

CALIFORNIA COASTAL COMMISSION

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Staff:	Bill Van Beckum
Staff Report:	August 27, 1999
Hearing Date:	September 16, 1999
Commission Action:	

STAFF REPORT: CONSENT CALENDAR**APPLICATION NO.:** 1-99-45**APPLICANT:** LAILA KARME & PAUL CLICK**PROJECT LOCATION:** Along the Russian River at 26920 Freezeout Road,
Duncans Mills, Sonoma County, APN 96-100-02.**PROJECT DESCRIPTION:** Construct a 596-square-foot addition to a one-story, 2,058-square-foot single-family home, elevate the home above flood level, install a new septic system, and relocate the driveway.

Lot Area: 14,573 square feet
 Land Use Plan: LCP Timber - Conservation
 Zoning: RR (Rural Residential), CC (Coastal Combining), B5
 (Special Lot Size for Creation of New Lots)

**LOCAL APPROVALS
 RECEIVED:**Sonoma County CEQA Categorical Exemption Finding
(6/18/99)**SUBSTANTIVE FILE
 DOCUMENTS:**

Sonoma County Local Coastal Program

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the project as proposed. The project is within an existing residential area able to accommodate it, is sited in a way that prevents adverse impacts to Russian River riparian habitat, is designed to minimize flood and geologic hazards, and

will have no effect on public access. Staff therefore recommends approval of the project as consistent with the Coastal Act.

STAFF NOTES

1. Permit Required.

Section 30610(a) of the Coastal Act exempts improvements to single-family residences from coastal development permit requirements, except those kinds of developments which involve a risk of adverse environmental effect, as set forth in the California Code of Regulations, Title 14, Section 13250. The proposed project, on the Russian River, considered to be an arm of the sea, is one of those kinds of development identified in the regulations that involve a risk of adverse environmental effect, as it is between the first public road and the sea, and it involves an increase of more than 10 percent of interior floor area of an existing structure and an increase in height by more than 10 percent of an existing structure (subsection b.4.). Thus a coastal development permit is required.

2. Standard of Review.

Sonoma County has a certified Local Coastal Program, and therefore has coastal permit authority within its coastal zone jurisdiction. However, the site of the proposed project is located within the Commission's retained jurisdiction along the Russian River. Therefore, the project is subject to the Coastal Commission's permit authority, and the standard of review that the Commission must apply to the project is the Chapter 3 policies of the Coastal Act.

I. STAFF RECOMMENDATION AND RESOLUTION

Resolution to Approve Permit:

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, is located between the nearest public road and the sea or the shoreline of any body of water within the coastal zone and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions: See attached.

III. Special Conditions: None.

IV. Findings and Declarations.

The Commission hereby finds and declares:

1. Project/Site Description.

The 14,573-square-foot subject property is located on the south bank of the Russian River, in a one-lot-deep row of properties along the river, approximately 3/4-mile southwest of the town of Duncans Mills. See Exhibits 1 and 2. The Freezeout Road property contains a one-story, 2,058-square-foot single-family residence, partially shielded from view from the road by intervening redwood trees. Most of these properties along Freezeout Road are developed with small- to medium-sized single-family homes

The proposed development is to elevate the existing residence above the river's flood level, construct a 596-square-foot addition to the home, install a new septic system on the site's upland area, and relocate a concrete driveway to accommodate the proposed septic system's sand filter expansion area. The residence's new underfloor area will be used as a garage and storage area. See Exhibit 3 site plan.

2. New Development.

Section 30250(a) of the Coastal Act states that new development shall be located in or near existing developed areas able to accommodate it and where it will not have significant adverse effects on coastal resources. The intent of this policy is to channel development toward more urbanized areas where services are provided and potential impacts to resources are minimized.

The project site is in an unincorporated area of Sonoma County that is developed with single-family homes along the Russian River. Water service for the subject residence is available from an existing, metered water connection (Redwood Valley Water District). The Sonoma County Permit and Resource Management Department has approved the installation of a new, replacement septic system to serve the expanded residence. As the project will be located in a developed area able to accommodate it, the project is consistent with Section 30250(a) requirements regarding availability of services.

3. Environmentally Sensitive Habitat Areas.

Section 30240 of the Coastal Act states that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and that development near such sensitive habitat areas shall be sited and designed to prevent significant adverse impacts to these areas. Section 30231 requires protection of coastal waters by maintaining natural vegetation buffer areas that protect riparian habitats.

The proposed home addition, driveway relocation, and septic system will be located in areas of the property that now are either grass or concrete driveway. Between the property and the Russian River is a 20-foot-wide Sonoma Open Space District easement (Exhibit 3), which has willows growing in it. As the easement is about 35 feet north of the existing home's footprint and proposed development areas, there will be no adverse impact on the willow habitat. The project therefore is consistent with the requirements of Coastal Act Sections 30240 and 30231 in that the development is sited and designed to prevent against any disruption of riparian habitat values along the Russian River.

4. Geologic Hazards.

Coastal Act Section 30253 requires in applicable part that new development minimize risks to life and property in areas of high flood hazard, and that new development minimize risks to life and property in areas of high geologic hazard by not creating erosion, geologic instability, or destruction of the site or the surrounding area.

The existing structure on the subject property is situated with floor elevations slightly above the Russian River's 100-year flood elevation, estimated to be, on the subject property, at 23.0 feet NGVD. Sonoma County Water Agency regulations require the remodeled residence to have a finished floor elevation at least 1-foot above that flood level. The project plans approved by the County, and the FEMA "Elevation Certificate" accompanying the approved plans submitted to the Commission, meet that requirement by elevating the existing structure by 7 feet. The proposed development will therefore minimize risks to life and property in flood hazard areas, and is consistent with flood hazards provisions of Coastal Act Section 30253.

The project site, within 25 miles of three active earthquake faults (Healdsburg, Maacama, and Northern San Andreas), is located in a region subject to a high level of seismic activity. The applicant has submitted a geotechnical evaluation for the proposed residence (PJC & Associates, Consulting Engineers & Geologists, March 23, 1999) that includes the results of an on-site geotechnical investigation and contains recommendations for ensuring the stability of the proposed development.

The on-site evaluation determined that the primary geotechnical concerns are the site's moderately compressible soils and the potential for seismically induced hazards such as densification, liquefaction, and lateral spreading. The evaluation concluded that, provided the recommendations contained in the evaluation report are incorporated in the project design, the site is suitable for support of the proposed project.

Included in the evaluation are recommendations regarding site preparation and grading methods, and design specifications for footings, foundations, retaining walls, and drainage facilities. Final foundation, grading, and site drainage plans conforming to the above recommendations were submitted to the Commission as part of the coastal permit

application. The Commission therefore finds that the proposed project is consistent with the geologic hazard provisions of Coastal Act Section 30253.

5. Public Access.

Coastal Act Section 30212 requires that access from the nearest public roadway to the shoreline be provided in new development projects except where it is inconsistent with public safety, military security, or protection of fragile coastal resources, or adequate access exists nearby. Section 30211 requires that development not interfere with the public's right to access gained by use or legislative authorization. In applying Sections 30211 and 30212, the Commission is also limited by the need to show that any denial of a permit application based on these sections, or any decision to grant a permit subject to special conditions requiring public access, is necessary to avoid or offset a project's adverse impact on existing or potential access. Although the project is located between the first public road and the Russian River, an arm of the sea, it will not adversely affect public access. The project only involves improvements to an existing residence in a manner that will not change the nature or intensity of use, and thus will not create an increased demand for public access. No public access exists on the site that could potentially be affected by the project. The project therefore is consistent with Coastal Act Sections 30211 and 30212 policy requirements regarding the provision of public coastal access.

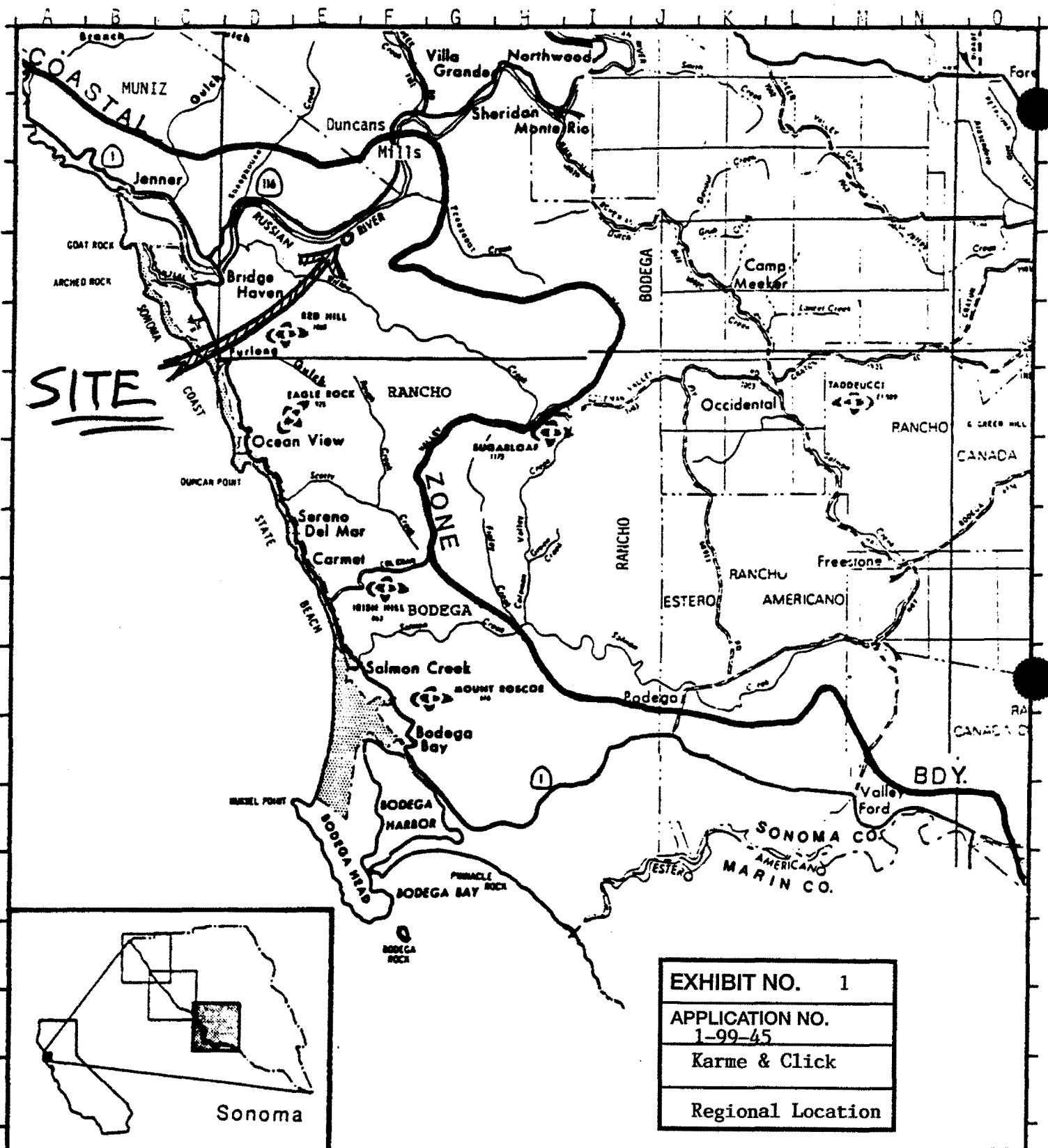
6. California Environmental Quality Act (CEQA).

Section 13096 of the Commission's administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

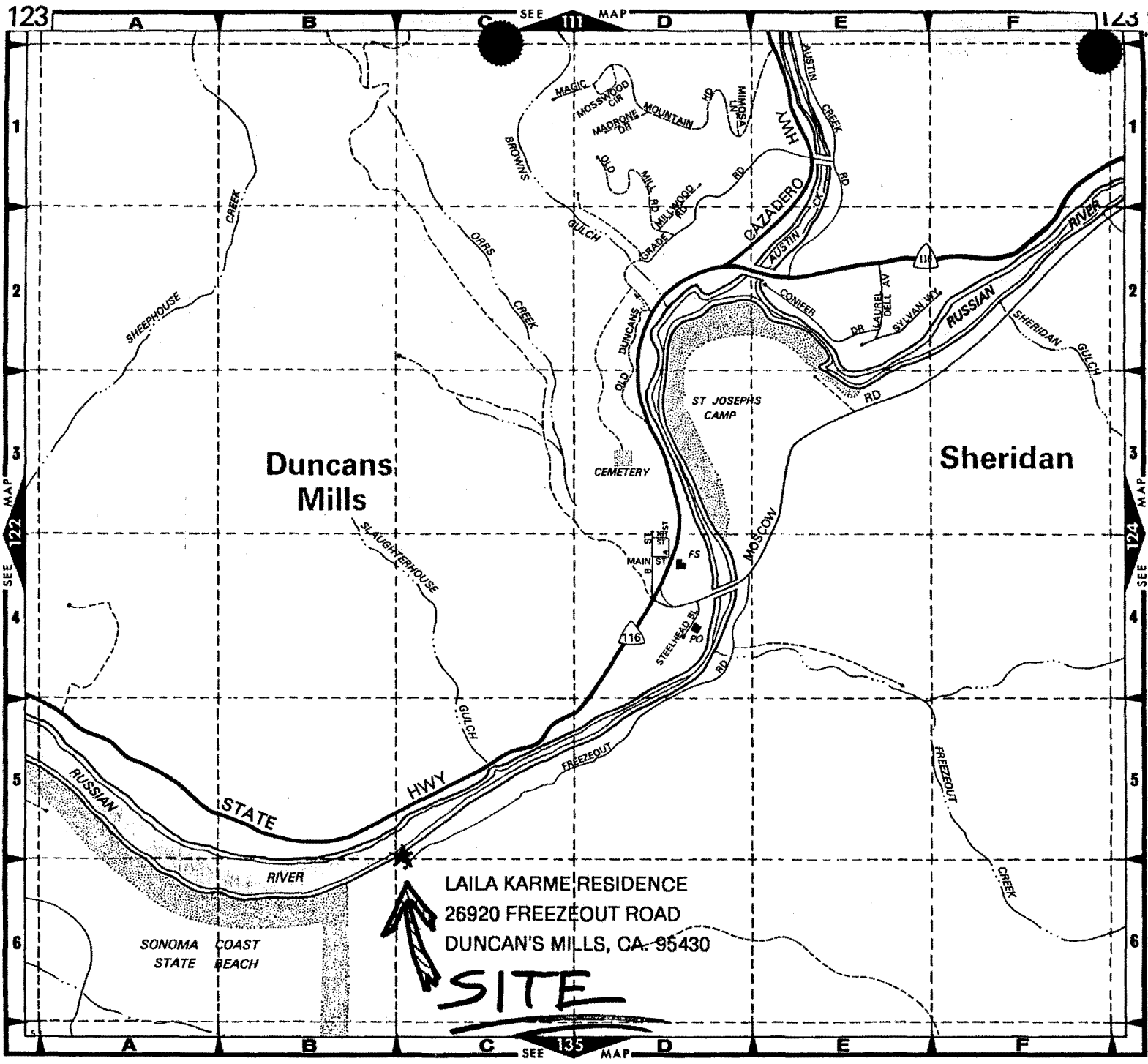
The project as proposed does not have a significant adverse effect on the environment within the meaning of CEQA, as it is located in an area able to accommodate it, does not impact any environmentally sensitive habitat areas, and is designed to minimize flood and geologic hazards. For purposes of CEQA, the lead agency for the project is the County of Sonoma. The County determined that the project is categorically exempt from the need to prepare an environmental impact report.

EXHIBITS

1. Regional Location Map
2. Site Vicinity Map
3. Project Site Plan



SONOMA CO.



Duncans Mills

Sheridan

SONOMA COAST STATE BEACH

LAILA KARME RESIDENCE
 26920 FREEZEOUT ROAD
 DUNCAN'S MILLS, CA. 95430

SITE

EXHIBIT NO.	2
APPLICATION NO.	1-99-45
Karme & Click	
Site Vicinity	

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APPROX. WATER LINE IN WINTER

ELEVATED BANK

SONOMA OPEN SPACE DISTRICT EAST

10 YR FLOOD PLAIN FL. 19'

59.65'

60.92'

50'

DECK

EXIST. HOUSE
PROPOSED ADDITION

INSTALL 500 GAL SUMP TANK

EXIST. SEPTIC TANK TO BE ABANDONED

PATIO

INSTALL 1200 GAL SEPTIC TANK

EX. CONC. DRIVEWAY (TO BE REMOVED)

114.55'
3" PVC SCHED 40

114.50'

100' SETBACK TO 10 YR. FLOOD PLAIN

43' P

SAND FILTER EXPANSION AREA

25' P

WATER METER

FUTURE DRIVEWAY

RW

RW

FREEZEOUT ROAD

EXHIBIT NO. 3

APPLICATION NO. 1-99-45

Karme & Click

Site Plan