

MINUTE ITEM
This Calendar Item No. 4
was approved as Minute Item
No. 1 by the State Lands
Commission by a vote of 3
to 0 at its 10-21-87
meeting.

CALENDAR ITEM

A 75
S 38

C 01

10/21/87
W 23937 PRC 7128
Poe

GENERAL PERMIT - PROTECTIVE STRUCTURE USE

APPLICANT: Steven A. Childs, et. ux.
525 Pacific Avenue
Solano Beach, California 92075

AREA, TYPE LAND AND LOCATION:
A parcel of tide and submerged land in the
Pacific Ocean, at City of Solano Beach,
San Diego County.

LAND USE: Installation of sea cave concrete plugs.

TERMS OF PROPOSED PERMIT:
Initial period: Ten years beginning July 1,
1987.

Public liability insurance: Combined single
limit coverage of \$100,000.

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 owner of upland.

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

CALENDAR ITEM NO: 01 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

N/A.

OTHER PERTINENT INFORMATION:

1. Due to storm damage to the bluff face beneath their residence, the Applicants propose to plug five sea caves which are undermining the bluff.
2. The annual rental value of the site is estimated to be \$1,500.
3. 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.
4. A Negative Declaration was prepared and adopted for this project by the County of San Diego. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

APPROVALS OBTAINED:

United States Corps of Engineers.

FURTHER APPROVALS REQUIRED:

California Coastal Commission and City of Solano Beach.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SAN DIEGO 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 WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.
4. AUTHORIZE ISSUANCE TO STEVEN A. CHILDS, ET. UX OF A TEN-YEAR GENERAL PERMIT - PROTECTIVE STRUCTURE USE BEGINNING JULY 1, 1987, 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; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$100,000; FOR THE INSTALLATION AND MAINTENANCE OF SEA CAVE CONCRETE PLUGS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

STATE
LAND

CAVE NO. 5 65°

263-041-17

CAVE NO. 4 65°

N 37° 04' 28" E
82'

53.9

53.2
Conc

HV-3
63.863

63.5

Conc

Southernmost corner, Lot 9,
Block 2, Solana Beach Vista,
Map No. 2143, San Diego
County Official Records.

Deck

CAVE NO. 3

N 45° W
77'

EXHIBIT "A"
LAND DESCRIPTION
W 23937

CAVE NO. 2 65°

S 37° 30' E 165.51'

N 37° 04' 28" W
52.6'



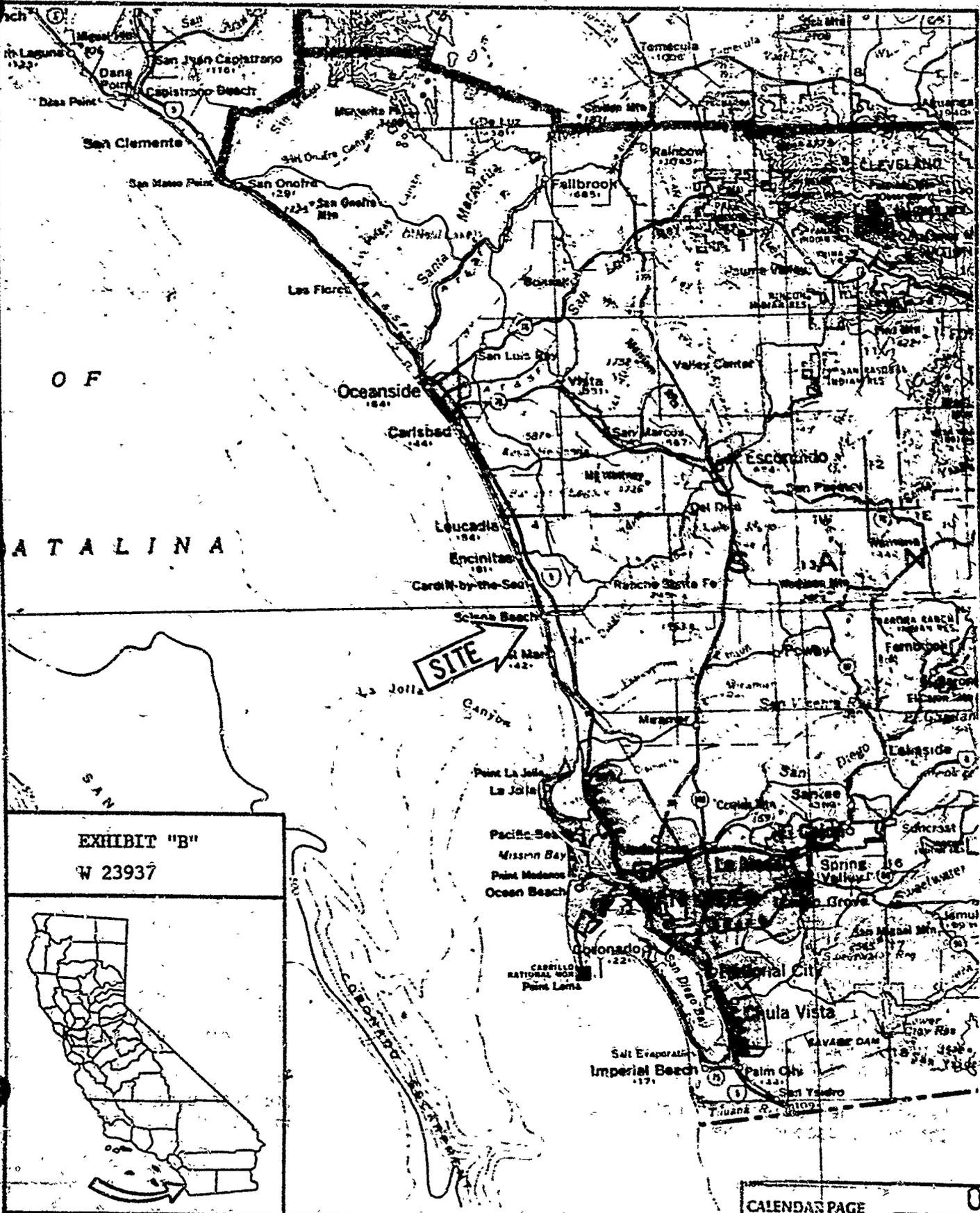
CAVE NO. 1 65°

S 34° 47' 31" W

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SAN DIEGO COUNTY



EXHIBIT "B"
W 23937



EXHIBIT "C"

March 24, 1987

NOTICE OF NEGATIVE DECLARATION

P87-006, Log No. 87-7-1

Stephen A. Childs

FINDING:

The County of San Diego Department of Planning and Land Use has examined the Initial Study and finds that the proposed project will not have a significant effect on the environment, and that an Environmental Impact Report need not be prepared pursuant to State CEQA Guidelines.

INITIAL STUDY SUMMARYPROJECT DESCRIPTION AND LOCATION:

The project is a Major Use Permit which would allow the filling of five sea caves in the coastal bluff with concrete to protect an existing single-family home at the top of the bluff. The project is located at 525 Pacific Avenue adjacent to Tide Beach County Park.

THOMAS BROS. COORD.: 29, C4

FIELD CHECKED: yes

ANALYST: J. Edwards

City of Solana Beach

(6) Residential

7.3 du/1 acre

RS11 and 580 Use Regulations

(22) Public/Semi-Public

Single-Family Residential 10.88 du/1 acre

Open Space

ENVIRONMENTAL SETTING:

The project site is at the base of a coastal bluff, 70 feet plus/minus below an existing single-family residence; the residence is setback 25 feet from the existing bluff edge. The bluff is underlain by two geologic units with significantly different erosion characteristics. The lower Torrey Sandstone is relatively resistant to wave action except where faults and fractures have created relative zones of weakness. The upper bluffs are Pleistocene marine deposits, consisting of relatively soft sands which exhibit a fairly rapid rate of landward bluff retreat.

Beneath the subject property, five sea caves have formed along fractures in the Torrey Sandstone, roughly perpendicular to the bluff face and extending 10 to

75 feet into the rock. Cave openings vary from 5 to 15 feet wide, progressively narrowing into the rock. Cave depth varies seasonally with the depth of beach sand (estimated to range from 5 to 7 feet in depth).

The sea caves in this area are subject to erosion and enlargement (especially in high tide, storm wave conditions) and eventual collapse, resulting in more rapid retreat of the overlying bluff. Caves on the adjacent property have collapsed recently. Engineering studies indicate that there is a significant potential for sea cave collapse within the next 30 to 40 years, threatening the stability of the existing home.

The proposed project is to remove all beach sand from the sea caves and fill them with concrete; the fill would be capped with a 24 inch concrete "plug" keyed into the bedrock (and the fill) with reinforced steel.

The face of the Torrey sandstone is nearly vertical with white to yellowish-brown coloring with dark horizontal bands formed by claystone layers. The caves and natural bluff face form a unique aesthetic feature in the coastal landscape.

Project construction will require approximately five working days and will result in temporary disruption of lateral public access to the beach during daylight working hours.

POTENTIALLY SIGNIFICANT EFFECTS:

The project will mitigate potential for collapse and consequent bluff retreat, but would result in significant aesthetic impacts.

MITIGATING MEASURES PROPOSED BY APPLICANT:

The following design measures as proposed by the applicants engineering consultant, should be made a condition of project approval:

The face of the concrete plug shall be textured and colored to match the adjacent bedrock around each cave opening.

REASONS TO SUPPORT FINDING OF NEGATIVE DECLARATION:

The project will prevent a potentially significant hazard and will only temporarily disrupt public access. The mitigating measures discussed above will reduce aesthetic impacts to an insignificant level.

NOTE: This action becomes final upon approval by the appropriate decision-making body.

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March 24, 1987

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Additional copies of this Negative Declaration may be obtained at the Environmental Planning Section, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123.

CITY OF SOLANA BEACH

SPI:JE:jcr

cc: Charles Lough, Project Manager
Stephen A. Childs, 525 Pacific Avenue, Solana Beach, CA 92075
Gerry Saenz, Benton Consulting Group, 5540 Ruffin Rd., San Diego, CA
92123

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