



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
752 SOUTH FRANKLIN STREET • FT. BRAGG • CALIFORNIA • 95437

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

COASTAL DEVELOPMENT PERMIT
AUTHORIZATION FOR EMERGENCY WORK
CASE FILE EM_2026-0001

OWNER/APPLICANT: Michael & Theresa Sullivan
812 Pollard Road, Suite 7
Los Gatos, CA 95032

SITE ADDRESS/APN: 5520 S. Hwy. 1, Elk, CA (APN: 127-160-06)

NATURE OF EMERGENCY: The site contains an existing residence located on the scarp of a landslide that underlies multiple neighboring residences to the north and south. According to a recent geotechnical investigation, the residence is experiencing severe distress due to ongoing slope movement, and *"it is imperative that the residence be stabilized as soon as possible for its continued use. Additional slope movement of as little as a few inches or less could result in catastrophic damage to the structure."*

CAUSE OF EMERGENCY: The residence was constructed in the 1910s on a southwestern facing bluff. According to the geotechnical investigation, the location of the residence is part of a creeping landslide mass which forms the upper bluffs. The landslide movement is contained within 30-40 foot thick alluvial soil layers overlying bedrock. Continuous episodes of downward differential movements have occurred. Neighboring properties have been subject to the same landslide movement. Emergency Permits and Coastal Development Permits have been issued in 2003, 2017, and 2018 for the construction of stabilization structures on neighboring properties.

REMEDIAL ACTION: The project would involve the installation of vertical push piers, helical pier tiebacks, and polymer injection techniques along the existing house footprint to mitigate the slope movement. Some portions of the foundation would also be replaced.

CIRCUMSTANCES TO JUSTIFY EMERGENCY: Failure to allow this emergency work may result in a risk to the property, residents, adjacent parcels and the environment. As noted in the geotechnical investigation, the structure must be stabilized as soon as possible to prevent catastrophic damage.

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:



LIAM CROWLEY, PLANNER III

6/1/26

DATE

APPROVED BY:



JULIA KROG, DIRECTOR

6/1/2026

DATE