

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: CBP-01 (Coastal bluff properties re: Coastal Exemptions)
Effective Date: 02/22/08
Originally Issued: N/A

Question:

Does property located at the base of a coastal bluff qualify for a Coastal Exemption?

**Applicable Ordinance Section(s)
And/or General Plan/LUP Policy(ies)**
13.20.068

INTERPRETATION:

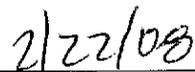
Property located at the base of a coastal bluff cannot qualify for a Coastal Exemption.

Reason:

Due to its topographic location and possible wave inundation, the area from the base of a coastal bluff to the ocean shall be considered a "beach" for determining if a project qualifies for a Coastal Exemption, regardless of the existence of sand or other structures in this area. County Code Section 13.20.070(a)2(iii) and (b)2(i) specifically state that improvements to structures do not qualify for Coastal Exemptions "where the structure is located on a beach, wetland, or seaward of the mean high tide line."



Tom Burns
Planning Director



Date

13.20.068