



## COUNTY OF MENDOCINO

### DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR

PHONE: 707-234-6650

FAX: 707-463-5709

FB PHONE: 707-964-5379

FB FAX: 707-961-2427

[pbs@mendocinocounty.gov](mailto:pbs@mendocinocounty.gov)

<http://www.mendocinocounty.gov/pbs>

March 20, 2024

Melissa Kraemer, District Manager  
North Coast District  
California Coastal Commission  
1385 Eighth Street, Suite 130  
Arcata, CA 95521

Subject: Issuance of Emergency Permit (EM\_2024-0001)

Dear Ms. Kraemer,

Please find enclosed a copy of Emergency Coastal Development Permit EM 2024-0001. The Permit is scheduled as an informational item during the Directors Report for the Board of Supervisors Hearing on April 9, 2024.

Should you have any questions, please feel free to contact this office.

Sincerely,

Mark Cliser  
Interim Senior Planner

Encl: EM\_2024-0001 Permit

cc: Bill & Barbara Knapp  
43026 N. Hwy 1  
Westport, CA 95488



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COASTAL DEVELOPMENT PERMIT  
AUTHORIZATION FOR EMERGENCY WORK  
CASE FILE EM #2024-0001

OWNER/APPLICANT:

BILL & BARBARA KNAPP  
43026 N. HWY 1  
WESTPORT, CA 95488

SITE ADDRESS/APN:

43026 N. HWY 1, WESTPORT, CA (APN: 013-820-02)

**NATURE OF EMERGENCY:** Approximately six (6) feet of the ocean bluff collapsed in January 2024 to within 16 feet of the residence.

**CAUSE OF EMERGENCY:** The emergency is the result of bluff erosion resulting in imminent failure of the single-family residence. A Geotechnical Investigation, prepared by Brunsing Associates, Inc. on February 14, 2024, determined the ocean bluff collapsed to within 16 feet of the residence. The bluff has receded by 6 feet over the last 3 years and has widened as much as 20 feet.

**REMEDIAL ACTION:** The applicant will install a dewatering gallery to redirect stormwater away from the bluff face and to an existing outfall shared with Caltrans.

**CIRCUMSTANCES TO JUSTIFY EMERGENCY:** Failure to allow this emergency work may result in a risk to the property, residents, adjacent parcels and the environment.

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:

MARK CLISER, INTERIM SENIOR PLANNER

3/20/24

DATE

APPROVED BY:

JULIA KROG, DIRECTOR

3/20/2024

DATE