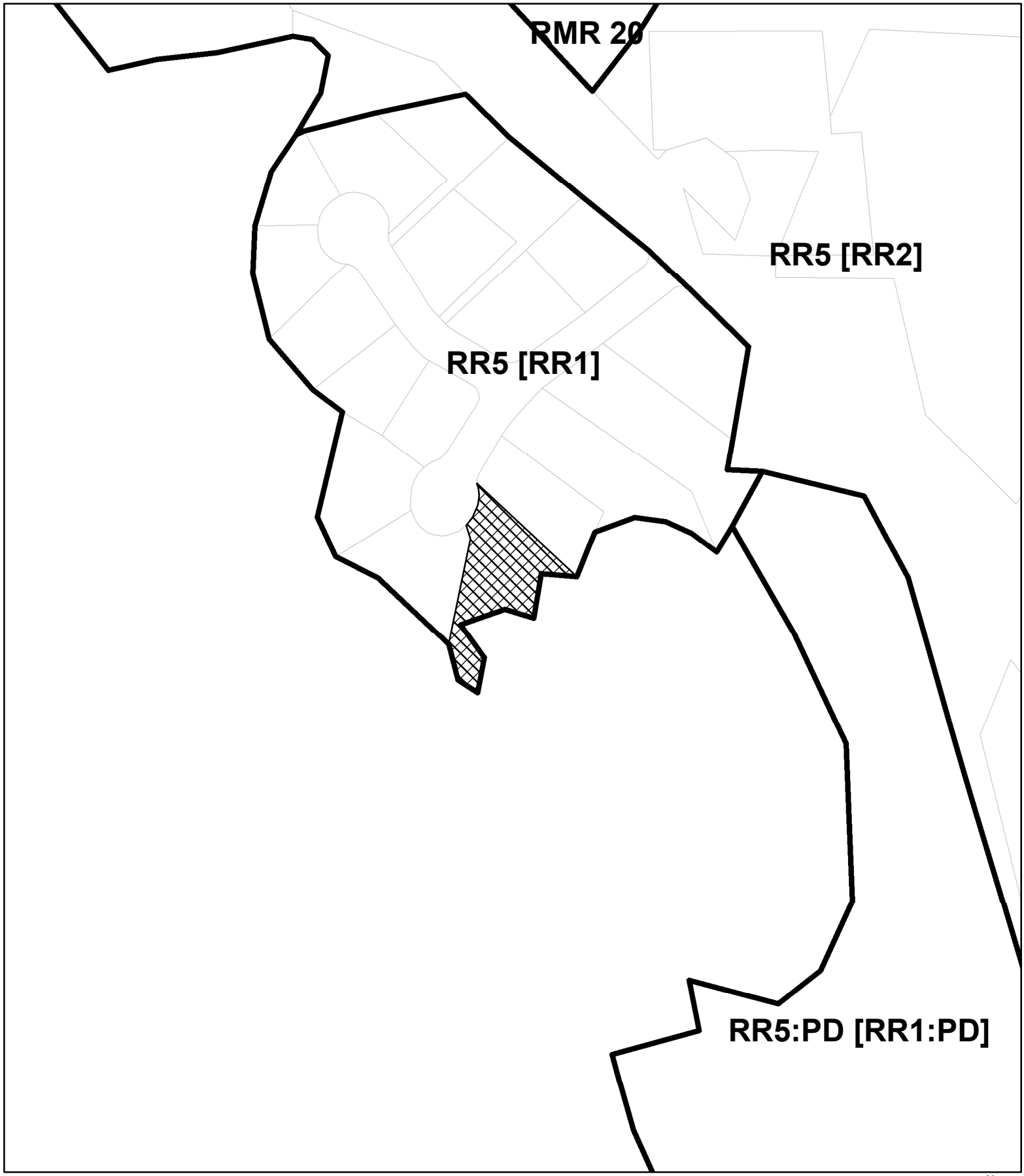
0 112.5 225 Feet
0 0.02 0.04 Miles

N
W E
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1:2,500

GUALALA MUNICIPAL ADVISORY COUNCIL

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CASE: CDP 2025-0014
OWNER: RICHTER, Ken
APN: 144-290-04
APLCT: Ken Richter
AGENT: Matthias Oppliger
ADDRESS: 47081 Pirates Dr., Gualala

Zoning Districts

Assessors Parcels

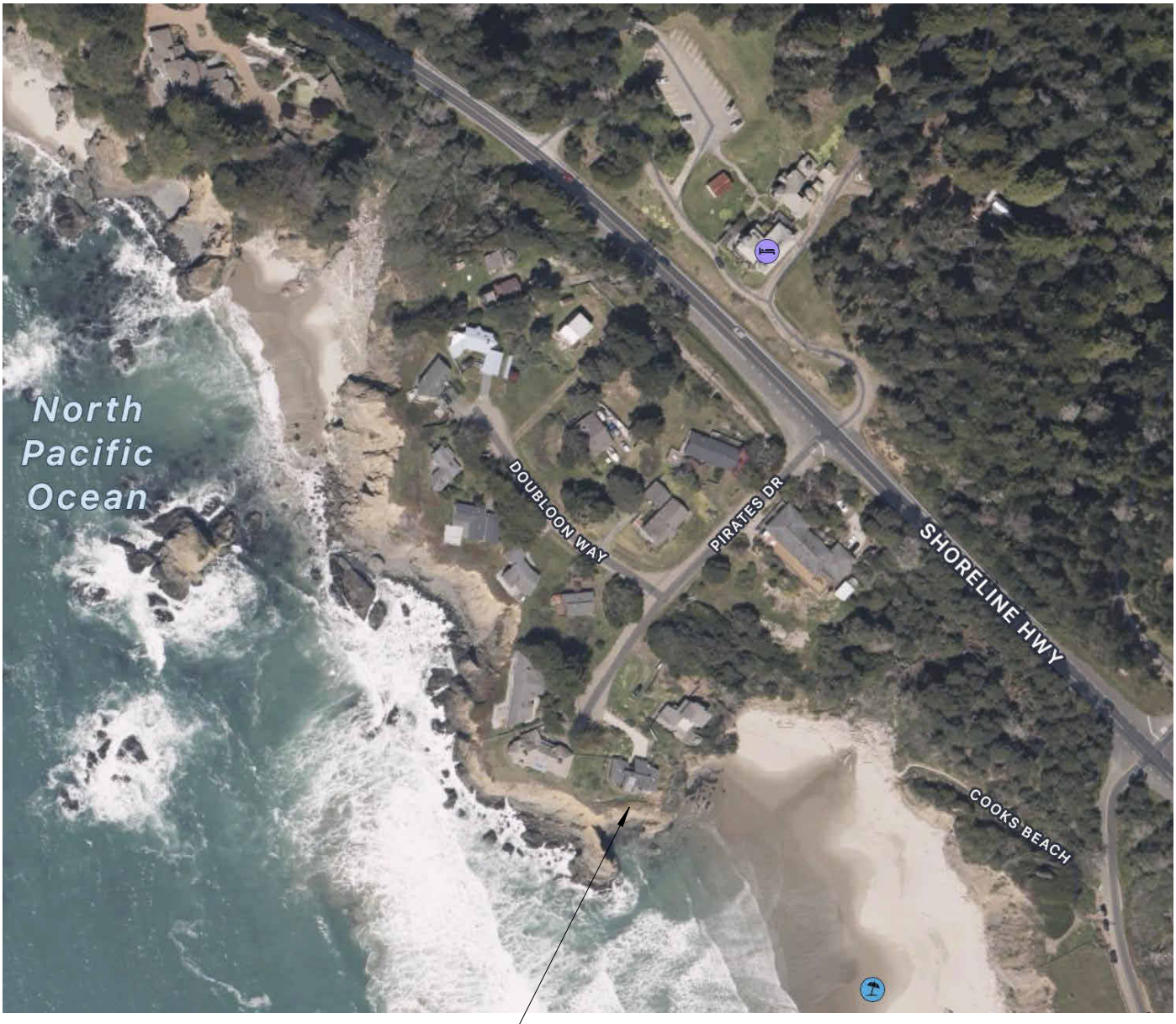
0 90 180 Feet
0 0.015 0.03 Miles

N W E S

1:2,000

ZONING

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47081 Pirates Dr
Gualala, CA 95445
APN 144-290-0400

Gualala
2.5 Miles

Drawing List

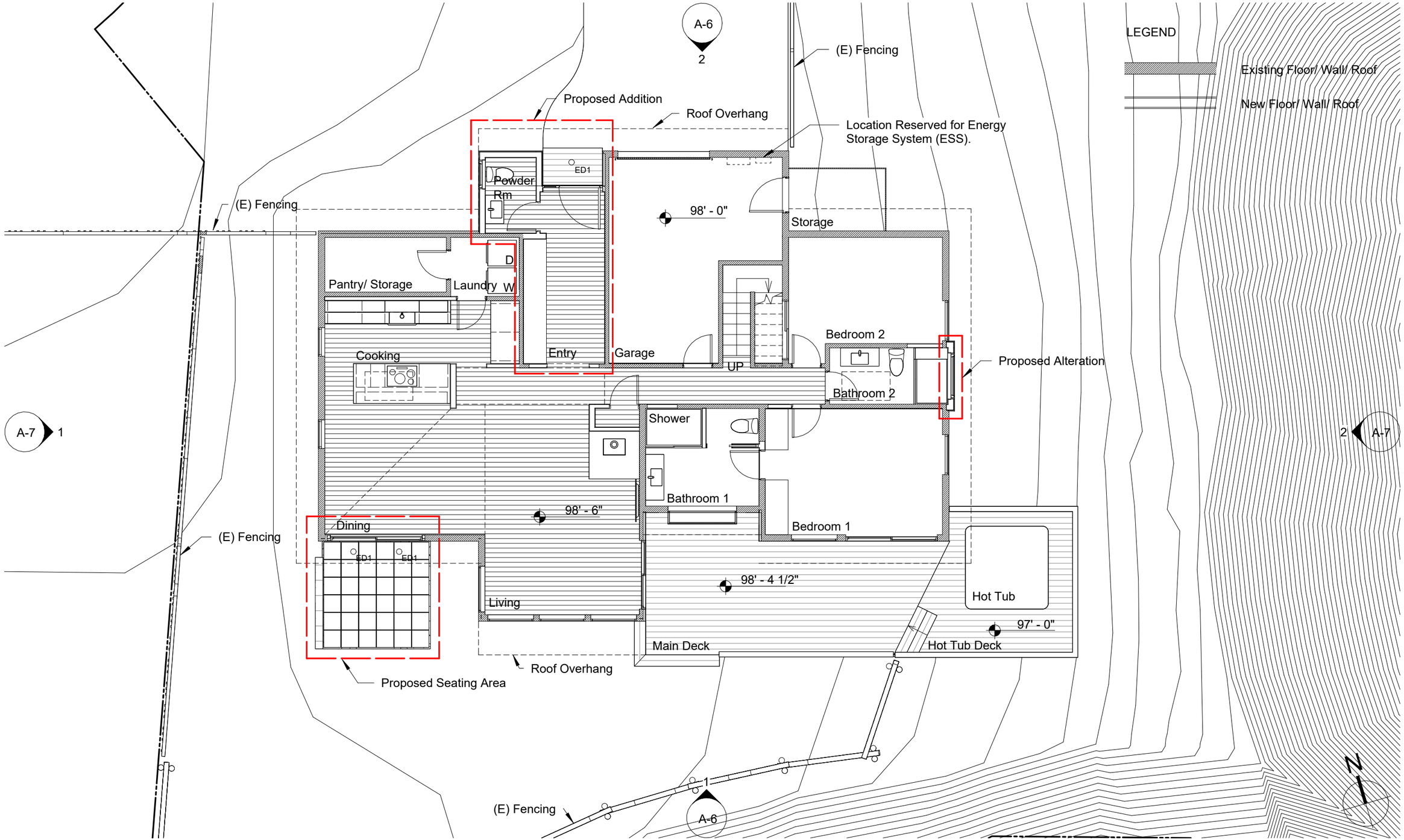
A-1	Location Map and Drawing List
A-2	Plot Plan
A-3	First Floor Plan
A-4	Second Floor Plan
A-5	Roof Plan
A-6	Building Elevations
A-7	Building Elevations
A-8	Exterior Materials and Lighting Fixture Specs

Drawings of Existing

RA-3	Existing First Floor Plan
RA-4	Existing Second Floor Plan
RA-5	Existing Roof Plan
RA-6	Existing Building Elevations
RA-7	Existing Building Elevations

Owner	Ken Richter	Drawing	Location Map and Drawing List
Address	47081 Pirates Dr, Gualala, CA 95445	Scale	
Architect	Matthias Oppliger Architect Tel. 707.684.0463	Issue Date	CDP Application 06/06/2025

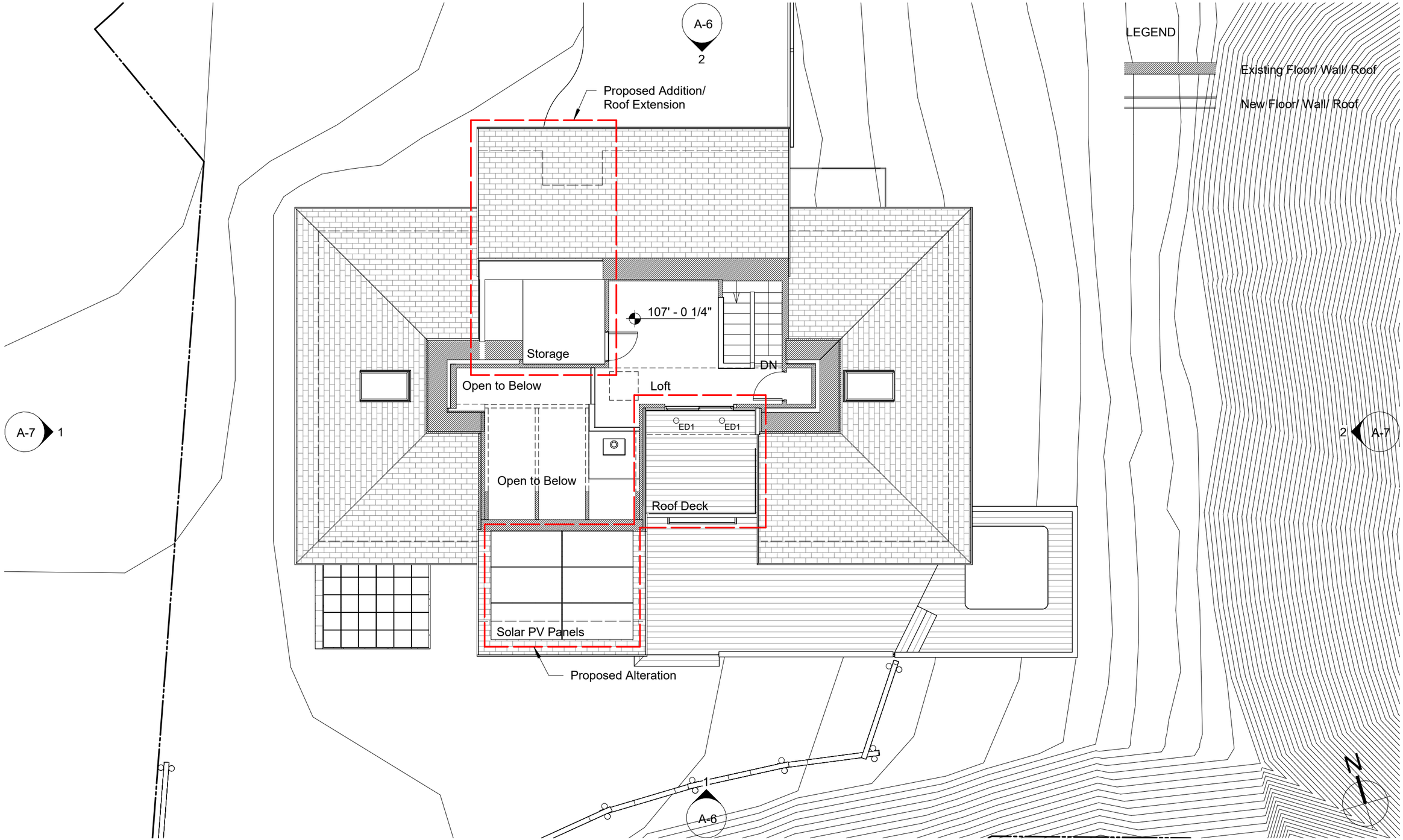
A-1



Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect
	Tel. 707.684.0463

Drawing	First Floor Plan
Scale	As indicated
Issue	CDP Application
Date	06/06/2025

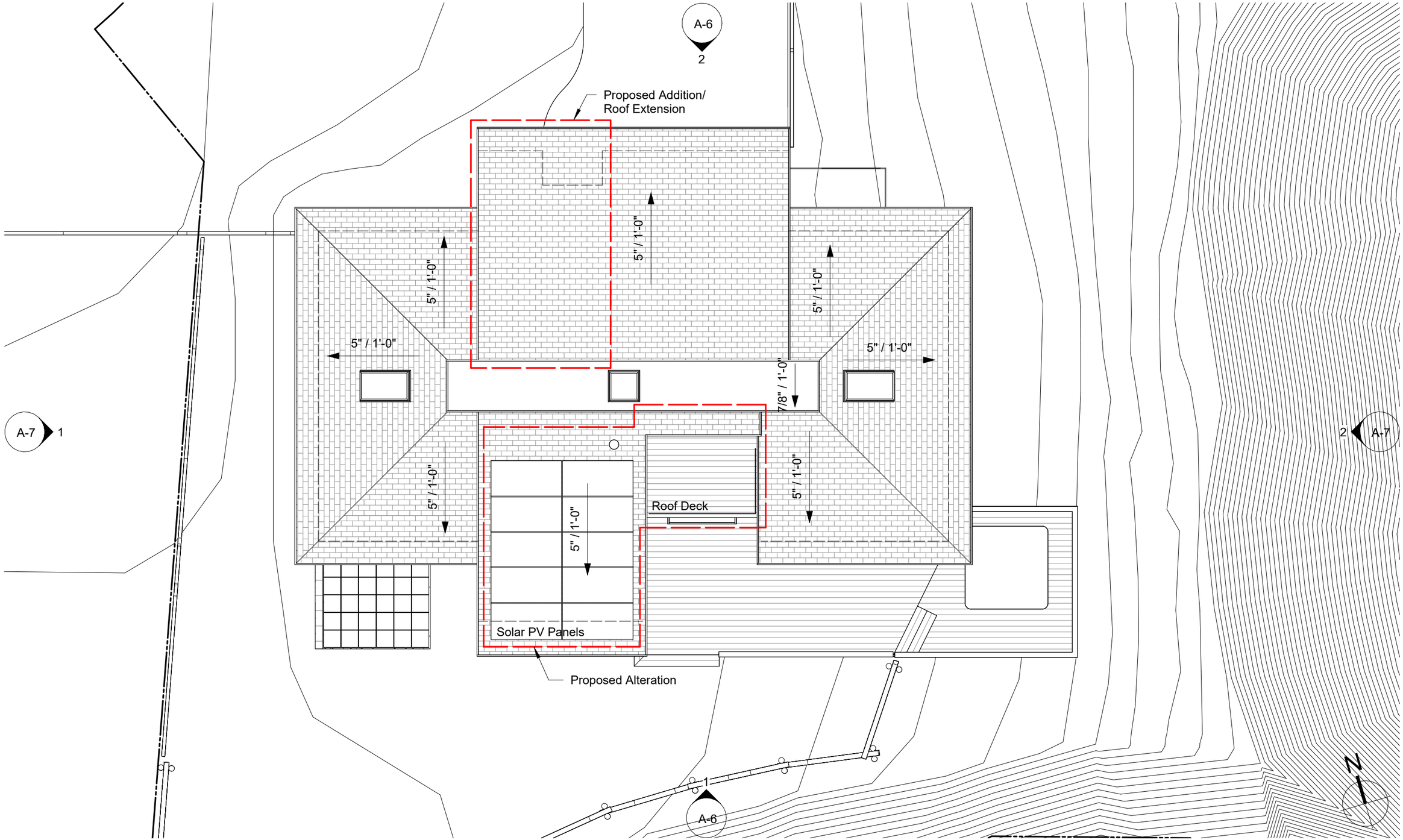
A-3



Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect
	Tel. 707.684.0463

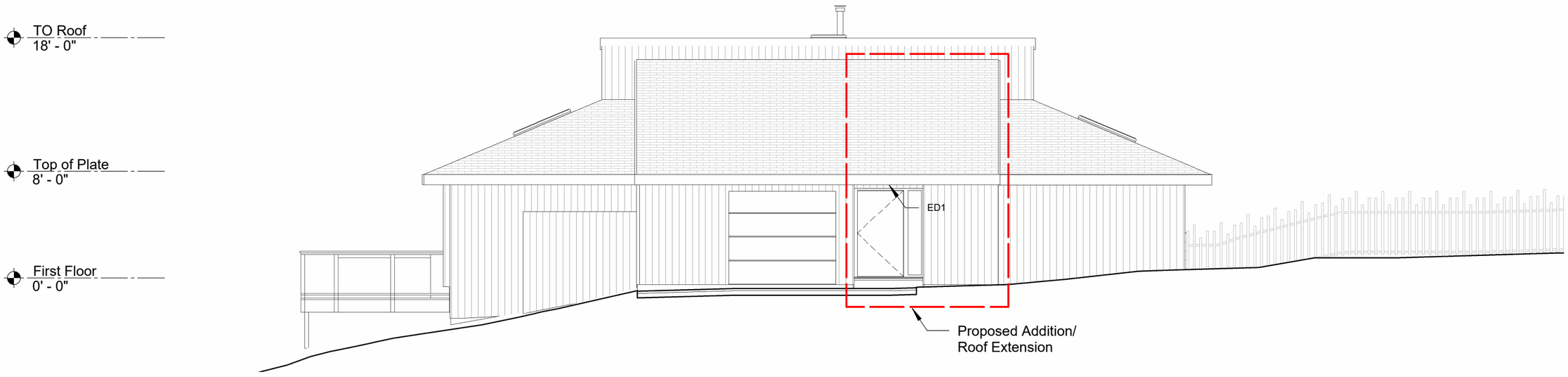
Drawing	Second Floor Plan
Scale	As indicated
Issue	CDP Application
Date	06/06/2025

A-4

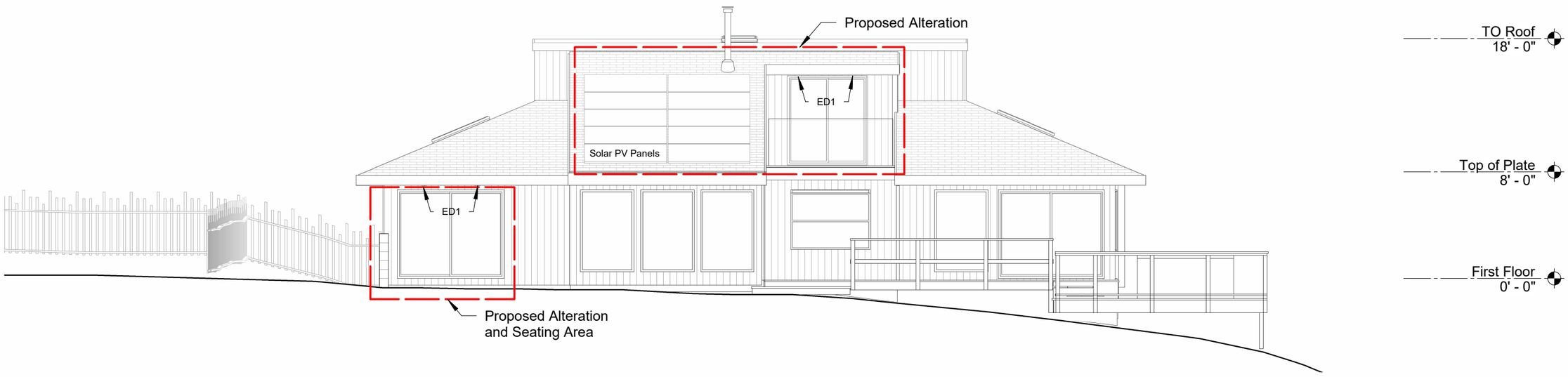


Owner	Ken Richter	Drawing	Roof Plan
Address	47081 Pirates Dr, Gualala, CA 95445	Scale	1/8" = 1'-0"
Architect	Matthias Oppliger Architect	Issue	CDP Application
	Tel. 707.684.0463	Date	06/06/2025

A-5



2 - Proposed North Elevation

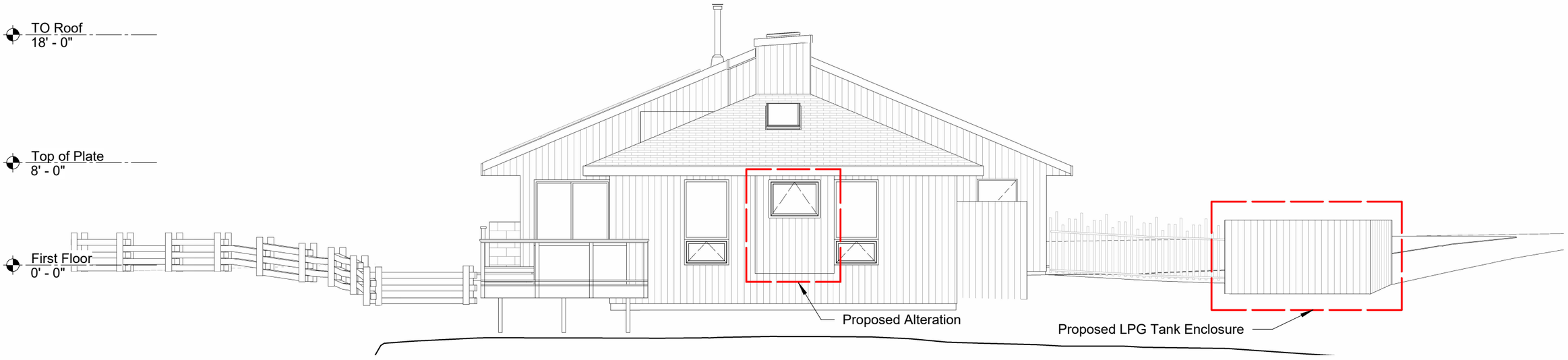


1 - Proposed South Elevation

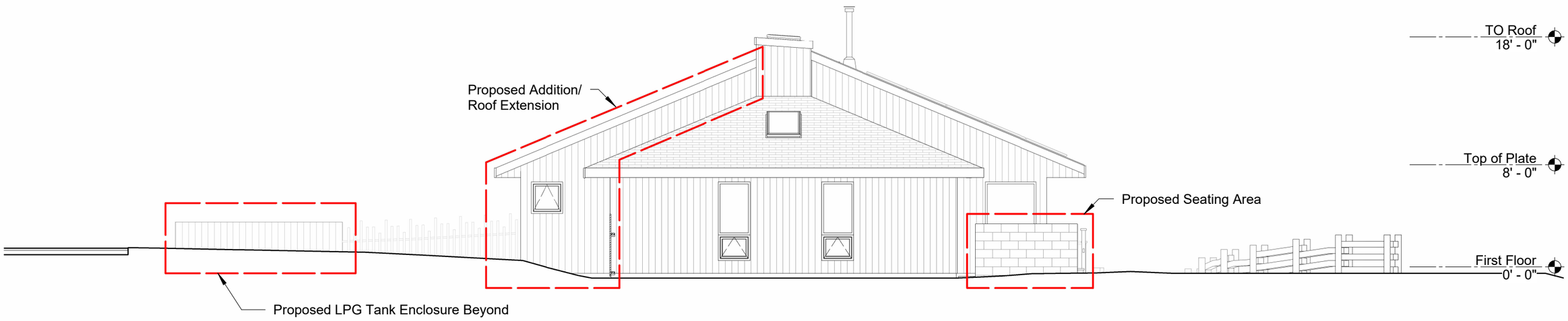
Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect
	Tel. 707.684.0463

Drawing	Building Elevations
Scale	1/8" = 1'-0"
Issue	CDP Application
Date	06/06/2025

A-6



2 - Proposed East Elevation



1 - Proposed West Elevation

Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect
	Tel. 707.684.0463

Drawing	Building Elevations
Scale	1/8" = 1'-0"
Issue	CDP Application
Date	06/06/2025

A-7

Exterior Finish Materials

Exterior Walls House:
- Vertical 1x6 Wood Siding, Clear Finish, OR Vertical 1x6 TruExterior Woodgrain Nickelgap Siding, with Semi-Transparent Pigmented Finish, Gray-Brown

Windbreak Wall at Seating Patio:
- Precision Block Masonry, Running Bond, Grey

Roof:
- Class A, Composite Shingles, Moire Black

Windows and Sliding Doors:
- Thermally Broken Aluminum Frame Windows, Dark Bronze
- Clear, Tempered Glass

Entry Door:
- Painted Exterior Fiberglass Door with Sidelite
- Clear, Tempered Glass

First- and Second Floor Deck:
- Clear 2x6 Redwood Decking

New LPG Tank Enclosure:
- Clear Vertical 1x6 Wood Siding

R2RD2T, R2SD2T

2" Volta - Downlight Trim

WAC LIGHTING
Responsible Lighting®



Fixture Type: ED1

Catalog Number:

Project: 47081 Pirates Dr, Gualala, CA 95445

Location: Exterior Downlights

PRODUCT DESCRIPTION

Volta LED downlight series represents an innovation in design and technology for architectural lighting. This high lumen and adaptable family of fixtures with a comprehensive set of round and square fittings, affords a sustainable solution for commercial, corporate, and upscale residential applications.

FEATURES

- 1" regressed lens for superior glare control
- Integral patterned tempered trim lens included standard
- Compatible with a wide range of accessories
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Durable die-cast self-flanged aluminum construction

Input: Universal 120 - 277V AC 50/60 Hz

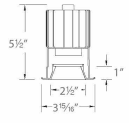
Dimming: Electronic Low Voltage (ELV): 100%-5%
0-10V: 100-0%
Lutron Hi-Lume 1% Ecosystem Fade-to-Black option

Light Source: High output 3-step Mac Adam Ellipse COB
Rated life of 50,000 hours at L70

Mounting: Heavy gauge retention clips support trim firmly. Safety cabling standard.
Ceiling cut out Round Trimmed: Ø 3 ⅝" Invisible Trim: Ø 4 ¼"
Ceiling cut out Square Trimmed: 3 ⅝" x 3 ⅝" Invisible Trim: 4 ¼" x 4 ¼"
Accomodates 1/2 "- 1 1/2" ceiling thickness

Finish: Electrostatically powder coated White, Black. Enamel coated Haze. Plated and brushed Copper Bronze.

Standards: ETL & cETL Wet location Listed, Title 24 JA8-2016 Compliant.



R2RD2T *Round Trim*
R2SD2T *Square Trim*

Model	Beam		Lumens Reference	CBCP Output*	Color Temp	CRI
	S 12°	Round	390	5515	**827** 2700K	85
		Square	405	5405	**830** 3000K	85
	N 25°	Round	1260	6030	**835** 3500K	85
		Square	1375	5505	**840** 4000K	85
	F 40°	Round	1305	3355		
		Square	1390	3110	**927** 2700K	90
	W 60°	Round	830	1175	**930** 3000K	90
		Square	985	1115		

Finishes	Reflector/Trim
BK *Black*	
BKWT *Black/White*	
CB *Copper Bronze*	
HZ *Haze*	
HZWT *Haze/White*	
WT *White*	

R2 R D2T- F827 - HZ

Example: **R2SD2T-N840-WT**

*Reference output shows **830**(85CRI 3000K) trim with **22** housing. Use multiplier table below to determine the output for other combinations.

Multiplier		TRIM 827	927	830	930	835	840
HOUSING	22	0.95	0.81	1.00	0.86	1.05	1.07
	15	0.66	0.56	0.69	0.59	0.72	0.74

Example: **R2SD2T-N840-WT** with **15** housing: 1375 lm (Reference Output) x 0.74 (Multiplier) = 1018 lm
5505 CBCP (Reference Output) x 0.74 (Multiplier) = 4074 CBCP

Please see next page for housing units(required)

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

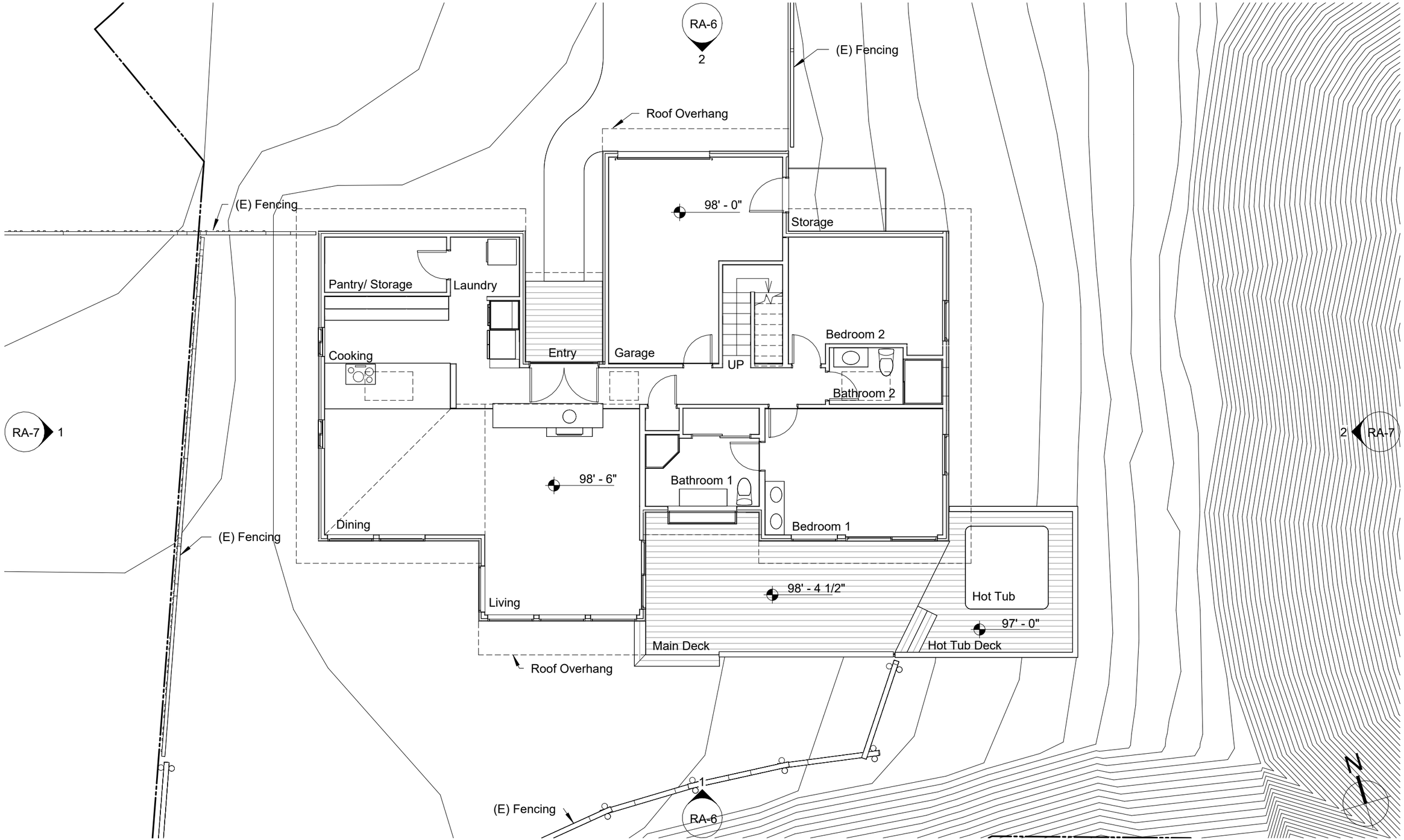
Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. OCT 2018

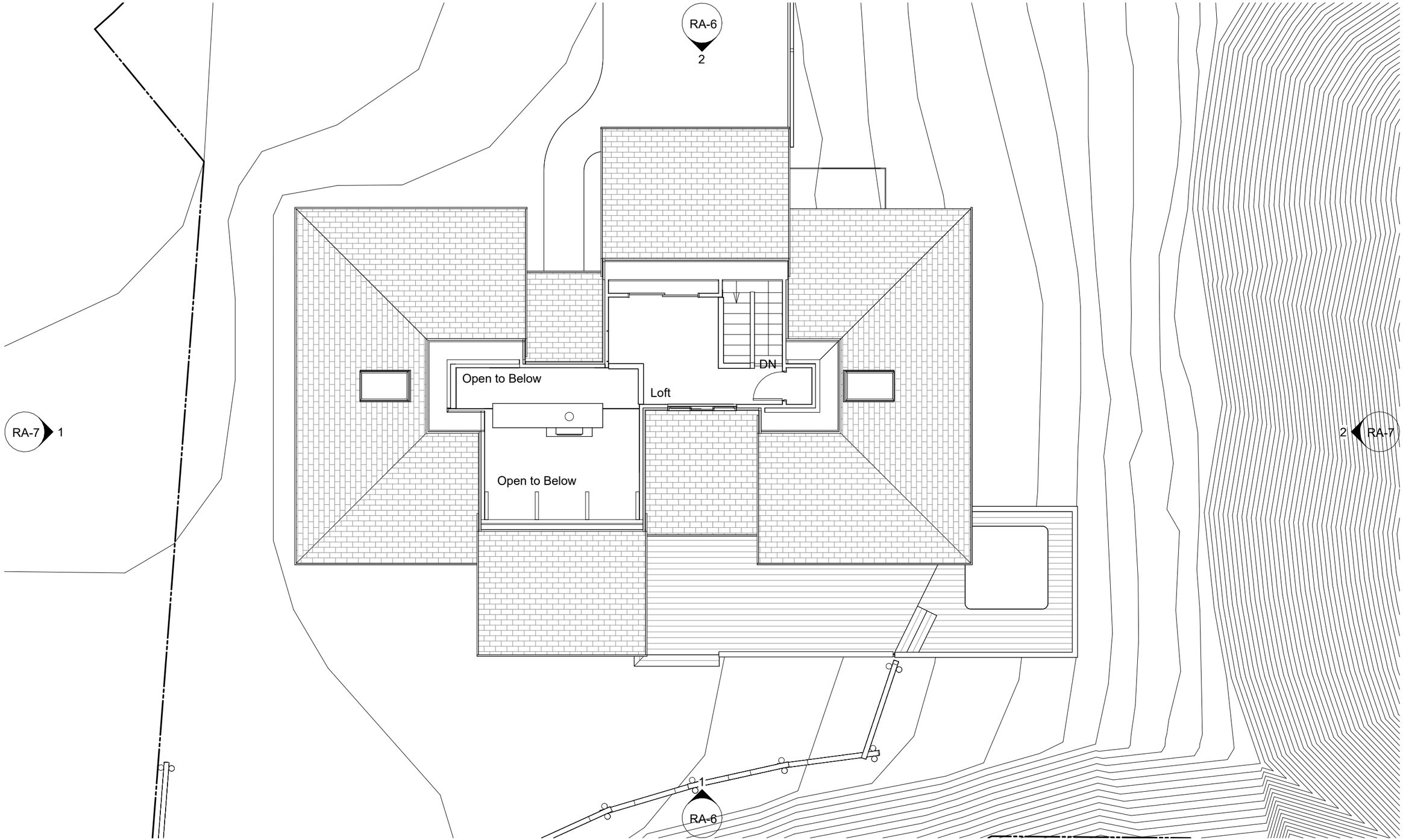
Owner	Ken Richter	Drawing	Exterior Materials and Lighting Fixture Specs	A-8
Address	47081 Pirates Dr, Gualala, CA 95445	Scale	1/4" = 1'-0"	
Architect	Matthias Oppliger Architect Tel. 707.684.0463	Issue	CDP Application	
		Date	06/06/2025	



Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect
	Tel. 707.684.0463

Drawing	Existing First Floor Plan
Scale	1/8" = 1'-0"
Issue	CDP Application
Date	06/06/2025

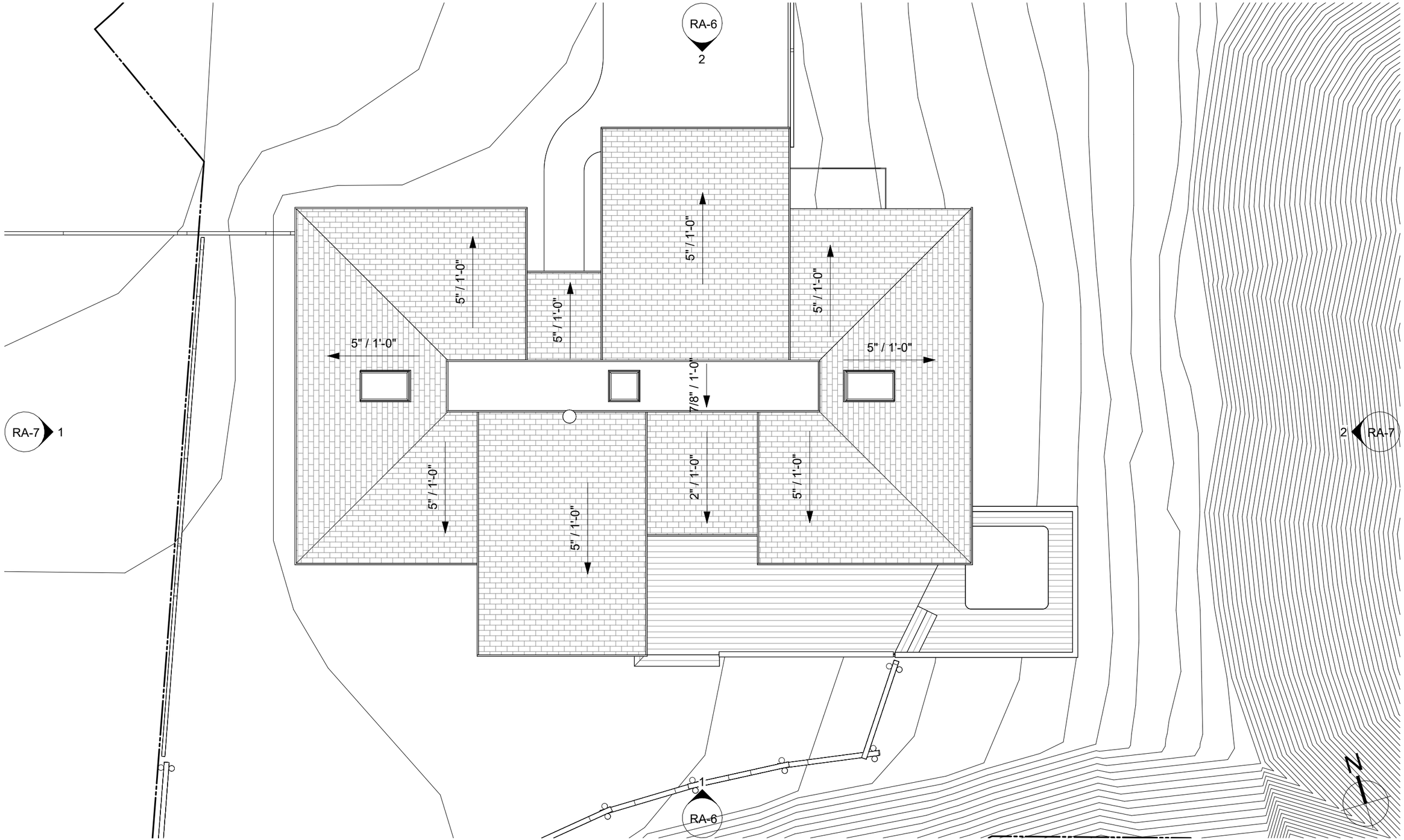
RA-3



Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect
	Tel. 707.684.0463

Drawing	Existing Second Floor Plan
Scale	1/8" = 1'-0"
Issue	CDP Application
Date	06/06/2025

RA-4



Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect
	Tel. 707.684.0463

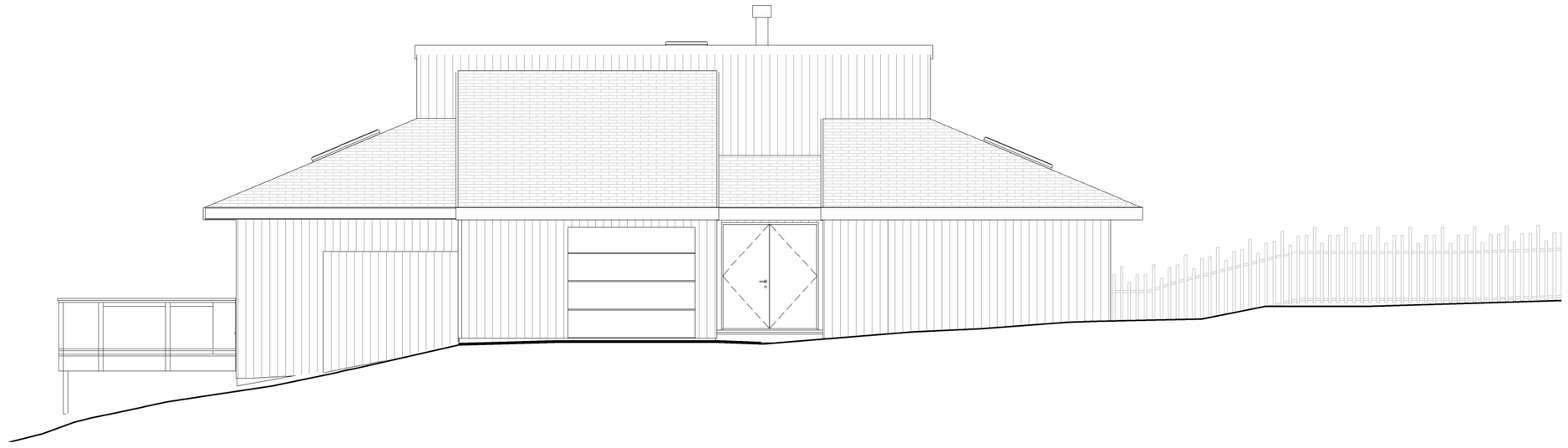
Drawing	Existing Roof Plan
Scale	1/8" = 1'-0"
Issue	CDP Application
Date	06/06/2025

RA-5

TO Roof
18' - 0"

Top of Plate
8' - 0"

First Floor
0' - 0"



2 - Existing North Elevation



TO Roof
18' - 0"

Top of Plate
8' - 0"

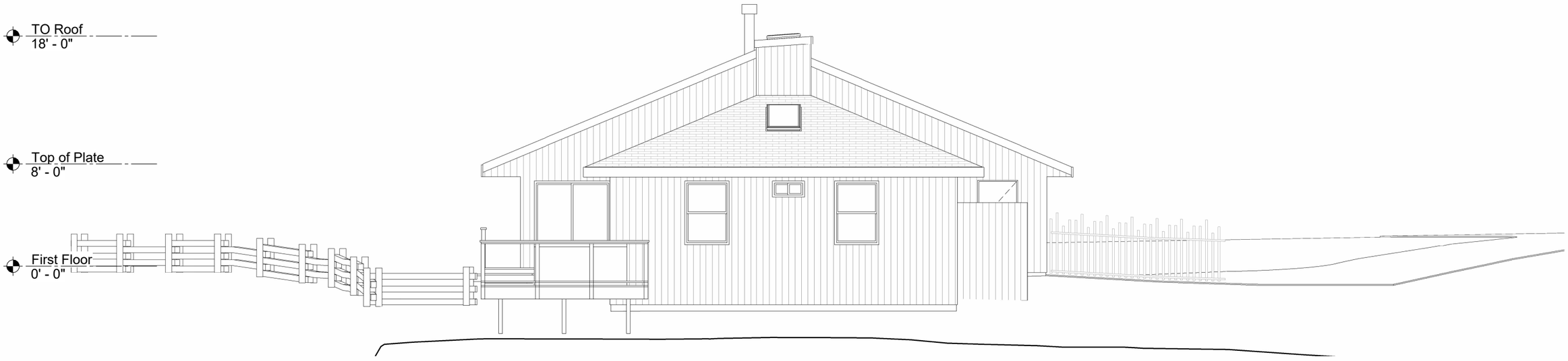
First Floor
0' - 0"

1 - Existing South Elevation

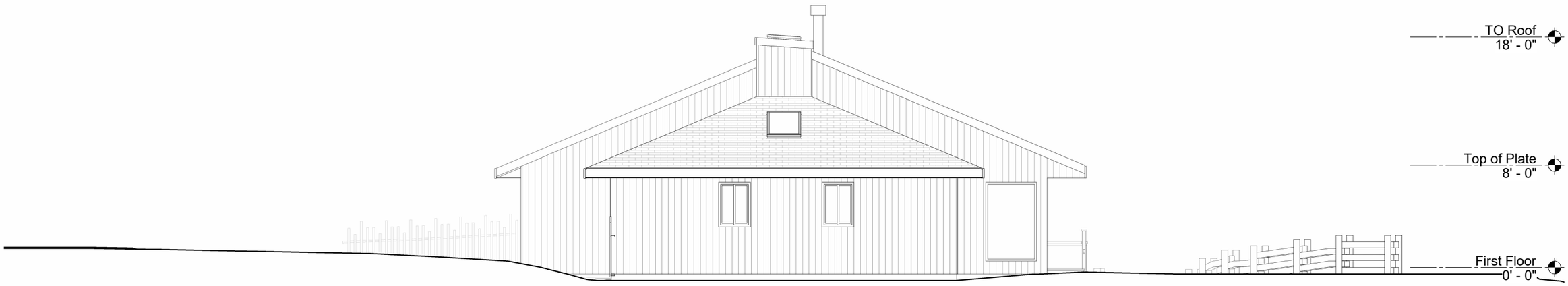
Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect Tel. 707.684.0463

Drawing	Existing Building Elevations
Scale	1/8" = 1'-0"
Issue	CDP Application
Date	06/06/2025

RA-6



2 - Existing East Elevation



1 - Existing West Elevation

Owner	Ken Richter
Address	47081 Pirates Dr, Gualala, CA 95445
Architect	Matthias Oppliger Architect
	Tel. 707.684.0463

Drawing	Existing Building Elevations
Scale	1/8" = 1'-0"
Issue	CDP Application
Date	06/06/2025

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