MINUTE ITEM
This Calendar Item No. C10
was approved as Minute Item
No. 10 by the State Lands
Commission by a vote of 3
to 0 at its 2/6/91
meeting.

CALENDAR ITEM

A 29

S 14

C 10

02/06/91
W 24627
Fong

PRC 7490

GENERAL PERMIT - RIGHT OF WAY

APPLICANT:
Robert Caletti
605 Wallea Drive
Menlo Park, California 94025

AREA, TYPE LAND AND LOCATION:
A parcel of tideland located adjacent to 650 Pacific Avenue, City of Cayucos, San Luis Obispo County.

LAND USE:
Construction activities associated with the construction of a seawall located above the mean high tide line.

TERMS OF PROPOSED LEASE:
Period:
Six (6) months beginning February 7, 1991.

Public liability insurance:
Combined single limit coverage of $1,000,000.

Consideration:
$100 per annum.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:
07/17/91

OTHER PERTINENT INFORMATION:
1. A Negative Declaration (SCH 90010206) was prepared and adopted for this project by the County of San Luis Obispo. The State Lands Commission's staff has reviewed such document.

2. This permit is for access for construction equipment. Construction activities are expected to be completed within three days. No overnight storage of equipment or materials will be allowed on the beach.

EXHIBITS:
A. Land Description
B. Location Map
C. Negative Declaration
D. Local Approval Letter

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION (SCH 90010206) WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SAN LUIS OBISPO AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

3. AUTHORIZE ISSUANCE TO ROBERT CALETTI OF A SIX-MONTH GENERAL PERMIT - RIGHT OF WAY BEGINNING FEBRUARY 7, 1991; IN CONSIDERATION OF RENT IN THE AMOUNT OF $100; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $1,000,000; FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF A SEAWALL LOCATED LANDWARD OF THE MEAN HIGH TIDE LINE AS DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

W 24627

LAND DESCRIPTION

That portion of tide and submerged land along the Pacific Ocean, San Luis Obispo County, California, more particularly described as follows:

That strip of land situated between the mean high tide and the mean low tide lines adjacent to Lot 4 as shown in the Record of Survey of Lot 4, Block 11, Paso Robles Beach #1, recorded on February 2, 1989, in Book 59 of Records of Surveys at Page 5, San Luis Obispo County, California.

END OF DESCRIPTION

PREPARED JANUARY, 1991 BY LLB.

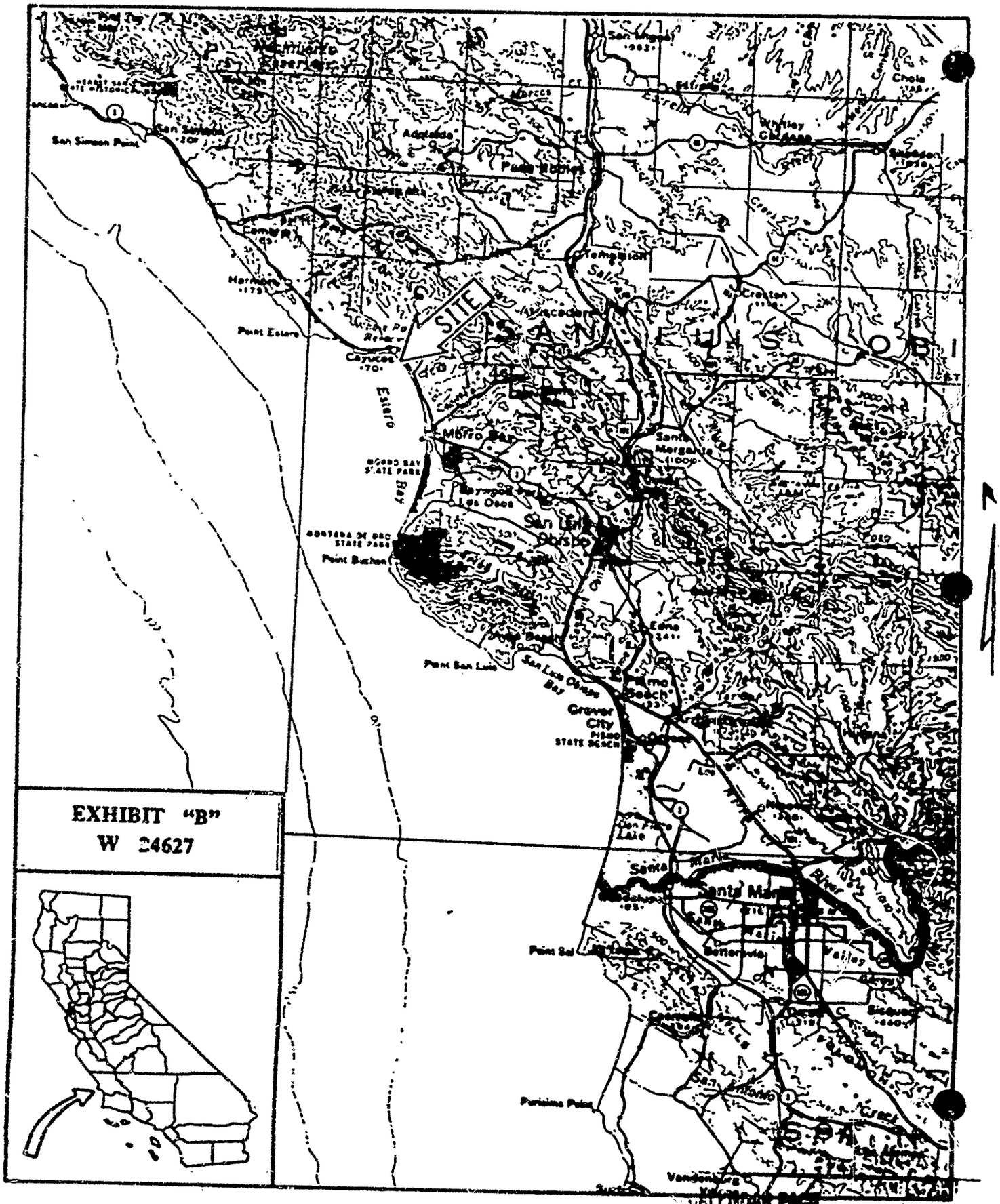

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EXHIBIT "C"

(tb) FOR OFFICIAL USE ONLY

COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION

ENVIRONMENTAL DETERMINATION NO. ED89-402 DATE FEBRUARY 9, 1990

PROJECT DESCRIPTION

APPLICATION/ENTITLEMENT: Calletti Minor Use Permit; D890001P
PLANNING AREA: Estero, Cayucos urban area
LAND USE CATEGORY: Residential Single Family
LUE COMBINING DESIGNATIONS: Local Coastal Plan, Geologic study area
PARCEL SIZE: 9,000 square feet
TOTAL FLOOR AREA OF DISTURBANCE: Approximately 1,200 square feet
LOCATION: At 650 Pacific Avenue, north of 7th street, in the community of Cayucos
PROPOSED USES/INTENT: A request to construct a sea wall to protect an existing single family residence for the sale and/or development of each proposed parcel
APPLICANT: Bob Calletti; Cayucos, CA

ENVIRONMENTAL SETTING

Topography:	Gently sloping marine terrace and beach with very steeply sloping bluff
Vegetation:	Grasses; forbs; ornamentals
Soil Type:	Cropley clay
Soil Characteristics:	Very poorly drained; moderate erodibility; high shrink-swell potential
Geologic Hazards:	Low landslide potential; low to moderate liquefaction potential
Fire Hazard:	Moderate
Existing Use:	One single family residence
Surrounding Uses:	Single-family residences; Pacific Ocean

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Environmental Coordinator's Office, County Government Center Rm. 370, San Luis Obispo, CA 93408, (805) 549-5011.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On Sept 27 1990, the San Luis Obispo County ~~Board~~ of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/~~denied~~ this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, Room 385, County Government Center, San Luis Obispo, CA 93408.

(ENDORSED)

FILED

JAN 28 1991

FRANCIS M. COONEY, COUNTY CLERK
By VICKI M. SHELBY
DEPUTY CLERK

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SAN LUIS OBISPO COUNTY

INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Office of Environmental Coordinator uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the San Luis Obispo County Office of Environmental Coordinator in Rm. 370, County Government Center, San Luis Obispo, CA or call (805) 549-5011.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

* Project File for the Subject Application
* County General Plan (Including all maps & elements)
* County Land Use Ordinance
* Area of Critical Concerns Map
* Fire Hazard Severity Map
* Rare and Endangered Species Map
* Areas of Special Biological Importance Map
* County Seismic Safety Element
* Archaeological Resources Map
* U.S. Soil Conservation Service Soil Survey for San Luis Obispo County
* Flood Hazard Maps
* Other special studies, reports and previously prepared EIRs as appropriate.
* Airport Land Use Plans

In addition to the above, the County Planning Department and/or the Office of Environmental Coordinator contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted.

___✓___ County Engineering Department
___✓___ County Planning Department
_____ County Dept. of Environmental Health
_____ Agricultural Commissioner's Office
_____ Air Pollution Control District
_____ Regional Water Quality Control Board
_____ California Dept. of Transportation
_____ State Department of Fish and Game
_____ Other _____

___✓___ CA Coastal Commission
_____ CA Dept. of Forestry
_____ County Airport Manager
_____ Airport Land Use Commission

rev. 7/39

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Checklist Identification of Mitigations for Potential Impacts:

The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened.

A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.

B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.

C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal and/or State law.

D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

SAN LUIS OBISPO COUNTY

INITIAL STUDY CHECKLIST

Project Title & No. Callett, Minor Use Permit, ED89-402 (D890001P)

	(_) Potential Significant Impact	(_) Impact Can and Will be Mitigated	(_) Insignificant Impact	(_) Not Applicable
I. BIOLOGICAL RESOURCES				
A. Wildlife	( )	( )	(X)	( )
B. Vegetation	( )	( )	(X)	( )
C. Habitat Area	( )	( )	(X)	( )
D. Rare and/or Endangered Species	( )	( )	(X)	( )
E. Unique or Fragile Biotic Community	( )	( )	(X)	( )
F. Area of Critical Concern	( )	( )	(X)	( )
G. State Area of Special Biological Importance	( )	( )	(X)	( )
H. Riparian/Wetland Area	( )	( )	(X)	( )
I. Other: _____	( )	( )	( )	(X)

Mitigation: A ___ B ___ C ___ D ___

See attached exhibit ( )

See Special Environmental Considerations ( )

See Document in file _____ ( )

	Potential Significant Impact	Impact Can and Will be Mitigate	Insignificant Impact	Not Applicable

II. DRAINAGE, EROSION AND SEDIMENTATION

A. Increased Storm Water Runoff	( )	( )	( )	( )
*B. Erodible Soils/Erosion	( )	( )	(✓)	( )
C. Poorly Drained Soils	( )	( )	(✓)	( )
D. Sedimentation	( )	( )	(✓)	( )
E. Contributes to Existing Drainage Problem	( )	( )	(✓)	( )
*F. Alters Existing Drainage Course or Waterway	( )	( )	(✓)	( )
G. Other: _____	( )	( )	( )	( )

Mitigation: A ___ B ✓ C ___ D ___

*See attached exhibit(s)	(✓)
*See Special Environmental Considerations	(✓)
See Document in file _____	( )

III. GEOLOGICAL HAZARDS/SITE ALTERATION

A. Landslide Hazard	( )	( )	(✓)	( )
B. Seismic Hazard	( )	( )	(✓)	( )
C. Topographic Alteration; Grading for Buildings ___, Driveways ___, Roads ___, Other ___	( )	( )	(✓)	( )
D. Soil Expansion	( )	( )	(✓)	( )
E. Steep Slopes	( )	( )	(✓)	( )
*F. Other: Shoreline Alteration	( )	( )	(✓)	( )

Mitigation: A ___ B ✓ C ___ D ___

*See attached exhibit(s)	(✓)
*See Special Environmental Considerations	(✓)
See Document in file _____	( )

IV. WATER RESOURCES

A. Groundwater Quantity	( )	( )	(✓)	( )
B. Groundwater Quality	( )	( )	(✓)	( )
C. Surface Water Quantity	( )	( )	(✓)	( )
D. Surface Water Quality	( )	( )	(✓)	( )
E. Stream Flow Change	( )	( )	(✓)	( )
F. Change to Estuarine Environment	( )	( )	(✓)	( )
G. Other: _____	( )	( )	( )	( )

Mitigation: A ___ B ___ C ___ D ___

See attached exhibit(s)	( )
See Special Environmental Considerations	( )
See Document in file _____	( )

	Potential Significant Impact	Impact Can and Will be Mitigated	Insignificant Impact	Not Applicable
V. POLLUTION				
A. Hazardous Materials	( )	( )	( )	( )
B. Groundwater Pollution	( )	( )	( )	( )
C. Surface Water Pollution	( )	( )	( )	( )
D. Increase in Existing Noise Levels	( )	( )	( )	( )
E. Exposure of People to Severe Noise Levels	( )	( )	( )	( )
F. Substantial Air Emissions	( )	( )	( )	( )
G. Deterioration of Ambient Air Quality	( )	( )	( )	( )
H. Creation of Objectionable Odors	( )	( )	( )	( )
I. Other:_____	( )	( )	( )	( )
Mitigation: A ____ B ____ C ____ D ____				
See attached exhibit(s)			( )	
See Special Environmental Considerations			( )	
See Document in file _____			( )	
VI. TRAFFIC				
A. Increase in Vehicle Trips	( )	( )	( )	( )
B. Reduced Levels of Service on Existing Public Roadways	( )	( )	( )	( )
C. Limited or Unsafe Access	( )	( )	( )	( )
D. Creates Unsafe Conditions on Public Roadways	( )	( )	( )	( )
E. Areawide Traffic Circulation	( )	( )	( )	( )
F. Internal Traffic Circulation	( )	( )	( )	( )
G. Other:_____	( )	( )	( )	( )
Mitigation: A ____ B ____ C ____ D ____				
See attached exhibit(s)			( )	
See Special Environmental Considerations			( )	
See Document in file _____			( )	
VII. PUBLIC SERVICES				
A. Fire Protection Services	( )	( )	( )	( )
B. Police Services	( )	( )	( )	( )
C. Schools	( )	( )	( )	( )
D. Community Wastewater	( )	( )	( )	( )
E. Community Water Supply	( )	( )	( )	( )
F. Solid Waste Disposal	( )	( )	( )	( )
G. Onsite Wastewater	( )	( )	( )	( )
H. Onsite Water	( )	( )	( )	( )
I. Other:_____	( )	( )	( )	( )
Mitigation: A ____ B ____ C ____ D ____				
See attached exhibit(s)			( )	
See Special Environmental Considerations			( )	
See Document in file _____			( )	

	Potential Significant Impact	Impact Can and Will be Mitigated	Insignificant Impact	Not Applicable
VIII. AESTHETIC/CULTURAL RESOURCES				
A. Visual Impact from Public Roadway	( )	( )	(✓)	( )
B. Increased Light or Glare	( )	( )	(✓)	( )
C. Alters Important Scenic Vista	( )	( )	(✓)	( )
D. Archaeological Resources	( )	( )	(✓)	( )
E. Historic Resources	( )	( )	(✓)	( )
F. Other:_____	( )	( )	( )	( )
Mitigation: A ____ B ____ C ____ D ____				
See attached exhibit(s)	( )			
See Special Environmental Considerations	( )			
See Document in file _____	( )			
IX. HOUSING AND ENERGY				
A. Creates Substantial Demand for Housing	( )	( )	(✓)	( )
B. Uses Substantial Amount of Fuel or Energy	( )	( )	(✓)	( )
C. Encourages Growth Beyond Resource Capacities	( )	( )	(✓)	( )
D. Other:_____	( )	( )	( )	( )
Mitigation: A ____ B ____ C ____ D ____				
See attached exhibit(s)	( )			
See Special Environmental Considerations	( )			
See Document in file _____	( )			
X. AGRICULTURAL/MINERAL RESOURCES				
A. Eliminates Valuable Mineral Resources	( )	( )	(✓)	( )
B. Prime Agricultural Soils	( )	( )	( )	(✓)
C. Conflicts with Existing Agricultural Area	( )	( )	( )	(✓)
D. Change from Agriculture to Other Uses	( )	( )	( )	(✓)
E. Other:_____	( )	( )	( )	( )
Mitigation: A ____ B ____ C ____ D ____				
See attached exhibit(s)	( )			
See Special Environmental Considerations	( )			
See Document in file _____	( )			

	Potential Significant Impact	Impact Can and Will be Mitigated	Insignificant Impact	Not Applicable
XI. GROWTH INDUCING/CUMULATIVE EFFECTS				
A. Growth Inducing Effects	( )	( )	(X)	( )
B. Precedent for Change in Area Land Use	( )	( )	(X)	( )
C. Cumulative Effects: _____	( )	( )	(X)	( )
_____	( )	( )	( )	( )
_____	( )	( )	( )	( )
_____	( )	( )	( )	( )
_____	( )	( )	( )	( )
_____	( )	( )	( )	( )
_____	( )	( )	( )	( )
D. Other: _____	( )	( )	( )	( )

Mitigation: A ____ B ____ C ____ D ____

See attached exhibit(s) ( )

See Special Environmental Considerations ( )

See Document in file _____ ( )

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SPECIAL ENVIRONMENTAL CONSIDERATIONS FOR
CALLETTI MINOR USE PERMIT
ED89-402 (D890001P)

The applicant is requesting to construct a rip-rap seawall and concrete retaining wall that will result in the disturbance on an approximate 1,200 square foot area on a 9,000 square foot lot. The subject property is within the Residential Single Family land use category and is located at 650 Pacific Avenue, in the community of Cayucos.

The proposed seawall would be constructed to protect an existing single family residence located on an eroding coastal bluff. The proposed seawall is approximately 19 feet in height (the lower 5 feet will be below sand level), 10 - 15 feet in width, and is in two segments of approximately 30 and 23 feet in length respectively. The northern segment will be tied into an existing seawall on the property to the north and extends southward to a protruding rocky outcrop. The southern segment extends between two rocky outcrops. The walls are located approximately 30 - 40 feet landward of the mean high tide line (MHTL). The existing residence is located 35 feet east of the bluff edge.

Geologic Conditions

A geology report and addendum (Chipping; 7-21-89, 9-08-89) addressed the geologic conditions and specific staff concerns of the proposed seawall. The following is based on that information, as well as personal contacts with the geologist.

The geology report concluded that portions of the bluff on the subject site are of highly erodible materials and is subject to high retreat rates during large storm conditions. The subject property lost approximately 4 - 5 feet of bluff as a result of the 1982-83 storms, and has retreated a total of approximately 12 feet since those storm occurrences. This is primarily a result of the bluff reestablishing itself to a more natural angle following undercutting during the 1982-83 storms. The geologist estimates the erosion rate of the bluff to be a maximum of 20 feet over a period of 50 to 75 years.

The rip-rap walls will reduce the erosion rate of the bluff, and will prevent flanking erosion of the seawall to the north. Though placement of the rip-rap seawall will increase wave reflection to some extent, the geologist concludes that the walls as proposed will not create a directional deviation from the existing wave reflection pattern.

The applicant is also proposing a 2 foot high retaining wall above the proposed seawall location. The geologist estimates that even with the construction of the proposed seawall, an additional 10 feet of bluff may erode as the bluff establishes itself to a more natural angle. The retaining wall would stop this erosion and preserve the yard area of the subject property.

The geologist recognizes that the potential for some beach erosion may exist when waves striking the seawall are reflected back out to sea taking suspended sand materials with it, or deflection of wave energy downward may result in scouring at the base of the wall. The end result of this action would be a steepening of the beach profile and creation of offshore sand bars during the winter storm months.

The geologist concluded however that no significant effects would result from these actions due to the fact that the wall has been placed well above the MHTL, resulting in wave action against the seawall only during unusually high tides or during storm actions. More importantly, the geologist also concluded that the effects of the seawall on sand supply and beach erosion can be considered insignificant as the Cayucos beach system is a closed littoral cell due to the impassability of the Morro Rock and jetty complex.

LCP Hazards Policies 1, 2 and 4 provide that "...new development shall be designed so that shoreline protective devices...will not be needed for the life of the structure", and "Construction of shoreline structures...shall be limited to projects necessary for...protection of existing development..." If these policies are strictly adhered to, and due to the fact that Cayucos is thought to be a closed littoral cell, any impacts resulting from the construction of the limited number of seawalls that should be allowed, will be greatly reduced.

It would appear that the proposed seawall may be in compliance with the appropriate LCP Policies. However, the proposed retaining wall would not appear to meet these Policies. Further review of the project, and its compliance with LCP Policies shall be completed by the Department of Planning and Building.

On the basis of this information, the Office of the Environmental Coordinator has determined that the seawall as constructed, will not have any significant effect on beach or bluff erosion, or on overall sand supply for the Cayucos littoral cell.

mm'sm calletti

JMK

December 6, 1989

DEVELOPER'S STATEMENT FOR COASTAL MINOR USE PERMIT
ED89-402 (D890001P)

ADMINISTRATIVE OFFICE
1990 JAN 30 PM 1:16

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. The applicant understands that any other changes made to the project may require a new environmental determination for the project.

Geology

The applicant has read the geologic report prepared by Dr. David Chipping and agrees to incorporate into the project all of the recommendations made by the geologist for rip-rap walls.

Olivia Coletti
Signature of Owner(s)

Date 1/26/90

mm/ibm

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Coletti

GEOLOGICAL CONDITIONS RELATING TO COASTAL EROSION PROBLEMS

650 PACIFIC AVENUE CAYUCOS, CALIFORNIA

LOT 4, BLOCK 11, PASO ROBLES BEACH TRACT 1

CHIPPING GEOLOGICAL SERVICES
P.O. BOX 6686
Los Osos, CA 93412
(805) 528-0362

David H Chipping

Dr. David H. Chipping
Cal.Reg.Geol.3632

JULY 21, 1988

GEOLOGICAL CONDITIONS RELATING TO COASTAL EROSION PROBLEMS

650 PACIFIC AVENUE CAYUCOS, CALIFORNIA

LOT 4, BLOCK 11, PASO ROBLES BEACH TRACT 1

SITE VISIT

The site was first visited on August 30, 1984. Weather conditions were good, the site was dry, with the last significant rains 6 months previous to the visit. During that time a thorough study was made of the bluff on both the site and the surrounding properties, and a report was submitted to the owner. A second visit was made on July 20, 1988, under similar conditions. The changes on the site during the four years between visits was noted during the second visit.

SITE DESCRIPTION

The site is set at the seaward margin of the Pleistocene marine terrace at Cayucos. The surface of the lot is flat, with a slight seaward slope. There are no well defined drainage channels or swales crossing the lot. The lot is about 35 feet wide, with a house set approximately 35 feet from the top of the bluff. The house occupies most of the width of the lot.

The top of the bluff is almost vertical, except at the south end of the lot, where there is a more gentle slope toward a rocky spur of bedrock. The spur extends outward about forty feet from the general line of the bluff. The seaward end of the spur is wider and higher than the landward end. In most locations the bluff is too steep to safely climb to the beach. There is a small cove, or reentrant, on the north side of the spur, with a smaller headland on its north side, and a deeper cove on the north side of the smaller headland.

The average gradient between the top of the bluff and the base is about 55-60 degrees along the north half of the lot, and shows a slight increase from that measured in 1984.

GEOLOGY

The geology consists of about 12 feet of Franciscan greenstone and sandstone melange materials, overlain by 1 foot of shell-bearing marine terrace deposits, 3-4 feet of grey and brown reworked dune and beach sands, and 5-6 feet of colluvium.

The Franciscan Formation greenstone occurs on the western end of the small spur or headland on the south property line, and on both sides of the small reentrant on the north property line. The greenstone

masses are separated by sheared sandstone, which forms the bluff bedrock in the central part of the property, and the inner portion of the small headland. The two rock masses are parts of the melange, and are highly sheared. Shear planes extend in numerous directions, but there is a dominant set that dips steeply northward and has a strike normal to that of the bluff. This set appears to control the local erosion rates.

The overlying deposits are all very soft, but coherent and not prone to rotational failure. The materials are prone to vertical spalling, especially when saturated, and are also susceptible to wave-wash erosion.

HYDROLOGY

The surface runoff from the terrace does not appear to be conducted to the beach across the lot, and is not a significant factor in the erosion of the bluff. Some subsurface drains may exist, but could not be found at the time of site visits.

There is no evidence of significant groundwater discharge at the site, probably because it lies on the side of an ancient swale on the bedrock surface. The swale conducts the groundwater across lots to the north of this property.

PAST EROSION HISTORY

COMMENTS MADE IN 1984 REPORT

Study of air photos and discussion with the occupant of the residence, indicate that the bulk of the bluff erosion has taken place since the great storms of 1982-3, and that erosion prior to that time was not exceptionally fast (2-3 inches/year). It appears that significant amounts of bedrock were removed from the base of the bluff, especially the greenstone at the north end. At the same time, extremely high waves removed large amounts of terrace material, especially on the north side of the small spur, and along the northern property line. These two areas were subjected to wave focussing and to wave reflection, both of which contributed to a very high erosion rate during the large storms. Erosion has continued, as the terrace materials are still stabilising toward a new bedrock bluffline. Much of the present bluff retreat is due to earlier undercutting of the top of the bluff, which remained in place under the influence of a binding ground cover of vegetation. In several places, about three more feet of bluff top recession may be expected from existing undercutting. It is estimated that at least 12 feet of bluff top retreat has taken place on the northern property line since the 1982-3 storms. The entire bluff has retreated about 4-5 feet, at the very least, since the 1982-3 season.

CHANGES BETWEEN 1984-1988

Tape lines were run along the same lines in both surveys, and show that there has been very little recession of the top of the bluff. The average 55 degree slope that existed at the north end of the site has been slightly steepened, and the amount of vertical or overhanging bluff top has increased. This indicates that the bluff has been eroded slightly from the base, and has become steeper at the north end of the lot. The upper part of the bluff has therefore become more unstable, and a 3-4 ft. recession of the top of the bluff can be expected within a decade along the north half of the lot. The bluff has become slightly more unstable, although the large recessions predicted in 1984 have not yet taken place. It is also noted that some of the riprap along the southern edge of the wall on the adjacent property to the north that was present in 1984 had disappeared in 1988.

RECOMMENDATIONS FOR COASTAL PROTECTION

If the extreme waves of 1982-3 were guaranteed not to return, there would be little immediate need for coastal protection. However, the bedrock of the bluff appears to be weak, and is eroded by very large waves. Thus the existing 25-30 feet between the house and the bluff could be removed in just a couple of very severe storm seasons, and in this light I would recommend that some coastal defense be constructed.

I recommend that the defense be placed at the rear of the small cove, or reentrant, along the northern property line, and at the rear of the small cove just north of the small headland These are the areas that suffered the worst erosion in the past, partly due to wave reflection and focussing.

The defense should either be riprap, placed at the rear of each cove and placed directly on bedrock, or should be a concrete block seawall. The latter should be constructed on firm bedrock, and should stand out several feet from the present irregular bluff face, and close to the rear of each small bay. No defense is needed on the sides or front of the headland, or the region between the two small coves. If a seawall is constructed, it should be constructed with cross drains, and should be backfilled with concrete. If a seawall is designed to stand at the very back of the cove, tight against the bluff, then it should be designed with wave reflection structures to divert washup from the overlying, easily eroded, terrace materials.

If riprap is placed at the base of the bluff, there will be a continued recession of the top of the bluff over a space of decades, the rate determined by the amount of rain, spray, foot traffic etc. It will probably revert to a slope close to 1:1, which will in no way jeopardize the safety of the house, but could produce an ultimate recession of the bluff top by about 10 ft. This recession

could be mitigated by the construction of bluff-edge retention structures.

ADDITIONAL INFORMATION

MINOR USE PERMIT ED89-402 (D890001P)

LOT 4, BLOCK 11, PASO ROBLES BEACH #1

CAYUCOS, CALIFORNIA

CHIPPING GEOLOGICAL SERVICES
P.O. BOX 6686
Los Osos, CA 93412
(805) 528-0362

Dr. David H Chipping
Cal.Reg.Geol.3632

SEPTEMBER 8, 1989

ADDITIONAL INFORMATION

MINOR USE PERMIT ED89-402 (D890001P)

LOT 4, BLOCK 11, PASO ROBLES BEACH #1

CAYUCOS, CALIFORNIA

INTRODUCTION

This report is in response to questions raised in a letter from John McKenzie to Steve Sylvester (8.16.89) and a letter to Ted Bench from James Johnson (8.14.89). Each question will be answered under separate heading.

1) Specific discussion of how the redirected water energy/flows from the proposed seawall will have a minimal erosion impact on the adjacent property to the north (McKenzie).

Two sections of seawall are proposed for this project. One will border the adjacent seawall to the north, and will trend in a generally southerly direction, terminating in a rocky spur just north of the parcel's long axis center line. The second segment will have a similar orientation, filling the rear of the embayment between the aforementioned spur and the rocky headland at the southern property line.

Waves can approach these walls only fr the southwest quadrant. Only in the center of the quadrant, with waves coming from the south west, would wave energy be a significant impact on the northern wall segment. Waves coming from both southwest and west could impact on the southern wall segment. Allowing that wave reflection would be dominantly controlled by Snell's Law, dominant wave reflections would be to the west and south west, and normal to the wall. Thus direct wave reflection would not be toward the property on the north. However a more southerly storm would produce lesser direct wave impact, but some reflection toward the wall on the property to the north. However this reflection exists in the natural state, and the wall would not aggravate the effect.

Rip rap tends to produce a less coherent wave reflection than a smooth rock face, and will therefore produce a greater reflective energy dissipation than the natural rock face.

However there is evidence of some erosion at the southern end of the wall on the adjoining property The end of the wall has been exposed by erosion flanking the wall and cutting between the wall and a fairly erosion resistant serpentine block. The proposed Calletti wall is extended across the end of the block wall on the adjoining property, in order to protect that portion of the wall from further erosion

2) What is the historic bluff retreat rate (yearly average over the last 50-75 years)? (McKenzie)

Unfortunately for erosion measurement, the original tract maps give lot depth to mean high tide, which is a somewhat ephemeral marker. The original tract maps, as filed with the County, show the lot depth to be 130 feet on the north side, and 140 feet on the south side. The lot is shown to be generally rectangular, with the seaward property line drawn straight and semi- parallel to Pacific. There is no indication of the natural coastal configuration, and no front-to-bluff measurements were recorded.

Past erosion rates between 9-9-56 and 8-6-70 were examined by flicker comparison of magnified aerial photographs AXH-8R-58 (1956) and 05-SLO-41 (1970). The erosion for this section of bluff during this time period was found to be negligible, although descrimination levels are very poor due to the great height of the flyovers (10,000 feet or so). The rock spur and cover on the north side appear to have a very similar configuration to that of today, in both cases.

The previous geologic report (Chipping Geological Services, July 21, 1988) noted that erosion prior to the 1982/3 storm season was probably 2-3 inches/ yr. This was supported by observation of the state of weathering in the bluff face, and is presently supported by existing conditions (August-September, 1989). However the great waves of 1982/3 resulted in high splash-up and erosion of the terrace deposits, and very high impact energies on the bedrock, and resulted in a bluff retreat of 4-5 feet over a space of several seasons. It is estimated that at least 12 feet of retreat has taken place in the terrace deposits along the northern property line since the 1982/3 season, mainly due to restablishment of a normal bluff slope following bluff undercutting during those storms

The long term erosion rate, given an assumption of a single storm of 1982/3 intensity during the period, would be a maximum of 20 feet over a period of 50 to 75 years.

Projection of this erosion rate into the future must be made with extreme caution, due to possible sea level rise and storm track changes that will probably be induced by global climatic warming. It is likely to produce more seasons like that of 1982/1983.

3) Is the residence in danger from erosion? (Johnson)

The about 25-30 feet between the bluff and the house could easily be removed by erosion during the next 50 years, given the estimated erosion rates (see above).

4) What is the angle of repose of the bluff? (Johnson)

The bluff is close to vertical near the top, in the area of rapidly eroding terrace deposits. Nearby terrace deposits have been reduced to a 1:1 and 2:1 slope, although this may have been due to foot

traffic or groundwater saturation rather than to wave erosion. If the terrace deposits at this location were to establish at a 2:1 slope, the house would not be endangered at this time, although the bluff top would retreat over 20 feet. However the house would not survive 50 years of coastal erosion.

5) How much of the bluff top will erode away at 2-3 locations?

A full 25-30 feet of erosion may be expected above the proposed northern wall. Very little erosion might be expected immediately inshore of the rocky peninsular at the south property line, but a short distance to the north, above the proposed southern wall segment, a somewhat smaller 15 feet of erosion could be possible. These retreats are based on a 75 year project life, without sea walls.

6) LCP policy? (Johnson)

These are questions dependent upon final wall design. However a rip rap wall is unlikely to cause any hazard, and will remove a possible hazard induced by failure of the bluff. The project will not affect access to the shoreline, or block or alter travel along the shore.

NORTH COAST ENGINEERING, INC.
Civil Engineering • Land Surveying • Project Development

August 10, 1989

San Luis Obispo County
Planning Department
County Government Center
San Luis Obispo, CA 93408

Attn: Mr. Ted Bench

Subject: Calletti Sea Wall-D890001P

Dear Ted:

Pursuant to our conversation of August 8, 1989, I have the following additional information regarding the effect of the proposed bluff protection structures on the sand production of the bluff area.

In my opinion, the bluff top erosion is producing a substantial degree of sedimentation that is detrimental to the beach. The majority of erosion is occurring in the upper layer of the soils, which are comprised mostly of clays and silts and are not significant contributors to the beach sands. The construction of the proposed retaining walls and rip rap armament will have no significant effect on sand production for this area.

Please call if there are additional questions regarding this information. We understand that with this information, the application will be accepted as complete and forwarded to the Environmental Coordinator's office for further processing.

Thank you for your cooperation in this matter.

Respectfully,

Steven J. Sylvester, P.E.
President

SJS/jl

cc: Mr. Bob Calletti

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AUG 11 1989

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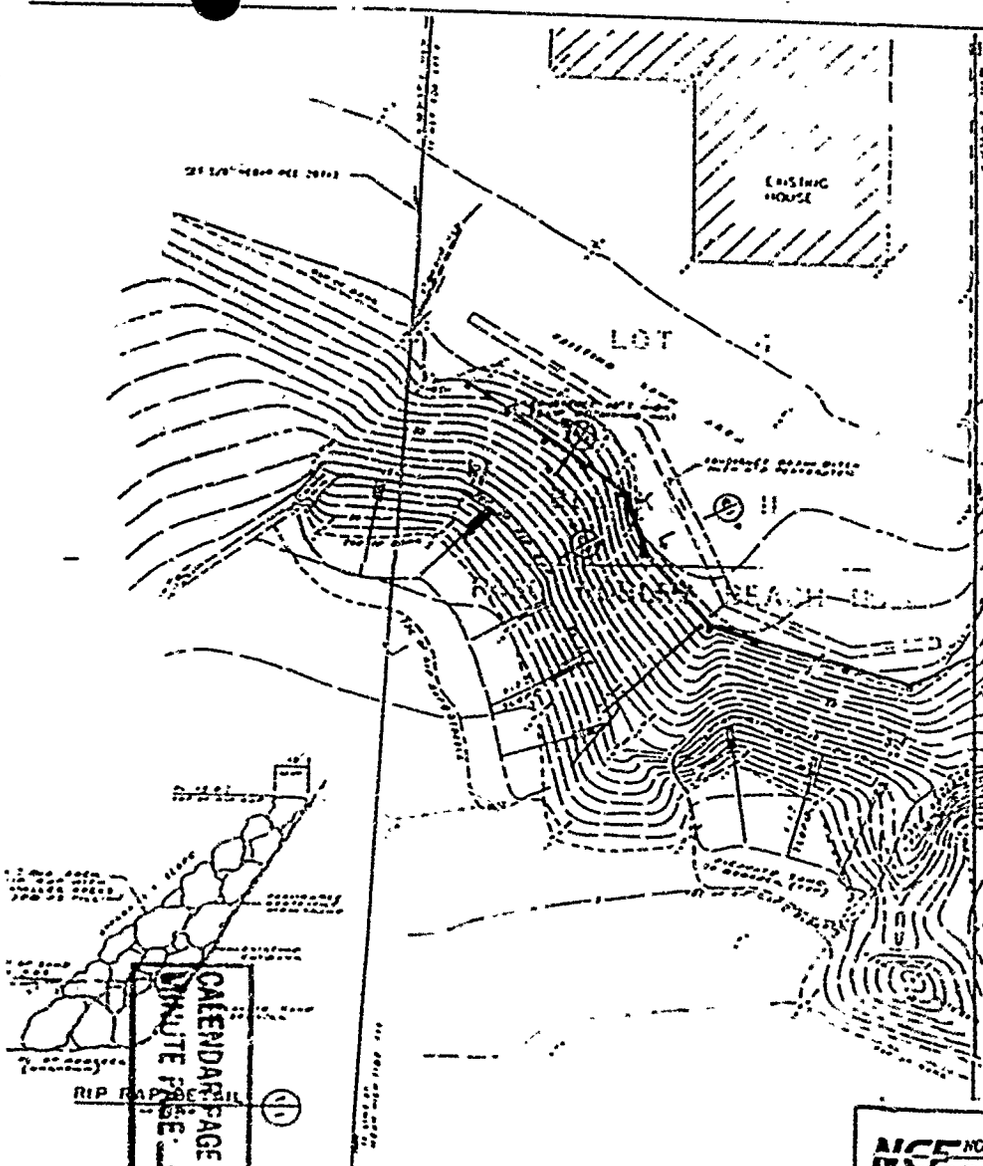
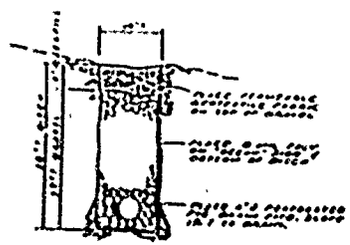
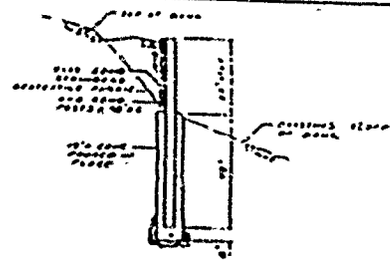
Calletti.

... Pebble, CA 93445 (805) 239-2137





DRAINAGE DITCH DETAIL



RETAINING WALL DETAIL

GENERAL NOTES

RIP RAP DETAIL

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NCE NORTH COAST ENGINEERING INC.

SEA WALL PLAN
FOR
BOB CALLETH
LOT 4 PER 11 PASO ROBLES DOC 3

EXHIBIT "D"

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

September 27, 1990

PRESENT: Commissioners Don Keefer, Tom Maxwell, David Oakley, Fabian Romano, Chairman Henry Wachtmann

ABSENT: Commissioner Ken Schwartz

RESOLUTION NO. 90-80
RESOLUTION RELATIVE TO THE GRANTING
OF A MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 27th day of September, 1990, grant a Minor Use Permit/Coastal Development Permit (hereafter "Permit") to BOB CALLETTI/SYLVESTER to allow construction of a new sea wall in be Residential Single Family Land Use Category. The property is located in the coastal zone of the county at 650 Pacific Avenue, Cayucos, in the Estero Planning Area. County File Number: D890001P.

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this Permit subject to the findings listed in Exhibit A.

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this Permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 27th day of September, 1990, does hereby grant the aforesaid Permit No. D890001P.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 23.02.050 of the County Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Permit approval shall become void.

On motion of Commissioner Maxwell, seconded by Commissioner Oakley, and on the following roll call vote, to-wit:

AYES: Commissioners Maxwell, Oakley, Keefer, Romano, Chairman Wachtmann

NOES: None

ABSENT: Commissioner Schwartz

the foregoing resolution is hereby adopted.

/s/ Henry Wachtmann
Chairman of the Planning Commission

ATTEST:

/s/ Diane R. Tinkle
Secretary, Planning Commission

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EXHIBIT A

FINDINGS

A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the shoreline structures are allowed within the Residential Single Family category.

B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the sea wall will be constructed in compliance with county approved engineered drawings, and all work done on the public beach will be done pursuant to the necessary state and local approvals.

D. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because this project will not increase the residential use or density of the site.

E. On the basis of the Initial Study and all comments received, there is no substantial evidence that the project will have a significant effect on the environment.

F. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the sea wall shall be visually compatible with the rocky ocean bluffs and with the nearby shoreline structures.

Special Findings: Sea wall

G. The sea wall design and development will incorporate adequate measures to insure its structural stability because the recommendations in the project's geology report by Chipping Geological Services (report dated July 21, 1988 by David Chipping, Calif. Reg. Geologist No. 3632) are required to be incorporated in the project's grading and drainage plans.

H. The sea wall would have little or no adverse impacts on the local shoreline sand supply as indicated in the August 10, 1989 letter by Steven Sylvester (P.E. and R.C.E. No. 29743).

I. The sea wall would not preclude vertical public access to and along the coast because there exists a public accessway that is consistent with the provisions of Section 23.04.420 (Coastal Access Required).

J. The sea wall would be visually compatible with natural features because it will use granite boulders and material similar in color and appearance to the coastal bluff.

K. The sea wall would minimize erosion impacts on adjacent properties that might be caused by the structure because the rock rip-rap will abut and interface on to the adjacent sea wall to the north.

L. The sea wall would not adversely impact fish and wildlife because it would not extend onto the beach or into any known wildlife sanctuaries.

M. Non-structural methods of protection (artificial sand nourishment or replacement) are impractical or infeasible for this project because the proposed sea wall is a small, efficient stop-gap device.

EXHIBIT B

CONDITIONS OF APPROVAL

Approved Use

1. This approval authorizes installation of two rock rip rap sea walls and a wooden bluff top retaining wall, plus drainage devices.

Grading and Drainage Plans

2. Prior to issuance of a grading permit submit to and receive approval from the Planning Department for grading plans for the sea wall. The plans shall incorporate the recommendations in the July 21, 1988 geology report for 650 Pacific Avenue, Cayucos, prepared by Chipping Geologically Services (Dr. David Chipping, Calif. Reg. Geologist No. 3632) and shall comply with the approved site plan (by North Coast Engineering Job No. 88-138 - without beach stairway).

3. Prior to the issuance of grading permits, submit to and obtain approval from the Planning Department of a drainage plan. The plan shall incorporate the drainage devices shown in the approved site plan prepared by North Coast Engineering (Job No. 88-1[illegible]). The plan shall also keep all yard drainage and roof runoff away from the bluff edge by using drainage lines and eave gutters. No runoff shall be allowed to flow over the top of the sea bluff.

Building Plans

4. Prior to the issuance of any grading or building permits, submit to and obtain Planning Department approval of building plans for the two rock rip rap sea walls and the wooden bluff retaining wall. The building plans shall incorporate the recommendations and plans described in Condition No. 2.

Operating Conditions

5. There shall be no storage of vehicles, equipment or materials of any kind on the public beach or in the public right-of-way either during construction or after project completion.

6. Prior to the issuance of grading or building permits submit evidence of approval from the California Department of Park and Recreation district maintenance chief for the use of the public beach parking lots at Old Creek as a staging area for construction equipment and activities, if the Old Creek parking lot will be used as the staging area.

7. Prior to the issuance of grading or building permits submit from the State Lands Commission (and agent for San Luis Obispo County a stamped plan and a letter indicating that s/he/he has no objection to the project or to the use of the public beach for this project's construction activities.

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