



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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June 23, 2025

**COASTAL DEVELOPMENT STANDARD PERMIT  
AUTHORIZATION FOR EMERGENCY WORK  
CASE FILE EM\_2025-0001**

**OWNER/ APPLICANT:** Stephan and Angelia Passalacqua  
P.O Box 3  
Healdsburg, CA 95448

**AGENT:** Michael Cobb  
711-D Healdsburg Avenue  
Healdsburg, Ca 95448

**SITE ADDRESS/ APN:** 38911 N. HIGHWAY 1, WESTPORT (APN: 013-300-58)

**NATURE OF EMERGENCY:** Half of the front façade of the existing structure was blown off by wind, leaving the front wall of the building exposed to moisture, decay, and subject to environmental damage. The foundation of the existing structure is failing and needs to be replaced.

**CAUSE OF EMERGENCY:** The emergency is the result of storm damage, expansive soils, and failure of the existing wood foundation. The subject structure was built in approximately 1890, and half of the front façade still remains. A letter prepared by SoLa Structural Engineering on June 12, 2025, stated that the existing interior and perimeter foundations appear to consist of only heavy timbers and have either failed or are in a significant state of disrepair. The result is that the building has settled significantly, especially at the west end.

**REMEDIAL ACTION:** The action to be approved under this Emergency Permit is authorization of the removal of surface fill and expansive soils (to be replaced with engineered fill) and replace the foundation and front façade (including windows) prior to the issuance of the Standard Coastal Development Permit. Repairs to the façade may be performed as necessary to prevent further deterioration, provided the work complies with the applicable provisions of the California Building Code. The repairs shall not include a balcony or door(s) under this Emergency Permit. The 2<sup>nd</sup> level door may be replaced with material to prevent further deterioration but shall not be replaced with a door under this Permit.

A Geotechnical Investigation, prepared by Trans Tech Consultants on October 22, 2021, and updated on April 3, 2025, recommends replacing expansive soils with engineered fill for foundation support. Trans Tech Consultants shall be retained to review earthwork, and foundation plans to confirm the earthwork and foundation recommendations have been adequately incorporated. If site grading is to be performed, Trans Tech Consultants shall conduct a field review of subgrade soils

exposed by site grading to identify and mitigate any unsupportive soils zones. Subgrade soils shall be maintained in a moist condition by plastic covering to avoid saturation from rain.

See the attached Emergency Permit application, site plan, and the Geotechnical Investigation prepared on October 22, 2021, and updated on April 3, 2025.

**CIRCUMSTANCES TO  
JUSTIFY EMERGENCY:**

Failure to allow this emergency work may result in a risk to the property, residents, adjacent parcels and the environment.

**COMPLIANCE:**

Permits for Approval of Emergency Work are subject to MCC Sec. 20.536.060 *et seq.*

This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by this permit.

Prior to and during construction, Trans Tech Consultants shall be retained to review and approve earthwork plans and provide observations during site preparation, placement, and compaction of fills, and foundation construction and excavations.

**RECOMMENDED BY:**

  
SHELBY MILLER, PLANNER II

6/23/2025  
DATE

**APPROVED BY:**

  
COASTAL PERMIT ADMINISTRATOR

6/23/2025  
DATE