

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

725 FRONT STREET, SUITE 300

SANTA CRUZ, CA 95060

(818) 427-4863

HEARING IMPAIRED: (415) 904-5200

Th 2.5a**ADMINISTRATIVE PERMIT NO. 3-98-081**APPLICANT: **SAN LUIS OBISPO COUNTY GENERAL SERVICES DEPARTMENT**

PROJECT DESCRIPTION: Repair an eroded section of existing seawall approximately 40 feet wide by 12 feet high and create an emergency vehicle access ramp over the repaired section to the beach.

PROJECT LOCATION: The northwest corner of Shamel County Park in the unincorporated community of Cambria in northwestern San Luis Obispo County. Shamel Park is located at 5455 Windsor Boulevard. It is bounded on the north by Santa Rosa Creek, on the west by the beach and ocean, on the south by a residential area, and on the east by Windsor Boulevard.

EXECUTIVE DIRECTOR'S DETERMINATION: The Executive Director has determined that the proposed development is a category of development which qualifies for approval by the Executive Director through the issuance of an administrative permit (Public Resources Code Section 30624). Subject to Standard and Special conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, is located seaward of the first through public road and is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act, will not prejudice the ability of the local government to implement its certified Local Coastal Program in conformity with the provisions of Chapter 3, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act. The following pages contain findings supporting the Executive Director's determination.

NOTE: Public Resources Code Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at its meeting of November 4 - 6, 1998, at 9:00 AM at the Radisson Hotel - Agoura Hills, 30100 Agoura Road, Agoura Hills 91301, (818) 707-1220.

IMPORTANT: Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.PETER DOUGLAS
Executive DirectorBy: Lee Otter
District Chief Planner

Date: October 15, 1998 Staff: SG

**Permit No. 3-98-081
County of San Luis Obispo**

Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

Special Conditions

1. **PRIOR TO COMMENCEMENT OF CONSTRUCTION**, permittee shall submit to the Executive Director for review a copy of the permit issued by the County for the project.
2. **PRIOR TO COMMENCEMENT OF CONSTRUCTION**, permittee shall submit to the Executive Director for review and approval a copy of a written determination from the State Lands Commission that:
 - a) No state lands are involved in the development; or
 - b) State lands are involved in the development, and all permits required by the State Lands Commission have been obtained; or
 - c) State lands may be involved in the development, but pending a final determination of state lands involvement, an agreement has been made by the applicant with the State Lands Commission for the project to proceed without prejudice to the determination.

Findings for the Executive Director's Determination.

The project is located at the northwest corner of Shamel County Park in the unincorporated community of Cambria. The County plans to repair an eroded section of the revetment about 40 feet long and 12 feet high. A new key would be excavated a minimum of six feet below the scour line, rock would be placed into the key and up the low bluff face to its top (about 20 feet above sea level). The County proposes to place a concrete ramp over a portion of the face of the repair area to allow pedestrians and emergency vehicles access to the beach.

The repaired section of revetment will not inhibit access to the beach; rather, it will improve pedestrian access and allow for emergency vehicle access to the beach by means of the concrete ramp to be placed over a portion of the revetment. For the same reason, coastal recreation will be enhanced. The proposed repair will extend no farther onto the beach than the existing revetment so lateral access will not be impacted.

The proposed repair will have no adverse effect on the marine environment because it will not extend into the water and will be within the footprint of the existing revetment. The only new feature to be added is the concrete ramp on the face of the revetment and that will have no effect on the marine environment.

As conditioned, the project is consistent with the Coastal Act, including Sections 30210 et seq. (access), 30223 (coastal recreational support), and 30230 et seq. (protection of the marine environment). Additionally, the project is consistent with the County's certified LCP.

Jurisdictional Coordination

While the entire project is located within the Coastal Zone, the Commission upon certification of the San Luis Obispo County LCP delegated coastal permit jurisdiction to the County over those areas landward of the mean high tide mark. At the seaward extremity of the project, equipment operations on the beach and possibly rockwork are expected to occur within the Commission's original jurisdiction. Therefore, while no survey has been performed to determine the precise inland position of the Commission's original jurisdiction, this permit is nonetheless applicable to all portions of the project which fall within the Commission's original jurisdiction.

The County is also requiring a permit for the project and it is anticipated that the County will act on or about the same day that this permit is reported to the Commission. Accordingly, in the interests of permit coordination, this permit is conditioned to require submittal of a copy of the County's approval prior to commencement of construction.

Finally, since the project may be on lands of the State of California, the applicant is required to provide written evidence prior to commencement of construction of a lease or other approval from the State Lands Commission, or that no approval is necessary.

California Environmental Quality Act

Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 effect which the activity may have on the environment. The Executive Director finds that the proposed project, as conditioned, will not have any significant unmitigated adverse effects on the environment.

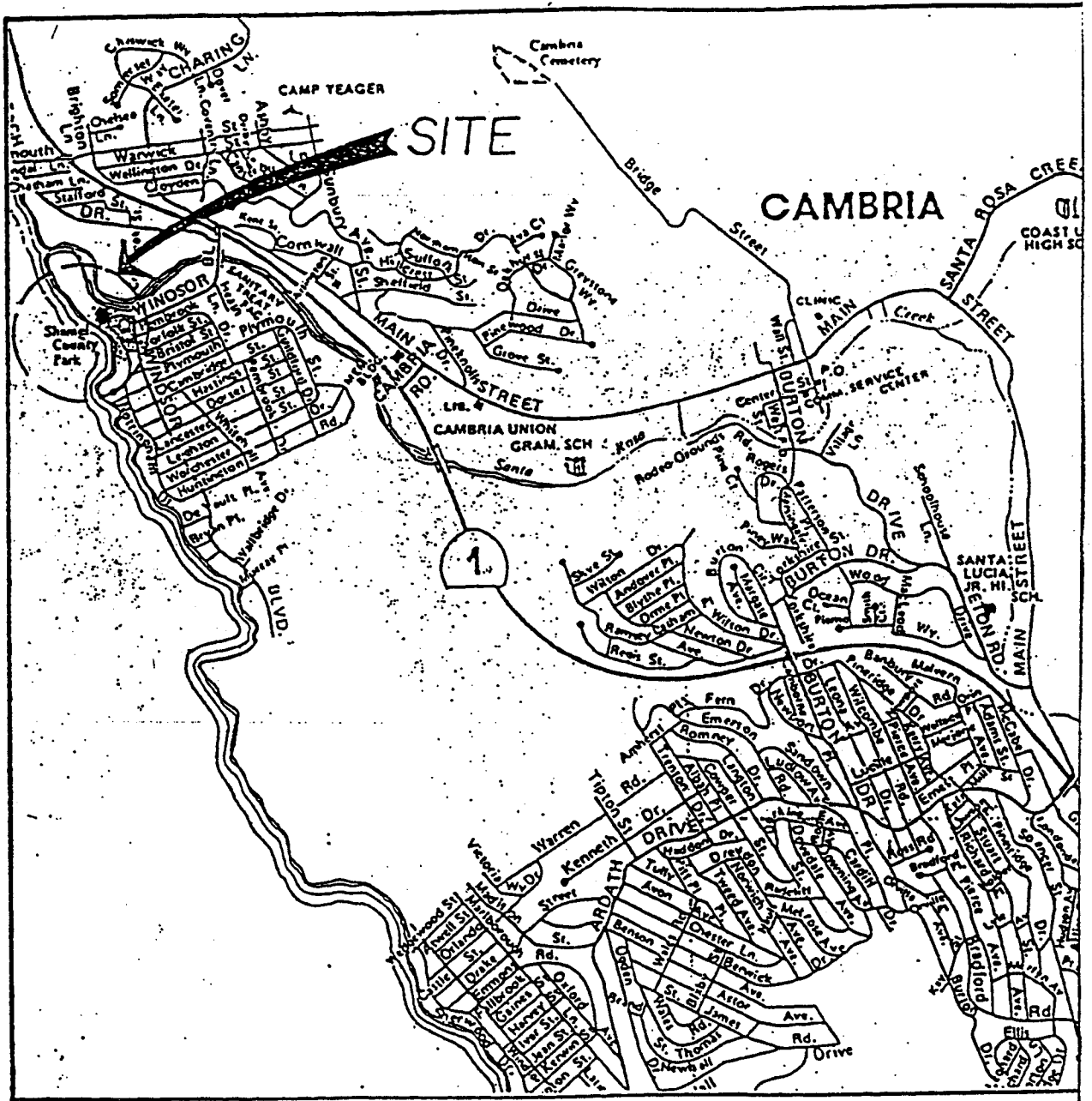
**Permit No. 3-98-081
County of San Luis Obispo**

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing



VICINITY MAP



COUNTY of
SAN LUIS OBISPO
DEPARTMENT of
GENERAL SERVICES

No.	Revision	Date	By

PGCO1

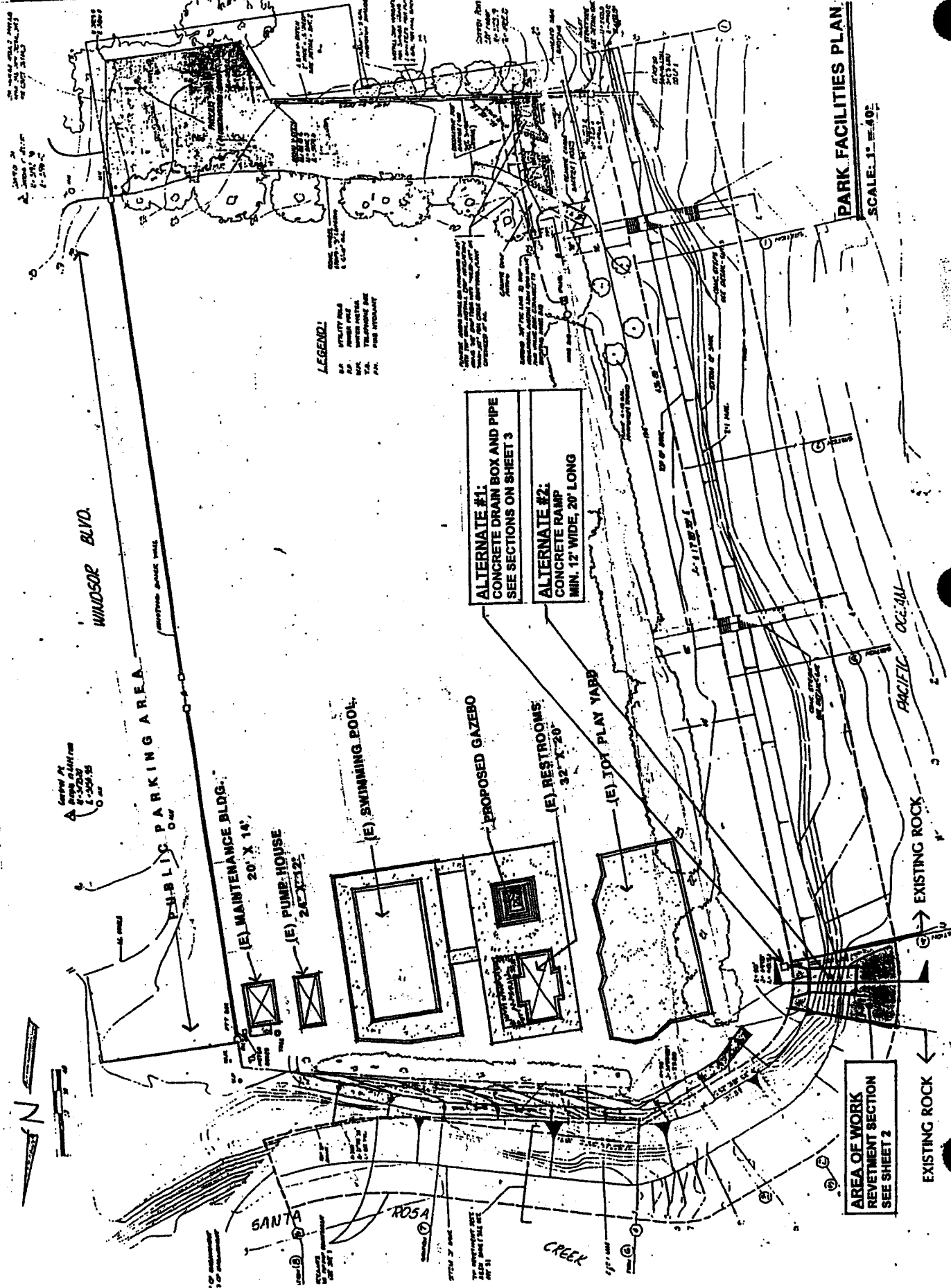
Drawn by K MAC NEIL
Checked by
Client Approval
Date MAY 1998

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MAKE CORRECTIONS TO CONFORM WITH THIS PLAN TO COMMENCE WORK. REPORT ANY DISCREPANCIES TO THE OWNER.

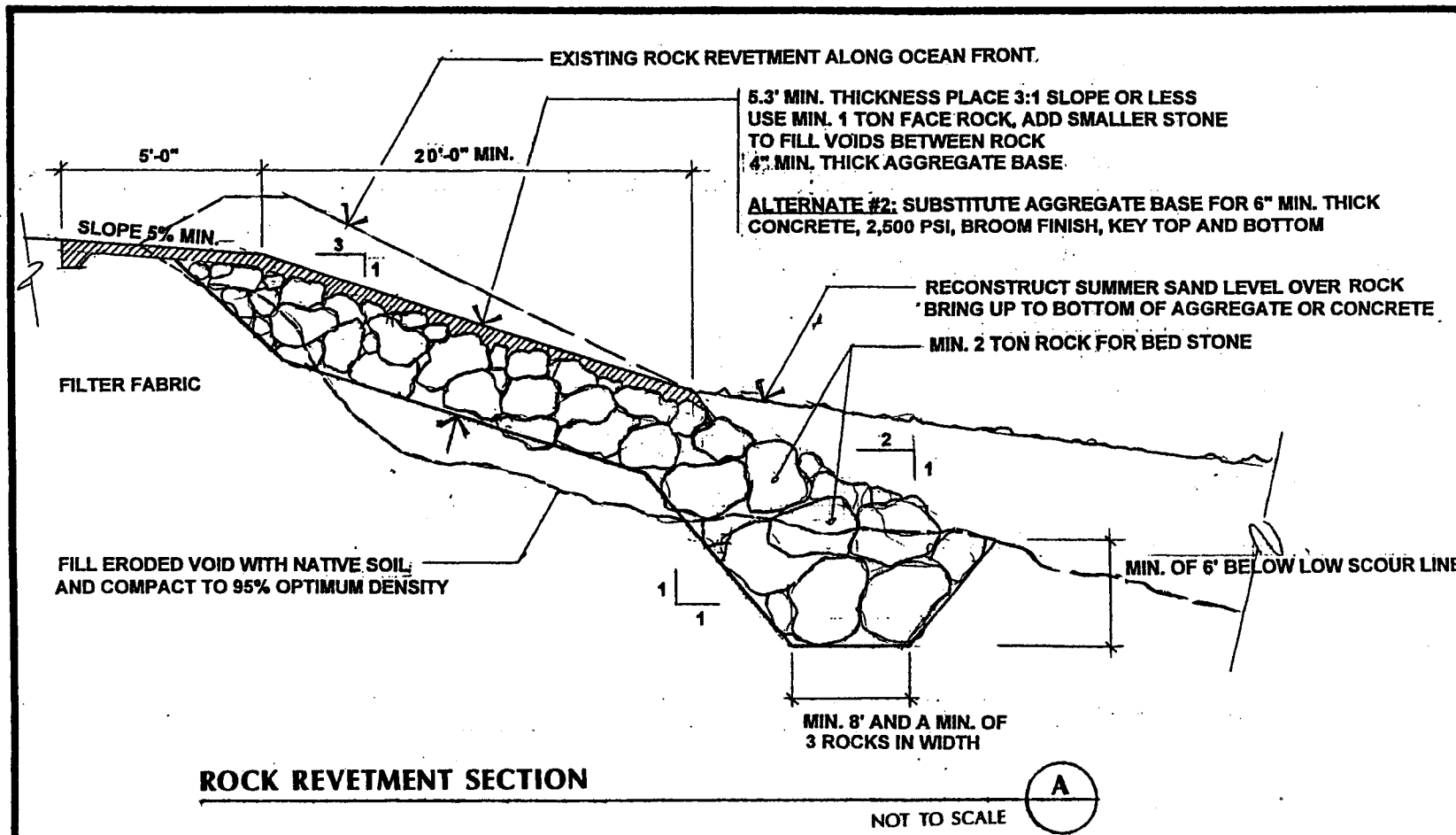
SHAMEL PARK
SEAWALL REPAIR
SITE PLAN

Project Title
Sheet Number
1 of 3

File No.
Project No. P5611



PARK FACILITIES PLAN
SCALE: 1" = 40'



COUNTY of
SAN LUIS OBISPO
DEPARTMENT of
GENERAL SERVICES

No.	Revision	Date	By

County Facility

Drawn by K MAC NEILL
Checked By
Client Approval
Date MAY 1998

CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND EXISTING CONDI-
TIONS PRIOR TO COMMENCING
WORK. REPORT ANY DISCREPANCIES
TO THE OWNER.

Project Title:
SHAMEL PARK
SEAWALL REPAIR

Sheet Title:
REVETMENT SECTION

Sheet Number
2 of 3 Sheets

File No.
Project No. P5610JA

- NOTES:
- INSTALL RIP RAP ROCK REVETMENT PER CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS METHOD "A" PLACEMENT.
 - FILTER FABRIC BACKING SHALL BE PLACED ON THE BANK BENEATH THE ROCK. USE DUPONT TYPAR STYLE 3401 FILTER FABRIC OR APPROVED EQUAL.