



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT - ADMINISTRATIVE CDP**

**APRIL 7, 2026
CDP_2025-0030**

PROJECT PLANNER CONTACT

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PROJECT SUMMARY

OWNER/APPLICANT: Greg Ferguson
21 Roan Court
Walnut Creek, CA 94596

AGENT: Sunny Chancellor w/ Aum Construction
P.O. BOX 1033
Mendocino, CA 95460

REQUEST: Administrative Coastal Development Permit to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building.

LOCATION: In the Town of Mendocino, on the east side of Kasten Street (CR 407L), 150± feet north of its intersection with Ukiah Street (CR 407C), located at 10551 Kasten Street, Mendocino; APN: 119-233-01.

TOTAL ACREAGE: 6,317 Square Feet (0.145± Acres)

GENERAL PLAN: Mixed Use (MU), General Plan, Chapter 4.13 – Coastal Element – Mendocino Town Plan (MTP)

ZONING: Mendocino Mixed Use (MMU:12K), Mendocino Town Zoning Code (MTZC), Title 20, Division III, & Mendocino County Code (MCC), Title 20, Division II

CODE REFERENCE: Residential/Nonconforming Use, Mendocino Town Zoning Code (MTZC) Sections 20.660.010(A), 20.704.015 & 20.716.015

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: Approve with Conditions

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: Administrative Coastal Development Permit request to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building. The proposed project requests reconfiguration of the residential and commercial uses of the 3 story tall structure, making multiple exterior alterations, are as follows:

- The footprint of the main building will increase from 1,368 square feet (sf) to 1,565 sf, where; and
 - The proposed lot coverage will be reduced from 2,629 sf to 2,368 sf; and
- Two (2) dormers are proposed at the roof top, at all elevations; and
 - The existing exterior stairway and deck at the East and South elevations will be demolished; and
 - The exterior stairway and deck will be replaced with a new configuration at the East and South elevations; and
- The sizes and locations of windows and doors will be reconfigured at all elevations with a variety of fenestration.

SITE CHARACTERISTICS: The project site is located within the Coastal Zone in the center of the Town of Mendocino, on the east side of Kasten Street (CR407L), approximately 150 feet north of its intersection with Ukiah Street (CR 407C). The subject parcel is designated Mendocino Mixed Use (MMU). Surrounding lands are classified and zoned Mendocino Mixed Use (MMU), Mendocino Open Space (MOS), Mendocino Public Facilities (MOF), and Mendocino Town Residential (MTR). The parcel is located within zone a of the Mendocino Town Plan Historic Preservation District and is subject to the Mendocino Historic Review Board (MHRB) Design Guidelines. The project site also lies within the boundaries of the Local Coastal Program (LCP), Land Use Map 17: Mendocino. County mapping indicates the site has no land capability designation and is classified for seismicity as Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking. The site is mapped as being within a Moderate Fire Hazard Area and a Critical Water Area. The parcel is not mapped as a Highly Scenic Area and is not located within an Appealable Area. According to the Estimated Slope Map, slopes on the parcel range from 0 to 10 percent, with the site gently sloping south toward Ukiah Street (CR 407C). The soils on the site are mapped as Urban Land (219), with slopes of 0 to 15 percent. The parcel lies within the service boundaries of the Mendocino City Community Services District (MCCSD) for groundwater management and sewer service. According to Mendocino Town Plan Chapter 4.13, Appendix 1, the site is associated with the Second Odd Fellows Hall and is identified as a Category IVb historic resource, described as Remnants of the Second Odd Fellows Hall. Just northeast of the subject parcel is Heider Field, a parcel of approximately one acre in the center of Town has been acquired by State Parks to remain as community open space. The project does not propose to interrupt or prohibit public access to the shore or adjacent open space areas, including Heider Field.

Public Services:

Access: Kasten Street (CR 407L)
Water District: Mendocino City Community Services District (MCCSD)
Sewer District: Mendocino City Community Services District (MCCSD)
Fire District: Mendocino Volunteer Fire Protection District (MVFD)

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Subject Parcel Projects:

- MTP Chapter 4.13 Appendix 1 lists that the site is associated with the 2nd Odd Fellows Hall and is a Category IVb historical resource, *Remnants of 2nd Odd Fellows Hall*
- **MHRB 85-46** - (construction)
- **MHRB 87-08, 91-23, 92-08, 94-24, 95-33, 97-06, 01-50** - (siding & sign)
- **MHRB_02-19** - (ext. alts. & lighting)
- **MHRB_03-24, 03-60 & 05-06** - (signs)
- **MHRB_2025-0009** - Mendocino Historical Review Board Permit request for exterior alterations to the multi-use structure

AGENCY COMMENTS: On January 14, 2026, project referrals were sent to the following responsible or

trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

Table 1: Agency Responses	
REFERRAL AGENCIES	COMMENTS
Air Quality Management District	Comments
Building Division (Fort Bragg)	No Response
Cahto Tribe	No Response
California Coastal Commission (CCC)	No Response
California Department of Fire & Forestry Protection (CAL FIRE)	No Response
California Department of Fish & Wildlife (CDFW)	Comments
Cloverdale Rancheria	No Response
Mendocino Volunteer Fire Protection District (MVFD)	No Response
Mendocino City Community Services District (MCCSD)	No Comment
Mendocino Cannabis Department	No Response
Mendocino County Department of Transportation (MC DOT)	No Response
Mendocino County Division of Environmental Health (Ukiah) (DEH)	No Response
Mendocino County Farm Bureau	No Response
Mendocino Historical Review Board (MHRB)	Comments
Planning Division (Ukiah)	No Response
Redwood Valley Rancheria	No Response
Round Valley Tribe	No Response
Sherwood Valley Band of Pomo Indians	No Comment

Air Quality Management District Comments: On January 16, 2026, Mendocino County Air Quality Management District, recommended that an Air Quality Asbestos Demolition-Renovation Notification is required. This is discussed further within the Hazards section of this staff report.

California Department of Fish & Wildlife (CDFW) Comments: On January 14, 2026, CDFW provided the following comments: *“While no biological information was provided with the referral, the proposed development is on a parcel within the village of Mendocino that appears (from aerial imagery) to be regularly maintained via landscape maintenance. ... CDFW would encourage the applicant to use locally appropriate native trees, shrubs, and grass mixes for current or future landscaping.”* This is discussed further within the Environmentally Sensitive Habitat and Other Resource Areas section of this staff report.

Mendocino Historical Review Board (MHRB): The project was reviewed by the Mendocino Historical Review Board (MHRB), on March 2, 2026, where the Review Board had no comment. The Review Board approved the Mendocino Historical Review Board Permit, MHRB_2025-0009, on October 6, 2025, where this Coastal Development Permit proposed development is consistent with the Mendocino Historical Review Board Permit, MHRB_2025-0009. This is discussed further within the Zoning and Visual Resources and Special Treatment Areas sections of this staff report.

PROJECT ANALYSIS

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project requests to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building. The project is consistent with the goals and policies of Coastal Element Chapter 4.13 *Mendocino Town Plan*, and this segment of Mendocino County’s Local Coastal Program, General Plan, and Zoning Codes, as detailed below:

Land Use and Planning Areas: The project is situated within the Town of Mendocino and is subject to the goals and policies of the General Plan’s Coastal Element Mendocino Town Plan (MTP) Chapter 4.13, including the policies, actions, and goals as organized in ten subsections of the MTP: 4.1, General Provisions; 4.2, Town Growth Management Policies; 4.3, Design Guideline Policies; 4.4, Circulation and

Parking; 4.5, Affordable Housing (for Government Code purposes only); 4.6, Sustainability; 4.7, Public Facilities; 4.8, Public Access and Recreation; 4.9, Conservation; and 4.10, Mendocino Town Plan Administration. The parcel is classified as Mixed Use (MU). MTP Section 3.4.1 (Mendocino Town Description) states: “*The use of the MU land use classification provides an area of transition between residential and commercial uses by requiring a mix of both light commercial and moderately priced residential units.*” MTP Section 5.7 states the Land Use Classifications for MU is intended to “*provide a transition between commercial development on Lansing Street and Main Street and residential areas; to provide space for offices and retail uses that do not generate heavy automobile traffic or generally operate between the hours of 6:00 p.m. and 7:00 a.m.; and to encourage preservation and construction of moderately priced residential dwelling units.*”

MTP Chapter 4.13 Appendix 1 lists that the site is associated with the 2nd Odd Fellows Hall and is a Category IVb historical resource, *Remnants of 2nd Odd Fellows Hall*. The 3-story building is comprised of commercial uses the ground level and two (2) residential dwelling units at the 2nd and 3rd stories of the main building.

Without added conditions, the proposed project is consistent with the Mendocino Town Plan (MTP) Policies in Mixed Use (MU) land classifications, as outlined in the Coastal Element Chapter 4.13 Mendocino Town Plan (MTP). The project is also consistent with the goals and policies of Coastal Element MTP Chapter 4.13, including but not limited to Section 3.4.3 (Mendocino Town Description), and Section 4.3 (Mendocino Town Design Guideline Policies) and Section 5.7 (Mendocino Town Land Use Classifications) classifications.

Zoning: The project site is located within the coastal Mendocino Mixed Use (MMU) zoning district. The MMU district, per MTZC Section 20.660.005, is intended to provide “*a transition between the commercial development on Lansing and Main Streets and residential areas in the Town of Mendocino; Space for offices and retail uses that do not generate heavy vehicular traffic or generally operate between the hours of 6:00 p.m. and 7:00 a.m.; Support for visitor accommodations in the Visitor Serving Facilities Combining District on sites depicted with an asterisk (*) or asterisk-B (*B) on the certified Town Zoning Map; Encouragement for preservation and construction of moderately priced dwelling units by allowing a second residential dwelling unit, subordinate in size and scale, in keeping with the existing pattern of development.*”

Mendocino Town Zoning Code (MTZC) Section 20.720.020(A)(5) outlines exemptions from Coastal Development Permit (CDP) requirements, including the replacement of any structure destroyed by a disaster, provided the replacement structure complies with Section 20.716.020. MTZC Chapter 20.716 (Non-Conforming Uses and Structures) allows the continued use of lawfully established structures and uses that became nonconforming following adoption of the Mendocino Town Plan (Chapter 4.13 of the Coastal Element of the Mendocino County General Plan) and Division III of Title 20 of the Mendocino County Code. These provisions allow structures or land uses that were legally established prior to the adoption of the current regulations to continue, even if they no longer conform to the use regulations of the zoning district in which they are located.

Under MTZC Chapter 20.716, nonconforming structures may continue to be used and maintained, provided that proposed development does not alter the exterior dimensions of the building. The proposed project includes reconfiguration of the residential and commercial uses within the main building. The footprint of the main building would increase from 1,368 square feet to 1,565 square feet; however, overall lot coverage would decrease from 2,629 square feet to 2,368 square feet, as shown on the proposed site plan. MTZC Section 20.716.015 (Remodeling, Rehabilitation, and Reconstruction) states that legal nonconforming structures may be remodeled, rehabilitated, or reconstructed as long as the exterior dimensions remain unchanged. Because the proposed project would modify the exterior dimensions of the nonconforming structure, the exemption does not apply. Therefore, pursuant to MTZC Section 20.720.035(E), the proposed modification requires the issuance of a Coastal Development Permit.

MTZC Section 20.692.025 notes that additional requirements for development proposed within the Town of Mendocino shall comply with the provisions of additional Coastal regulations, including MCC Chapter 20.504 *Visual Resource and Special Treatment Areas*. MTZC Section 20.504.025 requires that “*Special Treatment Area buffer zones were also located adjacent to all publicly owned preserves and recreation areas, including national, state, regional, county and municipal parks. These buffer zones include those*

forested areas within the Coastal Zone within two hundred (200) feet of all such publicly owned preserves and recreation areas.” Just northeast of the subject parcel is Heider Field, a parcel of approximately one acre in the center of Town has been acquired by State Parks to remain as community open space. The project does not propose to interrupt or prohibit public access to the shore or adjacent open space areas, including Heider Field.

The existing building height is approximately 35-feet, which exceeds the MMU Zoning District 28-foot building height limitations; however, the 35-foot building height may continue per MTZC Chapter 20.716. Mendocino Town Zoning Code (MTZC) Section 20.760.030 and Section 20.760.050 provided that the alteration of the exterior architecture of any building are subject to Review Board approval.

The subject parcel is within the Mendocino Mixed Use Zoning District. MTZC Chapter 20.660 – Mendocino Mixed Use (MMU) as shown on Table 1 below.

TABLE 1: DEVELOPMENT STANDARDS FOR MMU DISTRICTS		
MENDOCINO TOWN ZONING CODE SECTION	STANDARD	PROPOSED
20.660.005(3) Intent OR PERMITTED USE	Family Residential: Two (2) Family & Retail Sales: Limited	No Change
20.660.035 Minimum Front and Rear Yards	20 feet	No Change
20.660.040 Minimum Side Yard	6 feet	No Change
20.660.050 Maximum Height	28-feet, (35-feet existing)	No Change
20.660.055(D) Minimum Vehicle Parking	Varies	No Change
20.660.060 Maximum Lot Coverage	25% allowed, (47.32% existing)	43.32% (4% reduction)

The sizes and locations of windows and doors will be reconfigured at all elevations with a variety of fenestrations, as shown on Table 2 below.

TABLE 2: PROPOSED WINDOW & DOOR STYLES		
South Elevation	Windows	Doors
Main level	Window sizes, operations and styles vary	French door and do not include divided lights
2 nd level	Window sizes, operations and styles vary	Single door and do not include divided lights
3 rd Level	Window styles do not include divided lights	Sliding Glass do not include divided lights, rather than French door
West Elevation		
	Windows	Doors
Main level	Window operations unspecified	Single door and do not include divided lights, as shown on page 7 of Attachment B. Drawings
2 nd level	Window sizes, operations and styles vary	n/a
3 rd Level	Slider Windows and do not include divided lights	n/a
East Elevation		
	Windows	Doors
Main level	Window sizes, operations and styles vary	Single door
2 nd level	Window sizes, operations and styles vary	n/a
3 rd Level	Window sizes, operations and styles vary	n/a

	and do not include divided lights	
North Elevation	Windows	Doors
Main level	Slider Windows and do not include divided lights	Single door
2 nd level	Slider Windows and do not include divided lights	n/a
3 rd Level	Window sizes, operations and styles vary	n/a

The proposed project does not include the proposed materials of the new siding, new stairway and deck system. Nor does the proposal provide color of window and door casings, or a finish color of the new stairway and deck system, therefore **Conditions 12 through 14** are recommended to ensure the proposed project is consistent with the Mendocino Historical Review Board Standards as outlined under MTZC Section.

With added conditions, the proposed project is consistent with the goals and policies of the Coastal Element Chapter 4.13 Mendocino Town Plan (MTP), and MTZC Chapters 20.660, 20.704, and Chapters 20.716, 20.720, and 20.760 and MTZC Section 20.608.026(F).

Grading, Erosion, and Runoff: The Coastal Element Chapter 4.13 Mendocino Town Plan (MTP), Subsection 4.6 (Sustainability Policies Water Conservation/Stormwater Management) requires protection of and restoration of the quality of coastal waters consistent with Coastal Act policies, in particular Sections 30230 and 30231. The Mendocino Town Zoning Code (MTZC) Division III Chapter 20.717 (Water Quality Protection) establishes standards for water quality protections and is intended to be used in conjunction with Chapter 20.492 (Grading, Erosion and Runoff) of Mendocino County Code (MCC) Division II.

Condition 5 is recommended for the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction and ensures any grading, erosion and runoff protection and hazard area policies or plans will be addressed. **Condition 10** is recommended to ensure Best Management Practices (BMP's) and ensures the project is consistent with MTZC Chapters 20.717 and Mendocino County Code (MCC) Chapters 20.488 and 20.492 for policies and regulations for Grading, Erosion, and Runoff.

With added conditions, the proposed project is consistent with the Coastal Element Chapter 4.13 Mendocino Town Plan (MTP), Subsection 4.6, and MTZC Chapters 20.717, MCC Chapter 20.492 and MCC Section 18.70.027 related to grading, erosion, and runoff protection.

Environmentally Sensitive Habitat and Other Resource Areas: The subject site is not situated in a sensitive coastal resource area. The *LCP Habitats and Resources* map does not indicate sensitive resources being located on the subject parcel. The proposed project would not affect sensitive coastal resources. California Department of Fish and Wildlife (CDFW) provided the following comments: *“While no biological information was provided with the referral, the proposed development is on a parcel within the village of Mendocino that appears (from aerial imagery) to be regularly maintained via landscape maintenance. ... CDFW would encourage the applicant to use locally appropriate native trees, shrubs, and grass mixes for current or future landscaping.”*

Condition 5 is recommended for the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, which ensures any fire protection and hazard area policies or plans will be addressed. **Condition 10** is recommended to ensure Best Management Practices (BMP's) is consistent with MTZC Chapters 20.717 and Mendocino County Code (MCC) Chapters 20.488 and 20.492 for policies and regulations for Grading, Erosion, and Runoff. Just northeast of the subject parcel is Heider Field, a parcel of approximately one acre in the center of Town has been acquired by State Parks to remain as community open space. Heider Field is an open space of natural vegetation. **Condition 17** is recommended to encourage native plant species and to avoid the spread of invasive or non-native species to adjacent parcels, such as Heider Field, and ensure the proposed project is consistent with Coastal Element Chapter 4.13 Mendocino Town Plan (MTP), MCC Section 20.532.060 and MTZC Chapter 20.719 regulations relating to ESHA.

With added conditions, the proposed project will not impact Environmentally Sensitive Habitat Areas (ESHA) or resources and is consistent with the Coastal Element Chapter 4.13 (Mendocino Town Plan (MTP)), Mendocino County Code (MCC) Chapter 20.496, Section 20.532.060, and Mendocino Town Zoning Code (MTZC) Chapter 20.719 regulations.

Hazards Areas: The project site is not located within or adjacent to any known faults, bluff hazards, or tsunami inundation zones. County mapping identifies the parcel as “*Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking*” and “*Non-Prime Agricultural Land.*” The parcel is relatively flat, with estimated slopes ranging from 0 to 1 degree. The site is mapped as a Moderate Fire Hazard Area and lies within both a State Responsibility Area (SRA) and the Local Responsibility Area served by the Mendocino Volunteer Fire District (MVFD). The project was referred to CAL FIRE and MVFD for review; however, no responses had been received at the time this staff report was prepared. **Condition 5** is recommended to require the applicant to obtain all necessary permits from County, State, and Federal agencies with jurisdiction, ensuring compliance with applicable fire protection requirements and hazard-area regulations.

Condition 5 is recommended to require the applicant to obtain all necessary permits from County, State, and Federal agencies with jurisdiction, ensuring compliance with applicable fire protection requirements and hazard-area regulations. **Condition 10** is recommended to ensure implementation of Best Management Practices (BMPs) consistent with MTZC Chapter 20.717 and Mendocino County Code (MCC) Chapters 20.488 and 20.492, which address grading, erosion control, and runoff management. On January 16, 2026, the Mendocino County Air Quality Management District recommended that an Air Quality Asbestos Demolition–Renovation Notification be submitted. **Condition 11** is recommended to ensure compliance with Air Quality Management District regulations.

With added conditions, the proposed project is consistent with the Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)), including Section 4.2 (Town Growth Management Policies), as well as MCC Chapter 20.500 and MTZC Section 20.720.035(E), which address development within hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), and fire hazards.

Visual Resources and Special Treatment Areas: The subject parcel is not mapped within a Highly Scenic Area; however, it is located within the Town of Mendocino, the only designated Special Community identified in the Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)). As such, the project is subject to applicable policies in Section 4.2 (Town Growth Management Policies) and Section 4.3 (Mendocino Town Design Guideline Policies). In addition, MTP Chapter 4.13, Appendix 1 identifies the site as being associated with the Second Odd Fellows Hall and classifies it as a Category IVb historic resource, described as the Remnants of the Second Odd Fellows Hall.

Condition 15 is recommended to require the submission of an exterior finish schedule identifying proposed materials and colors to ensure the project remains visually compatible with the character of the surrounding area. This condition is consistent with MTP Chapter 4.13, Section 4.3 Design Guideline Policies, Mendocino County Code (MCC) Section 20.504.020(A), and Mendocino Town Zoning Code (MTZC) Section 20.760.050, which address development standards within Special Communities and compliance with Mendocino Historic Review Board (MHRB) design standards and guidelines.

Condition 16 is recommended to ensure that exterior lighting is limited to the minimum necessary for safety and security and that all lighting is downcast, shielded, and positioned to prevent glare or illumination from extending beyond the parcel boundaries. This requirement is consistent with MTP Chapter 4.13, Section 4.3 policies, MCC Section 20.504.020(A), and MTZC Section 20.760.050.

As previously discussed, the existing development is considered legally nonconforming and may therefore continue to be used and maintained. However, because the proposed project would modify the exterior dimensions of the structure, the development requires the issuance of a Coastal Development Permit to ensure consistency with MTZC Section 20.720.035(E).

Additional development standards apply to projects within the Town of Mendocino pursuant to MTZC

Section 20.692.025, which requires compliance with coastal regulations, including MCC Chapter 20.504 (Visual Resource and Special Treatment Areas). MTZC Section 20.504.025 establishes Special Treatment Area buffer zones within 200 feet of publicly owned preserves and recreation areas, including national, state, regional, county, and municipal parks. Heider Field, located northeast of the subject parcel, is an approximately one-acre open space parcel in the center of town that has been acquired by California State Parks to remain as community open space. The proposed project does not interfere with or restrict public access to the shoreline or adjacent open space areas, including Heider Field. As proposed, the project is consistent with MTP Chapter 4.13, Section 4.7 (Public Facilities).

A Mendocino Historic Review Board Permit (MHRB_2025-0009) was approved on October 6, 2025. The project was subsequently reviewed by the Mendocino Historic Review Board (MHRB) on March 2, 2026, where the Review Board had no comment:

With added conditions, the proposed project is consistent with the Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)), including Section 4.2 (Town Growth Management Policies) and Section 4.7 (Public Facilities), as well as MCC Chapter 20.504, MTZC Section 20.692.025, and MTZC Section 20.720.035(A)(7), which regulate development affecting visual resources and Special Treatment Areas.

Transportation, Utilities, and Public Services: The proposed project is subject to the applicable policies of the Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)), including Section 4.2 (Town Growth Management Policies) and Section 4.13 (Circulation and Parking), as well as Mendocino Town Zoning Code (MTZC) Chapters 20.660 (Mendocino Mixed Use) and 20.716 (Non-Conforming Uses). Solid waste service is available through curbside collection or at the Caspar Transfer Station, located a few miles northeast of the project site. Water and sewer services will continue to be provided by the Mendocino City Community Services District (MCCSD). Access to the parcel is provided by existing pedestrian paths from Kasten Street (CR 407L). The proposed project would not increase demand for water or wastewater services and would not affect other planning factors, including site access. The project was referred to the Mendocino City Community Services District (MCCSD), Mendocino County Division of Environmental Health (DEH), and the Mendocino County Department of Transportation (MC DOT) for review. MCCSD indicated they had no comments. No responses had been received from DEH or MC DOT at the time this staff report was prepared.

Without added conditions and as proposed, the project does not increase water or sewer usage or generate additional traffic on local or regional roadways. Therefore, the project is consistent with Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)), including Section 4.2 (Town Growth Management Policies) and Section 4.13 (Circulation and Parking), as well as Mendocino County Code (MCC) Chapter 20.516 (Transportation, Utilities And Public Services), and MTZC Chapters 20.660 (Mendocino Mixed Use), 20.714 (Circulation and Parking), 20.717 (Water Quality Protection), 20.718 (Public Access), and 20.744 (Groundwater Evaluation), which regulate transportation, circulation, utilities, and public services.

Archaeological and Cultural Resources: Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)), Subsection 4.9 (Conservation) and MCC Chapter 22.12 regulate the protection of the paleontological and archaeological resources. The proposed project includes approximately 261 square feet of ground disturbance. Grading will be kept to a minimum. The proposed project was not referred to Northwest Information Center (NWIC) or the Mendocino County Archaeological Commission (ARCH). Staff recommends **Condition 8**, which advises the applicant of the “Discovery Clause”, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

The project was referred to five local tribes for review and comment, including the Cloverdale and Redwood Valley Rancherias, and the Cahto, Round Valley Tribes, and Sherwood Valley Band of Pomo Indians. With the exception of Sherwood Valley providing a “no comment”, no responses have been received from the agencies at time of this staff report.

With added conditions, the proposed project is consistent with Mendocino County policies for the protection of the paleontological and archaeological resources, including Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)), Subsection 4.9 (Conservation) and MCC Chapter 22.12 regulations.

Public Access: The Town of Mendocino is bordered on its south, west, and north sides by Mendocino Headlands State Park, which provides public access to the shoreline, the Pacific Ocean, and Mendocino Bay. Located just northeast of the subject parcel is Heider Field, an approximately one-acre parcel in the center of town that has been acquired by California State Parks and maintained as community open space. The project site is located on the east side of Kasten Street (CR 407L), approximately 150 feet north of its intersection with Ukiah Street (CR 407C). The proposed project would not interfere with or restrict public access to the shoreline or nearby open space areas. Therefore, the project is consistent with the Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)), including Subsection 4.7 (Public Facilities) and Subsection 4.8 (Public Access), as well as Mendocino Town Zoning Code (MTZC) Chapter 20.718.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The proposed development to reconfigure the exterior stairway and deck, including modifications to the exterior dimensions of the building, will not result in significant adverse environmental impacts if completed in compliance with the conditions of approval. The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Title 14 of the California Code of Regulations, CEQA Guidelines. Specifically, the project meets the criteria for Section 15301 for *Existing Facilities*, Class 1(a) *Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances*, and Class 1(e) *Additions to existing structures*, and Section 15331 for *Historical Resource Restoration/Rehabilitation*, Class 31 *consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.*

PROJECT FINDINGS & CONDITIONS OF APPROVAL

Pursuant to the provisions of Chapter 720 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2025-0030 and finds the proposed project, to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building, Categorically Exempt from the California Environmental Quality Act, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant to MTZC Section 20.720.035(A)(1), the proposed project to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building is in conformity with the certified Mendocino Town Local Coastal Program Policies in Mixed Use (MU) land classifications, as outlined in Coastal Element, Chapter 4.13 (Mendocino Town Plan (MTP)) regulations. As the existing development was originally developed prior to the Coastal Act, the development is considered legal non-conforming and therefore allowed to be continued and maintained, the proposed project is consistent with the Mendocino Town Plan (MTP) Policies for Mixed Use (MU) land classifications, as outlined in the Coastal Element Chapter 4.13 and the project is consistent with the goals and policies of Coastal Element, Chapter 4.13, Section 4.3 (Mendocino Town Design Guideline Policies) and Section 5.7 (Mendocino Town Land Use Classifications) classifications; and
2. Pursuant to MTZC Section 20.720.035(A)(2), the proposed development to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building, will be provided with adequate utilities, access roads, drainage, and other necessary facilities. The proposed project does not contribute to the increase of water or sewer usage, nor will it add additional traffic on local and regional roadways. The proposed project is consistent with Coastal Element Chapter 4.13 (Mendocino Town Plan (MTP)), Section 4.2 (Town Growth Management Policies) and Section 4.13 CP (Circulation and Parking) Policies, MCC Chapter 20.516 (Transportation, Utilities And Public Services), MTZC Chapters 20.660 (Mendocino Mixed Use), 20.714 (Circulation and Parking), 20.717 (Water Quality Protection), and 20.718 (Public Access) and 20.744 (Ground Water Evaluation) regulations and policies for transportation, circulation, utilities, and public services protection; and
3. Pursuant to MTZC Section 20.720.035(A)(3), the proposed development to reconfigure the exterior

stairway and deck, including the alteration of the exterior dimensions of the building is consistent with the purpose and intent of the Mendocino Mixed Use (MMU) zoning district applicable to the property, as well as the provisions of this Division and preserve the integrity of the zoning district. The proposed project is consistent with principally permitted and permitted uses outlined in the Coastal Element Chapter 4.13 (Mendocino Town Plan (MTP)), Subsection 4.3 Policies and MTZC Chapters 20.660 (Mendocino Mixed Use (MMU)), MTZC Chapter 20.704 (Accessory Use), and Chapter 20.716 (Non-Conforming Uses), including MTZC Chapters 20.720, and 20.760 and MTZC Section 20.608.026(F); and

4. Pursuant to MTZC Section 20.720.035(A)(4), the proposed development to reconfigure the exterior stairway and deck, including modifications to the exterior dimensions of the building, will not result in significant adverse environmental impacts if completed in compliance with the conditions of approval. The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Title 14 of the California Code of Regulations, CEQA Guidelines. Specifically, the project meets the criteria for Section 15301 for *Existing Facilities*, Class 1(a) *Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances*, and Class 1(e) *Additions to existing structures*, and Section 15331 for *Historical Resource Restoration/Rehabilitation*, Class 31 *consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer*; and
5. Pursuant to MTZC Section 20.720.035(A)(5), the proposed development to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building will not have any adverse impacts on any known archaeological or paleontological resource. The proposed project includes approximately 261 square feet of ground disturbance. Grading will be kept to a minimum. The proposed project was not referred to Northwest Information Center (NWIC) or the Mendocino County Archaeological Commission (ARCH). Staff recommends **Condition 8**, which advises the applicant of the "Discovery Clause." The "Discovery Clause" prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. The project was referred to five local tribes for review and comment, including the Cloverdale and Redwood Valley Rancherias, the Cahto, Round Valley Tribes, and the Sherwood Valley Band of Pomo Indians. With the exception of Sherwood Valley providing a "no comment", no responses have been received from the other agencies at time of this staff report; and
6. Pursuant to MTZC Section 20.720.035(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building. Solid waste service is available either as curbside pick-up or at the Caspar Transfer Station, a few miles northeast of the subject parcel. Water and sewer connections will be maintained with the Mendocino City County Water District (MCCSD). Access to the subject site is provided by existing footpaths from Kasten Street (CR 407L). The proposed project does not require an increase in water, sewage disposal system, and other known planning factors, including access. The proposed project referred to Mendocino City Community Services District (MCCSD), Mendocino County Division of Environmental Health (DEH), and Mendocino County Department of Transportation (MC DOT). MCCSD provided a "no comment". No response has been received by DEH or MC DOT at time of this staff report. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the Mendocino Town Plan (MTP) land use designations were assigned to the site; and
7. Pursuant to MTZC Section 20.720.035(A)(7), the proposed project to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building, was reviewed by the Mendocino Historical Review Board (MHRB), on March 2, 2026, where the Review Board had no comment. The Review Board approved the Mendocino Historical Review Board Permit, MHRB_2025-0009, on October 6, 2025; and
8. Pursuant to MTZC 20.720.035(D)(1) through (5), the proposed development is not located within 100

feet of an Environmentally Sensitive Habitat Area (ESHA). **Condition 5** is recommended for the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, which ensures any fire protection and hazard area policies or plans will be addressed. **Condition 10** is recommended to ensure Best Management Practices (BMP's) are consistent with MTZC Chapters 20.717, and Mendocino County Code (MCC) Chapters 20.488 and 20.492 for policies and regulations for Grading, Erosion, and Runoff. Just northeast of the subject parcel is Heider Field, a parcel of approximately one acre in the center of Town has been acquired by State Parks to remain as community open space. Heider Field is an open space of natural vegetation. **Condition 17** is recommended to encourage native plant species and to avoid the spread of invasive or non-native species to adjacent parcels, such as Heider Field, and ensure the proposed project is consistent with Coastal Element Chapter 4.13 Mendocino Town Plan (MTP), MCC Section 20.532.060 and MTZC Chapter 20.719 regulations relating to ESHA. The proposed project to reconfigure the exterior stairway and deck, including the alteration of the exterior dimensions of the building will not impact sensitive habitats or resources and is consistent with the Coastal Element Chapter 4.13 (Mendocino Town Plan), MCC Section 20.532.060 (Coastal Development Permit Regulations), and MTZC Chapter 20.719 (Nonconforming Uses and Structures) regulations; and

9. Pursuant to MTZC Section 20.720.035(E), proposed development must comply with applicable provisions of Mendocino County Code (MCC), including Chapter 20.420 (Floodplain Combining District), Chapter 20.488 (Coastal Development General Review Criteria), Chapter 20.492 (Grading, Erosion and Runoff), Chapter 20.496 (Environmentally Sensitive Habitat and Other Resource Areas), Chapter 20.500 (Hazard Areas), and Section 20.504.025 (Visual Resource and Special Treatment Areas). The project site is not located within a Floodplain, Environmentally Sensitive Habitat Area (ESHA), or mapped Hazard Area. As such, the project must only comply with Chapter 20.488, Chapter 20.492 (Grading), and Section 20.504.025 (Visual Resource and Special Treatment Areas). **Condition 5** is recommended to require the applicant to obtain all necessary permits from County, State, and Federal agencies with jurisdiction. This will ensure that any applicable requirements related to grading, erosion control, runoff, and hazard protection are addressed. **Condition 10** is recommended to ensure the implementation of Best Management Practices (BMPs) consistent with MTZC Chapter 20.717 and MCC Chapters 20.488 and 20.492, which regulate grading, erosion control, and runoff. **Condition 15** is recommended to require submission of an exterior finish schedule identifying proposed building materials and colors to ensure compatibility with the surrounding area. This condition is consistent with Coastal Element Chapter 4.13 Mendocino Town Plan (MTP), Section 4.3, MCC Section 20.504.020(A), and MTZC Section 20.760.050, which address development standards in Special Communities and compliance with Mendocino Historic Review Board (MHRB) design guidelines. **Condition 16** is recommended to ensure exterior lighting is limited to the minimum necessary for safety and security and is downcast, shielded, and directed away from adjacent properties, consistent with MTP Section 4.3, MCC Section 20.504.020(A), and MTZC Section 20.760.050. With the recommended conditions, the proposed project to reconfigure the exterior stairway and deck, including modifications to the exterior dimensions of the building, is consistent with the applicable provisions of MCC Chapters 20.420, 20.488, 20.492, 20.496, 20.500, and Section 20.504.025.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.728.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board of Supervisors. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Such permit vesting shall include approved permits associated with this project (i.e. building permits, septic permits, well permits, etc.) and physical construction in reliance of such permits, or a business license demonstrating establishment of a use proposed under this project.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division III of Title 20 of the Mendocino County Code.

3. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Conditions approving this Coastal Development Permit shall be attached to or printed on any building permit application and shall be a part of on-site construction drawings.
10. Specify Best Management Practices (BMPs) to be implemented to reduce erosion and sedimentation from construction activities. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be revegetated with native vegetation and/or native seed mixes for soil stabilization. Construction activities within 500 feet of residential uses shall be limited to the hours of 7:00 a.m. and 7:00 p.m. weekdays, using quiet models of air compressors and other stationary noise sources where technology exists, use of mufflers on all internal combustion engine-driven equipment, and locating staging areas as far away as possible from noise-sensitive land use areas.
11. Prior to issuance of any building permit request in reliance of this Coastal Development Permit, the applicant shall obtain an Air Quality Asbestos Demolition-Renovation Notification with Mendocino County Air Quality Management District; and
12. Pursuant to MTZC Section 20.760.050, in accordance with Mendocino Historical Review Board Standards, the owner, applicant shall adhere to the following:

- a. The architecture, size, materials, details, proportion, height, texture, color, facade treatment and fenestration of the work proposed insofar as the same affects the appearance of the subject property and other property within the district; and
 - b. Sidewalks of brick, flagstone, or board are allowed. Driveways of grass, gravel or turfstone pavers are allowed. Major coverage of front yard setbacks is prohibited; and
 - c. Exterior Painting: In the use of paint color schemes involving more than one (1) color, the "accent" color shall be limited to those parts of the structure, defined herein:
 - i. (a) Basic color: applied to exterior siding; and
 - ii. (b) Trim color: applied to soffits, fasciae, and trim; and
 - iii. (c) Accent color: applied to window frames, mullions, muntins and doors; and
 - d. Proportions of Windows and Doors. The proportions and relationships between doors and windows of any new development and of any proposed alteration or new construction to a landmark structure shall be compatible with the architectural style and character of the structure and with surrounding structures in the same Historical Zone; and
 - e. Roof Shape. The design of the roof of any new development and of any proposed alteration or new construction to a landmark structure shall be compatible with the architectural style and character of the structure and surrounding structures in the same Historic Zone; and
13. The sliding glass door proposed at the 3rd level, southern elevation, shall be French doors, with lights; and
14. New or replacement exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels; and
15. Prior to issuance of any building permit request in reliance of this Coastal Development Permit, the property owner shall furnish exterior finish schedule consistent with Coastal Element Chapter 4.13 Mendocino Town Plan (MTP), Subsection 4.3 Policies, MCC Section 20.504.020(A), and MTZC Section 20.760.050, for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services; and
16. Prior to issuance of any building permit request in reliance of this Coastal Development Permit, the property owner shall furnish exterior lighting details consistent with Coastal Element Chapter 4.13 Mendocino Town Plan (MTP), Subsection 4.3 Policies, MCC Section 20.504.020(A), and MTZC Section 20.760.050, for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
17. All recommended Avoidance Measures are required to provide for the protection of Environmentally Sensitive Habitat Areas (ESHA). Conditions are as follows:
- a. Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights; and
 - b. All construction related activities (e.g., material storage, laying down of equipment), maximum extent of grading, and the final development footprint shall avoid all ESHA by 100 feet or greater; and
 - c. If a rain event occurs in excess of one inch over a 24-hour period occurs during the construction phase, all activities shall cease for 24 hours after perceptible rain ceases; and
 - d. Native plant species, including trees and shrubs, and native landscaping materials shall be used and provisions shall be made to ensure the long term survival/replacement and maintenance of the

landscaping; and

- e. The landscaping plan and trees shall be consistent with the existing vegetation on the parcel and of native plant species; and
- f. Removal of non-native invasive species onsite shall be conducted using hand tools; and
- g. Landscaping on the parcel shall not include any invasive plants and shall consist of native plants compatible with the adjacent plant communities. No plants listed on California Invasive Plant Council (Cal -IPC) Inventory shall be included in landscaping. Native plant species, including trees and shrubs, shall be used and provisions shall be made to ensure the long-term survival/replacement and maintenance of the landscaping; and

18. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

03/16/2026

DATE



JESSIE WALDMAN
PLANNER II

3/17/2026

DATE



JULIA KROG
COASTAL PERMIT ADMINISTRATOR

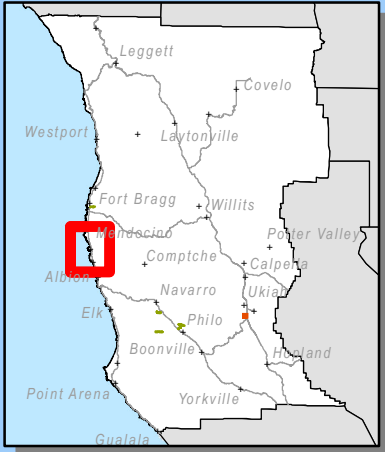
Appeal Period: 10 Days
Appeal Fee: \$2,354.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Map (Vicinity)
- C. Aerial Map
- D. Topographical Map
- E. Site Plan
- F. Enlarged Site Plan
- G. (E) Floor Plans
- H. (E) Floor Roof Plans
- I. (P) 1st & 2nd Level Floor Plans
- J. (P) 3rd Level Floor and Roof Plans
- K. (E) Elevations
- L. (P) Elevations
- M. (P) Perspectives
- N. Zoning Map
- O. General Plan Map
- P. LCP Land Use Map 17: Mendocino
- Q. LCP Land Capabilities & Natural Hazards
- R. LCP Habitats and Resources
- S. Appeals
- T. Adjacent Owner Map
- U. Fire Hazards Map
- V. Ground Water Resource Area
- W. Slope Map
- X. Soils Map
- Y. Water District
- Z. School District
- AA. MCCSD Will Serve Letter, dated July 25, 2025
- BB. Sverko 119-233-01 Files







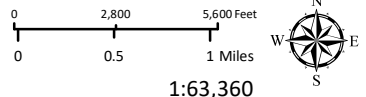
SUBJECT PARCEL



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

CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
APN: 119-233-01
APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

-  Major Towns & Places
-  Major Roads
-  Coastal Zone Boundary
-  Highways





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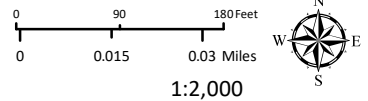
LOCATION

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



CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
APN: 119-233-01
APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

-  Major Towns & Places
-  Public Roads




1:2,000
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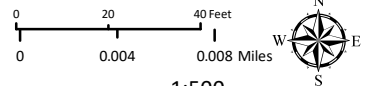
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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community,
Source: Esri, Vantor, Earthstar Geographics, IGN, and the GIS User Community

CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
APN: 119-233-01
APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

 Public Roads



1:500


AERIAL IMAGERY

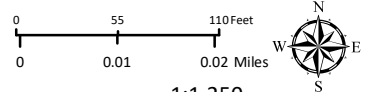
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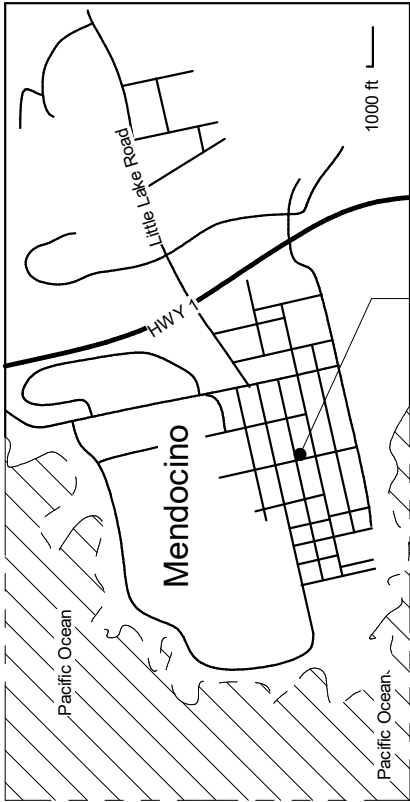
CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
APN: 119-233-01
APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

 Assessors Parcels



1:1,250
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

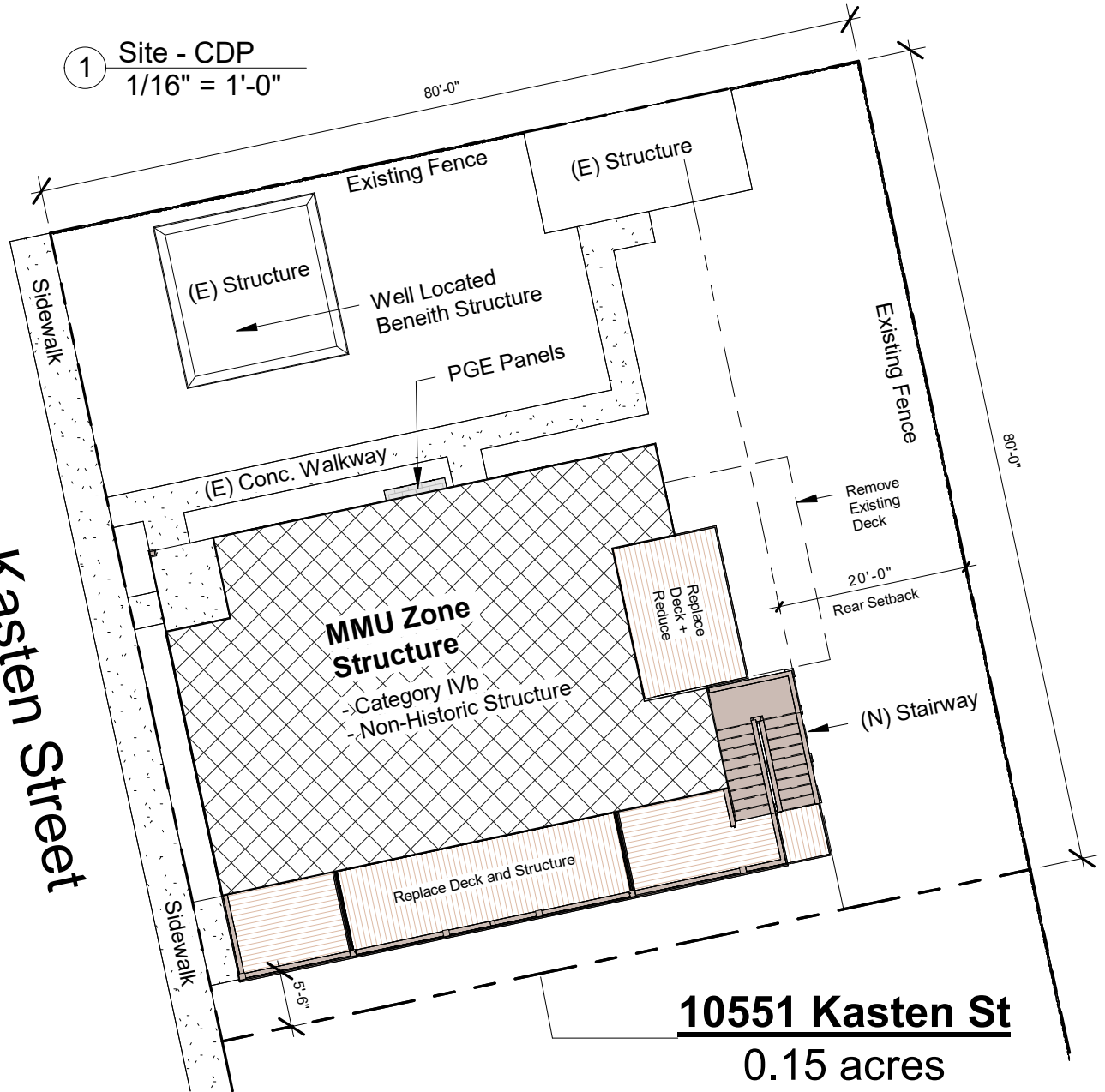
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10551
Kasten St

Kasten Street

① Site - CDP
1/16" = 1'-0"



10551 Kasten St

0.15 acres

APN# 119-233-01



AUM CONSTRUCTION INC.
General Contractor Lic. # 817115
www.aumconstruction.com

Greg Ferguson

MMU Renovation

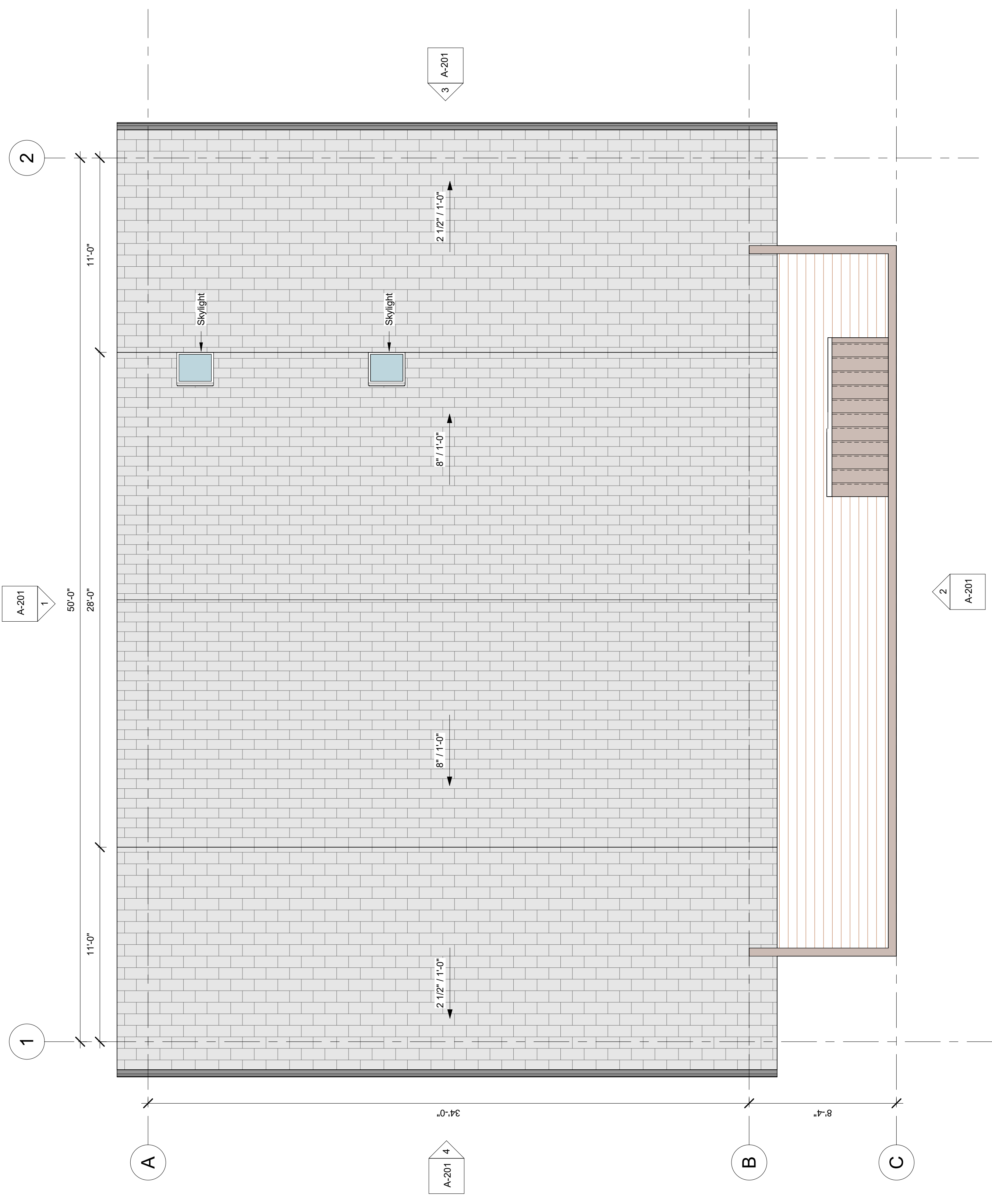
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APN #: 119-233-01

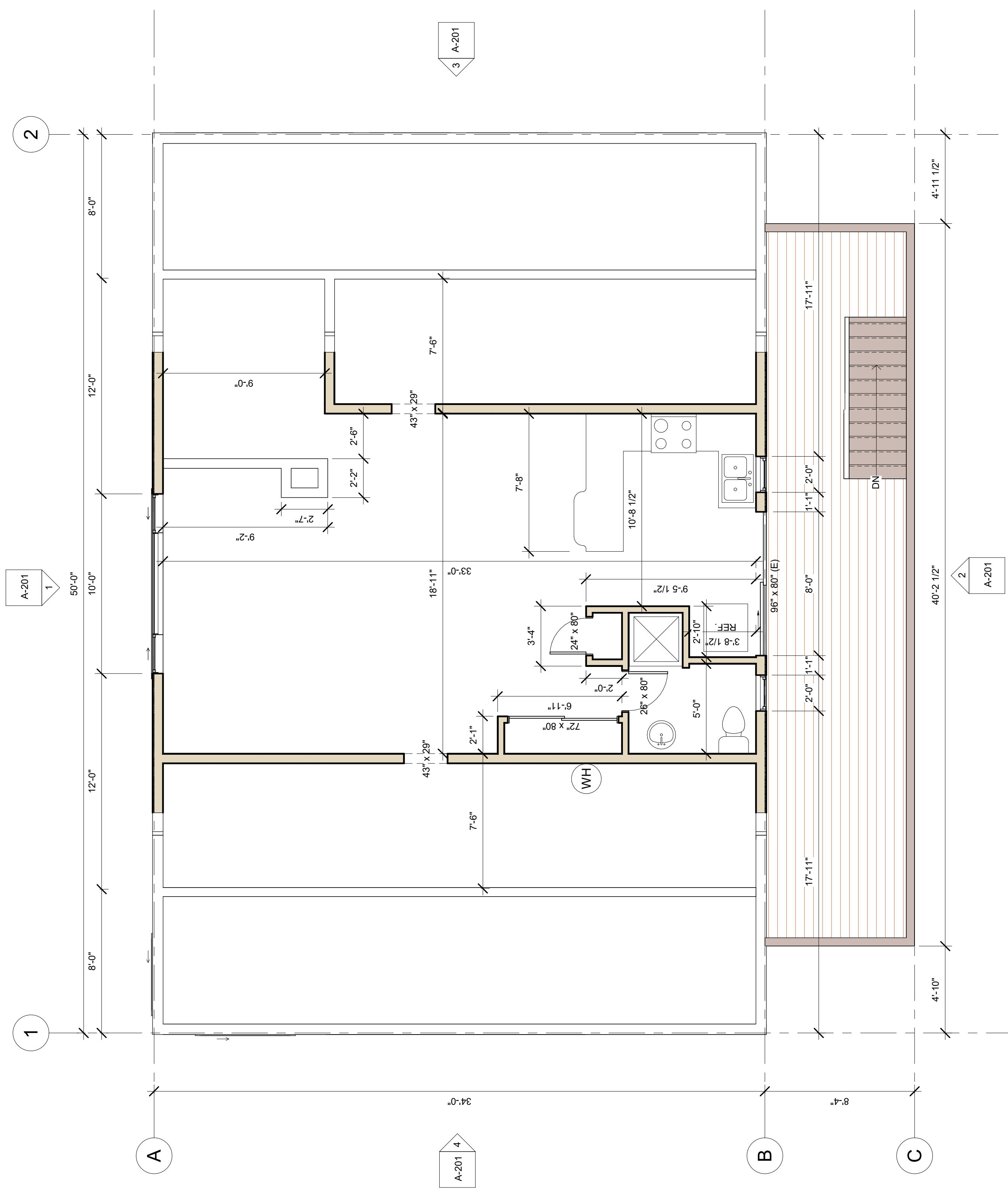
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DATE: 11/03/2025

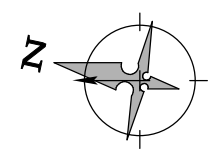
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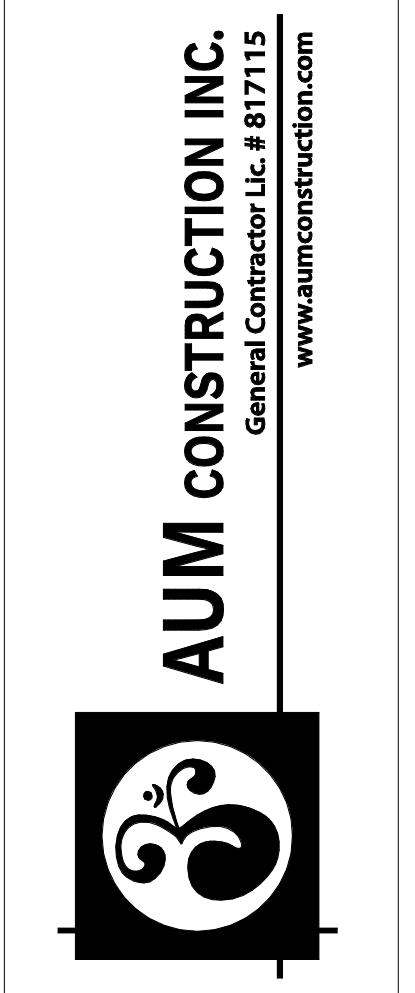
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1 L3 - Existing
1/4" = 1'-0"



Notes:
• Confirm All Dimensions On-Site



CONTRACTORS
:

REVISIONS:	
No.	Description

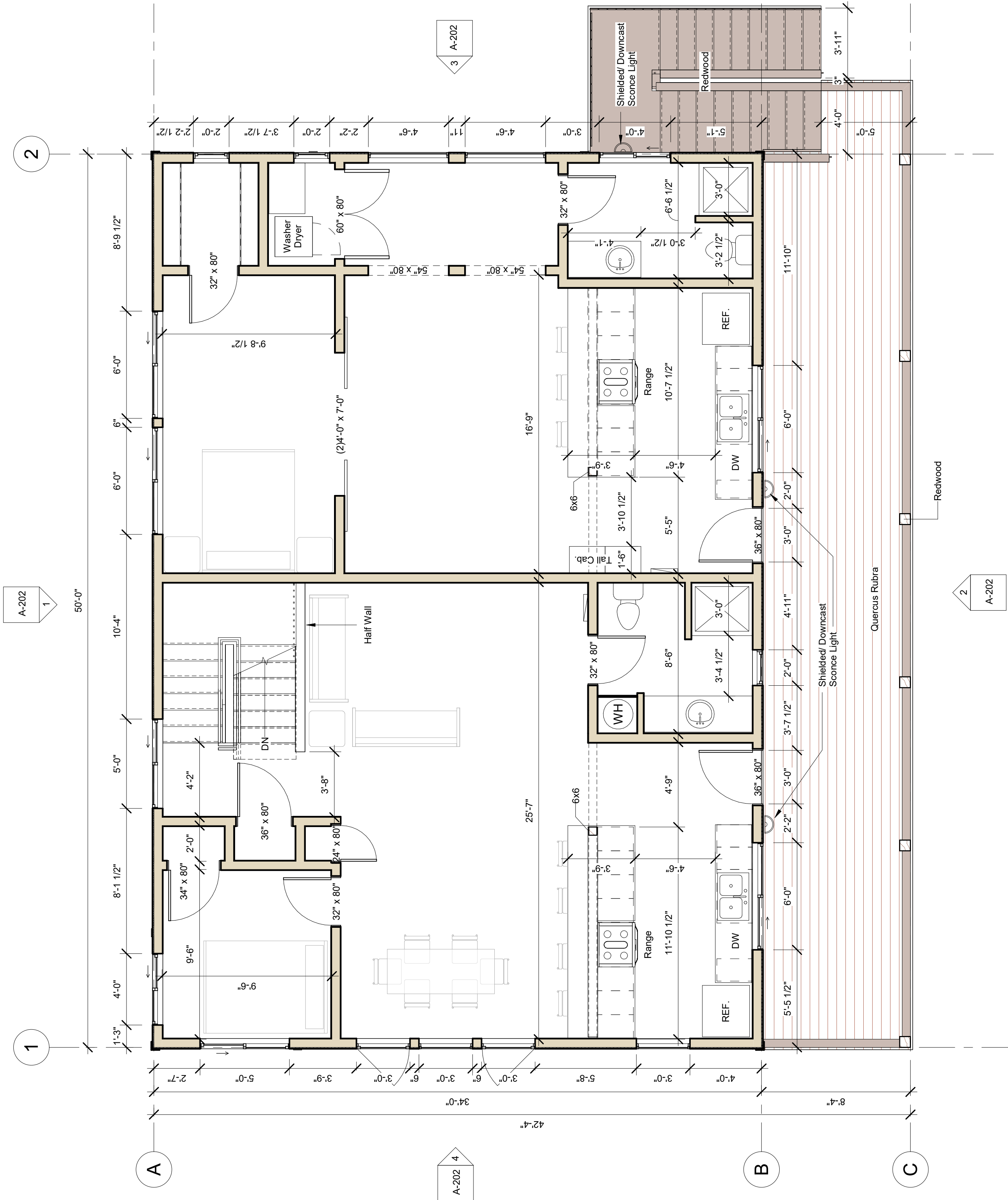
Greg Ferguson
MMU Renovation
 10551 Kasten St, Mendocino, CA 95460

APN # :
 119-233-01
 DATE : 11/03/2025
 DRAWN BY : Author

A-102

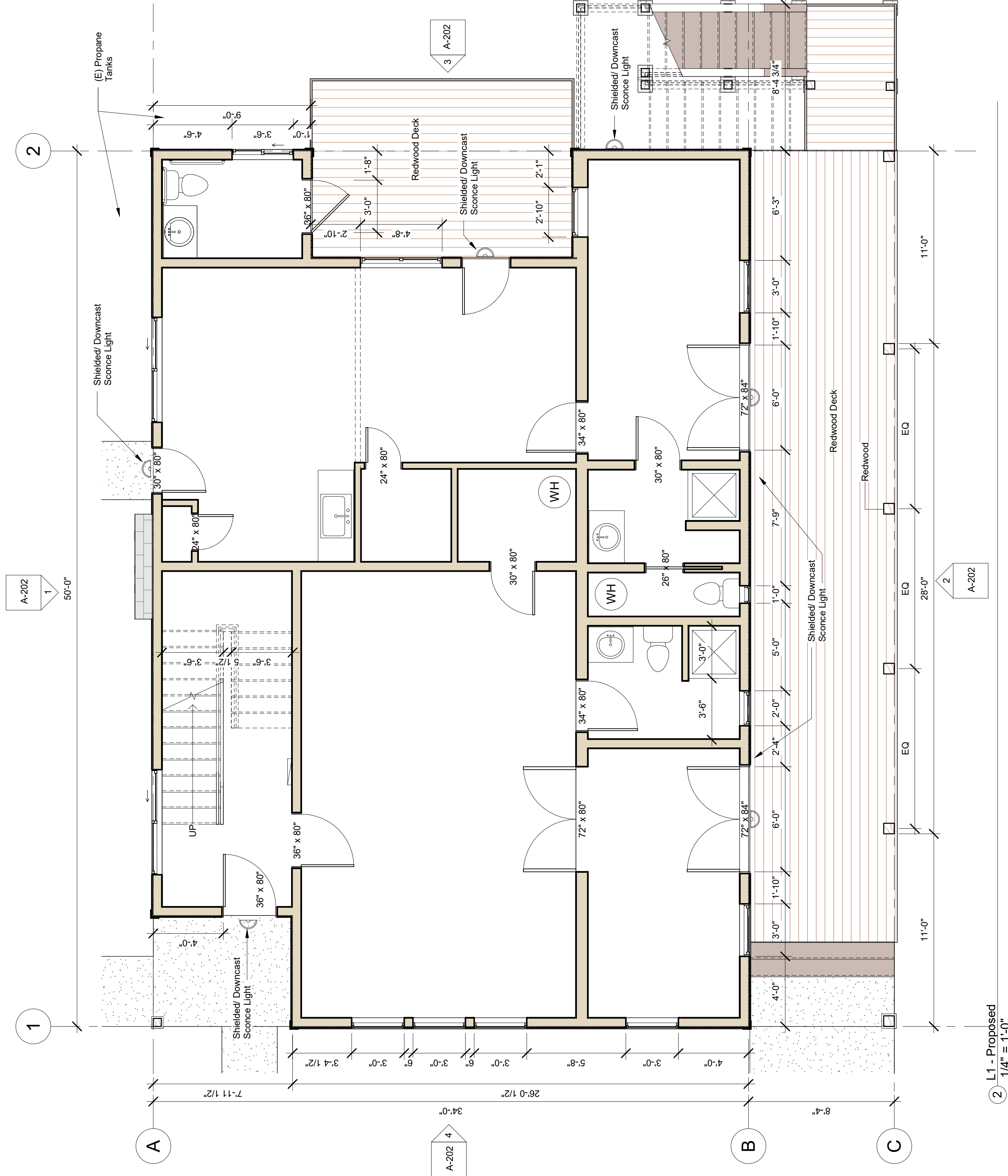
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Plans - Existing

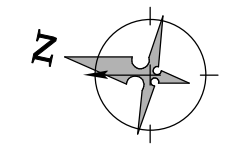


1 L2 - Proposed
1/4" = 1'-0"

- Notes:
- Confirm All Dimensions On-Site
 - Paint to be Benjamin Moore Historical Collection, HC-168 for Walls and HC-178 Trim



2 L1 - Proposed
1/4" = 1'-0"



REVISIONS:

No.	Description	Date

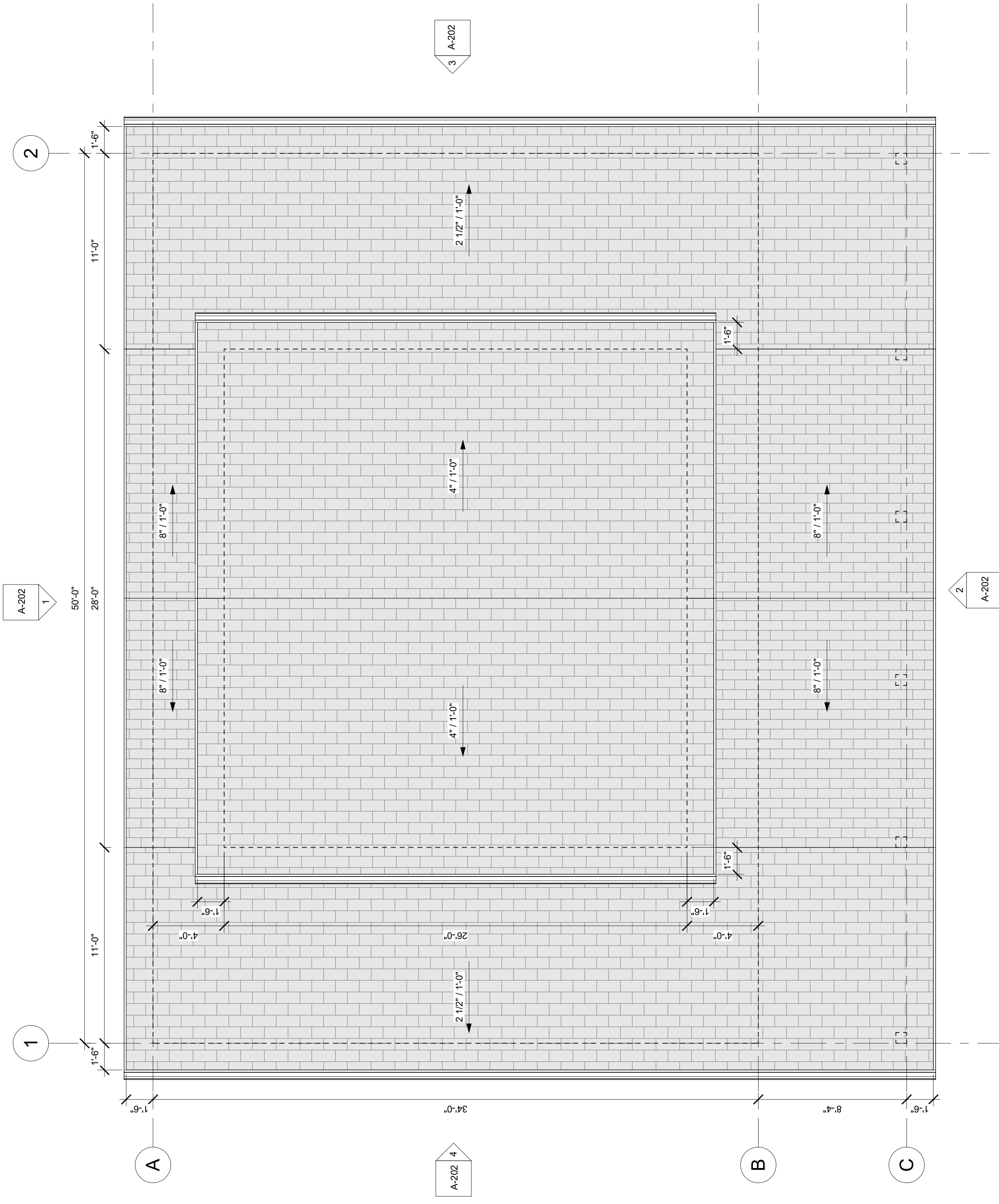
CONTRACTORS :

Greg Ferguson
MMU Renovation
10551 Kasten St, Mendocino, CA 95460

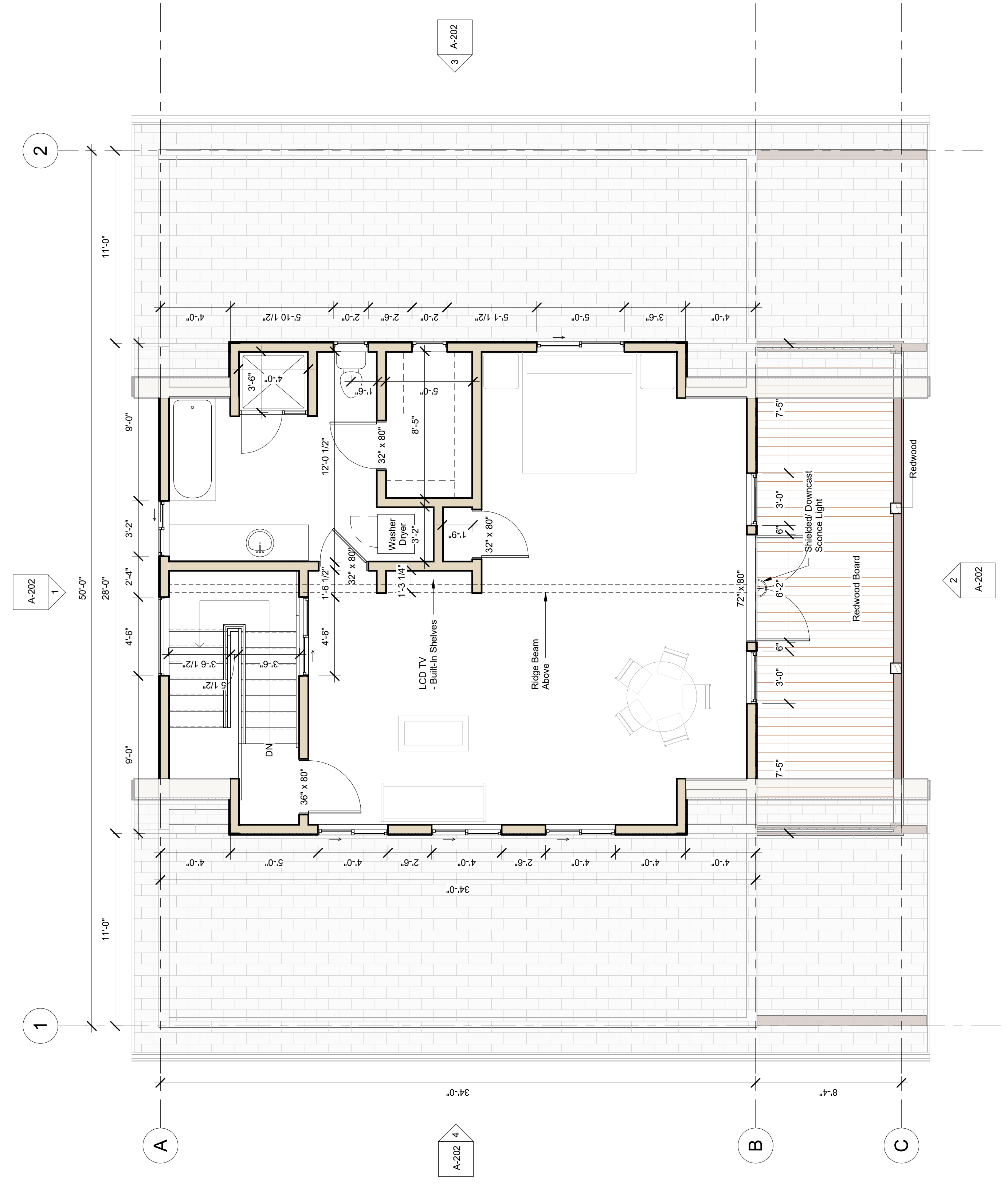
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119-233-01
DATE : 11/03/2025
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A-103
SCALE :
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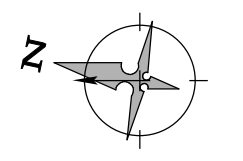
Plans -
Proposed



② Roof - Proposed
1/4" = 1'-0"



① L3 - Proposed
1/4" = 1'-0"



- Notes:
- Confirm All Dimensions On-Site
 - Paint to be Benjamin Moore Historical Collection, HC-168 for Walls and HC-178 Trim

AUM CONSTRUCTION INC.
General Contractor Lic. # 817115
www.aumconstruction.com

REVISIONS:

No.	Description	Date

CONTRACTORS :

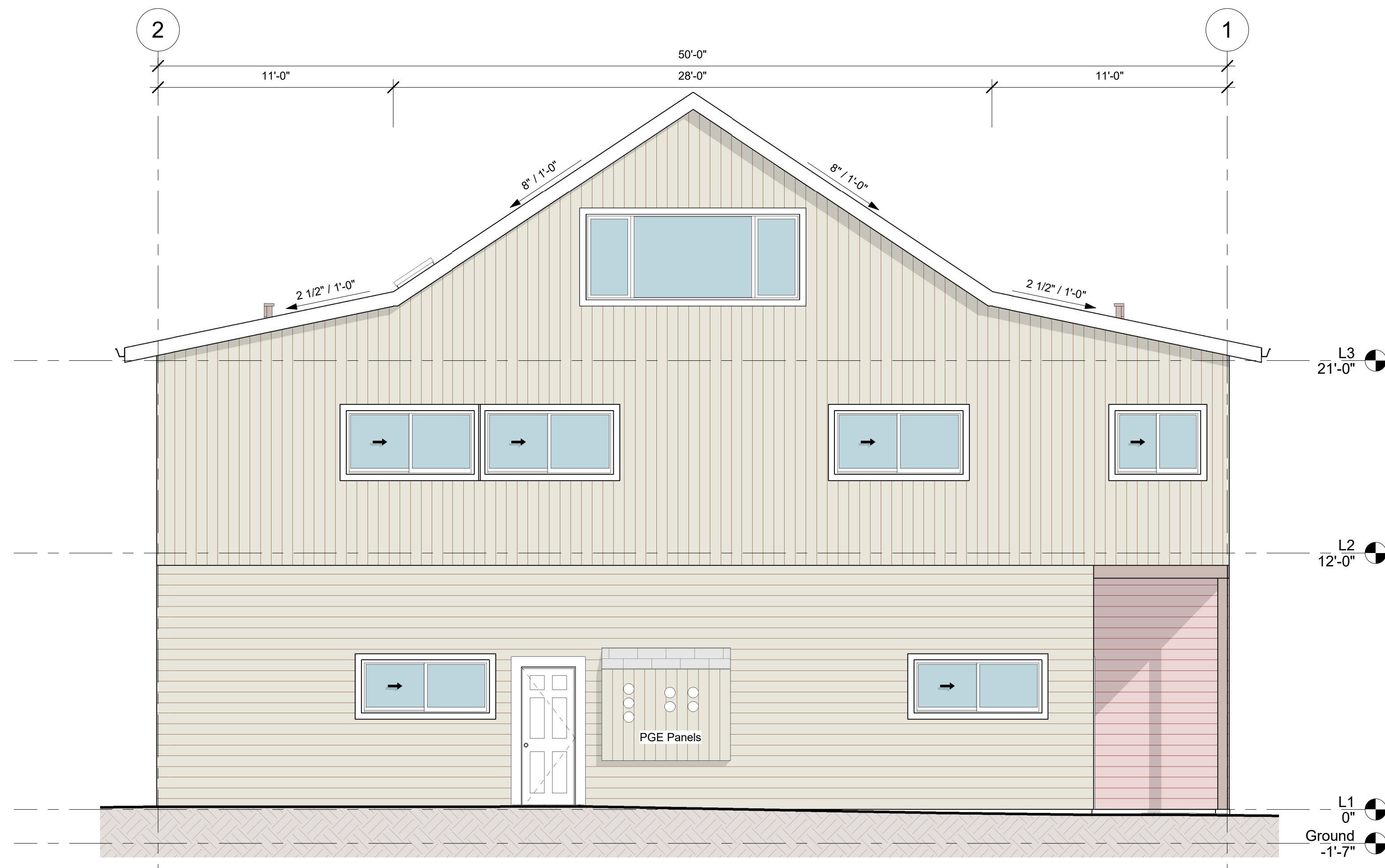
Greg Ferguson
MMU Renovation
10551 Kasten St, Mendocino, CA 95460

APN # :
119-233-01
DATE : 11/03/2025
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A-104

SCALE :
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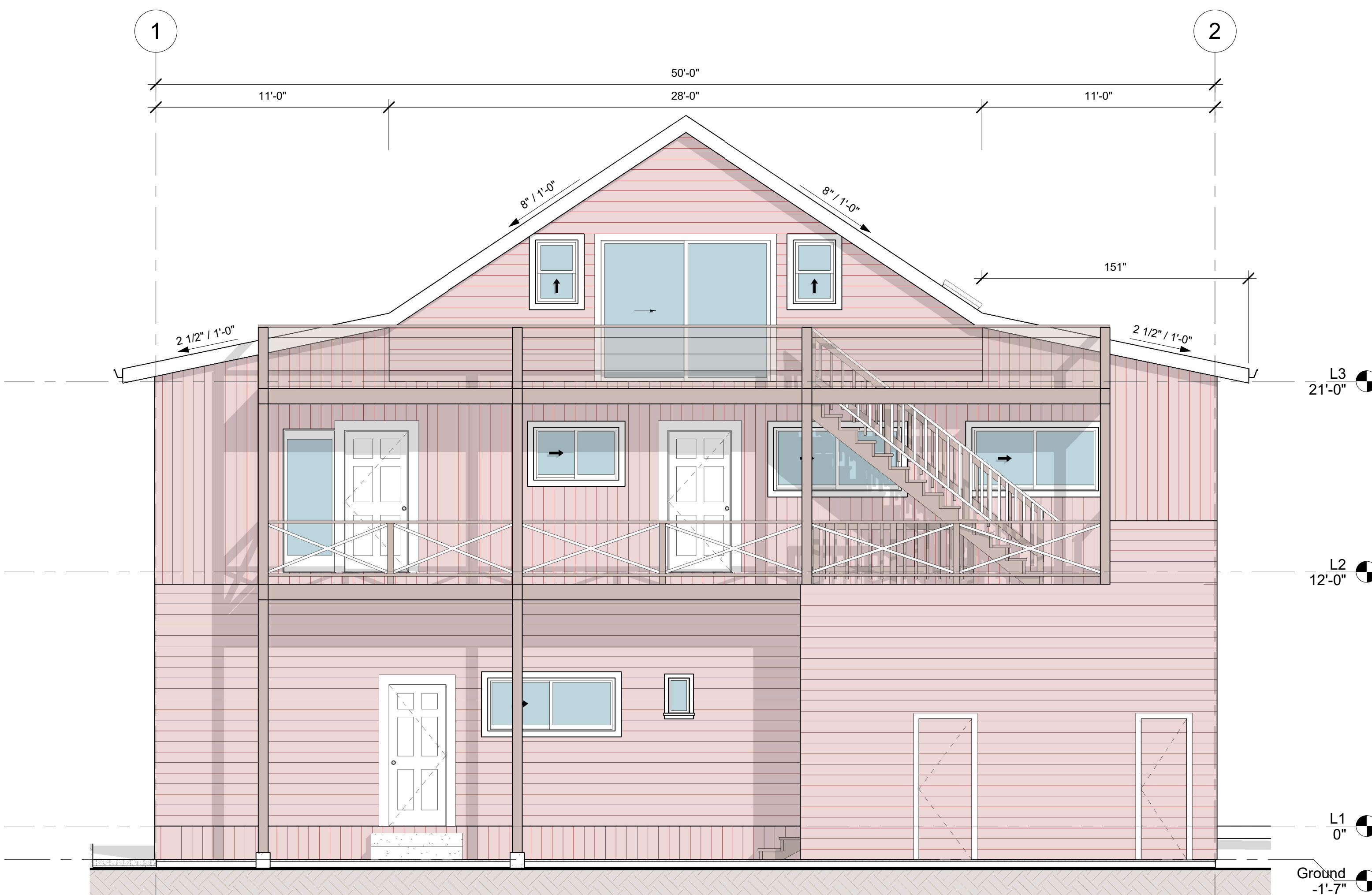
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Proposed



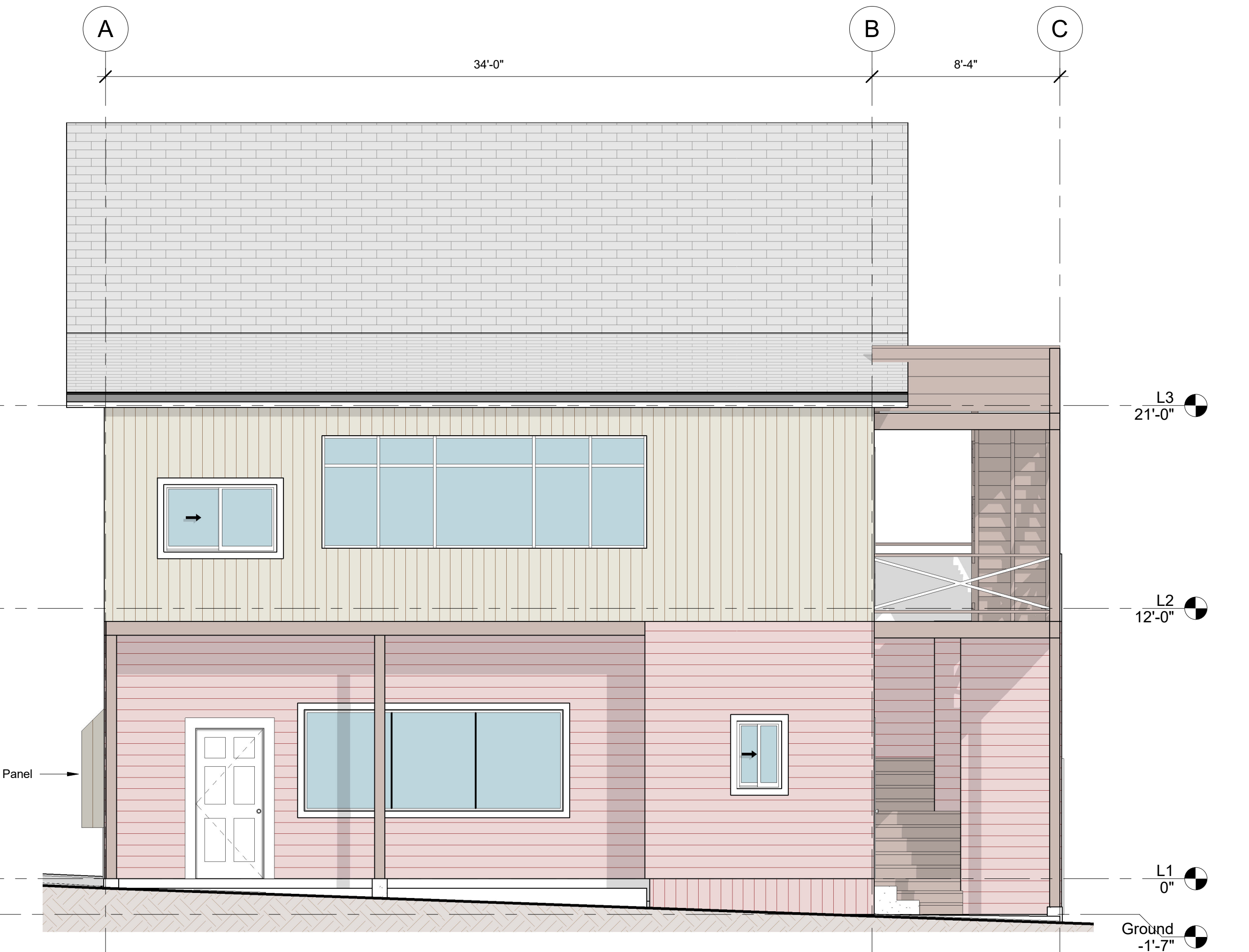
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3 East - Existing
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4 West - Existing
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CONTRACTORS :

No.	Description	Date

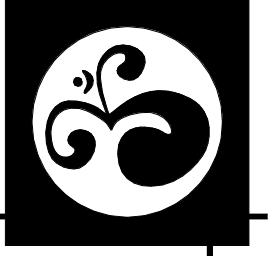
Greg Ferguson
MMU Renovation
10551 Kasten St, Mendocino, CA 95460

APN # :
119-233-01
DATE : 11/03/2025
DRAWN BY : SLLC

A-201

SCALE :
1/4" = 1'-0"

Elevations -
Existing



CONTRACTORS

No.	Description	Date

REVISIONS:

Greg Ferguson
MMU Renovation
 10551 Kastan St, Mendocino, CA 95460

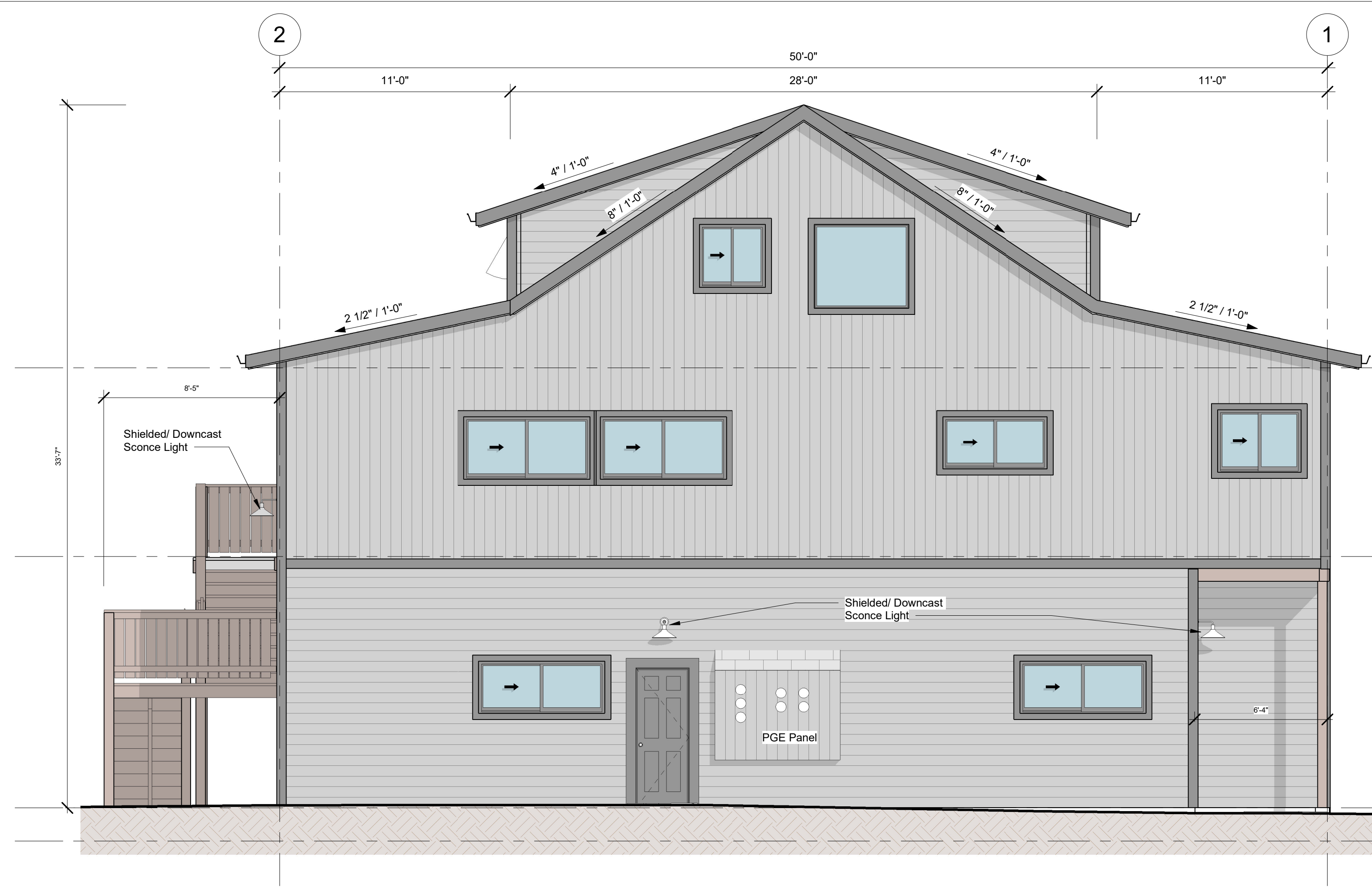
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A-202

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Elevations - Proposed

11/10/2025 1:34:35 PM



1 North - Proposed
 1/4" = 1'-0"



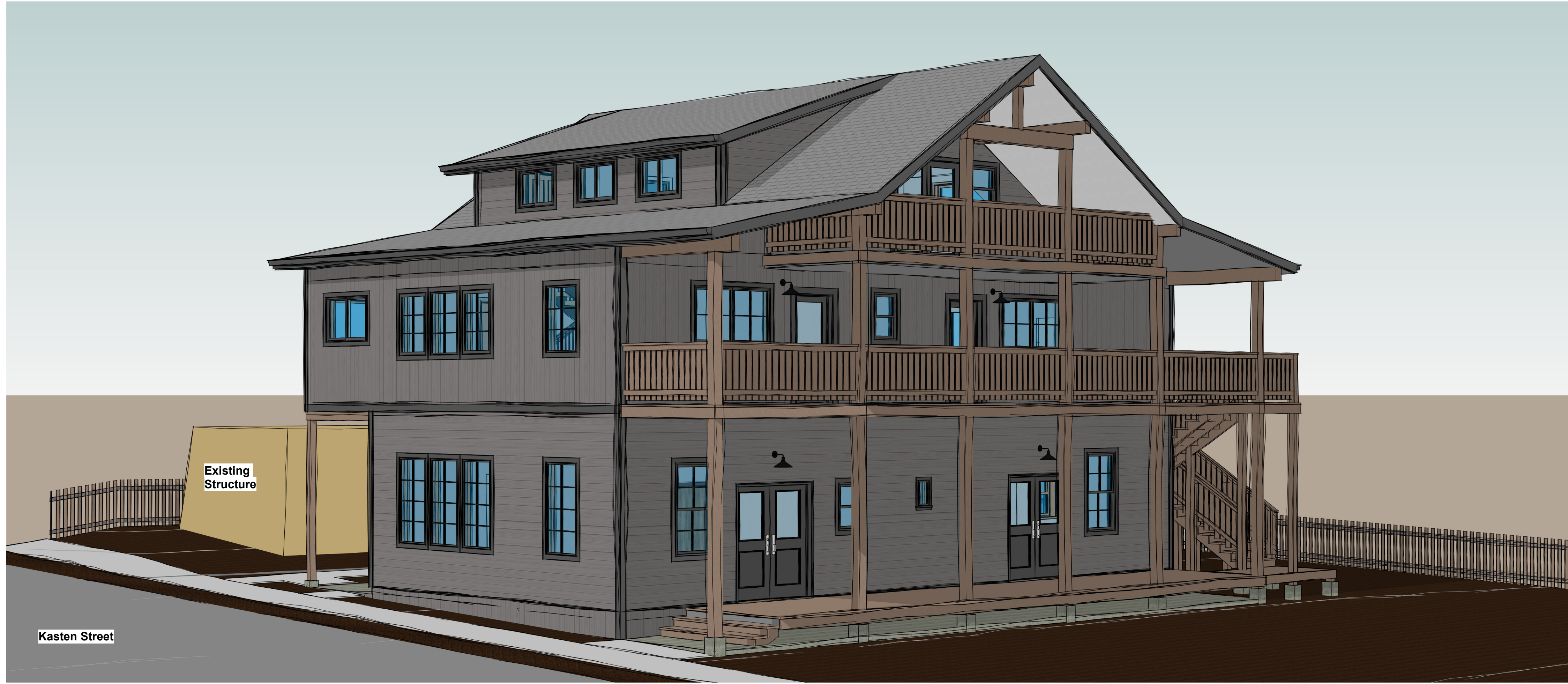
3 East - Proposed
 1/4" = 1'-0"



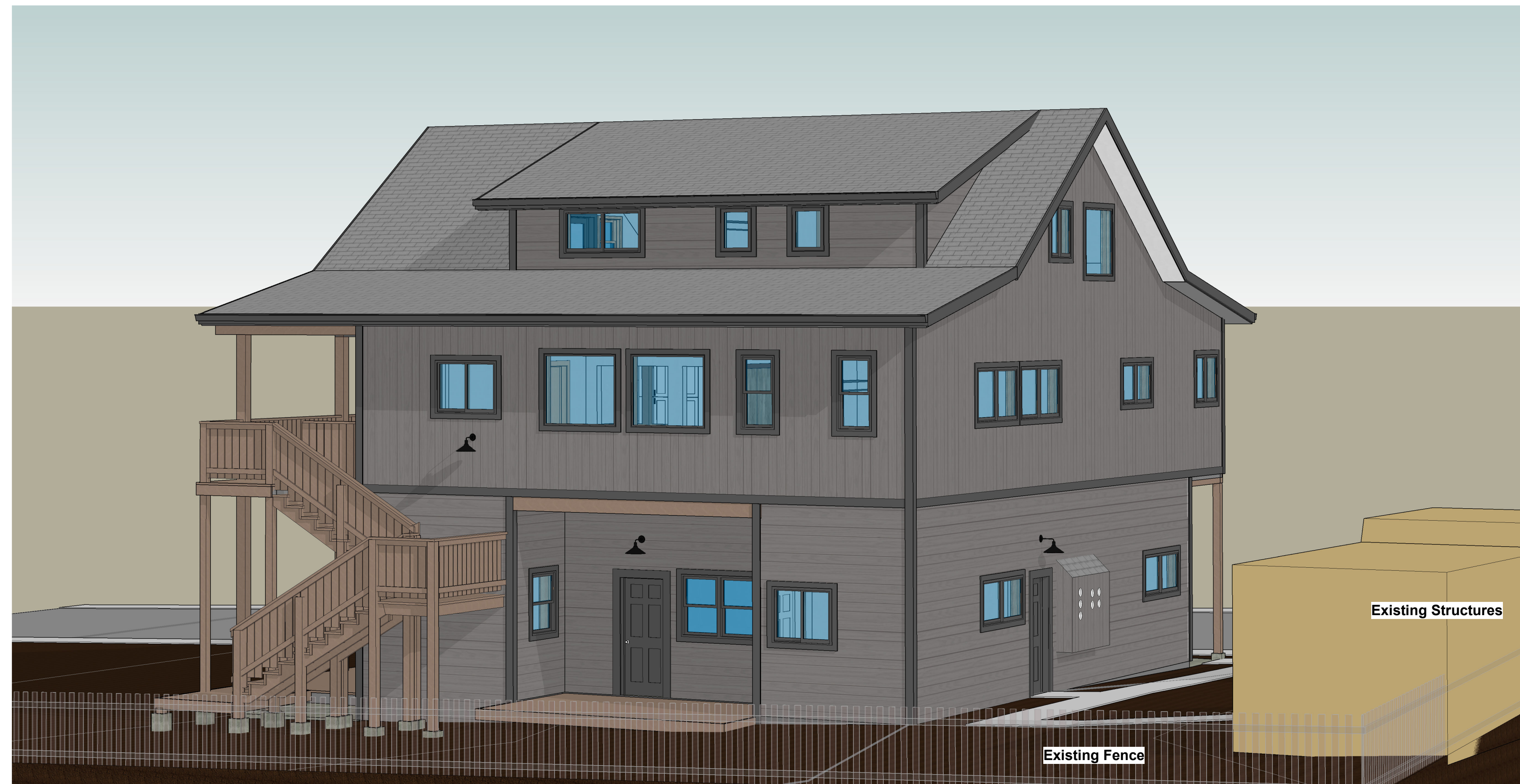
2 South - Proposed
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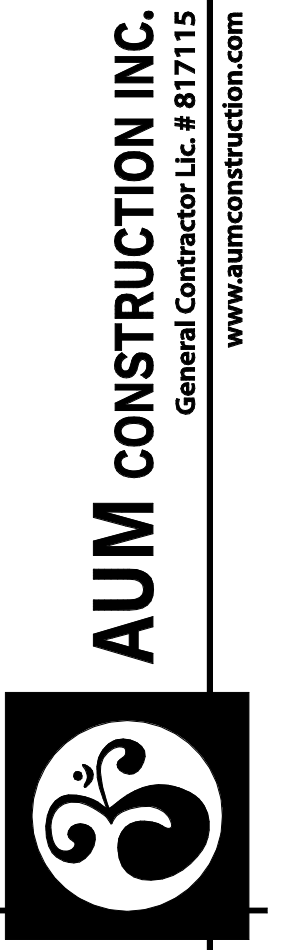
4 West - Proposed
 1/4" = 1'-0"



① 3D View - Front



② 3D View - Rear



AUM CONSTRUCTION INC.
 General Contractor Lic. # 817115
 www.aumconstruction.com

CONTRACTORS :

REVISIONS:

No.	Description	Date

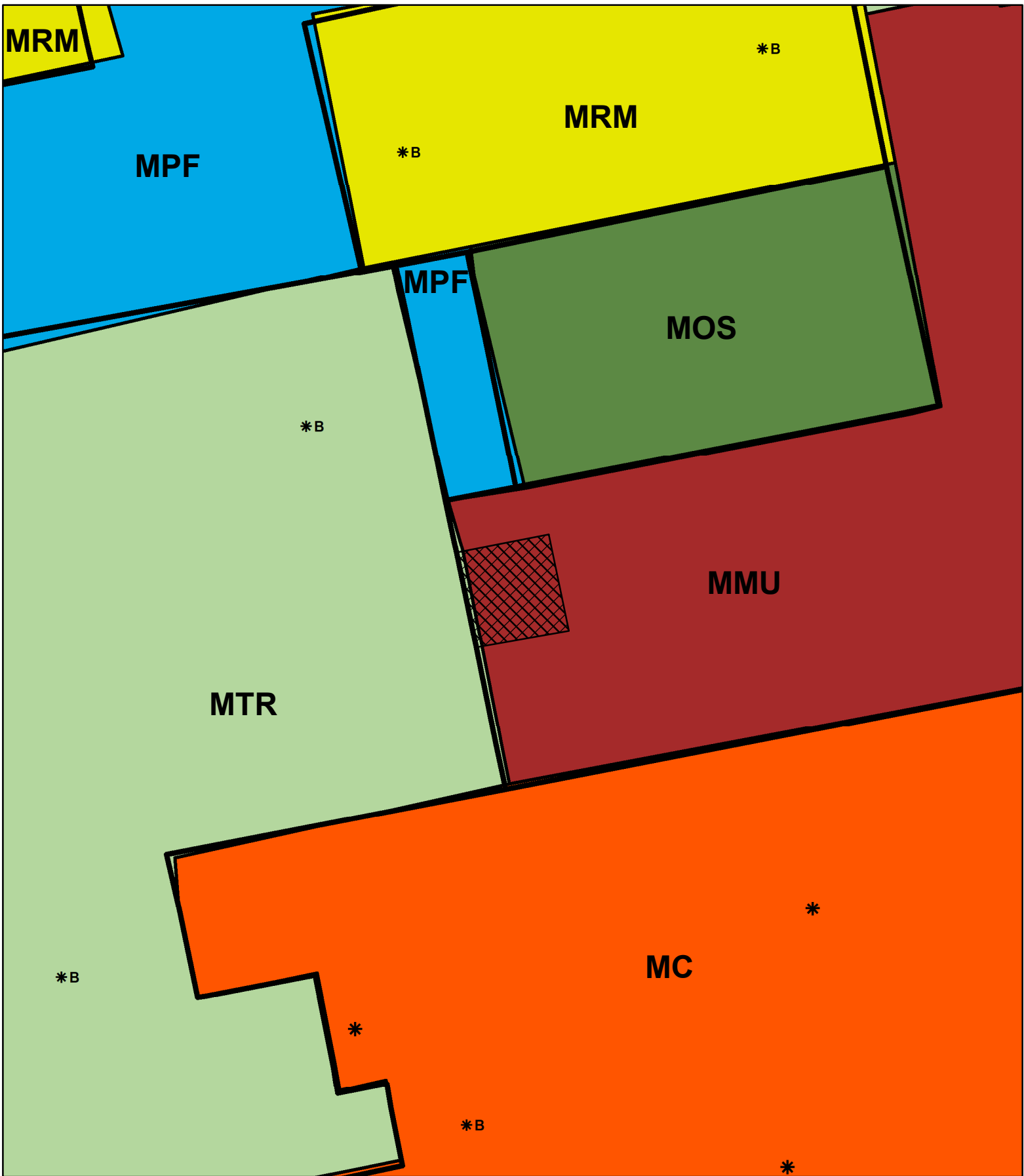
Greg Ferguson
MMU Renovation
 10551 Kasten St, Mendocino, CA 95460

APN # :
 119-233-01
 DATE : 11/03/2025
 DRAWN BY : SLLC

A-901

SCALE :

Perspectives



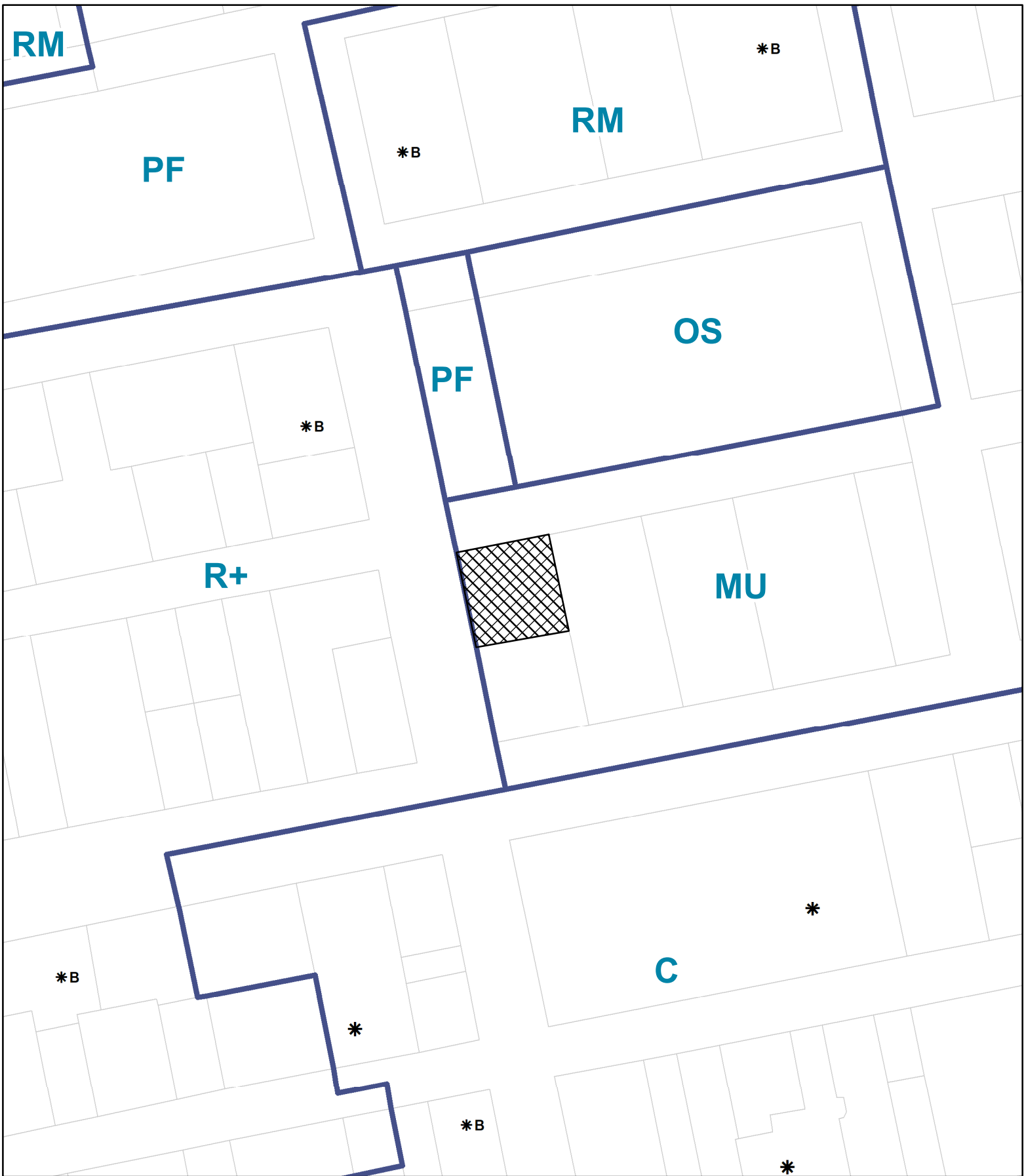
CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
APN: 119-233-01
APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

- | | | |
|------------------|-----|----------------------------------|
| Zoning Districts | MOS | MTR |
| MC | MPF | Assessors Parcels |
| MMU | MRM | Visitor Accommodation & Services |




*B Mendocino Town B&B
 0 0.01 0.02 Miles
 0 55 110 Feet
 W E
 N S

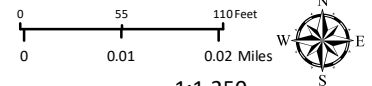
1:1,250 MENDOCINO TOWN ZONING

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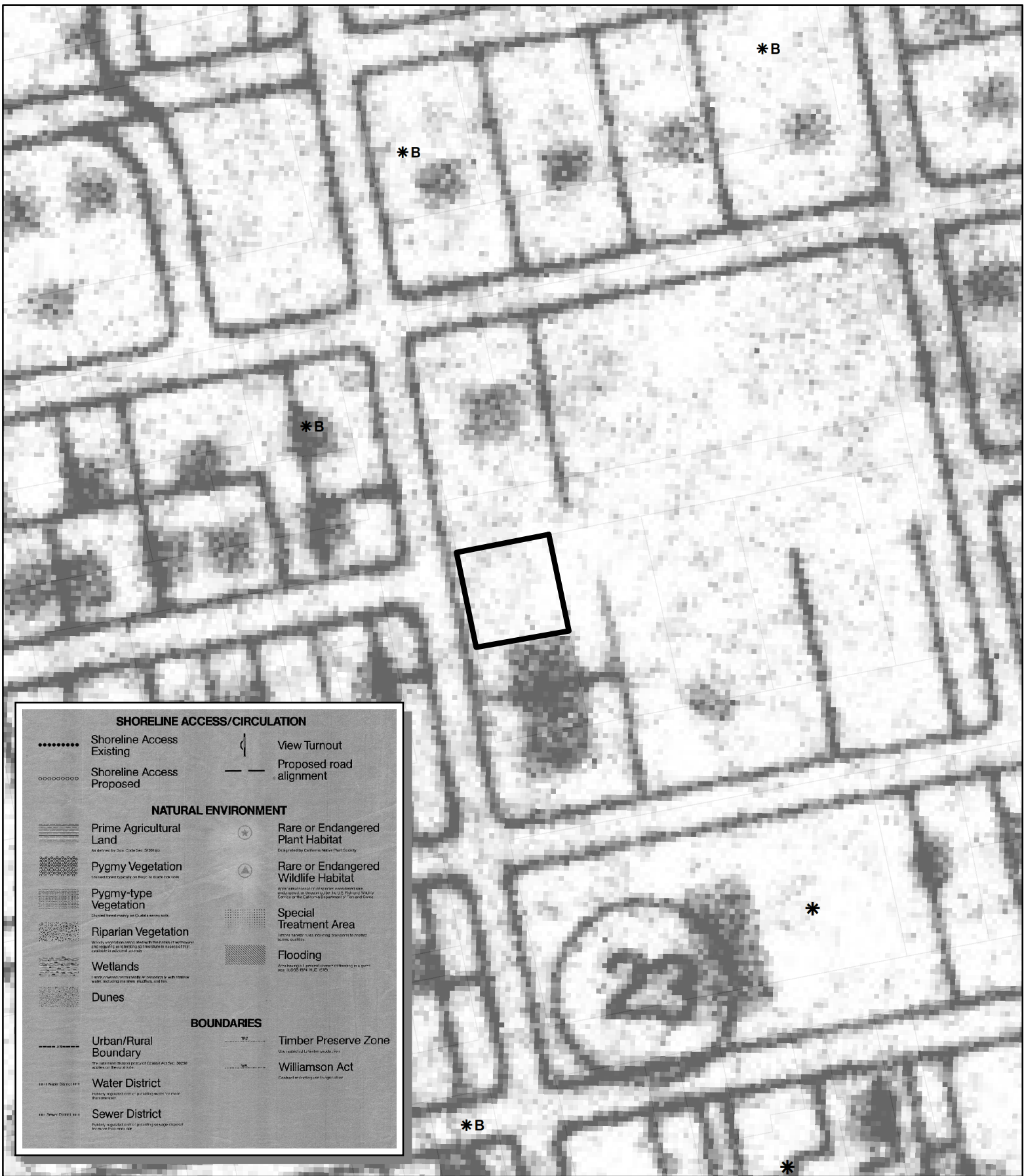
CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
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-  Assessors Parcels
-  Visitor Accommodation & Services
-  Mendocino Town B&Bs



1:1,250
GENERAL PLAN

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SHORELINE ACCESS/CIRCULATION

..... Shoreline Access Existing
 ooooooo Shoreline Access Proposed

— View Turnout
 — Proposed road alignment

NATURAL ENVIRONMENT

Prime Agricultural Land
As defined by State Code Sec. 51080.05

Pygmy Vegetation
Located based typically on slope or black oak code

Pygmy-type Vegetation
Classified forest inventory or Global forest type

Riparian Vegetation
Wetlands vegetation associated with riparian areas and requires a permit for discharge of effluents into the riparian area

Wetlands
Wetlands are defined as areas that are saturated with water under normal high tide, flood, or other conditions

Dunes

Rare or Endangered Plant Habitat
Designated by California Native Plant Society

Rare or Endangered Wildlife Habitat
Appointed by order of the Governor and confirmed by the California Department of Fish and Game

Special Treatment Area
Water quality sensitive areas including streams, rivers, and wetlands

Flooding
Areas that are subject to flooding as shown on a map with a scale of 1:50,000 or larger

BOUNDARIES

Urban/Rural Boundary
The boundary between the City of Ukiah and the County of Mendocino




Water District
Publicly regulated utility providing water service to the community

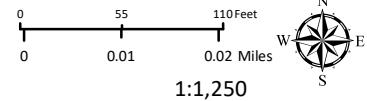
Sewer District
Publicly regulated utility providing sewage disposal to the community

Timber Preserve Zone
State designated timber preserve

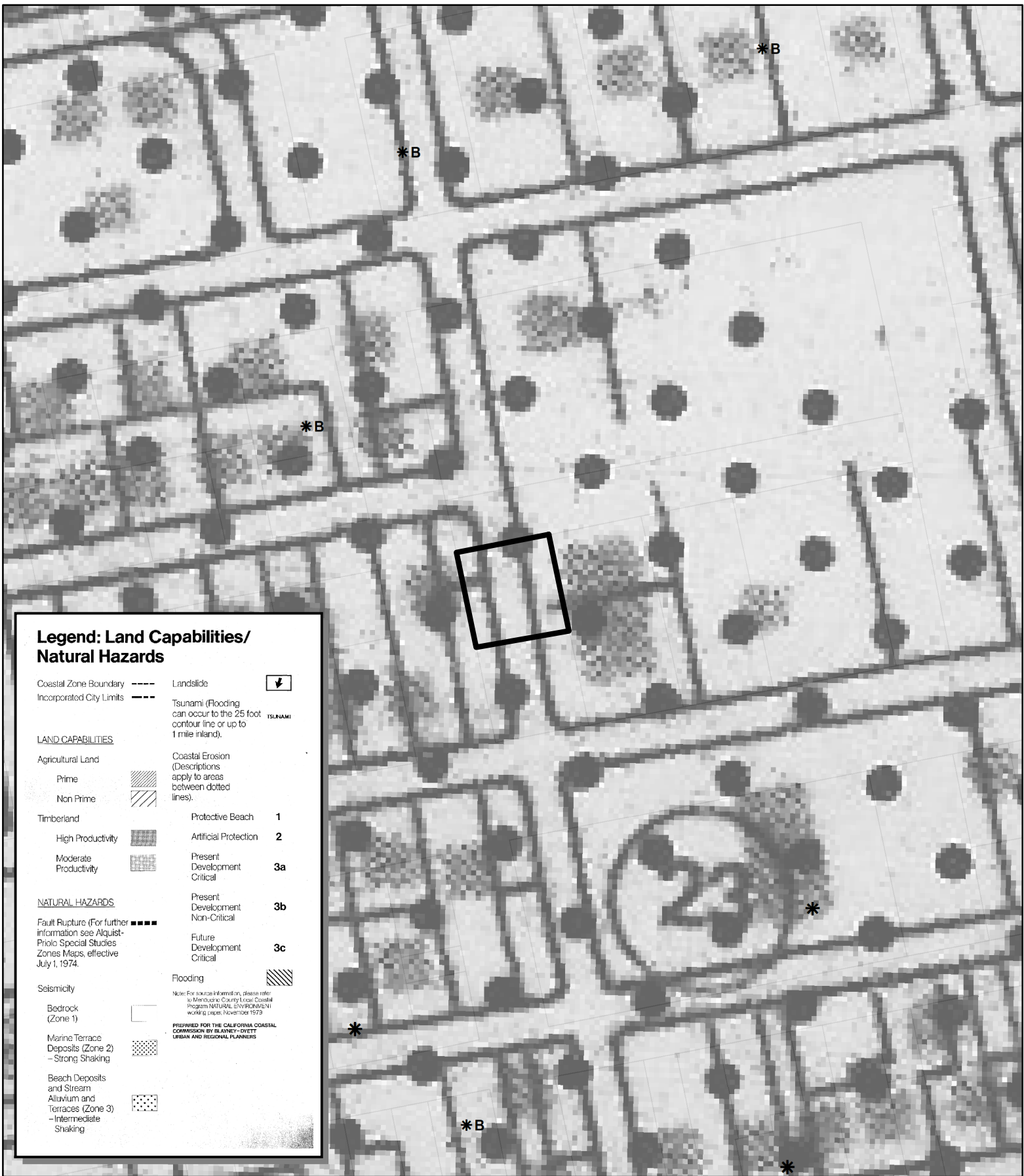
Williamson Act
Contract farming program for agriculture

CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
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APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street



-  Assessors Parcels
-  Visitor Accomodation & Services
-  Mendocino Town B&Bs







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**Legend: Land Capabilities/
Natural Hazards**







Coastal Zone Boundary ---
 Incorporated City Limits - - -
 Landslide 
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). 

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 


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 ENVIRONMENTAL working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-OYETT URBAN AND REGIONAL PLANNERS

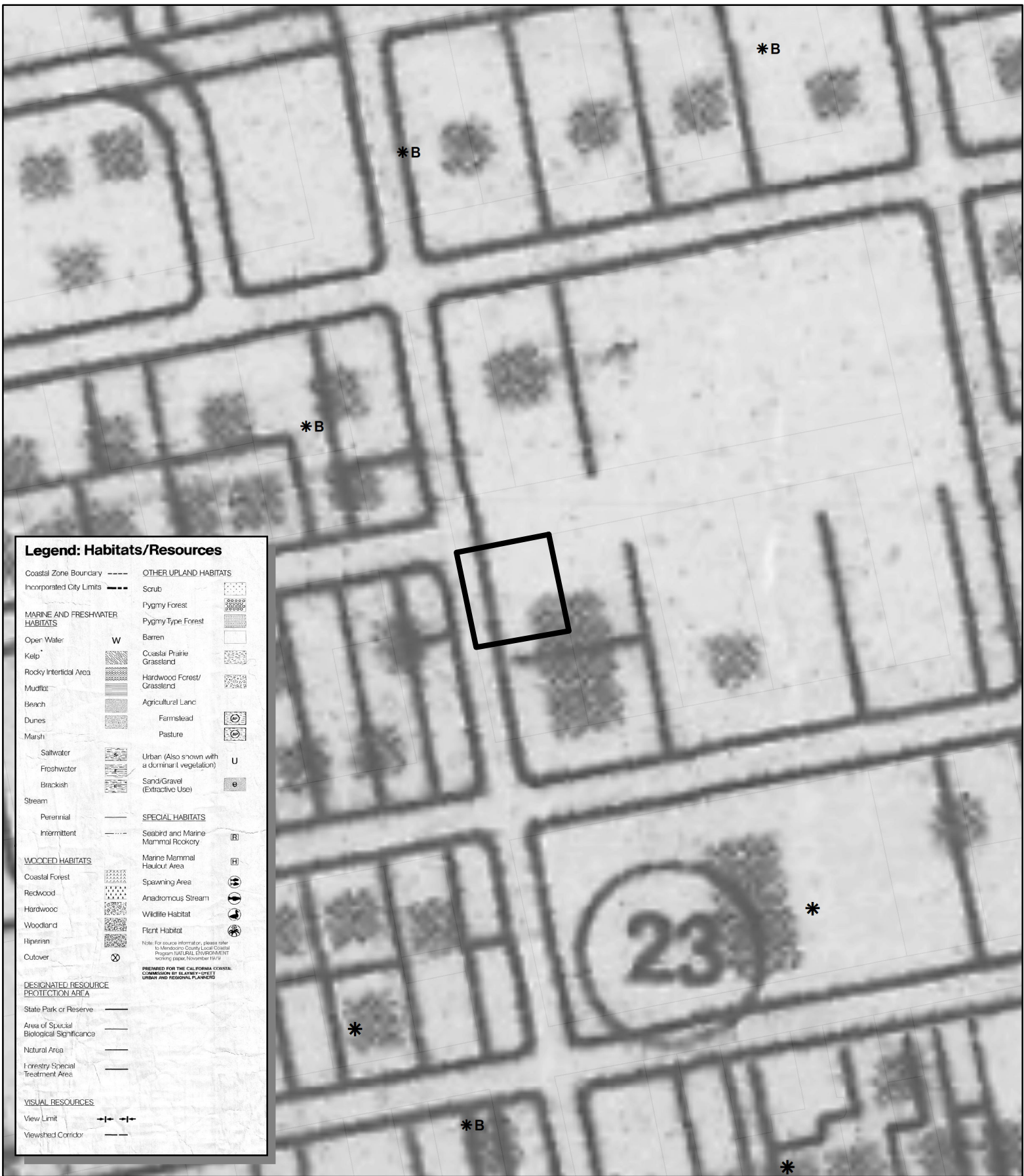
CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
APN: 119-233-01
APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

 Assessors Parcels
 * Visitor Accomodation & Services
 *B Mendocino Town B&Bs

0 55 110 Feet
 0 0.01 0.02 Miles
 1:1,250


LCP LAND CAPABILITIES & NATURAL HAZARDS




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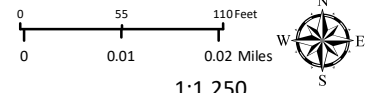


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	
Kelp	W	Pygmy Type Forest	
Rocky Intertidal Area	W	Barren	
Mudflat	W	Coastal Prairie Grassland	
Beach	W	Hardwood Forest/Grassland	
Dunes	W	Agricultural Land	
Marsh	W	Farmstead	
Saltwater	W	Pasture	
Freshwater	W	Urban (Also shown with a dominant vegetation)	
Brackish	W	Sand/Gravel (Extractive Use)	
Stream	W	SPECIAL HABITATS	
Perennial	W	Seabird and Marine Mammal Rockery	RI
Intermittent	W	Marine Mammal Haulout Area	HI
WOODED HABITATS			Spawning Area
Coastal Forest	W	Anadromous Stream	W
Redwood	W	Wildlife Habitat	W
Hardwood	W	Flint Habitat	W
Woodland	W	Note: For source information, please refer to Mendocino County Local Coastal Program Natural Environment Working Paper, November 19/20	
Riparian	W	PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLACK+VEATCH URBAN AND REGIONAL PLANNERS	
Cutover	W		
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	---		
Area of Special Biological Significance	---		
Natural Area	---		
Forestry Special Treatment Area	---		
VISUAL RESOURCES			
View Limit	---		
Viewshed Corridor	---		

CASE: CDP 2025-0030
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APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

-  Assessors Parcels
-  Visitor Accommodation & Services
-  Mendocino Town B&Bs






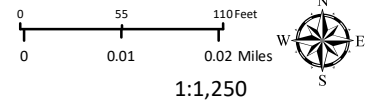
1:1,250
LCP HABITATS & RESOURCES

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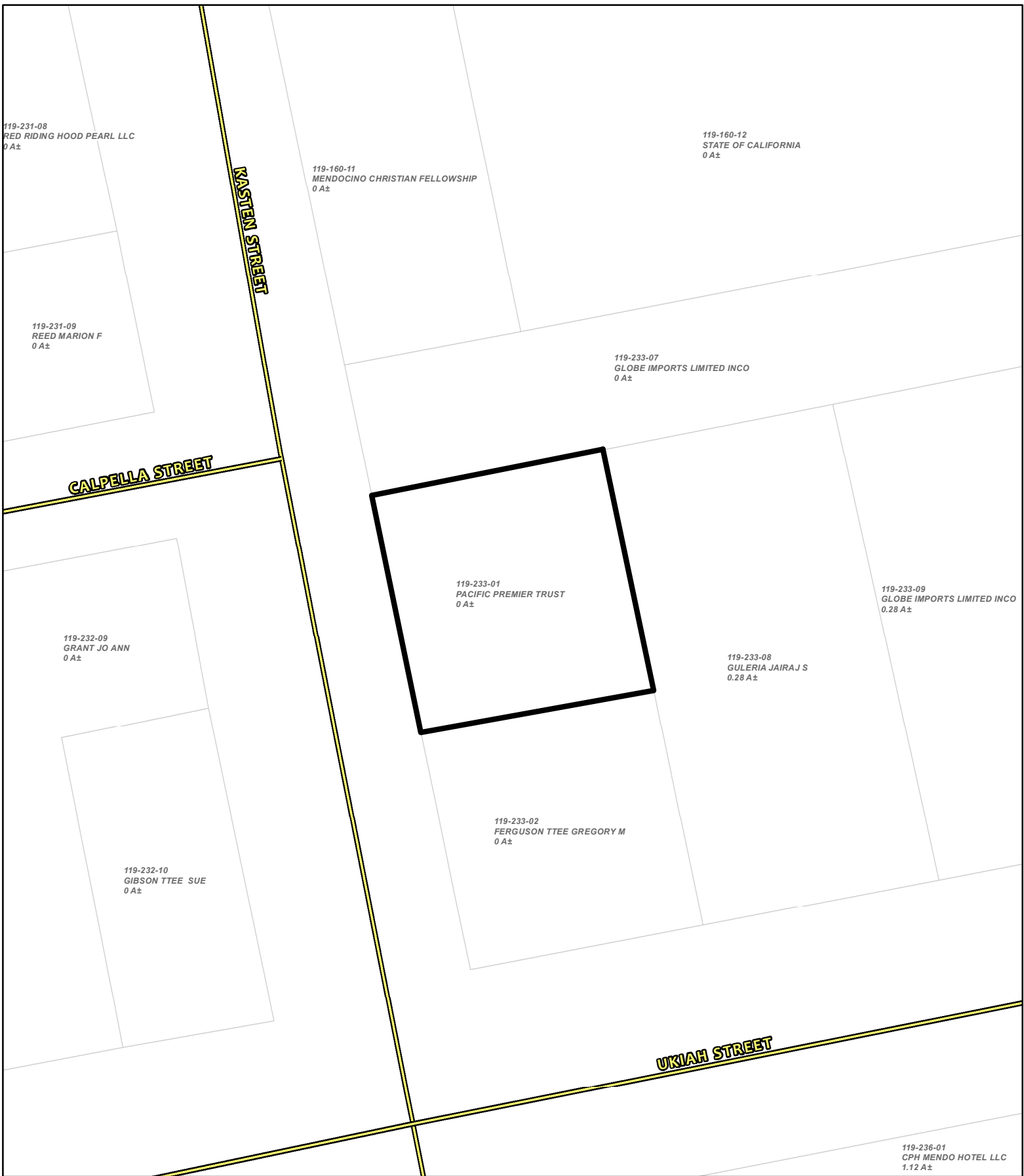
CASE: CDP 2025-0030
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-  Assessors Parcels
-  Visitor Accomodation & Services
-  Mendo Town B&Bs





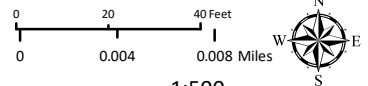
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POST LCP CERTIFICATION & APPEAL JURISDICTION

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CASE: CDP 2025-0030
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AGENT: Aum Construction
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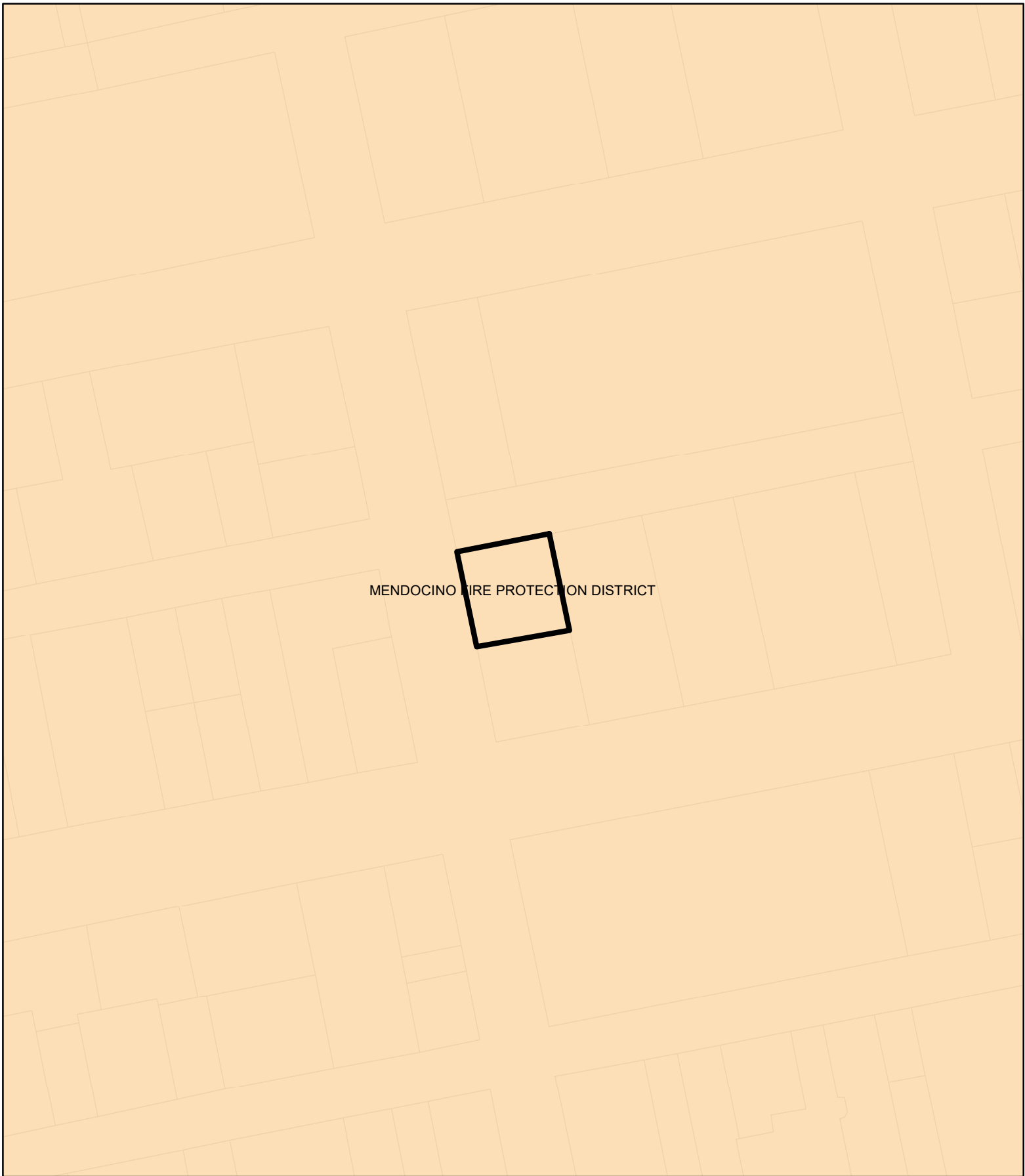
 Public Roads
 Assessors Parcels



1:500


ADJACENT PARCELS

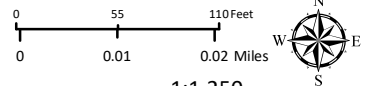
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MENDOCINO FIRE PROTECTION DISTRICT

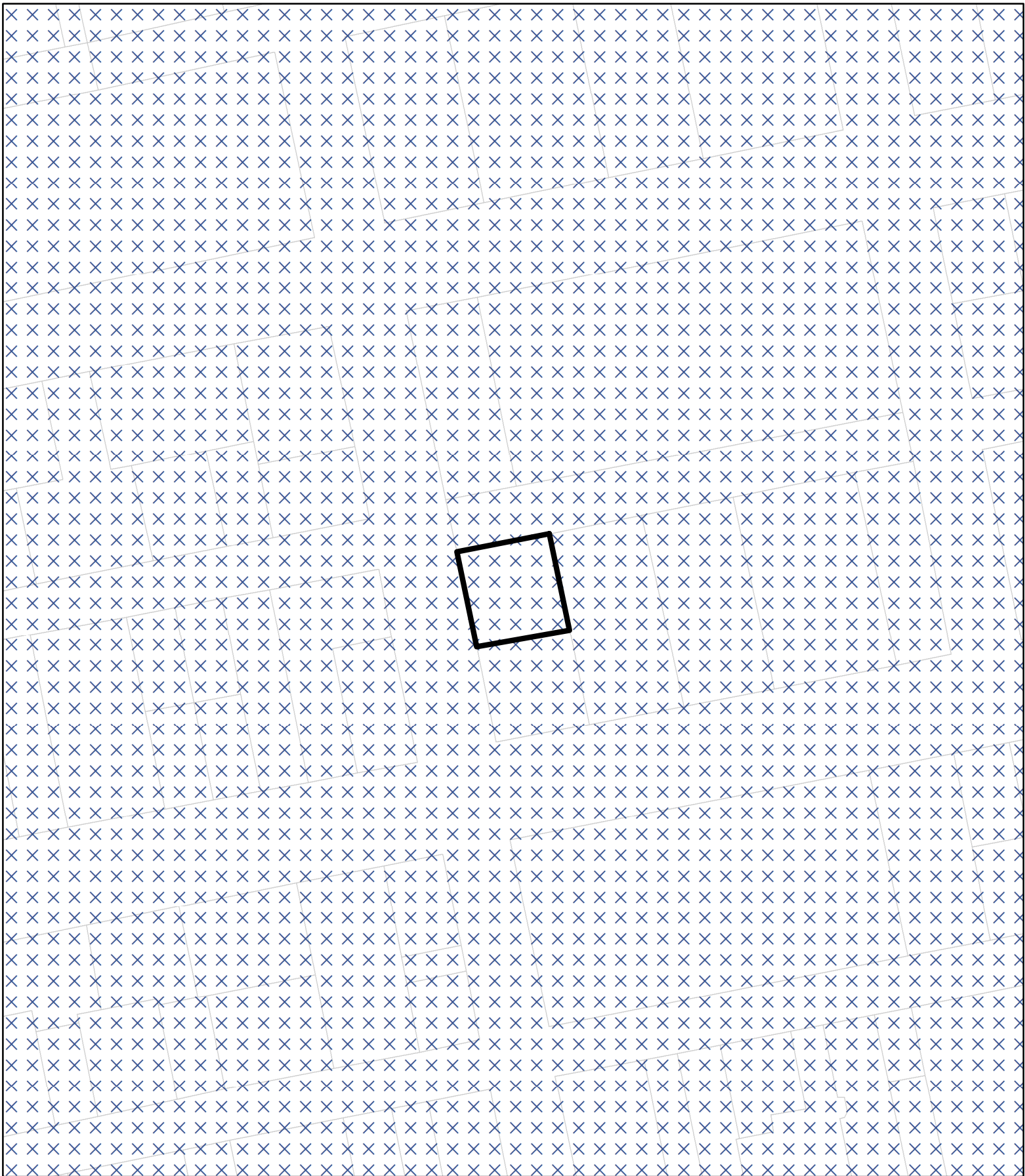
CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
APN: 119-233-01
APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels





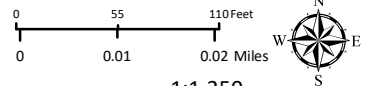
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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OWNER: FERGUSON, Greg
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AGENT: Aum Construction
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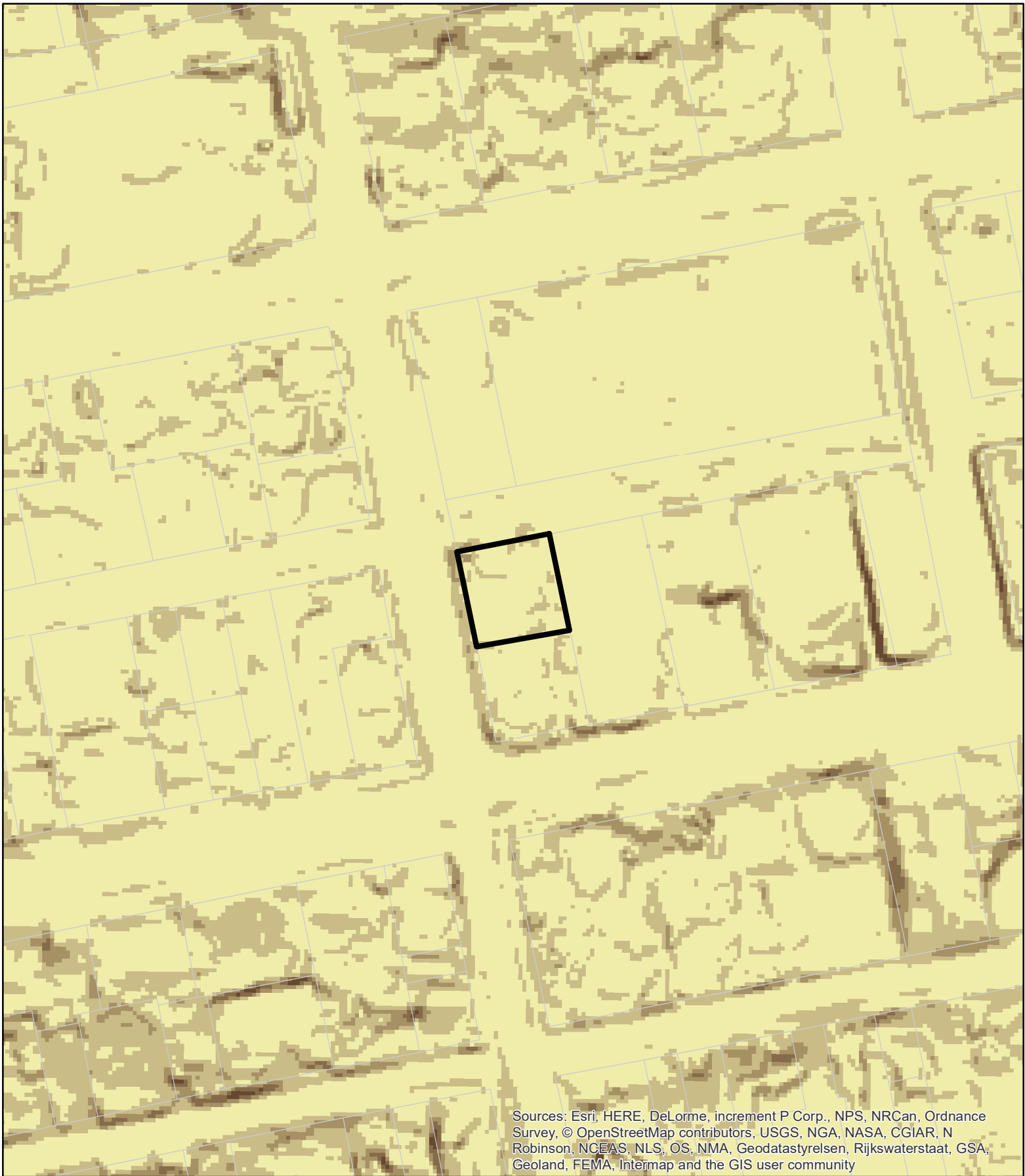
 Critical Water Resources
 Assessors Parcels



1:1,250

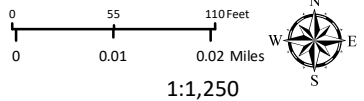
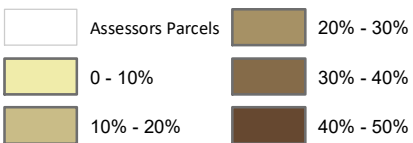
COASTAL GROUND WATER RESOURCES

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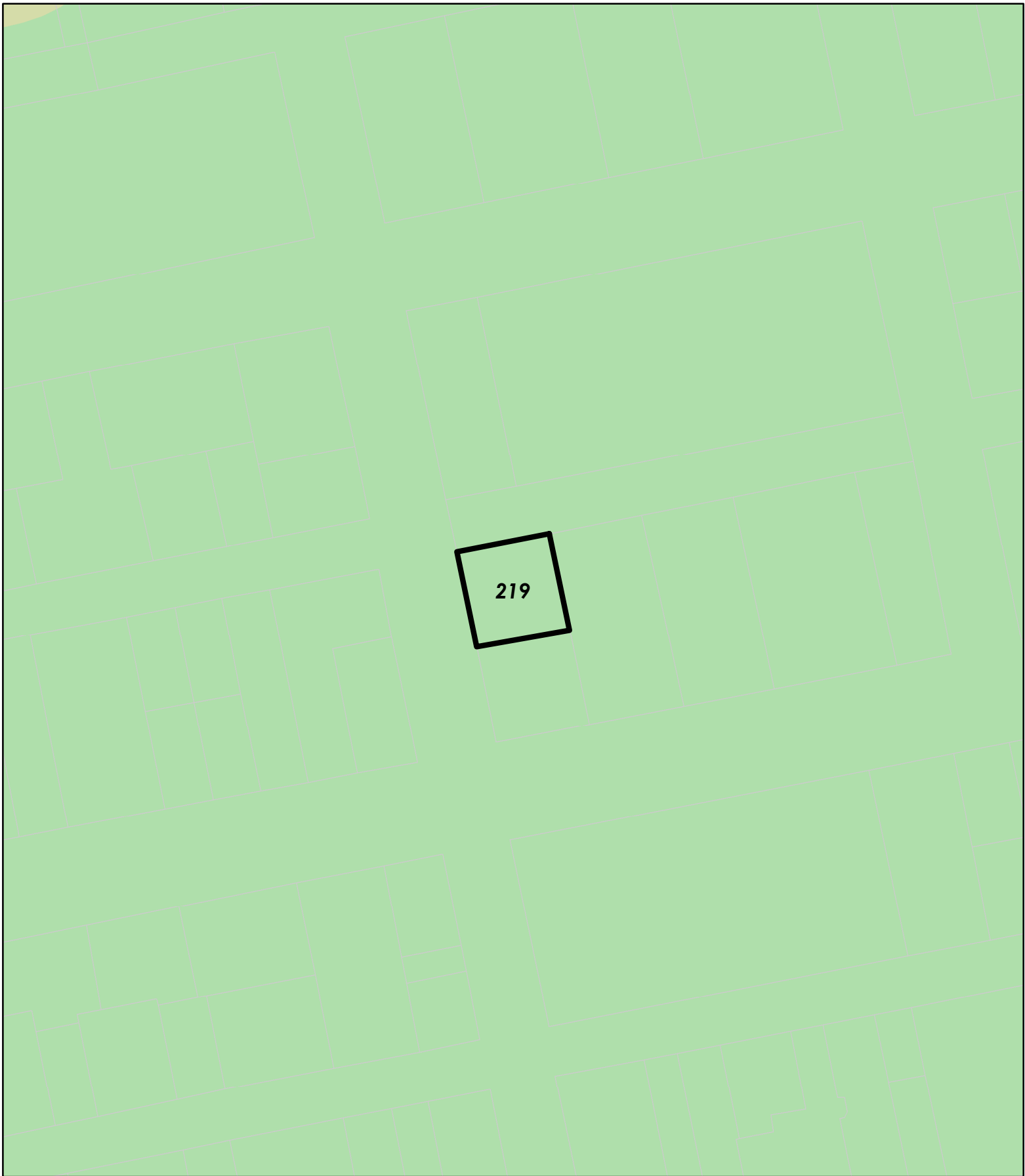
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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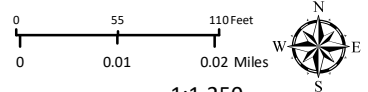
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ESTIMATED SLOPE

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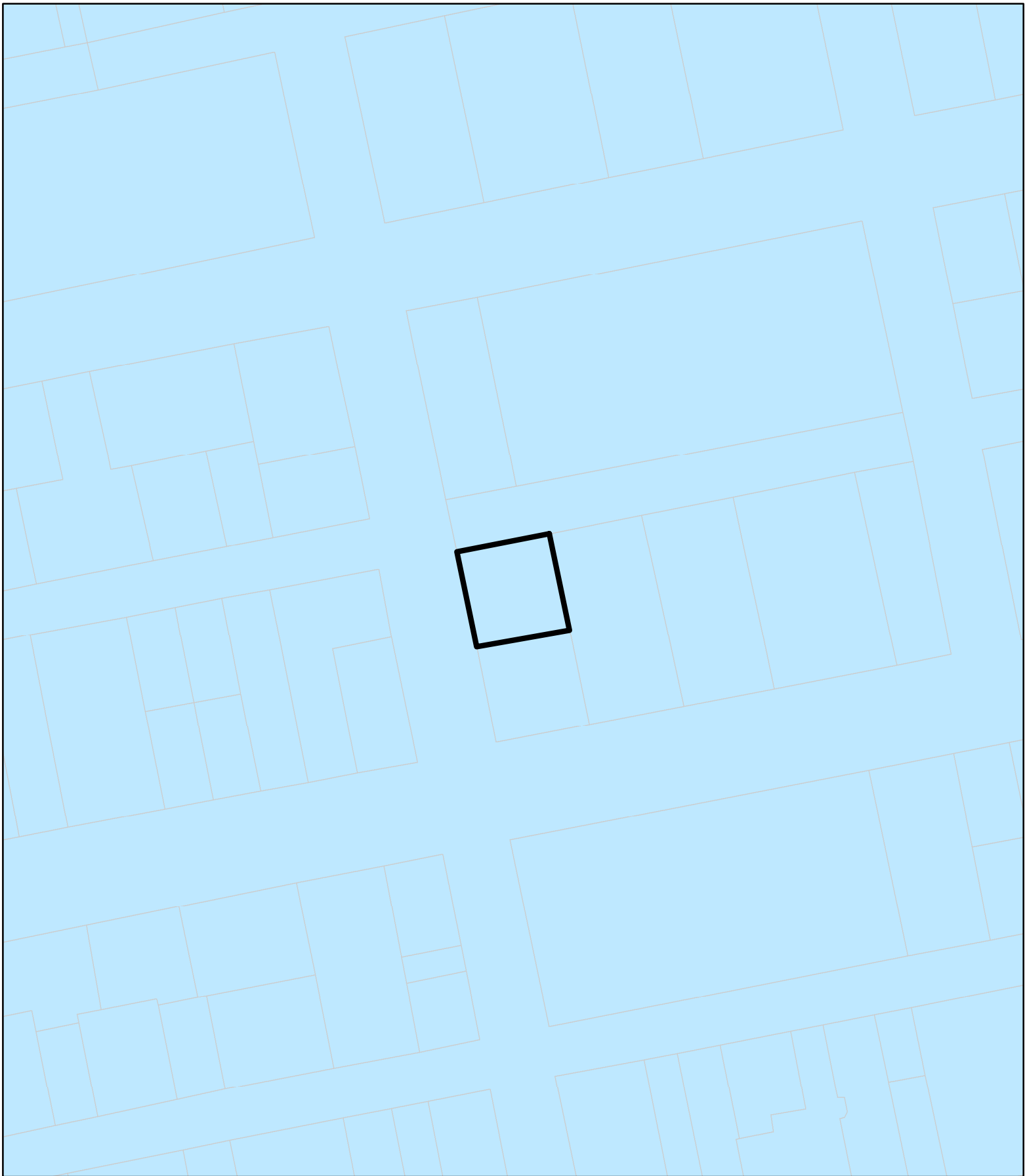
 Assessors Parcels





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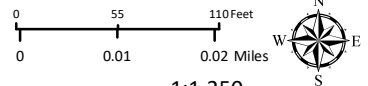
WESTERN SOIL CLASSIFICATIONS

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OWNER: FERGUSON, Greg
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AGENT: Aum Construction
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 Assessors Parcels
 County Water Districts




1:1,250

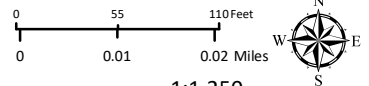
WATER DISTRICT

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Mendocino Unified

CASE: CDP 2025-0030
OWNER: FERGUSON, Greg
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APLCT: Greg Ferguson
AGENT: Aum Construction
ADDRESS: 10551 Kasten Street

 Assessors Parcels



1:1,250

SCHOOL DISTRICT

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Mendocino City Community Services District
Post Office Box 1029
10500 Kelly St.
Mendocino, California 95460
Office Phone (707) 937-5790 Superintendent Cell (707) 367-5286
mccsd@mcn.org

July 25, 2025

RE: "Will Serve" 10551 Kasten St. Mendocino.

To County of Mendocino Planning and Building Department,

Greg Ferguson, owner of real property at 10551 Kasten St. Mendocino Ca. and his agent Sunny Chancellor, have submitted a groundwater extraction permit application for proposed renovations to this mixed-use property.

In relation to the property's groundwater allotment and sewer service, the current MCCSD approved use on this property is

- a. Three office/retail spaces totaling 1,178 sq. ft
- b. Two, 1 to 2-bedroom residences
- c. Two art studios totaling 461 sq. sf.

The renovations as proposed do not indicate any changes that would increase water or sewer demand. The project as proposed has met the MCCSD requirements for groundwater management and sewer service. If you have any questions, feel free to contact our office.

Respectfully,



Ryan Rhoades
District Superintendent

Sverko, March 21, 1999
APN: 119-233-01
MHR: #98 1Vb

SITE OF ODD FELLOWS HALL
Remnants of Old Hall, Apartments
and office, Pharmacy

119-233-02, is now an open lot, but originally housed the old Odd Fellows Hall.

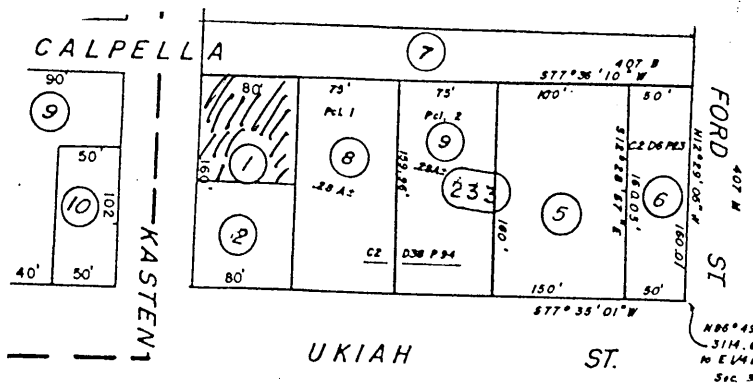
In 1941, this property and 119-233-02, 80' x 160' were acquired by Dick Cecchi. I don't have any notes on when this building was torn down.

Dick Cecchi had to sue Gildo L. Canclini for clear title, filed 5/7/1941, #13813, and all persons with any interest in the property.

Dr. Harold Robinson later owned this property and had his medical offices in the lower floor, south elevation.

In June, 1970, Morris Boynoff opened his pharmacy on Main St in the old Remedy Store building, but sometime later moved to this location.

1989 House to house survey: Cone, Beacon Property Associates, two dwelling units, owner plus long term rental 3 retail shops and storage. The late Don Bruce was involved in this property and they had presented plans in 1985 to MHRB for three new buildings. They also owned 119-233-08, and also the 40' that Heeser intended to be an extension of Calpella Street, from Ford thru to Kasten Street, marked 119-233-07.



Filed 5/7/1941 - Beacon 7/12/41

Complainant - Riccardo Cecchi Plaintiff

vs
Beils L. Carolini # 13873

Re all persons with any interest in:

N.E. Corner of Koster & Ulrick Sts

North on easterly line of Koster 160'

East 80' on the southerly line of Culpeper St

South 160' and westerly 80' on the

Northerly line of Ulrick St to P.O.B.

Norman Johnson F B Atty for plaintiff.

119-233-01 & 02

233-02 ~~now~~ ~~Baynoff~~ Old Old Fellows Hall
now Baynoff Druze + apt.

POINT ARENA.—In March a forger was cleverly captured here and our deputy constable took several unused checks out of the forger's mouth. Last week a man who gave the name of Henry Anderson came all the way from Colusa with a horse that he had stolen from the pasture of Charles Myers. Appropriating a saddle from another rancher and leaving the motherless colt in the pasture he broke for Mendocino county and came out on the coast at Greenwood. The fellow went to Manchester, where he sold the horse to Pete Christensen for \$125. Next evening the fellow went back to Christensen's after nightfall evidently intending to steal the horse again, but not finding the one he had sold the previous day he took another and started for Greenwood. Sheriff Byrnes had been notified and our constable and deputy sheriff got on the fellow's trail. He was captured early Friday morning while attempting to cross Elk creek. He was turned over to Sheriff Byrnes by the local officers and by him taken to Mendocino and lodged in jail there over Friday night. The next day he was taken to Ukiah. The Colusa county sheriff, C. D. Stanton, having been notified of the capture arrived at Ukiah Saturday and the following morning started for home with his prisoner.

The Olympic Games.

A reference may be permitted once more to the athletic meet at Stockholm K. K. McArthur of South Africa won the 25-mile race going the distance in two hours and thirty-six minutes, or at the rate of about ten miles an hour.

Creasey in his decisive battles of the world puts Marathon the first of the fifteen, and it was fought in 490 B. C. When Miltiades and his little army won, the news had to be sent by a swift runner back to Athens about twenty miles away to apprise the people of that place that the Persian hordes had been defeated.

Personals.

Mrs. C. M. Curley and James Curley left for Ukiah yesterday.

Miss Verona Dilling has gone to Little River to spend a few weeks with her aunt, Mrs. John Gordon.

Revs. L. Prose and Sweet have gone out to the Tenmile camp to spend a few days with Frank Fairbanks and family who are camping out there.

Chester Byrne returned to your city last week, but Mrs. Byrne and son will remain here for a few weeks. X.

Horace Milliken for Assemblyman.

The announcement of Horace F. Milliken of Fort Bragg as a candidate for the Republican nomination for Assemblyman from this county appears elsewhere in this issue. Mr. Milliken has been a resident of the county for many years, coming to the coast section from the Eastern States at an early day when a young man. First working in the woods by industry and good habits he gradually amassed sufficient means to permit him to engage in business for

Walter Hargrave president, after which general routine business was transacted. At the local high school an entire change in the faculty was made. Mr. F. O. Mower having resigned as principal, Mr. B. A. Lindsay was chosen to fill the vacancy. Other teachers who have accepted positions are Charles M. Fulkerson, Miss Vivian Place, Miss Pearl Watkins, Harry Woodham P. T. Con-

*BEACON
7. 20. 1912*

Passing of J. S. Neto.

Joseph Silva Neto was born in St. George, Portugal, 68 years ago and came to California at the age of twenty years. He worked in the lumber mills of Humboldt county until 1873 when he came to Mendocino to act as hotel clerk for his brother George. In 1875 he married Mrs. Maria Armas. Shortly after his marriage his brother retired from the hotel business and moved to Stockton. Joseph Neto returned to the sawmill and was the first planer boss of the old Fort Bragg mill. This position he held until failing health compelled him to retire.

Having acquired some hotel experience while with his brother, he concluded to open up a hotel, which he did in 1886 and continued in that line of business until his death, which occurred July 14 at 12:05 p. m. of acute cardiac dilatation.

In the passing of J. S. Neto to the Great Beyond, the community has lost a most respected and upright citizen. He was known among his friends as "Honest Silva." His word was as good as his bond. The fact that thousands of dollars were left with him by his patrons for safe-keeping without ever a request for a receipt was evidence of the confidence and trust reposed in him by his acquaintances.

Besides a faithful and most devoted wife, he leaves a son, Dr. J. R. Neto of Oakland; and two stepsons, J. L. of San Francisco and R. R. Armas of Mendocino.

Henry Schnoor Passes Away.

Henry Schnoor an old time coast blacksmith, passed away at the home of Jesse Dwinelle Wednesday after a short illness. Deceased was 81 years of age and a native Mecklenburg, Germany. He came to the United States when quite a young man and during the Civil War was a blacksmith in the union army. At the close of the war he came West across the plains by ox teams. He came to the Mendocino coast about 1880 and since that time has made Mendocino his home a large part of the time. He was an excellent workman and at one time or another had been employed in most of the coast shops. A short time prior to his death he was employed

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Beacons
UKIAH, July 17.—At a meeting of the grand jury last week a number of indictments were found against parties for selling liquor in dry territory. Four were returned against keepers of Wendling resorts and one against Wm. Grotz of Mendocino. The four Wendling men came over promptly Monday afternoon and were given until the following morning to arrange for counsel and appear in court. At that time three of them, Joe Pardini, Joe Compagnoni and V. Gianini, all Italians plead guilty and were fined \$150 a piece. Sam Blevens, the other Wendling man, plead not guilty and his trial was set for September 11th. Wm. Grotz of Mendocino was to have appeared at the same time as the others but through a misunderstanding did not show up, so Reese Ward, a deputy from Fort Bragg was sent to Mendocino to escort "Billy" over. "Billy" plead not guilty in two or three kinds of Dutch and his case was set for hearing in September. Both Blevens and Grotz are represented by Preston & Preston.

Another coast blind pig case was heard in the Justice Court of Mendocino Tues-

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*BEACON
7-20-1912
Cyprie Hall*

Break Ground for Hall.
The building committee of the Farmers and Fruit Grower's Association met Saturday and staked off the building site for the new hall on the corner of Kasten and Little Lake streets. Excavating for the foundation was begun the first of the week and this work has been nearly completed and the forms of the cement piers have been made and the piers will likely be laid the first of next week. Gravel has been placed on the ground and some lumber has been hauled. Just as soon as the concrete piers set work will be pushed on the building. It has been decided to make the entrance on the side facing Kasten street. Without doubt now the hall will be completed and in readiness for the apple show this fall.

Petaluma Man Bids an Additional \$100.

In a recent issue of the Beacon the sale of a span of three-year-old colts by John Guenza to Walter Foster of Petaluma was reported. The price received by Mr. Guenza was \$500, and the sale was cited as an example of the good demand at the present day for good draft stock.

Mr. Foster took the team to Petaluma and there disposed of them to the McNear Company for \$600.

Albion and Boonville Cross Bats.
ALBION, July 18.—The Albion and Boonville baseball teams crossed bats

MHR IVb

Remnants of 2nd Odd Fellows Hall
Apts & Offices

AP# 119-233-01
551 Kasten S.
10551 Kasten S.

12/1/75 Harold S. Robinson, M.D. install wood sign
13" x 32" at 551 Kasten, "George R. Gay, M.D. -
Jayne S. Bush, FNP; Family Practice". app;d

5/3/76 Sam Waldman for Dr. Robinson & Dr. Gay ..
elevation chgs to existing bldg, add breezeway and to
connecting pumphouse and main bldg, add bathroom to
house. app'd

12/6/76 removal of 8' of existing west wall and extend
7' to the west to close in second story porch for add
office space, add 4'x6' window west wall and 3'x4'
window to north wall. app'd