

## **CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
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# **W17b**

**6-21-0519 (Groundswell Investments, LLC  
& Lea Hennenhoefer)  
November 16, 2022**

### **EXHIBITS**

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Oceanside Harbor

Oceanside

Carlsbad



07

CHANGES

BLK	OLD	NEW	YR	CUT
141	11	12	13	6.8
142	10	11	12	16.8
143	9	10	11	16.8
144	8	9	10	16.8
145	7	8	9	16.8
146	6	7	8	16.8
147	5	6	7	16.8
148	4	5	6	16.8
149	3	4	5	16.8
150	2	3	4	16.8
151	1	2	3	16.8
152	0	1	2	16.8
153	0	1	2	16.8
154	0	1	2	16.8
155	0	1	2	16.8
156	0	1	2	16.8
157	0	1	2	16.8
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196	0	1	2	16.8
197	0	1	2	16.8
198	0	1	2	16.8
199	0	1	2	16.8
200	0	1	2	16.8

**SITE**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

- 1<sup>ST</sup> CONDO  
PACIFICA PROPERTIES  
DOC#91-274028  
(SEE SHIT 2)
- 2<sup>ND</sup> CONDO  
COSTA LINDA PROPERTIES  
DOC#92-180294  
(SEE SHIT 2)
- 3<sup>RD</sup> CONDO  
1208 SOUTH PACIFIC ST  
DOC#93-168117  
(SEE SHIT 2)
- 4<sup>TH</sup> CONDO  
1215 SOUTH PACIFIC ST  
DOC#93-318073  
(SEE SHIT 2)
- 5<sup>TH</sup> CONDO  
1219 SOUTH PACIFIC ST  
DOC#93-303573  
(SEE SHIT 2)
- 6<sup>TH</sup> CONDO  
1211 SOUTH PACIFIC ST  
DOC#93-458383  
(SEE SHIT 2)
- 7<sup>TH</sup> CONDO  
1201 SOUTH PACIFIC ST  
DOC#94-018713  
(SEE SHIT 2)
- 8<sup>TH</sup> CONDO  
1203 SOUTH PACIFIC ST  
DOC#94-672380  
(SEE SHIT 3)
- 9<sup>TH</sup> CONDO  
PAR 1 - PM 16299  
DOC#94-423995  
(SEE SHIT 3)
- 10<sup>TH</sup> CONDO  
PAR 1 - PM 16299  
DOC#94-423995  
(SEE SHIT 3)
- 11<sup>TH</sup> CONDO  
PACIFICA (TAIT ST)  
DOC#95-107413  
(SEE SHIT 3)
- 12<sup>TH</sup> CONDO  
PAR 1 - PM 16297  
DOC#91-423999  
(SEE SHIT 3)
- 13<sup>TH</sup> CONDO  
1302 SOUTH PACIFIC ST  
DOC#95-267276 & DOC#95-265558  
(SEE SHIT 3)
- 14<sup>TH</sup> CONDO  
PACIFIC TIDES  
DOC#95-008959

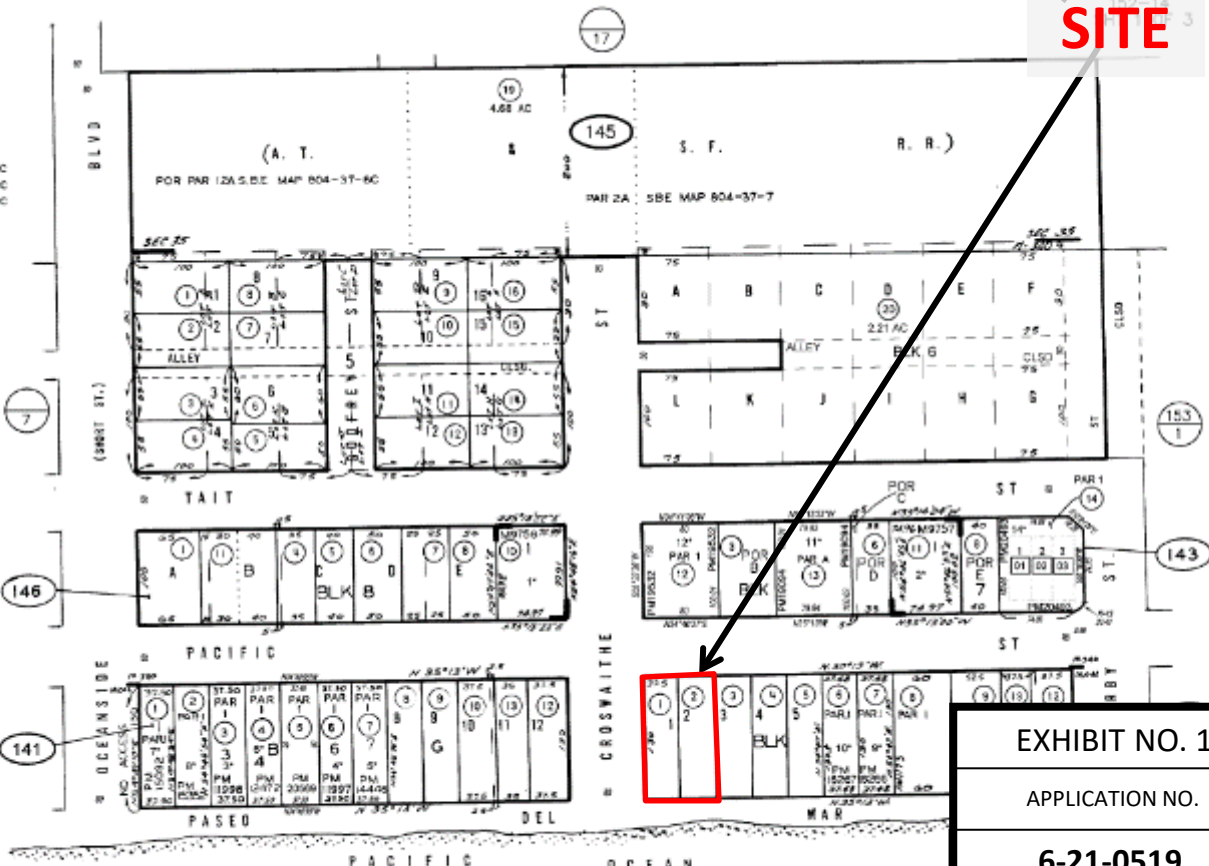
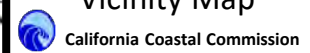


EXHIBIT NO. 1

APPLICATION NO.

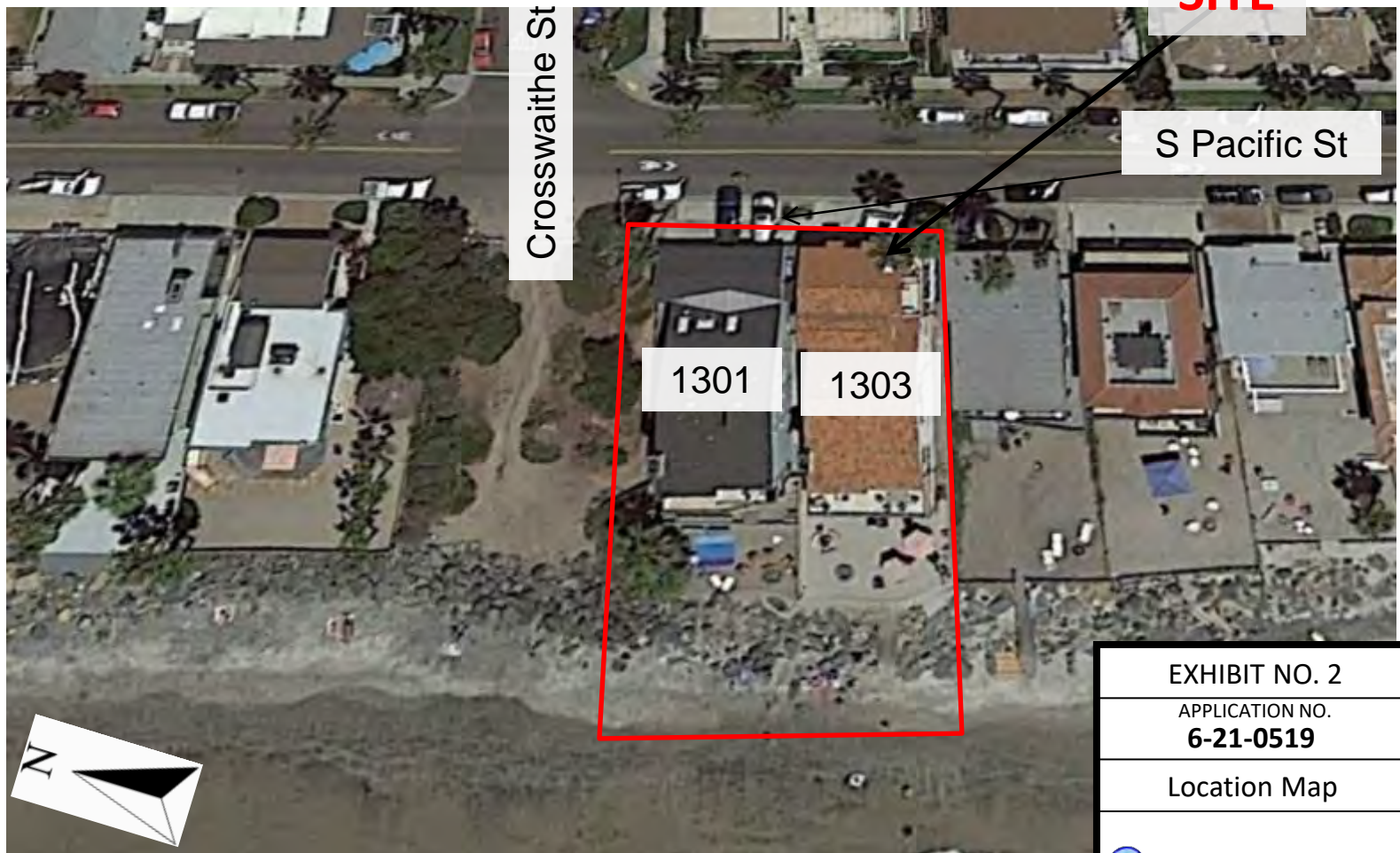
**6-21-0519**

Vicinity Map



MAP 9758 - PACIFICA PR  
MAP 9757 - COSTA LINDA  
MAP 340 - MYER'S ADD-  
POR SEC 35 - T11S - R5W  
ROS 12981, 20499, 20532







GOOGLE INC., AUGUST 2021  
GOOGLE EARTH SOFTWARE



**RESTACK 19 ± STONES**  
**IMPORT 22± STONES**

LARGE STONE (2- TO 3-TON IN SIZE) TO BE EXCAVATED AND RESTACKED OVER AND UP TO TOP OF RETENMENT. SMALL STONE TO BE RESTACKED TO FILL VOIDS. NEW 2- TO 3-TON STONE TO BE PLACED IN VOIDS OVER AND UP TO RETENMENT.

ANCE ACTIVITIES TO CONSIST OF  
IF BEACH SAND SEAWARD OF PERMITTED  
Y MEANS OF EXCAVATOR TO A DEPTH OF  
Y 4-5 FT TO RECOVER DISPLACED ROCK.  
ENT OF THAT ROCK BACK ONTO THE  
Y EXCAVATOR TO SITUATE INDIVIDUAL  
MANNER WHICH REDUCES THE POTENTIAL  
OR SHIFTING DURING HIGH SURF EVENTS.

APPLICATION NO.

**6-21-0519**

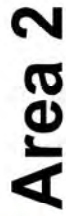
# Site Plan



View from beach looking east. (Photo date: December 2021)



Estimate restack 6 rocks; import 4 rocks



Estimate restack 4 rocks; import 5 rocks

REVTMENT NOTES:

1. THE CONDITION OF THE ROCK REVETMENT IS BASED UPON A SITE VISIT ON DECEMBER 15, 2021. REVETMENT CONDITIONS MAY HAVE CHANGED SOMEWHAT SINCE THE SITE VISIT WAS CONDUCTED.

2. IT IS ANTICIPATED THAT APPROXIMATELY 57 TONS (19 ROCKS) OF DISPLACED 4,000 TO 6,000 POUND STONE ARE AVAILABLE TO BE EXCAVATED AND REPLACED FOR RETENTION MAINTENANCE PER CITY OF OCEANSIDE STANDARD DRAWING M-19. NO REMOVAL OR REPLACEMENT OF DISPLACED LOOSE ROCK SHALL EXCEED 10% OF THE RETENMENT'S TOTAL NUMBER OF ROCKS.

3. IT IS ANTICIPATED THAT APPROXIMATELY 66 TONS (22 ROCKS) OF IMPORTED 4,000 TO 6,000 POUND STONE WILL BE IMPORTED FOR REVETMENT MAINTENANCE PER CITY OF OCEANSIDE STANDARD DRAWING M-19. REVETMENT MAINTENANCE IS LIMITED TO THE IMPORTATION OF NO MORE THAN 20% OF THE EXISTING REVETMENT VOLUME.

## LEGEND



# ROCK TO BE RELOCATED

PROPOSED IMPORTED  
ROCK



# PROPOSED PLACEMENT OF RELOCATED ROCK



Estimate restack 5 rocks; import 5 rocks



Estimate restack 4 rocks; import 8 rocks



## ENGINEERS & GEOLOGISTS

3890 MURPHY CANYON ROAD  
SUITE 200  
SAN DIEGO, CALIFORNIA 92123  
(858) 573-6900 (phone)  
(858) 573-8900 (fax)

**PROJECT NAME:**

**1301-1303  
S. PACIFIC STREET  
REVTMENT REPAIR  
& MAINTENANCE**

DRAWING TITLE:

# SITE PLAN REPAIR & MAINTENANCE

[illegible]

DRAWN BY:	<i>R/LT</i>	<i>Date:</i>
SCALE:	<i>NTS</i>	
DATE:	<i>MARCH 14, 2022</i>	
DRAWING No.:	<i>Sheet 3 of 4</i>	

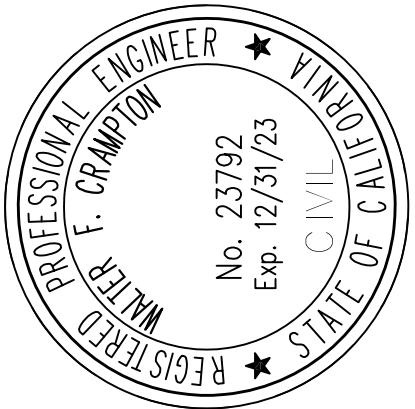




3890 MURPHY CANYON ROAD  
SUITE 200  
SAN DIEGO, CALIFORNIA 92123  
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PROJECT NAME:  
**1301- 1303  
S. PACIFIC STREET  
REVTMENT REPAIR  
& MAINTENANCE**

DRAWING TITLE:

[illegible]

DRAWN BY:	RF/LT
SCALE:	NTS
DATE:	MARCH 14, 2022
DRAWING No.:	Sheet 4 of 4



**SOURCE:**

GOOGLE INC., AUGUST 2021  
GOOGLE EARTH SOFTWARE

# SITE ACCESS NOTES / PATH OF TRAVEL PLAN

1. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ALLEYS, SIDEWALKS, PRIVATE DRIVEWAYS, AND PUBLIC STREETS AT ALL TIMES.
2. CONSTRUCTION EQUIPMENT AND ACTIVITIES PERFORMED ON THE SANDY BEACH AREA SHALL NOT RESTRICT LATERAL PUBLIC ACCESS.

MATERIALS: DISTURBANCE TO SAND AND INTERTIDAL AREAS SHALL BEACH SAND EXCAVATED SHALL BE REDEPOSITED ON THE BEACH. OR COBBLES SHALL NOT BE USED IN ANY PHASE OF THE REPAIR.

IS AVAILABLE APPROXIMATELY 550 FEET TO THE NORTH AT  
 BULEVARD. CONTRACTOR SHALL COORDINATE WITH THE CITY OF  
 REGARDING CONSTRUCTION EQUIPMENT AND SITE ACCESS.

SHALL PROVIDE A MINIMUM OF ONE FLAG PERSON TO BE ONSITE AT ALL TIMES. DURING THE OPERATION OF HEAVY EQUIPMENT, SUBJECT TO ALL SAFETY REQUIREMENTS AND REGULATIONS, THE COMMUNITY SERVICE DEPT. DURING CONSTRUCTION PERIODS OF DAYS THAT REQUIRE BEACH TRANSIT. BEACH DRIVING SHALL BE LIMITED TO ONE VEHICLE PER HOUR. SPEED NOT IN EXCESS OF 5 MPH, AVOID DRIVING ON SAND, GRAVEL OR ROCK LINE, AVOID DISRUPTION OF WILDLIFE, AND YIELD SAFELY TO ALL OTHERS AT ALL TIMES.

6. CONSTRUCTION SCHEDULE: CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE APPROVED SCHEDULES OF BOTH THE CITY OF OCEANSIDE AND THE CALIFORNIA COASTAL COMMISSION. BEACH ACCESS SHALL ONLY TAKE PLACE BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY. CONSTRUCTION VEHICLES AND EQUIPMENT SHALL DEFER TO CITY LIFE GUARDS TO MAINTAIN THEIR ACCESS TO THE SANDY BEACH.
7. THE WORK ZONE SHALL REMAIN FREE OF DEBRIS AND HAZARDS. ANY VEHICLES IN THE WORK ZONE ON THE PUBLIC BEACH SHALL BE IN GOOD WORKING ORDER, FREE FROM LEAKAGE OF ANY FLUIDS OR DEBRIS INCLUDING, BUT NOT LIMITED TO OIL, GREASE, COOLANT, OR OTHER SIMILAR TOXIC MATERIALS.
8. NO OVERNIGHT STORAGE OF EQUIPMENT OR MATERIALS SHALL OCCUR ON SANDY BEACH, AND THE USE OF OTHER PUBLIC PARKING SPACES SHALL BE MINIMIZED. THE PERMITTEE SHALL NOT STORE ANY CONSTRUCTION MATERIALS OR WASTE WHERE IT WILL BE OR COULD POTENTIALLY BE SUBJECT TO WAVE EROSION AND DISPERSION. IN ADDITION, NO MACHINERY SHALL BE PLACED, STORED OR OTHERWISE LOCATED IN THE INTERTIDAL ZONE AT ANY TIME, EXCEPT FOR THE MINIMUM NECESSARY TO REPAIR THE REVENUE.

10. A CAPTURE DEVICE SHALL BE IN PLACE BELOW AREAS OF POTENTIAL FLUID DRIP DURING PERIODS OF NON-OPERATION OR STORAGE WHEN ON THE PUBLIC BEACH OR APPROVED AFTER-WORK-HOURS STORAGE AREA. CONSTRUCTION EQUIPMENT SHALL NOT BE WASHED ON THE BEACH OR IN THE STREET ACCESS.
11. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION MATERIALS/EQUIPMENT FROM THE STAGING SITE AND RESTORE THE STAGING SITE TO ITS PRIOR-TO-CONSTRUCTION CONDITION IMMEDIATELY FOLLOWING COMPLETION OF THE MAINTENANCE.

EXHIBIT NO. 4

APPLICATION NO.  
**6-21-0519**

# Construction Access



# California Coastal Commission



2017



1303



2019



1303

EXHIBIT NO. 5

APPLICATION NO.

**6-21-0519**

Unpermitted Staircase



California Coastal Commission