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@mendocinocounty.org
www.mendocinocounty.org/pbs

COASTAL DEVELOPMENT PERMIT
AUTHORIZATION FOR EMERGENCY WORK
CASE FILE EM_2017-0006

OWNER: MARK HAYES/DENISE ALLEN

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 Highway 1, 1200'± south of Hay Ranch Road, east of Bowling Ball Beach near the Town of Point Arena. Located at 27690 S. Hwy. 1, Point Arena (APN: 027-421-10). All work would take place on the subject parcel.

NATURE OF EMERGENCY: Approaching rainy season requires immediate stabilization of the house foundation with a series of eight caissons, capped by a grade beam, installed between the subject house and the adjacent property. The house foundation is being undermined by the subsidence of land on an adjacent parcel which is sliding into the ocean. Failure to install the caissons and grade beam will result in further degradation of the deck and house foundation. The majority of the land subsidence and slide is actually on an adjacent parcel, so no work will be done on the slide or scarp area.

CAUSE OF EMERGENCY: Imminent hazard to subject residence due to land subsidence and landslide scarp on adjacent parcel, anticipated to be exacerbated by approaching rainy season. Introduction of water into the landslide area from rainfall and groundwater will create the need for additional remedial measures; therefore remedial work needs to be complete before the next rainy season.

REMEDIAL ACTION: Install 8, 2' diameter, 35' deep caissons, approximately 7 feet on center capped by a 44 feet long grade beam connecting the caissons per attached plans. Grading for drilling equipment access will be necessary. One tree will be removed and a trench will be cut to construct the grade beam. The site will be backfilled upon completion of the caisson and grade beam installation. All grades will be returned to existing levels once the work is completed

CIRCUMSTANCES TO JUSTIFY EMERGENCY: Brunsing Associates, Inc, (BAI), completed a geotechnical investigation for the property, authored and stamped by Erik E. Olsborg, Engineering Geologist (No. 1072) and Keith A. Colorado, Geotechnical Engineer (No. 2894). The investigation, dated August 3, 2017, includes guidelines for design, soil borings results, field reconnaissance, and slope inclinometer information for future monitoring. Data utilized in research for the investigation includes previous studies from July 2016 and July 1988, historic research, as well as Mr. Olsborg's previous knowledge of Bowling Ball Beach, faults in the area and the geotechnical investigation for the property prior to the construction of the subject home. The report includes an analysis of sea level rise effects upon bluff retreat.

The landslide depths measured in the slope inclinometer casings were 10.5 and 17 feet below ground surface (bgs) in two of the borings. Groundwater was measured at 12.5 feet bgs on March 9, 2017, though both borings were dry when drilled on August 9, 2016.

The 2017 geotechnical investigation report concludes that, **the site "should be mitigated as soon as possible before the landslide further enlarges and damages the Hayes/Allen residence structure.** The mitigation measure must be restricted to the Hayes/Allen property. Since most of the landslide is on the southeasterly neighboring property, a bluff landslide stabilization structure does not appear feasible or practical. Therefore, a foundation stabilization structure to protect the residence should be constructed between the subject residence and the property line."

The structure will consist of 2' diameter cassions, with spacing no closer than 2.5 pier diameters, center to center, (approximately 7 feet) and capped by a 2' wide and 4' deep grade beam, 44 feet in length. Previously, "no caving was encountered in our test borings. However, if piers are drilled during the wet/rainy season, caving could occur. The driller should be prepared to case pier holes where caving occurs." Construction as soon as possible and prior to the rainy season contributes to the need for the emergency permit.

The parcel is located in a highly scenic zone, west of Highway 1, which is the last public road, though there is a spur private road between the home and Highway 1, and minimal visibility to the home or the proposed construction from the public road. The final structure will not be visible from the road or beach. The current location is covered with landscape grass and the final grade will be maintained and returned to the existing natural vegetative cover and drought tolerant landscape once the project is complete. Public access through the site is limited due to the steep cliffs and small parcels that have been created in this area, which create conflicts with public access on the bluff top. There is public beach access just north of the site. Previous CDP's on adjacent parcels did not note any special biological features or habitats. Stormwater Pollution Prevention measures shall be incorporated during and after construction. The project shall comply with Archeological Discovery measures during construction, such that if any archaeological sites or artifacts are discovered during site excavation or construction activities the property owner shall cease and desist from all further excavation and disturbances within 100-feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services.

The geological investigation also details remedial actions that may be needed over time, but are not now believed to be required or included on the submitted plans. The future remedial actions include, "As the landslide continues to move the space between the drilled piers may become exposed. This expose soil and or rock between the drilled piers will need to be shotcreted or provided with some other barrier to keep the soil or rock between the piers from eroding." Tiebacks also may or may not be necessary. The report states one row of tiebacks may be required at this time and "as the landslide continues to move, another row of tiebacks maybe needed at a low depth." The plan Foundation Note, # 3, states that, "All foundation excavations and backfill shall be reviewed and approved by Brunsing prior to placing any reinforcements." Further Special Inspection is required, "A special inspector shall be employed by the owner per Section 1704 of the 2013 CBC." Finally, the sooner the work can be started, the less likely the need for added measures, which contributes to the need for the emergency permit.

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:

Debra Bieber — 10-24-17

Debra Bieber, PLANNER III — DATE

APPROVED BY:

10-19-2017

IGNACIO GONZALEZ, INTERIM DIRECTOR — DATE