



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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**COASTAL DEVELOPMENT PERMIT**  
**AUTHORIZATION FOR EMERGENCY WORK**  
**CASE FILE EM #2020-0004**

**OWNER/APPLICANT:** RON & VICTORIA CATON  
1828 FALLBROOK DRIVE  
ALAMO, CA 95407

**AGENT:** HOWARD CURTIS  
PO BOX 101  
MANCHESTER, CA 95459

**SITE ADDRESS/APN:** 38050 Old Coast Highway (APN: 145-121-08)

**NATURE OF EMERGENCY:** The current owners submitted a "Major Tree Removal Questionnaire", dated stamped May 21, 2020, to Planning Division of Mendocino County Planning and Building Services, where the current owners requested to remove eleven (11) Cypress Trees, located at the northwest parcel boundary line, and one (1) Bishop Pine Tree at the western bluff top edge of the parcel. Planning Staff determined the proposed tree removal does constitute Major Vegetation Removal (MVR) for two (2) specific reasons: (1) the amount of trees proposed for removal constitutes development and (2) due to the relative location being within 50 feet to a bluff top edge. Therefore, per Mendocino County Code Chapter 20.532, the proposed removal requires the issuance of a Coastal Development Permit. The current owners are only requesting to remove the eleven (11) Cypress Trees as the one (1) Bishop Pine Tree does not cause risk to structures, vehicle, or human life. The emergency state of the eleven (11) dead standing Cypress Trees was approached with respects to constant limb loss, causing hazards to structures, vehicle flow and humans and consideration of the loss of trees of the bluff top creating erosion. Given the location of the property on a bluff top, the location of the eleven (11) trees, where four (4) of the eleven (11) trees are within fifty (50) feet of the bluff edge, the combination of winter weather and the deterioration of the trees, it has been stated by an arborist that if left in their current condition it will be dangerous to both the property and the health of the occupants.

**CAUSE OF EMERGENCY:** See "Nature of Emergency" above.

**REMEDIAL ACTION:** Immediate removal of 11 dead Cypress Trees on a bluff top parcel. This project includes:

- (1) Removing 11 dead Cypress Trees and removing all tree debris from the site;

**CIRCUMSTANCES TO JUSTIFY EMERGENCY:** Failure to allow this repair work prior to the winter storm season poses a risk to the residential structures and its occupants. Failure to allow the work may result in further property damage, potential for mold and water damage, and potential damage to the environment as a result of dead trees falling onto the existing structures and making their way into the ocean, neighboring properties, or public access areas nearby.

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.

**RECOMMENDED BY:**

A handwritten signature in blue ink, appearing to be "Joa", written over a horizontal line.

9/29/2020

JESSIE WALDMAN, PLANNER II

DATE

APPROVED BY:



\_\_\_\_\_  
BRENT SCHULTZ, DIRECTOR

10/08/2020

\_\_\_\_\_  
DATE

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