



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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November 24, 2025

**COASTAL DEVELOPMENT STANDARD PERMIT
AUTHORIZATION FOR EMERGENCY WORK
CASE FILE EM_2025-0007**

OWNER/ APPLICANT:	James Cummings 530 W. 30 th Street #25A New York, New York 10001
AGENT:	Aum Construction C/O Sunny Chancellor P.O Box 1033 Mendocino, Ca 95460
SITE ADDRESS/ APN:	7300 S. Highway 1, Elk; APN:127-280-01
NATURE OF EMERGENCY:	A landslide occurred in January 2025 approximately 40 feet northeast of an existing single-family residence within an existing drainage ravine on a blufftop parcel. Brunsing Associates, Inc. (BAI) observed water flowing out of broken drainage pipes that were eroding the downslope areas of a bluff during the late January 2025 on-going storms and recommended that the broken pipes be connected to 4-inch corrugated flex pipes to prevent further erosion. The after-the-fact flex pipes were extended to the lower ravine below the active slide. BAI stated that "there was no time, not even a few days, to apply for an emergency permit, to halt the erosion. We realized that this was only a temporary measure that would have to be changed once we obtained a CDP".
CAUSE OF EMERGENCY:	The emergency is the result of a landslide caused by erosion within an existing drainage ravine. BAI did not provide cause of emergency. Coastal erosion is natural but can be caused by wave action, storm events, and water runoff from land. ¹ A Coastal Development Permit (CDP 55-97) on the subject parcel approved, based on a Geotechnical Investigation recommendation dated September 1997, that all collected surface water from downspouts be discharged into the existing drainage ravine. Additionally, Brunsing Associates Inc. stated that a Caltrans culvert was installed approximately 50 to 70 years ago and drains in said ravine. Bluff erosion may have occurred due to improper surface runoff methods.
REMEDIAL ACTION:	The action to be approved under this Emergency Permit is authorization of connecting the broken pipes to a 4-inch corrugated flex pipes down to a lower ravine, repair water service line that was destroyed during the landslide, place plastic on affected area to stabilize cliff edge temporarily and conduct a Geotechnical Investigation. The drainage lines need to be re-

¹ California Coastal Commission. Sea Level Rise Science & Consequences.
<https://www.coastal.ca.gov/climate/slrc/science/#:~:text=Coastal%20Erosion,loss%20of%20the%20remaining%20beach.>

routed following the removal of the 4-inch flex pipe to a safe disposal area. The flex pipe should remain in place until a "safe" outlet area has been located. BAI stated, "The purpose of the geotechnical investigation was to explore the subsurface soil, rock and groundwater conditions to evaluate the potential for the landslide to erode back to the house. We intend to design a drainage plan to determine a method to divert and discharge the storm water to a "safe" place that won't result in bluff erosion in another area. Once we get plan approval the flex pipes will be removed."

See the attached Emergency Permit application, site plan, and correspondence with Brunsing Associates, Inc.

**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 construction, Brunsing Associates, Inc. shall be retained to review and approve plans and provide observations.

RECOMMENDED BY:

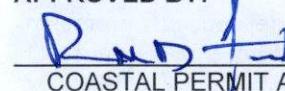


SHELLY MILLER, PLANNER II

12/10/2025

DATE

APPROVED BY:



COASTAL PERMIT ADMINISTRATOR

12/10/2025

DATE