



**December 8, 2023**

Delivered via email

To: Karl Schwing  
District Director, San Diego Coast  
California Coastal Commission

**Re: Th16a - Application No 6-23-0285, T-1 Associates LLC, Oceanside**

Honorable Commissioners,

The Surfrider Foundation is a nonprofit grassroots organization dedicated to the protection and enjoyment of our world's ocean, waves, and beaches through a powerful network. Thank you for the opportunity to comment on this project.

As the Commission is well aware, Surfrider is opposed in principle to coastal armoring because of the proven negative consequences it inflicts upon our public beaches and people's access to them. In the case of this specific permit application, however, we appreciate and support staff's recommended Special Conditions as we can reasonably assume that they will result in an interim positive outcome for our coast. Furthermore, we have two additional requests to make of Commission staff in order to secure the best possible outcome for the beach going public that we represent.

While we support all of the following Special Conditions, we are particularly supportive of requiring the applicant to identify the location of the Mean High Tide Line (MHTL) on an annual basis during the Winter season, and to submit where the MHTL location relates to the location of the revetment. Surfrider has urged Commission staff for this special condition for some time now, and we appreciate its inclusion and expect to see it in future CDP application for Oceanside revetment work. Beach erosion in Oceanside is severe and exacerbated by the presence of revetments such as this one; anyone with basic knowledge of California's Public Trust Doctrine can clearly see that privately owned revetments in Oceanside now reside within public tidelands.

Surfrider looks forward to the day when we, the beach going public, have standing to legally require Oceanside coastal property owners to remove or reposition their armoring landward, where it no longer encroaches on public trust lands and restricts beach access from local residents and visitors to our coast.

Lastly, we also recommend that Commission take these additional steps before approving this CDP application:

1. 1101 South Pacific borders the Forster St. public beach access and rip rap revetment continues unimpeded across both private and public property. If staff has not done this yet, please contact both the applicant and the City of Oceanside for clarity on where or whether a boundary exists between rip rap owned by the applicant and the City.
2. Until at least March 2021, the City of Oceanside summarily granted CDP exemptions to coastal property owners for repositioning or replacing less than 20% of their existing riprap material.<sup>1</sup> Both Surfrider and the Coastal Commission disagreed with the City's interpretation that their LCP allowed these exemptions, and the City has since agreed to stop issuing them. However, these exemptions required an application and other paperwork that should be in the City's public records - please request a CDP history (including CDP exemptions) for this property and all revetment CDP applications moving forward, as all revetment work must be counted towards the 50% redevelopment threshold.

Thank you for the opportunity to comment on this item.

Sincerely,

Mitch Silverstein  
Policy Coordinator  
San Diego County Chapter, Surfrider Foundation

Kristin Brinner & Jim Jaffee  
Residents of Solana Beach  
Co-Leads of the Beach Preservation Committee  
San Diego County Chapter, Surfrider Foundation

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<sup>1</sup> "the city engineer may issue an emergency permit for the following types of remedial, protective or preventative work: (a)Revetments or riprap, as defined in Article II of this chapter" [Article 19A.22 of Oceanside Municipal Code](#). Also see Exhibit A attached to this letter.

# CDP Permit Exemption

## Coastal Revetment Repair and Maintenance



### Applicability

The coastal revetment or “rip-rap” is a form of armoring on the beachfront composed of stone or individual pieces of concrete placed by layering, facing, or mounding to protect against erosion, scouring, or sloughing of a structure or embankment by wave action. In accordance with City of Oceanside Municipal Code Chapter 19A, the City may issue permit exemptions for coastal revetment repair and maintenance when the proposed work falls below thresholds for a Coastal Development Permit (CDP). Permit exemptions can be issued for work that meets all of the following criteria:

- 1)** Repair or maintenance that does not involve substantial alterations of the foundation of the protective work (e.g., pilings and other surface or subsurface structures);
- 2)** No placement (temporary or permanent) of riprap, sand berms, or other solid materials on a beach or in coastal waters, streams, wetlands, or estuaries where such features do not already exist;
- 3)** Repositioning of less than twenty (20) percent of the materials of an existing structure and/or replacement of less than twenty (20) percent of the materials of an existing structure with materials of a different kind;
- 4)** No placement of mechanized construction equipment or construction materials on public breach areas or within twenty (20) feet of coastal waters or streams.; and
- 5)** Repair and/or maintenance that conforms to the City’s Typical Seawall Detail (Exhibit M-19 of the City’s Engineering Design Manual).

Proposals to expand the footprint and/or seaward extension of the revetment do not qualify for a permit exemption. Conversely, proposals that reduce the footprint and/or seaward extension of the revetment are encouraged.

### Required Application Materials

- Application form
- Documentation of the emergency conditions (e.g., photographs, technical reports)
- Site plan indicating location and extent of proposed work
- Any available permit documentation for existing revetment