



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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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:


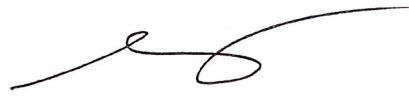


BILL KINSER, SENIOR PLANNER

9-12-17

DATE

APPROVED BY:

IGNACIO GONZALEZ, INTERIM DIRECTOR

9.12.17

DATE