

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



W22

Prepared April 5, 2018 (for the April 11, 2018 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, San Diego Coast District Deputy Director
Subject: **San Diego Coast District Deputy Director's Report for April 2018**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on April 11, 2018. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on April 11th.

With respect to the April 11th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on April 11, 2018 (see attached)

Waivers

- 6-18-0151-W, McKenzie ADU (Carlsbad)
- 6-18-0179-W, Ong Shaw SFR & ADU (Solana Beach)
- 6-18-0220-W, Gad ADU (Del Mar)

Immaterial Amendments

- 6-03-003-A8, UCSD Glider Port Parking (La Jolla, San Diego)

Emergency Permits

- G-6-17-0042, Wulbert Slope Stabilization San Elijo Lagoon (Encinitas)

Emergency Permit Waivers

- G-6-18-0001-W, Beacons Beach Parking Lot (Encinitas)

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March 23, 2018

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-18-0151-W

Applicant: Mike McKenzie

Location: 4702 Telescope Avenue, Carlsbad (San Diego County). APN: 207-412-18

Proposed Development: Construction of a 640 sq. ft., one-story detached accessory dwelling unit on a 31,363 sq. ft. lot with an existing approximately 5,000 sq. ft., two-story single-family residence. Other work includes replacement of existing pool and spa; new landscaping and hardscaping.

Rationale: The proposed project is located in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The proposed accessory unit is consistent with the City of Carlsbad standards for accessory units in an area designated for low-density residential. The development will not block any public views and adequate parking will be provided. The existing trees and landscaping along the southwestern portion of the site will be maintained, which will protect visual resources by ensuring that the site is adequately screened and views from Agua Hedionda and surrounding roads will be preserved. The project is consistent with the planning and zoning designations for the City and its certified LCP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its April 2018 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in dark ink, appearing to be "Kaitlin".

Kaitlin Carney
Coastal Program Analyst

cc: File

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March 26, 2018

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-18-0179-W **Applicant:** Ken Ong & Lin Shaw

Location: 402 South Rios Ave, Solana Beach (San Diego County). APN(s): 298-075-16

Proposed Development: Demolition of an existing 1,739 sq. ft., two-story single-family residence and construction of an approximately 6,211 sq. ft., two-story single-family residence with a 500 sq. ft. attached garage and construction of a new approximately 538 sq. ft. accessory dwelling unit with a 228 sq. ft. attached garage on a 20,121 sq. ft. lot; hardscaping and landscaping.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low-density residential uses. The development will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its April 2018 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in dark ink, appearing to read "Dennis Davis".

Dennis Davis, Coastal Program Analyst

cc: File

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March 27, 2018

Coastal Development Permit De Minimis Waiver

Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-18-0220-W**Applicant:** Ryan Gad**Location:** 14945 Rancho Antiguo, San Diego County. (APN(s): 302-032-13)

Proposed Development: Construction of a 1,200 sq. ft., one-story accessory dwelling unit with both a 480 sq. ft. attached garage and a 400 sq. ft. detached garage; minor grading and hardscaping on a 55,321 sq. ft. lot with an existing 3,322 sq. ft. single-family residence.

Rationale: The proposed project is located in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The development will not block any public views and adequate parking will be provided. The area is not subject to any of the special overlays contained in the certified County of San Diego Land Use Plan, and the proposed accessory unit is consistent with the County standards for accessory units in an area designated for low-density residential.

This waiver will not become effective until reported to the Commission at its April 2018 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in cursive script that reads 'Dennis Davis'.

Dennis Davis
Coastal Program Analyst

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-03-003-A8**

April 6, 2018

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **6-03-003-A8** granted to **UC San Diego Anu Delouri** for:

Project Site: North of Torrey Pines Scenic Dr and West of North Torrey Pines Rd, San Diego (San Diego County) APN: 342-010-18

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Amend existing temporary use permit to allow continued use (through July 2021) of a 30-acre undeveloped and unimproved site for construction staging and storage, contractor parking as needed, golf tournament parking, and glider operations, and construction a new ingress/egress point between the temporary lot and the permanent parking lot adjacent to Sanford Consortium.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The university population is not increasing in reliance on this temporary parking, and thus the number of Average Daily Trips on the roads surrounding the university will not increase, as faculty and students are already coming to campus; they are simply parking in a relocated site. The site is adjacent to the San Diego Gliderport and Torrey Pines State Beach, and the hours of operation of the lot will avoid the busy weekends. The existing gravel on site will be shifted in a new alignment, with no new gravel deposited on site, while still allowing runoff to infiltrate into the underlying ground and avoiding the need to substantially grade the site. Thus, the proposed development will not adversely impact coastal resources and can be found in conformance to the policies of Chapter 3 of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Alexander Llerandi at the phone number provided above.

cc: Commissioners/File

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**EMERGENCY PERMIT**

Issue Date: March 27, 2018
Emergency Permit No. G-6-17-0042

APPLICANT:

Daniel Wulbert

LOCATION OF EMERGENCY:

On bank of San Elijo Lagoon fronting 2550 and 2560 San Elijo Avenue, Encinitas (APN: 261-143-01 & 261-143-02)

EMERGENCY WORK:

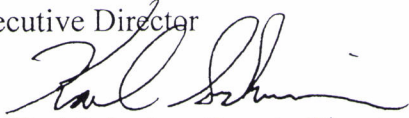
Temporary installation of a 60 ft.-long, 10-18 ft.-high slope stabilization system consisting of placement of a porous plastic mat below steel mesh secured by 2-3 rows of approximately 18 ft.-deep soil nails on the bank of the San Elijo Lagoon to protect an existing single family residence. Site preparation will include removal of all vegetation and loose talus materials from the slope. No mechanized equipment will be operated on the lagoon slope or within the lagoon.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of failures of the lagoon bank directly adjacent to an existing single family residence, requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to Section 13009 of Title 14 of the California Code of Regulations. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 60 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,
John Ainsworth
Executive Director


By: Karl Schwing, Deputy Director

cc: Local Planning Department

Enclosures: 1) Acceptance Form;
2) Regular Permit Application Form

March 27, 2018

Emergency Permit No.: G-6-17-0042

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Work is further limited to that specifically identified in the Revised Request for Emergency Coastal Development Permit dated February 8, 2018, and shown on the plans attached to this permit. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this permit must be completed within 60 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
6. The applicant agrees to remove any development authorized herein or placed without benefit of a coastal development permit that is not authorized in the required follow up regular permit.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.

9. Pre-construction Biological Survey. Prior to commencement of any development authorized under this Emergency Coastal Development Permit, the applicant shall complete a pre-construction biological survey to identify flora and fauna that may be impacted by the proposed development. The survey shall include photographs of all vegetation areas where any work, access or other disturbance will occur. The applicant shall submit the survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey.
10. Post-construction Biological Survey. Within five days of completion of the development authorized under this Emergency Coastal Development Permit, the applicant shall complete a post-construction biological survey to identify any impacts that occurred to the flora and fauna identified in the pre-construction Biological Survey. The survey shall include photographs of all vegetation areas where any work, access or other disturbance occurred. The applicant shall submit the survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey.
11. If any sensitive habitat has been impacted by work at the subject site addressing the identified emergency, the applicant will be required to restore the area to pre-emergency conditions. Additional mitigation may be required. Approval for the site restoration and/or implementation of a mitigation plan shall occur through the follow-up coastal development permit. Any other habitat impacts shall be mitigated as outlined through the follow-up coastal development permit.
12. Biological Monitoring. An appropriately trained biologist shall monitor the proposed development for disturbance to sensitive species or habitat area. Daily monitoring shall occur during construction which could significantly impact biological resources such as excavation. Based on field observations, the biologist shall advise the applicant regarding methods to minimize or avoid significant impacts which could occur upon sensitive species or habitat areas. Such methods may include but are not limited to use of sound attenuation measures and/or delaying or temporarily stopping work until such time that the risks to any sensitive wetland/avian species that may be present are minimized or avoided.
13. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.

14. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.
15. Within 60 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act. In some instances, a permit may be needed for removal; or (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 60 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.
16. Failure to a) submit a complete follow-up CDP Application that complies with Condition 15 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of

¹ In some instances, a permit may also be required for removal.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

March 27, 2018

Emergency Permit No.: G-6-17-0042

monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.



Geotechnical Engineering
Coastal Engineering
Maritime Engineering

Project No. 2974
February 8, 2018

RECEIVED

FEB 09 2018

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms. Diana Lilly
CALIFORNIA COASTAL COMMISSION
7575 Metropolitan Drive, Suite 103
San Diego, California 92108

REVISED REQUEST FOR
EMERGENCY COASTAL DEVELOPMENT PERMIT
2550-2560 SAN ELIJO AVENUE
CARDIFF, CALIFORNIA

Dear Ms. Lilly:

On behalf of Mr. Daniel Wulbert, the property owner at 2550-2560 San Elijo Avenue, TerraCosta Consulting Group, Inc. (TerraCosta) is providing a revised request for the issuance of an Emergency Coastal Development Permit for the construction of an approximately 60-foot-long soil nail-restrained erosion control wire mesh to support the failing slope located adjacent to the southerly side of the properties.

On December 20, 2017, we submitted a Revised Request for Emergency Coastal Development Permit to install a 60-foot-long soil nail-restrained erosion control wire mesh as an interim slope stabilization measure, and believe this to be the minimum necessary to protect the slope.

As mentioned in our previous submittals, we are recommending the use of the erosion control slope stability wire mesh restrained by two and three rows of soil nails, with the proprietary wire mesh from Geobrugg capable of fully restraining the marginally stable slide mass that currently exists on the subject property. Moreover, once we receive all of the required permits for the permanent stabilization, it would be relatively easy to cut through the wire mesh and install both the tied-back soldier beams and wood lagging.

As indicated in the attached email chain between Coastal Staff and Cal Fish and Wildlife Staff, we understand that Coastal Staff is ready to issue an Emergency Permit once the California Department of Fish and Wildlife issues the Right of Entry Permit. A copy of

Ms. Diana Lilly
CALIFORNIA COASTAL COMMISSION
Project No. 2974

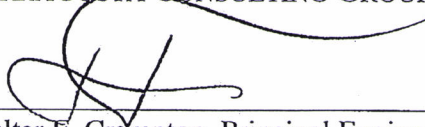
February 8, 2018
Page 2

that Permit is attached, which we believe completes all of the items requested by Coastal Staff. As also requested by Ms. Sarah Richmond, we have also enclosed an updated Application for Emergency Permit, with all of the requested information having been provided in our previous submittals.

We appreciate the opportunity to submit this Revised Emergency Coastal Development Permit request for the subject bluff-top properties. Please let us know when we can pick up the Emergency Permit. Please do not hesitate to contact us if you have any questions or require additional information.

Very truly yours,

TERRACOSTA CONSULTING GROUP, INC.



Walter F. Crampton, Principal Engineer
R.C.E. 23792, R.G.E. 245

WFC/jg
Enclosures

cc: Mr. Daniel Wulbert

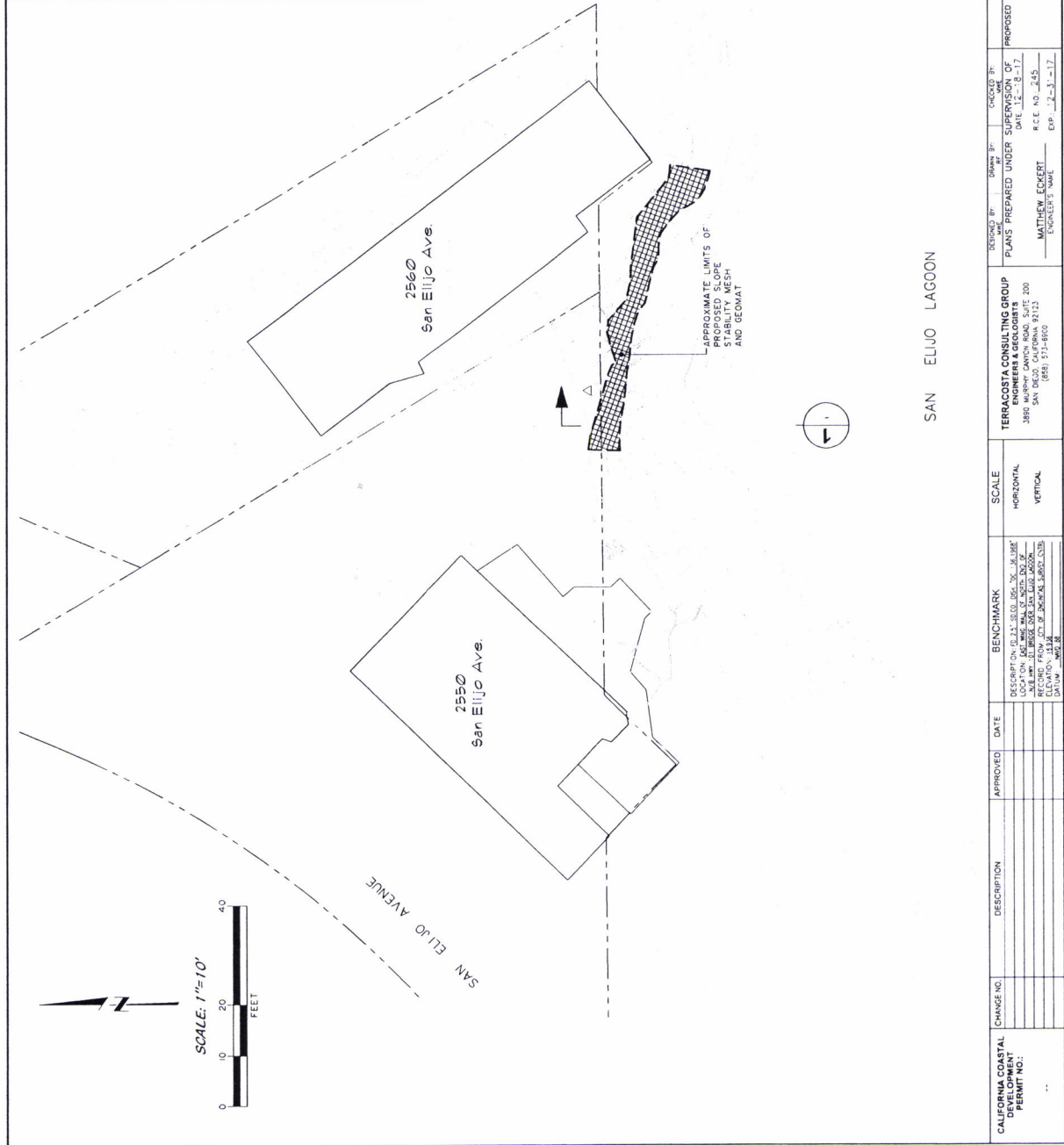
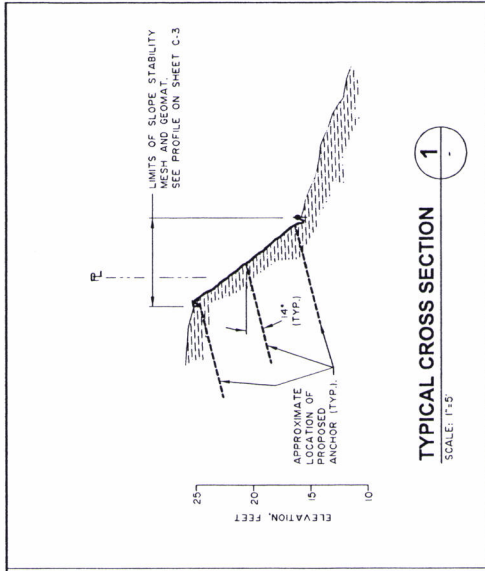


EMERGENCY LAGOON BLUFF STABILIZATION

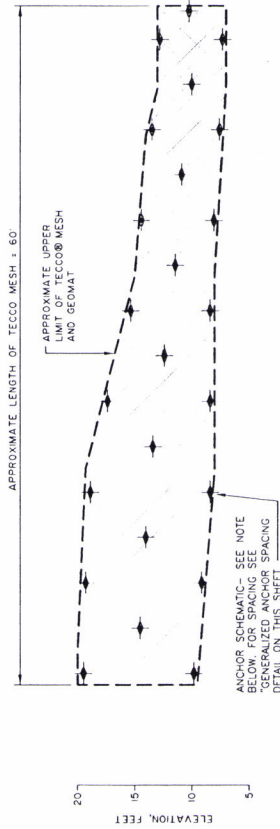
2550 & 2560 San Elijo Avenue, Cardiff-by-the-Sea, California

PROJECT DATA:

PROJECT TEAM: DESIGN ENGINEER: ENGINEERING GEOLOGIST:	TERRACOSTA CONSULTING GROUP WALTER F. CRAMPTON, RCE EMERGENCY LAGOON 3890 MURPHY CANYON ROAD, SUITE 200 SAN DIEGO, CALIFORNIA 92123 (619) 573-6900
PROJECT ADDRESSES:	(I) 2550 & (II) 2560 SAN ELIJO AVENUE CARDIFF, CALIFORNIA 92007
LEGAL DESCRIPTIONS:	(I) PARCEL MAP 1298, BLOCK 4, LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197,



CALIFORNIA COASTAL DEVELOPMENT PERMIT NO.:	CHANGE NO.	DESCRIPTION	APPROVED	DATE	BENCHMARK	SCALE	TERRACOSTA CONSULTING GROUP ENGINEERS & GEOLOGISTS 3880 MURPHY CANYON ROAD, SUITE 200 SAN DIEGO, CALIFORNIA 92123 (619) 571-6900	DESIGNED BY	DRAWN BY	CHECKED BY	PROPOSED SITE PLAN FOR EMERGENCY LAGOON BLUFF STABILIZATION 2550 & 2560 SAN ELIJO AVENUE CARDIFF-BY-THE-SEA, CALIFORNIA	CITY OF ENCINITAS	DRAWING NO. C-2	SHEET 2 OF 5
								MATTHEW ECKERT ENGINEER'S NAME						
						HORIZONTAL							13-14-2017 TAXI OF 1987	
						VERTICAL								
						RECORD FROM CITY OF ENCINITAS, CALIF. COB DRAWING NO. 18-00000000-00000								

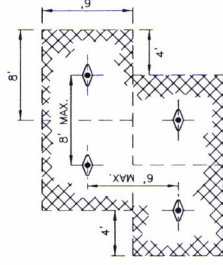


PROFILE - TECCO MESH FABRIC
SCALE: 1"=10'

NOTE: NUMBER OF ANCHORS DEPICTED ON THIS PROFILE ARE FOR GRAPHICAL PURPOSES ONLY. THE ACTUAL NUMBER AND SPACING OF ANCHORS SHALL BE DETERMINED IN THE FIELD.

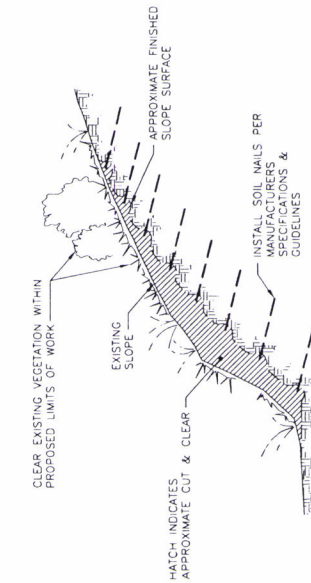
ANCHOR LENGTH

ALL WIRE MESH ANCHORS SHALL BE A MINIMUM OF 18 FEET IN LENGTH. SEE DETAILS ON SHEETS 3 THRU 5.



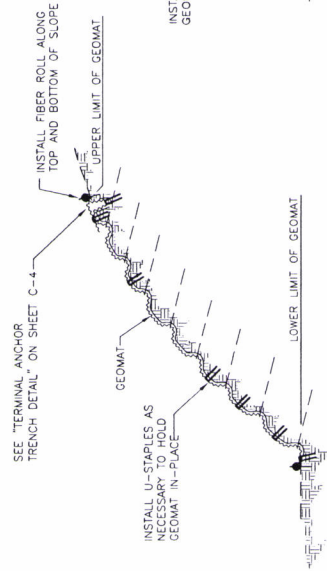
GENERALIZED ANCHOR SPACING DETAIL
NOT TO SCALE

NOTES:
A MINIMUM OF 1 ANCHOR SHALL BE INSTALLED PER 48 SQUARE FEET OF WIRE MESH, STAGGERED.
ADDITIONAL ANCHORS WILL BE REQUIRED LOCALLY AND ALONG THE EDGES AS PART OF TENSIONING



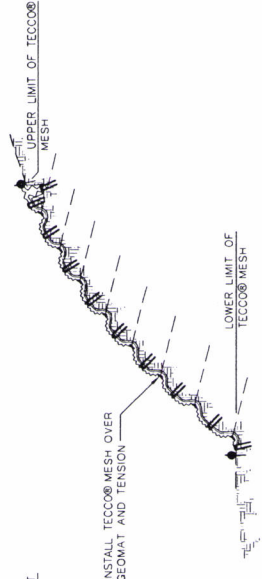
STEP 1

CLEAR EXISTING VEGETATION, REMOVE LOOSE TALUS AND DEBRIS FROM SLOPE AND SHAPE AS NECESSARY. INSTALL ANCHORS FOR SLOPE STABILITY MESH.



STEP 2

PLACE GEOTEXTILE AND ANCHOR AS NECESSARY TO MAINTAIN LAPS AND SPLICES.



STEP 3

INSTALL TECCO MESH OVER GEOTEXTILE ATTACH PLATES TO NAIL HEADS AND TENSION (SEE DETAILS SHEET C-5).

CONSTRUCTION SEQUENCE

NOT TO SCALE

CHANGE NO.	DESCRIPTION	APPROVED	DATE
1	DESCRIPTION		
2	DESCRIPTION		
3	DESCRIPTION		
4	DESCRIPTION		
5	DESCRIPTION		

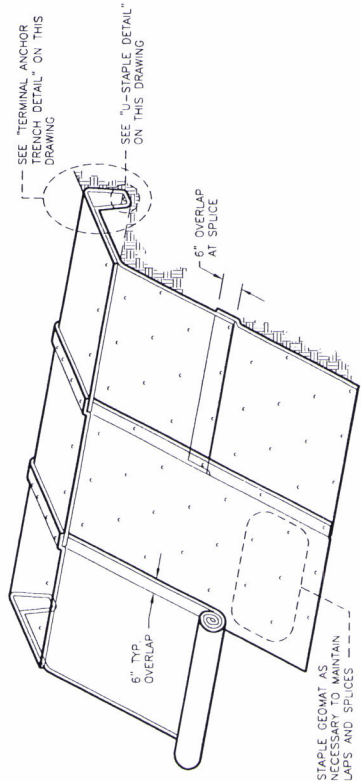
SCALE	BENCHMARK
HORIZONTAL	DESCRIPTION (ELEVATION, DATE, LOCATION, RECORD, FROM, TO, OF, RECORD, DATE, TIME)
VERTICAL	DESCRIPTION (ELEVATION, DATE, LOCATION, RECORD, FROM, TO, OF, RECORD, DATE, TIME)

DESIGNED BY	DRAWN BY	CHECKED BY
PLANS PREPARED UNDER SUPERVISION OF	DATE 12-18-17	R.C.E. NO. 245
MATTHEW ECKERT	ENGINEER'S NAME	EXP. 12-31-17

TERRACOSTA CONSULTING GROUP	CITY OF ENCINITAS
3810 LAUREL CANYON ROAD, SUITE 200 SAN DIEGO, CALIFORNIA 92121 (619) 512-6600	EMERGENCY LAGOON BLUFF STABILIZATION 2550 & 2560 SAN ELIJO AVENUE CARDIFF-BY-THE-SEA, CALIFORNIA

DRAWING NO.	DATE OF PRINT	SHEET
C-3	12-18-2017	3 OF 5

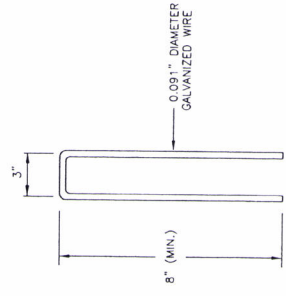




STAPLE GEOMAT AS NECESSARY TO MAINTAIN LAPS AND SPLICES

GEOMAT INSTALLATION DETAIL

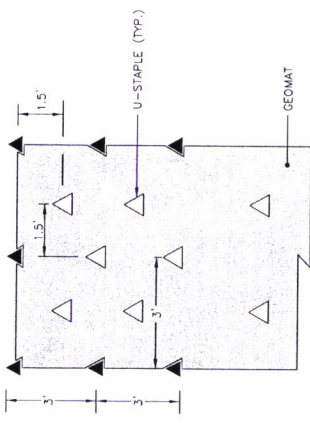
NO SCALE



U-STAPLE DETAIL

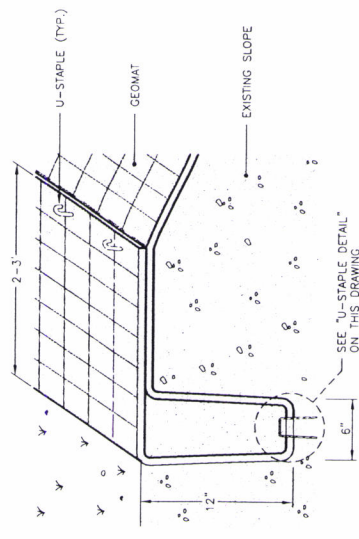
NO SCALE

- GEOMAT INSTALLATION NOTES:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, ROOTS AND GRASS. MAT SHALL HAVE GOOD SOIL CONTACT.
 2. LAY MATS LOOSELY AND STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



U-STAPLE SPACING DETAIL

NO SCALE



TERMINAL ANCHOR TRENCH DETAIL

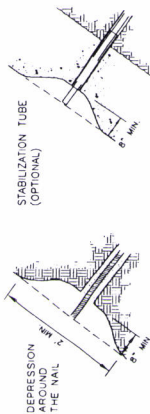
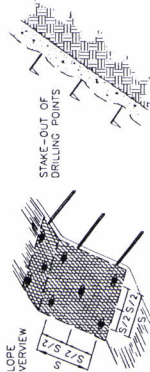
NO SCALE

- U-STAPLE NOTE:**
1. THIS DETAIL DEPICTS A GENERALIZED STAPLE LAYOUT. HOWEVER, THE CONTRACTOR SHALL INSTALL U-STAPLES AS NECESSARY TO ENSURE THAT THE GEOMAT IS HELD IN-PLACE MAINTAINING LAPS, SPLICES AND KEEPING THE GEOMAT IN DIRECT CONTACT WITH THE COMPLETED SLOPE SURFACE.



CALIFORNIA COASTAL DEVELOPMENT PERMIT NO.:	CHANGE NO.: DESCRIPTION: APPROVED: _____ DATE: _____	BENCHMARK DESCRIPTION: ON 11.23.03, 8:00 AM, 20' X 18' HRP LOCATION: 500' W. END OF 100' X 100' LOT ELEVATION: 154.8 DATE: 11/23/03	SCALE HORIZONTAL VERTICAL	TERRACOSTA CONSULTING GROUP ENGINEERS & GEOLOGISTS 3885 SAN DIEGO AVENUE, SUITE 200 SAN DIEGO, CALIFORNIA 92121 (858) 571-8600	DESIGNED BY: _____ DRAWN BY: _____ PLANS PREPARED UNDER SUPERVISION OF: DATE: 12-2-17 R.C.E. NO. 245 MATTHEW ECKERT REGISTERED PROFESSIONAL ENGINEER	DETAILS FOR CITY OF ENCINITAS EMERGENCY LAGOON BLUFF STABILIZATION 2350 & 2900 SAN ELIJIO AVENUE CARDIFF-BY-THE-SEA, CALIFORNIA	DRAWING NO.: 2874 C-4 DATE OF PRINT: 12-18-2017 SHEET 4 OF 5
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DETAILS SHOWN ARE PROVIDED BY THE MANUFACTURER AND ARE FOR INFORMATIONAL PURPOSES ONLY. NOT ALL DETAILS MAY BE NECESSARY FOR THIS APPLICATION.



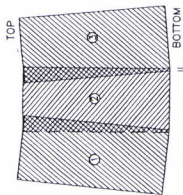
INSTALLATION DETAILS

NOT TO SCALE

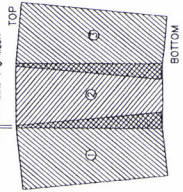
LOAD TABLE		
NAIL TYPE	Required Torque M	
GEWI GR 75	150 ft-lbs	
D=1-1/4-INCH		

CHANGE NO.	DESCRIPTION	APPROVED	DATE

CONVEX SLOPE

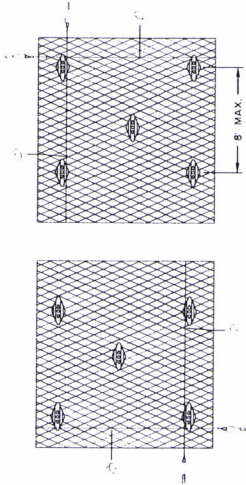


CONCAVE SLOPE



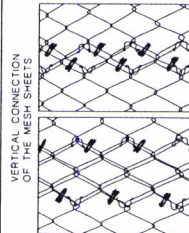
OVERLAP DETAILS

NOT TO SCALE



WIRE TENSIONING DETAILS

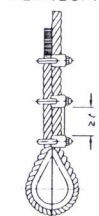
NOT TO SCALE



VERTICAL CONNECTION DETAIL

NOT TO SCALE

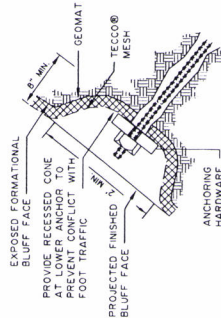
THE BOUNDARY ROPES MUST BE FASTENED TO THE CORRESPONDING ROPE ANCHORS AS PER THE SKETCH BELOW.



BOUNDARY CABLE ATTACHMENT DETAIL

NOT TO SCALE

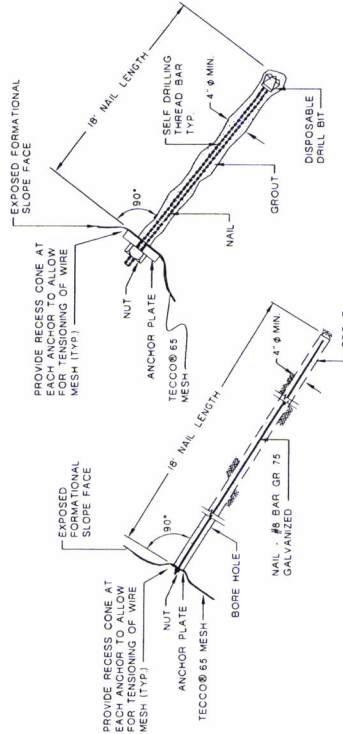
DESCRIPTION	DATE	APPROVED	DATE
DESCRIPTION OF THE PROJECT			
PROJECT NO.			
PROJECT LOCATION			
PROJECT OWNER			
PROJECT ENGINEER			
PROJECT DATE			



NOTE:
ANCHORS INSTALLED WITHIN THE LOWER 10 FEET OF THE SLOPE MUST BE RECESSED SUCH THAT UPON COMPLETION BE TENSIONING THE WIRE MESH, NO HARDWARE PROJECTS ABOVE THE FINISHED SLOPE FACE.

LOWER ANCHOR DETAIL

NO SCALE



ANCHOR SCHEMATIC - #8GR75

NO SCALE

ANCHOR SCHEMATIC - MAI R325

NO SCALE



DESIGNED BY: MATTHEW ECKERT	CHECKED BY: MATTHEW ECKERT	DATE: 12-18-2017	DRAWING NO. C-5
DATE: 12-18-2017	DATE: 12-18-2017	DATE: 12-18-2017	DATE: 12-18-2017
DATE: 12-18-2017	DATE: 12-18-2017	DATE: 12-18-2017	DATE: 12-18-2017
DATE: 12-18-2017	DATE: 12-18-2017	DATE: 12-18-2017	DATE: 12-18-2017

EMERGENCY LAGOON BLUFF STABILIZATION
2550 & 2580 SAN ELIO AVENUE
CARDIFF-BY-THE-SEA, CALIFORNIA

SHEET 5 OF 5

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



March 19, 2018

Chris Magdosku
City Engineer
City of Encinitas
505 South Vulcan Avenue
Encinitas, CA 92024

Re: Response to Notice of Emergency Action at Beacons Beach Parking Lot CDP #G-6-18-0001-W

Dear Mr. Magdosku:

On December 14, 2017, the Executive Director received your notice of emergency action taken to repair a gap that had formed below the sidewalk located at the Beacons Beach public parking lot (948 Neptune Avenue, Encinitas). The City determined that the gap in the sidewalk created a significant tripping hazard to pedestrians.

The work that occurred consisted of removal of 45 lineal feet of the existing sidewalk, grading and compaction of the underlying soil using hand equipment, placement of stabilization fabric geogrid and burlaps sand bags to fill the gap below the existing sidewalk, and placement of base material and 2-4 inches of asphalt.

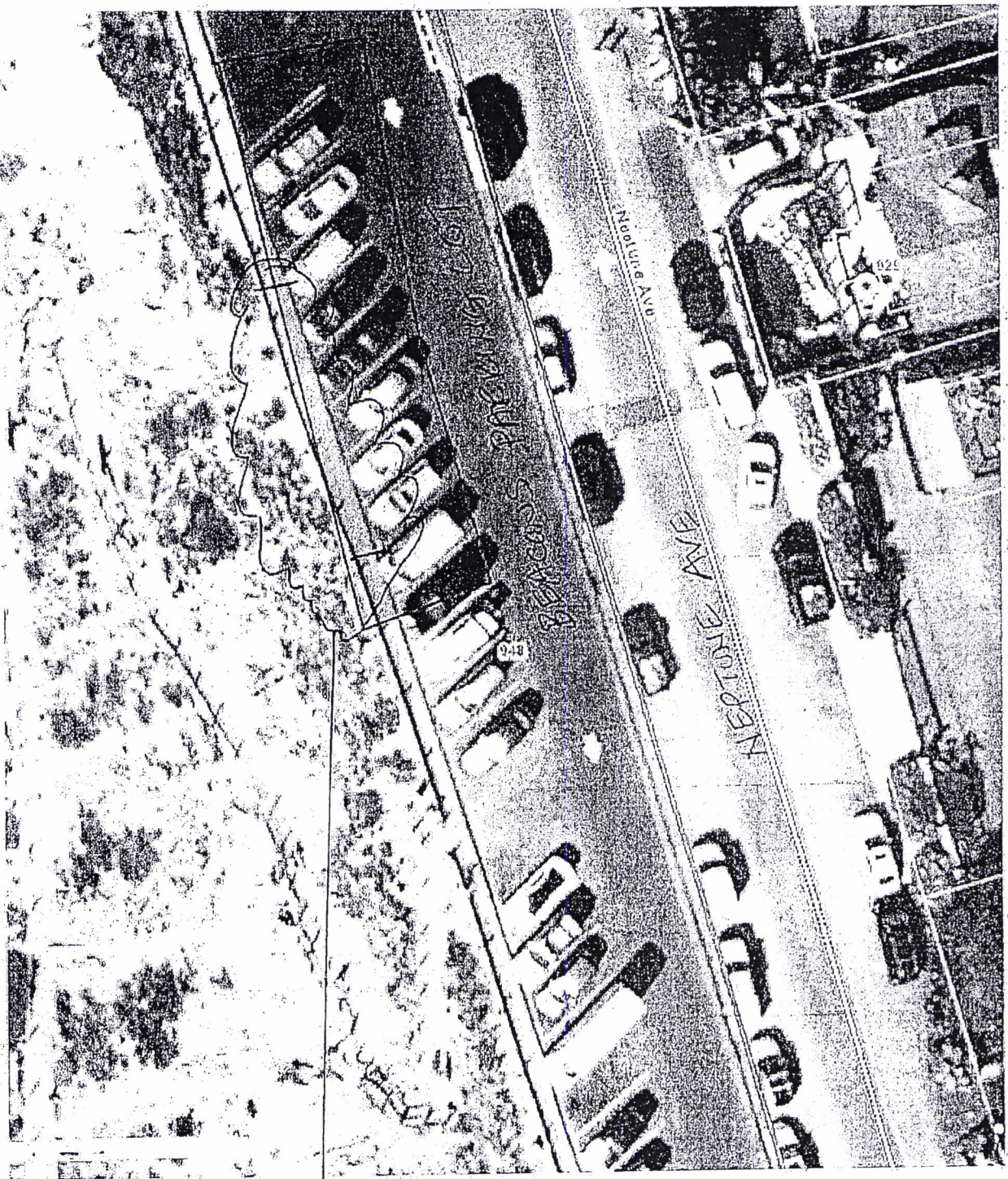
Because the work involved does not include the erection of structures valued at more than \$25,000, the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act. Thus, a follow-up coastal development permit is not required to authorize the work.

The work will be reported to the Coastal Commission along with a summary of the facts at the next Commission meeting in April 11-13 in Redondo Beach. Thank you for providing notice of the City's action.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Stevens".

Eric Stevens
Coastal Program Analyst



NOTE: TEMP. "NO PARKING" ZONE IN EFFECT IN AREA OF WORK

Stevens, Eric@Coastal

From: Chris Magdosku <Cmagdosku@encinitasca.gov>
Sent: Monday, March 05, 2018 3:00 PM
To: Stevens, Eric@Coastal
Subject: RE: 948 Neptune Avenue-Beacon's Beach walkway access emergency repair

Eric.....I stand corrected slightly. I didn't factor in the equipment time as it related to cost. The actual cost was approximately \$11,800 and still less than \$25,000.

Thanks,

Chris

From: Stevens, Eric@Coastal [<mailto:eric.stevens@coastal.ca.gov>]
Sent: Monday, March 05, 2018 11:49 AM
To: Chris Magdosku
Subject: RE: 948 Neptune Avenue-Beacon's Beach walkway access emergency repair

Thanks Chris. I will run this by CCC staff and we will plan to report it to the Commission on its April hearing. I don't think I need anything else from you.

Eric Stevens
Coastal Program Analyst
California Coastal Commission

From: Chris Magdosku [<mailto:Cmagdosku@encinitasca.gov>]
Sent: Monday, March 05, 2018 8:17 AM
To: Stevens, Eric@Coastal
Subject: 948 Neptune Avenue-Beacon's Beach walkway access emergency repair

Good morning Eric and sorry for the delay in getting this to you. In speaking with our Streets Supervisor, the cost for the repairs was approximately \$8,000. The work was done by city staff. The general breakdown in time/materials was:

1. 4 crew members plus equipment (backhoe, vibratory plate, hand shovels, and dump truck
2. 2.5 working days
3. 6 cubic yards of class 2 aggregate base
4. Rock filled (1/4 cubic yard worth of material) sand bags
5. Geogrid
6. Hot mix asphalt-5.6 cubic yards

We were ultimately exempt from permitting due to Section 30611-Emergencies; waiver of permit per Sarah Richmond and her email of Friday December 22, 2017 to me.

I hope this closes the case for you and let me know if you need any documents such as previous emails that state the exemption.

Thanks,

-Chris Magdosku, PE

G-6-18-0001-W

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400



APPLICATION FOR EMERGENCY PERMIT

PLEASE NOTE: The following information and attachments must be submitted in writing in order to receive an Emergency Permit (EP) pursuant to Section 30624(a) of the Coastal Act, or if not possible, by telephone or in person. If the emergency situation is such that a verbal authorization is given by the District Director to commence emergency work, the application for emergency permit should still be submitted by the property owner within 3 days of the disaster or discovery of the danger. A fee is required for an EP where the applicant is a private entity (see Permit Fee schedule). Public agencies do not have to pay a fee.

Please also note that an E P is a temporary authorization designed to allow the least amount of temporary development with the least potential for adverse coastal resource impacts necessary to abate the identified emergency. A follow-up Coastal Development Permit (CDP) must be obtained to authorize any development past the temporary period allowed by the EP. Otherwise, all emergency development must be removed and all affected areas restored to their prior condition or better, after consultation with California Coastal Commission staff, and consistent with the Coastal Act. In some instances, a permit may be needed for removal of the emergency development or restoration of the site. Failure to either obtain a follow-up CDP or remove the temporary development consistent with the Coastal Act and in compliance with the terms of this EP will constitute a knowing and intentional Coastal Act violation, which may result in formal enforcement action by the Commission.

1. 12/11/2017 Request: ☐ in person ☐ by telephone ☒ by mail (email)
Date/Time
2. STATE OF CALIFORNIA CITY OF ENCINITAS
Name(s) of Property Owners Name(s) of Representative(s)
CHRIS MACDOUSKO
Address: 948 NEPTUNE AVE. Address: 505 S. VULCAN AVE
ENCINITAS CA, 92023 ENCINITAS CA 92024
Phone Number: N/A Phone Number: 760-633-2763
3. Location of Emergency and proposed location of work to be done under this EP:
BEACONS BEACH PARKING LOT, CITY OF ENCINITAS
4. Evidence of applicant's interest in property on which emergency work is to be performed:
SEE ATTACHED EXHIBIT
5. Assessor's Parcel Number: 254-040-31
6. Contractor, or person(s) who will do emergency work/address/phone number
(if different from representative): PUBLIC WORKS DEPARTMENT,
CITY OF ENCINITAS. MR. JOHN UGROB
7. Nature and cause of emergency (description including evidence that an emergency exists, as defined in the Commission's regulations, 14 Cal. Code Regs Sec. 13009, including any relevant documentation such as reports and photos. Attach additional pages as needed.):

NO TRIP
BROKEN
SIDEWALK
HAZARD DUE TO GAP BETWEEN BROKEN
GUARDRAIL SYSTEM AND EXISTING SIDEWALK.
Jen Breese-Kaith
Cupertino, CA 95014
Susan Bailey
6 Captain's Ct #1
Madison, WI 537

8. The circumstances during the emergency that appeared to justify the course(s) of action taken, including the probable consequence of failing to take action:

- *9. Method and preventive work required to address the emergency situation (e.g., rip rap, sandbags, etc.): **TRIP HAZARD MITIGATION FOR DUE DILIGENCE AND LIABILITY**
A TIED SANDBAG SYSTEM TO BRIDGE THE GAP AND SURFICIAL ASPHALT HOT MIX REPAIR

10. Timing of emergency work (estimate as to when work will be performed - generally a period of 24 to 72 hours after the emergency occurrence): **TO SIDEWALK W/ EXTENSION TO GUARDRAIL**
PRIOR TO DECEMBER 31, 2017

ATTACHMENTS - Please provide the following:

1. If time permits, evidence of approval by local planning department. **N/A**
2. Site plan showing proposed and existing development on the subject parcel. **SEE ATTACHED**
3. Vicinity map (road map) with location of project site marked. For rural areas, please also provide a parcel map. **SEE ATTACHED**
4. Site photos and any relevant reports supporting the existence of an emergency and the need for the proposed action.

SEE ATTACHED PHOTOS

*** SEE ATTACHED**

REPAIR TO SIDEWALK AND TRIP
HAZARD DUE TO GAP BETWEEN EXISTING
GUARDRAIL SYSTEM AND EXISTING SIDEWALK
TEMPORARY REPAIR
HAZARD DUE TO GUARDRAIL