



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 23, 2018

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Sonoma State University

Mendocino Historical Review Board
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission
State Clearinghouse
Sherwood Valley Band of Pomo Indians

Manchester-Point Arena Rancheria
Cloverdale Rancheria
Redwood Valley Rancheria
Mendocino CSD
Mendocino FPD

CASE#: CDP_2017-0046

DATE FILED: 12/12/2017

OWNER/APPLICANT: LEMLEY KANUNGNIJ P

AGENT: WYNN CONSULTING, BLAIR FOSTER

REQUEST: Stabilization of house foundation including installation of sixteen 50 ft. deep caissons, 140 ft. long grade beam, and tie back cables between house and slide to stabilize the house foundation.

LOCATION: On the west side of Lansing St., 100± ft. north of its intersection with Heeser Dr., located at 11050 Lansing St. (APN: 119-060-26).

STAFF PLANNER: Bill Kinser

RESPONSE DUE DATE: April 6, 2018

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE #: CDP 2017-0046

OWNER:	LEMLEY KANUNGNIJ P AND LEMLEY KANUNGNIJ P						
APPLICANT:	LEMLEY KANUNGNIJ P						
AGENT:	Wynn Coastal Planning, Blair Foster						
REQUEST:	Stabilization of house foundation including installation of sixteen 50-foot deep caissons, 140-foot long grade beam, and tie back cables between house and slide to stabilize the house foundation.						
LOCATION:	Located on the west side of Lansing Street approximately 100 feet north of its intersection with Heeser Drive in the Town of Mendocino at 11050 Lansing Street (APN: 119-060-26).						
ACREAGE:	± 0.54 acres						
GENERAL PLAN:	RR1:U	ZONING:	MRR:1				
		COASTAL ZONE:	YES				
EXISTING USES:	Single family residence		SUPERVISORIAL DISTRICT:	5			
TOWNSHIP:	17 North	RANGE:	17 West	SECTION:	19	USGS QUAD#:	28 (Mendocino)

RELATED CASES ON SITE: EM 2017-0004 (Stabilize foundation); BF 2017-0848 (Stabilize foundation for SFR); BF 2002-0368 (Demo SFR); BF 2002-0295 (SFR); TU 2002-0071 (encroachment permit to relocated new driveway); CDP 2000-0067; CDP 2000-0035.

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES (ACRES)	ADJACENT USES
NORTH:	RR 1	MRR-1	4.24	Single Family Residential
EAST:	SR 20K	MSR	0.40 ±	Single Family Residential
SOUTH:	RR 1	MRR-1	0.74	Single Family Residential
WEST:	OS, Pacific Ocean	MOS, Pacific Ocean	2.49 ±	Open Space

<input checked="" type="checkbox"/> Planning (Ukiah)	<input type="checkbox"/> Trails Advisory Council	<input type="checkbox"/> CHP
<input checked="" type="checkbox"/> Department of Transportation	<input type="checkbox"/> Native Plant Society	<input type="checkbox"/> MTA
<input checked="" type="checkbox"/> Environmental Health (Ukiah - FB)	<input checked="" type="checkbox"/> State Clearinghouse	<input type="checkbox"/> County Addresser
<input checked="" type="checkbox"/> Building Inspection (FB)	<input type="checkbox"/> Caltrans	<input type="checkbox"/> LAFCO
<input type="checkbox"/> Emergency Services	<input checked="" type="checkbox"/> CalFire	<input type="checkbox"/> Gualala MAC
<input checked="" type="checkbox"/> Assessor	<input checked="" type="checkbox"/> Department of Fish & Game	<input type="checkbox"/> Laytonville MAC
<input type="checkbox"/> Farm Advisor	<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> Westport MAC
<input type="checkbox"/> Agriculture Commissioner	<input type="checkbox"/> RWQCB	<input type="checkbox"/> Sierra Club
<input type="checkbox"/> Forestry Advisor	<input type="checkbox"/> Division of Mines & Geology	<input type="checkbox"/> School District
<input type="checkbox"/> Air Quality Management District	<input type="checkbox"/> Department of Health Services	<input type="checkbox"/> Sewer District
<input type="checkbox"/> ALUC	<input type="checkbox"/> Department of Parks & Recreation	<input checked="" type="checkbox"/> Mendocino City CSD
<input type="checkbox"/> County Water Agency	<input type="checkbox"/> Department of Conservation	<input checked="" type="checkbox"/> Mendocino FPD
<input type="checkbox"/> Archaeological Commission	<input type="checkbox"/> Soil Conservation Service	<input type="checkbox"/> Community Svcs
<input checked="" type="checkbox"/> Sonoma State University	<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> City Planning
<input type="checkbox"/> US Fish & Wildlife Service	<input type="checkbox"/> Westport MAC	
<input checked="" type="checkbox"/> MHRB	<input type="checkbox"/> Russian River Flood Control/Water Conservation Improvement District	
<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians	<input checked="" type="checkbox"/> Cloverdale Rancheria	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Manchester-Point Arena Rancheria		

ADDITIONAL INFORMATION: Emergency Coastal Development Permit EM 2017-0004 was approved to stabilize the foundation of the residence on the property. Building Permit 2017-0848 permitted the foundation stabilization construction.

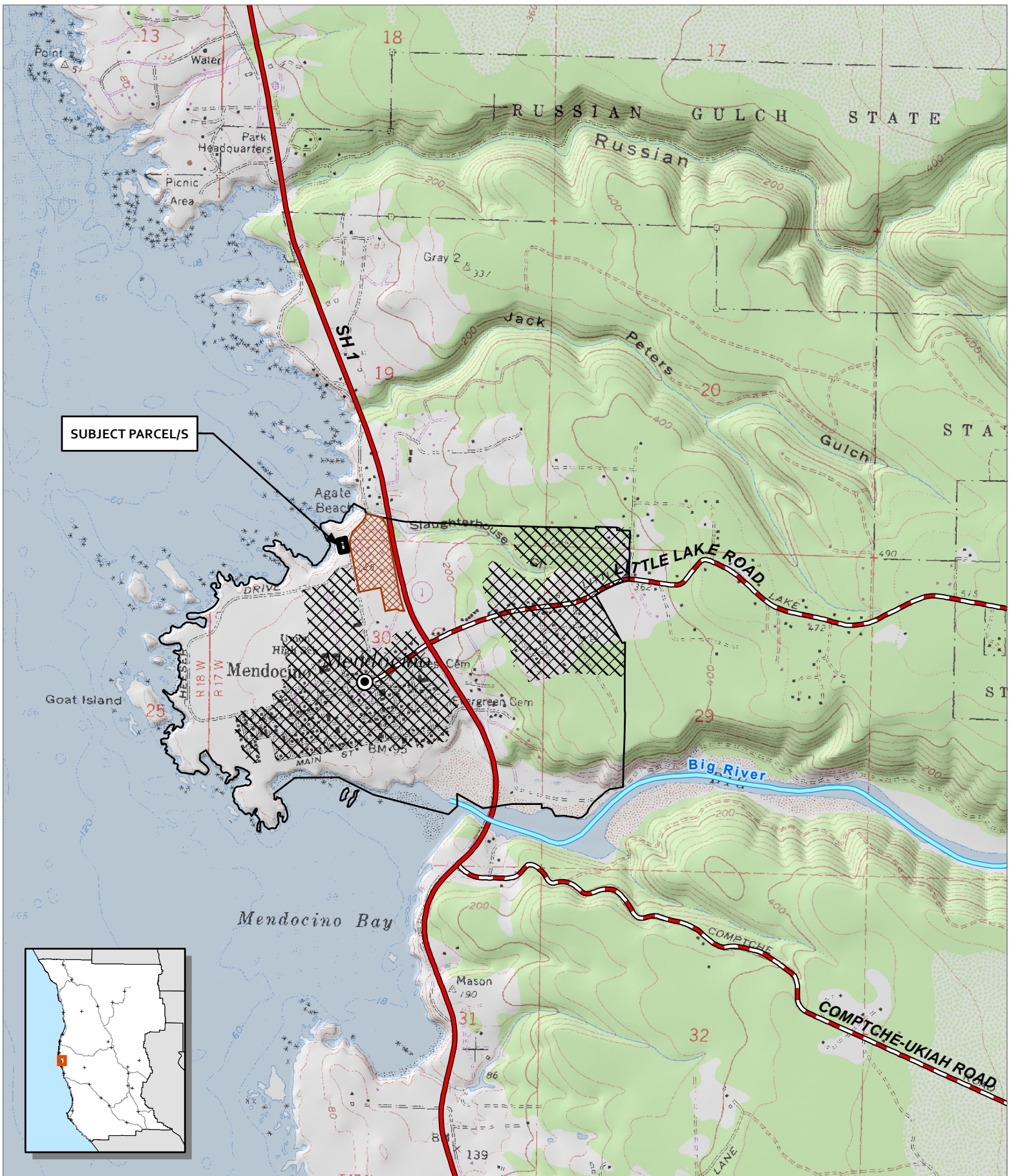
ASSESSOR'S PARCEL #: 1190602600

PROJECT COORDINATOR: Bill Kinser **PREPARED BY:** Bill Kinser **DATE:** 3/12/2018

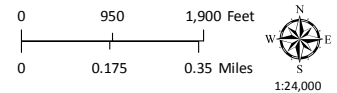
ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	See Geotechnical Reports for property 10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF#
<input type="checkbox"/>	<input checked="" type="checkbox"/>	High Fire Hazard 13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	161 – Heeser Sandy Loam, 2 to 15 percent slopes 14. Wild and Scenic River.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mendocino Town Plan 16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	Critical	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non Prime Ag Land; Beach deposits and stream alluvium and terraces (Zone 3) 20. Habitats/ESHA/Resources Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Coastal Prairie Grassland 21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing public access shown along Lansing Street on east side of property. 23. Ocean Front Parcel (Blufftop Geology).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

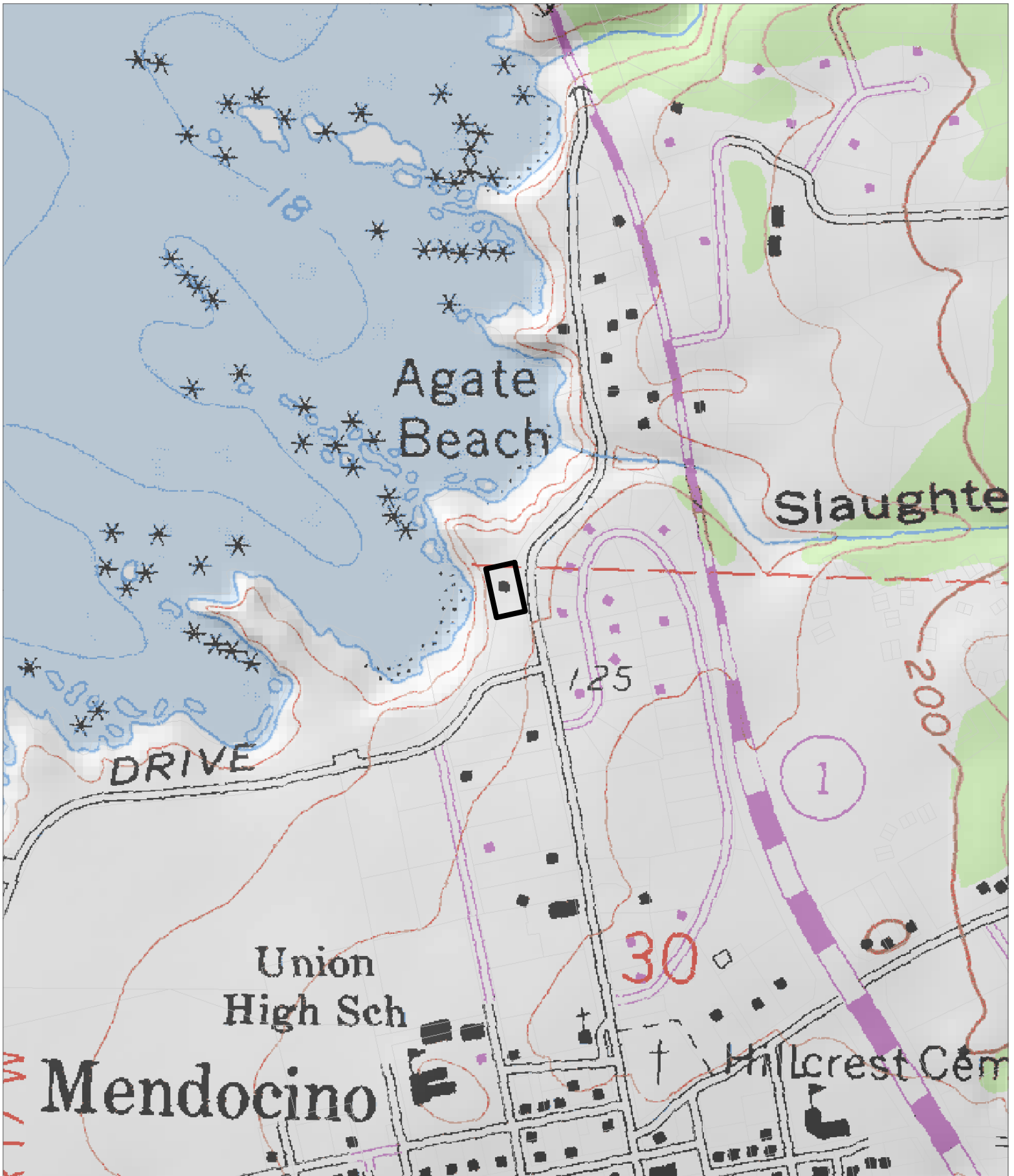


CASE: CDP 2017-0046
OWNER: LEMLEY, Kanungnij
APN: 119-060-226
APLCT: Janungnij (Nit) Lemley
AGENT: Blair Foster
ADDRESS: 11050 Lansing Street, Mendocino

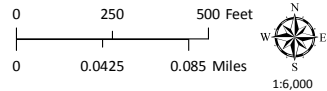


LOCATION MAP

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

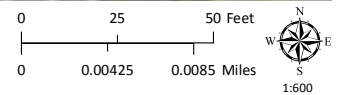
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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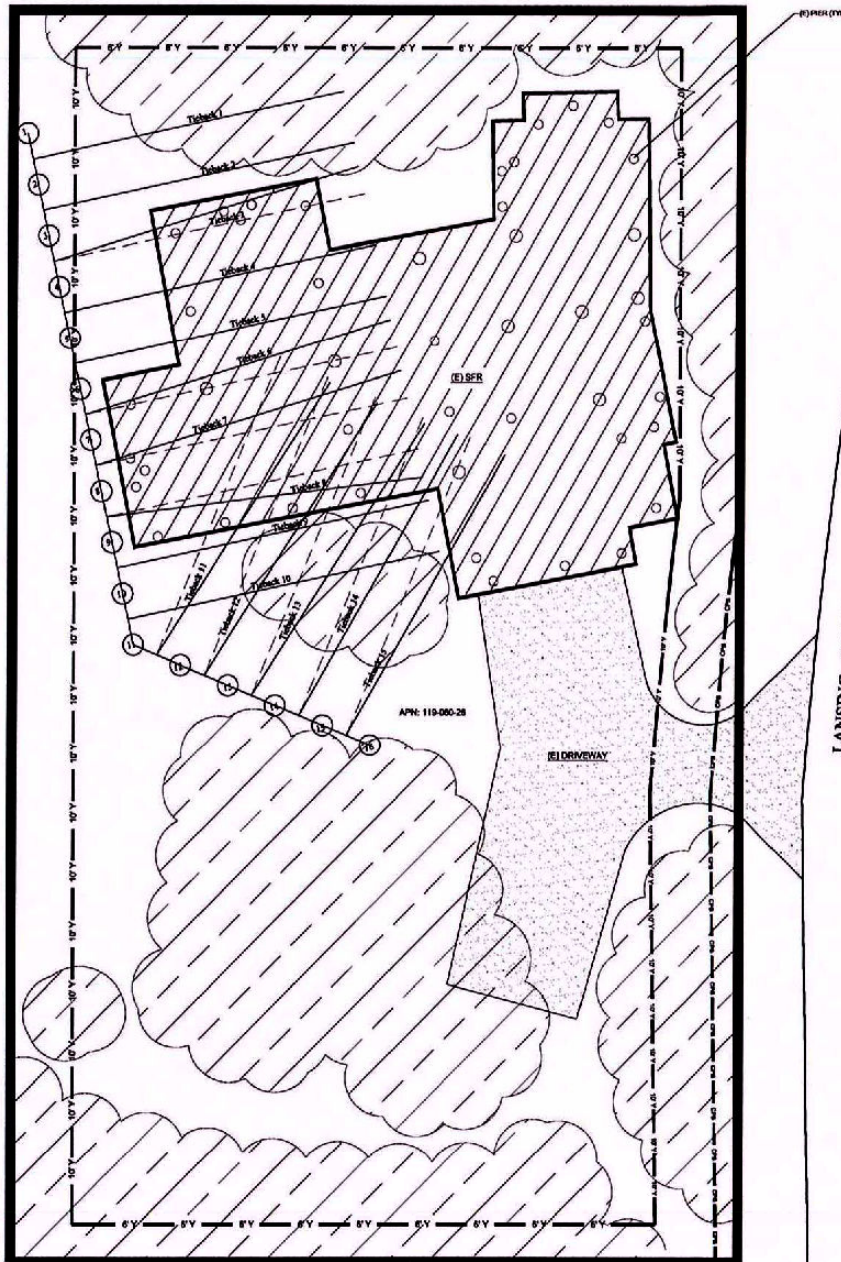
Public Roads



AERIAL IMAGERY

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SITE PLAN 1:10 1



The levels of Lemley:
Patrick's View Subdivision & Parker House Tract 1, H&M Tract

General Notes:
General Plan Designation: 88-1
Zoning District: Mendocino Town Plan
Urban/Rural: 1
Right of Way Area: 1
Proposed Land Use: 1
Applicable to Coastal Commission: 1
Coastal Permit Type: 1
Yard Setbacks:
Front 5 Feet + 10'
Side 5 Feet
Rear 5 Feet
Corridor Preservation Setbacks:
Height Limit: 20'
Environmental Constraints:
Potential Ecological Hazards:
Land Use:
Water Source: Double well
Wastewater Disposal: MCCO
Tree Removal: n/a
Gross Site Area: 0.54 ac (23,870 sq ft)
Landmark Alterations:
Old 400 sq ft
New 400 sq ft
* In some locations to determine on site.

Not based on Record
of Survey.
Design review, not meant
for construction.

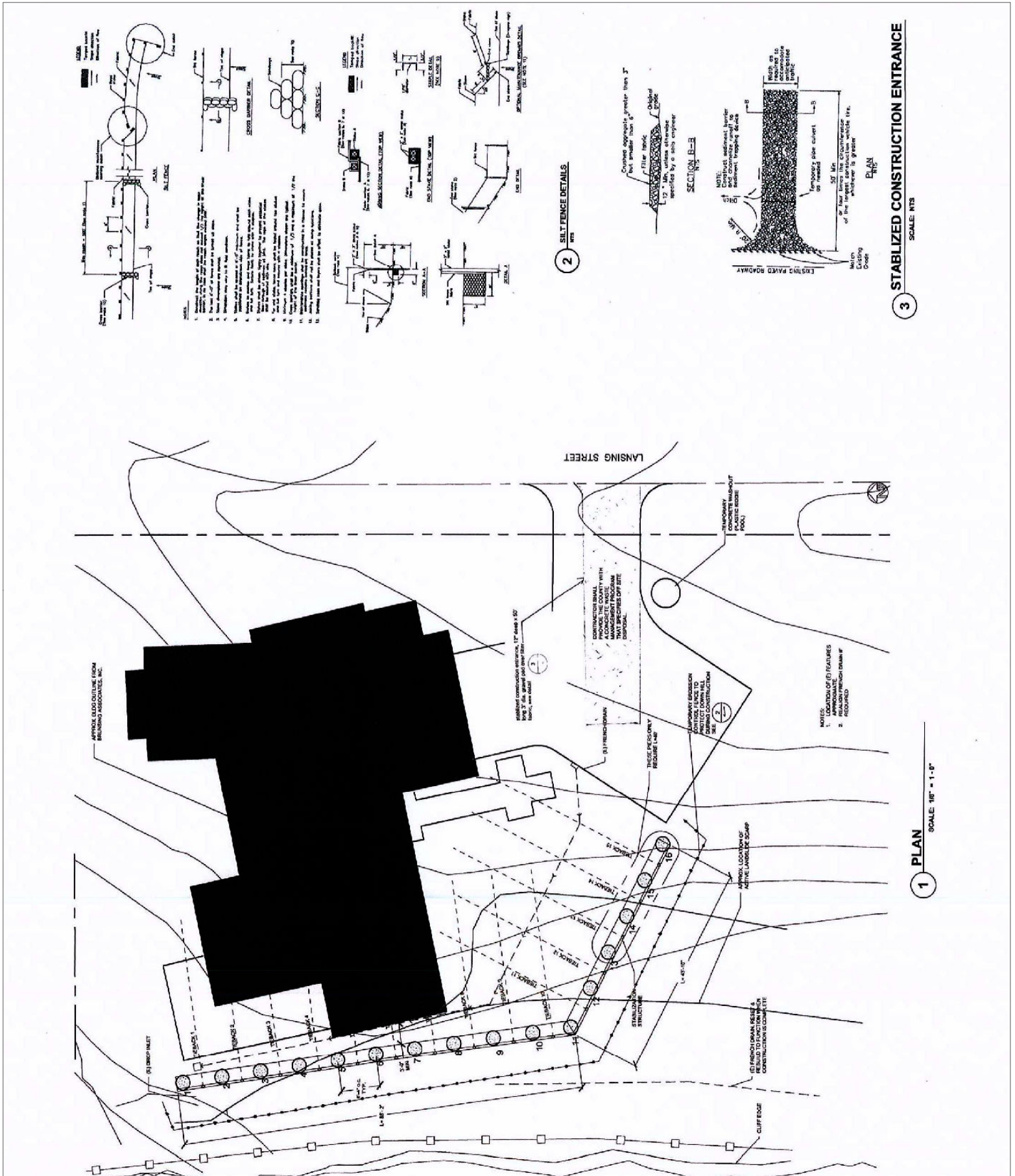
SHEET 1 OF 1 SHEETS	REVISION	BY	DATE	APN 119-060-226-00	LEMLEY	 Wynn Coastal Planning 703 N. Main Street Fort Bragg, California 95437 (707) 964-2537 www.WCPlan.com	 Wynn COASTAL PLANNING BIOLOGY	Based on a map by: Bruning Associates, Inc. 3468 Skyline Blvd., Suite 201 Santa Rosa, California 95403 (707) 528-6108
				DRAWN BY: TIT	11050 LANSING STREET			
				DATE: 12/1/2017	MENDOCINO, CA 95460			
				SCALE: AS SHOWN				
				APPROVED BY: AW				

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NO SCALE

SITE PLAN

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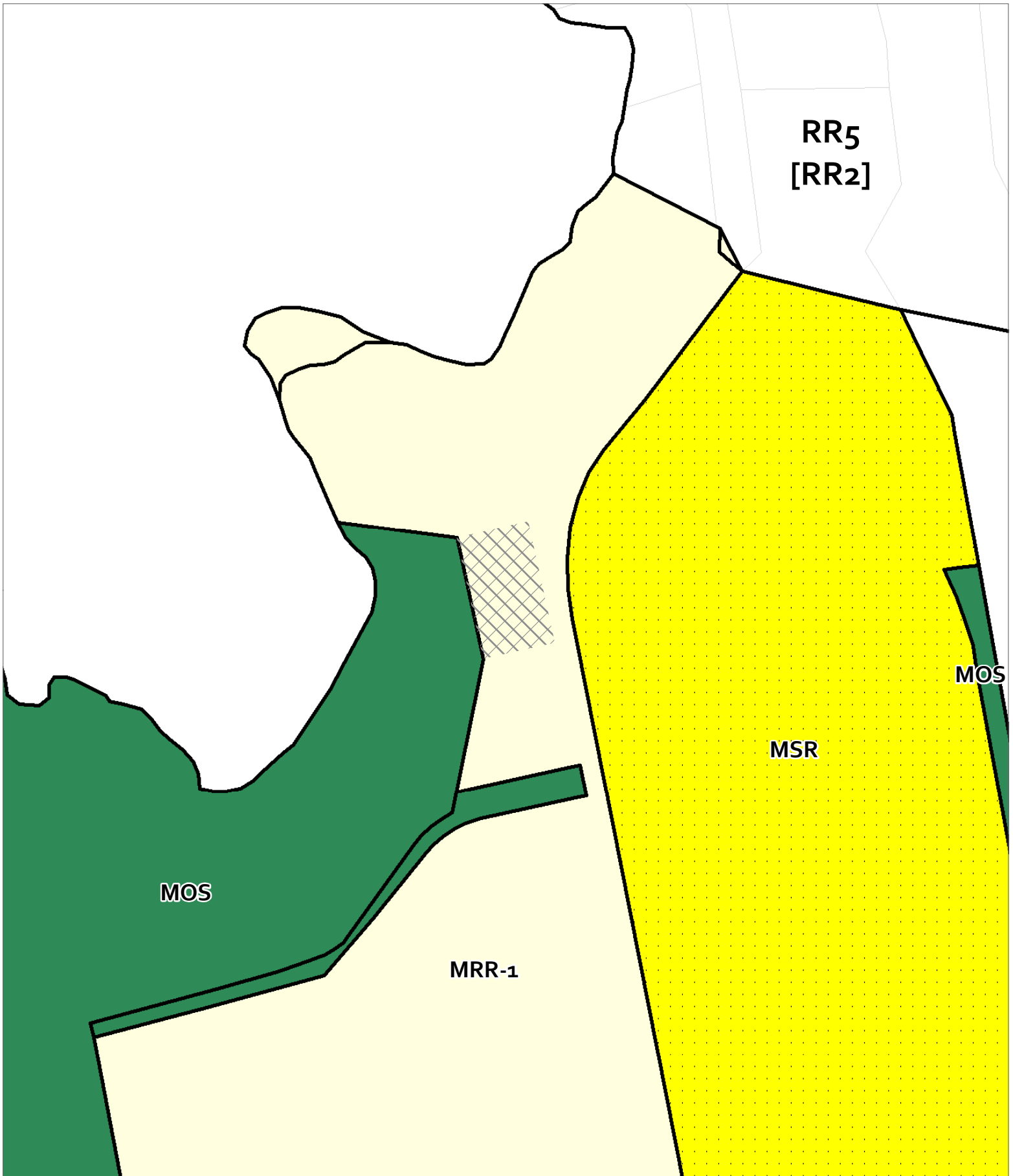


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NO SCALE

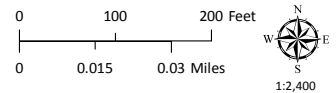
EROSION CONTROL PLAN

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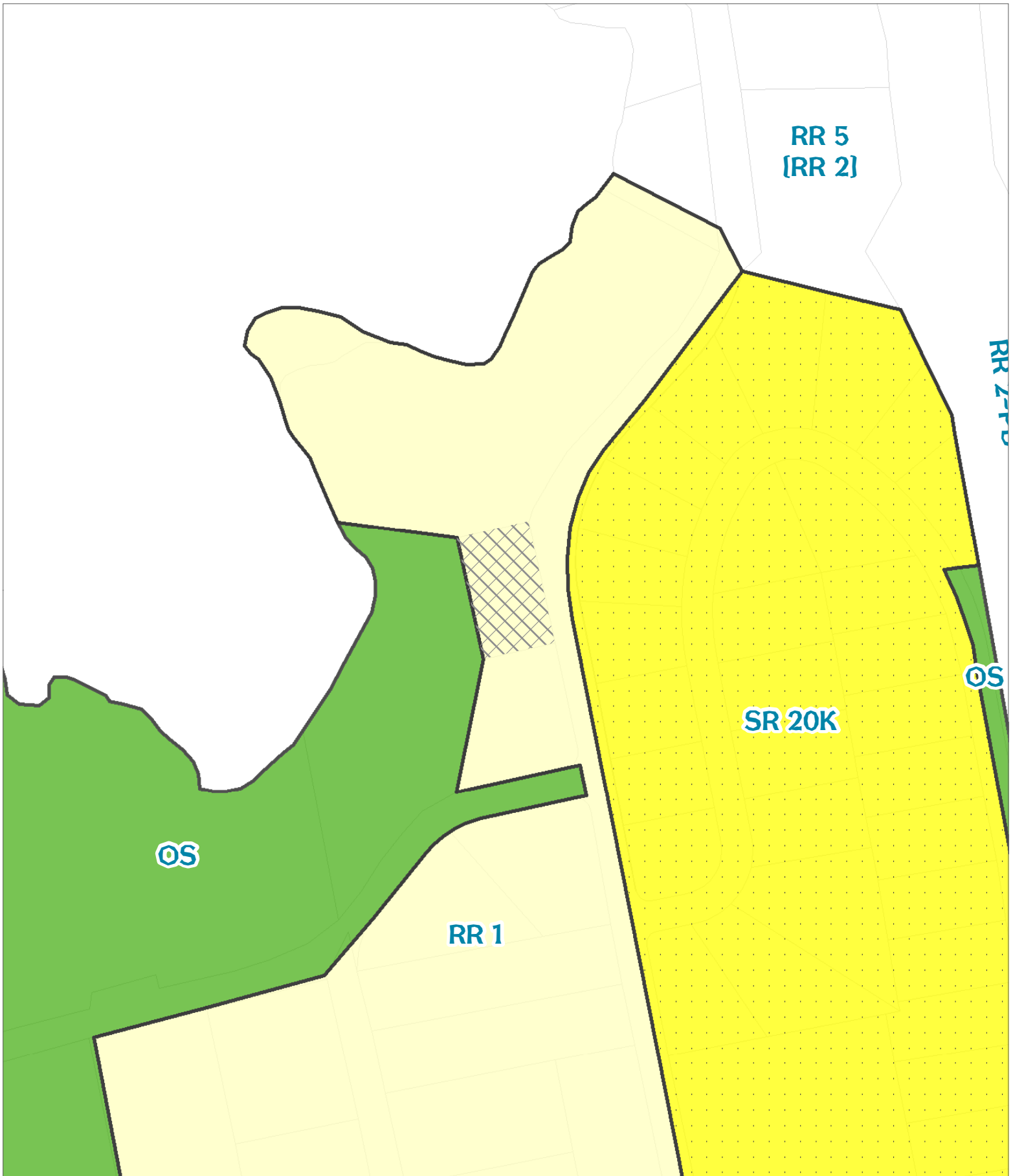
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 Zoning Districts



ZONING DISPLAY MAP

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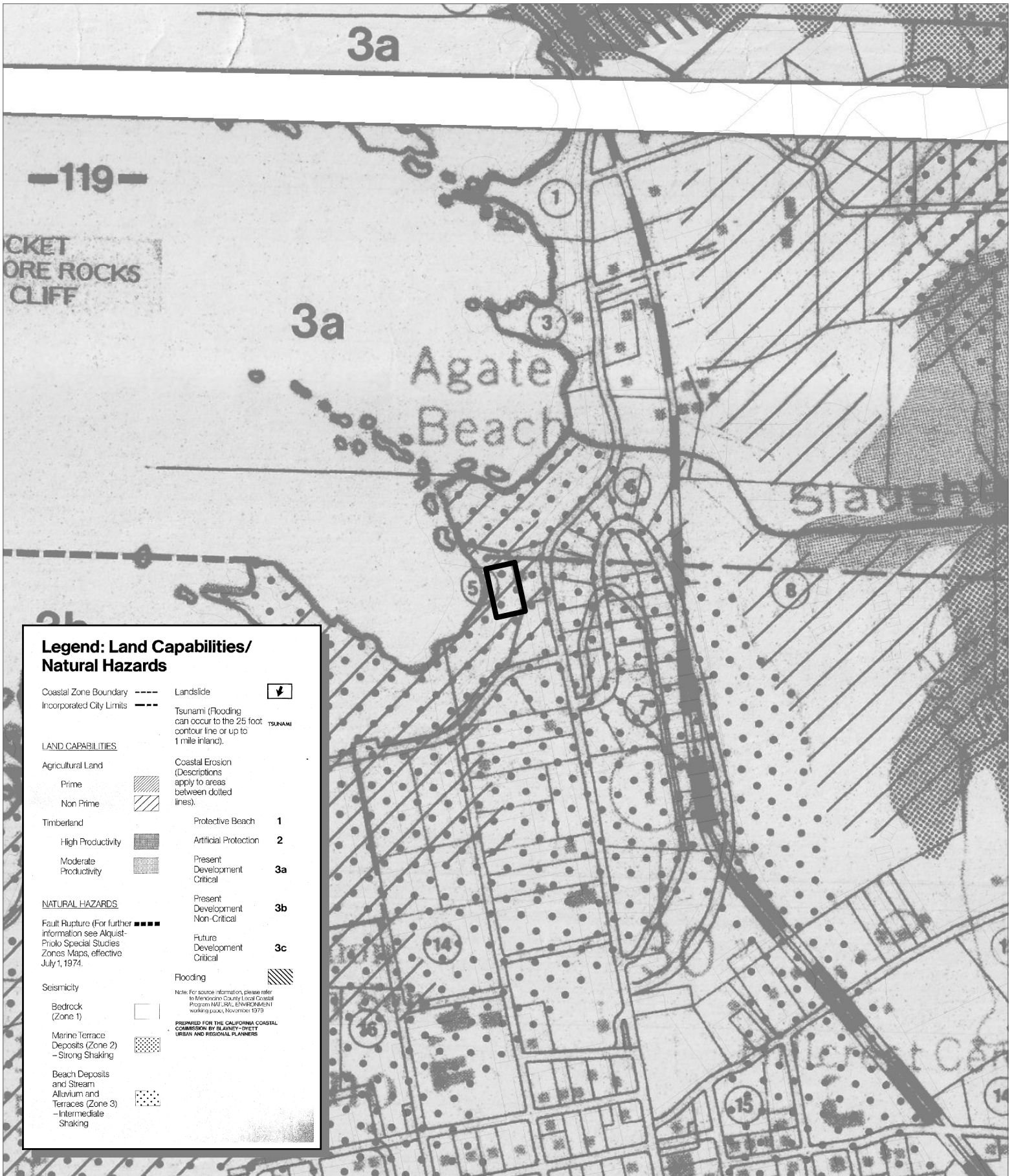


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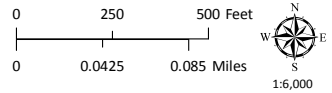
General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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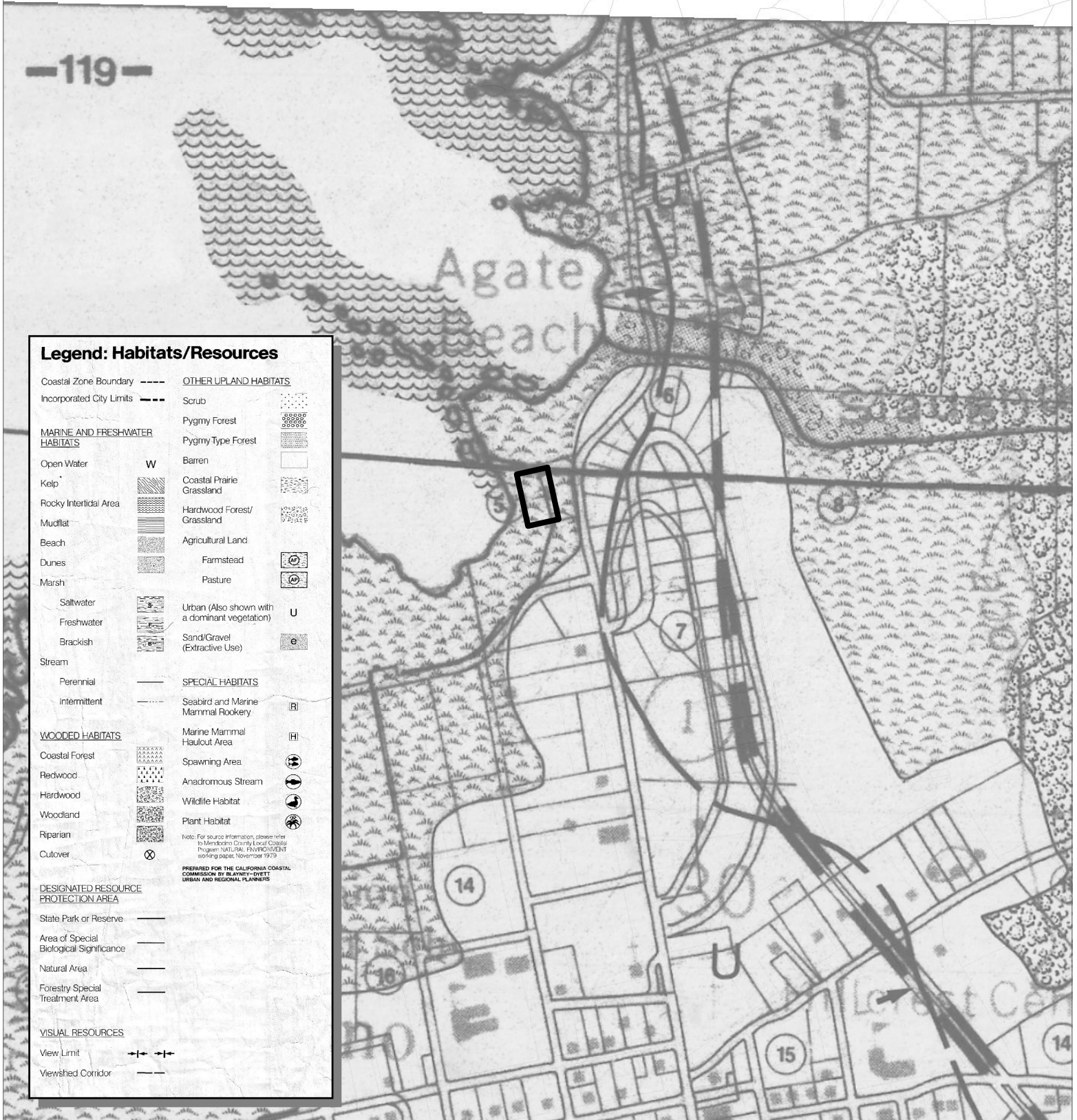


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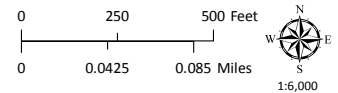


LCP LAND CAPABILITIES & NATURAL HAZARDS

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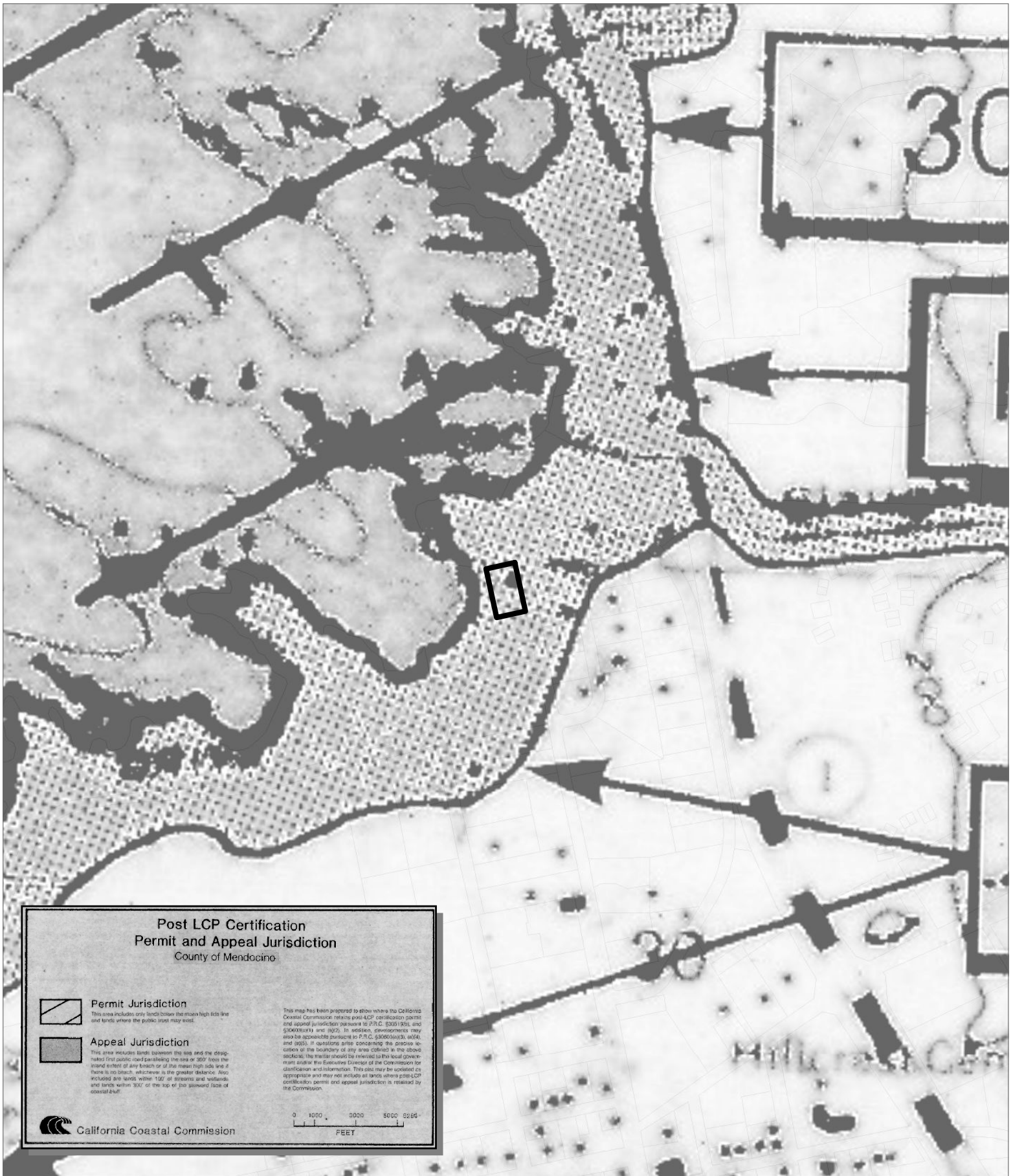


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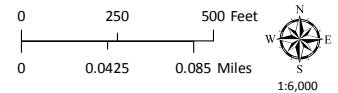


LCP HABITATS & RESOURCES

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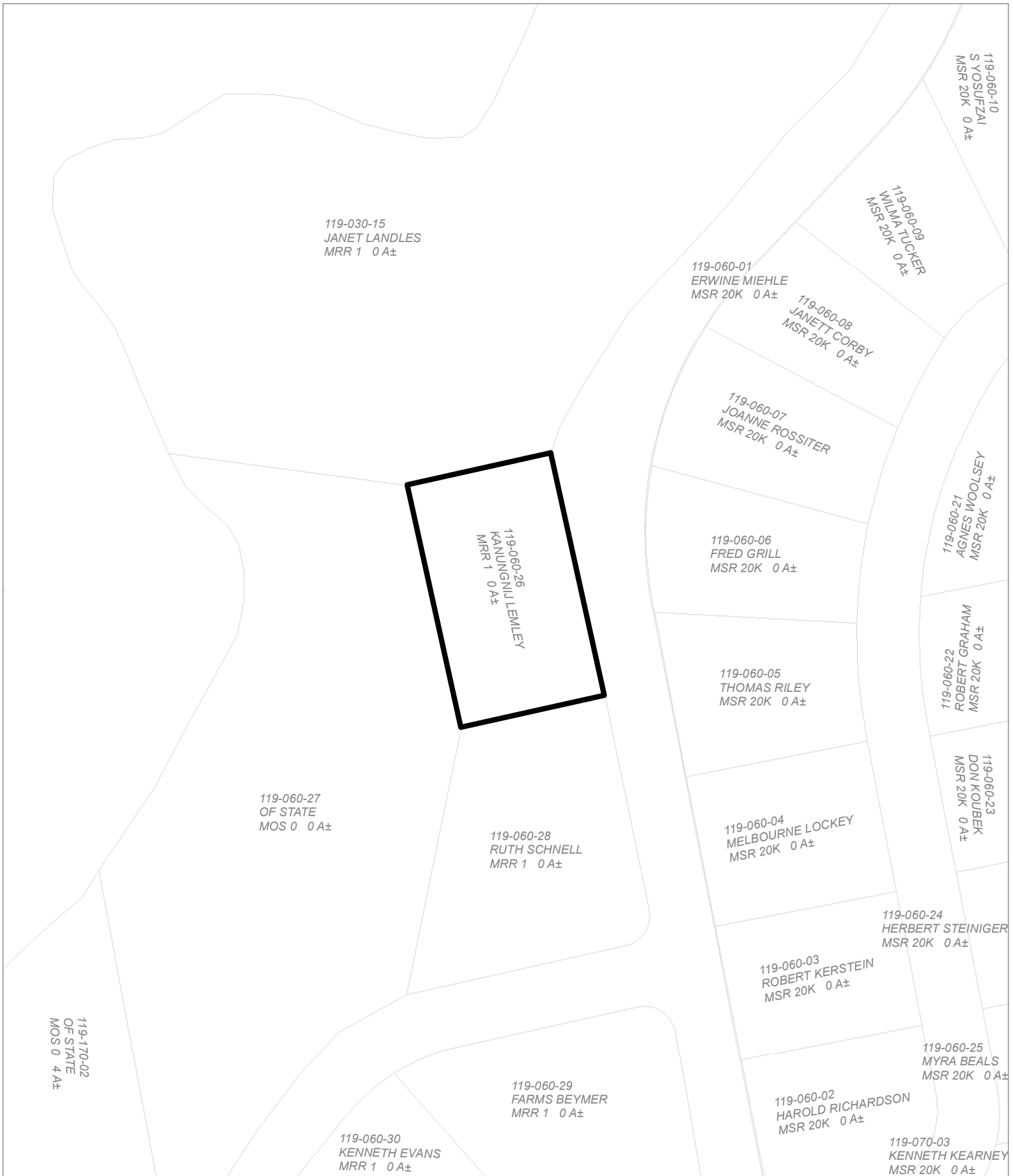


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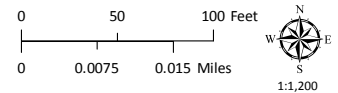


APPEALABLE AREAS

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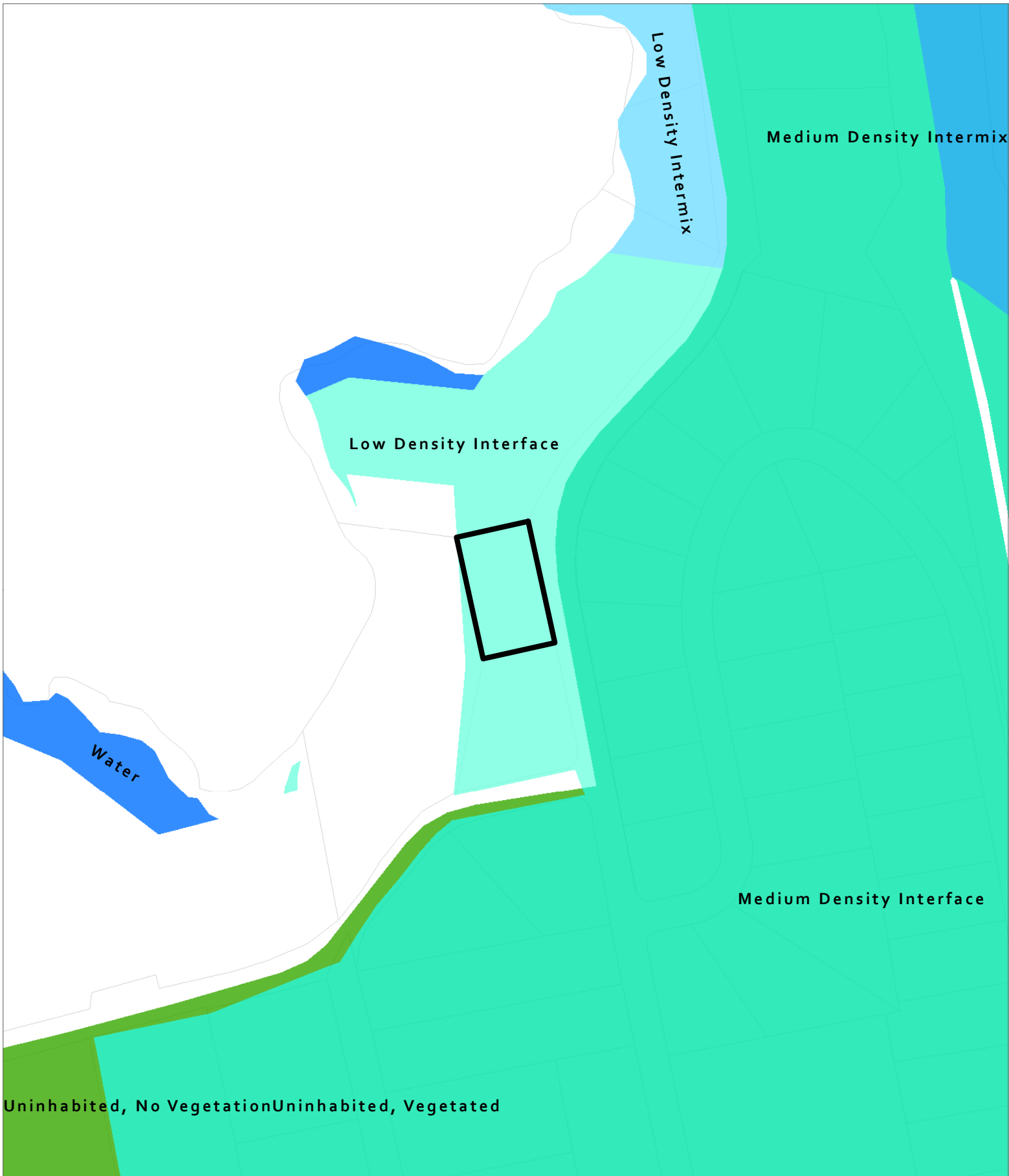


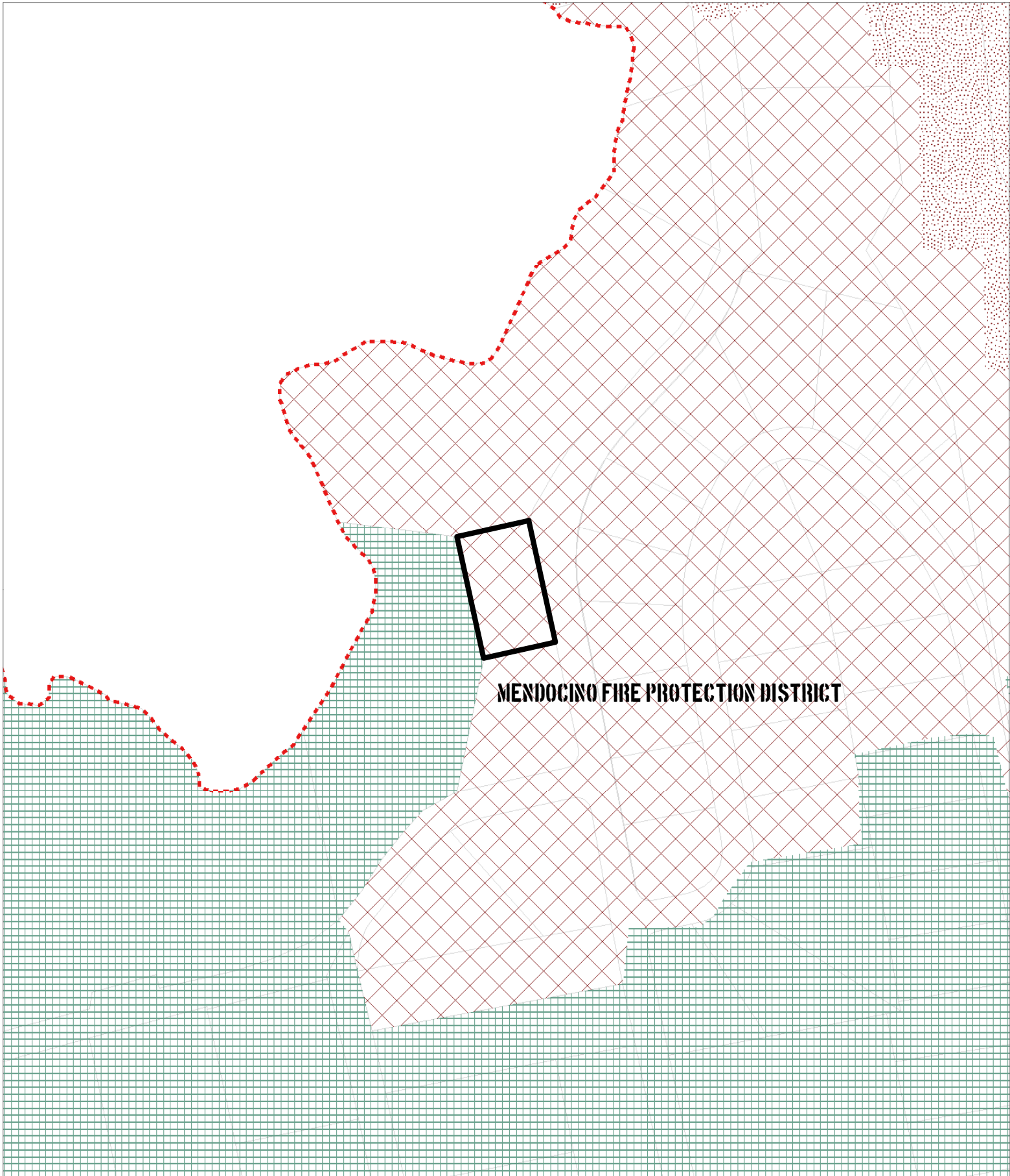
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ADJACENT PARCELS

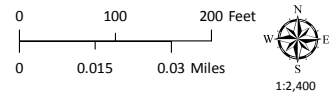
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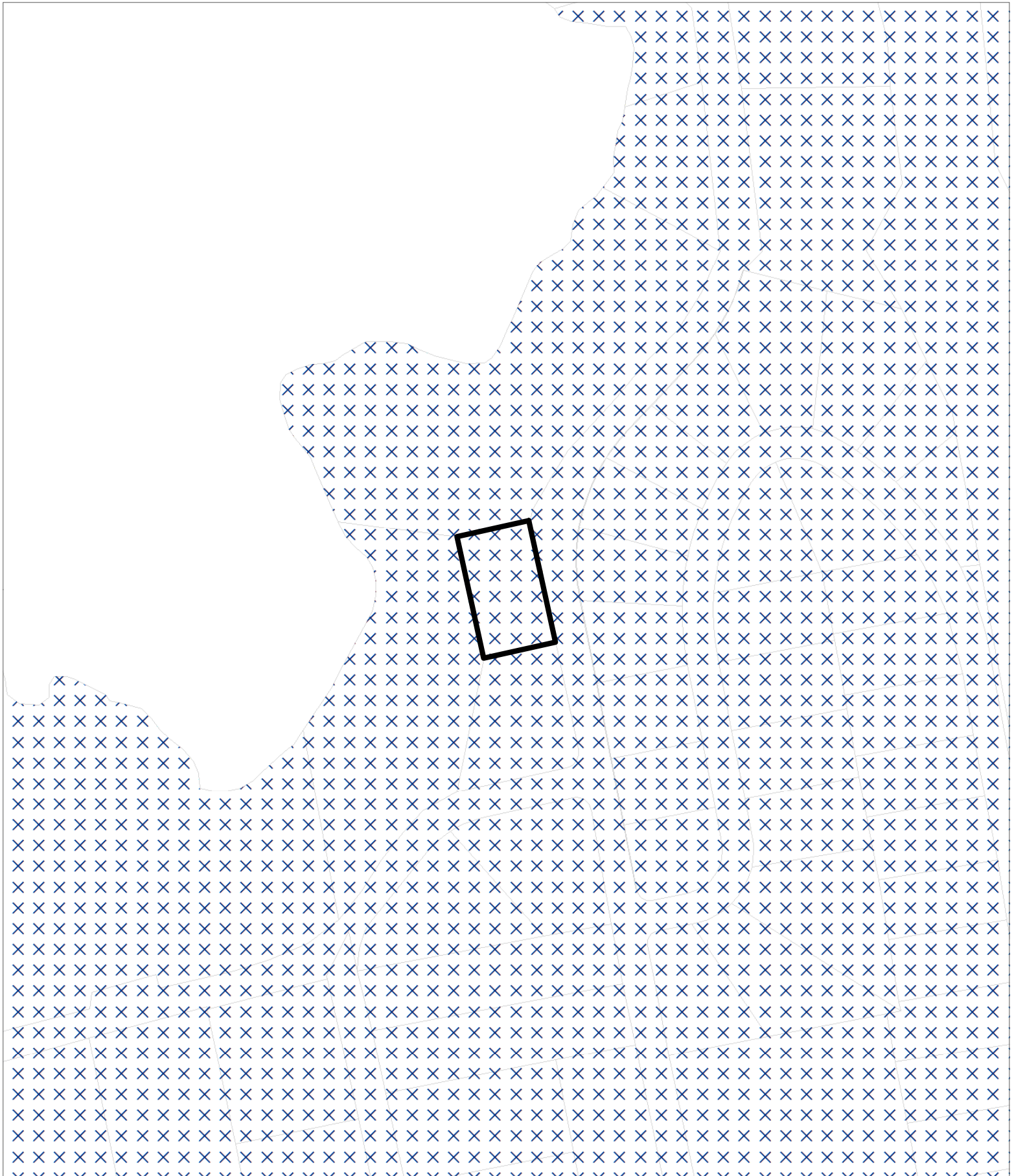
-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS

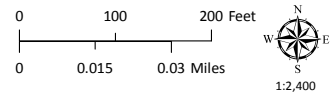
STATE RESPONSIBILITY AREA

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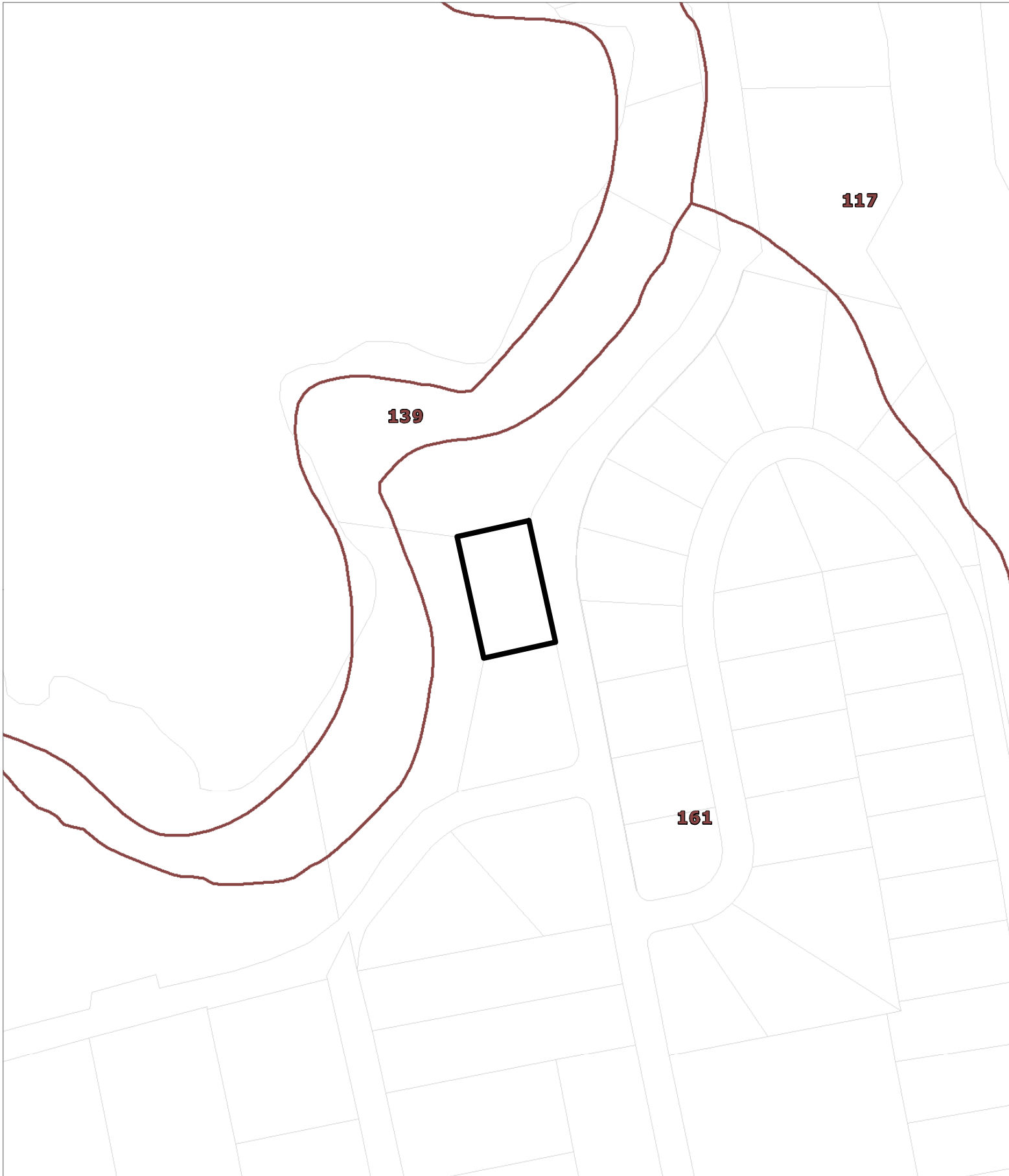
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X X Critical Water Areas



GROUND WATER RESOURCES

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 Western Soil Classes

LOCAL SOILS

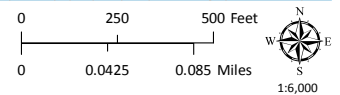
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SURFWOOD MUTUAL WATER CORPORATION

MENDOCINO CITY COMMUNITY SERVICES DISTRI

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 County Water Districts



WATER DISTRICTS

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COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379

Case No(s) CDP-2017-0046
CDF No(s) _____
Date Filed 12-12-2017
Fee \$ 5,983.00
Receipt No. PRJ-018499
Received by WALDMAN, J
Office Use Only

COASTAL DEVELOPMENT PERMIT APPLICATION FORM

Name of Applicant Kanungnij (Nit) Lemley	Name of Owner(s) same	Name of Agent Blair Foster, Wynn Coastal Planning
Mailing Address 2981 Sumter Valley Circle Henderson, NV 89052	Mailing Address same	Mailing Address 703 North Main Street Fort Bragg, CA 95437
Telephone Number (707) 671-3319	Telephone Number same	Telephone Number 707-964-2537

I certify that the information submitted with this application is true and correct:

	<u>12-11-2017</u>		<u>12/11/17</u>
Signature of Applicant/Agent	Date	Signature of Owner	Date

Driving Directions

Located on the west side of Lansing Street, approximately 100 feet north of its intersection with Heeser Drive in the town of Mendocino.

Assessor's Parcel Number(s)

119-060-26-00

Parcel Size

0.5 +/-

☐ Square Feet
☒ Acres

Street Address of Project

11050 Lansing Street
Mendocino CA 95460

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

COASTAL DEVELOPMENT PERMIT

APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Stabilization of House Foundation: install 16, 50-foot deep caissons, 140-foot long grade beam and tie back cables between the house and slide to stabilize the house foundation. Decorative landscaping will be removed for construction and then re-planted with drought tolerant native species that will not contribute to bluff erosion or instability of the bluff.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NO. OF STRUCTURES/ UNITS	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT. PER STRUCTURE
<input checked="" type="checkbox"/> Single Family Residence		3440	0	3440
<input type="checkbox"/> Garage, detached		0	0	0
<input checked="" type="checkbox"/> Patio		215	0	215
<input type="checkbox"/> Guest Cottage		0	0	0
<input checked="" type="checkbox"/> Gazebo		200	0	200
<input checked="" type="checkbox"/> Solar Panels		0	0	0
<input checked="" type="checkbox"/> Water Tank		75	0	75
<input checked="" type="checkbox"/> Propane Tank		32	0	32
<input checked="" type="checkbox"/> Driveway		2000	0	2000
<input type="checkbox"/> Retaining Wall		0	0	0
<input type="checkbox"/> Garden Fence		0	0	0
<input type="checkbox"/> Perimeter Fence		300	0	300
<input checked="" type="checkbox"/> Concrete Caissons	16	0	400	400

3. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

Single Family Residence with attached garage, well, water tank, gazebo, perimeter fencing.

4. Utilities will be supplied to the site as follows: (all existing)

A. Electricity

- ☒ Utility Company
☐ Utility Company (requires extension of services to site): _____ feet _____ miles
☐ On Site generation, Specify:
☐ None

B. Gas

- ☒ Utility Company/Tank: propane tank
☐ None

C. Telephone: ☒ Yes ☐ No

5. Will there be any exterior lighting? ☐ Yes ☒ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Shielded, downcast fixtures existing, no new lighting proposed.

6. What will be the method of sewage disposal? Existing; no changes proposed

- ☐ Community sewage system, specify supplier _____
☒ Septic Tank (indicate primary + replacement leachfields on plot plan)
☐ Other, specify _____

7. What will be the domestic water source? (existing)

- ☐ Community water system, specify supplier _____
☒ Well ☒ On-Site ☐ Off-site
☐ Spring ☐ On-Site ☐ Off-site
☐ Other, specify _____

8. Is any grading or road/driveway construction planned? ☒ Yes ☐ No

Estimate the amount of grading in cubic yards 400 cy cut /400 cy fill in same locations to balance on site (eCDP # 2017-04 included grading for drilling equipment access; however, this was deemed unnecessary and therefore not included in this permit application). If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

There will be absolutely no change to after caissons are installed and original cut is filled in area not occupied by development necessary for foundation support.

Estimate the length of the proposed road/driveway: n/a

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No

If yes, explain:

How many trees will be removed to implement the project: 0. Indicate on the site plan all trees to be removed that are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

10. Is the proposed development visible from:

A. State Highway 1?

☐ Yes

☒ No

B. Park, beach or recreation area?

☒ Yes

☐ No

If you answered yes to either question, explain:

Visible from Mendocino State Headlands State Park. Proposed development would be below grade and not visible when complete.

11. Project Height. Maximum height of structure(s).

Below grade.

12. Describe all exterior materials and colors of all structures. n/a

Material	Color
Siding:	
Trim:	
Stone Trim:	
Chimney:	
Window Frames:	
Doors, person:	
Doors, garage:	
Roofing:	

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

There are no special status plants communities, wetland or riparian areas that were observed on the subject parcel or within 100 feet of the proposed development.

14. If the project is **commercial**, **industrial**, or **institutional**, complete the following:

N/A

Total square footage of all structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

Will the proposed project be phased? ☐ Yes

☐ No

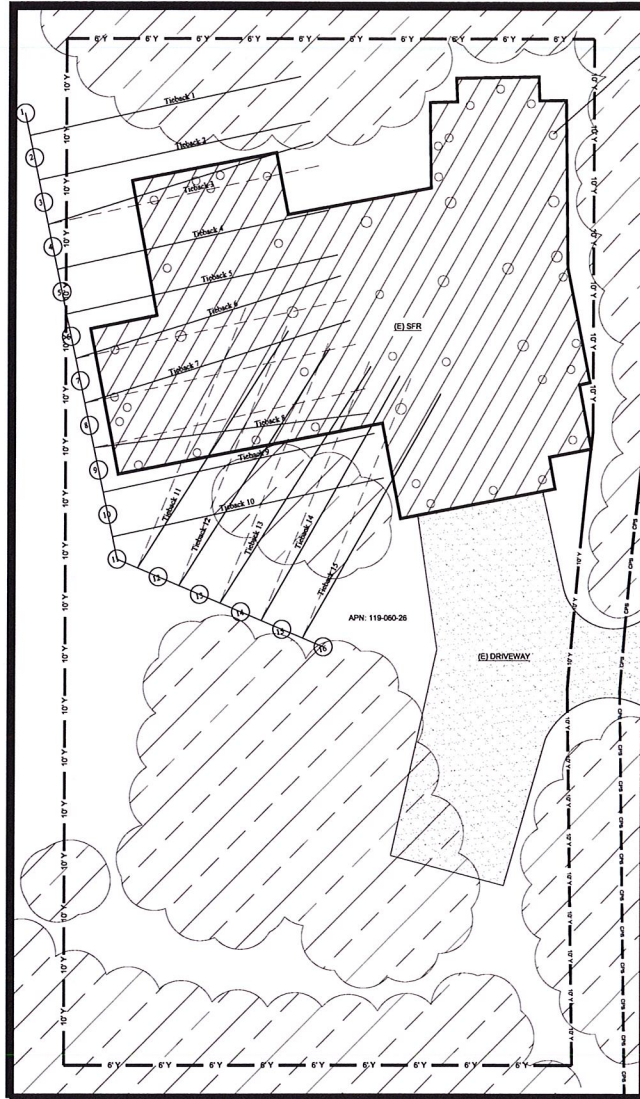
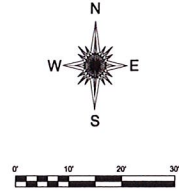
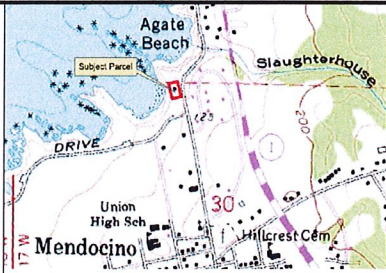
If Yes, explain your plans for phasing.

Parking will be provided as follows: N/A

Number of Spaces Existing _____ Proposed _____ Total _____

Number of standard spaces _____ Size _____

Number of handicapped spaces _____ Size _____



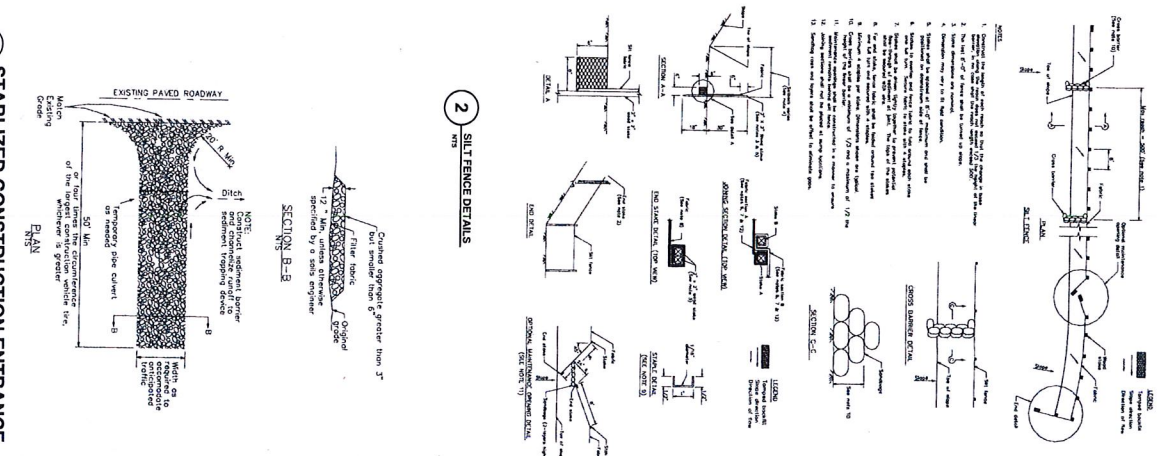
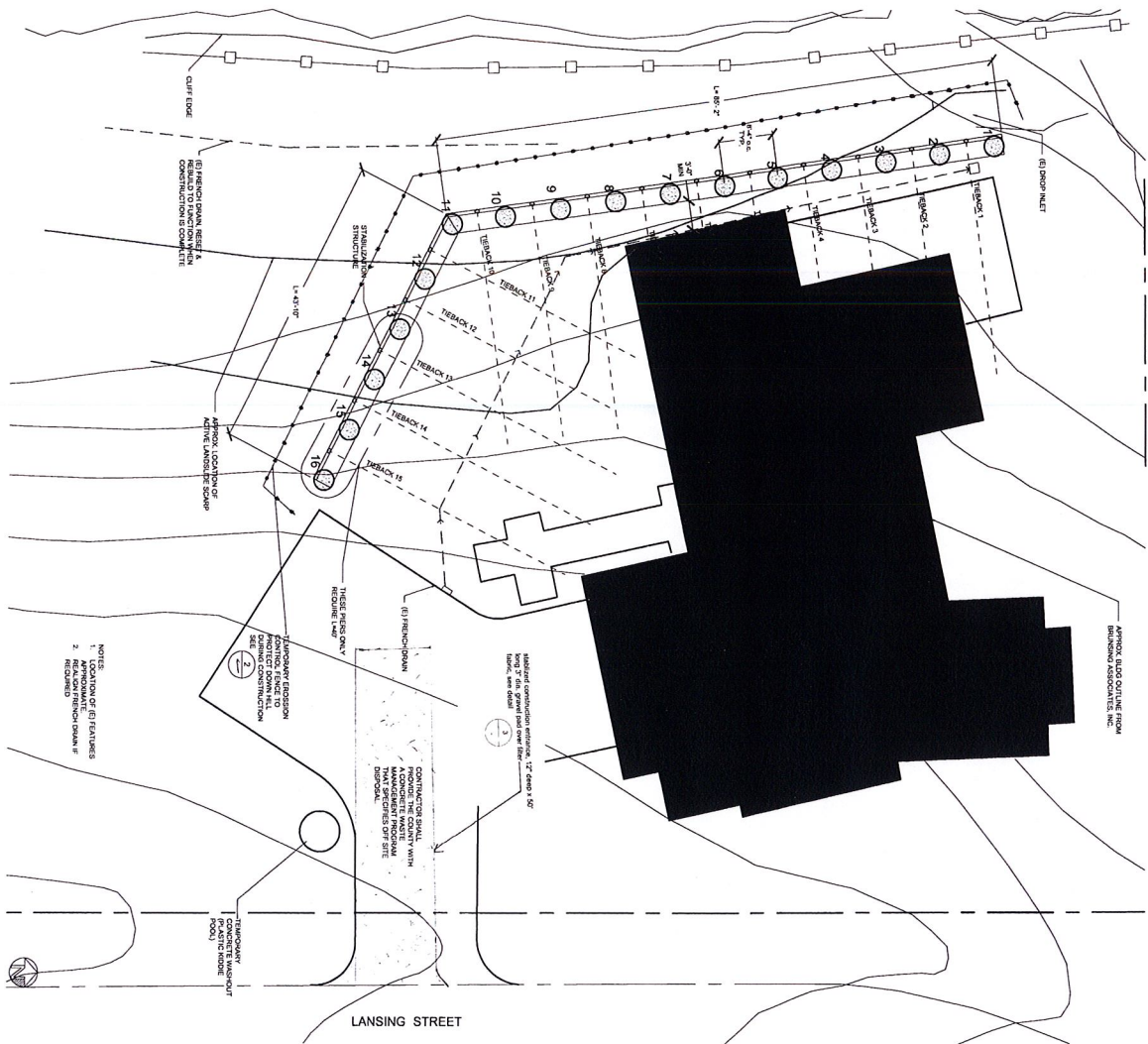
SITE PLAN 1 OF 10

The lands of Lemley, Parcel of New Subdivision & Portion Hesse Tract 1, H&S Tract

General Notes:
 General Plan Designation: R9-1
 Existing District: Mendocino Town Plan
 Unincorporated: N
 Highway Route Area: N
 Proposed Land Use: SFR
 Applicable to Coastal Commission: Y
 Easement Permit Type: COP
 Yield Reduction: Front & Rear = 10'
 Yard Reduction: Side = 5'
 Corridor Preservation Setback: 25'
 Height Limit: 25'
 Environmental Constraints: N
 Potential Geologic Hazards: Y
 Landscaping: N/A
 Water Source: On-site well
 Wastewater Disposal: MCCSD
 Tree Removal: N/A
 Gross Site Area: 0.54 ac (23,870 sq ft)
 Landform Alteration: 400 sq ft
 Fill: 400 sq ft
 *In some locations to balance overall.

Not based on Record of Survey.
 Design review, not meant for construction.

SHEET 1 OF 10 SHEETS	REVISION	BY	DATE	APN: 119-060-26-00	LEMLEY 11050 LANSING STREET MENDOCINO, CA 95460	 Wynn Coastal Planning 703 N. Main Street Fort Bragg, California 95437 (707) 964-2537 www.WCPlan.com	 Wynn BIOLOGY	Based on a map by: Brunson Associates, Inc. 3468 Skyline Blvd., Suite 201 Santa Rosa, California 95403 (707) 528-6108
				DATE: 12/1/2017 SCALE: AS SHOWN APPROVED BY: AW				





OWNER: Lemley
APN: 119-060-26
GP/ZONE: RR1
ADDRESS: 11050 Lansing St. Mendocino, CA

Wynn Coastal Planning

Aerial Photograph Map



703 North Main Street, Fort Bragg CA 95437
ph: 707-964-2537 fx: 707-964-2622
www.WCPlan.com

SUBMITTAL

December 11, 2017

Planning and Building Services
120 West Fir Street
Fort Bragg, CA 95437

RE: Coastal Development Permit Application (Lemley)

Owner: Kanungnij (Nit) Lemely

Site: 11050 Lansing Street
Mendocino, CA
APN 119-060-26-00

To Whom It May Concern:

Enclosed, please find a copy of our Application to the County of Mendocino for a Coastal Development Permit for the above parcel, as a followup to the issuance of Emergency CDP #2017-0004.

The following items are included in this submittal:

1. Application forms, four copies.
2. Signature and Authorization pages of application, one copy.
3. Full sized set of plans.
4. Wynn Coastal Planning Biological Scoping Survey (two copies)
5. BACE Geotechnical Report
6. Application Fee
7. Sonoma State University Check (\$75)
8. Mailing envelopes and list of surrounding properties and owners.

Please let me know if you have any questions or comments.

Sincerely,

Blair Foster

Encl: Sonoma State University Fee; Coastal Development Permit Application Packet; plans (full size)

CC: Nit Lemley, applicant; file



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: LEMLEY KANUNGNIJ P
PO BOX 622

MENDOCINO

NV 95460

Project Number: CDP_2017-0046

Project Description: Lemley.CDPS For EM_2017-0004

Site Address: 11050 LANSING ST

CDP_2017-0046

Receipt: PRJ_018499

Date: 12/12/2017

Pay Method: CHECK 1086

Received By: JESSIE WALDMAN

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822609		\$5,306.00
CDPS BASE			\$5,306.00
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2E			\$150.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$5,983.00

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO.

Proposed Development: Stabilization of House Foundation: install 16, 50-foot deep caissons, 140-foot long grade beam and tie back cables between the house and slide to stabilize the house foundation. Decorative landscaping will be removed for construction and then re-planted with drought tolerant native species that will not contribute to bluff erosion or instability of the bluff.

Location: 11050 Lansing Street, Mendocino CA 95460

Applicant: Kanungnij Lemley

Agent: Blair Foster, Wynn Coastal Planning
707-964-2537

Assessor's Parcel Number: 119-060-26

Date Notice Posted: December 12, 2017

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

County of Mendocino, Planning and Building Services
120 West Fir Street
Fort Bragg, CA 95437

Office 707 964 5379 Fax 707 961 2427 Hours: 8am to 12:00 and 1pm to 5pm

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Mam M. Foster
Owner/Authorized Agent

12-11-2017
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ See attached Authorization of Agent form _____ to act as my representative and to bind me in all matters concerning this application.

Kevin P. Taylor
Owner

12/11/17
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

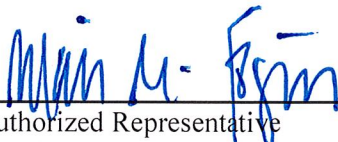
Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on December 12, 2017, I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Stabilization of House Foundation; install 16, 50-foot deep caissons, 140-foot long grade beam and tie back cables between the house and slide to stabilize the house foundation. Decorative landscaping will be removed for construction and then re-planted with drought tolerant native species that will not contribute to bluff erosion or instability of the bluff.

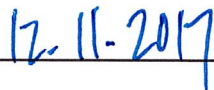
Located at: 11050 Lansing Street, Mendocino

The public notice was posted at: Gate at driveway entrance to parcel.

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)



Owner/Authorized Representative



Date

(A copy of the notice that was posted shall be attached to this form)

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

12-11-2017


Applicant



703 North Main Street, Fort Bragg CA 95437
ph: 707-964-2537 fx: 707-964-2622
www.WCPlan.com

AUTHORIZATION OF AGENT

I hereby authorize Wynn Coastal Planning to act as my representative and to bind me in all matters concerning all application for permits or approvals for the proposed development on my parcel after obtaining my express written approval.

Site Address:

11050 Lansing Street, Mendocino CA 95460

AP Number

119-060-26-00

Owner Signature

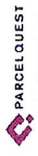
A handwritten signature in dark ink, appearing to read "Karlungnij Lemley", written over a horizontal line.

Karlungnij Lemley

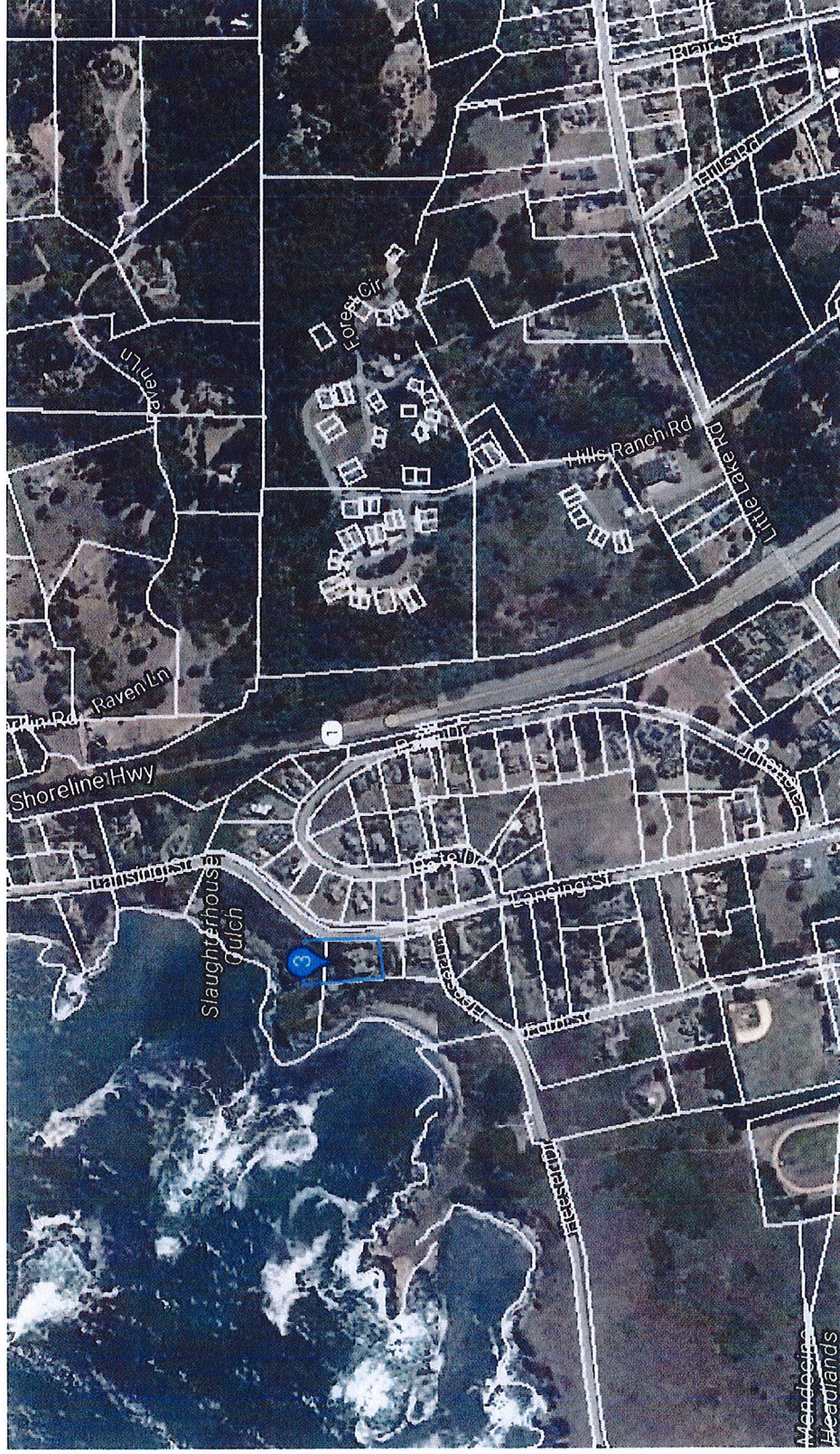
11/13/2017

date

11/29/2017



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<https://pqweb.parcelquest.com/#home>

3 Property Address: 11050 LANSING ST MENDOCINO CA 95460

Ownership

County: **MENDOCINO, CA**
 Assessor: **SUSAN RANOGCHAK, ASSESSOR**
 Parcel # (APN): **119-060-26-00**
 Parcel Status: **ACTIVE**
 Owner Name: **LEMLEY KANUNGNIJ P**
 Mailing Address: **PO BOX 622 MENDOCINO CA 95460**
 Legal Description:

Assessment

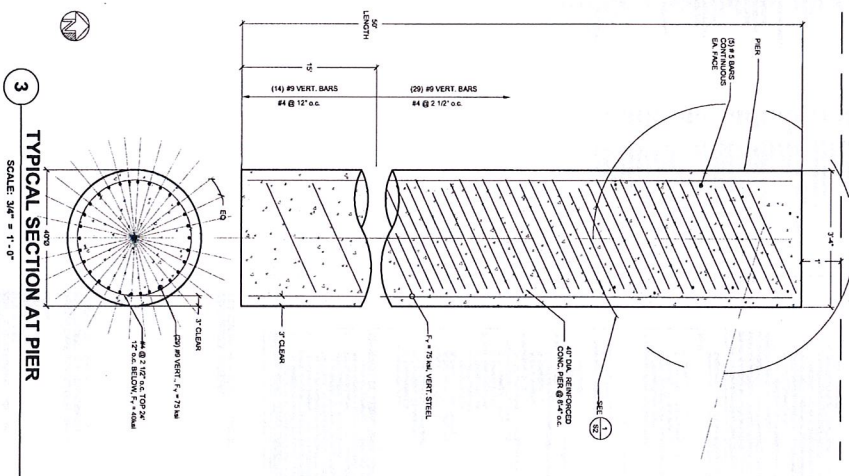
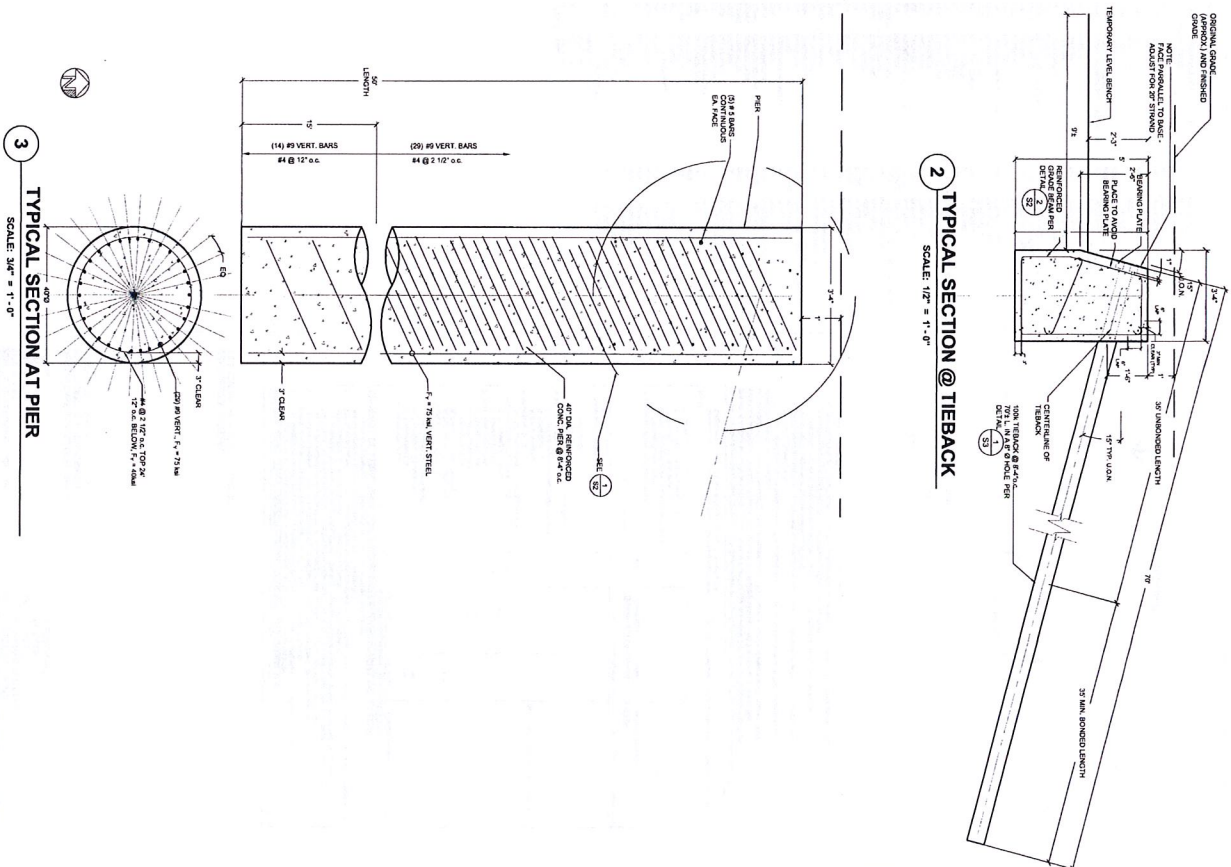
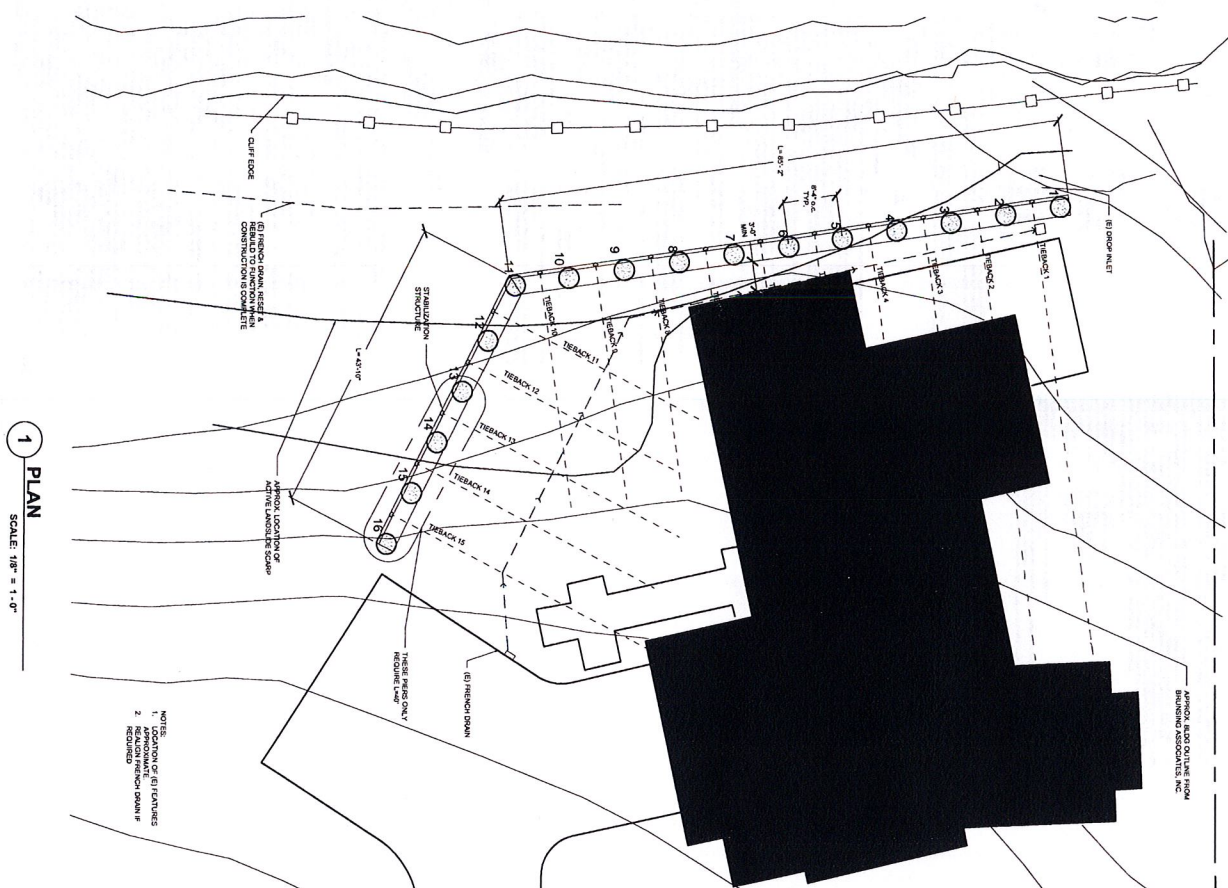
Total Value:	\$1,262,849	Use Code:	0001	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$210,366	Tax Rate Area:	104-001	Zoning:	RR1 1
Impr Value:	\$1,052,483	Year Assd:	2017	Census Tract:	110.02/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	83%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

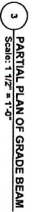
Sale History


	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	06/15/2016	05/11/2016	06/05/2012	06/15/2016
Document Number:	07503	05825	08473	07503
Document Type:				
Transfer Amount:				
Seller (Grantor):				

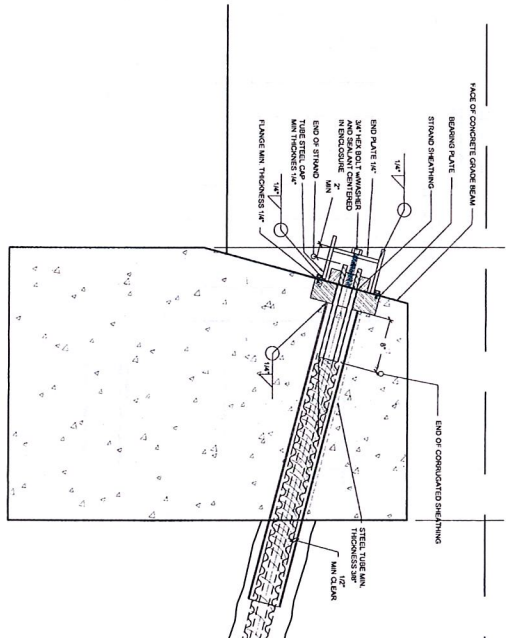
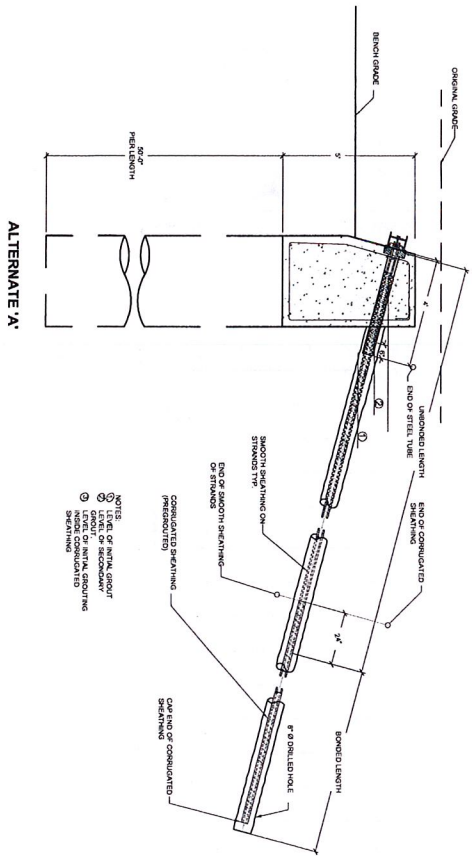
Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site Influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		





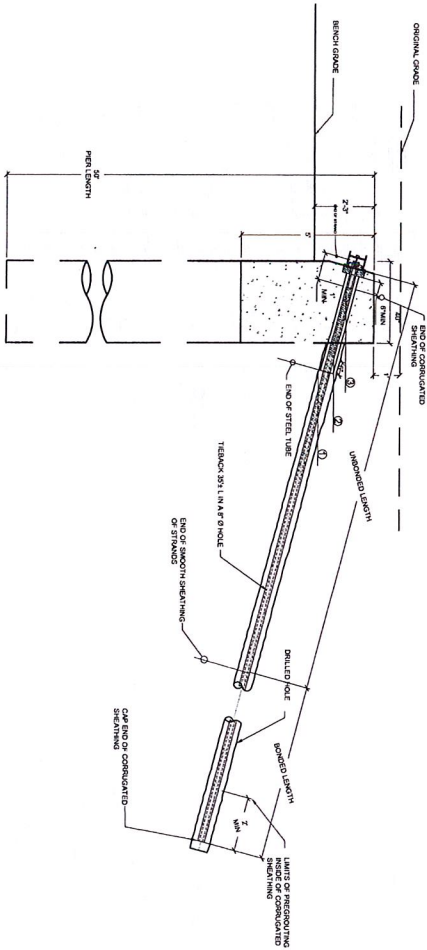
S2	DRAWN BY DONALD WATERS DATE 1-17-18 CHECKED BY 1-18-18 SCALE N=1"	SHEET NO. OF TOTAL SHEETS	<p>TITLEBLOCK NOTES</p> <p>PROJECT LOCATION: LEMLEY RESIDENCE STABILIZATION 11050 LANSING STREET, MENDOCINO, CA</p>	Copyright 2017 by Duncan Engineering Inc. & David Duran. Do not duplicate without written permission. These plans are created for a specific project at a specific location. Do not use on other projects or build same structure in a different location. If these plans are not signed, then it is understood that they are a trial set of plans intended for permit review only.		Duncan Engineering Inc. PO Box 1348 Mendocino, CA 96901 707-994-0660 info@de-engineering.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">NUMBER</th> <th style="width: 20%;">DATE</th> <th style="width: 30%;">REVISIONS</th> <th style="width: 20%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NUMBER	DATE	REVISIONS	BY																
	NUMBER	DATE	REVISIONS	BY																							



ALTERNATE 'A'

2 ANCHORAGE ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"

1 TIEBACK ANCHOR
SCALE: 1/2" = 1'-0"



Department of Psychology, University of Illinois at Chicago, Chicago, IL, and the Department of Psychology, University of Minnesota, Minneapolis, MN, USA. Correspondence: Dr. J. A. J. van Balkom, Department of Psychology, University of Minnesota, 75 East River Street, Minneapolis, MN 55455, USA. Tel: +1 612 625 9100; Fax: +1 612 625 9101; E-mail: jvanbalkom@tc.umn.edu

[illegible]

- A.** The student's *pre-test* answers, listed in order of question type, are: (1) *strongly agree*, (2) *strongly agree*, (3) *strongly agree*, (4) *strongly agree*, (5) *strongly agree*, (6) *strongly agree*, (7) *strongly agree*, (8) *strongly agree*, (9) *strongly agree*, (10) *strongly agree*, (11) *strongly agree*, (12) *strongly agree*, (13) *strongly agree*, (14) *strongly agree*, (15) *strongly agree*, (16) *strongly agree*, (17) *strongly agree*, (18) *strongly agree*, (19) *strongly agree*, (20) *strongly agree*, (21) *strongly agree*, (22) *strongly agree*, (23) *strongly agree*, (24) *strongly agree*, (25) *strongly agree*, (26) *strongly agree*, (27) *strongly agree*, (28) *strongly agree*, (29) *strongly agree*, (30) *strongly agree*, (31) *strongly agree*, (32) *strongly agree*, (33) *strongly agree*, (34) *strongly agree*, (35) *strongly agree*, (36) *strongly agree*, (37) *strongly agree*, (38) *strongly agree*, (39) *strongly agree*, (40) *strongly agree*, (41) *strongly agree*, (42) *strongly agree*, (43) *strongly agree*, (44) *strongly agree*, (45) *strongly agree*, (46) *strongly agree*, (47) *strongly agree*, (48) *strongly agree*, (49) *strongly agree*, (50) *strongly agree*, (51) *strongly agree*, (52) *strongly agree*, (53) *strongly agree*, (54) *strongly agree*, (55) *strongly agree*, (56) *strongly agree*, (57) *strongly agree*, (58) *strongly agree*, (59) *strongly agree*, (60) *strongly agree*, (61) *strongly agree*, (62) *strongly agree*, (63) *strongly agree*, (64) *strongly agree*, (65) *strongly agree*, (66) *strongly agree*, (67) *strongly agree*, (68) *strongly agree*, (69) *strongly agree*, (70) *strongly agree*, (71) *strongly agree*, (72) *strongly agree*, (73) *strongly agree*, (74) *strongly agree*, (75) *strongly agree*, (76) *strongly agree*, (77) *strongly agree*, (78) *strongly agree*, (79) *strongly agree*, (80) *strongly agree*, (81) *strongly agree*, (82) *strongly agree*, (83) *strongly agree*, (84) *strongly agree*, (85) *strongly agree*, (86) *strongly agree*, (87) *strongly agree*, (88) *strongly agree*, (89) *strongly agree*, (90) *strongly agree*, (91) *strongly agree*, (92) *strongly agree*, (93) *strongly agree*, (94) *strongly agree*, (95) *strongly agree*, (96) *strongly agree*, (97) *strongly agree*, (98) *strongly agree*, (99) *strongly agree*, (100) *strongly agree*.

Ref.	Requirements	Decontamination
Source Nuclear Med.		As, IM
Minimum 100	10 ppm max.	D 305?
Compos. 100		
125, 135, 145, 155, 165, 175, 185, 195, 205, 215, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 345, 355, 365, 375, 385, 395, 405, 415, 425, 435, 445, 455, 465, 475, 485, 495, 505, 515, 525, 535, 545, 555, 565, 575, 585, 595, 605, 615, 625, 635, 645, 655, 665, 675, 685, 695, 705, 715, 725, 735, 745, 755, 765, 775, 785, 795, 805, 815, 825, 835, 845, 855, 865, 875, 885, 895, 905, 915, 925, 935, 945, 955, 965, 975, 985, 995, 1005, 1015, 1025, 1035, 1045, 1055, 1065, 1075, 1085, 1095, 1105, 1115, 1125, 1135, 1145, 1155, 1165, 1175, 1185, 1195, 1205, 1215, 1225, 1235, 1245, 1255, 1265, 1275, 1285, 1295, 1305, 1315, 1325, 1335, 1345, 1355, 1365, 1375, 1385, 1395, 1405, 1415, 1425, 1435, 1445, 1455, 1465, 1475, 1485, 1495, 1505, 1515, 1525, 1535, 1545, 1555, 1565, 1575, 1585, 1595, 1605, 1615, 1625, 1635, 1645, 1655, 1665, 1675, 1685, 1695, 1705, 1715, 1725, 1735, 1745, 1755, 1765, 1775, 1785, 1795, 1805, 1815, 1825, 1835, 1845, 1855, 1865, 1875, 1885, 1895, 1905, 1915, 1925, 1935, 1945, 1955, 1965, 1975, 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065, 2075, 2085, 2095, 2105, 2115, 2125, 2135, 2145, 2155, 2165, 2175, 2185, 2195, 2205, 2215, 2225, 2235, 2245, 2255, 2265, 2275, 2285, 2295, 2305, 2315, 2325, 2335, 2345, 2355, 2365, 2375, 2385, 2395, 2405, 2415, 2425, 2435, 2445, 2455, 2465, 2475, 2485, 2495, 2505, 2515, 2525, 2535, 2545, 2555, 2565, 2575, 2585, 2595, 2605, 2615, 2625, 2635, 2645, 2655, 2665, 2675, 2685, 2695, 2705, 2715, 2725, 2735, 2745, 2755, 2765, 2775, 2785, 2795, 2805, 2815, 2825, 2835, 2845, 2855, 2865, 2875, 2885, 2895, 2905, 2915, 2925, 2935, 2945, 2955, 2965, 2975, 2985, 2995, 3005, 3015, 3025, 3035, 3045, 3055, 3065, 3075, 3085, 3095, 3105, 3115, 3125, 3135, 3145, 3155, 3165, 3175, 3185, 3195, 3205, 3215, 3225, 3235, 3245, 3255, 3265, 3275, 3285, 3295, 3305, 3315, 3325, 3335, 3345, 3355, 3365, 3375, 3385, 3395, 3405, 3415, 3425, 3435, 3445, 3455, 3465, 3475, 3485, 3495, 3505, 3515, 3525, 3535, 3545, 3555, 3565, 3575, 3585, 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6. A Certificate of Compliance conforming to the provisions in Section 6.1.07, "Certificates of Compliance," of the Standard Specifications, shall be furnished to the Engineer certifying that the emission inhibiting grow samples with the measurement device if sample and test results are so provided for the test.

The first two studies were conducted in the same period, the 1970s, and the same authors, and they are of a similar nature. The first study, by G. A. Jones and J. A. H. Hunter, was published in 1972, and the second, by G. A. Jones and J. A. H. Hunter, was published in 1973. Both studies were conducted in the same period, the 1970s, and the same authors, and they are of a similar nature. The first study, by G. A. Jones and J. A. H. Hunter, was published in 1972, and the second, by G. A. Jones and J. A. H. Hunter, was published in 1973. Both studies were conducted in the same period, the 1970s, and the same authors, and they are of a similar nature.

cutting. Mechanisms such as the use of a "grout sock" may be necessary to avoid the excessive loss of grout into the voids scattered

- Additional requirements for berths with stowed-type berms are as follows:

- A. The Cerebellum had the largest volume of gray and white matter relative to the brain for children between 1 and 3 years of age. The cerebellum is the part of the brain that controls fine motor skills. The volume of the cerebellum increased with age, and the ratio of gray to white matter in the cerebellum decreased with age.
- B. The corpus callosum had the largest volume of gray and white matter relative to the brain for children between 1 and 3 years of age. The corpus callosum is the part of the brain that connects the two hemispheres of the brain. The volume of the corpus callosum increased with age, and the ratio of gray to white matter in the corpus callosum decreased with age.
- C. The hippocampus had the largest volume of gray and white matter relative to the brain for children between 1 and 3 years of age. The hippocampus is the part of the brain that is involved in memory. The volume of the hippocampus increased with age, and the ratio of gray to white matter in the hippocampus decreased with age.
- D. The amygdala had the largest volume of gray and white matter relative to the brain for children between 1 and 3 years of age. The amygdala is the part of the brain that is involved in emotion. The volume of the amygdala increased with age, and the ratio of gray to white matter in the amygdala decreased with age.
- E. The thalamus had the largest volume of gray and white matter relative to the brain for children between 1 and 3 years of age. The thalamus is the part of the brain that is involved in sensory processing. The volume of the thalamus increased with age, and the ratio of gray to white matter in the thalamus decreased with age.

Testing

- [illegible]

LOADING SCHEMATA	
Preload (kN)	
AL	0.21
AL	0.501
AL	0.757
AL	0.97
AL	1.21
AL	1.501 (ULS (ULM))

- For most tasks, such movement of load shall be applied as low as one minute and held for at least one minute, but not more than 2 minutes in any one specific task. The observation period for the task shall start when the pump begins to apply the first increment of load.
- The safety equipment, including the motion movement measuring system, shall be made during all phases of the reference task.
- All tasks shall be post loaded. If 1.5 times the design force cannot be obtained, the reference shall be redesigned and repeated. Unless motion shall not be measured, either the reference load length is post measured after the measurement task. A performance reference task is acceptable if:

- A. The measured elastic movement exceeds 0.80 of the theoretical elongation of the unbonded length plus the plastic length at the maximum test load.
 - B. The creep movement between one and 50 minutes is less than 1/32 inch.
- A positive result indicates acceptable fit.

- A. The pattern of movements is similar to that of adjacent performance tested lifts/bends, and
- B. The creep movement between one and 30 minutes is less than 1/2 inch.

- From recent literature, which has no more appropriate citation it will be acceptable if the maximum load is held for 60 minutes and the creep curve plotted from the movement data indicates a creep rate of less than 1/16 inch per the last leg cycle of time.

After successful testing of the interlocks, the interlocks shall be removed against the structure and locked off at a load equal to 0.2 L₁ = 100 kips. The lock-off force is the load on the jacks which is maintained while the anchor head or anchor rods on the structure are permanently set. Immediately after lock-off, a lift-off test shall be performed to demonstrate that the specified lock-off force was obtained. Afterwards, in the same deck, some of the specified load shall be removed.

- [illegible]



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

COASTAL DEVELOPMENT PERMIT
AUTHORIZATION FOR EMERGENCY WORK
CASE FILE EM #2017-0004

OWNER: Nit Lemley
11050 Lansing Street
Mendocino, CA 95460

APPLICANT: Brent Anderson, General Contractor
P.O. Box 53
Fort Bragg, CA 95437

SITE ADDRESS/APN: The site is located on the west side of Lansing Street approximately 100 feet north of its intersection with Heeser Drive in the Town of Mendocino, at 11050 Lansing Street (APN: 119-060-26). All work would take place on the subject parcel.

NATURE OF EMERGENCY: Stabilization of house foundation weakened by the subsidence of land sliding into the ocean, through a series of caissons and grade beams installed between house and slide. Failure to install the tie back system (described below) will result in structures collapsing and eventually sliding into the ocean.

CAUSE OF EMERGENCY: Imminent hazard to subject residence due to erosion and landslide failure due to weak nature of Franciscan rock on the property, decreased stability of the bluff due to wave erosion at the toe of cliff, and introduction of water into the landslide area from rainfall and groundwater; all hazards exacerbated by winter 2016-2017 storms.

REMEDIAL ACTION: Install 16, 50-foot deep caissons, 140-foot long grade beam and tie back cables between the house and slide to stabilize the house foundation per attached plans. Grading for drilling equipment access will be necessary. All cuts will be returned to existing levels once work is completed. Decorative landscaping will be removed for construction and then re-planted with drought tolerant native species that will not contribute to bluff erosion or instability of the bluff.

CIRCUMSTANCES TO JUSTIFY EMERGENCY: There have been two geotechnical investigations for the property: 1) A 2006 investigation *Geotechnical Investigation Proposed Landslide Mitigation Lemley Property 11050 Lansing Street, Mendocino, California* (BACE Geotechnical, 2006) and 2) an update to the 2006 investigation titled *Geotechnical Investigation Report Updated, Landslide Affecting 11050 Lansing Street, Mendocino, California* (BAI, 2017). The circumstances to justify the emergency are detailed in the two reports.

The 2006 report concluded that "the erosion and landslide failure is due to the inherent weak nature of the Franciscan rock at the site, and decreased stability of the bluff due primarily to ocean wave erosion at the toe. Introduction of water into the landslide area from rainfall and groundwater seepage from inland areas is also a factor in the loss of stability (BACE Geotechnical, 2006)." The 2006 report stated "**The landslide poses an imminent hazard to the subject residence, which should be mitigated immediately.** The backyard area of the property is already distressed, but not as yet the drilled-pier supported house itself. From an engineering geologic and geotechnical engineering standpoint, we conclude that the site is suitable for implementation of a stabilization plan. BACE's recommendations are presented in Section 6.0 of this report for protection of the residence from future effects of erosion and the associated, progressive, landsliding of the unstable terrace deposit sands and underlying weathered shale bedrock exposed on the bluff face (BACE Geotechnical, 2006)." BACE's 2006 report also states that "**The recommended plan is not intended to stabilize the erosion and surficial sliding that is occurring on the bluff face in the area downslope from the residence. Instead, the plan is designed to separate and stabilize the upper area at the headscarp of the bluff, which is visible in the terrace deposits in the**


backyard of the property, from the unstable downslope area of the bluff, using a subsurface geotechnical reinforcement technique that includes deep, tied-back reinforced concrete drilled piers (BACE Geotechnical 2006)."

The 2017 updated geotechnical report provided recommendations to stabilize the house and a small portion of the yard and noted that the remaining portions of the property to the south of the retaining structure would still be affected by the landslide (BAI 2017). The updated report also stated "Our previous report recommendations [BACE Geotechnical 2006] for grading, foundations, and drainage remain valid ..."

A Biological Scoping Survey (Wynn Coastal Planning, 2017) was conducted for the property and identified no special status plant communities, wetland, or riparian areas on the subject parcel or within 100 feet of the proposed development.

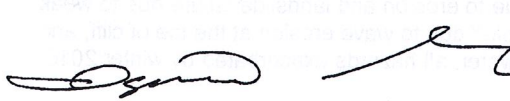
This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by this permit.

RECOMMENDED BY:


BILL KINSER, SENIOR PLANNER

9-12-17
DATE

APPROVED BY:


IGNACIO GONZALEZ, INTERIM DIRECTOR

9.12.17
DATE



AUG 12 2017

PLANNING & BUILDING SERV
FORT BRAGG, CA
11573.05

March 31, 2017

Nit Lemley
Post Office Box 622
Mendocino, CA 95460
nitlemley@yahoo.com

RE: Geotechnical Investigation Report Update, Landslide Affecting 11050 Lansing Street, Mendocino, California

Brunsing Associates, Inc. (BAI) is pleased to present this update to our previous geotechnical investigation report for 11050 Lansing Street, Mendocino, California. Our previous report was dated August 1, 2006. We also reviewed data (geologic map, cross sections, boring logs and letters) produced by Cotton Shires Associates, Inc. dated 2007 and 2008.

Field Reconnaissance

BAI's principal engineering geologist, Erik Olsborg met with your real estate agent, Mr. Lou Rosenberger and Mr. Michael Dell'Ara and observed the site on March 3, 2017. Our geologist also photographed the landslide area during his visit.

Conclusions

The recommendations provided below are to stabilize the house and a small portion of the yard. The remaining portions of the property to the south of the retaining structure will still be affected by the landslide.

Our previous report recommendations for grading, foundations and drainage remain valid and suitable for design, with the following updated discussions and recommendations.

Slope Stability Analysis

We performed a bluff stability analysis that corresponded, as a minimum, to the guidelines by Dr. Mark J. Johnsson, Staff Geologist, California Coastal Commission, "Establishing Development Setbacks from Coastal Bluffs", Proceedings, California and the World Ocean '02. Dr. Johnsson recommends a factor of safety greater than or equal to 1.5 for static conditions and 1.1 for seismic conditions and a horizontal seismic coefficient of 0.15.

Geologic cross section of landslide, shown on Plate 14 of our previous 2006 report, was created using contours from a site plan by Diamond Phillips Architects, dated April 2002, and field measurements and data from our 2006 subsurface exploration. The location of the cross-section used for our stability analyses is shown on Plate 2 of our previous report.

From our borings, four soil and rock units, with different density and strength parameters, were identified within the bluff for our stability analyses. Unit "1" is the upper silty sand soils (terrace

deposits) that are loose to medium dense. Unit "2" is the upper deeply weathered bedrock. Unit "3" is the deeper, little weathered bedrock. Unit "4" is the existing landslide material. Table 1 summarizes soil and rock parameters used.

Table 2: Soil and Rock Parameters

Unit	Wet Density (pcf)	Cohesion (psf)	Friction Angle (ϕ)
1	120	650	32
2	135	1100	35
3	135	1400	35
4	125	800	30

The above assigned strengths were determined from blow counts and strength test results obtained from this site and adjacent sites, as well as from back-analysis of the slope stability calculations. The stability of the slope was analyzed using the computer program SLIDE 5.0 version 5.044 by Rocscience, Inc. The results of our stability analyses are presented in Appendix A.

RECOMMENDATIONS

Drilled Piers

To provide lateral support and protection from the landslide a row of drilled cast-in-place concrete (CIPC) piers connected at the top by a grade beam and tie-backs should be constructed on the bluff side (west and southwest) of the house, as shown on Plate 1. The grade beam should be at least 3 feet wide and 6 feet in depth. Drilled piers should penetrate through the overlying weak terrace deposits and landslide debris and penetrate the underlying moderately weathered sandstone. Drilled piers should be at least 36 inches in diameter and at least 50 feet deep below the existing ground surface; a structural engineer should design the piers based on our minimum requirements and additional lengths or size for the structure. The 4 piers at the southeast end of the structure can be 40 feet in depth instead of 50 feet.

Spacing for the piers should be no closer than 3 pier diameters, center to center. Support for the piers may be gained from skin friction resistance within supporting bedrock equal to 800 psf of pier surface area for dead plus long-term live downward loads. For the total downward load design, including wind or seismic forces, increase downward capacity by one-third. Uplift frictional capacity for piers should be limited to 2/3 of the allowable downward capacity. Both downward and uplift frictional capacity should be neglected in the terrace deposits.

When final pier depths have been achieved, as verified by BAI, the bottoms of the pier holes should be thoroughly cleaned of loose material. BAI should observe the drilling and final clean out of the pier holes, prior to the placement of reinforcing steel and/or concrete.

If groundwater is encountered during construction, the pier holes should be dewatered prior to placement of reinforcing steel and concrete. Alternatively, if more than six inches of ground water has entered the pier hole, concrete can be tremied into place with and adequate head to



displace water or slurry. Concrete should not be placed by freefall in such a manner as to hit the sidewalls of the excavation.

Caving was encountered in our test borings B-3 (south of the house). If piers are drilled during the wet/rainy season, severe caving could occur. The driller should be prepared to case pier holes where caving occurs. If used, the casing would need to be withdrawn from the pier holes as the pier concrete is placed. Practical drilling refusal was encountered at 45.5 feet within test boring B-4. Difficult drilling conditions could be encountered within hard bedrock. The drilling contractor should be prepared to use rock-coring equipment.

As the landslide continues to move the space between the drilled piers will become exposed. This exposed soil between the drilled piers will need to be shotcreted or provided with some other barrier, to keep the soil between the piers from eroding.

The LPILE analysis results, including deflection, shear and moment diagrams, are presented in Appendix B.

The previously drilled borings by Cotton, Shires & Associates, as shown on Plate 1, should be drilled out to a larger diameter (up to 30 inches) and deeper than previously drilled (38 instead of 35 feet). These drilled out borings should be filled with concrete and reinforcing steel; a structural engineer should design the reinforcing.

Tie-Back Anchors

Tiebacks are in-situ, laterally installed (directionally-drilled) reinforcing elements embedded with grout in boreholes. Tiebacks consist of high-strength steel cables or rods that are post-tensioned onto steel base plates, placed into the grade beam system, after installation of the cables or rods within a sleeve in the laterally drilled borehole.

For preliminary design one row of tiebacks is recommended. As the landslide continues to move, another row of tiebacks maybe needed at a low depth. The center-to-center spacing for the tiebacks is 7.5 feet, with each tieback inclined at about 15 degrees downward (from horizontal). The tiebacks should be at least 70 feet long (total length) with at least 35 feet of unbonded length, and a bore diameter of at least 8 inches. The tiebacks should be designed to resist a minimum load of at-least 100 kips. Tiebacks can be attached to the grade beam or the piers. Tieback testing should conform to the requirements of the structural engineer and all tiebacks should be proof tested to 150 percent of their design load with at least one performance tested to 150 percent of design load.

Design provisions for corrosion protection of the tiebacks is required. For preliminary design of the tiebacks by the structural engineer, the following average, ultimate (no geotechnical factor of safety) bedrock parameter values will be subject to further confirmation during final design:

Average friction resistance of sandstone/shale, " f " = 4,000 psf
Average unit weight of sandstone/shale, " γ " 130 pcf



Seismic Design Criteria

The structures should be designed and constructed to resist the effects of strong ground shaking (on the order of Modified Mercalli Intensity IX) in accordance with current building codes. The California Building Code (CBC) 2016 edition indicates that the site classification for the property is Site Class C. CBC indicates that the following seismic design parameters are appropriate for the site:

Table 1: Seismic Design Parameters

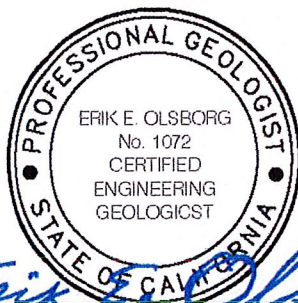
Site Class	=	D
Mapped Spectral Response Acceleration at 0.2 sec	$S_s =$	1.645g
Mapped Spectral Response Acceleration at 1.0 sec	$S_1 =$	0.757g
Modified Spectral Response Acceleration at 0.2 sec	$S_{MS} =$	1.645g
Modified Spectral Response Acceleration at 1.0 sec	$S_{M1} =$	0.984g
Design Spectral Response Acceleration at 0.2 sec	$S_{DS} =$	1.097g
Design Spectral Response Acceleration at 1.0 sec	$S_{D1} =$	0.656g
Site Coefficient	$F_a =$	1.0
Site Coefficient	$F_v =$	1.3
Seismic Design Category	=	E

Additional Services

Prior to construction, BAI should review the final grading and foundation plans, and soil related specifications for conformance with our recommendations.

During construction, BAI should be retained to provide periodic observations, together with field and laboratory testing, during site preparation, placement and compaction of fills, and foundation construction. Foundation excavations should be reviewed by BAI while the excavation operations are being performed.

Respectfully submitted,



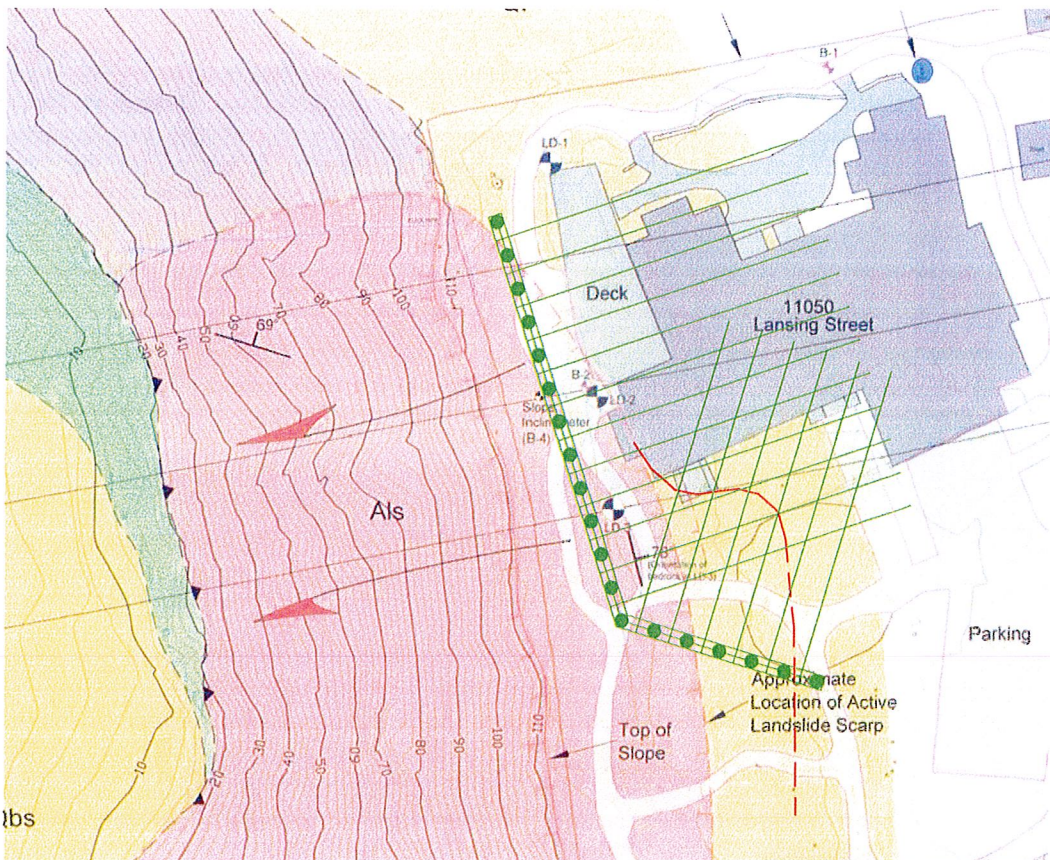
Erik E. Olsborg
Engineering Geologist – 1072



Keith A. Colorado
Geotechnical Engineer – 2894

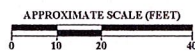
KAC/EEO/kac
Attachments 9 Plates





LEGEND	
	Schematic - Retaining Structure
	Approximate location of active landslide scarp
	B-4 BAI's boring location, 2001 and 2006
	LD-3 Cotten, Shires & Associates, Inc. boring location, 2007

REFERENCE:
Base map prepared by Cotton, Shires & Associates, Inc.,
Plate No. 1, dated December 2007

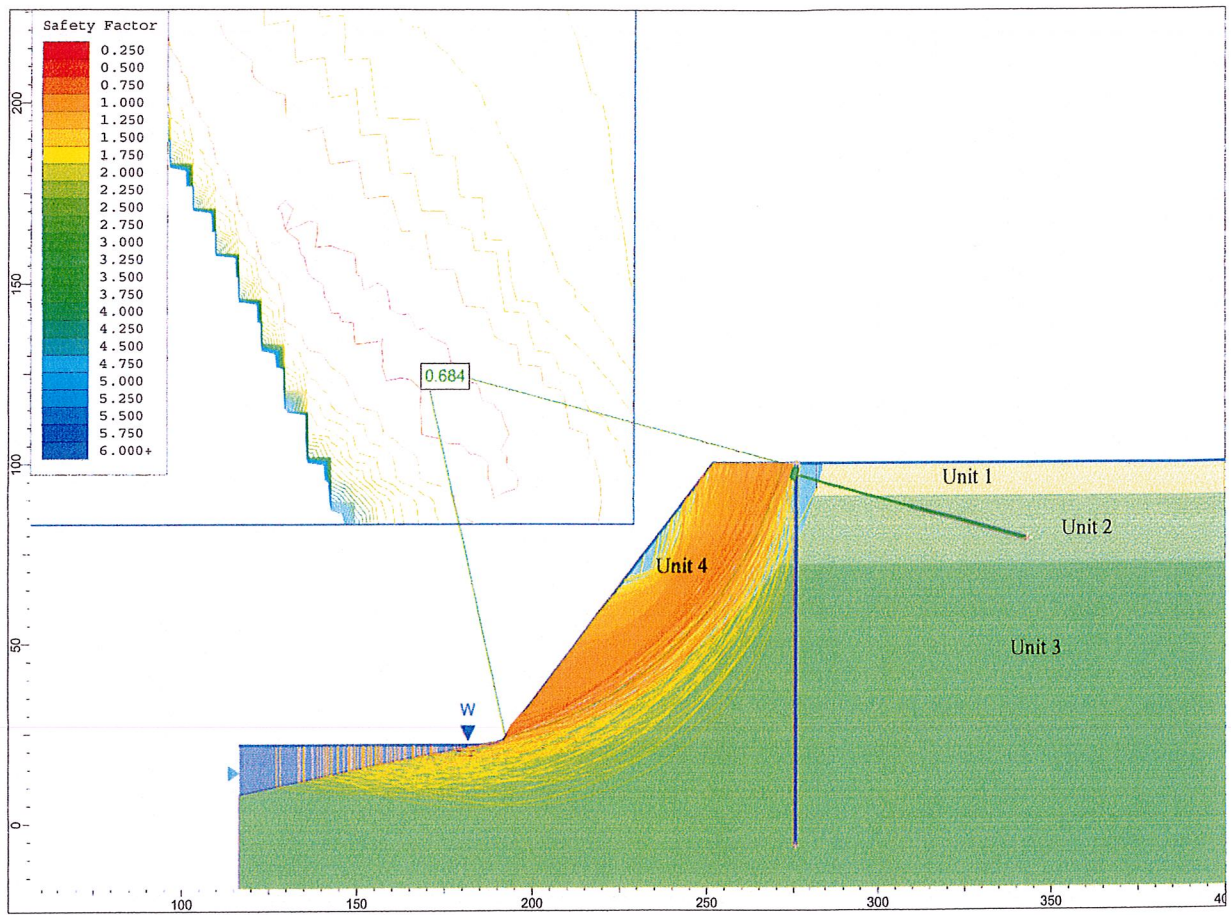


Brunsing Associates, Inc.
5468 Skyline Blvd., Suite 201
Santa Rosa, California 95403
Tel: (707) 528-6108

Job No.: 11573.05
Appr.: **FE0**
Date: 03/31/17

SITE MAP
LEMLEY RESIDENCE
11050 Lansing Street
Mendocino, California

PLATE
1



Notes:

1. Factor of Safety is greater than 1.5 beyond retaining structure
2. Static Condition

APPROXIMATE SCALE (FEET)



Brunsing Associates, Inc.
5468 Skyline Blvd., Suite 201
Santa Rosa, California 95403
Tel: (707) 528-6108

Job No.: 11573.05

Appr: *KAC*


Date: 03/31/17

STATIC SLOPE STABILITY CROSS SECTION
LEMLEY RESIDENCE BLUFF STABILIZATION
11050 Lansing Street
Mendocino, California

PLATE
A1



0.02017 0.170195 available
0.02017 0.445025 plotted

- APPROXIMATE SCALE (FEET)**
- 
- 0 20 40 80



Appr.: *KH*

Date: 03/31/17

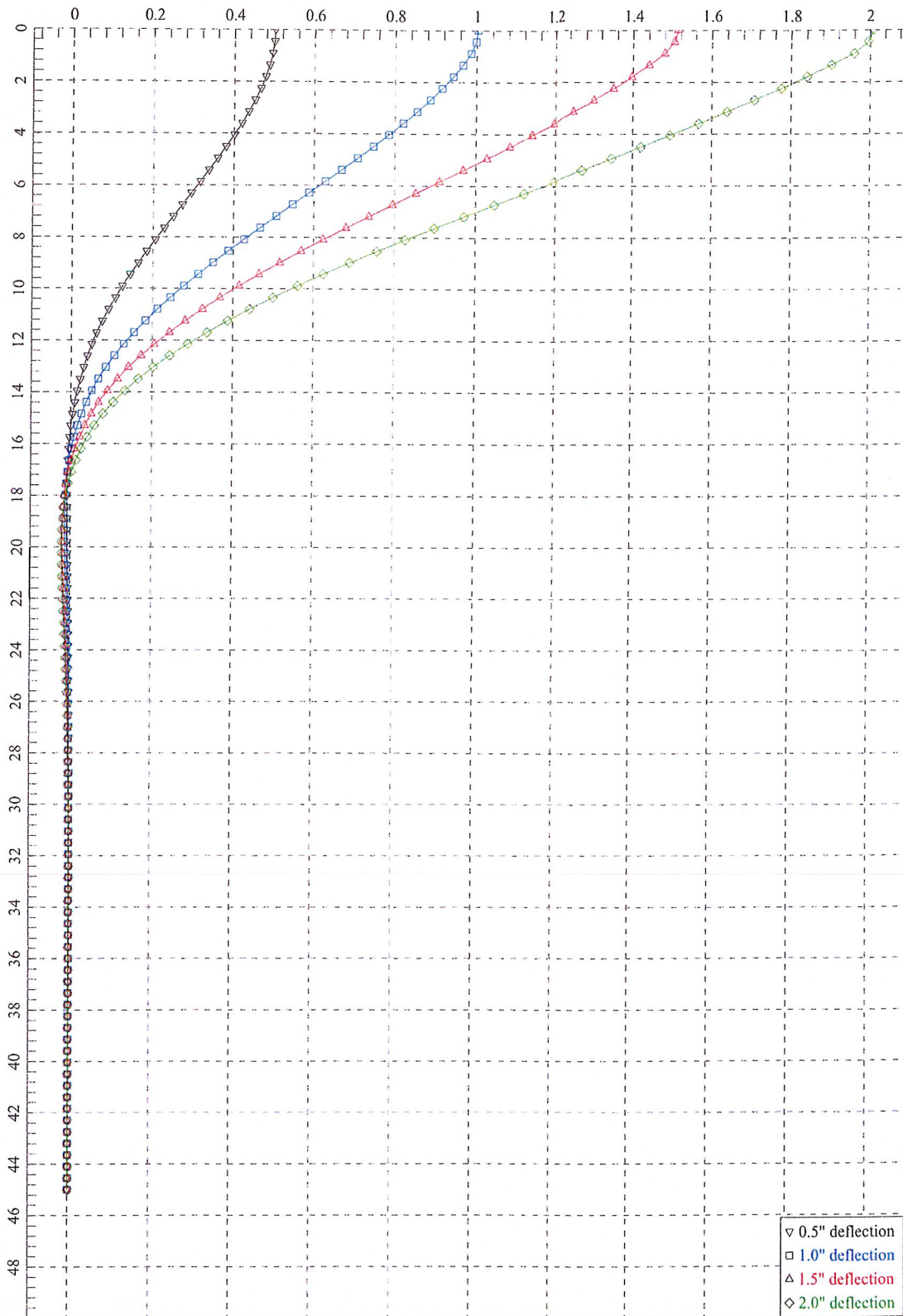
PLATE
A2

Lateral Deflection (in)

Ground Surface

Landslide

Depth (ft)



36" Diameter Drilled Pier with 31 #8 Reinforcing Bars

▽ 0.5" deflection
 □ 1.0" deflection
 △ 1.5" deflection
 ◇ 2.0" deflection



Brunings Associates, Inc.
 5468 Skylane Blvd., Suite 201
 Santa Rosa, California 95403
 Tel: (707) 528-6108

Job No.: 11573.05

Appr.: *KAC*

Date: 03/31/17

LPILE ANALYSIS
FIXED HEAD CONDITION
 LEMLEY RESIDENCE BLUFF STABILIZATION
 11050 Lansing Street
 Mendocino, California

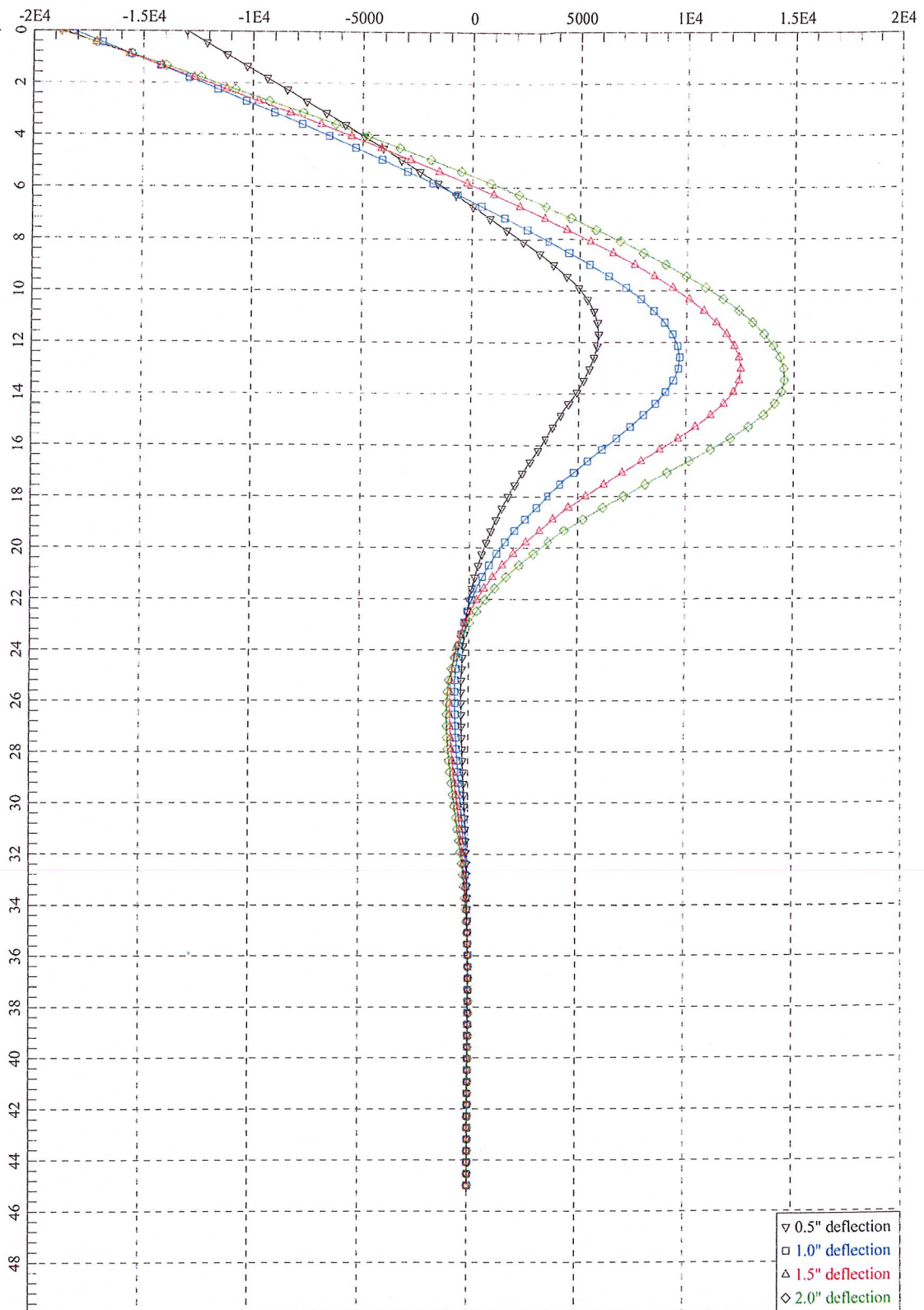
PLATE
B1

Bending Moment (in-kips)

Ground Surface

Landslide

Depth (ft)



36" Diameter Drilled Pier with 31 #8 Reinforcing Bars



Brunson Associates, Inc.
5468 Skylane Blvd., Suite 201
Santa Rosa, California 95403
Tel: (707) 528-6108

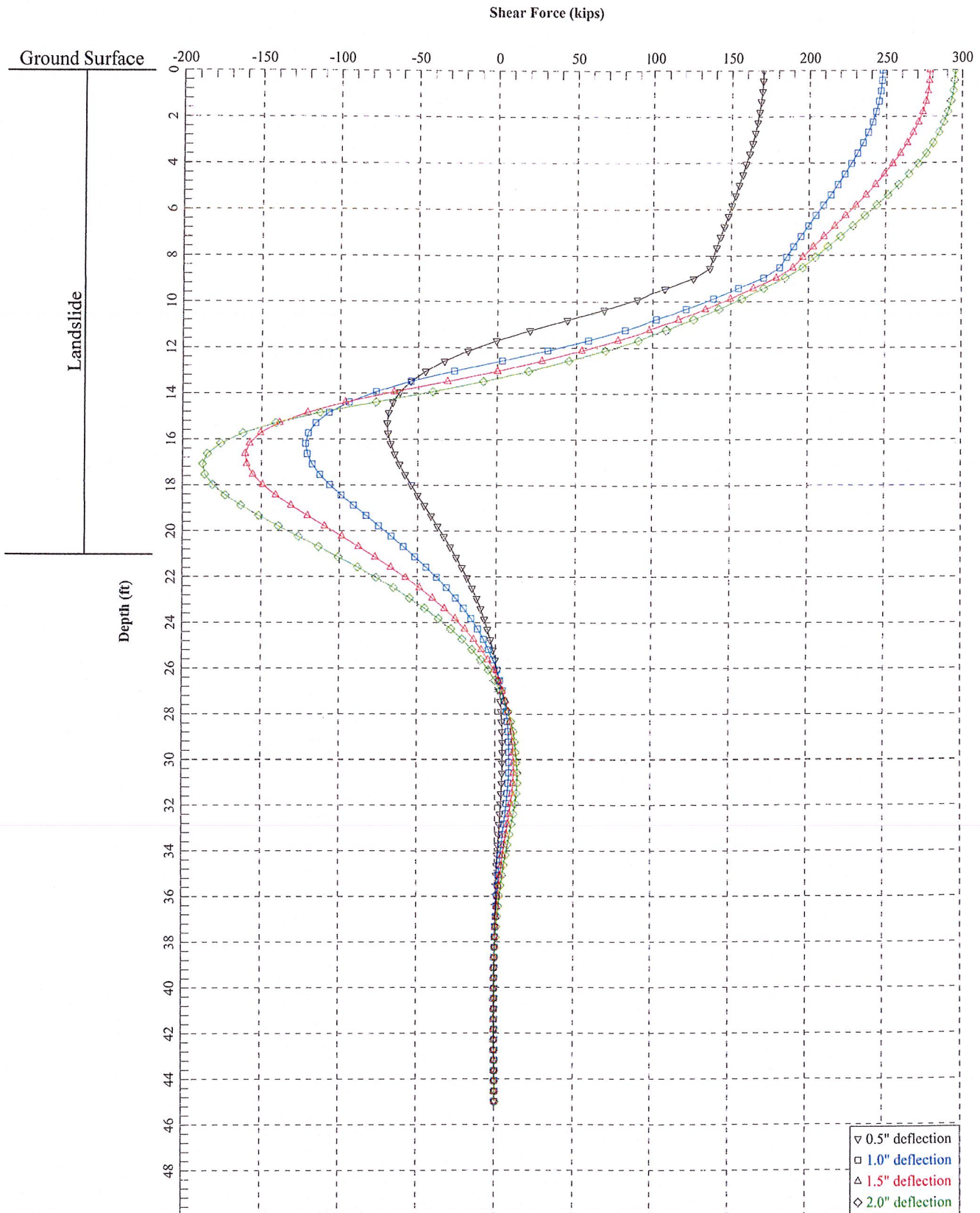
Job No.: 11573.05

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PILE ANALYSIS
FIXED HEAD CONDITION
LEMLEY RESIDENCE BLUFF STABILIZATION
11050 Lansing Street
Mendocino, California

PLATE
B2



36" Diameter Drilled Pier with 31 #8 Reinforcing Bars



Brunsing Associates, Inc.
 5468 Skylane Blvd., Suite 201
 Santa Rosa, California 95403
 Tel: (707) 528-6108

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LPILE ANALYSIS
FIXED HEAD CONDITION
 LEMLEY RESIDENCE BLUFF STABILIZATION
 11050 Lansing Street
 Mendocino, California

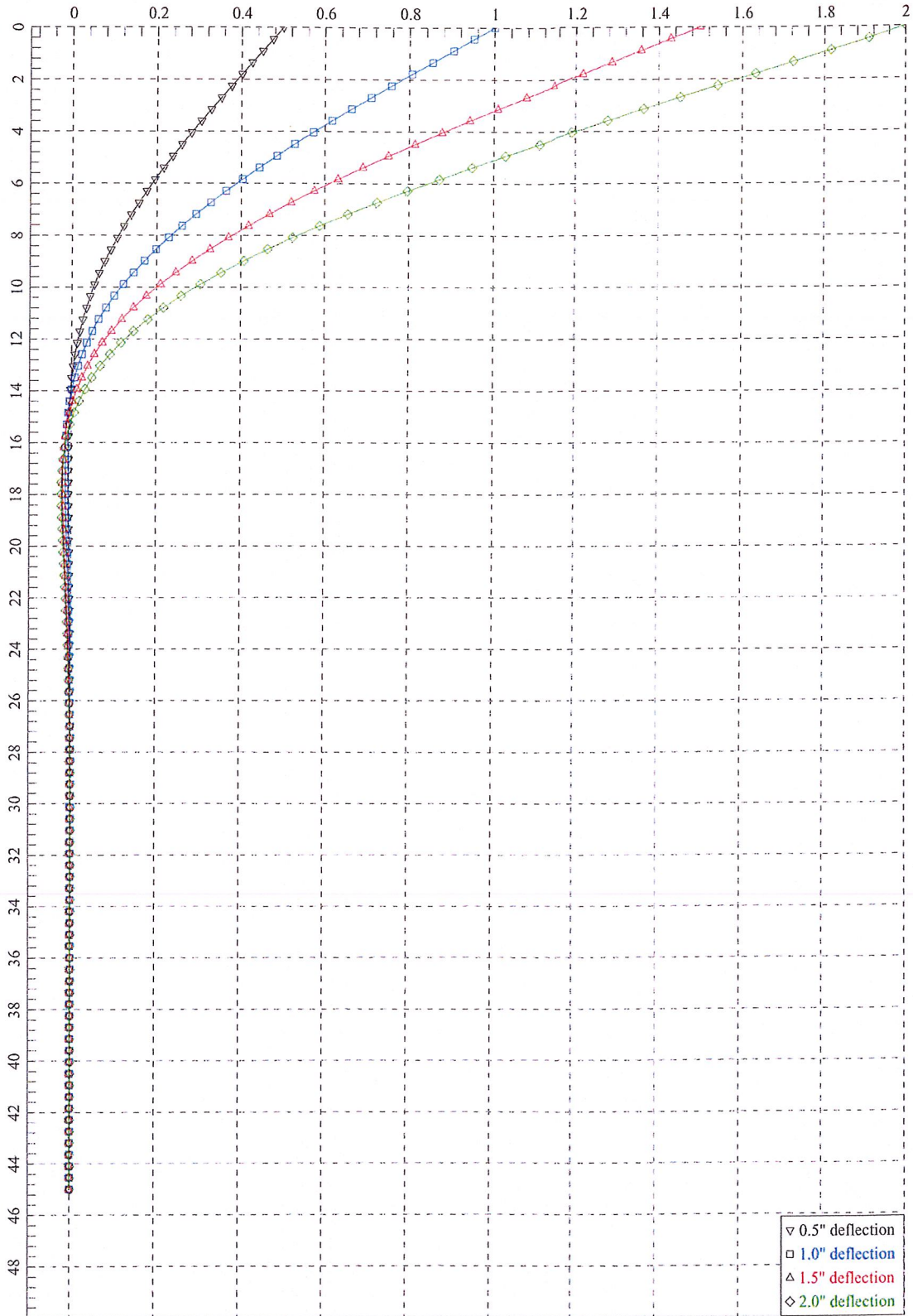
PLATE
B3

Lateral Deflection (in)

Ground Surface

Landslide

Depth (ft)



36" Diameter Drilled Pier with 31 #8 Reinforcing Bars



Brunsing Associates, Inc.
5468 Skylane Blvd., Suite 201
Santa Rosa, California 95403
Tel: (707) 838-3027

Job No.: 11573.05

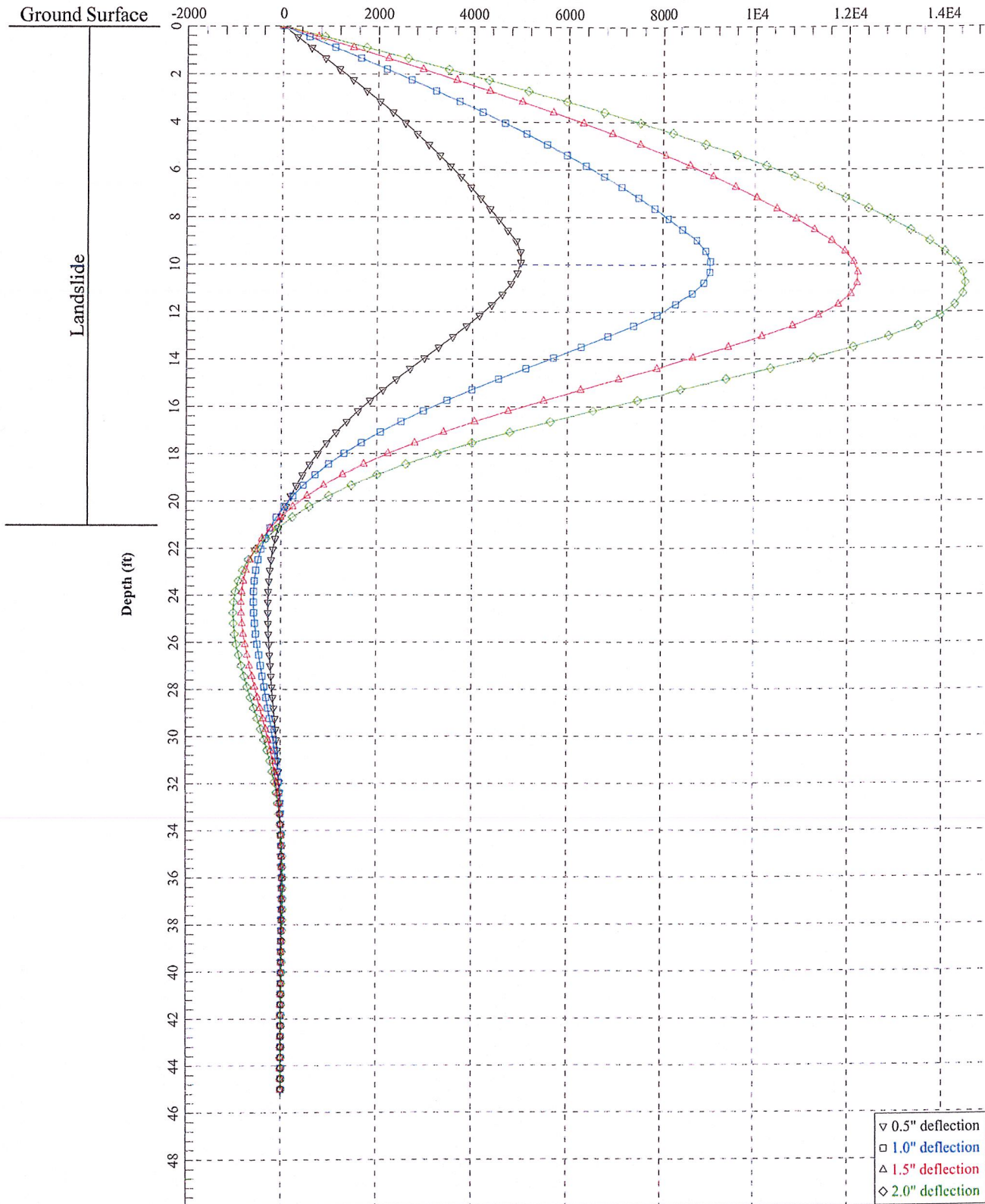
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LPILE ANALYSIS
FREE HEAD CONDITION
LEMLEY RESIDENCE BLUFF STABILIZATION
11050 Lansing Street
Mendocino, California

PLATE
B4

Bending Moment (in-kips)



36" Diameter Drilled Pier with 31 #8 Reinforcing Bars



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Santa Rosa, California 95403
Tel: (707) 838-3027

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LPILE ANALYSIS
FREE HEAD CONDITION
LEMLEY RESIDENCE BLUFF STABILIZATION
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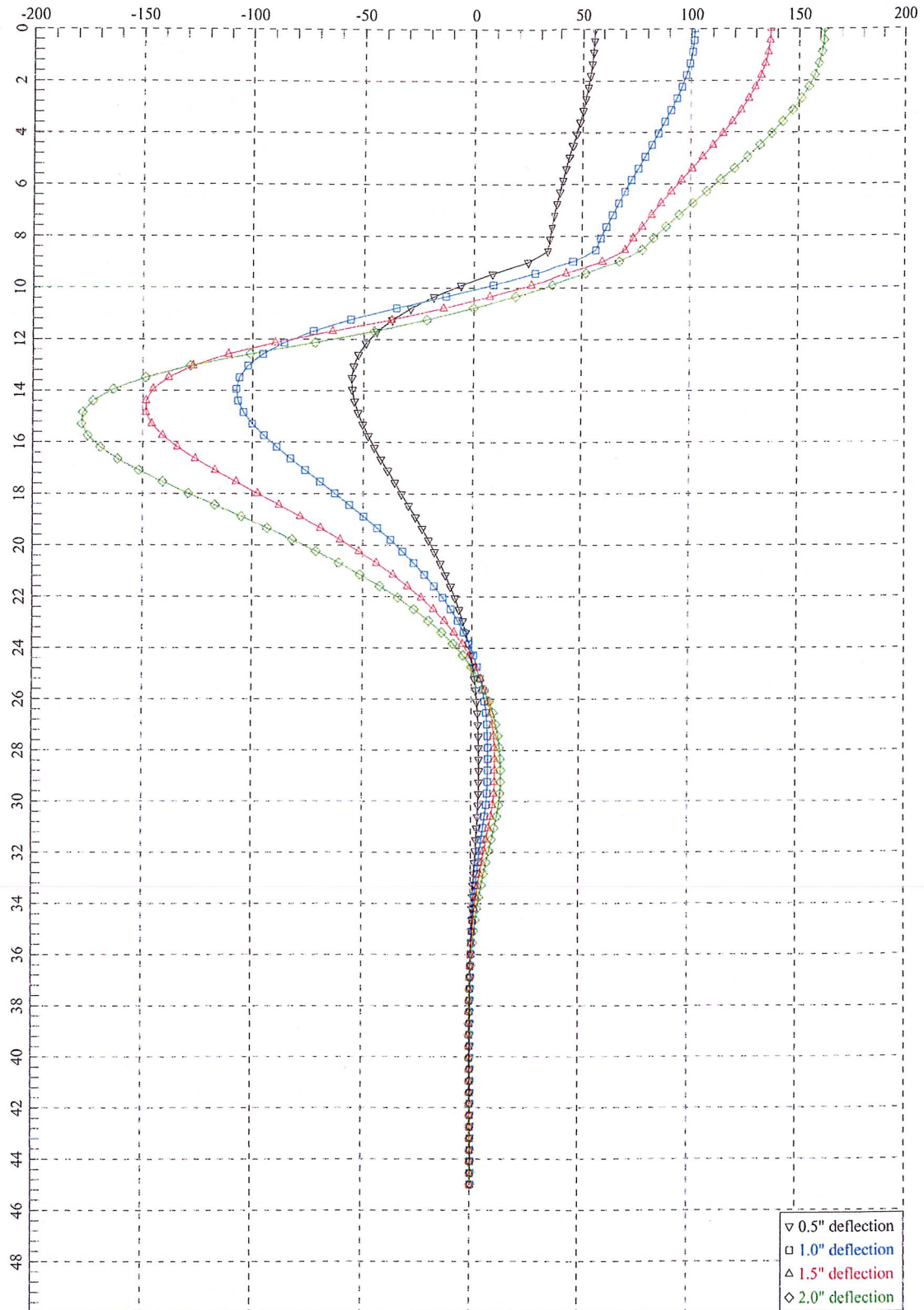
PLATE
B5

Shear Force (kips)

Ground Surface

Landslide

Depth (ft)



36" Diameter Drilled Pier with 31 #8 Reinforcing Bars



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Tel: (707) 838-3027

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LPILE ANALYSIS
FREE HEAD CONDITION
LEMLEY RESIDENCE BLUFF STABILIZATION
11050 Lansing Street
Mendocino, California

PLATE
B6