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

September 15, 2025

Planning – Fort Bragg
Environmental Health -Fort Bragg
Building Inspection -Fort Bragg
Assessor
Farm Advisor
Air Quality Management
Mendocino County Farm Bureau
Mendocino County Cannabis Department
Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission
Department of Parks & Recreation
Westport Municipal Advisory Council
Cloverdale Rancheria
Chato Tribe
Potter Valley Tribe
Redwood Valley Rancheria
Round Valley Tribe
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2025-0019
DATE FILED: 9/5/2025
OWNER/APPLICANT: Stephan R & Angeli Passalacqua
AGENT: Michael Cobb
REQUEST: Administrative Coastal Development Permit to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of an existing residence. In addition, the project proposes to renovate the front facade including a balcony, lower deck, stairs, replace a rear shed, remodel the interior and exterior of the residence and re-roof.
LOCATION: In the Coastal Zone, in the Westport town center, 100± feet north of the Pelican Road and State Route 1 intersection, located at 38911 N. Highway 1, Westport.
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: Shelby Miller
RESPONSE DUE DATE: September 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_2025-0019

OWNER/ APPLICANT: Stephan Passalacqua

AGENT: Michael Cobb

REQUEST: Administrative Coastal Development Permit to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of an existing residence. In addition, the project proposes to renovate the front facade including a balcony, lower deck, stairs, replace a rear shed, remodel the interior and exterior of the residence and re-roof.

LOCATION: In the Coastal Zone, in the Westport town center, 100± feet north of the Pelican Road and State Route 1 intersection, located at 38911 N. Highway 1, Westport.

APN: 013-300-58

PARCEL SIZE: 0.22± Acres

GENERAL PLAN: Rural Village (RV)

ZONING: Rural Village 40,000 Square Foot Minimum (RV:40K)

EXISTING USES: Vacant Dwelling

DISTRICT: 4 (Norvell)

RELATED CASES:
EM_2025-0001: Foundation replacement and shore up the front façade to prevent further deterioration. Approved. June 23, 2025.
CDU 26-92: Operation of a 5-unit inn and retail gift shop. Approved with Conditions. September 2, 1993. The operation of this inn and retail gift shop no longer exists.

REFERRAL AGENCIES

LOCAL
- ☒ Air Quality Management District
- ☒ Assessor's Office
- ☒ Building Division Fort Bragg (FB)
- ☒ Environmental Health (EH)
- ☒ Farm Advisor
- ☒ Westport MAC
- ☒ Westport County Water District
- ☒ Planning Division FB
- ☒ Sonoma State University
- ☒ Mendocino County Farm Bureau
- ☒ Mendocino Cannabis Department

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

FEDERAL
- ☒ US Department of Parks & Recreation

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Cahto tribe
- ☒ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians
- ☒ Round Valley Tribe

ADDITIONAL INFORMATION: The subject parcel contains two existing structures. The residence was built in approximately 1890.

STAFF PLANNER: SHELBY MILLER **DATE:** 9/15/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
Westport

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

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
STATE

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

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Mallopass loam, 5 to 15 percent

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
No

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:
GIS
NO

11. WETLANDS CLASSIFICATION:
GIS
N/A

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
Westport Headlands Park

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
5-7 Risk

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

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:
Policy
N/A

22. OAK WOODLAND AREA:
USDA
N/A

23. HARBOR DISTRICT:
Sec. 20.512
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
N/A 8: Westport

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

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
No

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
NO

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9

No

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
No

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
752 SOUTH FRANKLIN ST
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/planning

Case No(s)	CDP_2025-0019
CDF No(s)	
Date Filed	9/5/25
Fee	$6,443.00
Receipt No.	PRJ_0685199
Received by	LCR

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Stephan Passalcqua
Mailing Address: P.O.Box 3 Email: stephpassa@gmail.com
City: Healdsburg State: CA Zip Code: 95448 Phone: 707-293-8284

PROPERTY OWNER

Name: Stephan Passalcqua
Mailing Address: P.O.Box 3 Email: stephpassa@gmail.com
City: Healdsburg State: CA Zip Code: 95448 Phone: 707-293-8284

AGENT

Name: Michael Cobb
Mailing Address: 711-D Healdsburg Ave Email: mcobb@studioecesis.com
City: Healdsburg State: CA Zip Code: 95448 Phone: 707-849-4504

PARCEL SIZE

.21 ☐ Square feet ■ Acres

STREET ADDRESS OF PROJECT

38911 North Highway 1, Westport, CA 95488

ASSESSOR'S PARCEL NUMBER(S)

013-300-580

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

Signature of Applicant/Agent — Date: 9/4/2025

Signature of Owner — Date: 9/5/25

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.

Facade Renovation, New Front Balcony and Deck, Foundation Replacement, Repair and Replacement of Rear Shed Element, Interior Remodel. The building is a single family residence.

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

	TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
[x]	Single Family	1	2046 sq. ft.
[ ]	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.

1. Replace foundation and front facade.
2. Install New front porch, repair and replace of rear shed element and remodel interior.

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.

1. Residence
2. Residential Accessory Structure

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

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

7. Project Height. Maximum height of structure 34 feet.

8. Lot area (within property lines): .21 ☐ square feet ■ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	1878 square feet	0 square feet	1878 square feet
Paved area	769 square feet	0 square feet	769 square feet
Landscaped area	0 square feet	0 square feet	0 square feet
Unimproved area	6353 square feet	6353 square feet	6353 square feet

GRAND TOTAL: 9000 square feet
(Should equal gross area of parcel)

10. Gross floor area: 9000 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 1 Proposed 0 Total 1

Number of covered spaces	0	Size
Number of uncovered spaces	1	Size 14x19
Number of standard spaces	0	Size
Number of handicapped spaces	0	Size

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

A. Electricity
- [x] Utility Company (service exists to the parcel).
- [ ] Utility Company (requires extension of services to site: _____feet _____miles
- [ ] On Site generation, Specify: _____
- [ ] None

B. Gas
- [x] Utility Company/Tank
- [ ] On Site generation, Specify: _____
- [ ] None

C. Telephone: [x] Yes [ ] No

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

Yes, the building will served by 5 wall mounted sconces. See A0.3 and A3.2.

14. What will be the method of sewage disposal?

- [x] Community sewage system, specify supplier Westport County Water District
- [ ] Septic Tank
- [ ] Other, specify _____

15. What will be the domestic water source?

- [x] Community water system, specify supplier Westport County Water District
- [ ] Well
- [ ] Spring
- [ ] Other, specify _____

16. Is any grading or road construction planned? [ ] Yes [x] 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: 0 cubic yards
B. Amount of fill: 0 cubic yards
C. Maximum height of fill slope: 0 feet
D. Maximum height of cut slope: 0 feet
E. Amount of import or export: 0 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:

The house is a pre-1978 building so the possibility of lead abatement certainly exists.

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? 0 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.

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 : Facade Renovation, New Front Balcony and Deck, Foundation Replacement, Repair and Replacement of Rear Shed Element, Interior Remodel. The building is a single family residence.

LOCATION: 38911 North Highway 1, Westport, CA 95488

APPLICANT : Stephan Passalacqua

ASSESSOR'S PARCEL NUMBER(S): 013-300-580

DATE NOTICE POSTED: 9/5/2025

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

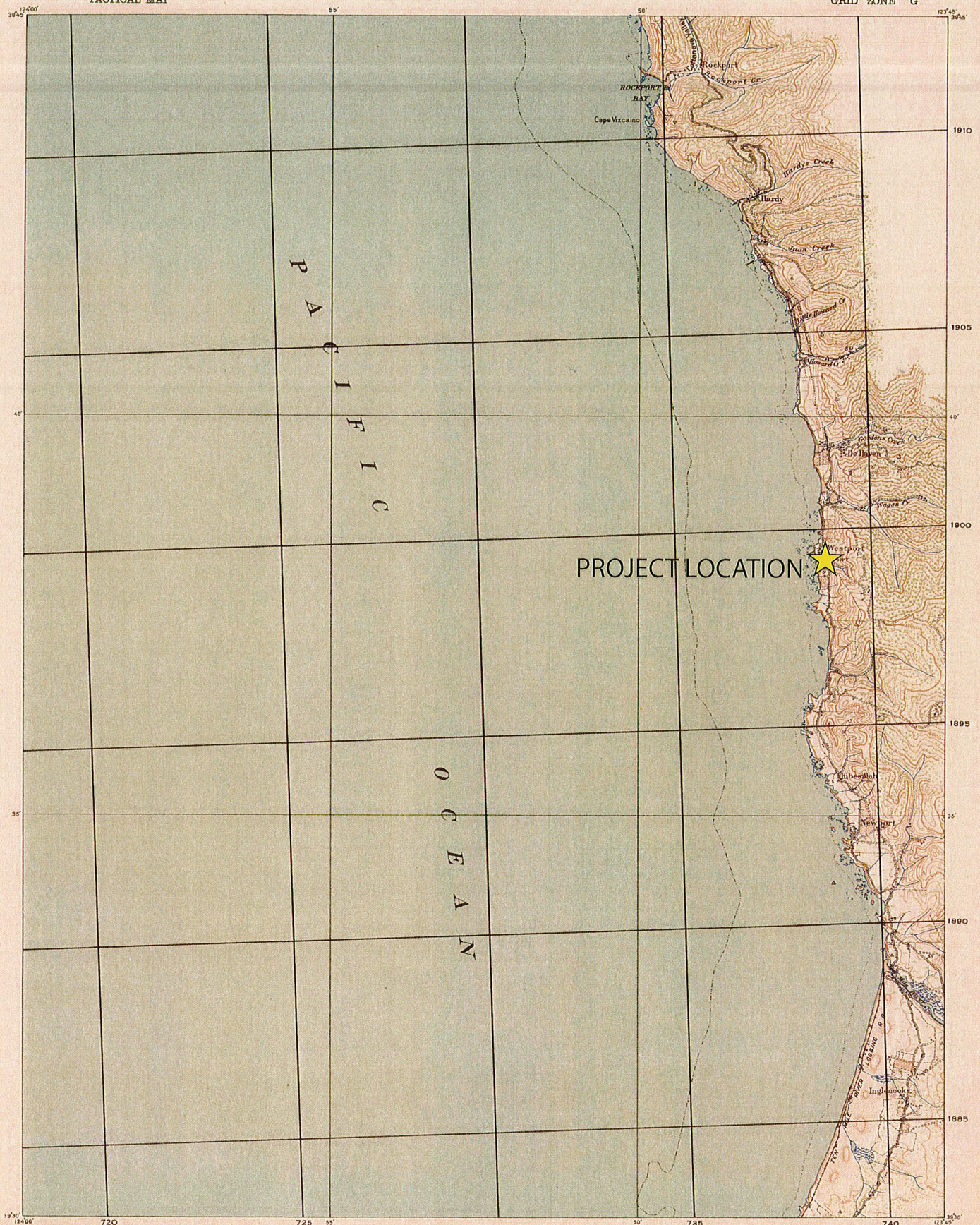
COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

CONTROLLED RECONNAISSANCE

19 - N - III - W/2

CORPS OF ENGINEERS, U. S. ARMY
TACTICAL MAP

CALIFORNIA
WESTPORT QUADRANGLE
GRID ZONE "G"



Field work and compilation under the direction of Col. Chas. L. Potter, Corps of Eng'rs., U. S. A., Department Engineer., Western Department. 1916

Capt. R. Park, Corps of Engrs., U. S. A., Topographical Inspector, 1st. Lieut. Edw. R. Kimble, Corps of Eng'rs., U. S. A., in charge of party. Depth curves from C. & G. S. Charts.

Scale 1/62500

1 0 1 2 3 4 miles
1000 0 1000 2000 3000 4000 5000 6000 7000 yards
1 0 1 2 3 4 5 kilometers

Contour Interval 100 feet
Datum is mean sea level

FIVE THOUSAND YARD GRID COMPUTED FROM "GRID SYSTEM FOR PROGRESSIVE MAPS IN THE U.S." ZONE G, U.S.C.&G.S. SPECIAL PUBLICATION NO. 59.
(THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED)

NOTE: OFFICERS USING THIS MAP WILL MARK HEREON CORRECTIONS AND ADDITIONS WHICH COME TO THEIR ATTENTION AND MAIL DIRECT TO "THE CHIEF OF ENGINEERS, WASHINGTON, D.C."

Board of Surveys & Maps
FILE COPY
Map Information Office

BOARD OF SURVEYS & MAPS
RECEIVED
JUL 2 1921
Map Information Office

APPROXIMATE MEAN DECLINATION 1921

WESTPORT, CALIF

Engineer Reproduction Plant, U. S. Army, Washington Barracks, D.C.
1921


OMEGA DR
ABALONE ST
SHORELINE HWY (NORTH HWY 1)
SEAVIEW DR
SUBJECT PROPERTY
38911 NORTH HWY 1
APN 013-300-580
WESTPORT
HEADLANDS
PELICAN RD
HILLCREST TERRACE
CAHTO MOUNTAIN RD
PACIFIC AVE

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Stephan R. Passalacqua and Angelia N. Passalacqua
P.O. Box 2065
Santa Rosa, CA 95405

2004-15204
Recorded at the request of
FIRST AMERICAN TITLE CO
07/08/2004 03:10P
Fee: 10.00 No of Pages: 2

OFFICIAL RECORDS
Marsha A Wharff, Clerk-Recorder
Mendocino County, CA

Space Above This Line for Recorder's Use Only

A.P.N.: 013-300-58

File No.: 2303-1415983 (MC)

GRANT DEED

	$20.00 PAID
✓	PCO FILED
	Exempt

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **$374.00**; CITY TRANSFER TAX **$0.00**; SURVEY MONUMENT FEE $

[X] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[X] unincorporated area; [ ] City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Terry Marlene Anderson, an unmarried woman as her sole and separate property**

hereby GRANTS to **Stephan R. Passalacqua and Angelia N. Passalacqua, husband and wife as community property with right of survivorship**

the following described property in the unincorporated area of , County of **Mendocino**, State of **California**:

Parcel 2, of the Parcel Map filed February 17, 1978 in Map Case 2, Drawer 32, page 2, Mendocino County Records.

Dated: **06/25/2004**

Terry Marlene Anderson

2004-15204
Pg: 1/2

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: **013-300-58**

Grant Deed - continued

File No.:**2303-1415983 (MC)**

Date: **06/25/2004**

STATE OF **California** }

} ss.

COUNTY OF **Mendocino** }

On July 1, 2004 before me, Marilyn Canclini personally appeared Terry Marlene Anderson personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

This area for official notarial seal

Signature _____

My Commission Expires: May 25, 2007

MARILYN CANCLINI
Commission # 1414316
Notary Public - California
Mendocino County
My Comm. Expires May 25, 2007

Notary Name: Marilyn Canclini

Notary Phone: 707 964 4729

Notary Number: 1414316

Registration County of Principal Place of Business: Mendocino

2004-15204
Pg: 2/2

LIST OF ALL PROPERTY OWNERS WITHIN 300 FEET, AND OCCUPANTS WITHIN 100 FEET ALONG WITH THE CORRESPONDING ASSESSOR'S PARCEL NUMBER FOR EAH OWNER/OCCUPANT.

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_ADD
01330005	BROCK JO ANN	1954 VICTORIA CT	FAIRFIELD	CA	94533	NONE
01330007	REAL DORINE ALICE TTEE /	PO BOX 26	WESTPORT	CA	95488	38961 N HWY 1
01330013	SMIRKE KENNETH VINCENT AND A	1207 FOX TRAIL	PRESCOTT	AZ	86303	24900 SEA VIEW DR
01330015	DRUMMOND WILLIAM FRANCIS J	840 HILLSDALE AVE	HILLSDALE	NJ	07642	38960 HILLCREST TER
01330019	POLDERVAART MARIA GEERTRUI	850 CAPAY RD	ORLAND	CA	95963	38901 MAIN ST
01330022	CRONE ART	PO BOX 62	WESTPORT	CA	95488	24941 SEA VIEW DR
01330023	WEAVER RODNEY L TTEE	PO BOX 268	LAYTONVILLE	CA	95454	NONE
01330025	HAYNES JAMES E JR AND HELEN	PO BOX 6558	PINE MOUNTAIN CLUB	CA	93222	24900 PELICAN RD
01330026	KELSEY ELOISE /	PO BOX 66	WESTPORT	CA	95488	38941 HILLCREST TER
01330029	REAL DORINE ALICE TTEE /	PO BOX 26	WESTPORT	CA	95488	24970 SEA VIEW DR
01330030	WHITEHOUSE JEFFREY H	PO BOX 305	WESTPORT	CA	95488	24920 PELICAN RD
01330032	POCK TONY AND KAREN M TTEES	19301 LINDA VISTA AVE	LOS GATOS	CA	95030	24950 SEA VIEW DR
01330034	TEPPER LEE TTEE /	PO BOX 26	WESTPORT	CA	95488	24950 PELICAN RD
01330037	SAUNDERS SKI	802 CARLEY RD	SANTA ROSA	CA	95405	38951 MAIN ST
01330038	REAL DORINE TTEE /	PO BOX 26	WESTPORT	CA	95488	NONE
01330041	BROTHERS DAVID	PO BOX 101	WESTPORT	CA	95488	24920 SEA VIEW DR
01330043	MORGAN ILESA BRITTANY 3/8	PO BOX 56	WESTPORT	CA	95488	24901 ABALONE ST
01330049	CRONE ART	PO BOX 62	WESTPORT	CA	95488	NONE
01330052	WESTPORT HOTEL LLC	PO BOX 26	WESTPORT	CA	95488	38921 N HWY 1
01330053	BUSH ROCK I TTEE /	4175 MANILA AVE	OAKLAND	CA	94609	NONE
01330055	KILLION DAVID E AND REBECCA	PO BOX 12	WESTPORT	CA	95488	24951 ABALONE ST
01330056	REAL DORINE ALICE TTEE /	PO BOX 26	WESTPORT	CA	95488	38971 N HWY 1
01330057	REAL DORINE ALICE TTEE /	PO BOX 26	WESTPORT	CA	95488	NONE
01330060	FINNELL ROBERT D AND CAROLYN	201 CRESTVIEW DR	ORINDA	CA	94563	38970 N HWY 1
01330062	WESTPORT VILLAGE SOCIETY	PO BOX 325	FORT BRAGG	CA	95437	38950 N HWY 1
01330063	WESTPORT VILLAGE SOCIETY	PO BOX 325	FORT BRAGG	CA	95437	38950 N HWY 1
01330064	ROSEN ARI AND DAWNELISE TTEE	1304 W CLAY ST	UKIAH	CA	95482	24850 PELICAN RD
01330065	ROSEN ARI AND DAWNELISE TTEE	1304 W CLAY ST	UKIAH	CA	95482	24850 PELICAN RD
01332001	WESTPORT VILLAGE SOCIETY	PO BOX 325	FORT BRAGG	CA	95437	38950 N HWY 1
01332002	KUHL KERRY L AND NICK	200 PIAZZA CT	LINCOLN	CA	95648	36880 N HWY 1
01332015	HOWTON ISABEL A TTEE	PO BOX 2562	FORT BRAGG	CA	95437	24901 PELICAN RD
01332016	BUSH ROCK I TTEE /	4175 MANILA AVE	OAKLAND	CA	94609	36881 HILLCREST TER
01332036	KORHUMMEL FLOYD M	270 PARK AVE	YUBA CITY	CA	95991	36885 N HWY 1
01332041	MCHONE DENNIS J AND NANCY B	2080 RIDGE RD	UKIAH	CA	95482	24951 PELICAN RD
01332042	REGALIA NITA A LIFE ESTATE	PO BOX 2	WESTPORT	CA	95488	24925 PELICAN RD
01332043	OSBORN ERIC	3376 DENNIS AVE	CLOVIS	CA	93619	36875 N HWY 1
01332044	OSBORN ERIC	3376 DENNIS AVE	CLOVIS	CA	93619	NONE
01332046	OSBORN ERIC	3376 DENNIS AVE	CLOVIS	CA	93619	NONE
01332047	OSBORN ERIC	3376 DENNIS AVE	CLOVIS	CA	93619	NONE
01332050	OSBORN ERIC	3376 DENNIS AVE	CLOVIS	CA	93619	NONE
01332051	OSBORN ERIC	3376 DENNIS AVE	CLOVIS	CA	93619	NONE

COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN ST · FORT BRAGG · CALIFORNIA · 95437

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

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.

9/4/2025
Date

Stephan Parker
Applicant

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 9/4/2025 (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:

Facade Renovation, New Front Balcony and Deck, Foundation Replacement,
Repair and Replacement of Rear Shed Element, Interior Remodel. The building is a single family residence.

(Description of development)

Located at:
38911 North Highway 1, Westport, CA 95488
APN: 013-300-580

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

The front of the building on the left side.

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

Stephen Passalaqua
Owner/Authorized Representative

9/5/2025
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

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.

Stephen Lawton — 9/4/2025

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	Name	Name
Mailing Address	Mailing Address	Mailing Address

County of Mendocino
Department of Planning and Building Services
860 NORTH BUSH STREET· UKIAH · CALIFORNIA · 95482
752 S. FRANKLIN ST.· FORT BRAGG · CALIFORNIA · 95437

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

AGENT/APPLICANT AUTHORIZATION

I, Stephan Passalacqua, authorize the following Agent/Applicant to represent this project. The Authorized Agent/Applicant has my permission to make decisions regarding the processing of this application. If at any time I wish to remove/replace this authorization, I understand that I shall notify the Planning and Building Department in writing as to my decision.

Site Address: 38911 North Highway 1, Westport, CA

Scope (description) of work: Coastal Development Permit

Authorized Agent/Applicant

Name (Please Print): Michael Cobb

Mailing Address: 711-B Healdsburg Ave.

City/State/Zip: Healdsburg, CA 95448

Phone Number: 707-849-4504

E-Mail: mcobb@studioecesis.com

I declare under penalty of perjury that I am the property owner for the address listed above and I personally completed the above information and certify its accuracy.

Owner Signature: [signature] Date: 9/5/2025

TO BE FILLED OUT BY PLANNING AND BUILDING STAFF

APPLICATION NUMBER: _____ ACCEPTED BY: _____

COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN ST · FORT BRAGG · CALIFORNIA · 95437

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

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No's 11-072, 16-150, 18-122, 19-170 and 23-190)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at $98.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

Stephen Parmenter — 9/4/2025

Applicant Signature **Date**

OFFICE USE ONLY:

_____
Project or Permit Number



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

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

N
W E
S

1:63,360

LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places
Private Roads
Highways (2017)
Public Roads

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

AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



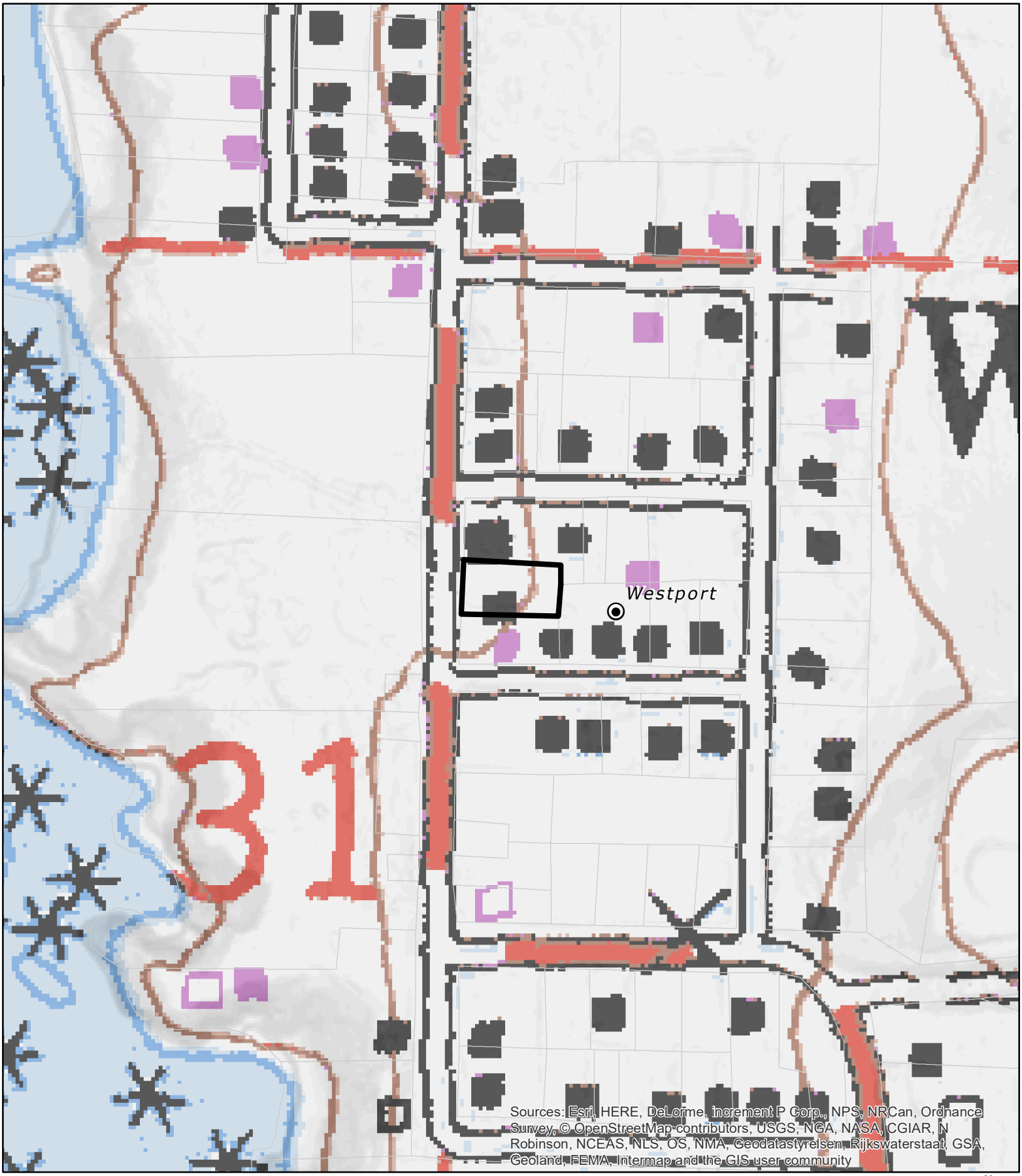
CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Highways (2017)
Public Roads

0 12.5 25 Feet
0 0.00225 0.0045 Miles
N W E S
1:300

AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Assessors Parcels

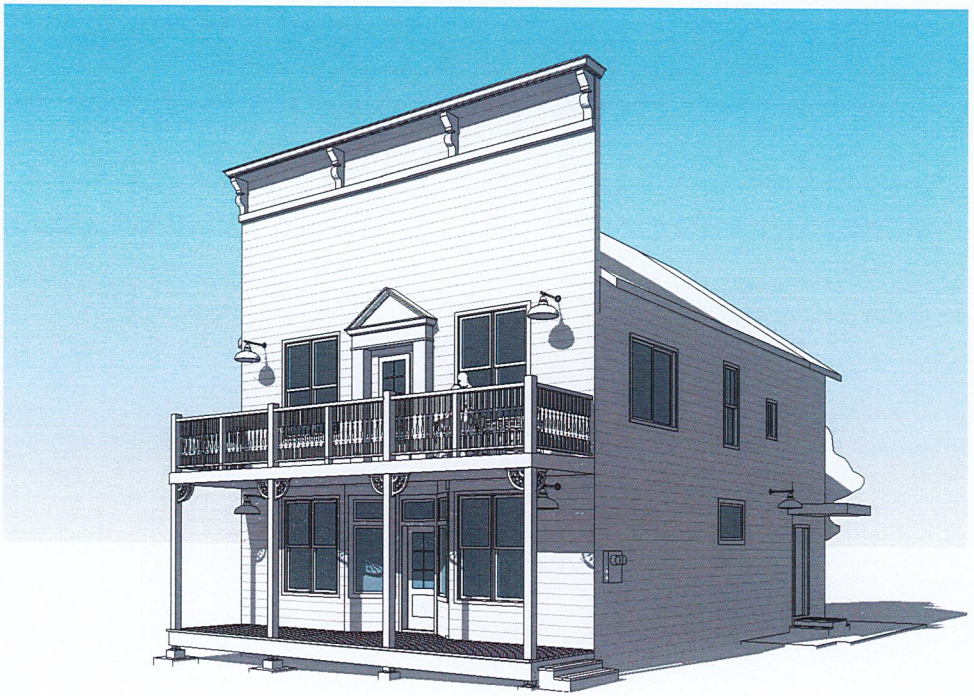
0 90 180 Feet
0 0.015 0.03 Miles

N
W E
S

1:2,000

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



A0.0	Cover Sheet
A0.1	Site Plan
A0.2	Lot Coverage Calculation
A0.3	Site Lighting and Utilities
A0.4	Vicinity Map
A2.0	Existing Floor Plans
A2.2	Proposed Floor Plans
A3.0	Existing Elevations
A3.1	Existing Elevations
A3.2	Proposed Elevations
A3.3	Proposed Elevations
A8.0	Exterior Details
A8.1	Exterior Details
A8.2	Exterior Details
A8.3	Exterior Details
A9.0	Interior Views
A9.1	Views

STUDIO ECESIS
ARCHITECTURE

MIKE COBB: 707·849·4504

INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1

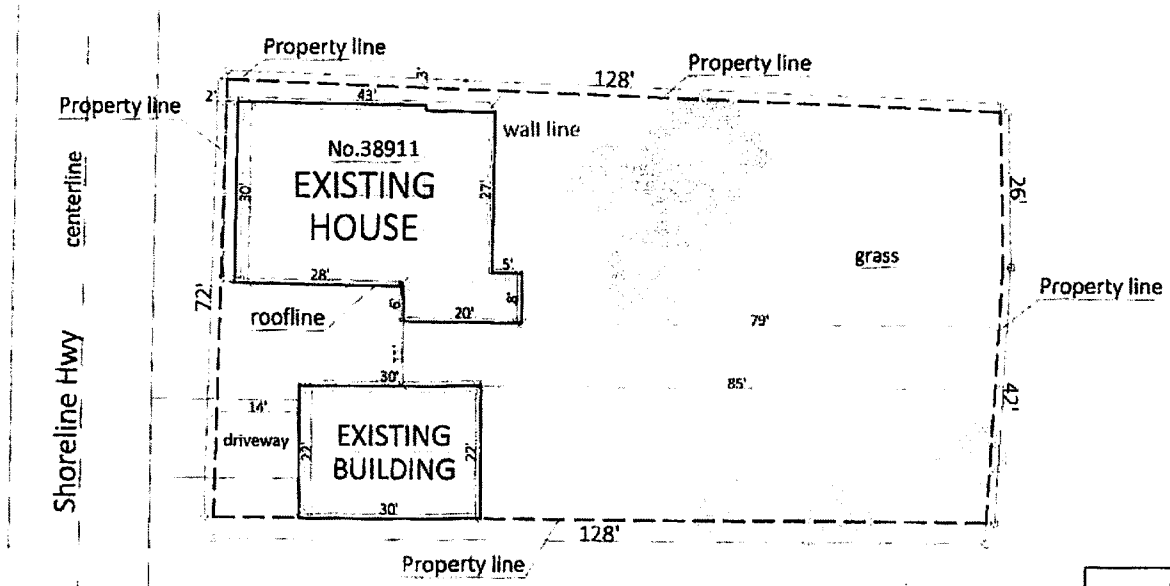
38911 Hwy 1 Westport, CA 95488

Cover Sheet

A0.0

9/5/25

9/5/2025 9:21:19 AM



1 Site Plan
1" = 20'-0"

STUDIO ECESIS
ARCHITECTURE
MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

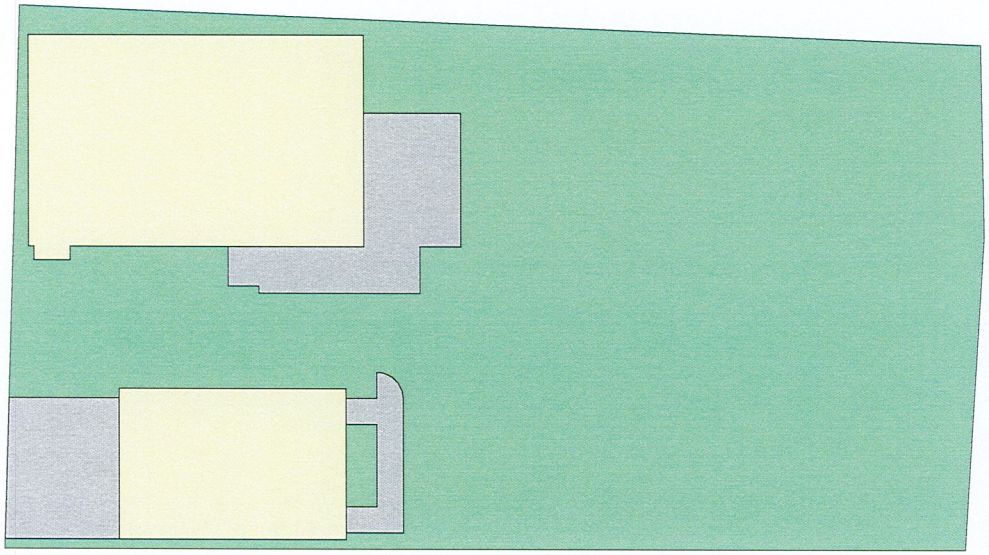
CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Site Plan

A0.1

9/5/25

9/5/2025 9:21:19 AM



LOT COVERAGE CALCULATIONS

BUILDING COVERAGE = 1878 SQ. FT.

UNIMPROVED AREA= 6353 SQ. FT.

PAVED AREA= 769 SQ. FT.

TOTAL LOT AREA = 9000 SQ. FT.

1 Area Calculations
1/16" = 1'-0"

9/5/2025 9:21:19 AM

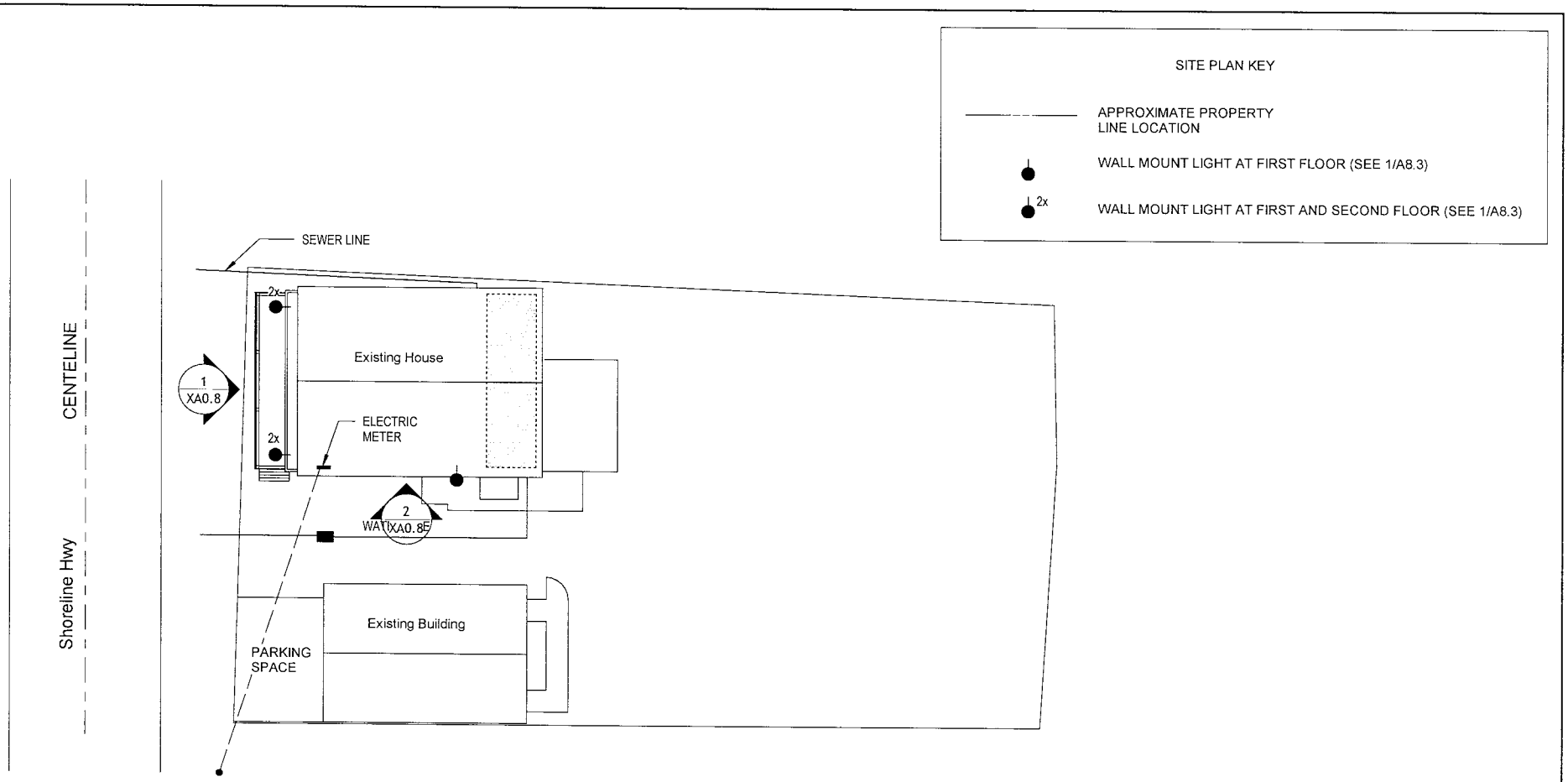
STUDIO ECESIS ARCHITECTURE
MIKE COBB: 707·849·4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Lot Coverage Calculation

A0.2

9/5/25



1 Site Lighting Plan
1/16" = 1'-0"

STUDIO ECESIS ARCHITECTURE
MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

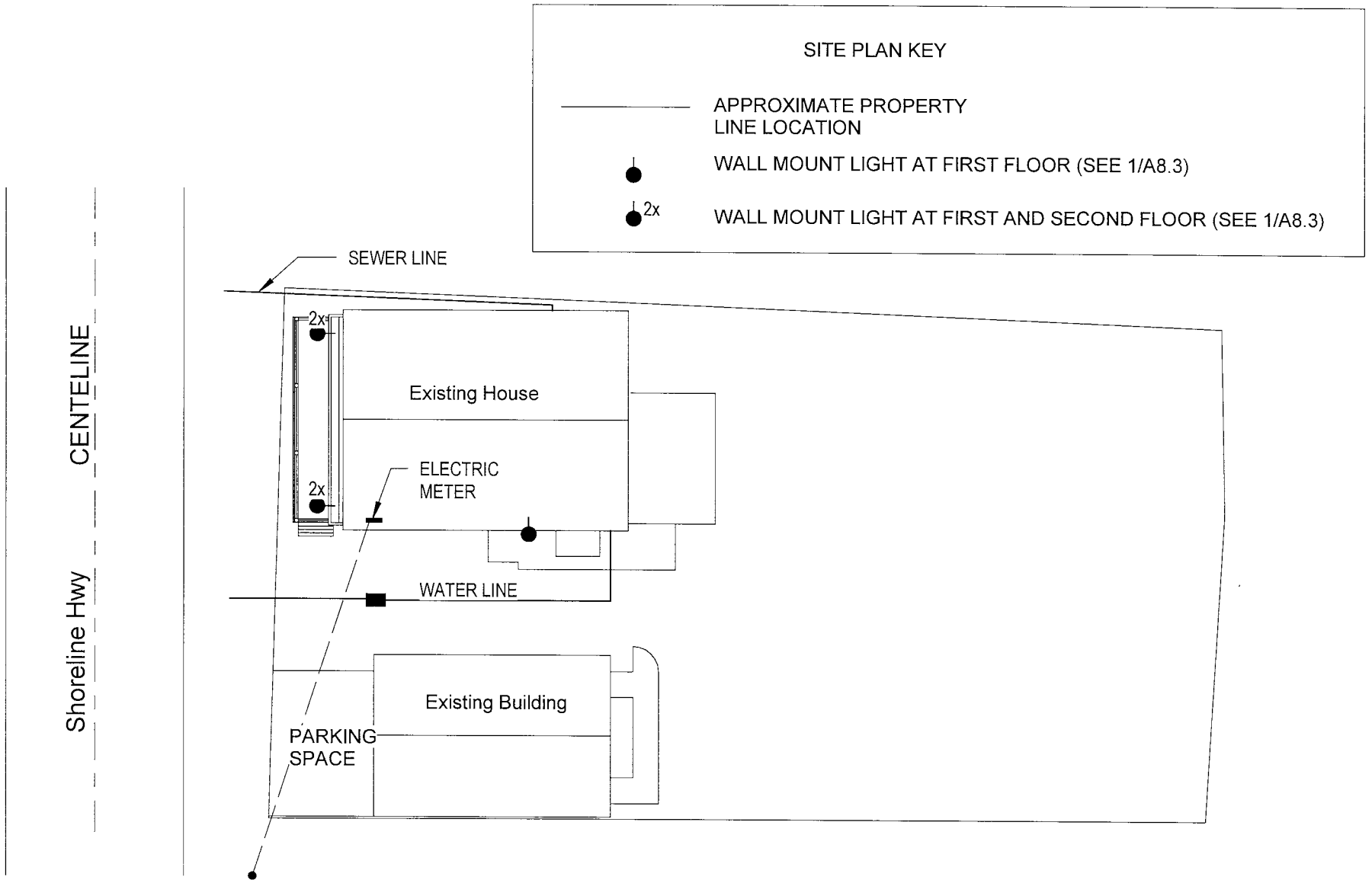
CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Site Lighting and Utilities

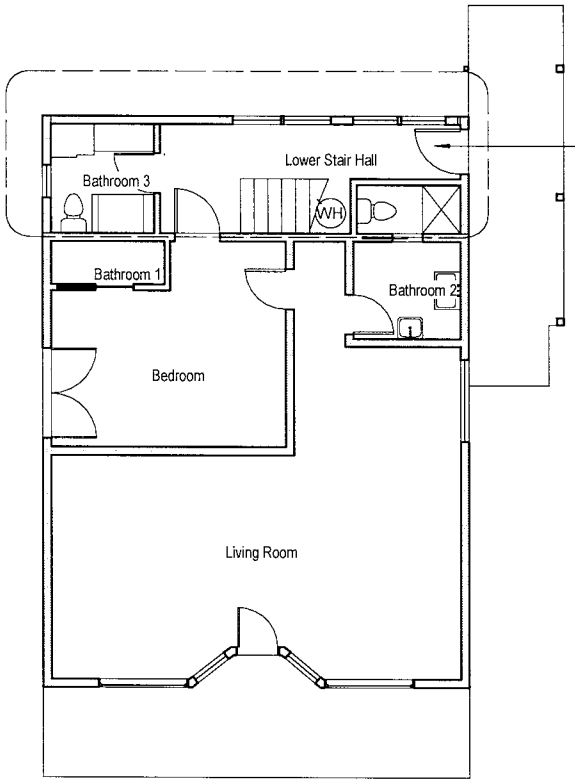
A0.3

9/5/25

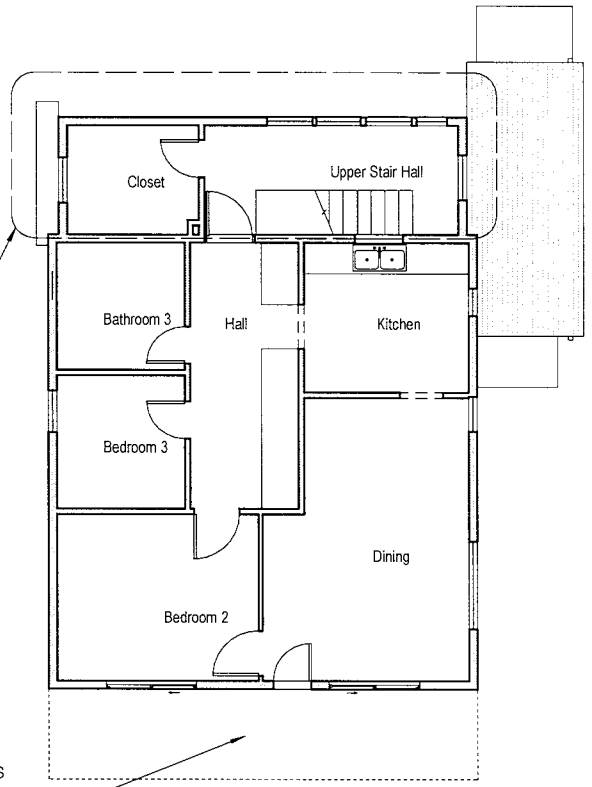
9/5/2025 9:21:19 AM



1 Site with Utility Information
1" = 20'-0"



SUBSTANTIAL ROT WAS DISCOVERED WHILE PREPARING TO LIFT THE BUILDING FOR A FOUNDATION REPLACEMENT UNDER EM_2025-001. THIS REAR PORTION UNDER THE SHED ROOF HAS BEEN DEMOLISHED TO PREPARE THE REST OF THE BUILDING FOR A SAFE LIFT.



SOME ELEMENTS OF BUILDING FACADE, DECK AND SUPPORTING COLUMNS HAVE BEEN BLOWN OFF IN WIND STORMS. THIS IS CURRENTLY BEING ADDRESSED UNDER EMERGENCY PERMIT EM_2025-001.

1 Existing First Floor Plan
1/8" = 1'-0"

2 Existing Second Floor Plan
1/8" = 1'-0"

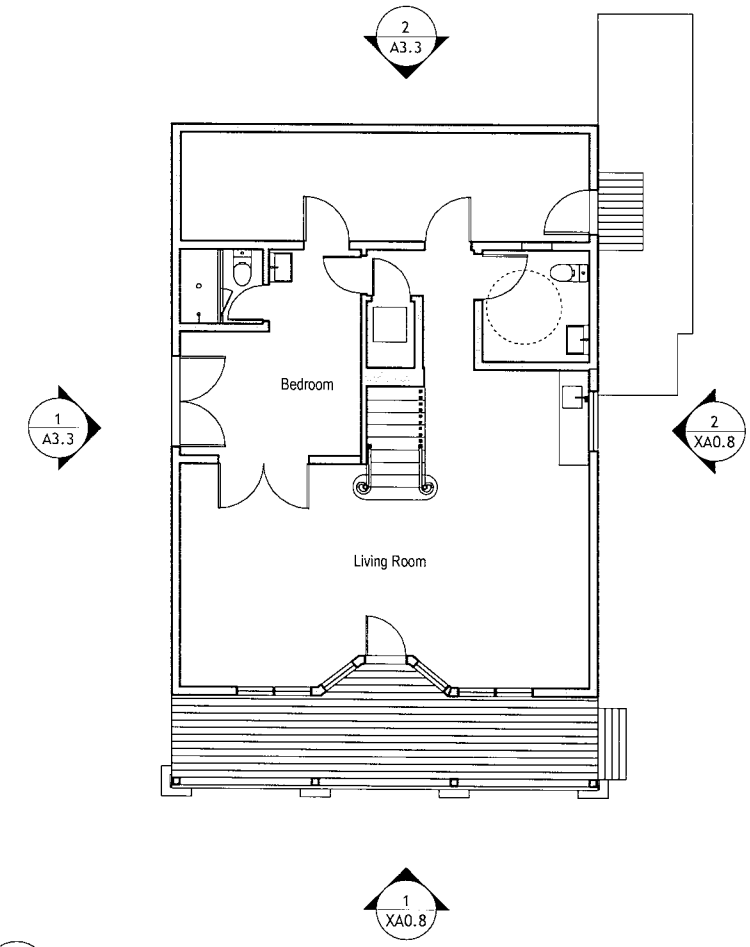
STUDIO ECESIS
ARCHITECTURE
MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

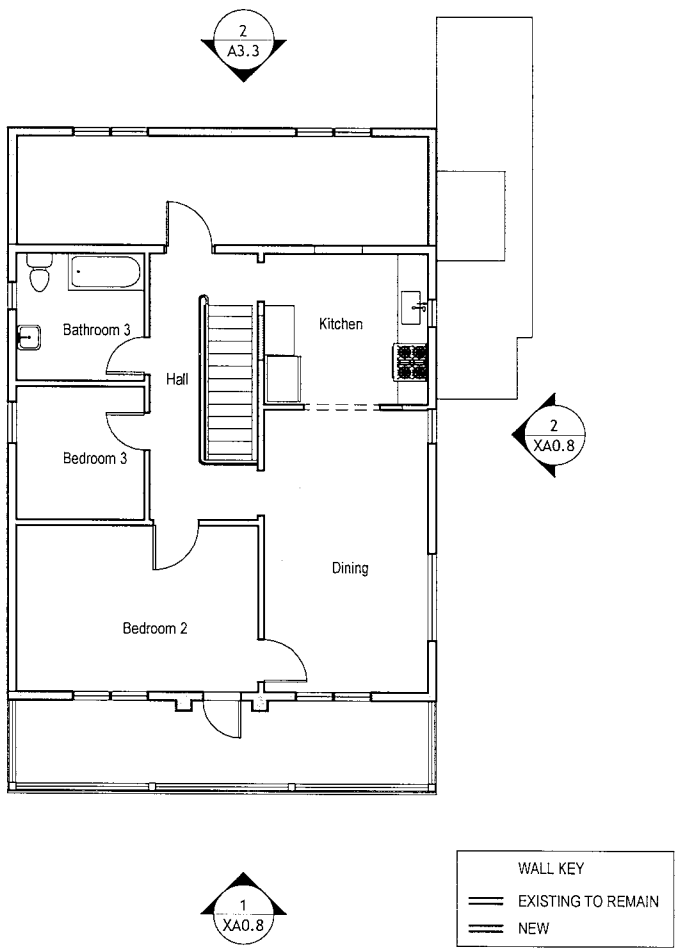
Existing Floor Plans

A2.0
9/5/25

9/5/2025 9:21:20 AM



1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"

STUDIO ECESIS
ARCHITECTURE
MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Proposed Floor Plans

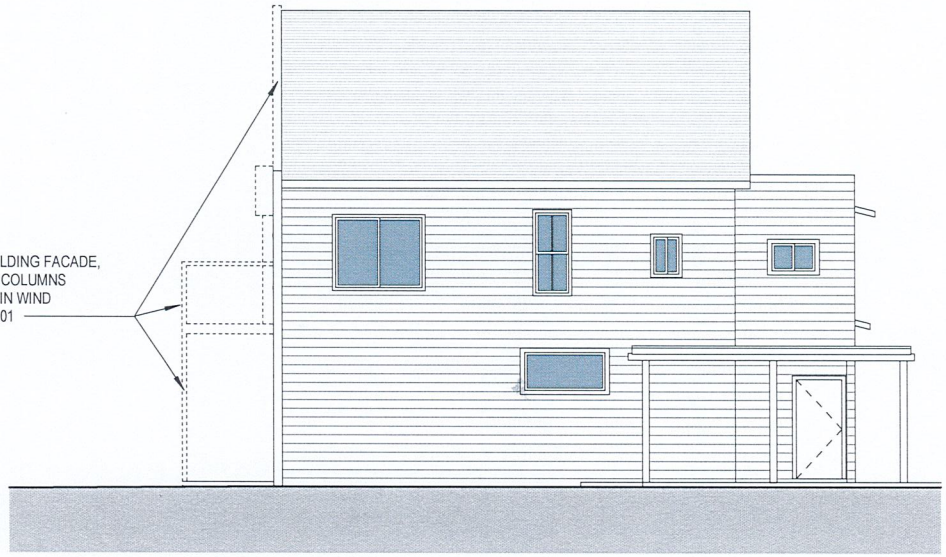
A2.2

9/5/25

9/5/2025 9:21:21 AM



SOME ELEMENTS OF BUILDING FACADE, DECK AND SUPPORTING COLUMNS HAVE BEEN BLOWN OFF IN WIND STORMS. SEE EM_2025-001



1 West Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

STUDIO ECESIS
ARCHITECTURE
MIKE COBB: 707·849·4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

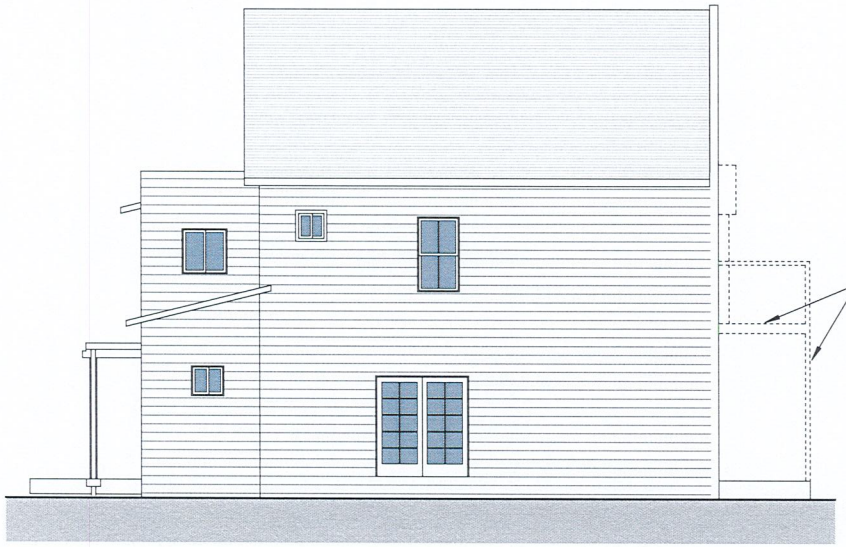
CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Existing Elevations

A3.0

9/5/25

9/5/2025 9:21:21 AM



SOME ELEMENTS OF BUILDING FACADE, DECK AND SUPPORTING COLUMNS HAVE BEEN BLOWN OFF IN WIND STORMS AND THIS IS THE BASIS FOR THE EMERGENCY PERMIT APPLICATION.



1 North Elevation
1/8" = 1'-0"

2 East Elevation
1/8" = 1'-0"

STUDIO ECESIS
ARCHITECTURE

MIKE COBB: 707·849·4504

INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Existing Elevations

A3.1

9/5/25

9/5/2025 9:21:21 AM

SUBSTANTIAL ROT WAS DISCOVERED WHILE PREPARING TO LIFT THE BUILDING FOR A FOUNDATION REPLACEMENT UNDER EM_2025-001. THIS REAR PORTION UNDER THE SHED ROOF HAS BEEN DEMOLISHED TO PREPARE THE REST OF THE BUILDING FOR A SAFE LIFT. A SIMPLE GABLE EXTENSION IS PLANNED AS A REPLACEMENT.



1 West Elevation Copy 1
1/8" = 1'-0"



2 South Elevation Copy 1
1/8" = 1'-0"

STUDIO ECESIS
ARCHITECTURE
MIKE COBB: 707·849·4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Proposed Elevations

A3.2

9/5/25

9/5/2025 9:21:23 AM



1 North Elevation Copy 1
1/8" = 1'-0"



2 East Elevation Copy 1
1/8" = 1'-0"

STUDIO ECESIS
ARCHITECTURE
MIKE COBB: 707·849·4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

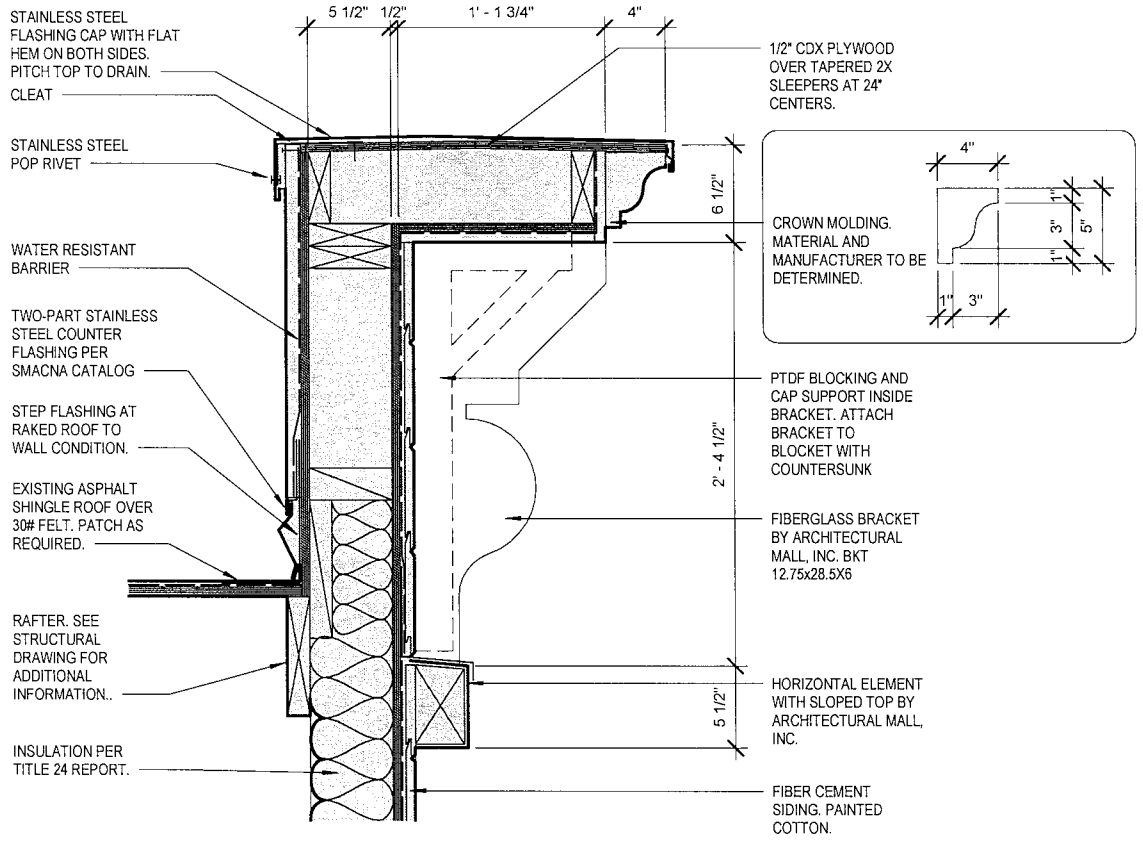
CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Proposed Elevations

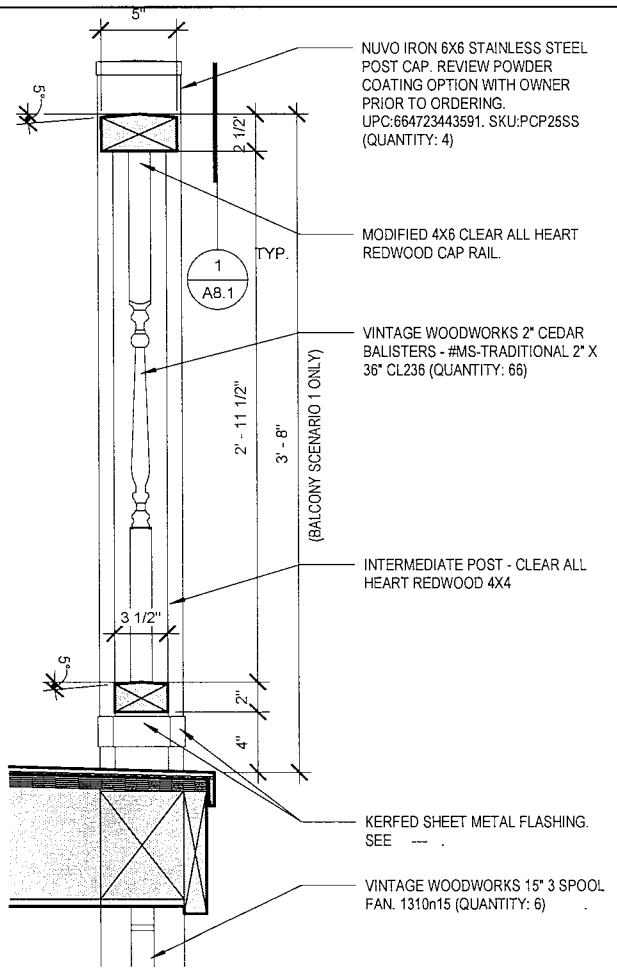
A3.3

9/5/25

9/5/2025 9:21:24 AM



1 Roof to Upper Wall Detail
1 1/2" = 1'-0"



4 Balcony Gaurdrail
1 1/2" = 1'-0"

STUDIO ECESIS ARCHITECTURE
MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

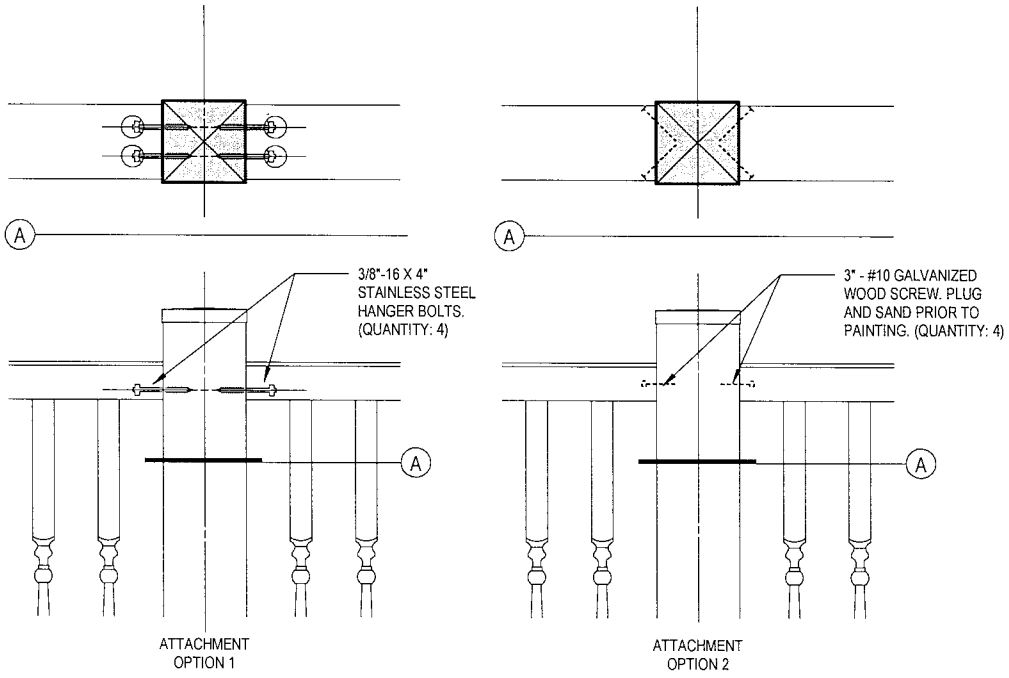
CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Exterior Details

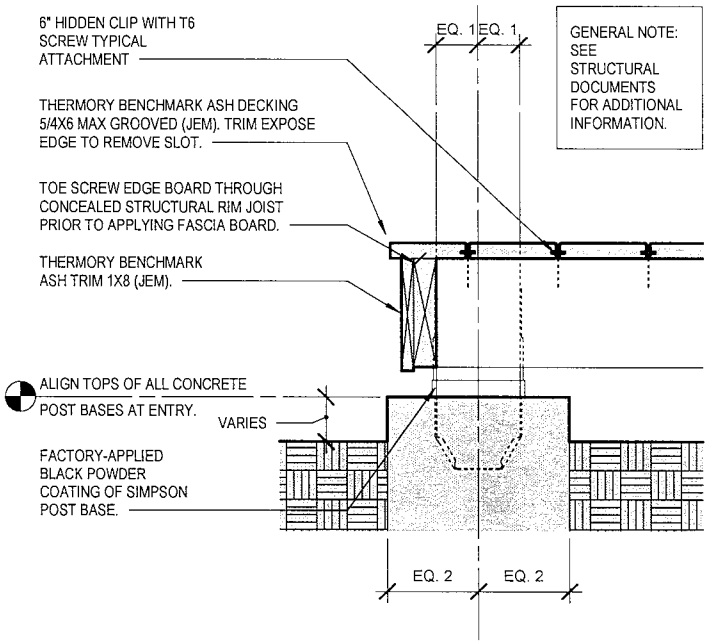
A8.0

9/5/25

9/5/2025 9:21:24 AM



1 Guardrail Cap Attachment to Primary Gaurdrail Posts - Both Balcony Scenarios
1 1/2" = 1'-0"



2 Edge of Entry Porch
1 1/2" = 1'-0"

STUDIO ECESIS ARCHITECTURE
MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

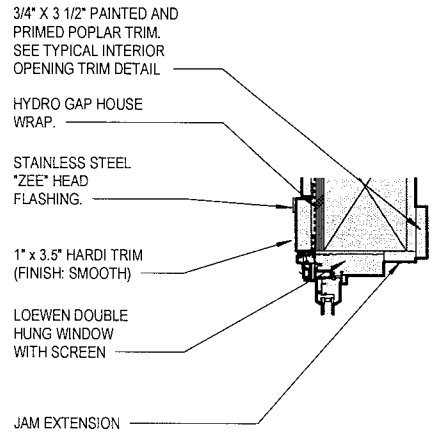
Exterior Details

A8.1

9/5/25

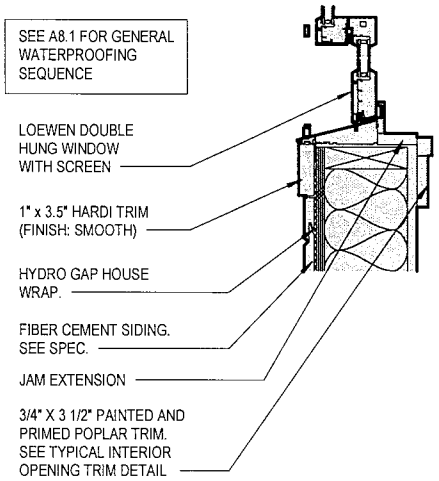
9/5/2025 9:21:25 AM

SEE A8.1 FOR GENERAL WATERPROOFING SEQUENCE



1 Typical Window Head
1 1/2" = 1'-0"

SEE A8.1 FOR GENERAL WATERPROOFING SEQUENCE



2 Typical Window Sill
1 1/2" = 1'-0"

STUDIO ECESIS ARCHITECTURE
MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Exterior Details

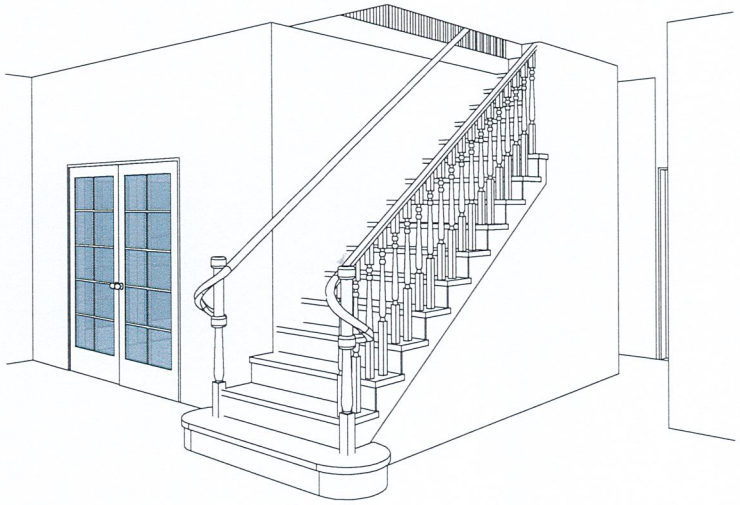
A8.2

9/5/25

9/5/2025 9:21:25 AM



1 Living Room



2 Stair in Living Room

STUDIO ECESIS
ARCHITECTURE

MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Interior Views

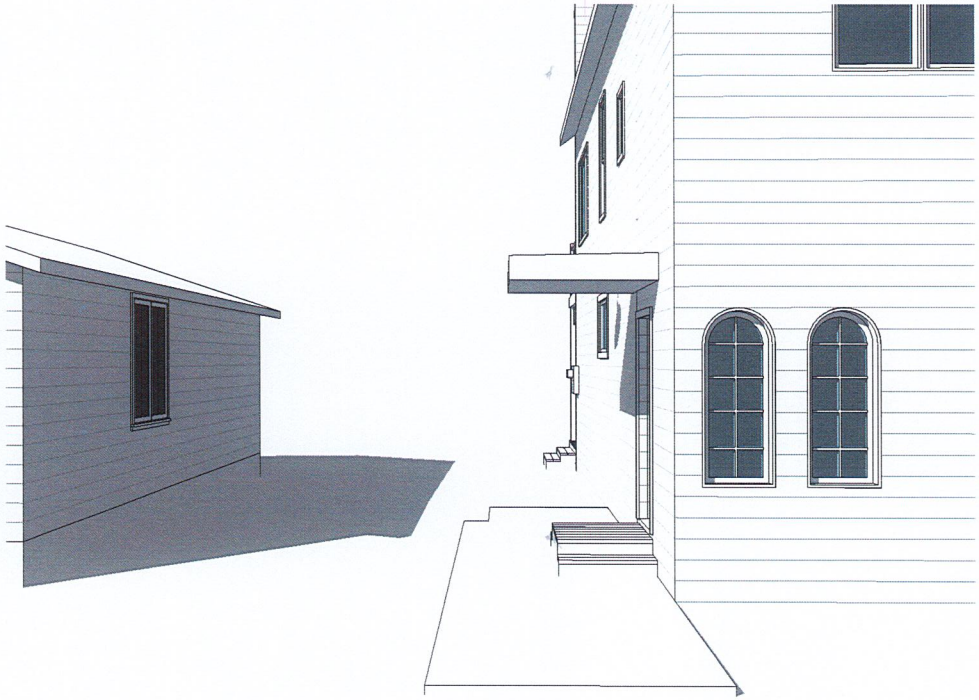
A9.0

9/5/25

9/5/2025 9:21:26 AM



1 Balcony



2 View from Backyard

STUDIO ECESIS ARCHITECTURE
MIKE COBB: 707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

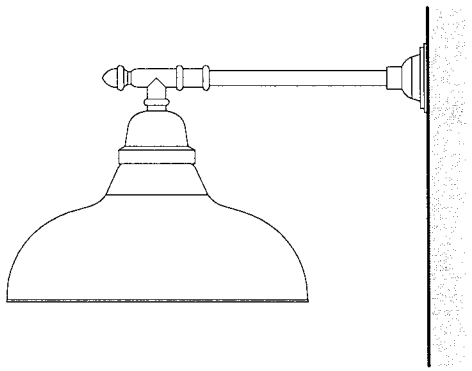
CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Views

A9.1

9/5/25

9/5/2025 9:21:27 AM



1 Lighting Detail
1 1/2" = 1'-0"

STUDIO ECESIS
ARCHITECTURE
MIKE COBB: 707·849·4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

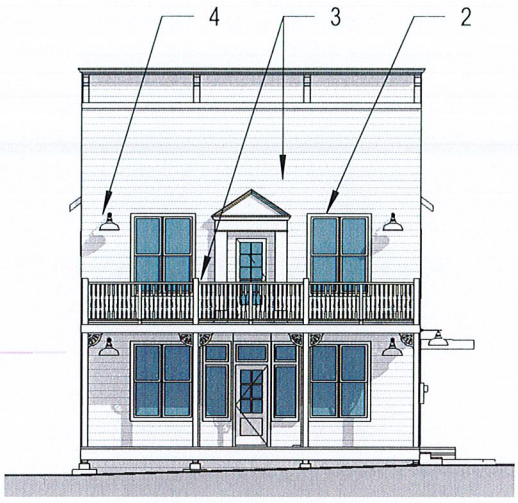
CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

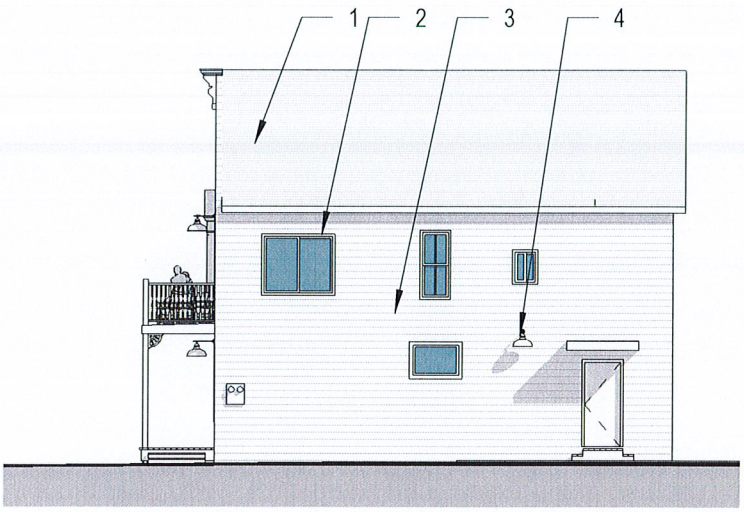
Exterior Details

A8.3

9/5/25

9/5/2025 9:21:25 AM





FINISH SCHEDULE

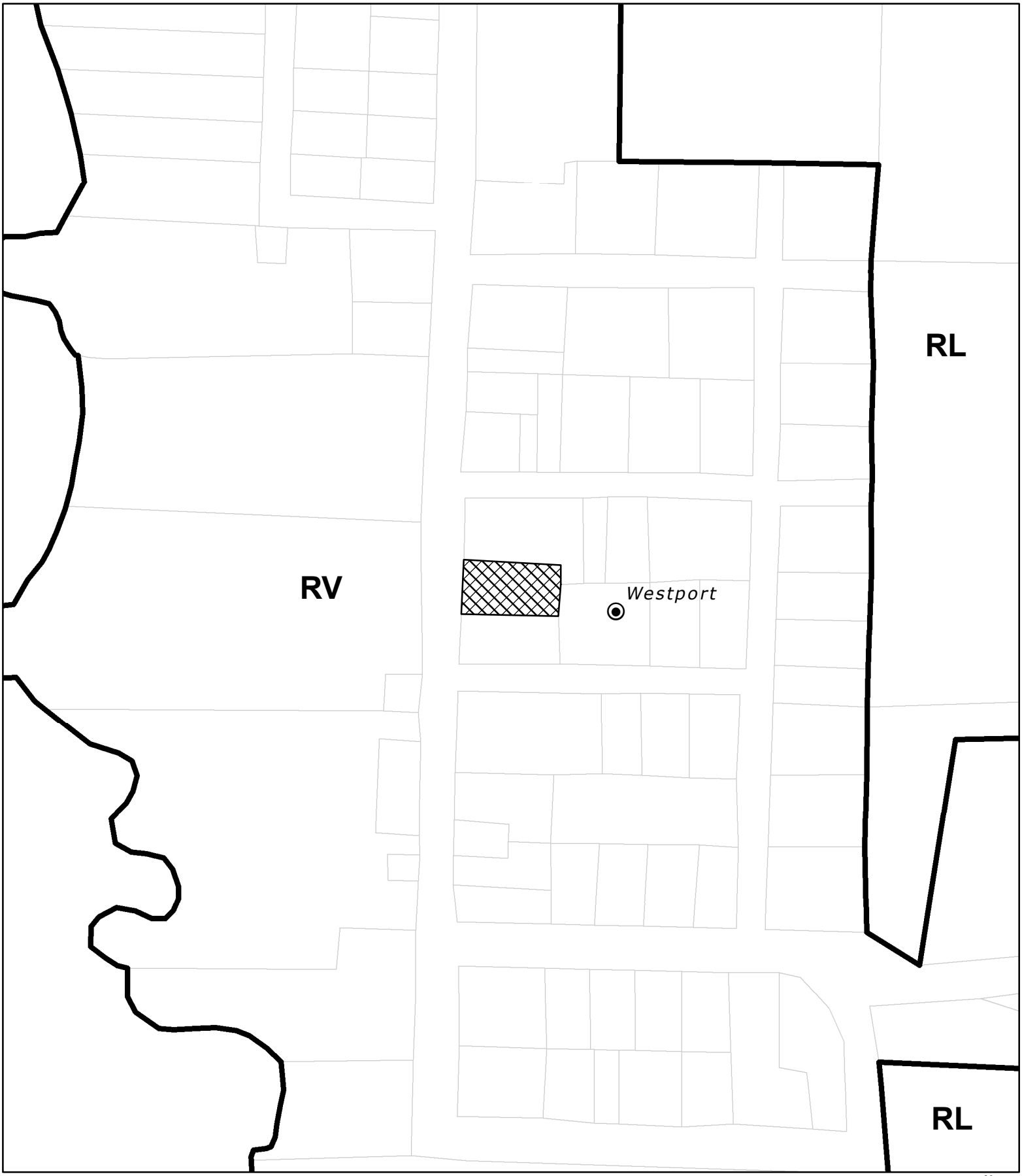
1. CERTAINTEED LANDMARK ASPHALT SHINGLE IN MOIRE BLACK
2. WINDOW FRAMES: LINEN OR COTTON
3. ARTISAN V-GROOVE SIDING WITH BENJAMIN MOORE OC-122 "COTTON BALLS"
4. CARSON STRAIGHT-ARM SCONCE WITH MATTE BLACK FINISH.



STUDIO ECESIS
ARCHITECTURE

MIKE COBB: 707·849·4504

INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

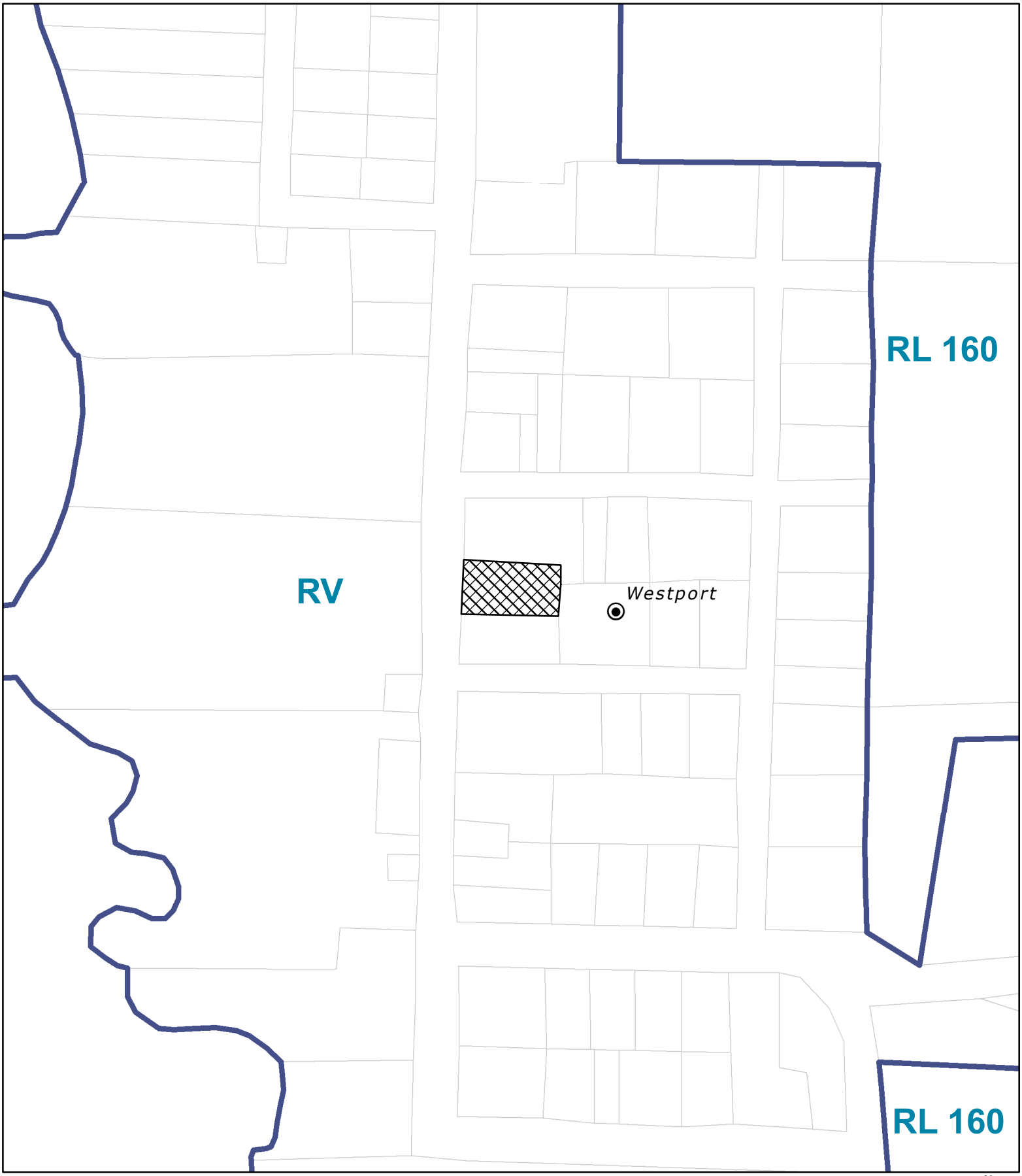
Major Towns & Places
Zoning Districts
Assessors Parcels

0 90 180 Feet
0 0.015 0.03 Miles
1:2,000

N W E S

ZONING

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Assessors Parcels

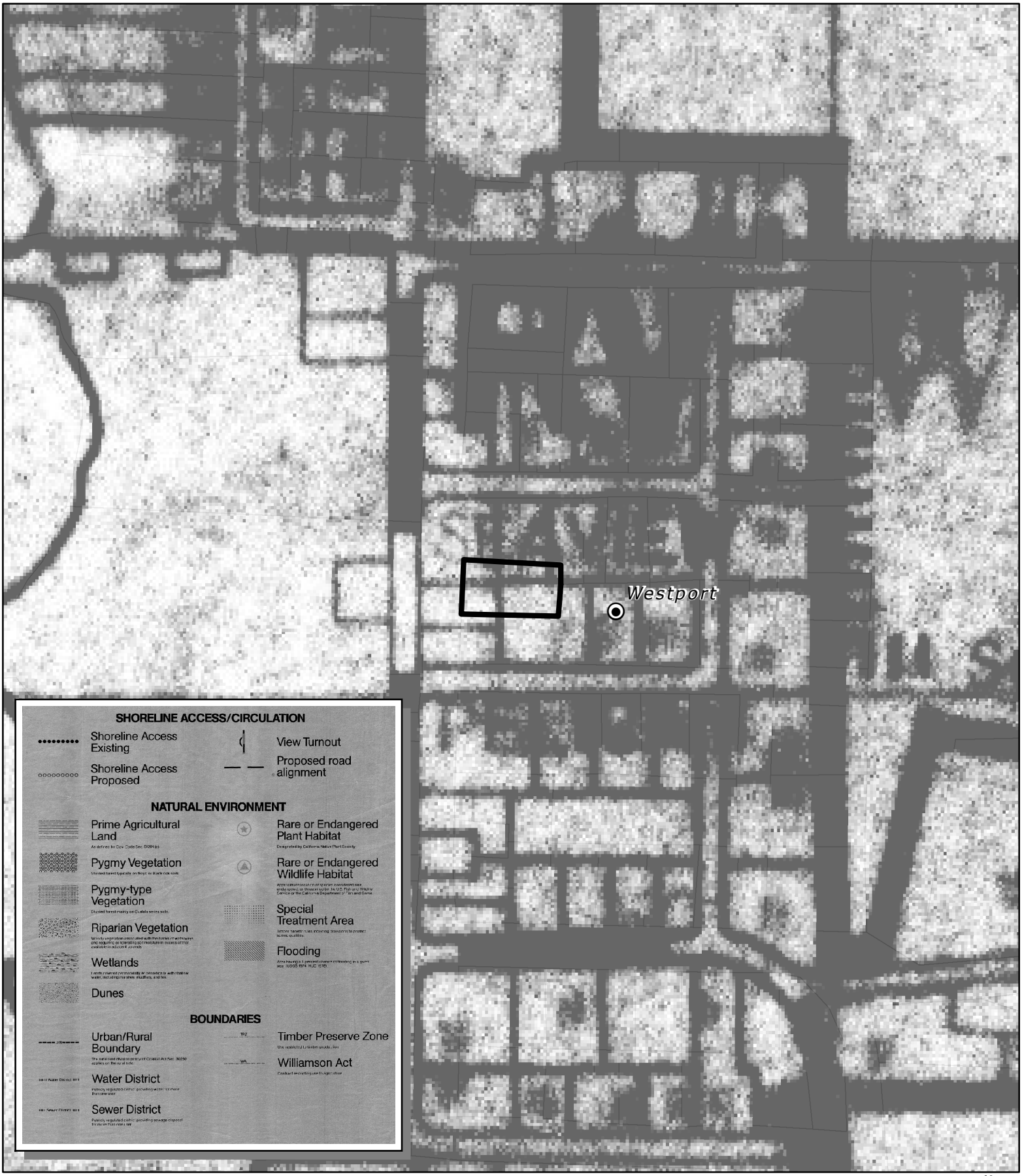
0 90 180 Feet
0 0.015 0.03 Miles

N
W E
S

1:2,000

GENERAL PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Assessors Parcels

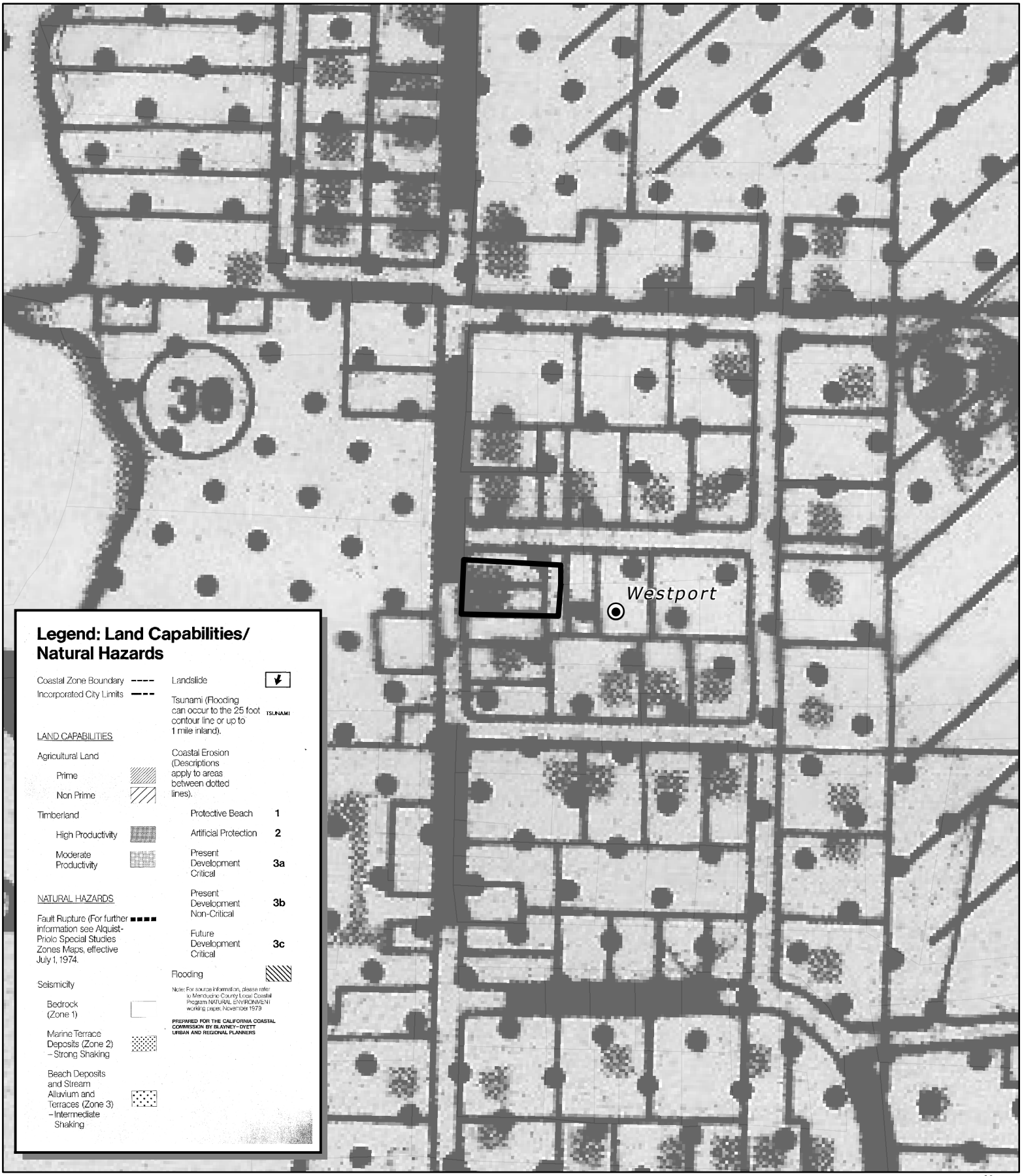
0 90 180 Feet
0 0.015 0.03 Miles

N W E S

1:2,000

LCP LAND USE MAP 8: WESTPORT

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

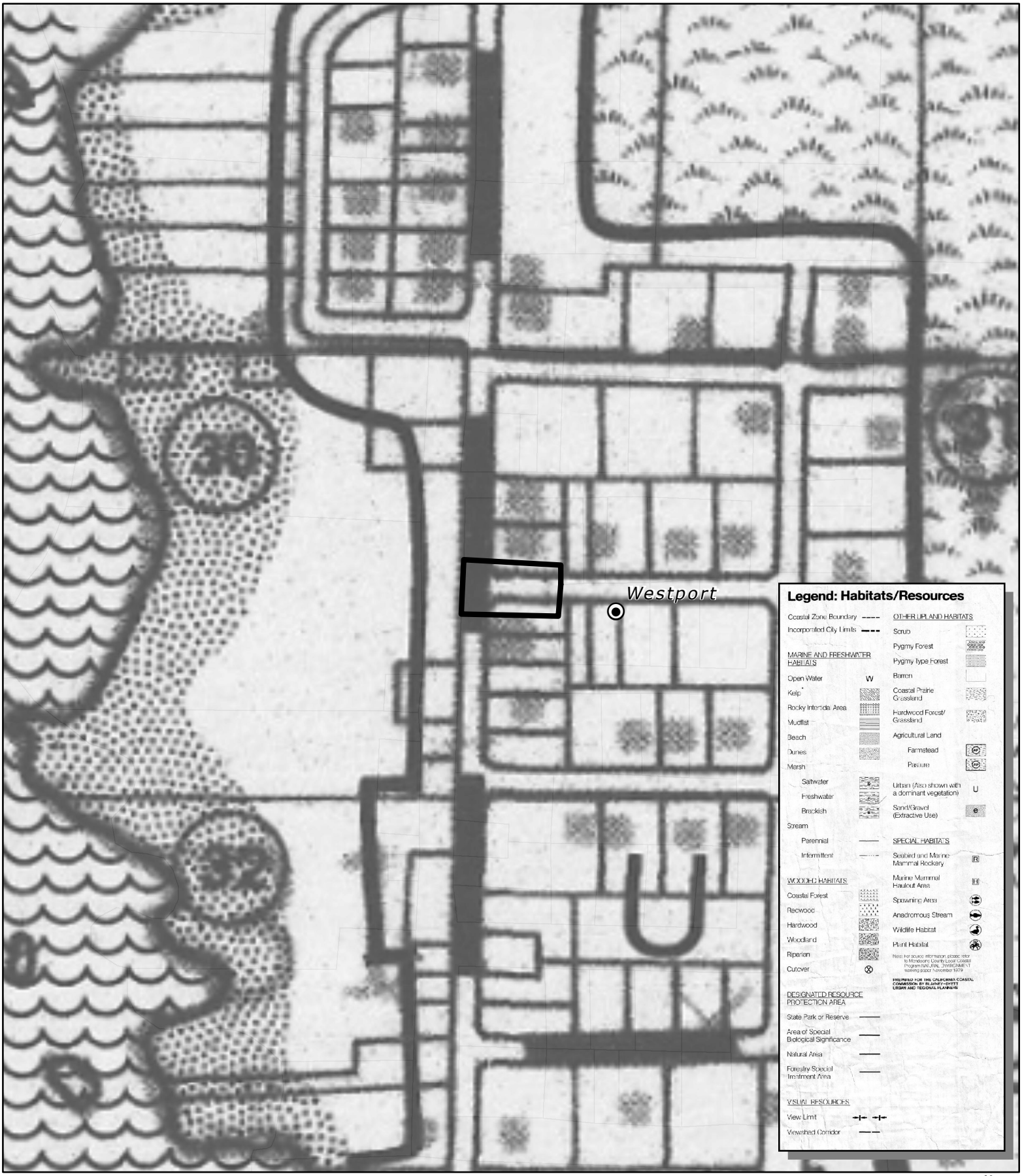
Major Towns & Places

Assessors Parcels

0 90 180 Feet
0 0.015 0.03 Miles
N W E S
1:2,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Assessors Parcels

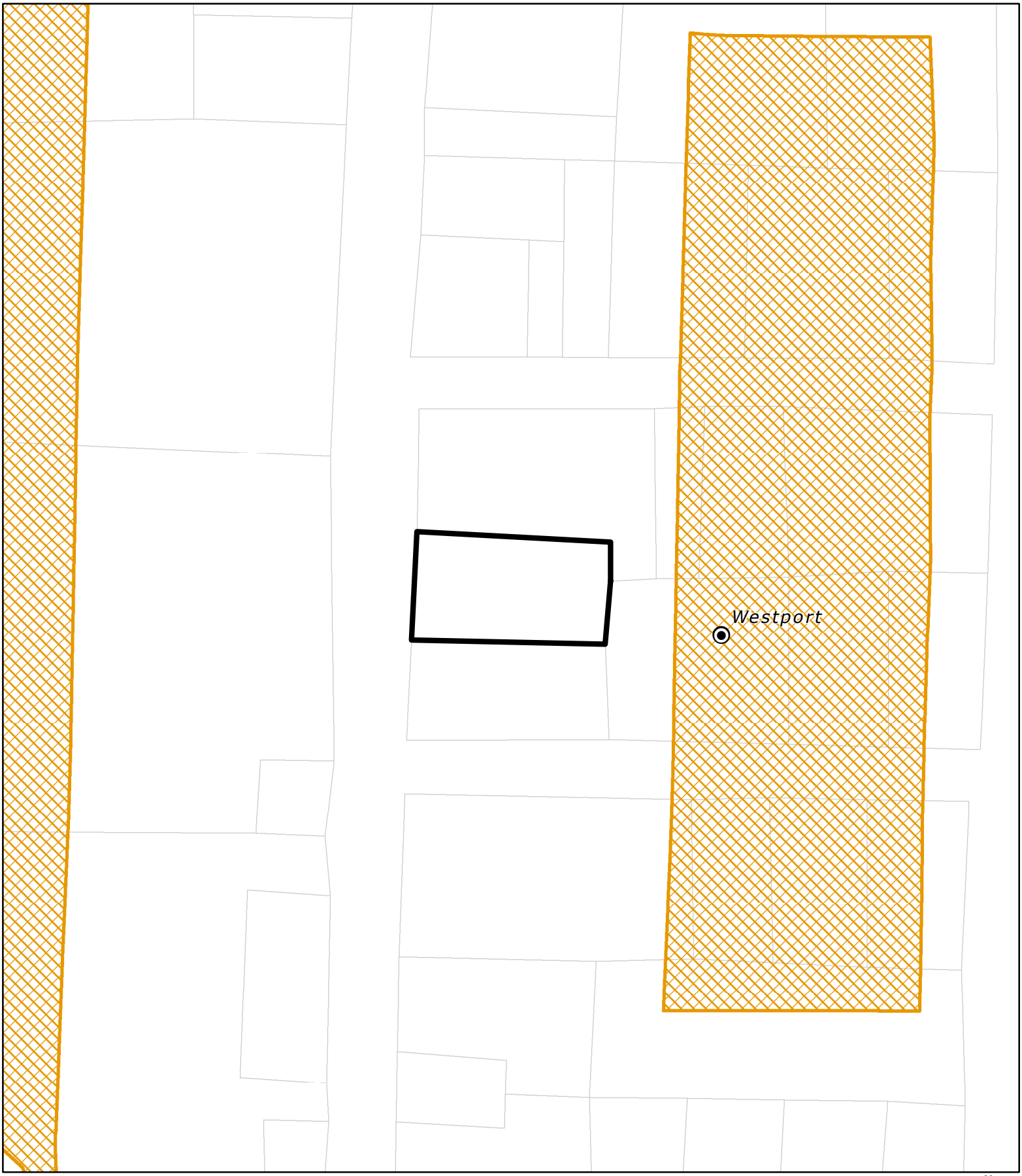
0 90 180 Feet
0 0.015 0.03 Miles

N W E S

1:2,000

LCP HABITATS & RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places
CDP Exclusion Areas
Assessors Parcels

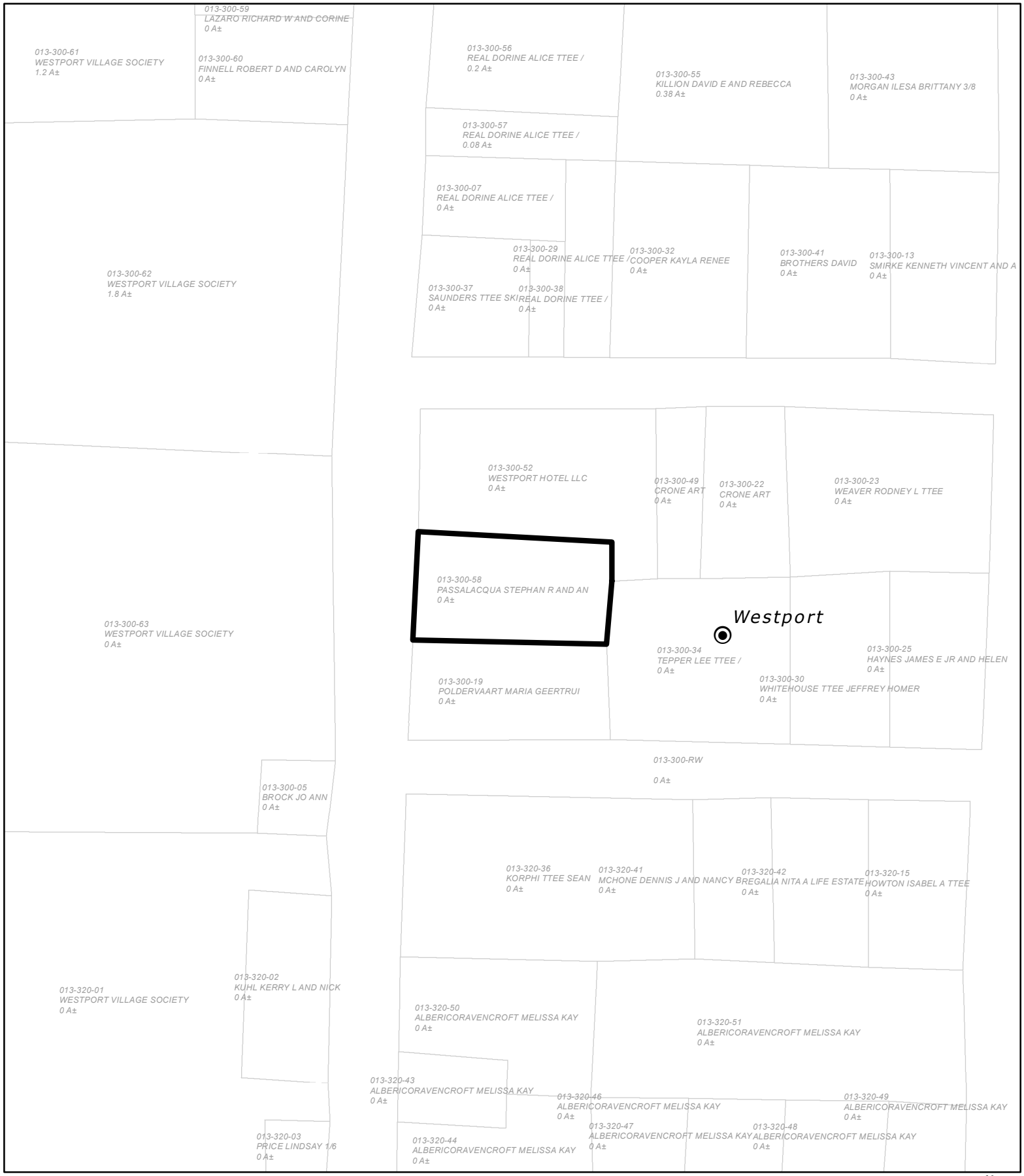
0 45 90 Feet
0 0.0075 0.015 Miles

N
W E
S

1:1,000

CDP EXCLUSION AREAS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Assessors Parcels

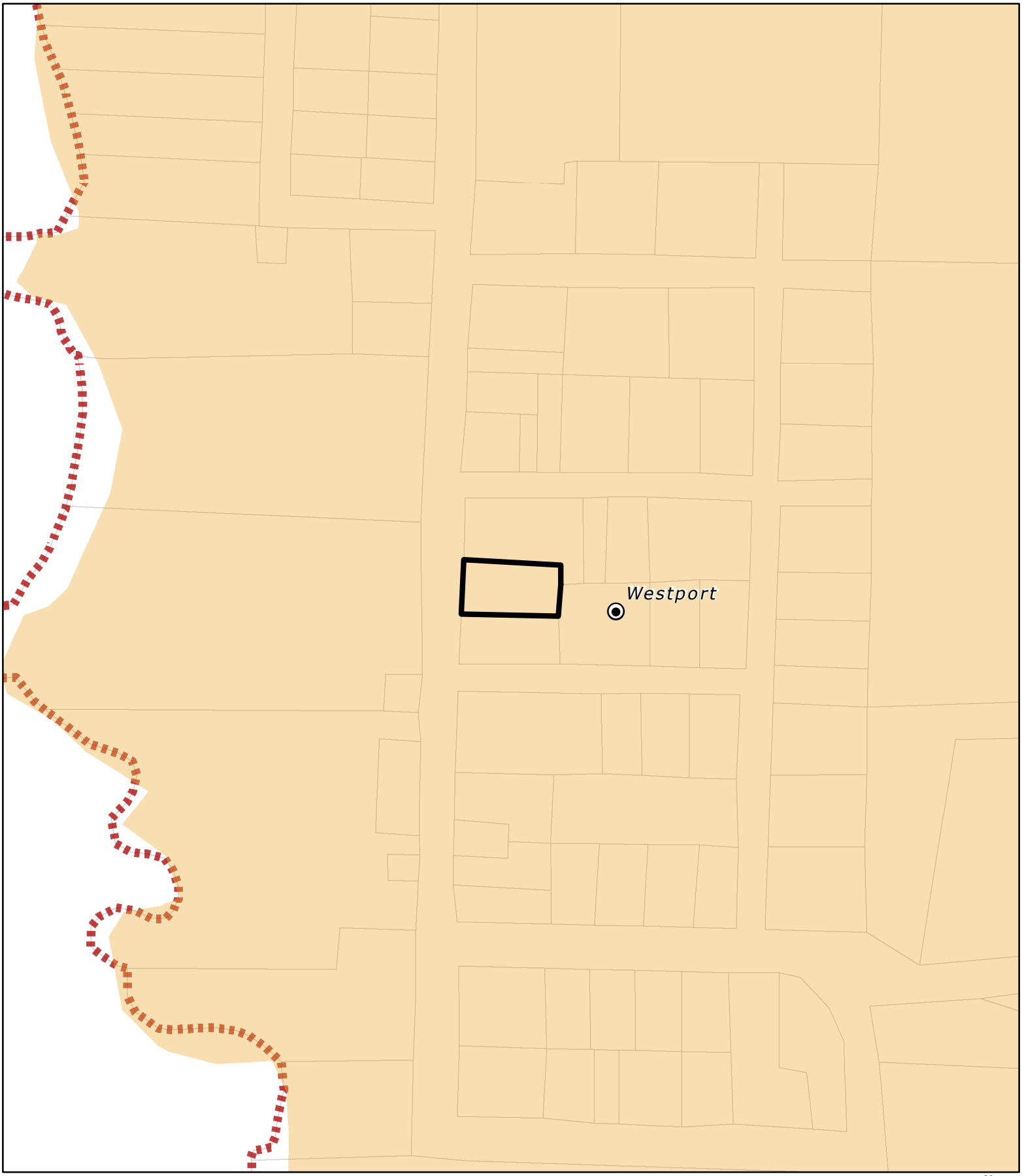
0 45 90 Feet
0 0.0075 0.015 Miles

N W E S

1:1,000

ADJACENT PARCELS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places
Assessors Parcels
High Fire Hazard
County Fire Districts

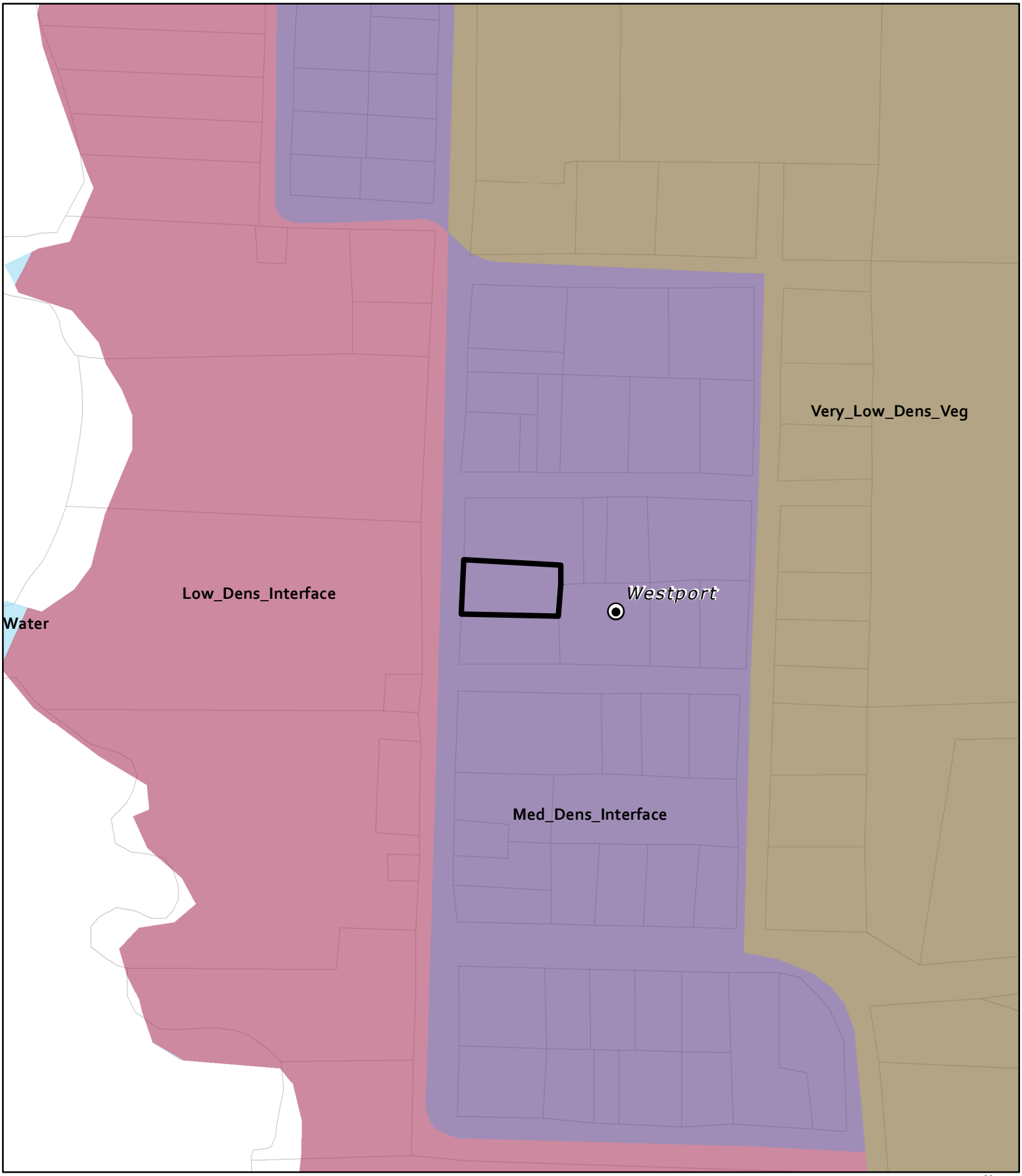
0 90 180 Feet
0 0.015 0.03 Miles

N
W E
S

1:2,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Assessors Parcels

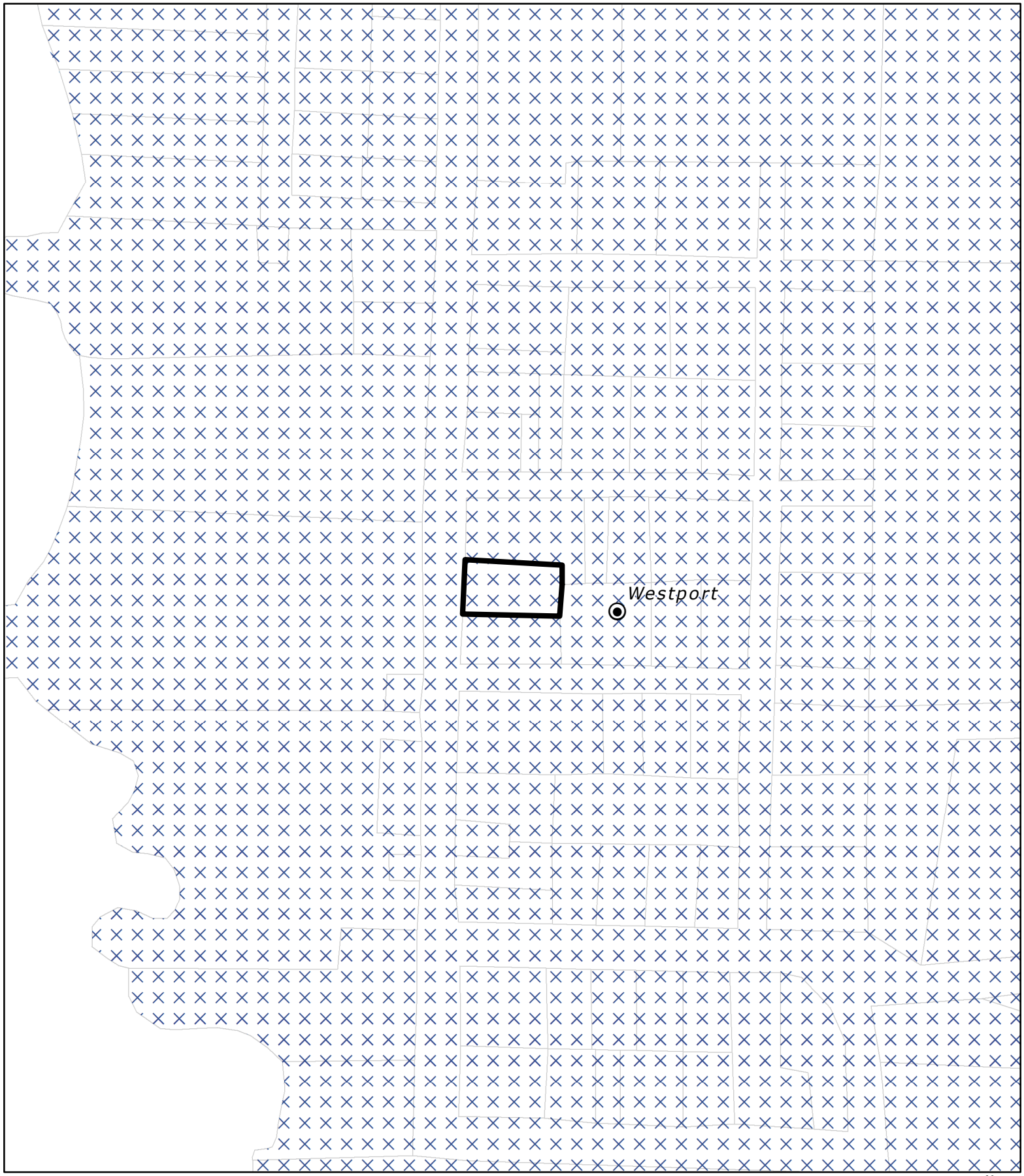
0 90 180 Feet
0 0.015 0.03 Miles

N W E S

1:2,000

WILDLAND-URBAN INTERFACE

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Critical Water Resources

Assessors Parcels

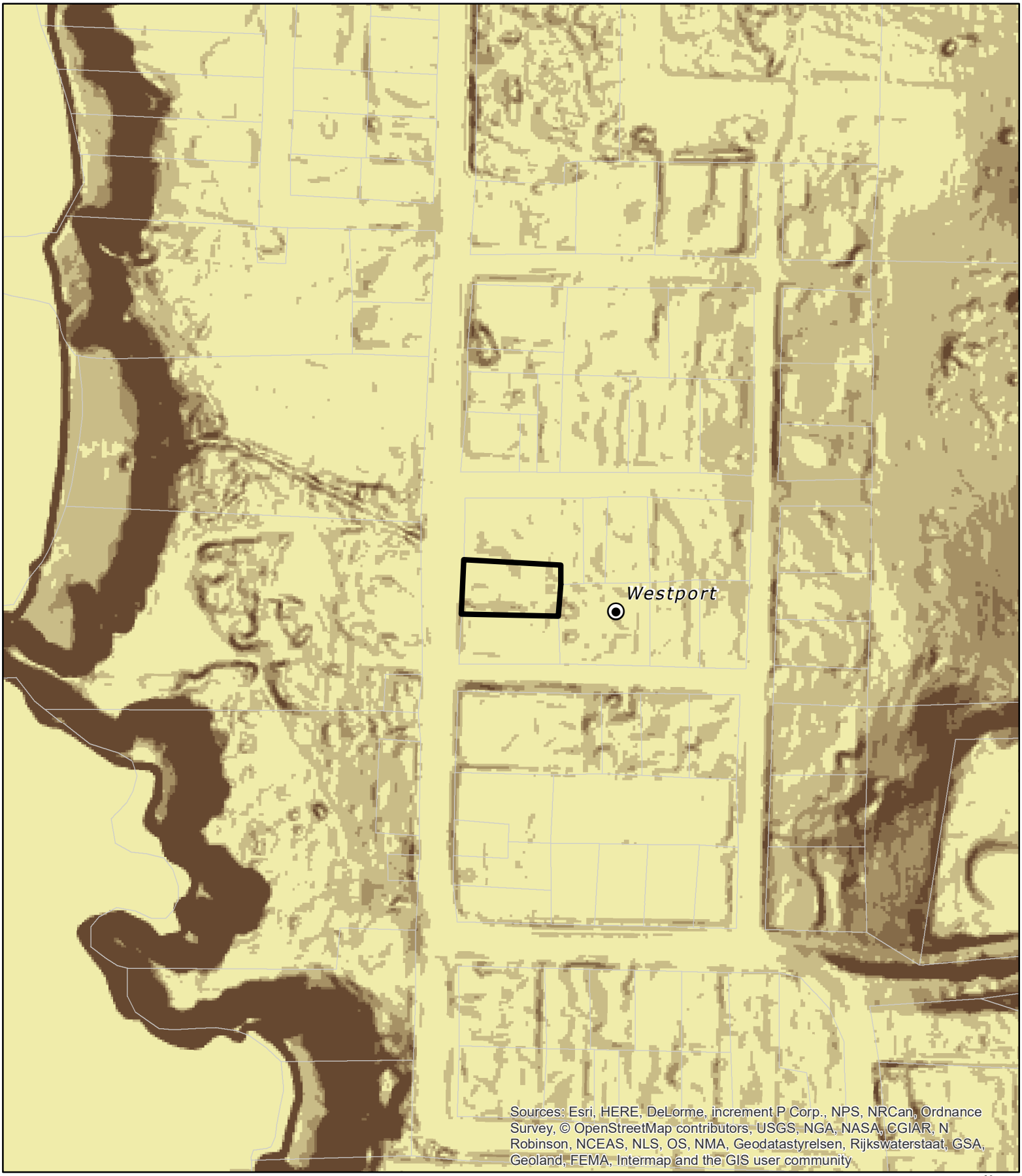
0 90 180 Feet
0 0.015 0.03 Miles

N
W E
S

1:2,000

COASTAL GROUND WATER RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

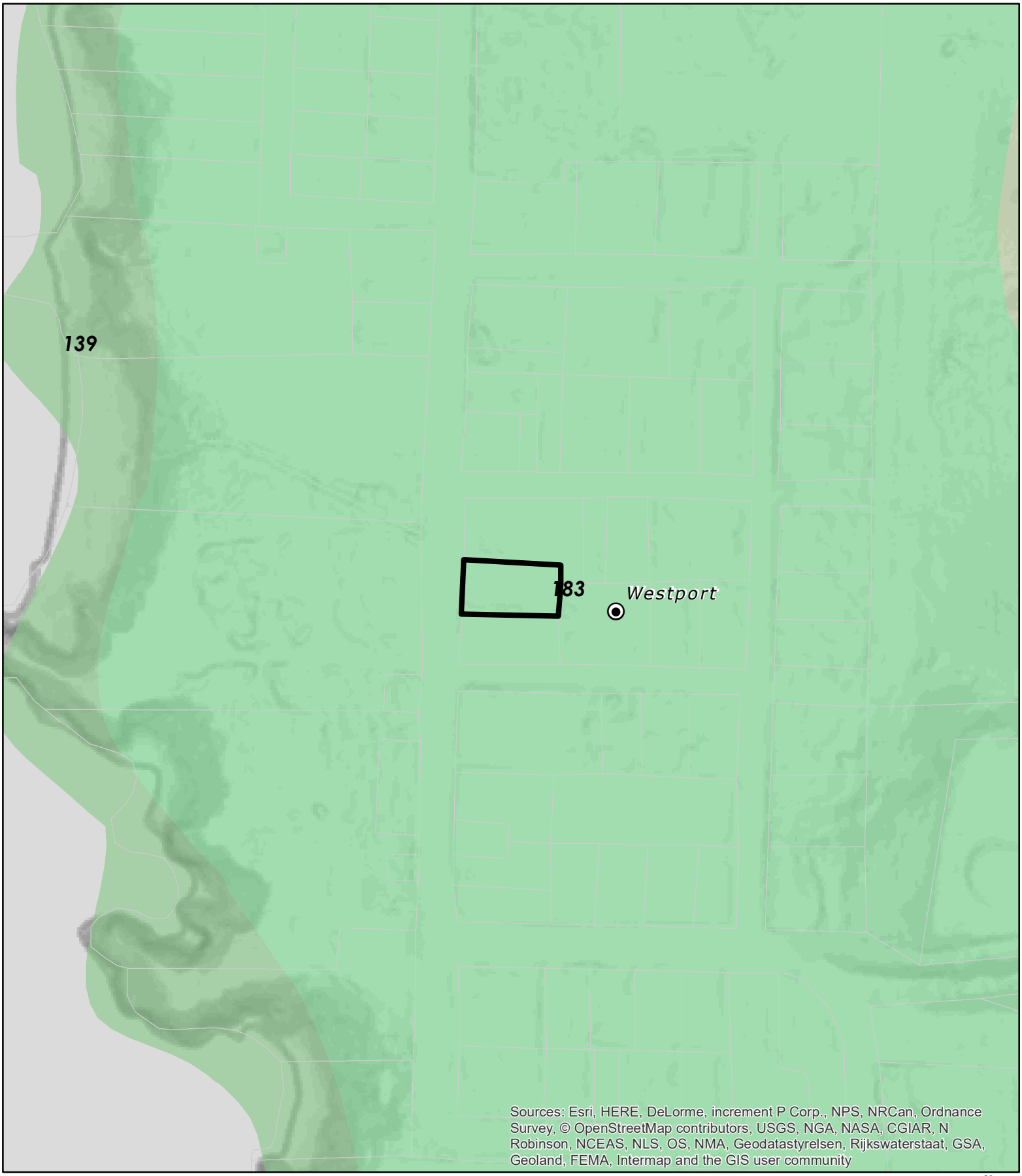
Major Towns & Places
Assessors Parcels
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%

0 90 180 Feet
0 0.015 0.03 Miles
1:2,000

N W E S

ESTIMATED SLOPE

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Assessors Parcels

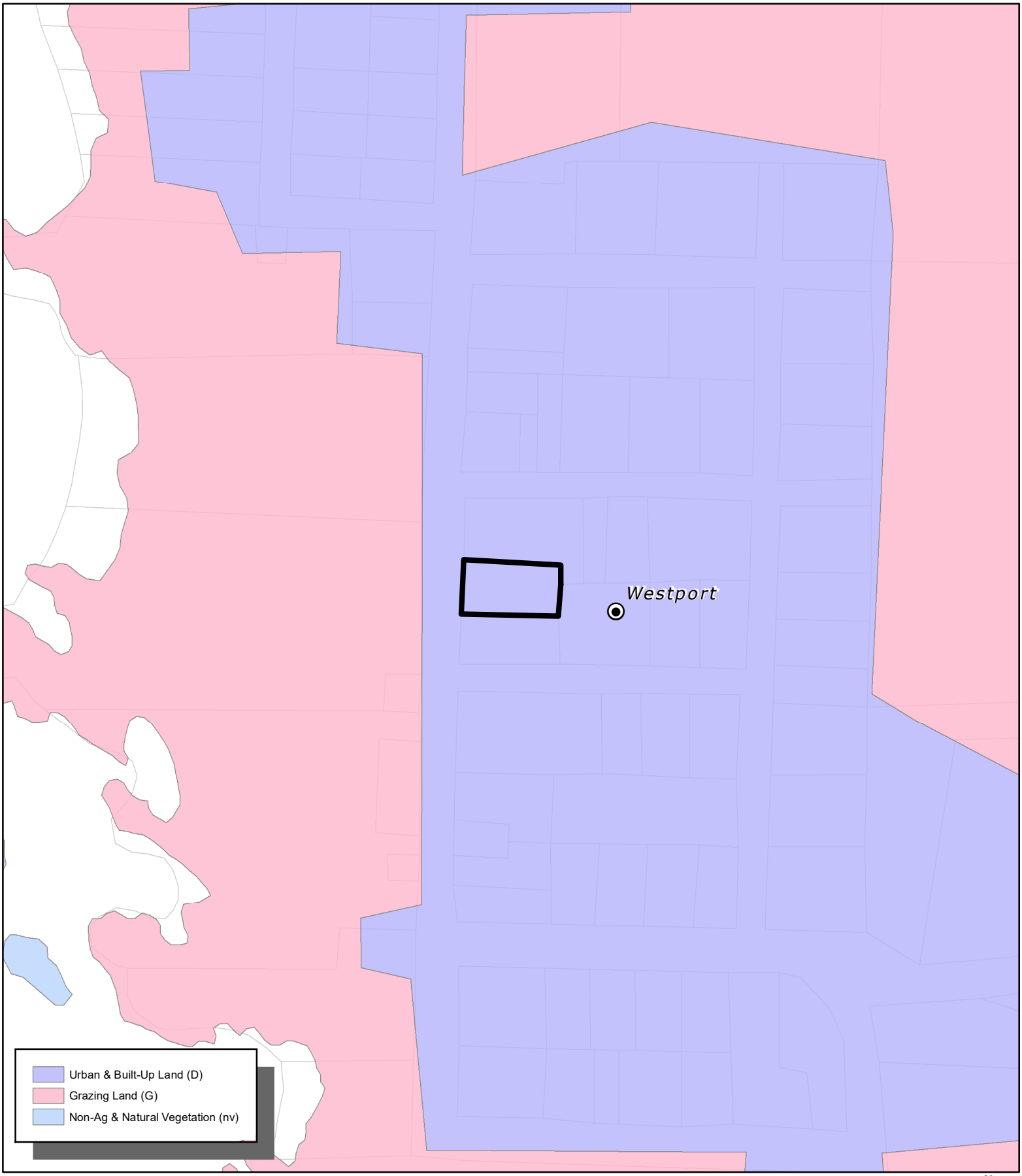
0 90 180 Feet
0 0.015 0.03 Miles

N W E S

1:2,000

WESTERN SOIL CLASSIFICATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places

Assessors Parcels

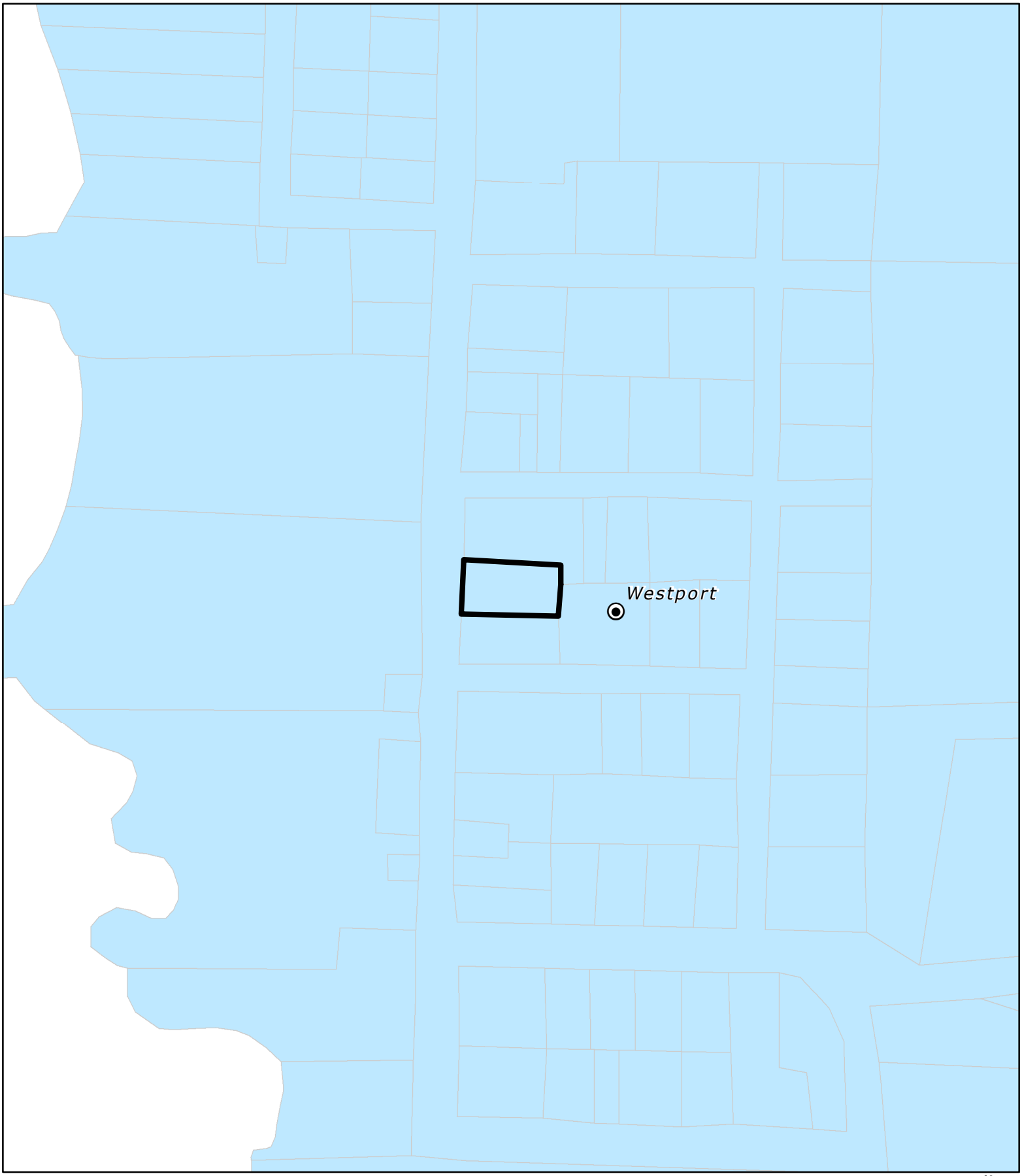
0 90 180 Feet
0 0.015 0.03 Miles

N W E S

1:2,000

IMPORTANT FARMLANDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places
Assessors Parcels
County Water Districts

0 90 180 Feet
0 0.015 0.03 Miles
1:2,000

N
W E
S

WATER DISTRICT

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

TRANS TECH CONSULTANTS
Civil Engineering, Geology and Environmental Compliance Services
License # 697833 (A-Haz)
Since 1987

Geotechnical Investigation Report

Passalacqua Property
38911 CA Hwy 1
Westport, California
APN 013-300-58

Prepared for:
Stephan Passalacqua
PO Box 3
Healdsburg, California 95448

Prepared by:
Trans Tech Consultants
930 Shiloh Road, Building 44, Suite J
Windsor, California 95492
(707) 837-8408

Job No. 5270.01
October 22, 2021
Reviewed and Updated April 3, 2025



Bill C. Wiggins, P.E.
Registered Civil Engineer

TABLE OF CONTENTS

Section		Page
1.0	Introduction	2
2.0	Project Description	2
3.0	Site Conditions	3
4.0	Geologic Hazards and Seismic Data	4
5.0	Conclusions and Discussion	5
6.0	Recommendations	5
	A. Site Preparation and Grading	5
	B. Foundations	7
	C. Construction Considerations	7
	D. Erosion and Maintenance	8
7.0	Additional Services and Limitations	8
8.0	References	9

Attachments: Plate 1, Site Location Map
Plate 2, Assessor's Parcel Map
Plate 3, Site Plan with Sample Locations
Plate A, Unified Soil Classification System
Plate B, Boring Log B1
Plate C, Boring Log B2
Plate D, Boring Log B3

1.0 INTRODUCTION

This report presents the results of Trans Tech Consultants' (TTC) Geotechnical Investigation Report for the building located at 38911 Highway 1 in Westport, California. The approximate location of the Project Site is shown on the attached Site Location Map, Plate 1. General site features are presented on the Assessor's Parcel Map, Plate 2, and Site Plan with Sample Locations, Plate 3.

The purpose of our geotechnical investigation was to evaluate the surface and subsurface conditions at the site in order to develop geotechnical engineering criteria for project design and construction. Our scope of services consisted of advancing three exploratory soil borings (B1 through B3), documenting conditions observed, laboratory testing of samples, and providing our conclusions and recommendations regarding:

1. Site preparation and grading.

2. Suitable foundation type(s), with design

3. Design parameters for pseudo-static lateral force earthquake design in accordance with the Uniform Building Code.

4. Support of conventional spread footings, interior and exterior slabs.

5. Anticipated construction problems, if applicable.

6. Geotechnical services during construction and other additional services, as appropriate.

Please note this study is limited and subject to the limitations provided at the end of this report. If the construction design or location differs from this report, we should be contacted to review and revise this study with a supplemental report.

2.0 PROJECT DESCRIPTION

The subject site is located at 38911 Highway 1 in Westport, California and is also known as Assessor Parcel Number (APN) 013-300-58. The approximately 0.2-acre property consists of an approximately 2,000 square foot two story, wood framed building (main) and an approximately 700 square foot single story wood framed guest house. The gently sloping property is further located within the California Coastal Zone and has a land use of Rural Village (CCC, 2021, MCCZ, 1985).

We understand that the proposed project will include the construction of a new foundation for the main building.

3.0 SITE CONDITIONS

Regional Geologic Setting

The subject site is located within the village of Westport, California on a coastal bluff (please see Plate 1). Further, the site lies within the Coast Ranges geomorphic province of California, which is characterized by northwest-trending valleys and mountain ranges, variable topography, active seismicity, and abundant land sliding and erosion. The regional bedrock geology consists of complexly folded, faulted, sheared, and altered sedimentary, igneous, and metamorphic rock of the Jurassic-Cretaceous-aged Franciscan Complex. Within central and northern California, Franciscan rocks are locally overlain by a variety of Cretaceous and Tertiary-age sedimentary and volcanic rocks which have been deformed by episodes of folding and faulting. The youngest geologic units in the region are Quaternary-aged (last 1.8 million years) sedimentary deposits. These unconsolidated deposits partially fill many of the valleys of the region.

Site Geology

As indicated on the 1989 *Reconnaissance geologic map of the Covelo 30- x 60-minute quadrangle, northern California* by Jayko et al (USGS, 1989), the site is underlain by Quaternary and/or Tertiary-aged terrace deposits (QTt).

Topography

Based upon the USGS Westport Quadrangle topographic map (USGS, 2018), the topography at the building site is relatively flat. The site is approximately 90 feet above mean sea level.

Surface Water Bodies

The nearest surface water body is the Pacific Ocean located approximately 500 feet west of the site. An unnamed, ephemeral creek is located approximately ¼ mile south.

Field Exploration and Laboratory Testing

The subsurface conditions at the site were explored on August 19, 2021, by advancing three exploratory soil borings up to approximately 11.5 feet below ground surface (bgs) in depth using a limited access "Beaver" rig equipped with solid flight augers and a 70-pound drive hammer with a 30-inch drop. The approximate locations of the borings are shown on Plate 3. The field exploration was performed under the technical direction of our Professional Geologist. Our Professional Geologist examined and visually classified the soil encountered, maintained a log of soils/bedrock encountered, and obtained both relatively undisturbed and disturbed samples of soil for laboratory examination and testing. Relatively undisturbed samples were collected from the borings using a California modified split spoon sampler and standard pin sampler.

The soils encountered were classified in accordance with the Unified Soil Classification Chart, Plate A. A graphical representation of the soils encountered in the borings are presented on the Boring Logs B1 through B3 on Plates B through D, respectively. The logs of soils show subsurface conditions on the dates and locations indicated. Soil consistency was estimated based on conditions observed in the field. Please note the N value derived from the blow counts have been adjusted for the hammer and distance dropped and type of sampler. N Values recorded on the boring logs are approximate.

Select soil samples were submitted for laboratory testing to determine index properties of the soils underlying the proposed building site. Atterberg Limits, moisture content, and dry density were tested in the laboratory utilizing American Society for Testing and Materials (ASTM) test procedures. Unconfined strength and shear strength were also measured in the laboratory utilizing a pocket penetrometer and shear vane, respectively.

Soil Conditions Observed

Soil conditions in the area of boring B1 consist of a gravel fill material to approximately 1-foot bgs. Underlying the fill is a sandy clay/clayey sand to an approximate depth of 4 feet bgs. In boring B2, a clayey silt was observed to an approximate depth of 1.5 feet bgs. Underlying the fine-grained soil is a clayey sand with variating color to a depth of 9.5 feet. Soil conditions differed in boring B3; a silty clay of varying colors with depth was observed to an estimated depth of approximately 8 to 10 feet bgs. Underlying the clays is a silty/clayey sand to a depth of 11.5 feet, the maximum depth explored. Please note that the clay/sand contact in boring B3 was based on visual observations of drill cuttings and is not exact.

Based upon the laboratory testing, the near surface soils encountered under the front portion of the building (B3) are considered to be moderately expansive.

Groundwater

Groundwater was not encountered in any of the borings.

4.0 GEOLOGIC HAZARDS AND SEISMIC DATA

In northern California, transform plate motion at the western edge of the North American continental plate is distributed across a broad zone that includes the San Andreas Fault as well as a series of inboard strike-slip faults. The subject site is located approximately 8 miles east of the San Andreas Fault (CGS, 2021a). The site is not located within a Alquist-Priolo Earthquake Fault Zone (CGS, 2021b).

The site is not located in a tsunami inundation area based upon the California Tsunami Maps (CGS, 2021c).

The site is not located in a FEMA-identified flood zone (FEMA, 2021).

No seismic shaking or liquefaction hazard maps are currently available for the subject site. However, the Mendocino County General Plan – Figure 3-12 Seismic Faults (MCGP, 2009) demonstrates that the site is not mapped in an area of liquifiable soils. Liquefaction potential and related hazards are considered to be low.

The USDA identifies the site soils as Coastal Beaches (USDA, 2021). The risk of corrosion due to soil-induced electrochemical interaction in concrete was not rated. Please note that soil corrosivity testing to validate the USDA ratings was not performed as part of this study.

A Seismic Site Class of D – Stiff Soil has been selected for the subject site based on subsurface exploration, geologic maps, previous nearby studies, and the current California Building Code.

Based on the site class and the latitude/longitude, design spectral response acceleration parameters should be developed by the project engineer.

5.0 CONCLUSIONS AND DISCUSSION

Based on the results of the field and laboratory investigation, it is our opinion that there are no geotechnical considerations to limit or preclude the proposed development provided that our recommendations are followed, and that noted conditions and risks are acknowledged.

As is most of Northern California, the site is subject to strong ground motion from seismic sources. Recommendations are presented below to construct a foundation designed to meet current building code earthquake design criteria as a minimum.

For the proposed improvements, the primary geotechnical considerations to be addressed in design and construction include weak, near surface soils in the upper 12 inches of existing grade, the moderately expansive soils encountered in Boring B-3, and accommodation of strong ground shaking forces from earthquakes.

High groundwater was not encountered in the subsurface exploration, but seasonally perched groundwater conditions should be anticipated during periods of prolonged rainfall and during the rainy season. Site grading during the winter or wet season can be difficult and additional information regarding groundwater are provided in "Section 6.0 Recommendations, C. Construction Considerations" of this report.

Due to the variability of soil deposits and the inherent limitations of current engineering and construction practices, some post-construction vertical settlement may occur. TTC estimates that total post static construction settlement is not likely to exceed 1 inch, and post-construction differential settlement is not likely to exceed 1/2 inch. Additional settlement data including potential seismic induced settlement and estimated footing and/or pier settlement are provided below in "Section 6.0 Recommendations, B. Foundations" of this report.

6.0 RECOMMENDATIONS

A. Site Preparation and Grading

In the following recommendations, "Engineered," "compact," and "compacted" refer to obtaining a minimum of 90% of the maximum relative dry density as referenced to the ASTM D 1557 test method. As appropriate, notify Underground Service Alert (1-800-227-2600) prior to commencing site work, and use this location service and other methods to avoid injury or risk to life from underground and overhead utilities, and to avoid damaging them.

Strip all existing improvements, cultural debris, vegetation, root systems, near surface fill (disturbed soil) and unsupportive soils from areas to receive structural improvements, and for 5 feet outside planned building envelope. Except for vertical sides or steps, subgrade surfaces to receive structural fill should be cut-graded to slope no steeper than 10%.



If site grading is to be performed, TTC should conduct a field review of subgrade soils exposed by site grading to identify and mitigate any unsupportive soils zones. If requested, we will recommend that remaining unsuitable soils, such as overly weak, compressible, or disturbed soils, be additionally stripped. The exposed subgrade for concrete slabs, etc. should be scarified a minimum of 6 inches, moisture conditioned if necessary to near optimum moisture content, and proof-rolled using a relatively heavy vehicle, such as a heavy-duty compactor, a loader with a full bucket, full water or dump truck, or equivalent. The proof-rolling should be accomplished with the soil damp or moist (not wet or dry), and a firm, non-yielding surface should be evident during the proof-rolling. If a yielding surface is observed (pumping, weaving under wheel loads), additionally excavate the yielding area, and replace the over-excavated material with engineered fill in a manner that will result in a stable subgrade surface under the proof-rolling, following the over-excavation and replacement. Note that geofabric specifically designed for subgrade stabilization may also be recommended but is not anticipated based on conditions encountered in our exploration test borings.

Prior to placement of engineered-fill the subgrade should not be allowed to dry and shrink. Maintain subgrade soils in a moist condition by covering with plastic to avoid saturation from rain or immediate placement of engineered fill as recommended below. Do not cover overly wet or muddy subgrade soil conditions and avoid grading during wet weather conditions.

Structural fill material should consist of relatively non-plastic (Liquid Limit less than 40, Plasticity Index less than 16) material containing no organic material or debris, and no individual particles over 8 inches across. Near surface site soils are considered suitable for engineered or structural fill based on the subsurface exploration. All import fill should be approved by a Soils Engineer prior to placement at the subject site. We recommend using a quarry manufactured 3/4 or 1-1/2-inch base rock for all imported fill due to the ease of compaction.

Moisture condition engineered fill to within 2% of the optimum moisture content as determined by ASTM D 1557 test method. Place fill in lifts not exceeding 8 inches in loose thickness, and thoroughly compact each lift into place until further consolidation ceases. Thoroughly track-walk and compact the finished fill surface. Structural or engineered fill should be placed to design grades and compacted to a minimum of 90% of the maximum relative dry density as determined by the ASTM D 1557 test method. Conducting site grading in the summer season may avoid complications resulting from wet or overly moist soil conditions.

OSHA trench and excavation safety regulations should be acknowledged and followed. Trench sidewall soils may be unstable, and variable soil conditions may be encountered. Backfill for trenches should be select import material (3/4-inch base rock or crushed fine aggregate) and placed in conformance with structural fill criteria as stated above for areas within fill placement and within 5 feet of planned improvements. Holes resulting from the removal of buried obstructions should be backfilled with compacted fill. Old underground tanks and old septic systems, if encountered, should be removed in accordance with local regulations.

B. Foundations

Foundations should be sized, embedded, and reinforced to at least the minimums presented in the current edition of the California Building Code. Foundation design parameters are shown on Table 2.

Table 2: Geotechnical Foundation Design Parameters

Description	Design Value
Allowable bearing capacity of Dead + Live Loads	1500 psf
Allowable bearing capacity of Dead + Live + Short Term Dynamic Loads (Wind & Seismic)	1950 psf
Frictional coefficient for Footing Soil Contact	0.35
Allowable lateral passive pressure resistance (neglect upper 6 inches of soil unless restrained)	250 psf per foot of depth
Allowable lateral passive pressure resistance for dynamic loads (neglect upper 12 inches soil unless restrained)	330 psf per foot of depth
Maximum limit of allowable lateral passive pressure at depth	1500 psf
Minimum Footing Depth Below Lowest Adjacent Original Soil Grade	36 inches*
Minimum Footing Width	15 inches
Minimum Horizontal Continuous Footing Reinforcement	4 No. 4 rebar
Minimum Concrete Slab-on-Grade Reinforcement	4 inches

*lean concrete may be used to within 18 inches below original grade

Crawl space drainage consisting of an approximately 4-inch layer of clean drain rock with perforated drainpipes daylighting to the exterior via ports in the stem walls may be prudent to consider.

C. Construction Considerations

The following construction considerations are presented to aid in project planning. These considerations are not intended to be comprehensive; other issues may arise which will require coordination between the owner, our engineering geologist and soils engineer, and the contractor's construction methods and capabilities.

Groundwater, seepage, or surface water conditions can be problematic, in that earthwork required to create competent subgrade surfaces on which to place fill or improvements can be complicated by the presence of groundwater. Soils may tend to weaken, pump, and yield under construction traffic where saturated soils and surface ponding may be evident. Even small quantities of persistent seepage may substantially complicate construction operations if proposed excavations extend near or below areas of saturated soil. Construction difficulties resulting from near surface groundwater or excess soil moisture will tend to become reduced or less likely if

grading activities are conducted in the midsummer to early fall time of year. Wet weather grading and construction may add additional costs, for example, imported base rock and geofabric for soil stabilization and slurry protection of foundation excavations. Wet weather grading should incorporate silt fencing and erosion control at potential surface water exit points.

Construction during the dry season minimizes potential groundwater problems but will require specific focused measures to keep exposed soil subgrade from drying out, which can happen quickly in the sun and wind. Once covered by granular fill, occasional sprinkling should be accomplished to keep the soils from drying out under the granular fill.

D. Erosion and Maintenance

Straw, seeding, and erosion control are recommended for all exterior bare soil surfaces disturbed by the upgrade activities. It is important to effectively monitor and maintain erosion control measures, and stability of site soils. Frequent periodic monitoring and maintenance, especially in the first few wet seasons following construction, will significantly reduce risk of larger-scale erosion or instability problems. Site-specific additional geotechnical recommendations may be required in connection with initial performance and required modifications of erosion control measures.

7.0 ADDITIONAL SERVICES AND LIMITATIONS

During the design phase, it is important that communication between the design team and TTC be maintained to optimize compatibility between the design and subsurface conditions.

We have assumed, in preparing my recommendations, that we will be retained to review those portions of project that pertain to earthwork and foundations. The purpose of this review is to confirm that my earthwork and foundation recommendations have been properly interpreted and implemented during design.

The analyses, conclusions, and recommendations contained in this report are based on site conditions that we observed at the time of my investigation, data from my subsurface explorations and laboratory tests, my current understanding of proposed project elements, and on my experience with similar projects in similar Geotechnical environments. TTC has assumed that the information obtained from our limited subsurface explorations is representative of subsurface conditions throughout the subject site. To confirm this assumption, we must observe and evaluate actual soil conditions encountered during project construction operations. Subsurface conditions may differ from those disclosed by my limited investigations. If differing conditions are encountered during construction, we should be notified immediately so that we can reevaluate the applicability of my recommendations. Such an evaluation may result in amended recommendations. If the scope of the proposed construction, including the proposed loads, grades, or structural locations, changes from that described in this report, my recommendations should also be reviewed.

TTC has prepared this report for your exclusive use on this project in substantial accordance with the generally accepted Geotechnical engineering practice as it exists in the site area at the time of our study, including time and budget constraints. No warranty is expressed or implied. If there is a substantial lapse of time between the submission of this report and the start of work at the subject site, or if conditions have changed due to natural causes or construction operations at or adjacent to the site, TTC should review this report to determine the applicability of the conclusions and recommendations considering the changed conditions and time lapse. This report is applicable only to the project and site studied. The field and laboratory work were conducted to investigate the site characteristics specifically addressed by this report. Assumptions about other site characteristics, such as hazardous materials contamination, or environmentally sensitive or culturally significant areas, should not be made from this report.

8.0 REFERENCES

CBSC, 2019. California Building Code, California Code of Regulations Title 24, Part 2, Volume 2 of 2, by the California Building Standards Commission.

CCC, 2021. California Coastal Commission Coastal Zone Boundary maps, https://www.coastal.ca.gov/maps/czb/ accessed on 10/20/2021

CGS, 2021a. Fault Activity Map, https://maps.conservation.ca.gov/cgs/fam, accessed on 10/20/21.

CGS, 2021b. Regulatory Maps, https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/ accessed on 10/20/21.

CGS, 2021c. California Tsunami Maps and Data, https://www.conservation.ca.gov/cgs/tsunami/maps accessed on 10/20/2021

GOOGLE, 2021. Google Earth Pro, accessed on 5/24/21.

FEMA, 2021. FEMA Flood Map Service Center, https://www.fema.gov/flood-maps, accessed on 10/20/2021

MCCZ, 1985. County of Mendocino Coastal Zone map. July 3, 1985

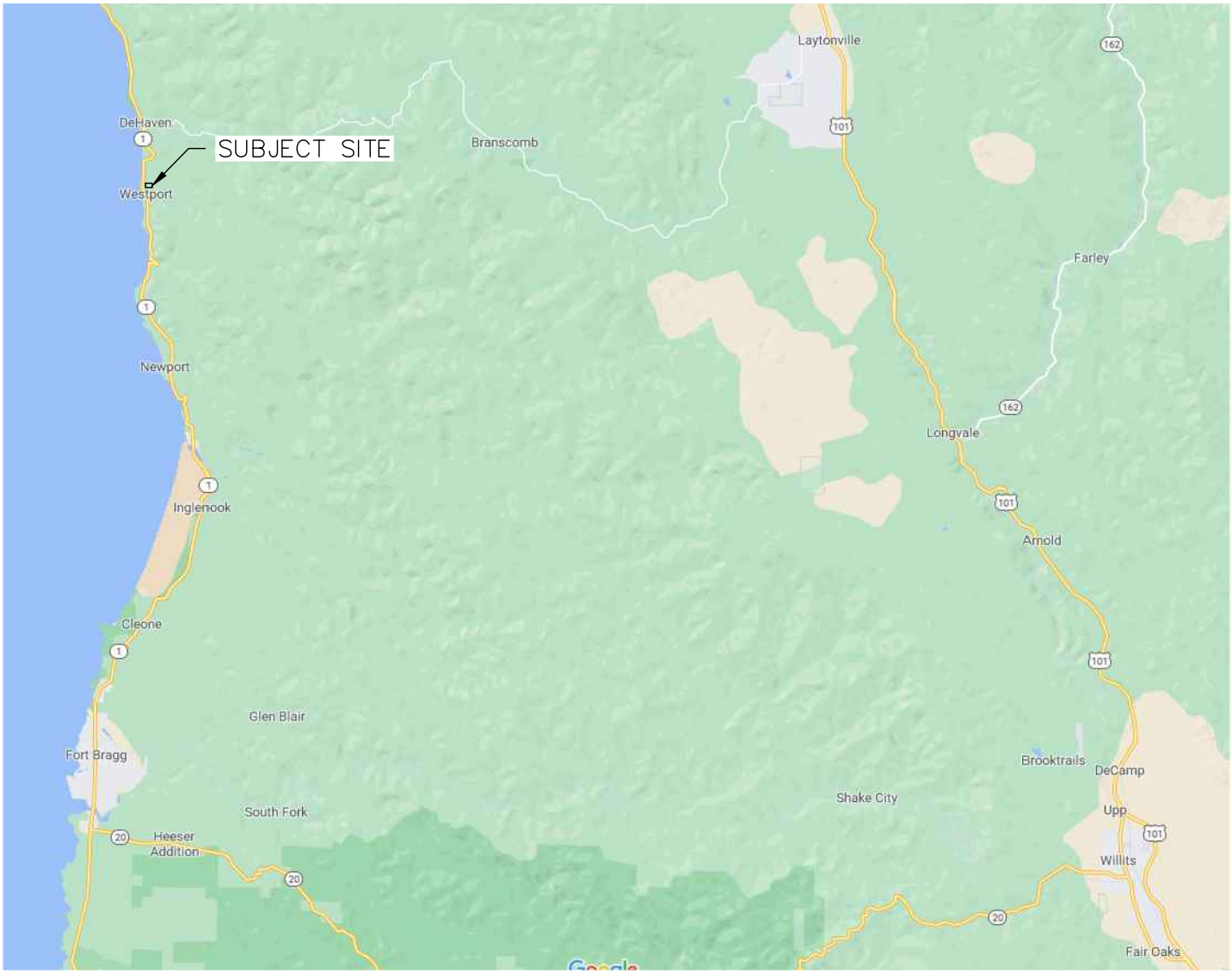
MCGP, 2009. Mendocino County General Plan

OSHPD, 2021. U.S. Seismic Design Maps, https://seismicmaps.org, accessed on 10/20/21.

USDA, 2021. Web Soil Survey, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

USGS, 1989. Reconnaissance geologic map of the Covelo 30- x 60-minute quadrangle, northern California.

USGS, 2018. USGS 7.5-minute Topographic Quadrangle Map, Westport, California.



TRANS TECH CONSULTANTS
930 SHILOH RD., BLDG. 44, SUITE J
WINDSOR, CA 95492
PHONE: 707-837-8408 FAX: 707-837-7334

SITE LOCATION MAP

PASSALACQUA
38911 CA 1, WESTPORT, CA 95488
APN: 013-300-58

PLATE: 1

DRAWN BY:	DWG NAME:	APPR. BY:	JOB NUMBER:		DATE:
MED	BASE 5270	BRH	5270.01		8/25/2021

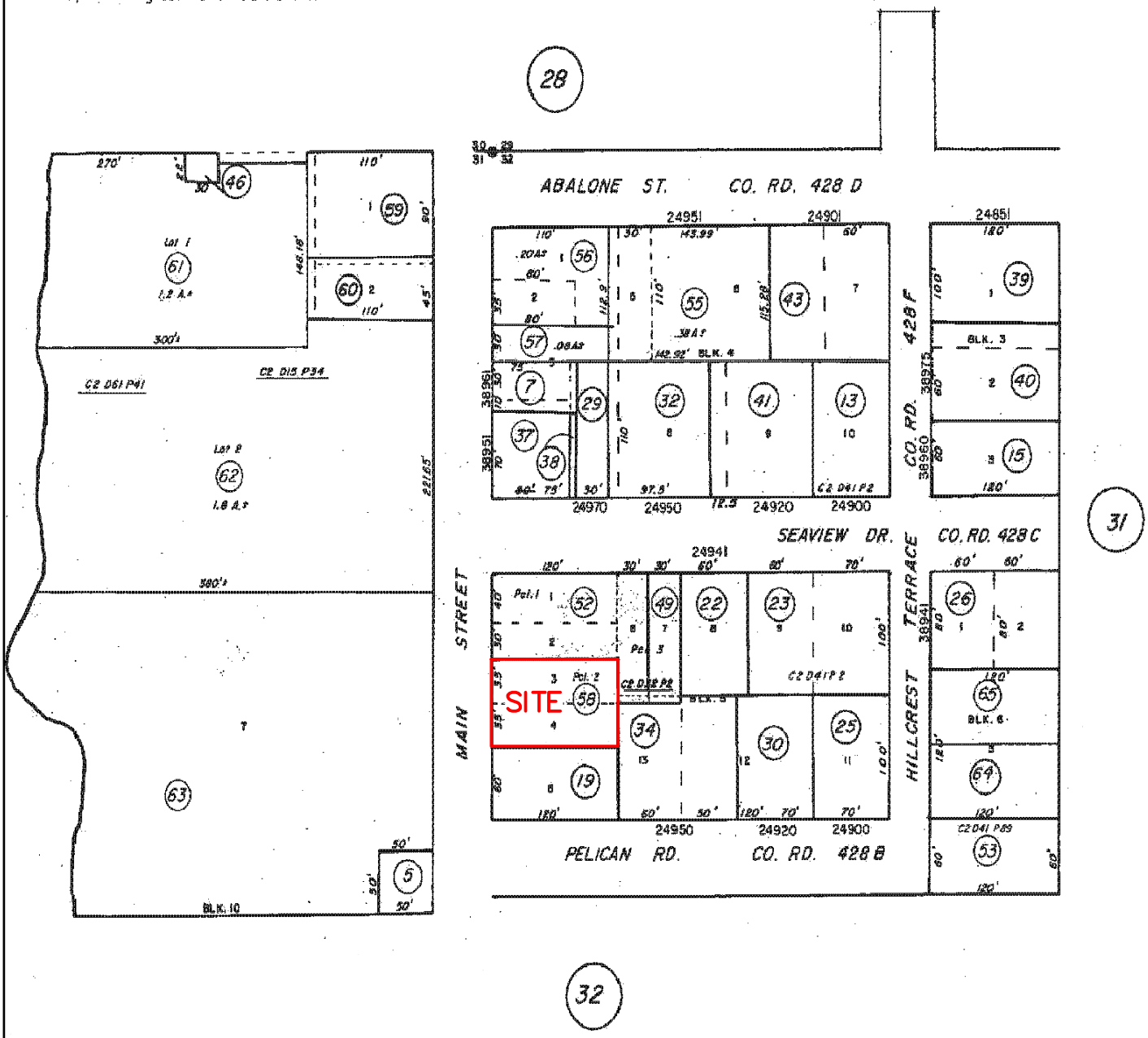
\\black_server\TransTech\projects\5270.01_Westport Passalaqua\dwg or cwx\BASE-1 5270.dwg, 10/21/2021 11:36:39 AM

76-026

13 - 30

Town of Westport

Westport Landing Subd. Unit 1 C2 D61 P41



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

Assessor's Map
County of Mendocino, Calif.
Sept. 1947

TRANS TECH CONSULTANTS
930 SHILOH RD., BLDG. 44, SUITE J
WINDSOR, CA 95492
PHONE: 707-837-8408 FAX: 707-837-7334

ASSESSOR'S PARCEL MAP

PASSALACQUA
38911 CA 1, WESTPORT, CA 95488
APN: 013-300-58

PLATE: 2

DRAWN BY:	DWG NAME:	APPR. BY:	JOB NUMBER:		DATE:
MED	BASE 5270	BRH	5270.01		8/25/2021

\\black_server\TransTech\projects\5270.01_Westport Passalaqua\dwg or cwx\BASE-1 5270.dwg, 10/21/2021 11:36:39 AM



TRANS TECH CONSULTANTS
930 SHILOH RD., BLDG. 44, SUITE J
WINDSOR, CA 95492
PHONE: 707-837-8408 FAX: 707-837-7334

SITE MAP WITH SAMPLE LOCATIONS

PASSALACQUA
38911 CA 1, WESTPORT, CA 95488
APN: 013-300-58

PLATE: 3

DRAWN BY:	DWG NAME:	APPR. BY:	JOB NUMBER:		DATE:
MED	BASE 5270	BRH	5270.01		8/25/2021

\\black_server\TransTech\projects\5270.01_Westport Passalaqua\dwg or cwx\BASE-1 5270.dwg, 10/21/2021 11:36:39 AM

Log|TTC USCS LEGEND PAGE 1/12/2021 1:55:58 PM

TRANS TECH CONSULTANTS
930 Shiloh Rd, Bldg 44, Ste J, Windsor, CA 95492
Phone: 707-837-8408
info@TransTechConsultants.com

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS — MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS — MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS — MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS — MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS
BEDROCK				B	BEDROCK
BASEROCK/FILL				F	FILL
ASPHALT				A	ASPHALT

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

RELATIVE COHESIVE CLASSIFICATION

DENSITY	CONSISTENCY
Very loose	Very soft
Loose	Soft
Medium dense	Medium stiff
Dense	Stiff
Very dense	Very stiff
	Hard
	Very hard

RELATIVE MOISTURE CONTENT

Dry
Moist
Wet
Saturated

SAMPLE CONDITION

G = Good
F = Fair
P = Poor
N = No Recovery

SAMPLE SYMBOL

Not recovered
Recovered
Retained for analysis

GROUNDWATER SYMBOL

First Identified Free Water
Initial Static Water Level

Plate A

TRANS TECH CONSULTANTS
930 Shiloh Rd, Bldg 44, Ste J, Windsor, CA 95492
Phone: 707-837-8408
info@TransTechConsultants.com

TEST NO. **B1** SHEET **1** OF **1**
PROJECT
LOCATION **38911 CA Hwy 1, Westport**
PROJECT NO. **5270.01**
CLIENT **Passalacqua**

DATE STARTED 8/19/2021 **COMPLETED** 8/19/2021 **GROUND ELEVATION** _____ **HOLE SIZE** _____
DRILLING CONTRACTOR TTC **GROUND WATER LEVELS:**
DRILLING METHOD Solid Stem Augers **AT TIME OF DRILLING** ---
LOGGED BY BRH **CHECKED BY** BRH **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		SANDY, SILTY GRAVEL (GM), brown, medium dense, fill										
2		SANDY CLAY to CLAYEY SAND (CL/SC), mottled tan/rusty orange, dense/hard, moist, very fine sand, abundandt fines	B1-2	56	3-6-9 (15)	5.5	94	17				64
4				100	11-15-17 (32)							
		Bottom of hole at 4.0 feet.										

REMARKS: 70lb hammer @ 30" - N Values have been corrected and are approximate.

See key sheet for symbols and abbreviations used above.

PLATE B

TRANS TECH CONSULTANTS
930 Shiloh Rd, Bldg 44, Ste J, Windsor, CA 95492
Phone: 707-837-8408
info@TransTechConsultants.com

TEST NO. **B2** SHEET **1** OF **1**
PROJECT
LOCATION **38911 CA Hwy 1, Westport**
PROJECT NO. **5270.01**
CLIENT **Passalacqua**

DATE STARTED 8/19/2021 **COMPLETED** 8/19/2021 **GROUND ELEVATION** _____ **HOLE SIZE** _____
DRILLING CONTRACTOR TTC **GROUND WATER LEVELS:**
DRILLING METHOD Solid Stem Augers **AT TIME OF DRILLING** ---
LOGGED BY BRH **CHECKED BY** BRH **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		CLAYEY SILT (SM), dark brown, moist, medium stiff										
2		SILTY, CLAYEY SAND (SC), brown, moist, medium dense, very fine sand, abundant fines	B2-2	56 100	3-4-6 (10)							
3		color change to										
4		CLAYEY SAND (SC), rusty orange/gray mottled, moist, medium dense	B2-3	100	4-6-10 (16)							
5				100	7-18-28 (46)							
7		color change to orange, clay content increases, moisture content increases										
8		CLAYEY SAND (SC), orange, moist to wet, based on cuttings										
9		CLAYEY SAND (SC), gray, wet, loose	B2-9	100 100	3-3-5 (8)							
10		Bottom of hole at 9.5 feet.										

REMARKS: 70lb hammer @ 30" - N Values have been corrected and are approximate.

PLATE C

See key sheet for symbols and abbreviations used above.

TRANS TECH CONSULTANTS
930 Shiloh Rd, Bldg 44, Ste J, Windsor, CA 95492
Phone: 707-837-8408
info@TransTechConsultants.com

TEST NO. **B3** SHEET **1** OF **1**
PROJECT
LOCATION **38911 CA Hwy 1, Westport**
PROJECT NO. **5270.01**
CLIENT **Passalacqua**

DATE STARTED 8/19/2021 **COMPLETED** 8/19/2021 **GROUND ELEVATION** _____ **HOLE SIZE** _____
DRILLING CONTRACTOR TTC **GROUND WATER LEVELS:**
DRILLING METHOD Solid Stem Augers **AT TIME OF DRILLING** ---
LOGGED BY BRH **CHECKED BY** BRH **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0												
1		SILTY CLAY (CL), dark brown, moist, medium stiff, moderately plastic		100	2-2-3 (5)							
			B3-1	100		1.25	80	30	47	25	22	77
2				100	4-5 (9)							
		SILTY CLAY (CL), yellowish tan, moist, stiff	B3-2	100		1	84	30				
3												
4												
5												
6												
7												
		SILTY CLAY (CL), light brown, moist, based on cuttings										
8												
9												
10												
		SILTY SAND/CLAYEY SAND (SM/SC), gray, wet, medium dense		100	8-10-12 (22)							
11												
12		Bottom of hole at 11.5 feet.										
13												
14												
15												
16												

REMARKS: 70lb hammer @ 30" - N Values have been corrected and are approximate.

PLATE D

See key sheet for symbols and abbreviations used above.

STUDIO
ECESIS
ARCHITECTURE

Date: 6/11/25

To: Shelby Miller, Planner II
County of Mendocino Department of Planning and Building
860 N. Bush Street
Ukiah, CA 95482

Re: Emergency Permit EST 2025-0100

Dear Ms. Miller.

Thank you for your recent phone call and the helpful explanation about what constitutes reasonable grounds for an emergency permit.

As we discussed, there are several life safety issues that interconnected.

It is my understanding that structural engineer, Randy Girouard of SoLa Structural Engineering has crafted a letter speaking to the need for a full foundation replacement and a full replacement of the front façade of the building. While there are also waterproofing reasons, and tripping hazard concerns that further substantiate this approach, his explanation of the structural issues are clearly the most pressing.

The reasons for including the balcony in this emergency permit are outside the structural scope of this project but are nonetheless a pressing life safety issue as well. In order to propose an emergency repair of this building and avoid triggering a CDP that would thwart the expedient nature of the permit, we were encouraged by the county of Mendocino to replicate the original design.

This original design had a door on the front of the building that discharged onto a balcony. While it is not clear the balcony was lost in the last wind storm that removed a substantial portion of the front façade, it is clear the balcony door was a working means of egress and the balcony is what allowed the building to safely function as such. The old balcony design was simply replicated for this new balcony with a guardrail design that is designed to today's CRC standards for guardrails. The old guardrail latticework was not compliant.

There are other issues associated with buildability that are clearly not grounds for an emergency permit in themselves but do present the potential for a hardship if we are asked to repeat them again after the approval of an emergency permit. A few examples come to mind.

1. The balcony also functions to waterproof the head condition of the windows on the first floor. Building the façade without a balcony will require the additional expense of head flashing where it might otherwise be avoided once a balcony is approved.
2. The existing building is fragile (as exhibited by the recent windstorm). Elevating this kind of structure is not a trivial expense that will require substantial shoring. Requiring the building to be elevated twice would present an unreasonable hardship to this restoration project and further compromise the integrity of the existing structure.
3. Installing the front façade without the balcony will require building "interim" solutions at the door and the seam where the balcony would meet the front façade. Retrofitting the balcony at this location will require the retrofit of anchorage (per the structural drawings) and the demolition of siding and the reworking of flashing and counterflashing at the floor of the balcony.

I hope this helps clarify the current proposal as an integrated and functioning building solution. This design is intended to save the building by being an expedient solution to a fragile building. It does this by avoiding a CDP process that would thwart the purpose of an emergency permit and necessitate redundant building efforts that obstruct the reasonable repair of this decaying structure.

Sincerely,





Michael Cobb, AIA
Studio Ecesis | Architecture
711 Healdsburg Ave., Suite D
Healdsburg, CA 95448
707-849-4504
mcobb@studioecesis.com