

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863 FAX (831) 427-4877  
[www.coastal.ca.gov](http://www.coastal.ca.gov)

**W13**

# CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

*For the*

## *October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 15, 2008

TO: Commissioners and Interested Parties  
FROM: Charles Lester, Central Coast District Deputy Director  
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the October 15, 2008 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the Central Coast District.

***REGULAR WAIVERS***

1. 3-08-051-W Len & Joan Perrone; Don & Beverly Schreiber (Pacific Grove, Monterey County)

***DE MINIMIS WAIVERS***

1. 3-08-007-W American Tin Cannery C/O Foursome Development Company, Attn: Frank P. Donangelo (Pacific Grove, Monterey County)

***EXTENSION - IMMATERIAL***

1. A-3-SLO-04-061-E2 Oceano Pavilion L L C, Attn: Robert & Pragna Patel Mueller (Oceano, San Luis Obispo County)

**TOTAL OF 3 ITEMS**

## **DETAIL OF ATTACHED MATERIALS**

### **REPORT OF REGULAR WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>3-08-051-W</b> Len & Joan Perrone Don & Beverly Schreiber	Construct a two-story, 2,310 square foot single family residence.	108 Monterey Street, Pacific Grove (Monterey County)

### **REPORT OF DE MINIMIS WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>3-08-007-W</b> American Tin Cannery C/O Foursome Development Company, Attn: Frank P. Donangelo	Drill a test water well.	125 Ocean View Blvd., Pacific Grove (Monterey County)

### **REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>A-3-SLO-04-061-E2</b> Oceano Pavilion L L C, Attn: Robert & Pragna Patel Mueller	Construct a 16-unit hotel and manager's unit; underground parking.	Approximately 200 feet north of Pier Avenue, Oceano (San Luis Obispo County)

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** September 30, 2008  
**To:** All Interested Parties  
**From:** Dan Carl, Central Coast District Manager *DCM*  
Mike Watson, Coastal Planner *MW*  
**Subject:** Coastal Development Permit (CDP) Waiver 3-08-051-W  
Applicants: Len & Joan Perrone; Don & Beverly Schreiber

**Proposed Development**

Construct a new two-story, 2,310 square foot single family residence on an existing unimproved lot at 108 Monterey Street in the City of Pacific Grove (APN 006-186-005).

**Executive Director's Waiver Determination**

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The project is located one-half block inland of Ocean View Boulevard and thus one-half block inland of the recreational trail and main public access thoroughfare that winds along the Pacific Grove bluffs. The proposed residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located. There is adequate parking proposed on-site, and the project includes post-construction drainage BMPs to reduce storm water runoff and remove contaminants prior to conveyance off-site. The proposed new residence was reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the standards / requirements of the City's Municipal Code and the certified Land Use Plan. The project has no potential for adverse effects on coastal resources, including public access to the shoreline, and is consistent with Chapter 3 of the Coastal Act.

**Coastal Commission Review Procedure**

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, October 15, 2008, in Ventura. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

**If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.**



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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** September 30, 2008  
**To:** All Interested Parties  
**From:** Dan Carl, Central Coast District Manager *DC*  
Mike Watson, Coastal Planner *MW*  
**Subject:** Coastal Development Permit (CDP) Waiver 3-08-007-W  
Applicant: Foursome Development Company, American Tin Cannery

### Proposed Development

Construct and drill a temporary water test well to determine the presence, and analyze the condition, of water potentially located in fractured bedrock beneath the site of the American Tin Cannery in the City of Pacific Grove.

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed test well would be located on the site of the existing American Tin Cannery pursuant to normal and acceptable standards (including those requiring adequate setbacks from waste water infrastructure, secure well construction, and proper abandonment of the well at the conclusion of the test period). The project includes sign offs from the Monterey Peninsula Water Management District, California American Water Company, and the City of Pacific Grove. In addition, the project requires Monterey County Environmental Health Department authorization prior to commencement of construction / drilling of the test well. The proposed well would have minimal above ground infrastructure and would be located at the rear of the site, and thus will not be visible from the Pacific Grove recreational trail system along the shoreline. The project includes construction BMPs designed to contain soil and prevent sediment from being released into the storm drain system and ultimately the marine environment. The test well would be properly capped and the test well area restored to its pre-construction condition at the conclusion of the test period. Finally, the test well would be for acquiring information only, and its authorization otherwise would in no way have any bearing on review of any potential future production well application. Any such future application would necessarily need to be evaluated on its own merits, including in relation to: whether a production well would be allowed or appropriate in an urban setting such as this with existing public service providers; the uses and development on site that such water might be directed; the manner in which such a well would be operated (i.e., what type of water it would produce, who would own and operate the well, what contingency measures would be in place in case of well failure/diminished utility, etc.). These issues can, however, be separated from this authorization for a temporary test well.



**NOTICE OF PROPOSED PERMIT WAIVER**  
**CDP Waiver 3-08-007-W (American Tin Cannery Test Well)**  
**Page 2**

Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

**Coastal Commission Review Procedure**

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday October 15, 2008, in Ventura. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

**If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.**



**CALIFORNIA COASTAL COMMISSION**

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SANTA CRUZ, CA 95060  
(831) 427-4863



October 10, 2008

To: Commissioners and Interested Parties

From: Charles Lester, Senior Deputy Director, Central Coast District

Re: Additional Information for Commission Meeting Wednesday, October 15, 2008

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
W15a, A-3-MCO-08-045	Skeen & Chang	Correspondence	1
W16b, A-3-SLO-07-041	Richissin	Correspondence	7

Non-Agenda Item

Letters to Commission regarding San Simeon Road Bridges Replacement,  
San Luis Obispo County 13

W15a

NOLAND  
HAMERLY  
ETIENNE  
HOSS

October 15, 2008 Agenda Item 15a  
Appeal No.: A-3-MCO-08-045  
For Applicants: Dale Skeen and JoMei Chang  
Uphold Staff's Recommendation of NSI

Attorneys at Law A PROFESSIONAL CORPORATION

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OCT 07 2008

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA October 3, 2008

WWW.NHEH.COM

E-MAIL DETIENNE@NHEH.COM

831-424-1414 EXT. 224

OUR FILE NO. 16952.000

Harry L. Noland  
(1904-1991)

Paul M. Hamerly  
(1920-2000)

Myron E. Etienne, Jr.

James D. Schwefel, Jr.

Stephen W. Pearson

Lloyd W. Lowrey, Jr.

Anne Secker

Randy Meyenberg

Michael Masuda

Christine Gianascol Kemp

Jo Marie Ometer

Terrence R. O'Connor

Kirk R. Wagner

Dale E. Grindrod

Lisa K. Omori

Leslie E. Finnegan

Timothy J. Baldwin

Renée Conrad de Torres

Daniel E. Griffie

Charles Des Roches

Of Counsel

Peter T. Hoss

Martin J. May

Blanca E. Zarazúa

California Coastal Commissioners  
c/o California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Re: **October 15, 2008 Agenda Item 15a**  
**Appeal No.: A-3-MCO-08-045**  
**Applicants: Dale Skeen and JoMei Chang**  
**Appellant: David Sabih**

Dear Members of the Commission:

Our office represents Applicants, Dale Skeen and JoMei Chang.

I am writing to urge your Commission to uphold staff's recommendation of "No Substantial Issue" (NSI) in the above referenced appeal.

As the staff has clearly recognized, this is a dispute between neighbors. The Appellant, Mr. Sabih, is the neighbor immediately to the south of the vacant Skeen property. (See attached photograph). Mr. Sabih has gone to great lengths to develop arguments pertaining to the potential impact of this project. Those arguments constitute an effort to create the grounds for significant adverse impact on the environment which, when examined, are groundless.

In short, there is simply no merit to his contentions. What is involved here is a single family residence to be constructed along Scenic Drive in Carmel, one of many homes on that particular street. The Skeen property is a vacant parcel which Mr. Sabih has enjoyed next to his house for many years. His efforts are clearly aimed at preventing his neighbors from building their home on the vacant lot next to him. He attempted the same strategy with the previous owner, which was also overruled by the Board of Supervisors of Monterey County.

PHONE 831-424-1414

FROM MONTEREY 831-372-7525

FAX 831-424-1975

333 SALINAS STREET POST OFFICE BOX 2510 SALINAS, CA 93902-2510

16952\000\407377.2:100308

Mr. Sabih attempts to argue that the proposed project does not conform to Coastal Act policies for public access and prevention of hazards and is inconsistent with the Carmel Area Land Use Plan. The Board of Supervisors unanimously determined that neither of these arguments had merit.

Appellant, Mr. Sabih, contends there will be interference with public access and recreation. As noted by your staff, Scenic Road is a lateral public accessway and is so acknowledged by the Local Coastal Program. Scenic Road provides public pedestrian and bicycle access. The Applicant (Skeen) contacted both the California Highway Patrol and the Monterey County Sheriff's Department, and both agencies acknowledged that the Scenic Road corridor was necessary for bicycle and pedestrian, as well as vehicular access, and the records of both agencies revealed that there had never been an accident or injury along Scenic Road.

As noted by your staff, the proposed project does not require road improvements, as urged by Appellant. Moreover, staff acknowledges that temporary construction related concerns are adequately addressed through the construction management plan, and the traffic generated by one single family residence is less than significant in the public access context.

Appellant also contends that construction of the house will cause geologic hazards to Appellant's home. As noted by your staff, there are several reports by qualified engineers which have been filed by both sides in this matter. The engineers agree that careful steps have to be taken to insure there will be no damage to the Appellant's property and that the Applicants (Skeen) have agreed to take those actions. In addition, staff has taken note that the Applicant verbally agreed, at the Board of Supervisors hearing, to allow an additional peer review opportunity by Mr. Sabih at the building permit stage so he can review and comment on the plans that will protect his property.

The report prepared by Applicant's engineers determined that the site does not present unusual risks for seismic hazards. As noted by the staff, the site is suitable from a soil engineering standpoint, provided that the structures be designed and built in accordance with the requirements of the Uniform Building Code (UBC) current edition, Seismic Zone IV. Not only do the current studies support that view, but prior studies made by competent soils engineers support it as well.

Appellant also contends that the County could have mitigated grading by requiring a smaller project with less grading, and noted that in 2002 the County approved a single family residential project for the same site, and that the County is at fault for not considering a smaller project. As noted above, what Appellant omits is that he also objected to the smaller project at the time hearings were held on that particular application.

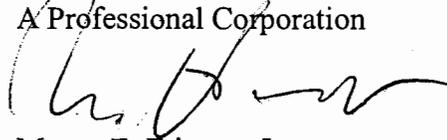
California Coastal Commission  
October 3, 2008  
Page 3

This is clearly a situation Mr. Sabih is using every tool available to prevent a neighbor from building a single family home next to him on the existing vacant lot in this already developed area along Scenic Road in Carmel.

For the reasons set forth above, and as set forth in your staff's well thought out report, we urge your Commission to uphold staff's recommendation that this appeal raises No Substantial Issue.

Respectfully,

NOLAND, HAMERLY, ETIENNE & HOSS  
A Professional Corporation



Myron E. Etienne, Jr.

MEE:ng

Enclosure

Original letter sent to the Coastal Commission office in Santa Cruz

Individual letters sent to each Coastal Commissioner, their Alternates and the non-voting members



SKEEN PROPERTY

SABIH HOUSE

W15a

LAW OFFICES OF  
MICHAEL W. STAMP

Facsimile  
(831) 373-0242

479 Pacific Street, Suite One  
Monterey, California 93940

Telephone  
(831) 373-1214

October 10, 2008

W15a  
A-3-MCO-08-045  
Molly Erickson, Attorney for David Sabih  
Oppose the Project

Patrick Kruer, Chair  
and Members of the California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060-4508

Subject: Appeal by David Sabih

Dear Chair Kruer and Commissioners:

This office represents David Sabih on his appeal of the Skeen and Chang project. Mr. Sabih opposes the project and disagrees with the staff recommendation.

Under the circumstances, we will not be appearing at the public hearing on October 15 in Ventura, and are willing to submit the matter on the record.

Very truly yours,



Molly Erickson

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W166

*George L. Taylor - appeal No. A-3-SLO-07-041*

Coastal Commission - De Novo Hearing Oct. 15, 2008

Commissioners, I am George Taylor, the appellant.

I have lived in Los Osos since 1972. The Coastal Act has made Los Osos a better place to live and continues to do so. That is why I have appealed this project. I will now highlight the concerns that need the Commission's attention.

- #1 - Excessive water use
- #2 - Sewage disposal
- #3 - Excessive site slope
- #4 - Soil instability

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First, **WATER** - The San Luis Obispo County Board of Supervisors on July 24, 2007 certified a Level of Severity III for the Los Osos water basin. At the time the County Planning Dept. Stated that the current Los Osos water basin is in overdraft, estimated to be 600 acre feet per year.

This house as proposed, would use .85 acre feet per year which translates into 745 gallons of water per day. (That is for inside use only). The applicant has not provided any estimate for out side use in landscaping. This house as planned has five (5) bathrooms - the water using fixture count is: 5 toilets - 4 showers - 2 bath tubs - 7 lavatories - 3 miscellaneous bathing fixtures - 5 sinks (1 double and 4 single - at a total of 26 fixtures. This does not include automatic dishwashing machine or clothes washing machines. The San Luis Obispo County Board of Supervisors on July 24, 2007 recognized that there is a problem with this project and attempted to address the issue through a retrofit program that was designed to save 2 gallons of water for every 1 gallon used in new or remodeled residential development by retrofitting enough toilets and shower heads to accomplish the 2 to 1 savings. The results of this program will not be evaluated for at least 1-1/2 years, thus the effects of this effort remain very uncertain and problematic. With the excessive water use of this project, how can this site accommodate a septic,

sewage disposal system consisting of a septic tank and a disposal field or pit that will be required to handle 745 gallons of water and waste, per day? Add to this discussion, the inadequate size of the parcel and on top of that, add the hazard presented by the steep slope of the lot. To compound the situation even further, it is proposed to install the septic system "at the foot of the site, perched directly above the continuation of the steep 30%+ slope, down to the home below at 269 Bowie Drive. These constraints are addressed in Central Coast Basin Plan Policy, VIII(8)d.3.1-11 which states: "While new septic tank systems should generally be limited to new divisions of land having a minimum parcel size of one acre (where soil and other constraints are particularly favorable, parcel size shall not be less than one-half acre." The parcel size of this proposed project is less than one-half acre, and soil and site constraints are far less <sup>than</sup> favorable.

The following letter was written by Dr. Thomas A. Ruehr, Ph. D., a soil scientist at Cal Poly - San Luis

Obispo. "This is being written in support of the concerns raised by Mr. George L. Taylor regarding the conditions of development on this parcel of land. The proposed removal of 59 eucalyptus trees will have a major impact on this site. The tree removal will expose the area to greatly increased soil erosion during and after the construction. This soil will be hydrophobic. This will enhance problems of water runoff because the rain water will bead up on the disturbed soil surface and will collect and increase the total mass of water (and probably soil) running off of this property. Eventual paving of the drive way and the roof of the buildings will greatly accentuate the total amount of water running off of this lot relative to the effective land surface for water infiltration. This is a particular concern on this steeply sloping parcel of land. Add to this the required stump removal and grading will only exacerbate the problem. It is my opinion that drainage plus soil and water erosion appear to be excessive on this site once it is developed. The steepness of the slope (about 30%) means any hope of slope stabilization and of continued

water infiltration will be greatly diminished as a result of this construction. This will exacerbate all water and soil runoff. The hydrophobicity will make this situation much worse."

In closing, I would like to say that I have great confidence in the ability and integrity of the Commissions' staff. But their ability to enforce the conditions placed on this project will ultimately depend on the adequacy and accuracy of information that the applicant is required to provide to them.

Thank you

*George L. Taylor*  
*423 Mitchell Dr. Los Osos, Ca. 93402*



# BOARD OF SUPERVISORS



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CENTRAL COAST AREA

*HARRY L. OVITT, Supervisor District One*  
*BRUCE GIBSON, Supervisor District Two*  
*JERRY LENTHALL, Supervisor District Three*  
*KHATCHIK H. "KATCHO" ACHADJIAN, Supervisor District Four*  
*JAMES R. PATTERSON, Supervisor District Five*

October 3, 2008

Commissioner Patrick Krueger, Chairperson  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

RE: Appeal A-3-SLO-07-059  
(San Simeon Creek Bridges)

Dear Chairperson Krueger:

On behalf of the San Luis Obispo County Board of Supervisors, I write to express our increasing and serious concerns over the constraints facing the Commission to consider this project appeal in a timely manner. We are in receipt of a letter dated September 24, 2008 from Senior Deputy Director Charles Lester indicating a possible hearing date in November (Long Beach) and we urge that this timeline is met.

On September 29, 2008, the upper bridge on San Simeon Creek Road was closed by a state inspector after he found severe structural deficiencies that have developed since the last state inspection. As a result, residents of the area have been subject to significant hardship as they struggle to cope with the closure. One avocado grower had \$50,000 of picked fruit threatened with spoilage until County crews could arrange a temporary crossing.

The closure has forced us to arrange a temporary crossing at a cost of \$200,000 to \$300,000 to County taxpayers. This expense causes public resources to be diverted from other important County projects which will therefore be delayed or abandoned this fiscal year.

Commissioner Patrick Kruer  
California Coastal Commission  
October 2, 2008  
Page two

On October 2, 2007, our Board took final action and unanimously voted to approve a permanent bridge replacement project. The project was appealed and has been with Coastal Commission staff for almost one year. Acknowledging your staffing situation, we believe it is crucial that this issue be resolved soon and our staff is available to answer questions or provide any information which could expedite the processing of the appeal.

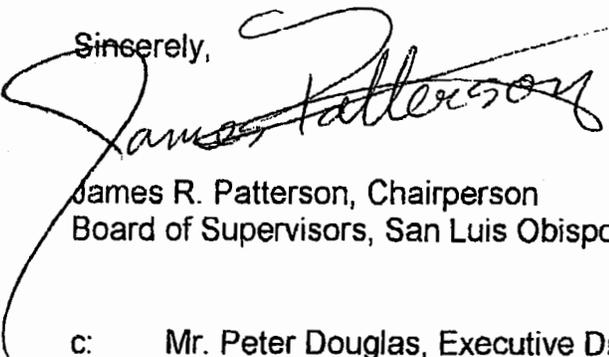
There is wide agreement that the two bridges comprising this project must be replaced. While we recognize the importance of Coastal Commission review affecting coastal resource issues, this lengthy appeal process is delaying a project that supports local agriculture and is entirely consistent with the requirements of the Local Coastal Plan.

In addition, we are even more seriously concerned with the structural integrity of the lower bridge. Should that bridge fail or be closed, we risk direct loss of lives, threats from wild land fire, inability to access County emergency communication facilities, and additional cost to the County (estimated at another \$200,000 - \$300,000) for second temporary access.

We respectfully request your staff bring this item to hearing no later than the November Commission meeting, so that this dangerous, life-threatening and unacceptable situation may be resolved as soon as possible.

Thank you for your consideration.

Sincerely,



James R. Patterson, Chairperson  
Board of Supervisors, San Luis Obispo County

c: Mr. Peter Douglas, Executive Director, California Coastal Commission  
Assemblyman Sam Blakeslee  
Senator Abel Maldonado  
Ms. Shirley Bianchi, Rocky Butte Association

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Mr. Patrick Kruer  
Chairman, Coastal Commission  
7727 Herschel Ave  
La Jolla, CA 92037

OCT 06 2008

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

October 3, 2008

Re: Two Bridges in Cambria, Appeal # A-3-SLO-07-059

Dear Sir;

Mr. Kruer, please help us. We hope you are aware of the critical need for replacement bridges on San Simeon Creek Road in Cambria. Built in 1967, the bridges have out lived their useful life and, in fact, state inspectors declared them unsafe and closed them on Monday, September 29, 2008. SLO County is doing an excellent job in providing emergency repairs to make the bridges passable temporarily, for light vehicles. The SLO County Board of Supervisors approved the bridges for replacement on October 2, 2007. However, the Sierra Club's Santa Lucia Chapter, Land-Watch of San Luis Obispo and two Coastal Commission Commissioners sent an appeal to the Coastal Commission in November 2007. As far as we have been able to determine little to no action has been initiated since the appeal. Residents believe that as of Monday, the replacement bridge project has changed from one of "business as usual" to an emergency.

All of the practical reasons for new bridges were articulated during the SLO County approval process: safety of residents, guests and tourists; maintaining the only evacuation route in case of a natural disaster like fire or earthquake; access to maintain the county and statewide emergency communications equipment as well as access for fire, sheriff and ambulance vehicles. Additionally, we thought the County addressed the ecological issues, including replacing all trees and bushes, significantly beyond those affected, as well as fixing the existing erosion and stream bank issues. We believe the natural environment will be as good or better after the new bridges are completed. As you know, the size of the bridges is the key issue, but since the Federal Government is funding 88% of the \$3.7 million estimated costs; they dictate the type, size and specifications for the bridges. If the revised design submitted by the county is not acceptable, please work together to expedite an acceptable alternative, including associated funding options. If there are no superior alternatives then we need to move ahead with the existing design. Residents expect both agencies to work together to replace the bridges.

Current hardships for residents include difficulty in getting to and from work each day, access to the grocery store, doctor appointments and all the other normal activities of life taken for granted until you have no way to leave your neighborhood. A few residents have serious medical issues, one requires frequent chemotherapy. Several are elderly and have a difficult time as it is without the inconvenience of non-functional bridges. A family with a one-year-old baby was pushing their stroller along the road to get back to their home. An avocado grower had to make many trips in a small truck to get his product to market because the bridges will not support the weight of his large truck loaded with ripe avocados. One woman was driven, by county workers to San Luis Obispo to rent a car to get to work. Fire engines will not be able to cross the bridges, even after the temporary fixes, because of weight. Additionally, medical emergencies, whether in an ambulance or a resident attempting to drive to a medical facility are slowed significantly and response from the Sheriff is hampered because of poor bridge conditions. While the county, Coastal Commission, state bridge inspectors and other officials debate with organizations like the Sierra Club and others about the technicalities of replacing old bridges, residents lives are made more difficult. Our government and its agencies have not provided for safe transportation. Only the residents are paying the price for this lengthy appeal process.

We all hope and pray you understand this is a critical health and safety issue for residents. We understand the appeal is primarily about environmental concerns and bridge appearance issues. All of us support and love nature, which is why we live here. There must be a common sense approach, a balance that can be achieved between nature and human needs. Please expedite approval of the replacement bridges so we residents can be assured of access for emergency medical services, fire protection, Sheriff, as well as the county and state emergency communications facilities that serve the entire state. We are only requesting the same services that

you and all Americans are fortunate to have. Please let common sense prevail, prioritizing your workload with the resource constraints we all live with, to take on the really important environmental issues along California's beautiful coast. Please provide a timely resolution so new bridge construction can occur so our neighborhood can enjoy the same transportation conveniences you and others enjoy.

Please help us! We all enjoy nature, but at this point, we believe human health and safety must prevail. Please approve the replacement bridges as soon as possible so that SLO County can plan for the actual construction. Please feel free to contact Shirley Bianchi at 805-927-8006 if additional information from residents is required. Also, our community has a web site, rockybutteassociation.org, to keep us all informed regarding the bridges.

Thank You,

Residents, San Simeon Creek Road

Cc All Coastal Commission Commissioners, All SLO County Supervisors, Coastal Commission staff/Legal Division, Peter Douglas, Steve Hearst

All residents listed below support the content and intent of this letter and many were able to sign below.

  
Ann & Evan Wride

Jim & Donna Cady

  
Olaf Egeberg & Judith Grace

  
John & Marcia Rhoades

  
John & Marcia Rhoades

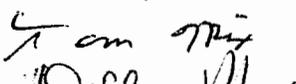
Bud & Linda Hotchkiss

Mike Johnson

  
Bill & Shirley Bianchi

  
Sandy Gideon

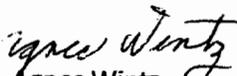
  
Michelle Oksen

  
Tom & Debbie Mix

  
D/R MILLER

  
Aaron Appel

  
Byron & Kathy Haanen

  
Agnes Wintz

  
Dave Hindmon

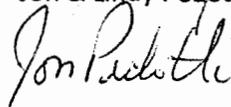
  
Bob & Susan McDonald

  
Mario & Maria Teresa Mendoza

  
Jon & Lindy Pedotti

  
Tim & Linda Winsor

Joyce Williams

  
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**To:** "annwride@yahoo.com" <annwride@yahoo.com>  
**CC:** "Dan Rudolph Stanford" <rudolph\_dan@gsb.stanford.edu>, "Mario Mendoza" <kaliman4450@yahoo.com>  
**Date:** Thu, 2 Oct 2008 21:25:07 -0700  
**Subject:**  FW: Bridge Letter

Dear Ann,

Mario Mendoza forwarded your letter to me. My family (my two sisters and I, and our husbands) owns Stepladder Ranch. I would be happy to sign your letter, on behalf of myself and the 5 other owners of the ranch. Our concerns about the bridges are the same as those stated in your letter – fire safety, safe passage, etc. We also have additional specific concerns as they relate to our business:

Avocado growers in our area have had a particularly difficult two years. 2007 was the year of the freeze, and many growers lost all of that year's crop, plus the next. 2008 is the year of the heat wave, where growers suffered more devastating losses. We are trying to keep our business going because we love what we do. Mario has surely understated what he had to go through to move the roughly \$50,000 of avocados that were already picked and were awaiting pick up by Mission Produce when the bridge was closed. Two of our employees worked through the night, moving more than 30,000 pounds of avocados down San Simeon Creek Road, and dumping them by the side of the road. They finished at 6:00am. Mission worked with us and supplied a small trailer and truck that we could use. Further, they sent a special truck to collect the fruit at 6:30am. Had they not done this, it would have been catastrophic for us. We still have fruit waiting to be picked on our trees. We are waiting for the temporary bridge to be opened before we can pick that fruit. Again, any delays in this process will cause us serious harm. We have a short window of time to pick that fruit and get it to the packing house. We are very nervous right now, as we wait for the temporary structures to be completed.

Unfortunately, the bridges being installed today are only a very short term solution for us. They will allow us, hopefully, to get the small amount that remains of this year's harvest to market. The temporary bridges will not allow us to conduct our business in a reasonable fashion in the future.

The maximum weight allowed on those temporary bridges is not ANY WHERE close to what is necessary to haul fruit down the road. We can not run a business where we have to move fruit in small loads like we did this week. We need a bridge which will support a realistic load, and we need it now.

Please feel free to call me if you would like to discuss this further. Also, please add me to your email list. I was planning to write a letter myself this evening, and I really appreciate you doing it for me. It has been a stressful week for all of us.

Best regards,

Anne Rudolph  
(650) 324-3497