



D. Summary of Geologic Reports & Conditions

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Three reports have been prepared over the last few years regarding the bluff top erosion and the impacts to both the public and private trails.

1. Ted Konigsmark, a retired geologist and a Sea Ranch Association member, prepared a report for The Sea Ranch Association documenting bluff erosion along the entire length of the Bluff Top Trail in 1997. This report identified twenty-three (23) locations where bluff erosion had either already impacted, or may impact the private trails and public access easements in the future. This report identified four (4) locations where the erosion had already cut into the public easement, and two (2) other high-risk areas. Ted Konigsmark performed some additional site observations of the Bluff Top Trail and prepared an update to his original report in July of 2001. Ted Konigsmark's report led to another detailed Geologic Evaluation by Brunsing Associates.

2. Brunsing Associates, Inc. prepared an Engineering Geologic Evaluation Phase 1 in August of 1999 for The Sea Ranch Association that documented bluff top erosion at ten (10) locations from Gualala Point Park to Smuggler's Cove, and the potential impact to the Bluff Top Trail.

3. Thomas E. Cochrane, a California Licensed Geologist, prepared the most recent report in May of 2003. This was done at the request of Susan Clark, the owner of the home on Sea Pine Road, lot 24. This report dealt mainly with erosion of the trail in front of lots 24 & 25 of Unit 28 of The Sea Ranch development. An update to this report was prepared by Thomas E. Cochrane in June of 2003 discussing new conditions related to erosion at the trail section in front of lots 24 and 25.

All the reports agree that the bluff is eroding significantly in several areas, and the Bluff Top Trail (PAE), is in danger of being fragmented over time as a result of this natural process. The bluffs have also been impacted by the increased development of roads, septic systems, drainage improvements, and other amenities related to residential construction.

In order to better evaluate the options presented in this report, which would require engineered solutions, additional detailed geotechnical investigations and structural engineering feasibility studies and recommendations need to be prepared.