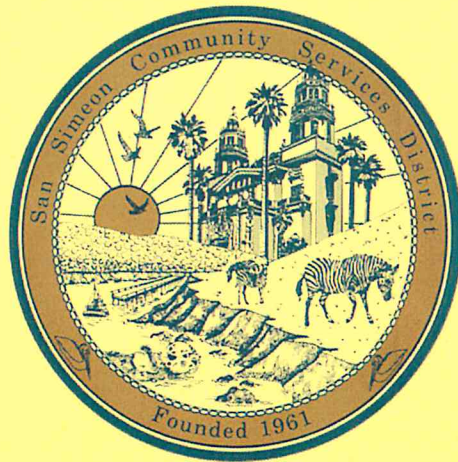


# **SPECIAL MEETING**

## **Board of Directors San Simeon Community Services District**



## **BOARD PACKET**

**Friday, August 14, 2015  
4:00 pm**

**Cavalier Banquet Room  
250 San Simeon Avenue  
San Simeon, CA**

Prepared by:

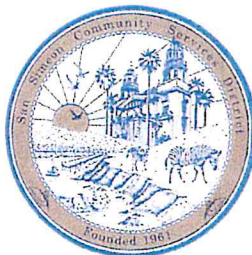


**GRACE**  
ENVIRONMENTAL SERVICES

SPECIAL MEETING  
AGENDA

Copy

SAN SIMEON COMMUNITY SERVICES DISTRICT  
Board of Directors



August 14, 2015  
4:00 pm

Cavalier Banquet Room  
250 San Simeon Avenue  
San Simeon, CA

Note: All comments concerning any item on the agenda are to be directed to the Board chairperson.

1. SPECIAL MEETING 4:00 PM

2. Call to Order

3. Roll Call

— M CADAMS  
FELLOS  
WILSONS  
PACER  
PACER

4. Pledge of Allegiance

5. Public Comment:

Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction, provided the matter is not on the Board's agenda. Presentations are limited to three (3) minutes or less with additional time at the discretion of the Chair. Your comments should be directed to the Board as a whole and not directed to individual Board members. The Brown Act restricts the Board from taking formal action on matters not published on the agenda.

6. Public Comment on Special Meeting Agenda Items

7. Special Meeting Agenda Items:

— DAN MOTSON  
LEOP SECONO  
ALL IN FAVOR 5-0

A. Consideration of Board Approval of change order #1 of Wellhead Treatment/RO System - \$37,213.28

B. Consideration of Board Approval of Resolution 15-378 establishing CEQA Class 1 Exemption Determination pursuant to Section 15301 under CEQA Guidelines for the Pico Stairs repair and maintenance.

— DAN MOTSON  
PACER SECONO  
ALL IN FAVOR 5-0

8. Adjournment

**A. Consideration of Board Approval of  
change order #1 of Wellhead Treatment/RO  
System - \$37,213.28**

Form RD 1924-7  
(Rev. 2-97)

UNITED STATES DEPARTMENT OF AGRICULTURE  
RURAL DEVELOPMENT AND  
FARM SERVICE AGENCY

ORDER NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
STATE \_\_\_\_\_  
COUNTY \_\_\_\_\_

Copy

**CONTRACT CHANGE ORDER**

CONTRACT FOR Reverse Osmosis Equipment  
OWNER San Simeon Community Services District

To Wigen Water Technologies  
*(Contractor)*

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes (Supplemental Plans and Specifications Attached)	DECREASE in Contract Price	INCREASE in Contract Price
Addition of Treatment Capabilities	\$	\$
Increased pump size and VFD to 75 HP		12,416.25
Concentrate pipe change for increased press		19,403.75
Equipment modifications for increased press		2,229.55
Membrane housing pressure increase		3,163.73
TOTALS	\$ 0.00	37,213.28
NET CHANGE IN CONTRACT PRICE	\$ 0.00	37,213.28

**JUSTIFICATION:**

The project was bid with the assumption that the water quality would be 2500 mg/l. The analysis of the groundwater has revealed that it is possible the levels will be higher than 2,500 mg/l so in speaking with the manufacturer it was decided that the unit could treat 4,000 mg/l with equipment adjustments identified above.

The amount of the Contract will be (Decreased) (Increased) By The Sum Of: Thirty seven thousand two hundred thirteen and 28 cents Dollars (\$ 37,213.28).

The Contract Total Including this and previous Change Orders Will Be: Three hundred thirty five thousand nine hundred and eighty three and 28 cents Dollars (\$ 335,983.28).

The Contract Period Provided for Completion Will Be (Increased) (Decreased) (Unchanged): 60 Days.

This document will become a supplement to the contract and all provisions will apply hereto.

Requested \_\_\_\_\_ (Owner) \_\_\_\_\_ (Date)  
Recommended [Signature] (Owner's Architect/Engineer) 08-12-2015 (Date)  
Accepted \_\_\_\_\_ (Contractor) \_\_\_\_\_ (Date)  
Approved by Agency \_\_\_\_\_ (Name and Title) \_\_\_\_\_ (Date)

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-01042. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

- ORIGINAL-BORROWER'S CASE FOLDER
- COPY-CONTRACTOR
- COPY-BORROWER



**Water.  
Process.  
Solutions.**

**Copy**

Corporate Headquarters  
302 Lake Hazeltine Drive  
Chaska, MN 55318 USA

Phone 800-240-3330  
Phone 952-448-4884  
Fax 952-448-4886  
Web WIGEN.COM

August 11, 2015

Mr. Jon Turner  
Phoenix Civil Engineering, Inc  
4532 Telephone Road, Suite 113  
Ventura, CA 93003

**RE: Quotation for Modifications to Reverse Osmosis System to Accommodate Future Chloride Levels up to 4000 mg/L**

Dear Jon,

We are pleased to provide the following quotation to modify the Reverse Osmosis System as described in our Bid Proposal #052115-200A to accommodate possible future increases in the feed chloride level up to a total concentration of 4000 mg/L. A detailed breakdown of the modifications required to the RO skid for the higher chloride level of 4000 mg/L and the assumed subsequent increased TDS based on extrapolated historical data is as follows:

Item No.	Description	Price Increase
1	Increase high pressure pump size and VFD to 75 HP and subsequent changes to electrical components in panel to accommodate future higher feed pressure due to high TDS.	\$11,550.00
2	Change concentrate piping from 304 Stainless Steel to 2205 Duplex Stainless Steel for higher chloride level.	\$18,050.00
3	Change (3) pressure gauges on concentrate piping from 316 SS to 2205 Duplex SS and change (1) concentrate valve from a Bray Resilient Seated to a 316 SS Jamesbury High Performance Valve for estimated future increase in pressure of up to 284 psi.	\$2,074.00
4	Change membrane housings to 450 psi rated from 300 psi rated for estimated future increase in pressure of up to 284 psi (very close to 300 psi rating).	\$2,943.00
	Sub-Total	\$34,617.00
	Sales Tax (7.5%)	\$2,596.28
	<b>Total Price Increase (including taxes and shipping)</b>	<b>\$37,213.28</b>



Water.  
Process.  
Solutions.

Copy

If you have any questions on this quotation or require further details on the items described for the RO skid modification, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Michael Bourke".

Michael Bourke  
*VP Business Development*  
Wigen Water Technologies

6500 S Quebec St, Suite 300  
Centennial, CO 80111  
Email: [Michael.Bourke@wigen.com](mailto:Michael.Bourke@wigen.com)  
Tel: (303) 350-3086

**San Simeon Community Services District**  
**Wellhead Treatment Project**  
**Cost Estimate**

Item	Description	Quantity	Unit	Unit Price	Total	Total w/CO
1	Mobilization	1	LS	\$47,100.00	\$47,100.00	47100
2	Electrical System Improvements	1	LS	\$15,000.00	\$15,000.00	15000
3	Site Improvements	1	LS	\$25,600.00	\$25,600.00	25600
	Grading	1	LS	\$5,000.00		
	Piping Improvements	1	LS	\$10,500.00		
	Concrete Pad Construction	1	LS	\$10,100.00		
4	Permanent Wellhead Treatment Skid	1	LS	\$375,000.00	\$375,000.00	298,000 Actual contract cost
	1 Changer Order (CO)					37,213
5	Brine Tank and CIP Tank	1	LS	\$45,000.00	\$45,000.00	45000
6	Miscellaneous Equipment and Modifications	1	LS	\$10,000.00	\$10,000.00	10000
7	Metal Building	1	LS	\$145,000.00	\$145,000.00	145000
					\$688,300.00	\$ 622,913.28
	Subtotal				\$662,700.00	
	Overhead/Profit/Bonds/Insurance		20%		\$132,540.00	
	Design Engineering				\$12,000.00	
	Contingency		15%		\$99,400.00	
	Design Eng. and Services During Construction		3%		\$19,900.00	
	<b>TOTAL</b>				<b>\$926,540.00</b>	

**Notes:**

Electrical System Improvements includes the fee to PG&E to provide a 480 V service to the point of connection near the District office. Price based on conversation with PG&E staff.

Concrete Pad Construction includes 4 concrete pads: 30 x 10, 18 x 18, 14 x 14, 5 x 10. Temporary Wellhead Treatment System is trailer mounted 325 gpm unit rental for 4 months at \$10k a month. Quote obtained from Evoqua.

Permanent Wellhead Treatment System is based on quote from Wigen for one RO treatment train (no redundancy) at 325 gpm feed rate (270 gpm production rate). Brine Tank and CIP Tank based on budget quote provided by Loomis Tank.

Miscellaneous Equipment and Modifications includes costs associated with power connection from the PG&E transformer to the equipment pad.  
 Calculated figures are rounded.

**B. Consideration of Board Approval of Resolution 15-378 establishing CEQA Class 1 Exemption Determination pursuant to Section 15301 under CEQA Guidelines for the Pico Stairs repair and maintenance.**



**RESOLUTION NO. 15-378**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE SAN SIMEON COMMUNITY SERVICES DISTRICT  
ESTABLISHING A CALIFORNIA ENVIRONMENTAL QUALITY ACT  
FINDING OF EXEMPTION FOR THE PICO STAIRS REPAIR PROJECT**

**WHEREAS**, the San Simeon Community Services District (“District”) is a community services district duly formed under Government Code Section 61000 et seq. to provide community services within the District’s service area, including water, sewer, services and streets; and

**WHEREAS**, in order to address the deterioration of the District’s Pico Avenue Stairs beach access, the District has developed a proposed project consisting of the addition of rip rap to the current set of stairs to provide protection from further erosion (the “Project”); and

**WHEREAS**, the existing staircase will remain in place. No demolition of existing facilities is purposed; and

**WHEREAS**, none of the existing vegetation at the top of the bluff will be removed and no grading is proposed; and

**WHEREAS**, the District has studied the Project, made appropriate findings and concluded that the preparation of a Categorical Exemption in accordance with the California Environmental Quality Act (“CEQA”) is appropriate for this Project; and

**WHEREAS**, a noticed public meeting was held on August 14, 2015 by the District, and at that meeting there was the opportunity for public comment regarding the determination; and

**WHEREAS**, based on the information contained in the documentation of the Project design and associated potential impacts, along with testimony and public input, the Board of Directors find that the Project is categorically exempt.

**NOW, THEREFORE, BE IT RESOLVED** by the San Simeon Community Services District Board of Directors that the Project is exempt from CEQA pursuant to CEQA Guideline Section 15301, Class 1, as set forth in the “Notice of Exemption” attached hereto as Exhibit “A” and incorporated herein by this reference.

**BE IT FURTHER RESOLVED**, that the Board of Directors find as follows:

1. The Project consists of the minor alteration of an existing public facility.
2. The Project would result in assurance of the public’s safety.

**BE IT FURTHER RESOLVED**, that the Board of Directors authorizes and directs the District General Manager to file the Notice of Exemption with the San Luis Obispo County Clerk.

PASSED AND ADOPTED THIS 14<sup>th</sup> day of August, 2015. Upon motion of Director \_\_\_\_\_, seconded by Director \_\_\_\_\_ and on the following roll call vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

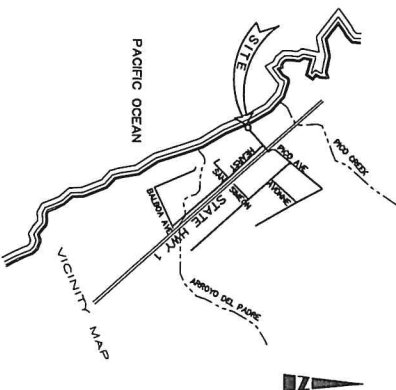
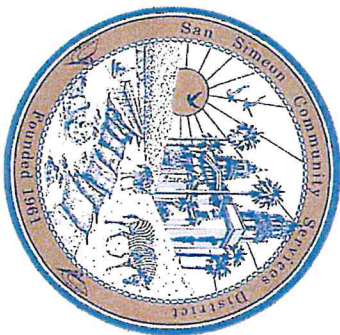
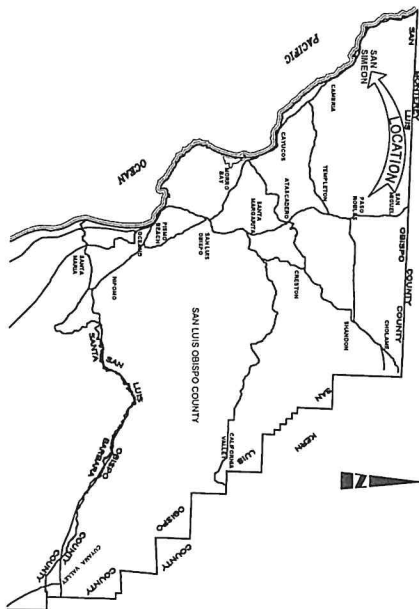
\_\_\_\_\_  
Ralph McAdams, Chairperson  
Board of Directors

ATTEST:

\_\_\_\_\_  
Charles Grace  
Secretary/General Manager

Attachment: Exhibit A- Notice of Exemption

# SAN SIMEON COMMUNITY SERVICES DISTRICT SAN SIMEON, CALIFORNIA PICO AVENUE STAIRS AND SLOPE PROTECTION



**SHEET INDEX**

DATA NO.	SHEET NO.	DESCRIPTION
G-1	1	TITLE SHEET
C-1	2	SITE PLAN AND PHOTOS



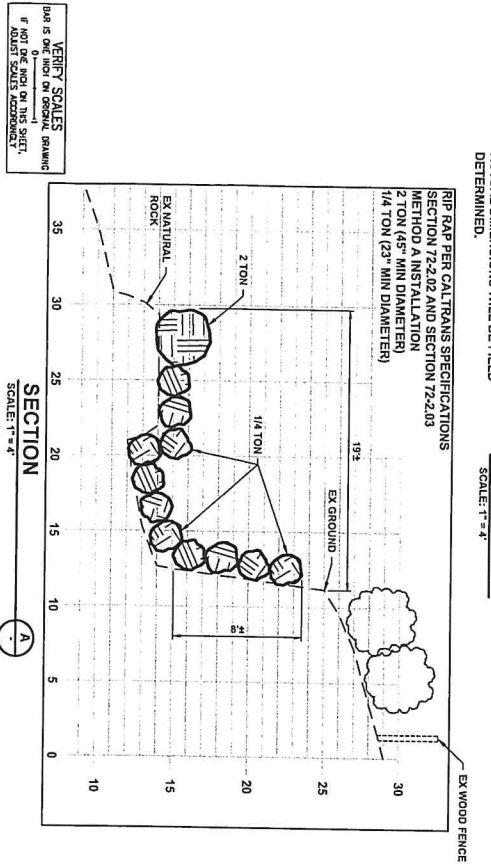
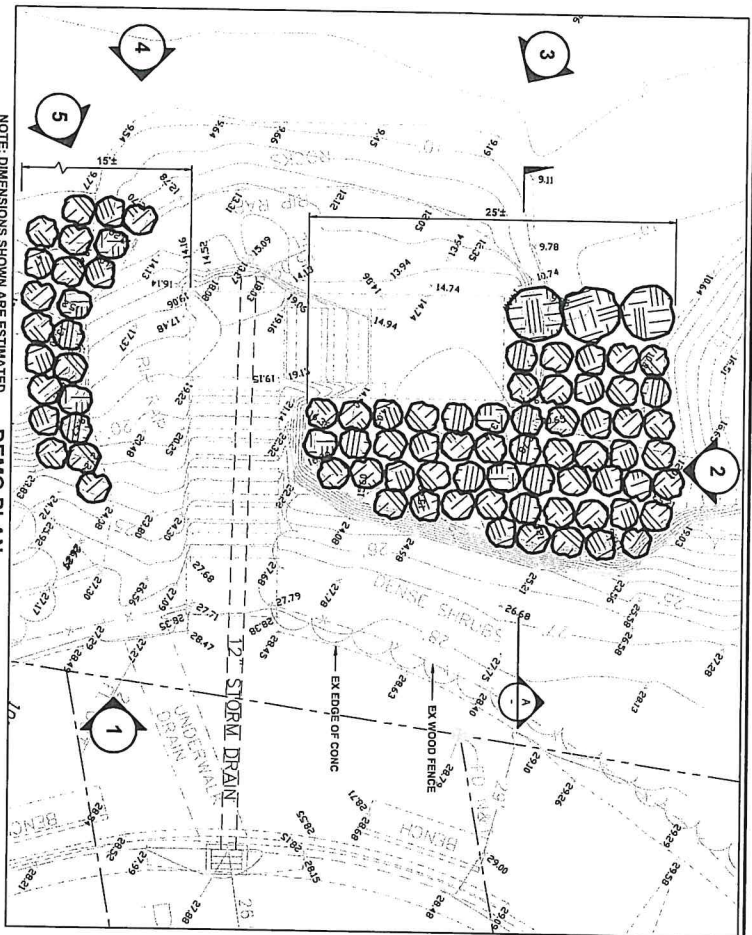
PROJECT BY: CIVIL ENGINEERING, INC.  
 4432 TELEPHONE ROAD, SUITE 113  
 VENTURA, CA 93003  
 (805) 659-0800

RECORDED AT 2013 6-30-16  
 FIRST SUBMITTAL  
 REC'D. DATE: 6/17/13

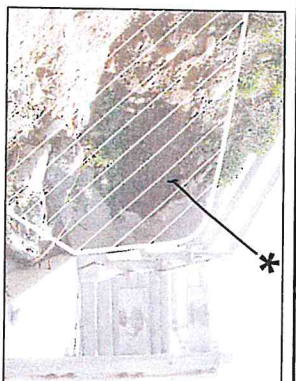
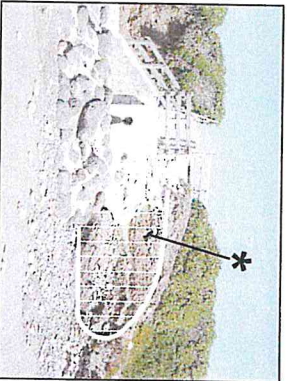
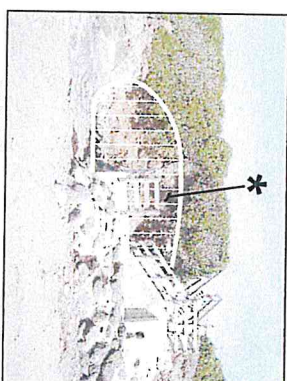
**TITLE SHEET**

SAN SIMEON COMMUNITY SERVICES DISTRICT  
 PICO AVENUE STAIRS AND SLOPE PROTECTION

NO.	DATE	BY	DESCRIPTION
1	6-17-13	AM	ISSUED FOR PERMIT
2	6-17-13	AM	ISSUED FOR PERMIT
3	6-17-13	AM	ISSUED FOR PERMIT
4	6-17-13	AM	ISSUED FOR PERMIT
5	6-17-13	AM	ISSUED FOR PERMIT
6	6-17-13	AM	ISSUED FOR PERMIT
7	6-17-13	AM	ISSUED FOR PERMIT
8	6-17-13	AM	ISSUED FOR PERMIT
9	6-17-13	AM	ISSUED FOR PERMIT
10	6-17-13	AM	ISSUED FOR PERMIT



PROVIDED BY: CIVIL ENGINEERING, INC. 4320 VENTURA BLVD., SUITE 113 VENTURA, CA 93003 (805) 658-6800		SAN SIMON COMMUNITY SERVICES DISTRICT PICO AVENUE STAIRS AND SLOPE PROTECTION	
REGISTERED CONTRACTOR CONTRACT NO. 08111 DATE: 5-30-15	DESIGNER DATE: 6/15/15	CHECKED BY: [ ] DATE: [ ]	DATE: [ ]
REVISIONS NO. DATE DESCRIPTION	APPROVED BY: [ ] DATE: [ ]	DATE: [ ]	SHEET 2 OF 2



\* AREA OF ROCK PLACEMENT



3155 Rose Avenue  
San Luis Obispo, CA 93401  
(805) 234-7393  
jeffo@olive-env.com  
www.olive-env.com

August 6, 2015

Charlie Grace, General Manager  
San Simeon Community Services District  
111 Pico Avenue  
San Simeon, CA 93452

**Subject: Pico Avenue Beach Access Staircase Repair Project Environmental Determination**

Dear Charlie:

Thank you for the opportunity to work with the San Simeon Community Services District (SSCSD) on the environmental determination for the Pico Avenue Beach Access Staircase Repair Project. As detailed below, the proposed project includes the repair of the existing beach access staircase at the terminus of Pico Avenue in the community of San Simeon. Specifically, this includes protecting the existing staircase, beach landing and coastal bluff from continued tidal and wave erosion by placing rip rap on both sides of the staircase landing.

The subject property consists of the existing beach access staircase and landing at the southwest terminus (cul-de-sac) of Pico Avenue in the community of San Simeon, along the north coast of San Luis Obispo County (longitude: -121.1475, latitude: 35.6141). The subject property is approximately 440 feet southwest of the Highway 1/Pico Avenue intersection.

Specifically, the proposed project construction will be limited to the placement of rip rap directly adjacent to the southern and northern edges of the existing staircase landing.

**Project Background and Existing Conditions:** The existing set of concrete beach access stairs leads from the sidewalk at the end of the Pico Avenue cul-de-sac down to the beach. Since their original construction, the bottom stairs leading down to the concrete landing have eroded away due to wave action from storm events and high tides. The original stairs have since been replaced and remain in good condition. However, the beach access stairs are currently undermined on two sides (north and south of the landing) and the current configuration has possibly led to hillside erosion of the bluff on the north side of the stairs. Similarly, the bluff underneath and adjacent to the south side of the staircase is being undermined by erosion.

The Pico Avenue beach access staircase site is characterized by a coastal bluff leading down to the beach. Coastal brush is found in small patches to the north and south of the staircase, limited to a thin band along the top of the bluff. The cul-de-sac immediately adjacent to the

top of the staircase is bound by undeveloped coastal terrace that is regularly mowed with little to no mature vegetation present.

**Project Description:** At this time, the SSCSD is interested in the placing of rip rap (i.e., rocks and boulders) along the north and south sides of the existing staircase landing to prevent tidal surges from wrapping around the landing and existing rip rap causing further erosion and undermining in order to protect the staircase and beach access.

The construction details for this project have been provided by the project engineer (Jon Turner, Phoenix Civil Engineering, Inc.), titled "Pico Avenue Stairs and Slope Protection" dated 6/15/15. Based on the Project Site Plan (see attached), and as shown in Figure 2, Project Site Plan/Aerial Photo Overlay, construction details are as follows:

- Construction Staging:
  - All construction equipment will be staged at the Pico Avenue cul-de-sac, above the beach access staircase;
- Existing Conditions and Facilities:
  - The existing staircase will remain in place. No demolition of existing facilities is proposed;
  - The underlying stormwater drainage outfall structure will not be effected as part of the project;
  - None of the existing vegetation at the top of the bluff will be impacted;
- Construction Details: The project will be limited to the placement of rip rap along the north and south sides of the existing staircase beach landing (please refer to Figure 2, Project Site Plan/Aerial Photo Overlay). Proposed construction includes the following details:
  - Rip rap will consist of rocks/boulders. Rip rap will include 2-ton (45-inch minimum diameter) and ¼ ton (23-inch minimum diameter) rocks, per CalTrans specifications;
  - Rip rap will be lowered into place by a crane (for the larger rocks) and a clamshell loader (for smaller rocks) from the Pico Avenue cul-de-sac (no construction equipment will be staged on the beach);
  - No grading is proposed. Infill is limited to the placement of the rock rip rap;
  - Construction footprint = approximately 200 square feet along the north side of the staircase landing, approximately 150 square feet along the south side of the landing.

**Environmental Determination:** The proposed Pico Avenue Beach Access Staircase Repair is considered to be a "project" as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15378(a)(1). This section states that an activity directly undertaken by any public agency including but not limited to public works construction will be subject to the environmental review requirements pursuant to CEQA.

However, because the project will be limited to the placement of rock rip rap within a relatively small footprint along the beach and slopes adjacent to the existing beach access stairway, will not result in any vegetation impacts, and because all construction equipment will be located off

of the beach and bluff on the Pico Avenue cul-de-sac and no grading is proposed, the project is determined to be categorically exempt under CEQA.

Categorical exemptions are made up of classes of projects that generally are considered not to have potential impacts on the environment. Categorical exemptions are defined in the CEQA Guidelines. Specifically, Section 15301 of the CEQA Guidelines defines Categorical Exemption Class 1 for existing facilities. Categorical Exemption Class 1 consists of the "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination."

Because the proposed project consists of the maintenance of an existing public facility involving no expansion of the current use, the proposed Pico Avenue Beach Access Staircase Repair Project is determined to be Categorically Exempt from CEQA under the Class 1 Exemption.

Attached to this letter is a copy of the Notice of Exemption prepared for the proposed project. Upon certification of the Notice by the SSCSD Board of Directors, Oliveira Environmental Consulting LLC will file the Notice of Exemption with the County Clerk in order to reduce the statute of limitations for any challenge to the agency from 180 days to 35 days.

Thank you for the opportunity to assist you on this project and we look forward to working with you in the future. Please feel free to contact me anytime if you have any questions.

Sincerely,



**Jeff Oliveira, Principal Environmental Planner**  
Oliveira Environmental Consulting LLC

*Attachment:*

*San Simeon Community Services District Pico Avenue Beach Access Staircase Repair Project  
Notice of Exemption*



San Simeon Community Services District  
111 Pico Avenue, San Simeon CA 93452

**NOTICE OF EXEMPTION**

**TO:** County Clerk  
County of San Luis Obispo

San Simeon Community Services District Pico Avenue Beach Access Staircase Repair Project

**Project Title**

Pico Avenue, San Simeon CA 93452 (beach access stairway landing below Pico Avenue cul-de-sac)

**Project Location – Specific**

San Luis Obispo

**Project Location – County**

Project consists of the placing of rip rap (i.e., 2-ton and ¼ ton rocks and boulders) along the north and south sides of the existing staircase landing on the beach and bluff slope to prevent tidal surges from wrapping around the landing and existing rip rap causing further erosion and undermining in order to protect the staircase and beach access. Project footprint consists of approximately 200 square feet north of the staircase landing and approximately 150 square feet on the south side of the landing.

**Description of Nature and Purpose of Project**

San Simeon Community Services District

**Name of Public Agency Approving Project**

San Simeon Community Services District. 111 Pico Avenue, San Simeon CA 93452.

**Name of Person or Agency Carrying Out Project/Beneficiaries of Project**

**Exempt Status: (Check One)**

- |                                     |                        |                                 |
|-------------------------------------|------------------------|---------------------------------|
| <input type="checkbox"/>            | Ministerial            | {Sec. 21080(b)(1); 15268}       |
| <input type="checkbox"/>            | Declared Emergency     | {Sec. 21080(b)(3); 15269(a)}    |
| <input type="checkbox"/>            | Emergency Project      | {Sec. 21080(b)(4); 15269(b)(c)} |
| <input checked="" type="checkbox"/> | Categorical Exemption. | {Sec. 15301; Class: 1}          |

**Reasons why project is exempt:** Consists of the maintenance of an existing public facility.

Project would result in the prevention of further beach and bluff erosion and undermining of the existing staircase and would not expand the use of the facility. No grading is proposed, project construction equipment will be limited to the Pico Avenue cul-de-sac, and no vegetation will be removed.

**Contact Person** Charlie Grace, SSCSD General Manager

**Telephone** (805) 927-4778

**If filed by applicant:**

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project?  
Yes  No



Signature Jeff Oliveira Date 8/6/15

Name (Print) Jeff Oliveira, Principal Environmental Planner  
Oliveira Environmental Consulting



3155 Rose Avenue  
San Luis Obispo, CA 93401  
(805) 234-7393  
jeffo@olive-env.com  
www.olive-env.com

August 5, 2015

**California Coastal Commission**

Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060-4508

**Subject: San Simeon Community Services District Pico Avenue Beach Access Staircase Repair Project Coastal Development Permit Application Submittal**

Project Manager:

On behalf of the project applicant, San Simeon Community Services District, I am pleased to submit the following project overview and attached Coastal Development Permit (CDP) application for the proposed Pico Avenue Beach Access Staircase Repair Project. This letter is intended to supplement the information contained in the application submittal package for the required project CDP and to provide Coastal Commission staff with a brief summary of the project background, construction details and environmental review.

As detailed below, the proposed project includes the repair of the existing beach access staircase at the terminus of Pico Avenue in the community of San Simeon. Specifically, this includes protecting the existing staircase, beach landing and coastal bluff from continued tidal and wave erosion by placing rip rap on both sides of the staircase landing.

**Project Location:** The subject property consists of the existing beach access staircase and landing at the southwest terminus (cul-de-sac) of Pico Avenue in the community of San Simeon, along the north coast of San Luis Obispo County (longitude: -121.1475, latitude: 35.6141). The subject property is approximately 440 feet southwest of the Highway 1/Pico Avenue intersection. The site consists of beach sands and slopes and does not have an Assessor Parcel Number.

The proposed project construction will be limited to the placement of rip rap directly adjacent to the southern and northern edges of the existing concrete staircase landing. Please refer to Figure 1, Project Vicinity and Site Location, and the attached Project Site Plan for additional project location details.

**Project Background and Existing Conditions:** The existing set of concrete beach access stairs leads from the sidewalk at the end of the Pico Avenue cul-de-sac down to the beach. Since their original construction, the bottom stairs leading down to the concrete landing have eroded away

due to wave action from storm events and high tides. The original stairs have since been replaced and remain in good condition. However, the beach access stairs are currently undermined on two sides (north and south of the landing) and the current configuration has possibly led to hillside erosion of the bluff on the north side of the stairs threatening the visitor serving sidewalk. Similarly, the bluff underneath and adjacent to the south side of the staircase is being undermined by erosion.

The Pico Avenue beach access staircase site is characterized by a coastal bluff leading down to the beach. Coastal brush is found in small patches to the north and south of the staircase, limited to a thin band along the top of the bluff. The cul-de-sac immediately adjacent to the top of the staircase is bound by undeveloped coastal terrace that is regularly mowed with little to no mature vegetation present.

Please refer to the attached project site photos and Project Site Plan for additional site details and a depiction of the existing facility and evidence of the undermining and erosion to be addressed as part of the proposed project. As shown in the attached site photos, the area proposed for rip rap installation is limited to portions of existing beach and hillside slopes that are void of vegetation.

Local Land Use Permitting: Based on discussions with the County of San Luis Obispo Department of Planning and Building (email communication: Matt Jansen, Division Manager, January 12, 2015), the proposed project falls outside of the County's jurisdiction and a local land use permit is not required. However, it was confirmed that the project is within the Coastal Commission original jurisdiction and a permitting determination will be required through the Coastal Commission.

**Project Description:** At this time, the SSCSD is interested in the placing of rip rap (i.e., rocks and boulders) along the north and south sides of the existing staircase landing to prevent tidal surges from wrapping around the landing and existing rip rap causing further erosion and undermining in order to protect the staircase, sidewalk and beach access.

The construction details for this project have been provided by the project engineer (Jon Turner, Phoenix Civil Engineering, Inc.), titled "Pico Avenue Stairs and Slope Protection" dated 6/15/15. Based on the Project Site Plan (see attached), and as shown in Figure 2, Project Site Plan/Aerial Photo Overlay, construction details are as follows:

- Construction Staging:
  - All construction equipment will be staged at the Pico Avenue cul-de-sac, above the beach access staircase;
- Existing Conditions and Facilities:
  - The existing staircase will remain in place. No demolition of existing facilities is proposed;
  - The underlying stormwater drainage outfall structure will not be effected as part of the project;
  - None of the existing vegetation at the top of the bluff will be removed;

- **Construction Details:** The project will be limited to the placement of rip rap along the north and south sides of the existing staircase beach landing (please refer to Figure 2, Project Site Plan/Aerial Photo Overlay). Proposed construction includes the following details:
  - Rip rap will consist of rocks and boulders. Rip rap will include 2-ton (45-inch minimum diameter) and ¼ ton (23-inch minimum diameter) rocks, per CalTrans specifications;
  - Rip rap will be lowered into place by a crane (for the larger rocks) and a clamshell loader (for smaller rocks) from the Pico Avenue cul-de-sac (no construction equipment will be staged on the beach);
  - No grading is proposed. Infill is limited to the placement of the rock rip rap;
  - Construction footprint = approximately 200 square feet along the north side of the staircase landing, approximately 150 square feet along the south side of the landing.

**Environmental Determination:** Although the project is exempt from local discretionary permitting, the proposed Pico Avenue Beach Access Staircase Repair is considered to be a “project” as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15378(a)(1). This section of the CEQA Guidelines states that an activity directly undertaken by any public agency including but not limited to public works construction will be subject to the environmental review requirements pursuant to CEQA.

However, because the project will be limited to the placement of rock rip rap within a relatively small footprint along the beach and slopes adjacent to the existing beach access stairway, will not result in any vegetation impacts, and because all construction equipment will be located off of the beach and bluff on the Pico Avenue cul-de-sac and no grading is proposed, the project will not result in significant environmental impacts and is determined to be categorically exempt under CEQA.

Categorical exemptions are made up of classes of projects that generally are considered not to have potential impacts on the environment. Categorical exemptions are defined in the CEQA Guidelines. Specifically, Section 15301 of the CEQA Guidelines defines Categorical Exemption Class 1 for existing facilities. Categorical Exemption Class 1 consists of the “operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.”

Because the proposed project consists of the maintenance of an existing public facility involving no expansion of the current use, the proposed Pico Avenue Beach Access Staircase Repair Project is determined to be Categorically Exempt from CEQA under the Class 1 Exemption.

The San Simeon Community Services District has prepared the necessary environmental determination and Notice of Exemption (see attached) for certification by the CSD Board of Directors and for filing with the San Luis Obispo County Clerk’s Office.

Thank you for the opportunity to provide a brief overview of the details of the Pico Avenue Beach Access Staircase Repair Project and the associated CDP application. If you have any questions about the details of this project, or the details of the CUP application, please contact either myself or the applicant, Charlie Grace, SSCSD General Manager (graceenvironmental@gmail.com, 805-927-4778).

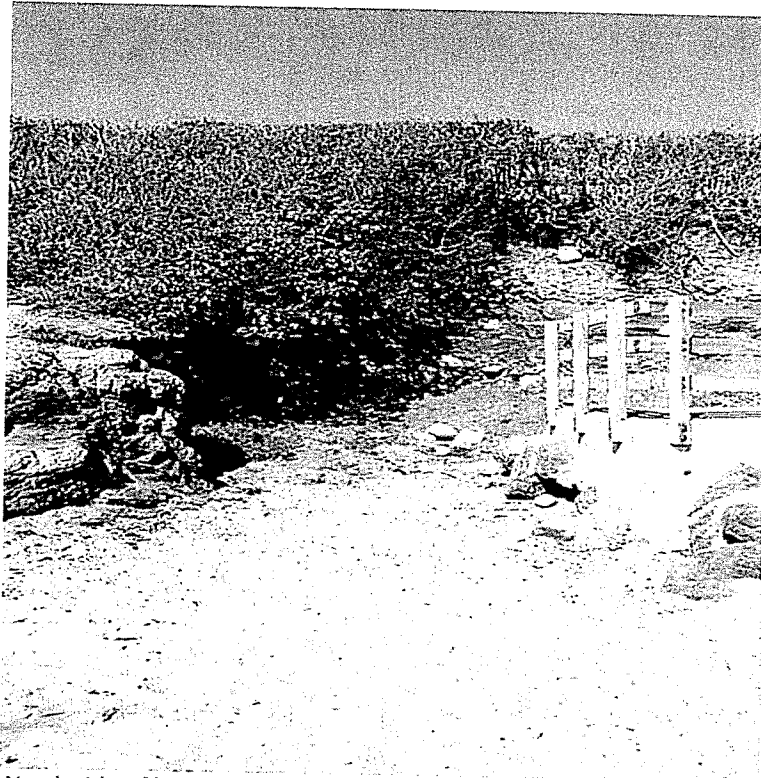
Sincerely,



**Jeff Oliveira, Principal Environmental Planner**  
Oliveira Environmental Consulting LLC

*Attachments: Figure 1, Project Vicinity and Site Location;  
Figure 2, Project Site Plan/Aerial Photo Overlay;  
Project Environmental Determination and Notice of Exemption (CEQA)  
California Coastal Commission Coastal Development Permit Application  
Project Site Plans*

## Project Site Photos



North side of landing showing erosion and rip rap footprint.



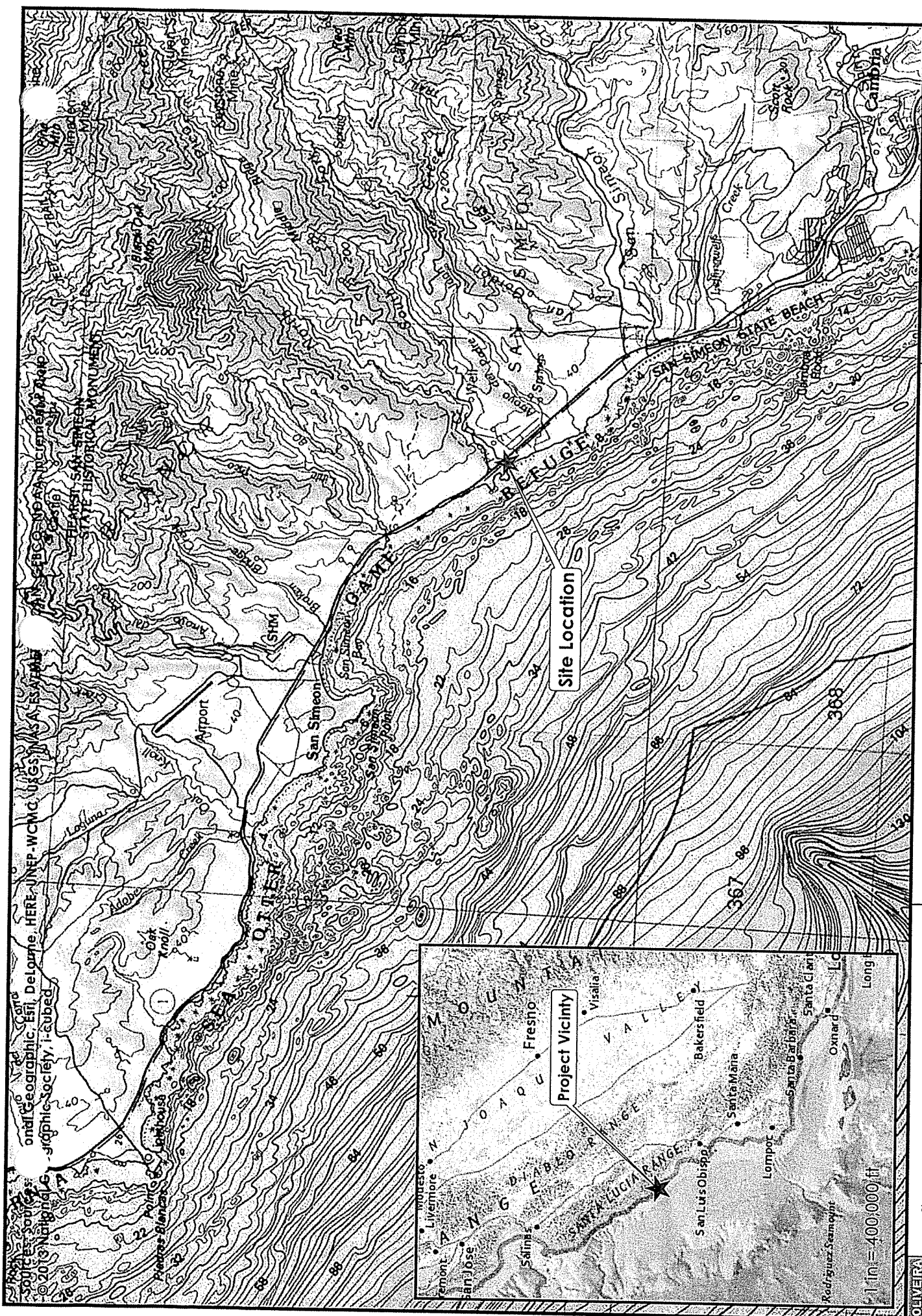
North side of staircase showing concrete landing and bluff erosion.



South side of staircase showing undermining and erosion.



South side of staircase showing another view of undermining/erosion.

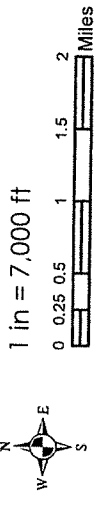


**Pico Avenue Beach Access Staircase Rehabilitation**

**Figure 1**

San Simeon Community Services District

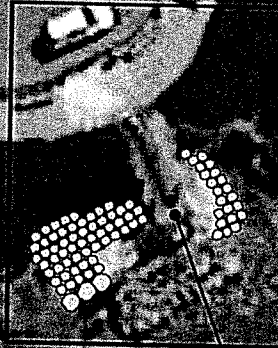
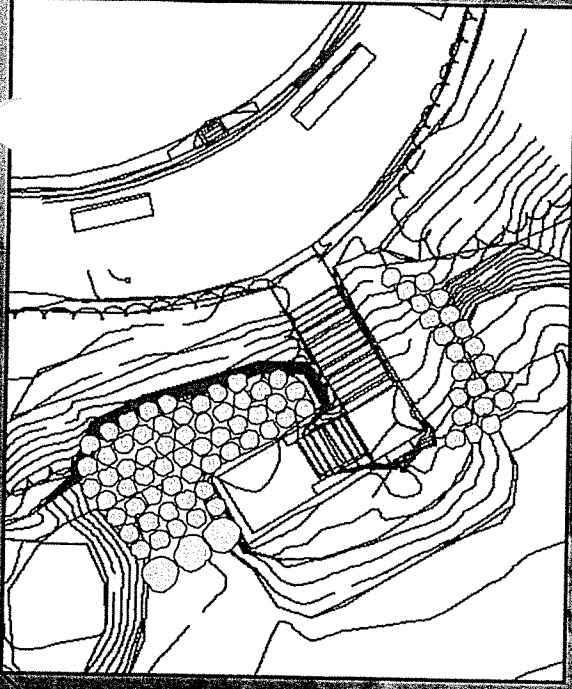
Project Vicinity & Site Location





Source(s) : Phoenix Civil Engineering, Inc.

Slope Stabilization Rock Rip Rap



Existing Beach Access Staircase



1 in = 40 ft

### Pico Avenue Beach Access Staircase Rehabilitation

San Simeon Community Services District

Figure 2

Project Site Plan/Aerial Photo Overlay

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