



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT

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3015 H Street Eureka CA 95501  
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: January 23, 2020

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Bryant Coastal Development Permit**  
Case Number PLN-2019-15838  
Assessor Parcel Number (APN) 514-152-019  
160 Loop Place, Trinidad area

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Please contact Alyssa Suarez, Planner, at 268-3703, or by email at [asuarez@co.humboldt.ca.us](mailto:asuarez@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date:	Subject	Contact
01/23/2020	Coastal Development Permit	Alyssa Suarez

**Project:** A Coastal Development Permit to authorize the after-the-fact conversion of a boat house to a single-family residence, conducted without the benefit of County review. The 960 square foot boat house was converted into a one-bedroom, one bath residence, with an attached single car garage. In addition, a 36 square foot roof will be constructed over an existing porch. This unit serves as the primary residence on the parcel. Additionally, the existing on-site wastewater treatment system will be upgraded to meet the standards required by Humboldt County Code Section 612-2. The parcel is served community water by the Westhaven Community Services District.

**Project Location:** The project is located in the Trinidad area, on the west side of Loop Place, approximately 140 feet south from the intersection of 6th Avenue and Loop Place, on the property known as 160 Loop Place.

**Plan Designation:** Rural Village (RV), Density: 3 dwelling units per acre, Trinidad Area Plan (TAP), 2017 General Plan, Slope Stability: Moderate Instability (2).

**Present Zoning:** Residential Single Family, No Further Subdivision Allowed (RS-X)

**Case Numbers:** PLN-2019-15838

**Assessor Parcel Number:** 514-152-019

Applicant	Owner	Agent
Barbara Bryant PO Box 741 Trinidad, CA 95570	Same as applicant	None

**Environmental Review:** The project is categorically exempt from environmental review per Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

**Major Issues:** None.

**State Appeal Status:** The project is appealable to the California Coastal Commission.

## BRYANT COASTAL DEVELOPMENT PERMIT

Case Number PLN-2019-15838

Assessor Parcel Number 514-152-019

### Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

*Find the project exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Bryant project subject to the recommended conditions.*

**Executive Summary:** A Coastal Development Permit is requested to authorize the after-the-fact conversion of a boat house to a single-family residence, conducted without the benefit of County review. In addition, the project includes a 36 square foot roof addition to be constructed over an existing porch. The 960 square foot boat house was converted into a one-bedroom, one bath residence, with an attached single car garage. This unit serves as the primary residence on the parcel. The existing on-site wastewater treatment system will be upgraded to meet the standards required by Humboldt County Code Section 612-2. No additional development is proposed. The parcel is served community water by the Westhaven Community Service District.

The subject parcel is located on the coastal bluff above Scenic Drive and to the south of the intersection of Loop Place with 6th Avenue. The existing structure was originally constructed in approximately 1967 and used as a boat house. The boat house was converted to the current one-bedroom residence and attached single-car garage sometime prior to the mid to late 1980s.

The existing wastewater disposal system serving the residence consists of an 800-gallon, dual compartment concrete septic tank. The original tank has been upgraded with plastic access risers. Based on the initial inspection by SHN Engineers, a single leach line serves as the disposal field. The width and depth of the leaching trench is unknown. No record of the design, installation, or as-builts of the disposal system is on file with the Division of Environmental Health (DEH). SHN proposes to upgrade the existing disposal system with the addition of a new distribution box and two new 30-foot leach lines constructed in 5-foot-deep, gravel-filled trenches. The new dispersal field trenches containing the leach lines, will be located 10 feet from the northern property line. SHN has also designated a 100% replacement area for compliance with current DEH regulations. The ends of the new dispersal field trenches and 100% replacement will be setback a minimum 25 feet from the descending slope break delineating the top of the coastal bluff above Scenic Drive.

The parcel is zoned Residential Single Family, and the proposed project is consistent with the regulations in the RS zone. Additionally, the septic upgrades are principally permitted as a Minor Utility to serve the existing single-family residence. The parcel is also zoned for No further Subdivision (X Zone). No subdivision is proposed. The parcel is located in the State CDP Appeal jurisdiction and requires a public hearing.

The project is consistent with the Trinidad Area Plan (TAP) and the Humboldt County Zoning Code (HCC) for the following reasons: 1) the project is an after-the-fact conversion of a boat house to a single-family residence that serves as the primary residence on the parcel; and for improvements to an existing septic system, both of which are compatible uses in the RS Zone, 2) the proposed

development complies with all development standards of the zone, and 3) the proposed development will not have adverse impacts on the neighborhood or the environment. The Department believes that the proposed project may be found Categorically Exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) because the single-family residence is existing and the construction of the porch roof will not result in an increase of more than 50% of the floor area. Additionally, improvements to the septic system would involve negligible expansion.

Based upon the on-site inspection conducted by the Building Division, a review of Planning Division reference sources, and comments from all responding referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development Permit.

**Alternatives:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if the applicant is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.



**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 20-**

**Case Number PLN-2019-15838  
Assessor Parcel Numbers 514-152-019**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Bryant Coastal Development Permit.**

**WHEREAS**, Barbara Bryant submitted an application and evidence in support of approving a Coastal Development Permit for the after-the-fact conversion of an existing boat house to a single-family residence and upgrades to the on-site wastewater treatment system; and

**WHEREAS**, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, the project is categorically exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA); and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development Permit (Case Number PLN-2019-15838); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Zoning Administrator on January 23, 2020.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Zoning Administrator:

1. Finds that the application is categorically exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the CEQA Guidelines; and
2. Makes the findings in Attachment 2 of the Planning Division staff report for Case Number PLN-2019-15838 based on the submitted evidence; and
3. Approves the Coastal Development Permit applied for as recommended and conditioned for Case Number PLN-2019-15838.

Adopted after review and consideration of all the evidence on January 23, 2020.

I, John Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Zoning Administrator at a meeting held on the date noted above.

\_\_\_\_\_  
John H. Ford,  
Zoning Administrator, Planning and Building Department



**LOCATION MAP**  
**PROPOSED BRYANT**  
**COASTAL DEVELOPMENT PERMIT**  
**TRINIDAD AREA**  
**PLN-2019-15838**  
**APN: 514-152-019**  
**T08N R01E S31 HB&M (Crannell)**

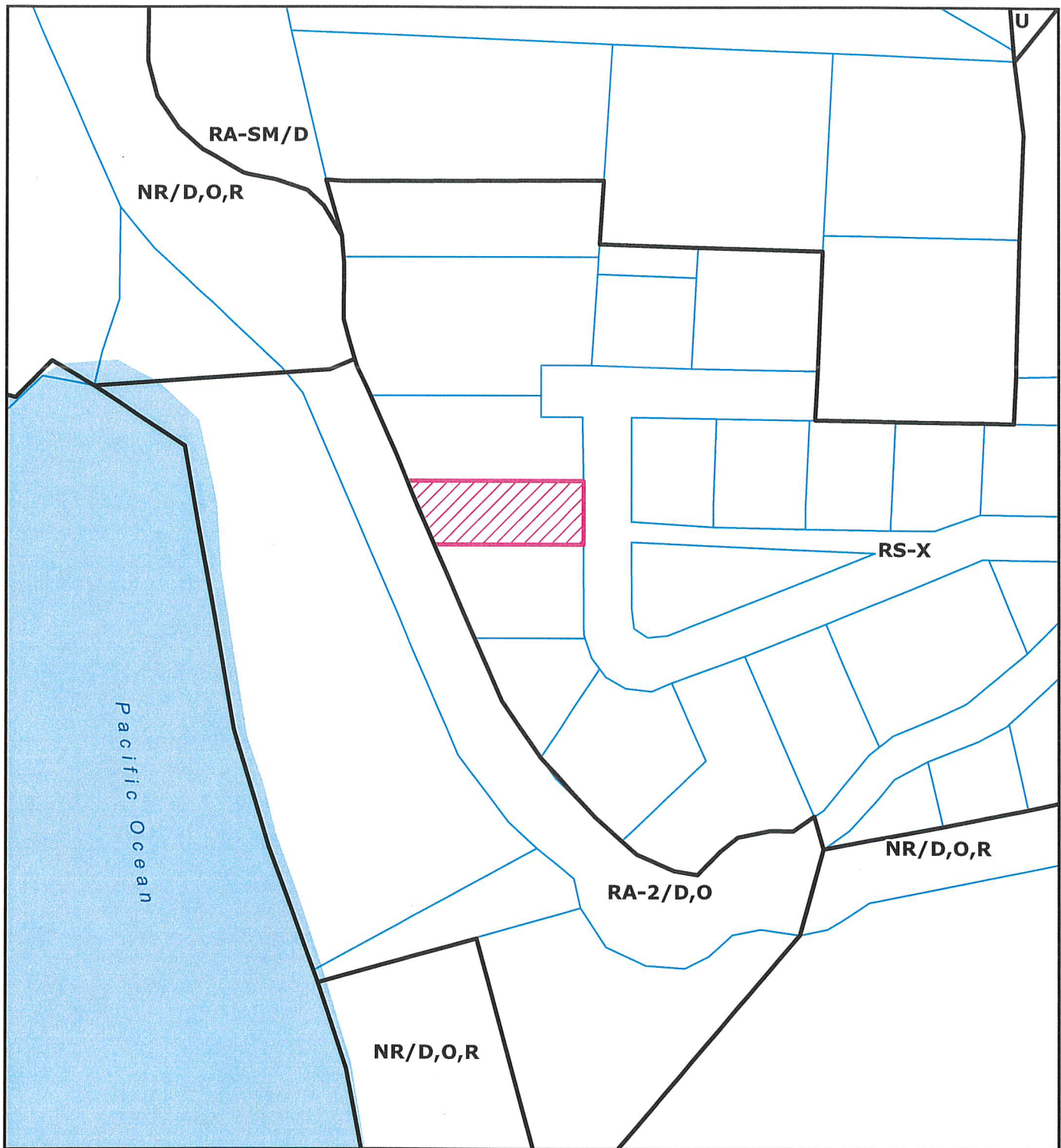
Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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 Feet






# **ZONING MAP**

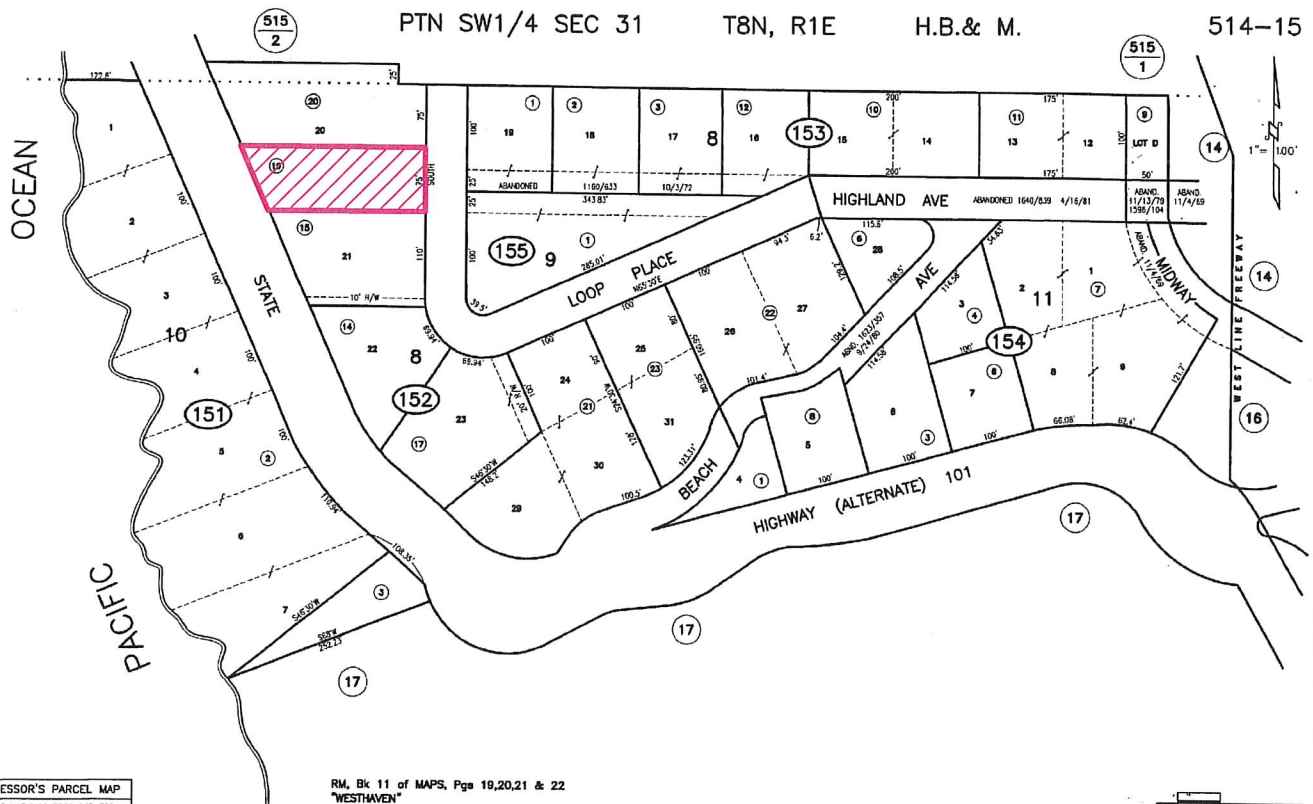
**PROPOSED BRYANT  
COASTAL DEVELOPMENT PERMIT  
TRINIDAD AREA  
PLN-2019-15838  
APN: 514-152-019  
T08N R01E S31 HB&M (Crannell)**

**Project Area =** 

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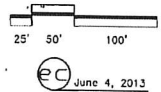
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**ASSESSOR'S PARCEL MAP**  
 1. THIS MAP WAS PREPARED FOR  
 ASSESSMENT PURPOSES ONLY.  
 2. NO LIABILITY IS ASSUMED FOR  
 THE ACCURACY OF THE DATA SHOWN.  
 3. ASSESSOR'S PARCELS MAY NOT  
 COMPLY WITH LOCAL LOT-SPLIT  
 OR BUILDING SITE ORDINANCES.

RM, Bk 11 of MAPS, Pg 19,20,21 & 22  
 "WESTHAVEN"  
 LS, Bk 21 of surveys, Pg 122  
 RS, Bk 63 of surveys, Pg 59  
 RS, Bk 64 of surveys, Pg 122  
 RS, Bk 70 of surveys, Pg 82

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles.  
 Assessor's Map Bk. 514, Pg.15  
 County of Humboldt, CA.



**ASSESSOR PARCEL MAP**  
**PROPOSED BRYANT**  
**COASTAL DEVELOPMENT PERMIT**  
**TRINIDAD AREA**  
**PLN-2019-15838**  
**APN: 514-152-019**  
**T08N R01E S31 HB&M (Crannell)**

**Project Area =**

This map is intended for display purposes and  
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 navigation. Data has not been completely checked  
 for accuracy.



**MAP NOT TO SCALE**





# TOPO MAP

PROPOSED BRYANT  
COASTAL DEVELOPMENT PERMIT  
TRINIDAD AREA  
PLN-2019-15838  
APN: 514-152-019  
T08N R01E S31 HB&M (Crannell)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 100 200 300 400  
Feet






# AERIAL MAP

PROPOSED BRYANT  
COASTAL DEVELOPMENT PERMIT  
TRINIDAD AREA  
PLN-2019-15838  
APN: 514-152-019  
T08N R01E S31 HB&M (Crannell)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

Approval of a Coastal Development Permit is conditioned upon the following terms and requirements which must be fulfilled before a Building Permit may be issued or initiated:

1. The project shall be developed, operated and maintained as described in the Project Description, site plan, and as conditioned herein. Changes in the project other than Minor Deviations from the Plot Plan as provided in Humboldt County Code Sec. 312-11.1 shall require a modification of this permit.
2. The applicant shall record a Deed Restriction on forms provided by the Planning Division, prohibiting the future construction of bluff protective devices in the event that the authorized development eventually becomes threatened with damage or destruction from erosion, storm conditions, bluff retreat, landslides, ground subsidence or other natural hazards in the future.
3. The construction of the dispersal system shall be performed by a qualified, licensed contractor in accordance with the specifications and recommendations contained within the Wastewater Disposal System Modification Report prepared by SHN Consulting Engineers and Geologists on September 12, 2019.
4. The applicant shall provide the Planning Division written confirmation that the on-site sewage disposal system installation has been complete to the satisfaction of the Division of Environmental Health.
5. The applicant shall incorporate Best Management Practices (BMPs) for erosion and sediment control as set forth in the County's Grading Ordinance (HCC Section 331-12.H.6(c)), including the following measures:
  - a) use dust control techniques when excavating to minimize dust problems on adjacent dwelling(s).
  - b) Reseed disturbed areas prior to winter rain.
  - c) Take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties, including private roads and shared access easements. This may require the application of gravel or other acceptable surface treatment to construction access and turnaround areas to the satisfaction of the Building Official.

#### Informational Notes:

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at



916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

**The applicant is ultimately responsible for ensuring compliance with this condition.**

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

**ATTACHMENT 2**  
**STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS**

**Required Findings:** To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The County Zoning Ordinance, Section 312-17 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity;
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
  - a) is categorically or statutorily exempt; or
  - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
  - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

**1. General Plan Consistency.** The following table identifies the evidence which supports finding that the proposed Coastal Development Permit is in conformance with all applicable policies and standards in the General Plan and the Trinidad Area Plan (TAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §4.30 (TAP)	The Rural Village (RV): Principally permitted uses include residential single-family with neighborhood commercial services as allowed. Density: 3 units per acre.	The parcel is developed with an existing single-family residence and served private sewer and community water. The project is consistent with the Rural Village land use designations.
Housing §3.14 (TAP)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	The parcel is developed with an existing single-family residence, which was converted from a boat house without the benefit of county review. The permit will authorize the conversion to be compliant with Humboldt County Code. The project is consistent with the policies and goals of the Housing Element.
Hazards §3.28 (TAP)	New development shall minimize risks to life and property in areas of high geologic, flood and fire hazard.	<p>The parcel is in an area of moderate geologic instability. The Wastewater Disposal System Modification Report prepared by Giovanni Vadurro, Engineering Geologist at SHN, has determined that soil and groundwater conditions at the site are suitable for the proposed construction. The Building Inspection Division has recommended approval of the project. Additionally, the project was referred to the California Coastal Commission who recommended a Deed Restriction be recorded against the parcel to prevent the development of any bluff protective devices in the event of a geologic or natural hazard. This has been added as Condition of Approval.</p> <p>According to County map resources, the parcel is not located in any flood zones or susceptible to coastal inundation.</p> <p>The parcel is within a moderate fire hazard severity area. It is located in the State Response Area and also within the County Service Area #4, and the Westhaven VFC Response Area. The parcel qualifies for</p>



		exemption from SRA setbacks, due to the parcel size of less than one acre. Cal Fire did not have any comments for the project.
Cultural Resource §3.29 (TAP)	Protect cultural, archeological and paleontological resources.	The project was referred to the Yurok Tribe, Bear River Rancheria, and the Northwest Information Center. The NWIC recommended consult with local tribes, however no responses were returned. The project has been conditioned to include the standard inadvertent discovery protocol.
Biological Resource §3.30 (TAP)	Protect designated sensitive and critical resource habitats.	According to the California Natural Diversity Database (CNDDDB), the parcel is located within the habitat of two sensitive species, however, the subject parcel does not contain habitat features to support these species, as it is located in a residentially developed area, and the development will take place over an existing, disturbed area. The project was referred to the California Department of Fish and Wildlife, and no response was returned. The Coastal Commission did not identify any threats to biological resources. Based on the evidence, the project will not have an impact on sensitive or critical resource habitats.
Visual Resources §3.40 (TAP)	Protect scenic and visual qualities as a public resource.	The parcel is located adjacent to Scenic Drive, a mapped Coastal Scenic Area per the Trinidad Area Plan (TAP). The parcel is already developed, and the only new development is the expansion of an underground wastewater treatment system and 36 square foot porch roof. The development is not expected to have any negative impacts on the visual quality of the area.

**2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations.** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§312-1.1.2: Legal Lot Requirement	Development permits shall only be issued for a lot that was created in compliance	The subject property contains one separate, legal parcel, as described by Grant Deed executed on August 10, 1964, Volume 804 of



	with all applicable state and local subdivision regulations.	Official Records Page 130, Humboldt County Records.
§313-6.1: Residential Single Family (RS)	The Residential Single Family Principally Permitted Use includes the following uses: Single Family Residential, Second Residential Unit, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses.	The proposed project is for the after-the-fact conversion of an existing single-family residence, a principally permitted use. Upgrades to the wastewater treatment system are principally permitted as a minor utility. The project is in conformance with the RS Zone with a Coastal Development Permit.
Min. Lot Size	5,000 square feet	0.35 acres
Min. Lot Width	50 feet	78.5 feet (average)
Maximum Lot Depth:	Three (3) times lot width	Approximately 204 feet
Max. Coverage:	35%	±6%
Minimum Yard Setbacks	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 20 feet Rear: 144 feet Side: 8 feet
Max. Bldg. Height	35 feet	13 feet
§313-109.1 Off-Street Parking	Two (2) parking spaces	The existing, single-car garage provides one parking space, and a parking lane will be constructed along the frontage of the lot to accommodate a second space pursuant to Section 109.1.3.4 of the Humboldt Zoning Regulations.
<b>Combining Zones</b>		
§313-39.1: No Further Subdivision Allowed (X)	Prohibiting further subdivisions of any lots within the zone.	No subdivision is proposed.

**4. Public Health, Safety and Welfare; and 6. Environmental Impact.** The following table identifies the evidence which supports finding that the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious	All responding referral agencies have approved or conditionally approved the project. The proposed development will not be detrimental to the public health, safety, or

	to properties or improvements in the vicinity.	welfare or materially injurious to properties or improvements in the vicinity.
§ 15301 and 15302 of State CEQA Guidelines	Categorically exempt from State environmental review.	The project is categorically exempt from environmental review pursuant to Class 1 of Section 15301- Existing Facilities and Class 2 – Replacement or Reconstruction of the guidelines for the implementation of CEQA because the single-family residence is existing and the construction of the porch roof will not result in an increase of more than 50% of the floor area. Additionally, improvements to the septic system would involve negligible expansion and will conform to all health department regulations. None of the exceptions to the exemptions per Section 15300.2 of the CEQA Guidelines apply.

**5. Residential Density Target:** The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law, except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The project is in conformance with the standards identified in the Housing Element. Considering it is an existing unit, it will not add to or reduce from the County's housing stock.

### **ATTACHMENT 3**

#### **APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS**

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form (in file)
- Plot Plan (attached)
- Current Deed (in file)
- Wastewater Disposal System Modification Report prepared by SHN Consulting Engineers and Geologists (in file)

**ATTACHMENT 4**  
**REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS**

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>
County Environmental Health Division	✓	Approval
County Public Works	✓	Approval
County Building Inspection Division	✓	Approval
California Coastal Commission	✓	Conditional Approval
CalFire	✓	No comment
Northwest Information Center	✓	Conditional Approval
Bear River Rancheria		
Yurok Tribe		
California Dept. of Fish and Wildlife		



**From:** [Kraemer, Melissa@Coastal](mailto:Kraemer.Melissa@Coastal)  
**To:** [Suarez, Alyssa](#)  
**Cc:** [Planning Clerk; Werner, Steve](#)  
**Subject:** comments on Bryant CDP (PLN-2019-15838)  
**Date:** Tuesday, November 19, 2019 1:34:53 PM

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Hello Alyssa

Thanks for sending the referral. Here are some preliminary comments:

1. To enable the County to make the findings that the development as sited minimizes geologic risk and will be assuredly stable over the presumed lifespan of the proposed development, the County should require appropriate geologic studies. If any geologic recommendations conclude that certain measures should be taken to minimize risk (e.g., siting or drainage recommendations), the County should require conformance with such measures. If the County approves the project, the approval should include enforceable CDP conditions prohibiting the future construction of bluff protective devices in the event that the authorized development eventually becomes threatened with damage or destruction from erosion, storm conditions, bluff retreat, landslides, ground subsidence or other natural hazards in the future. We recommend such conditions be required to be recorded against the property so that future owners of the property may be aware of restrictions on the future use and enjoyment of the property

Thanks again, and let us know if you have any questions.

*Melissa B. Kraemer*

California Coastal Commission  
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