

Notice of Exemption

To:

Office of Planning and Research
U.S. Mail: PO Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95812

County Clerk:
County of Mendocino
501 Low Gap Road
Ukiah, CA 95482

From:

Mendocino County Planning & Building
860 North Bush Street
Ukiah, CA 95482
Contact:
Phone: 707-234-6650

Project Title: CDP 2023-0041 & V 2023-0002

Project Applicant: David Ashuckian

Project Location - Specific: 38660 Coral Court Gualala CA 95445

Project Location - City: Gualala Project Location - County: Mendocino

Description of Nature, Purpose and Beneficiaries of Project: Standard Coastal Development Permit to demolish 600± square feet of an existing single-family residence and remodel interior and exterior of single-family residence.

Name of Public Agency Approving the Project: COUNTY OF MENDOCINO PLANNING AND BUILDING

Name of Person or Agency Carrying out Project: Shelby Miller

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21070(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301 & 15304
- Statutory Exemption. State code number: _____

Reasons why project is exempt: The proposed project to demolish 600± square feet (sf) of the existing single-family residence, remodel the remaining portion, construct a 4,001± sf portion of the existing single-family residence with a garage and guest cottage, a fence and courtyard, install a propane tank, rooftop solar panels, a trash enclosure, pave the driveway, and upgrade the septic system meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Sections 15301 and 15304 for Existing Facilities and Minor Alterations to Land. The project includes minor alterations to land by grading on land with a slope of 5 percent, installing water efficient landscaping, and filling of earth with engineered fill that is either imported or repurposed cut. The project involves demolishing the existing facility and constructing an addition that is served by the North Gualala Water Company, Gualala Community Services District, and a publicly maintained road. The project site is greater than 50 feet from an environmentally sensitive habitat area, and no resources would be impacted. In addition, the project includes altering the interior and exterior of the existing facility.

Lead Agency

Contact Person: Shelby Miller Area Code/Telephone/Extension: 707-234-6650

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Shelby Miller Date: 7/28/25 Title: Planner II

- Signed by Lead Agency
- Signed by Applicant

Katrina Bartolomie, Clerk-Recorder
Mendocino County, CA
501 Low Gap Rd., Room 1020
Ukiah, Ca 95482

Receipt: 25-9370

Product	Name	Extended
NTDETER	Notice Of Determination	\$50.00
	#Pages	1
	Document#	2025-E0063
	#NegativeDecl	0
	#MitigatedNegativeDecl	0
	#EIR	0
	# Cert Reg. Pogram	0
	#ConformedLabels	1
Total		\$50.00
Tender (Check)		\$50.00
Check #	3796	
Paid By	davidashuckan	

Thank You!

Mon Jul 28 09:41:23 PDT 2025 PST tracy