MINUTE ITEM

This Calendar Item No. C13 was approved as Minute Item 13 by the State Lands Commission by a vote of 2 to 0 at its 8/28/86 meeting.

CALENDAR ITEM

C13 1

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S 38

08/28/86
W 23625 PRC 7003
Poe

GENERAL PERMIT - PROTECTIVE STRUCTURE USE

APPLICANT: City of Carlsbad
2075 Las Palmas Drive
Carlsbad, California 92008

AREA, TYPE LAND AND LOCATION:
A 0.73±-acre parcel of tide and submerged land, located at Carlsbad State Beach, San Diego County.

LAND USE: Proposed rock revetment for bluff stabilization project.

TERMS OF PROPOSED PERMIT:
Initial period: 25 years beginning August 1, 1986.

CONSIDERATION: The public health and safety; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

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

APPLICANT STATUS:
Applicant is permittee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been received.

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

(NON-SUBSTANTIVE REVISION 08/29/86)

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. The City of Carlsbad proposes to construct a rock revetment type seawall for protection of the existing bluff that separates Carlsbad State Beach from Carlsbad Boulevard. Severe undermining of the public street is endangering roadway integrity and public utility lines.

2. A variety of shoreline protective devices was considered, and the use of rock revetment type seawall will result in the least environmental impact, and keep beach encroachment to a minimum.

3. An environmental impact report has been circulated and approved.

4. An EIR was prepared and adopted for this project by the City of Carlsbad. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

5. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

United States Army Corps of Engineers,
State Parks and Recreation.

FURTHER APPROVALS REQUIRED:

California Coastal Commission.

EXHIBITS: A. Land Description.
B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF CARLSBAD AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

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

3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

4. FIND THAT THE SIGNIFICANT ENVIRONMENTAL EFFECTS IDENTIFIED IN THE EIR WHICH INVOLVE THE PROJECT WHICH THE COMMISSION IS CONSIDERING FOR APPROVAL (EXHIBIT/APPENDIX "C") WILL BE MITIGATED BY CHANGES, ALTERATIONS OR PERMIT CONDITIONS WHICH HAVE BEEN REQUIRED IN OR INCORPORATED INTO THE PROPOSED PROJECT; AND THAT THE COMMISSION ADOPT THE MITIGATION MEASURES AND IMPOSE THEM AS CONDIITONS OF THE PERMIT.

5. AUTHORIZE ISSUANCE TO THE CITY OF CARLSBAD OF A 25-YEAR GENERAL PERMIT - PROTECTIVE STRUCTURE USE BEGINNING AUGUST 1, 1986; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; FOR CONSTRUCTION AND MAINTENANCE OF A ROCK REVETMENT TYPE SEAWALL FACILITY FOR BLUFF STABILIZATION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

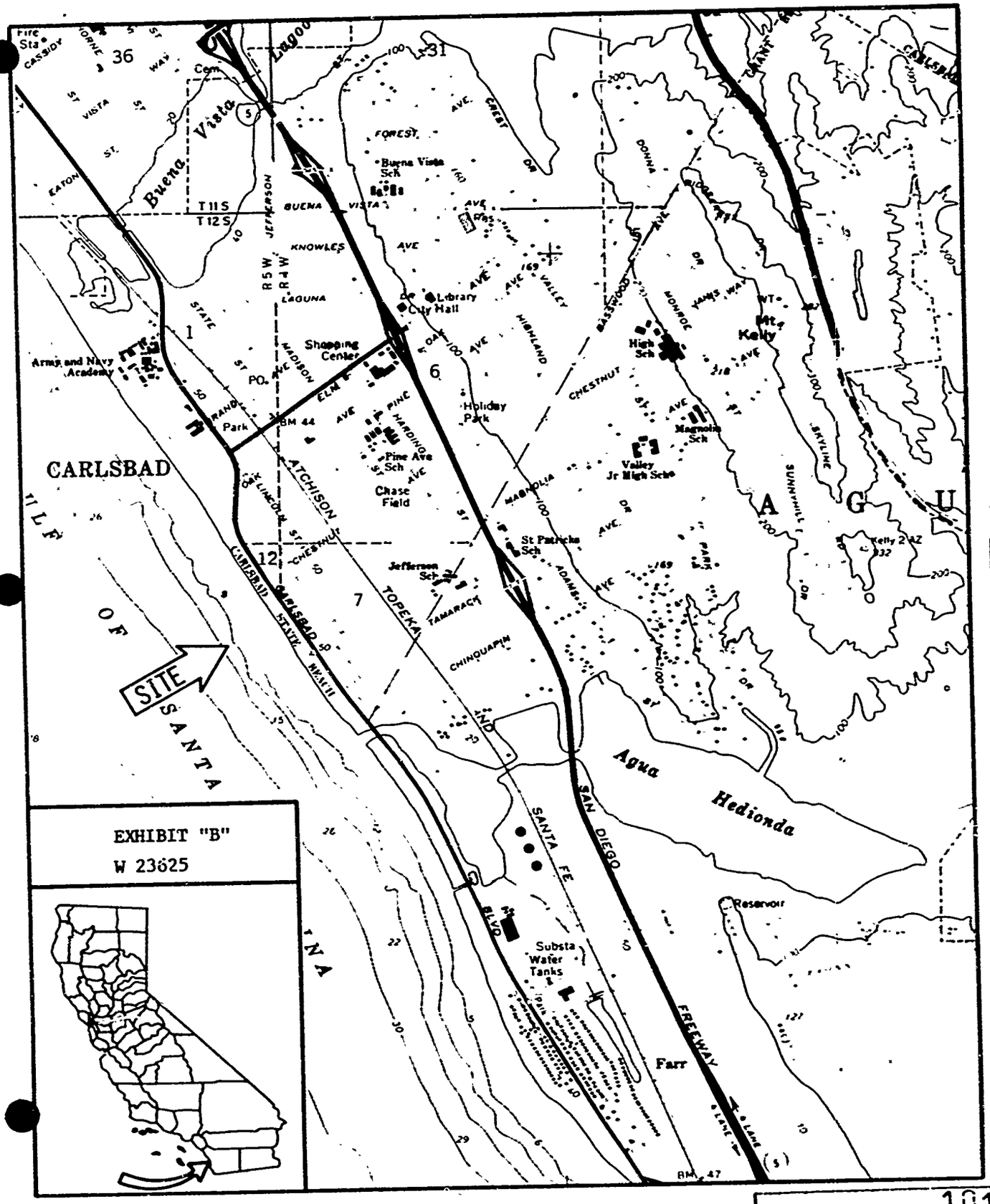
LAND DESCRIPTION W 23625

All that tide and submerged land lying immediately beneath a seawall and associated bluff protection facilities at Carlsbad State Beach, Carlsbad, San Diego County, California, said seawall and facilities being located westerly of Carlsbad Boulevard and Ocean Street and between Oak Avenue and the entrance of Aqua Hedionda Lagoon.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

PREPARED JULY 29, 1986 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.



CALENDAR PAGE 101
MINUTE PAGE 2074

EXHIBIT/APPENDIX C

CARLSBAD
CEQA FINDINGS

The significant environmental impacts of the City of Carlsbad's proposal for the development of shoreline protection at Carlsbad State Beach are discussed below. These impacts were identified in the "Carlsbad Boulevard Bluff Stabilization Project Environmental Impact Report," which was adopted by the City of Carlsbad, acting as the CEQA Lead Agency. The findings, mitigations and supporting facts presented below rely substantially on this document.

As a Responsible Agency, the Commission is authorized to require changes in the project, or require mitigations designed to lessen its environmental effects, by conditioning that part of the project which it must approve (Sections 15041(b) and 15096(g) and (h), Title 14, California Administrative Code).

Pursuant to Section 15091 of the California Administrative Code, the State Lands Commission, acting as a Responsible Agency pursuant to CEQA, finds that for each significant environmental effect:

> Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

1. IMPACT: Bluff destabilization during construction.

   MITIGATION:
   a) An engineering analysis of the gross stability of the coastal bluff will be part of a final project design.

   b) Significant cuts into the bluff are not proposed, however, should deep cuts be necessary for project construction, carefully phased grading may be necessary to avoid the creation of temporarily oversteepened and unstable slopes.

   FINDING: Performance of the engineering analysis and bluff grading in the event deep cuts are made into the bluff constitute changes or alterations required in or incorporated into

CALENDAR PAGE 102
MINUTE PAGE 2075

the project which avoid or substantially lessen the environmental effect as identified in the EIR.

FACTS SUPPORTING FINDING:

The engineering analysis was found to be a necessary step in assuring bluff stabilization during construction; phased grading has been demonstrated as an effective measure in avoiding slope instability.

2. IMPACT: Beach encroachment which could interfere with public recreational use.

MITIGATION: An effort will be made to construct deep foundations instead of toe stone supports at the base of the revetment. This method will reduce recreational use impacts; however, it may require bluff excavations. Engineering details will be provided prior to final design.

FINDING: Construction of deep bluff foundations is an alteration required in or incorporated into the project which avoids or substantially lessens the environmental effect as identified in the EIR.

FACTS SUPPORTING FINDING:

While rock revetment is the preferred method of bluff stabilization, it necessarily entails some encoachment onto beach sand and the exposed rock ledge. The construction of deep foundations will reduce encroachment and the associated recreational impacts.

3. IMPACT: Sand erosion as a result of scour at the seawall base.

MITIGATION: The rock revetment method presents a permeable surface which minimizes the scouring effect at the seawall base. Seawalls not designed to mitigate beach scour can create a significant cumulative effect.

FINDING: Use of the rock revetment alternative will minimize sand erosion resulting from scour and is an alteration required in or incorporated

CALENDAR PAGE 163
MINUTE PAGE 2076

into the project which avoids or substantially lessens the environmental effect as identified in the EIR.

FACTS SUPPORTING FINDING:

Scour is defined as the removal of underwater material by waves and currents, especially at the base or toe of a shore structure. If the shore structure is permeable the impact of scour can be significantly lessened. Rock revetment, therefore, is the preferred method to prevent or minimize scour and erosion.

4. IMPACT: Loss of the natural character of the sandstone bluff landform as a result of seawall placement.

MITIGATION: Ensure that the rock revetment causes minimal encroachment onto the Santiago Formation and not onto the sandy beach, to preserve shoreline view and beach length view.

FINDING: Mitigations discussed in Finding 2 above, reduce the effects of encroachment onto the beach. By using a deep foot foundation instead of large toe stones lessens the encroachment significantly.

FACTS SUPPORTING FINDING:

See discussion under Finding 2 above.

5. IMPACT: Loss of beach use during construction of project.

MITIGATION: The anticipated six-month construction period and beach encroachment will result in a short-term impact to recreation. The level of impact may be reduced by limiting construction to non-Summer months. However, this impact can be mitigated to a level of insignificance only through a No Project alternative.

FINDING: The limitation of construction to non-Summer months would constitute a change required in or incorporated into the project which would substantially lessen the environmental effect as identified in the EIR.

CALEN. PAGE 104
MINUTE PAGE 1077

FACTS SUPPORTING FINDING:

City of Carlsbad data indicates the average daily use for the 4,500 feet of project-area beach is 2,640 persons, with minimum usage during the Winter months on weekdays. The short-term beach impact involves construction vehicle movement, equipment hauling, and use of the south parking lot for equipment storage.

CALENDAR PAGE 105
MINUTE PAGE 1078