

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



Th11a

6-21-0566 (Ovard HOA Revetment)

July 13, 2023

EXHIBITS

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Project Location

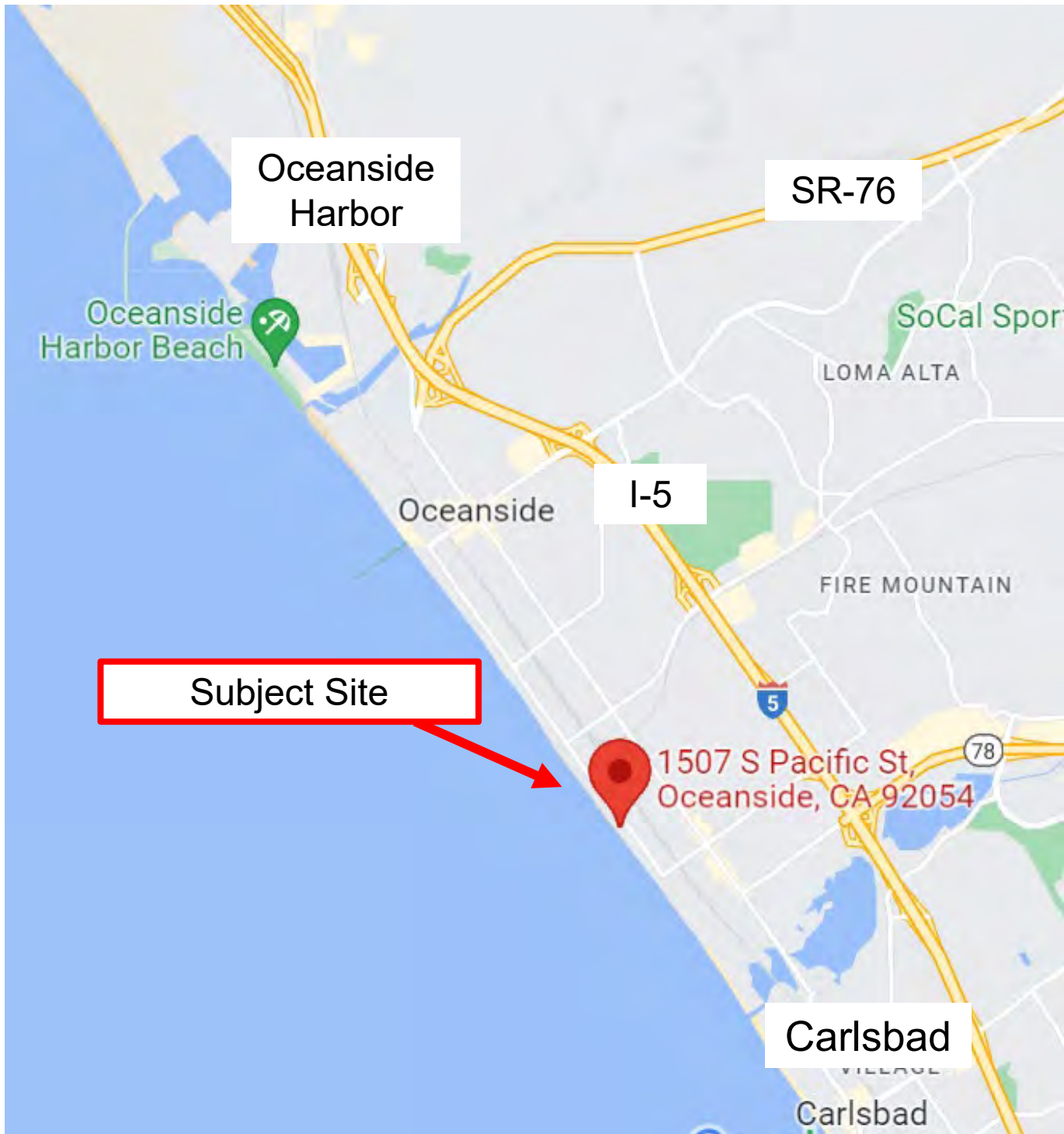


EXHIBIT NO. 1
APPLICATION NO.
6-21-0566
Project Location
 California Coastal Commission

Aerial of Subject Site

Subject Site



EXHIBIT NO. 2

APPLICATION NO.

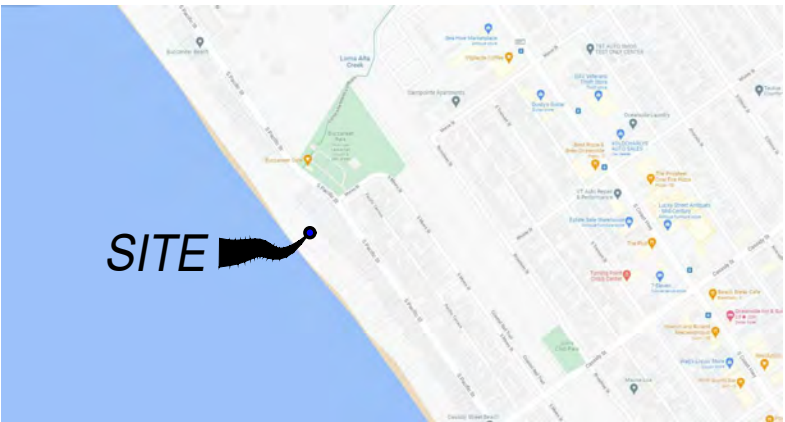
6-21-0566

Aerial

COASTAL DEVELOPMENT PERMIT PLANS FOR
1601 S. PACIFIC STREET
REVTMENT REPAIR & MAINTENANCE



OVERALL SITE PLAN
NOT TO SCALE



VICINITY MAP
N.T.S.

SCOPE OF WORK:

The repair and maintenance of the existing revetment shall consist of:

- Relocation of existing rock that has been displaced from original revetment limits.
- The importation of additional rock per the City of Oceanside's Municipal Code Sections 19A.21 for seawall repair and maintenance in conformance with City Standard Drawing M-19.
- This project does not include any work to the revetment foundation, and shall not increase the seaward footprint of the existing revetment.
- Revetment maintenance is limited to the importation of no more than 10 percent of the existing revetment volume.

CLIENT: OVARD HOA
1601 S. PACIFIC STREET
OCEANSIDE CA 92054

ENGINEER: GEOSOILS, INC.
5741 PALMER WAY
CARLSBAD, CA 92010
(760) 438-3155

CONTRACTOR: TBD

EXHIBIT NO. 3
APPLICATION NO.
6-21-0566

Revetment Plans

Page 1 of 4
California Coastal Commission

REVISIONS	BY

DRAFTING BY:

REGISTERED PROFESSIONAL ENGINEER
DAVID W. SKELLY
No. C 47857
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA

GeoSoils, Inc.
Geotechnical • Geologic • Coastal • Environmental
5741 Palmer Way, Carlsbad, CA 92010
760-438-3155

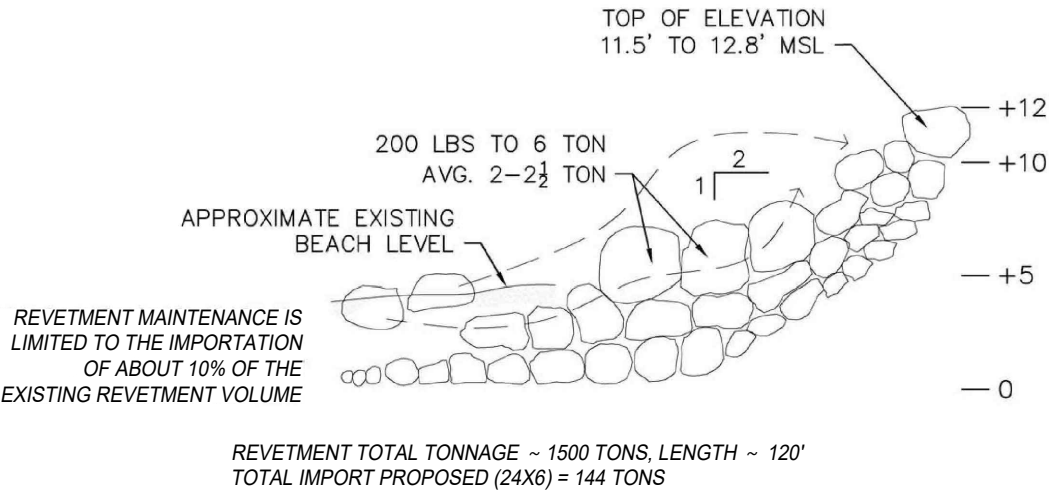
TITLE: **Revetment Maintenance**
1601 S. Pacific Street

CLIENT: OVARD HOA
1601 S. PACIFIC STREET
OCEANSIDE CA 92054

W.O.

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DATE
11/16/21
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JOB NO.
SHEET
S1
4 SHEETS

Revetment Maintenance
1601 S. Pacific Street



(E) TYPICAL CROSS SECTION A
NOT TO SCALE

GENERAL NOTES

1. The "Owner" shall be the OVARD HOA 1601 S. Pacific; the "Engineer" shall be GeoSoils Inc; and the "Contractor" shall be an independent entity retained by the Owner to perform the work described herein. The Engineer has been retained by the Owner and is not affiliated with the Contractor.
2. Unless otherwise directed by the Owner, the Contractor shall secure, at his expense, all permits, licenses, and consents necessary for the performance of the work described herein.
3. The Contractor shall verify all site conditions, locations and elevations prior to commencing work. Conditions, locations and elevations shown on the plans shall be considered approximate and shall be verified by the Contractor in the field. Any conflicts or discrepancies shall be brought to the attention of the Engineer and be resolved prior to commencement of the work.
4. The Contractor shall coordinate the work of all trades.
5. The Contractor shall exercise due care to preserve existing conditions outside limits of the work. Contractor shall treat all disturbed areas with erosion control measures.
6. Contractor to remove and replace all improvements damaged as a result of the work detailed in these plans to a condition equivalent to or better than existing conditions to the satisfaction of the Owner. This includes, but is not necessarily limited to: fences, gates, and roads.
7. Contractor shall assume all responsibility for location and avoidance or repair of all underground utilities, including, but not limited to, gas, water, electric, cable TV, telephone, sanitary sewer, and storm sewer. Contractor shall notify USA Underground and other appropriate authorities, including public and private utility owners, of construction activities a minimum of two (2) working days prior to commencement of work. Contractor shall verify location and depth of all existing utilities whether shown on the drawings or not. If the contractor fails to adequately protect the utilities, any resulting damage shall be repaired at Contractor's cost.

8. All deleterious spoils from site work to be wasted off-site, or placed in an owner and Coastal Commission (CCC) approved location on site.
9. Contractor shall assume all responsibility for safety during performance of the work.
10. In the event that any unusual conditions not covered by the plans or specifications are encountered during excavation operations, the Engineer shall be immediately contacted for directions. It shall be the Contractors responsibility to immediately notify the Engineer upon discovery of any field conflicts.
11. All work to be in accordance with the standard provisions of the City of Oceanside, San Diego County and the latest edition of the State of California Standard Specifications.
12. The Contractor shall provide the Owner and Engineer with the name and telephone number of the responsible person to contact, with regard to this project, 24 hours a day.
13. All work shall be subject to inspection and approval of the Owner and Engineer.
14. The Contractor agrees that they shall assume sole and complete responsibility for job site safety conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours and that the Contractor shall defend, indemnify and hold harmless the Owner and Engineer from any liability, real or alleged, in connection with the performance of the work on this project excepting for liability arising from the sole negligence of the Owner or the Engineer.
15. The Engineer shall be provided with at least two (2) working days advance notice of construction activities requiring inspection services at (760) 438-3155.
16. Contractor shall be responsible for site clean-up to the satisfaction of the Owner.
17. Contractor shall comply with the California Storm Water Best Management Practice Handbook.

REVISIONS	BY

DRAFTING BY:

PROFESSIONAL ENGINEER

DAVID W. SKELLY

No. C 47857

EXP. 12/31/23

REGISTERED CIVIL ENGINEER

GeoSoils, Inc.

Geotechnical • Geologic • Coastal • Environmental

5741 Palmer Way, Carlsbad, CA 92010

760-438-3155

TITLE:

Revetment Maintenance

1601 S. Pacific Street

CLIENT:

OVARD HOA

1601 S. PACIFIC STREET

OCEANSIDE CA 92054

W.O.

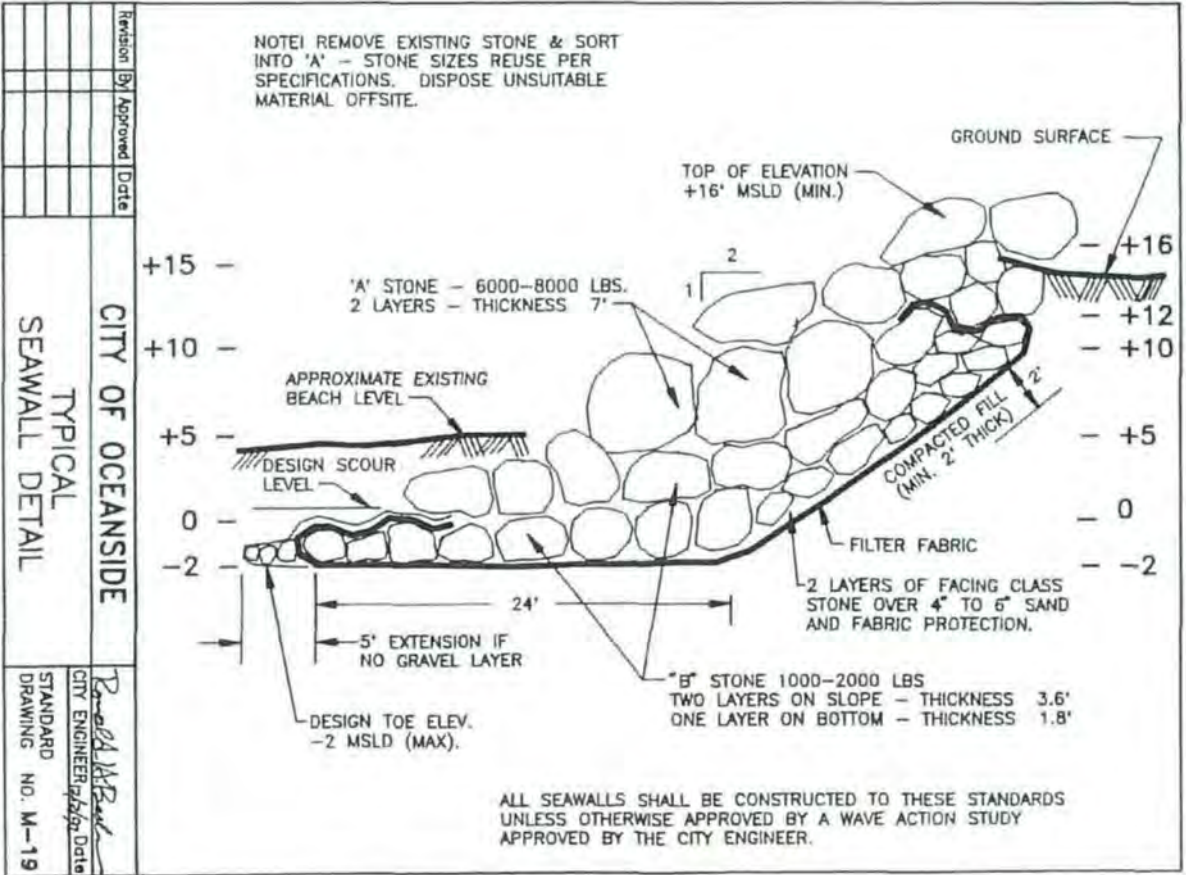
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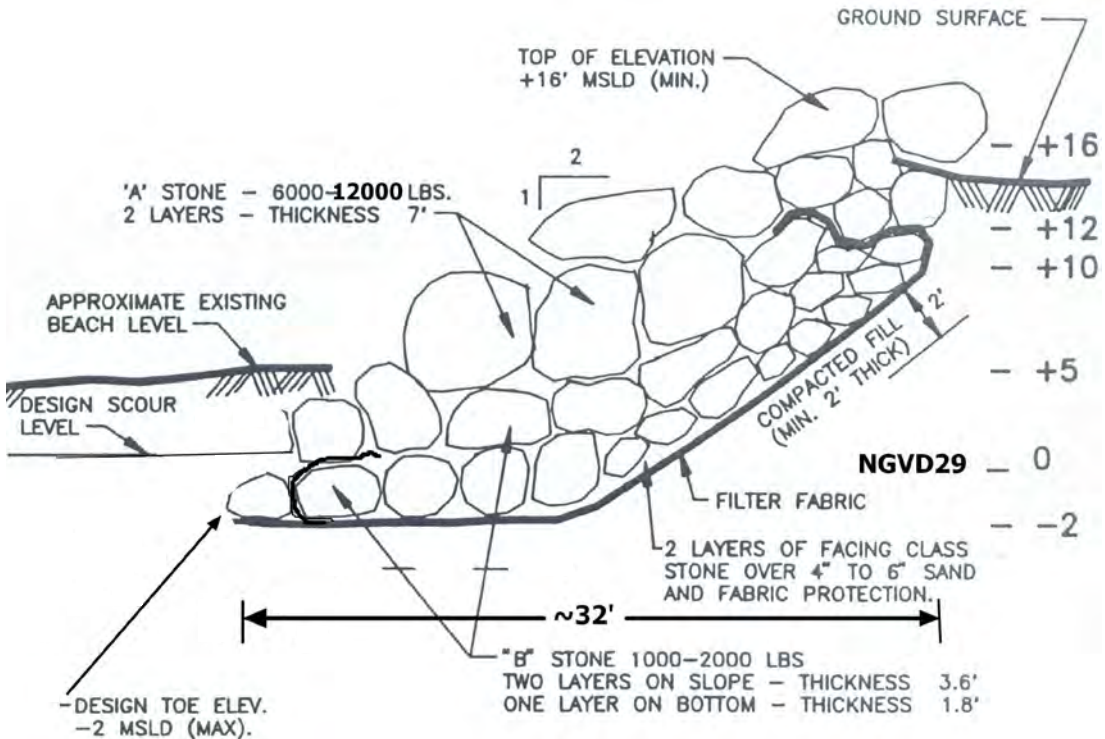
From 1601 So. Pacific Street - Looking South



From 1513 So. Pacific Street - Looking South



CITY OF OCEANSIDE REVETMENT STANDARD M-19



PROPOSED PROFILE

REVISIONS	BY

DRAFTING BY:

REGISTERED PROFESSIONAL ENGINEER
DAVID W. SKELLY
No. C 47857
EXP. 12/31/23
STATE OF CALIFORNIA

GeoSoils, Inc.
Geotechnical • Geologic • Coastal • Environmental
5741 Palmer Way, Carlsbad, CA 92010
760-438-3155

TITLE: **Revetment Maintenance**
1601 S. Pacific Street

CLIENT: OVARO HOA
1601 S. PACIFIC STREET
OCEANSIDE CA 92054

W.O.

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DATE
11/17/21
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JOB NO.
SHEET
S3
4 SHEETS

Revetment Maintenance

1601 S. Pacific Street

APPROVAL NOTES

1. All rock placement is subject to observation by the Engineer. Contractor shall notify the Engineer at least two (2) working days before the start of any work.
2. Approval of this plan applies only to the excavation and placement of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any other improvements. Any other improvements are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
3. All rock placement shall conform to approved specifications presented hereon. All rock placement work shall be observed and approved by the Engineer or licensed Owner representative. Unobserved and unapproved grading work, rock placement, or importation shall be removed and replaced under observation.

ADDITIONAL NOTES

1. All work shall take place during daylight hours and lighting of the beach/ocean area is prohibited.
2. Construction work or equipment operations shall not be conducted below the mean high tide line unless tidal waters have receded and the area is part of the authorized work area.
3. Grading of intertidal areas is prohibited.
4. Track vehicles may be used if they are required to safely carry out construction. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
5. All construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by sunset each day that work occurs. The only exceptions shall be for erosion and sediment controls and/or construction area boundary fencing where such controls and/or fencing are placed as close to the base of the revetment/bluff as possible, and are minimized in their extent.
6. No work shall occur during weekends and/or the summer peak months (i.e., from the Saturday of Memorial Day weekend through Labor Day, inclusive) unless, due to extenuating circumstances (such as tidal issues, extensive delays due to severe weather or other environmental concerns), the Executive Director authorizes such work.
7. Equipment washing, servicing, and refueling shall not take place on the beach, and shall only be allowed at a designated inland location (that shall be identified). Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities.
8. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering exposed piles of soil and wastes; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).

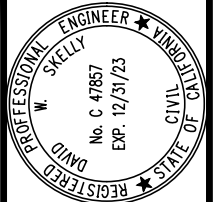
9. All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. At a minimum, silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from being deposited on the beach or into the ocean.
10. All public recreational use areas and all beach access points impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand impacted shall be filtered as necessary to remove all construction debris from the beach.
11. The Permittee shall notify planning staff of the City of Oceanside at least three working days in advance of commencement of construction or maintenance activities, and immediately upon completion of construction or maintenance activities.

EQUIPMENT ACCESS & STORAGE



REVISIONS	BY

DRAFTING BY:



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Geotechnical • Geologic • Coastal • Environmental
5741 Palmer Way, Carlsbad, CA 92010
760-438-3155

TITLE: **Revetment Maintenance**
1601 S. Pacific Street
CLIENT: OVARO HOA
1601 S. PACIFIC STREET
OCEANSIDE CA 92054
W.O.

DRAWN
CHECKED
DATE 11/17/21
SCALE
JOB NO.
SHEET S4
4 SHEETS

Private Access Stairways to be Removed

Northern Stairway



Southern Stairway

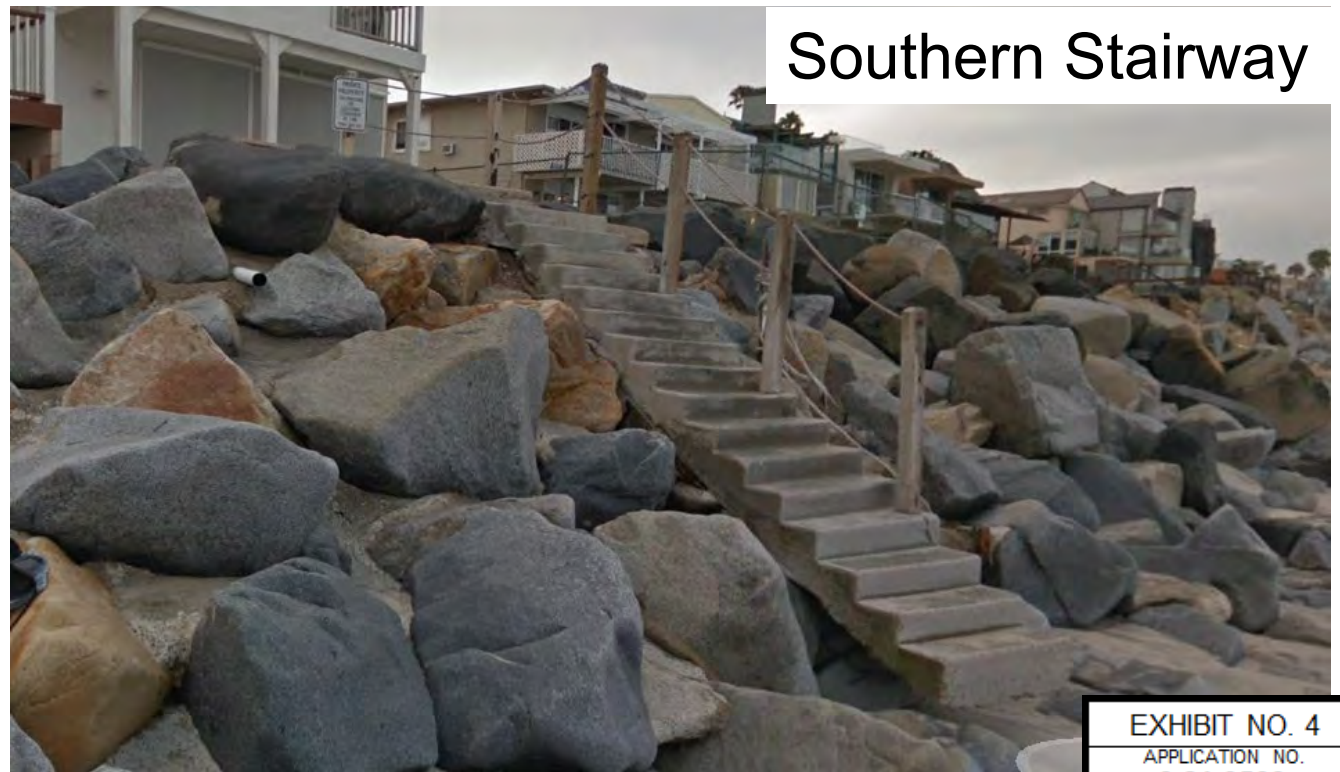


EXHIBIT NO. 4

APPLICATION NO.

6-21-0566

Stairways to be
Removed



California Coastal Commission

Concrete Grouting to be Removed

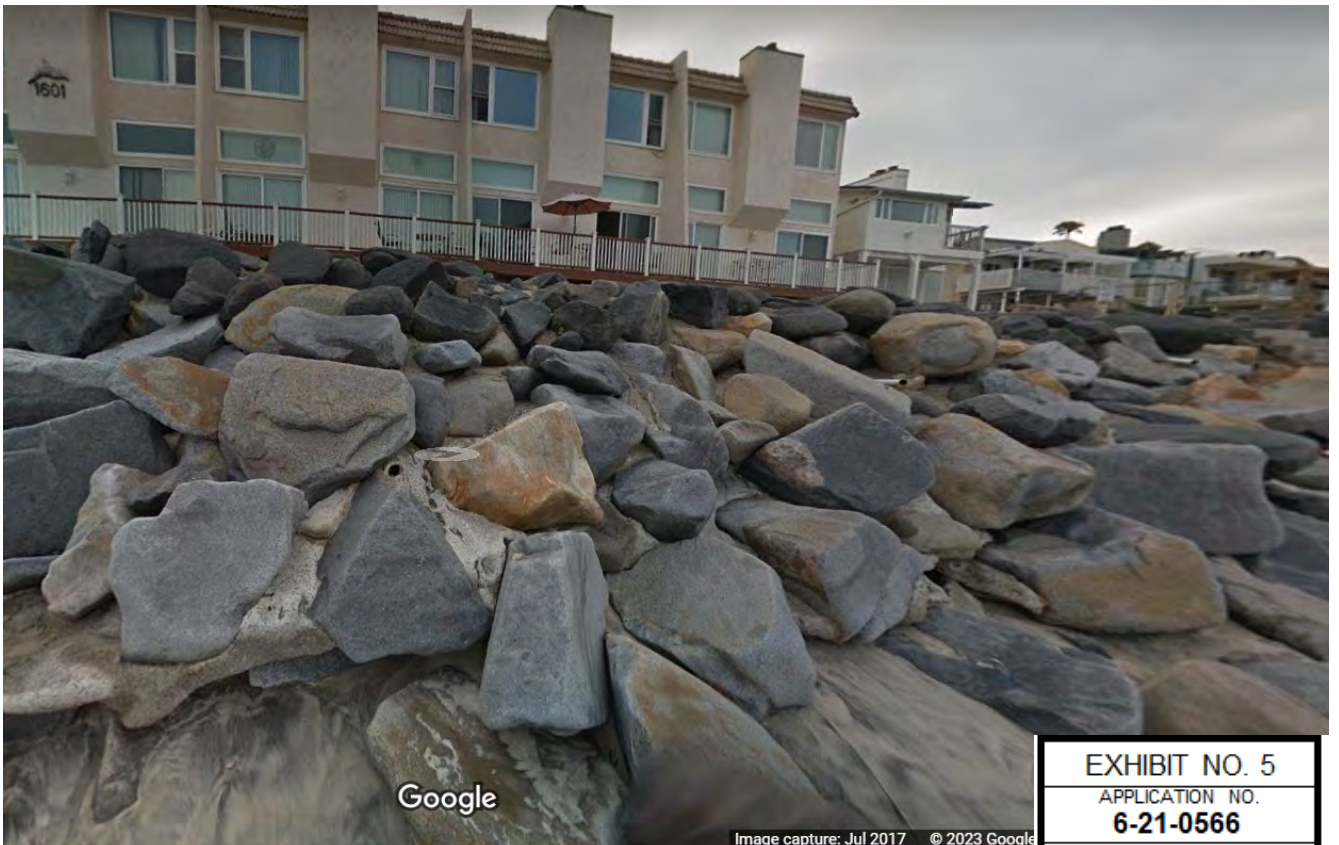


Image capture: Jul 2017 © 2023 Google

EXHIBIT NO. 5

APPLICATION NO.

6-21-0566

Concrete grouting to
be Removed



California Coastal Commission



Geotechnical • Geologic • Coastal • Environmental

5741 Palmer Way • Carlsbad, California 92010 • (760) 438-3155 • FAX (760) 931-0915 • www.geosoilsinc.com

M E M O R A N D U M

DATE: June 14, 2023

TO: Toni Ross, California Coastal Commission (CCC)
Royce Sheets, OVARD HOA

FROM: David Skelly, PE

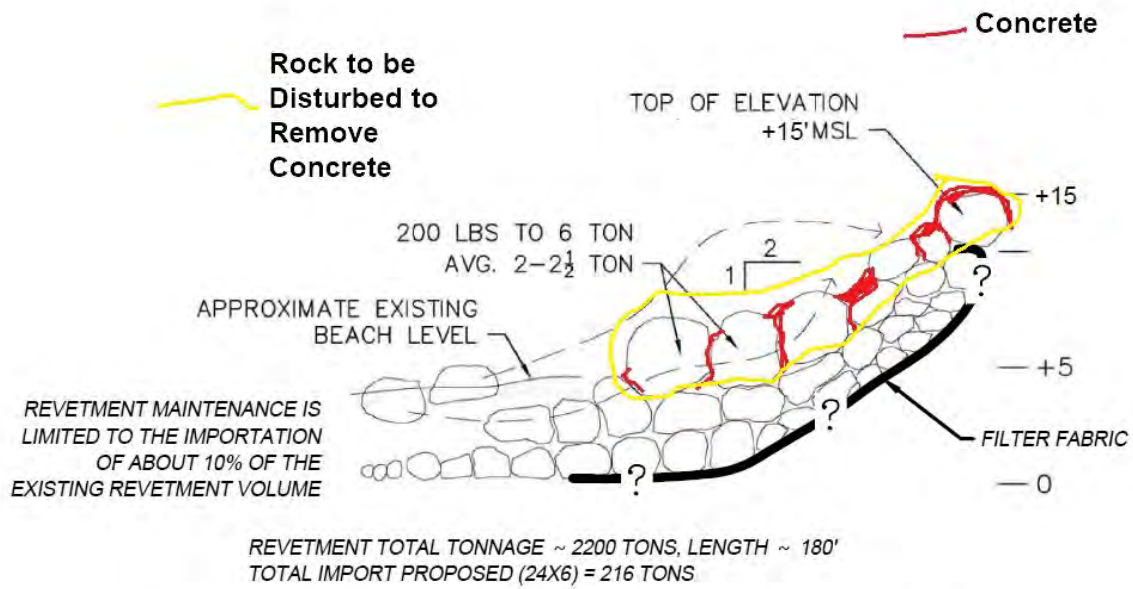
SUBJECT: Discussion of Concrete Removal From Revetment at 1601 South pacific Street, Oceanside.



Based upon our recent inspection, information provided by the HOA, and our conference call with CCC staff, we are please to provide the following information concerning the concrete and its removal from the revetment during the proposed revetment maintenance at the subject site.

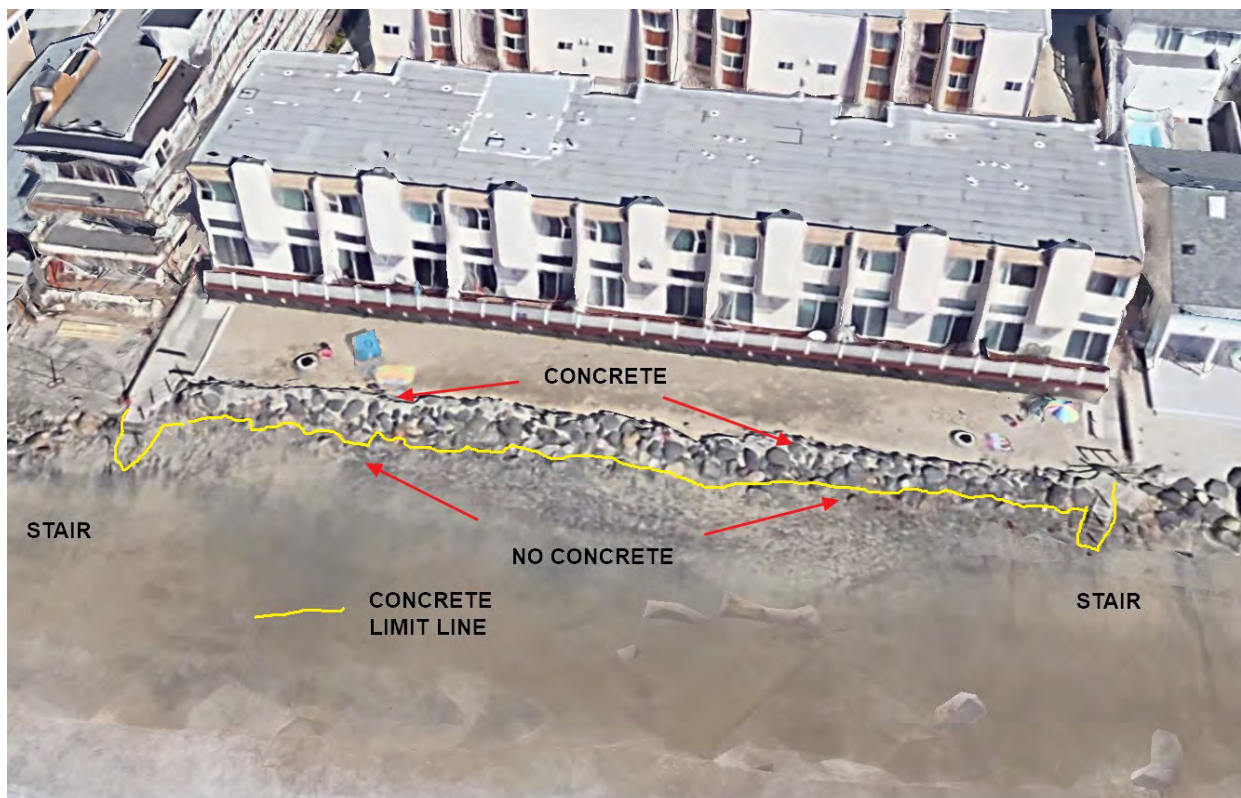
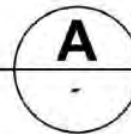
The concrete was placed by a previous HOA member in the 1980s to stop wave overtopping. The concrete was pumped from the driveway onto the revetment. It is our understanding the only a few trucks were used. Concrete trucks hold up to 8 cubic yards of material. This means that there is likely less than 40 cubic yards of concrete placed on the revetment. The revetment is made up of 1,500 to 2,000 cubic yards of rock. The majority of the concrete is at the crest of the structure. The concrete was poured on the surface (not injected into the structure) and is only a few inches thick in most areas. Much of the concrete at the revetment top is currently cracked. The most amount of solid concrete is at the access stairs, which are to be removed as a condition of the permit. There is essentially no concrete in the lower 2/3rds of the revetment. The figures below show the distribution of concrete on the revetment in plan and section view. Much of the lower portion of the structure is not visible in the second image due to the sand and cobbles covering the structure.





(E) TYPICAL CROSS SECTION

NOT TO SCALE



Based upon our recent conference call, which included Mike Cantarini, the rock work contractor, the concrete will break from the rock with very little effort from the excavator. The excavator is needed to retrieve the rolled off rocks and to remove the beach access stairs. There is NO steel in the concrete. The concrete will continue to breakup during the maintenance and much of it can be carried away manually. Once the concrete is dislodged it will be removed by hand. Large pieces can be easily broken into smaller pieces by the excavator allowing for hand extraction of the concrete material. In as much as the majority of the concrete is at the crest of the revetment the material will simply be collected by hand from the top of the revetment and taken to a truck for disposal. The contractor has identified the nearby Moodys El Corazon Recycling at the place to recycle the concrete. The contractor explained that the concrete removal work is performed essentially on the surface rocks in the upper 1/2 of the revetment and that the work only moves about 20% of the rocks that are on the structure.