

APPENDIX P

WEST END PROPERTIES


Appendix P:

Summary of Properties at the West End of Broad Beach including Coastal Protective Structures and Wastewater Treatment Systems



This appendix catalogues all 28 properties (located on 29 parcels) at the west end of Broad Beach that are not protected by the 2010 emergency revetment. Information provided for each property includes the address, assessor parcel number(s), type of wastewater treatment system, type of coastal protection structure, permitting status of coastal protection structure, and an assessment of whether or not the property is effectively protected or remains threatened by coastal processes. The assessment of efficacy of coastal protection structures is based on a visual analysis of each structure, taking into consideration the height and stability of the structure. For instance, properties with concrete seawalls showing signs of aging, such as cracks or other wear, were considered to be threatened while properties with significant engineered solutions, such as newly designed and installed seawalls and/or pilings, were considered to be protected. Because protection of onsite wastewater treatment systems (OWTS) is an important consideration in coastal protection, this summary includes information about each property's wastewater treatment system: whether the property is using an OWTS (designated as "OWTS") or is supported by the Trancas Creek Wastewater Treatment District (designated as "Sewer"). For properties using OWTSs, the location of the system is also noted, with "landward" and "seaward" indicating where the system is located relative to the primary structure on the property. The properties are catalogued from the first home that is not fully protected by the 2010 emergency revetment at 31350 Broad Beach to the most westerly property of the Broad Beach Geological Hazard Abatement District (BBGHAD) at 6525 Point Lechuza Drive (see Table 1: Catalogue of West-End Properties and Table 2: Summary of West End Properties).

Table 1: Catalogue of West-End Properties

Address: 31350 Broad Beach Rd.	
<p>APN(s): 4470-016-013</p> <p>Wastewater: OWTS (landward)</p> <p>Protection: Seawall (permitted)</p> <p>Status: Threatened (insufficient height)</p>	

Address: 31360 Broad Beach Rd.

APN(s):
4470-016-033 (2 structures)

Wastewater:
OWTS (landward)

Protection:
Pilings (included in structure)

Status:
Threatened (insufficient height)



Address: 31364 Broad Beach Rd.

APN(s):
4470-016-016

Wastewater:
OWTS (landward)

Protection:
Seawall (permitted)

Status:
Safe (wall)



Address: 31368 Broad Beach Rd.

APN(s):
4470-016-017

Wastewater:
OWTS (seaward)

Protection:
Seawall (permitted)

Status:
Safe (wall)



Address: 31372 Broad Beach Rd.

APN(s):
4470-016-018

Wastewater:
OWTS (landward)

Protection:
Seawall (permitted)

Status:
Safe (wall)



Address: 31376 Broad Beach Rd.

APN(s):
4470-016-019

Wastewater:
OWTS (landward)

Protection:
Seawall (permitted)

Status:
Safe (wall)



Address: 31380 Broad Beach Rd.

APN(s):
4470-016-020

Wastewater:
OWTS (landward)

Protection:
Seawall (included in structure) and
rock revetment (permitted)

Status:
Threatened (insufficient/degraded revetment)



Address: 31388 Broad Beach Rd.

APN(s):
4470-016-025

Wastewater:
OWTS (landward)

Protection:
Seawall (permitted)

Status:
Threatened
(older seawall)



Address: 31406 Broad Beach Rd.

APN(s):
4470-016-026

Wastewater:
OWTS (landward)

Protection:
Seawall (permitted)

Status:
Safe (wall)



Address: 31412 Broad Beach Rd.

APN(s):

4470-017-069

Wastewater:

Sewer

Protection:

Pilings (included in structure) and
rock revetment (unpermitted)

Status:

Threatened (insufficient/degraded revetment)



Address: 31418 Broad Beach Rd.

APN(s):

4470-017-068

Wastewater:

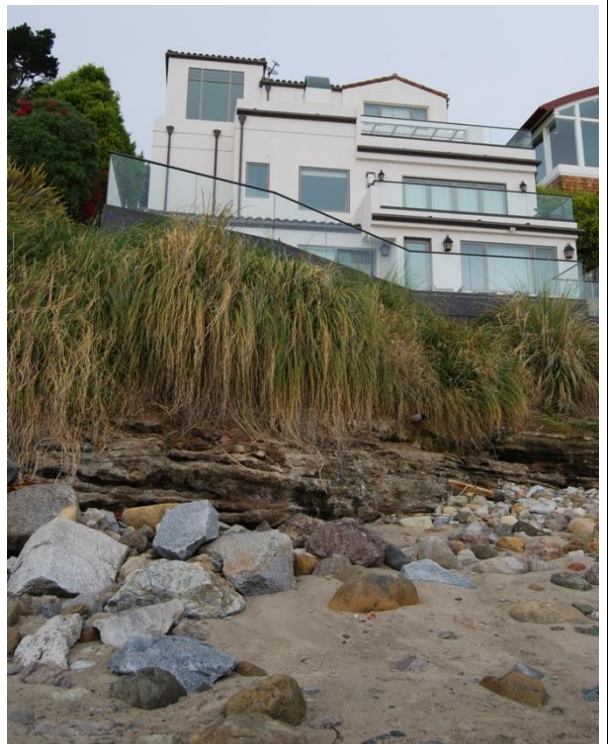
Sewer

Protection:

Rock revetment (unpermitted)

Status:

Threatened (insufficient/degraded revetment)



Address: 31430 Broad Beach Rd.

APN(s):

4470-017-067

4470-017-066

(1 property on 2 lots)

Wastewater:

OWTS (landward)

Protection:

Seawall (permitted)

Status:

Threatened (older seawall)



Address: 31438 Broad Beach Rd.

APN(s):

4470-017-065

(undeveloped parcel)

Wastewater:

Not applicable

Protection:

Rock revetment (unpermitted)

Status:

Threatened
(insufficient/degraded revetment)



Address: 31444 Broad Beach Rd.

APN(s):
4470-017-064

Wastewater:
Sewer

Protection:
Seawall (included in structure)

Status:
Safe (wall)



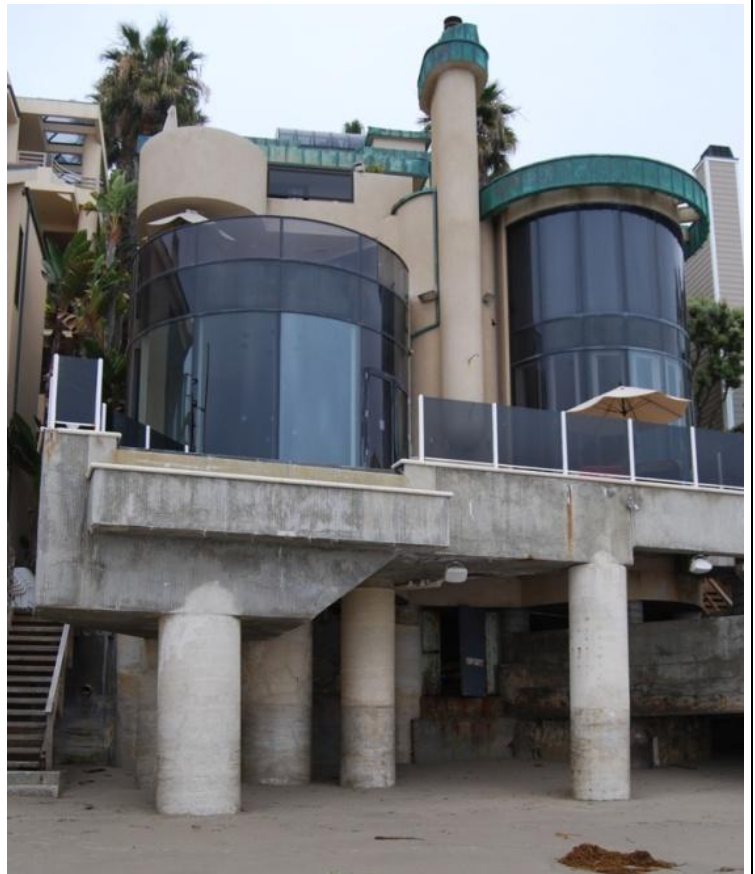
Address: 31450 Broad Beach Rd.

APN(s):
4470-017-063

Wastewater:
Sewer

Protection:
Pilings (included in structure)

Status:
Safe (pilings)



Address: 31454 Broad Beach Rd.

APN(s):
4470-017-062

Wastewater:
Sewer

Protection:
Pilings (included in structure)

Status:
Safe (pilings)



Address: 31460 Broad Beach Rd.

APN(s):
4470-017-061

Wastewater:
Sewer

Protection:
Pilings (included in structure)

Status:
Safe (pilings)



Address: 31500 Victoria Point Rd.

APN(s):
4470-017-038

Wastewater:
Sewer

Protection:
Pilings (included in structure)

Status:
Threatened (older pilings)



Address: 31502 Victoria Point Rd.

APN(s):
4470-017-037

Wastewater:
Sewer

Protection:
Pilings (included in structure)

Status:
Safe (pilings)



Address: 31504 Victoria Point Rd.

APN(s):

4470-017-036

Wastewater:

Sewer

Protection:

Rock revetment (permitted)

Status:

Threatened
(insufficient/degraded
revetment)



Address: 31506 Victoria Point Rd.

APN(s):

4470-017-035

Wastewater:

Sewer

Protection:

Rock revetment (permitted)

Status:

Threatened
(insufficient/degraded
revetment)



Address: 31508 Victoria Point Rd.

APN(s):

4470-017-034

Wastewater:

Sewer

Protection:

Rock revetment (permitted)

Status:

Threatened (insufficient/degraded
revetment)



Address: 31516 Victoria Point Rd.

APN(s):

4470-017-033

Wastewater:

Sewer

Protection:

Bluffs

Status:

Threatened (bluff erosion)



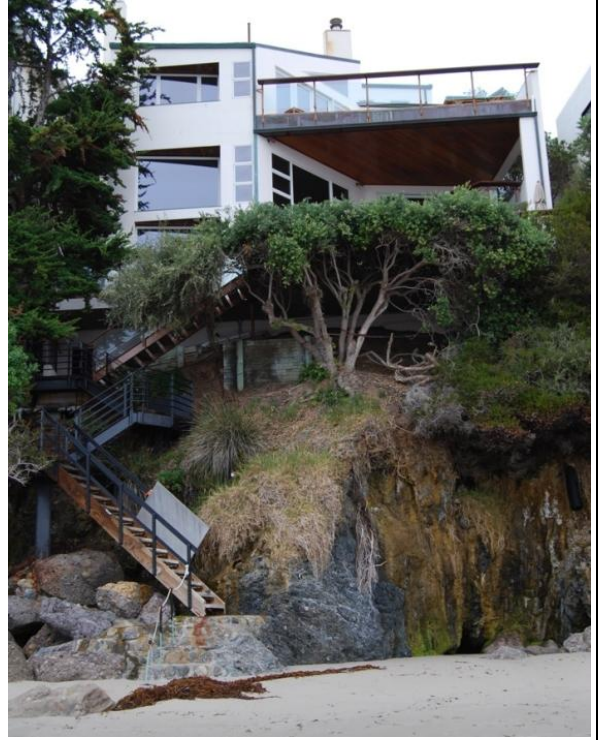
Address: 31520 Victoria Point Rd.

APN(s):
4470-017-032

Wastewater:
Sewer

Protection:
Bluffs and rock revetment (unpermitted)

Status:
Threatened (bluff erosion)



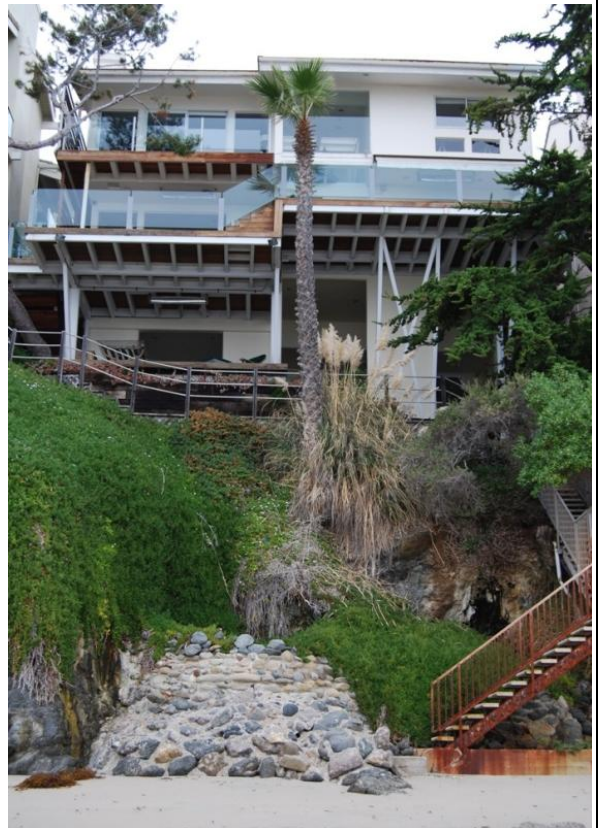
Address: 31528 Victoria Point Rd.

APN(s):
4470-017-031

Wastewater:
Sewer

Protection:
Bluffs and rock revetment (unpermitted)

Status:
Threatened (bluff erosion)



Address: 31532 Victoria Point Rd.

APN(s):
4470-017-030

Wastewater:
Sewer

Protection:
Bluffs

Status:
Threatened (bluff erosion)



Address: 31536 Victoria Point Rd.

APN(s):
4470-017-029

Wastewater:
Sewer

Protection:
Bluffs

Status:
Threatened (bluff erosion)



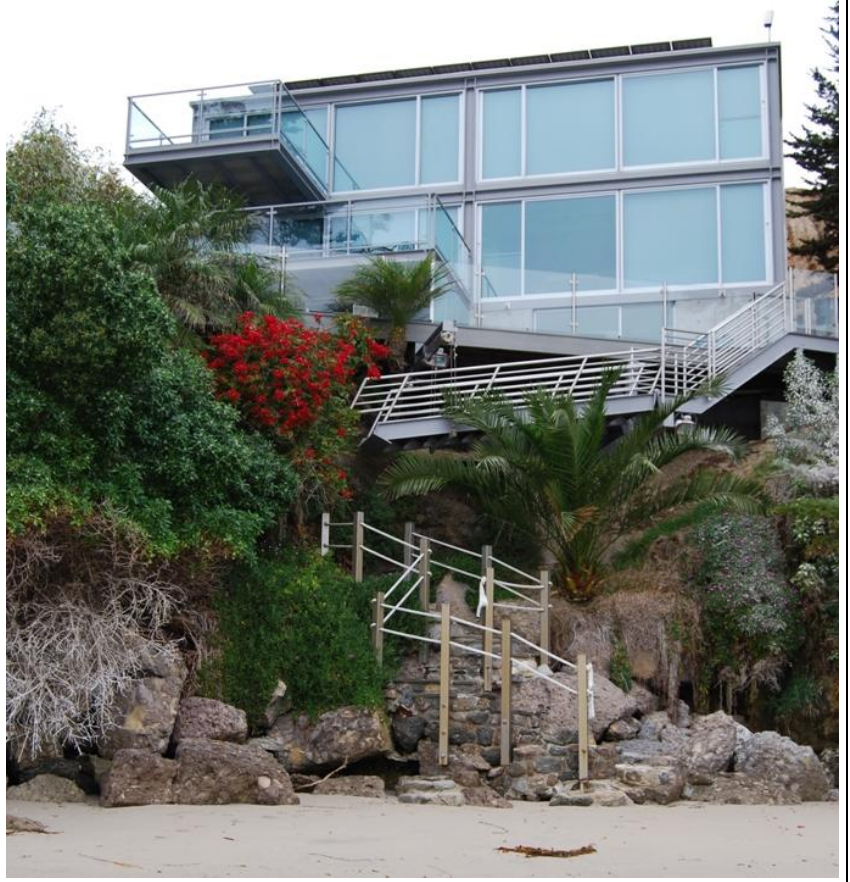
Address: 6525 Point Lechuza Dr.

APN(s):
4470-017-028

Wastewater:
Sewer

Protection:
Bluffs and rock revetment
(unpermitted)

Status:
Threatened (bluff erosion)



Summary:

In total there are 28 properties on 29 parcels at the west end that are not protected by the 2010 emergency revetment; one of the properties is located on a double lot and one of the properties is undeveloped. Of these properties, 10 are either protected by coastal protection structures or supported by pilings which are properly engineered and structurally sound, while the remaining 18 remain threatened by coastal processes. The bluffs currently provide some level of protection to the 6 properties that are located above the cove; however, the bluffs are also susceptible to erosion due to wave attack and these properties are therefore threatened. There are 5 properties that have OWTs and are threatened by coastal processes; however, all of these properties have their OWTs located on the landward side of the primary structure. The only OWT that is located on the seaward side of a primary structure is at 31368 Broad Beach Road. This property is protected by a large seawall and is not considered to be highly threatened by coastal processes. For a summary of the west-end properties, see Table 2: Summary of West End Properties.

Table 2: Summary of West End Properties

Address	Street	Status	Justification	Seawall	Revetment (permit)	Revetment (no permit)	Sewer	OWTS
31350	Broad Beach Road	threatened	insufficient height	1	0	0	0	1
31360	Broad Beach Road	threatened	insufficient height	0	0	0	0	1
31364	Broad Beach Road	safe	engineered/structurally sound wall	1	0	0	0	1
31368	Broad Beach Road	safe	engineered/structurally sound wall	1	0	0	0	1
31372	Broad Beach Road	safe	engineered/structurally sound wall	1	0	0	0	1
31376	Broad Beach Road	safe	engineered/structurally sound wall	1	0	0	0	1
31380	Broad Beach Road	threatened	insufficient/degraded revetment	1	1	0	0	1
31388	Broad Beach Road	threatened	older wall	1	0	0	0	1
31406	Broad Beach Road	safe	engineered/structurally sound wall	1	0	0	0	1
31412	Broad Beach Road	threatened	insufficient/degraded revetment	0	0	1	1	0
31418	Broad Beach Road	threatened	insufficient/degraded revetment	0	0	1	1	0
31430	Broad Beach Road	threatened	older wall	1	0	0	0	1
31438	Broad Beach Road	threatened	insufficient/degraded revetment	0	0	1	0	0
31444	Broad Beach Road	safe	engineered/structurally sound wall	1	0	0	1	0
31450	Broad Beach Road	safe	engineered/structurally sound pilings	0	0	0	1	0
31454	Broad Beach Road	safe	engineered/structurally sound pilings	0	0	0	1	0
31460	Broad Beach Road	safe	engineered/structurally sound pilings	0	0	0	1	0
31500	Victoria Point	threatened	older pilings	0	0	0	1	0
31502	Victoria Point	safe	engineered/structurally sound pilings	0	0	0	1	0
31504	Victoria Point	threatened	insufficient/degraded revetment	0	1	0	1	0
31506	Victoria Point	threatened	insufficient/degraded revetment	0	1	0	1	0
31508	Victoria Point	threatened	insufficient/degraded revetment	0	1	0	1	0
31516	Victoria Point	threatened	bluff erosion	0	0	0	1	0
31520	Victoria Point	threatened	bluff erosion	0	0	1	1	0
31528	Victoria Point	threatened	bluff erosion	0	0	1	1	0
31532	Victoria Point	threatened	bluff erosion	0	0	0	1	0
31536	Victoria Point	threatened	bluff erosion	0	0	0	1	0
6525	Point Lechuza Drive	threatened	bluff erosion	0	0	1	1	0
Totals				10	4	6	17	10