

CHAPTER 8—DEFINITIONS

Technical terms associated with the Solana Beach Local Coastal Program (LCP) Land Use Plan (LUP) are defined below. The following words and phrases when used in the LCP and LUP have the meanings respectively ascribed to them in this chapter, unless a different meaning is evident based on the context in which the word or phrase is used.

Accessory Structures means structures such as tennis courts, playhouses, pools, cabanas, walkways, gazebos, patios, decks.

Artificial Headland is a hard structure extending from the shore; built to stabilize the shoreline locally as a natural headland would.

Assessing Entity means an entity sanctioned by state law formed as (i) a Geologic Hazard Abatement District or as an (ii) assessment, community facilities, infrastructure financing or other facilities financing district under the 1911 or 1913 Acts or other State Law.

Assessment District is a group of properties in an assessment area where the majority of property owners have agreed to assess their parcels for a stated purpose under the governance of an assessing entity.

Beach Quality Sand means sand that is suitable for placement on City beaches because its grain size, purity, color and other relevant characteristics are consistent and compatible with the sand that comprises the beach through natural processes.

Bluff Home means an existing bluff home or other principal structure in the form of an attached or detached single family residence; duplex; triplex; townhouse; or condominium unit, but excluding accessory structures.

Bluff Property means a private or City government owned parcel located on or associated with a parcel located on, the oceanfront in the City.

Bluff Property Owners means one or more owners of bluff property.

Bluff Retention Devices means a structure or other device, including seacave/notch infills, dripline infill, coastal structures, upper bluff systems, and temporary emergency devices, designed to retain the bluff and protect a bluff home or other principal structure, or coastal dependent use from the effects of wave action erosion and other natural forces.

Bluff Top Redevelopment shall apply to proposed development located between the sea and the first public road paralleling the sea (or lagoon) that consists of alterations including (1) additions to an existing structure, (2) exterior and/or interior renovations, (3) and/or demolition of an existing bluff home or other principal structure, or portions thereof, which results in:

- (a) Alteration of 50% or more of major structural components including exterior walls, floor and roof structure, and foundation, or a 50% increase in floor area. Alterations are not additive between individual major structural components; however,

CHAPTER 8—DEFINITIONS

changes to individual major structural components are cumulative over time from the date of certification of the LUP.

- (b) Demolition, renovation or replacement of less than 50% of a major structural component where the proposed alteration would result in cumulative alterations exceeding 50% or more of a major structural component, taking into consideration previous alterations approved on or after the date of certification of the LUP; or an alteration that constitutes less than 50% increase in floor area where the proposed alteration would result in a cumulative addition of greater than 50% of the floor area taking into consideration previous additions approved on or after the date of certification of the LUP.

Breakwater means an offshore structure, often parallel to the shore that protects a shore area, harbor, anchorage, or basin from waves.

Caisson Foundation: Means a subsurface support structure. A Caisson is a shaft or shafts of steel reinforced concrete placed under a building column, foundation or wall and extending down to hardpan, bedrock or competent material as defined or approved by a soils engineer or geologist. Caissons, for this definition, are drilled into position and are used to carry surface building loads and/or to carry surface building loads from anticipated future loss of support (i.e. "slope failure"). Also known as a pier foundation.

Cantilever: A projecting or overhanging structure of up to 10 feet in depth on the west side of a Bluff Home that is supported at one end and carries a load at the other end or along its length. Cantilever construction allows for structures to project seaward of the GSL of bluff edge setback (minimum 40 feet) with external bracing. All foundation footings and structural supports for cantilevered square footage shall be located landward of the geologic setback line or bluff edge setback (minimum 40 feet). No newly constructed cantilevered square footage is permitted to project over the bluff edge.

CEQA means the California Environmental Quality Act.

City means the City of Solana Beach.

City Access-ways means City owned or controlled public access-ways to the beach, San Elijo Lagoon, public parks and view points.

City Community Center means the City owned community center and City owned bluff property located at the north side of Fletcher Cove along Pacific Avenue.

City Design Standards means all applicable implementing ordinances governing designs, aesthetic criteria, materials, and structural components as further set forth in the LCP.

City Facilities means any and all City owned facilities including, but limited to, City Hall, fire stations, public restrooms, parking areas, ramps and City owned bluff retention devices, City lifeguard facilities, City access-ways and the City Community Center.

CHAPTER 8—DEFINITIONS

City Infrastructure means City owned roads and City owned utilities located therein and thereon.

City-Owned Utilities means those utilities such as gas, electric, cable owned by the City.

Coastal Bluff Edge The coastal bluff edge is the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff the bluff edge shall be defined as that point nearest the bluff face beyond which a downward gradient is maintained continuously to the base of the bluff. In a case where there is a step like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. The bluff edge may change over time as the result of erosional processes, landslide, or artificial cut. Artificial fill placed near the bluff edge, or extending over the bluff edge does not alter the position of the bluff edge. In those cases where irregularities, structures or bluff stabilizing devices exist in a subject property so that a reliable determination of the bluff edge cannot be made by visual or topographic evidence, the Community Development Director, or Commission, on appeal, shall determine the location of the bluff edge after evaluation of a geologic or soils report and physical inspection of the site.

Coastal Commission or Commission (CCC) means the California Coastal Commission.

Coastal Dependent Development or Use means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal Development Permit (CDP) means a Coastal Development Permit issued pursuant to the Coastal Act by the Coastal Commission or by the City under its certified LCP pursuant to Public Resources Code sections 30519.

Coastal Structure means a structure located at the base of the bluff, such as a seawall, revetment or rip-rap that is located at, or is seaward, of, the bluff dripline. A coastal structure is intended to protect, support and/or stabilize the bluff toe and/or mid or upper bluff area that has experienced, or is likely to experience material erosion or instability and protect a bluff home or other principal structure, or coastal dependent use from the effects of wave action erosion and other natural forces.

Day means a calendar day, not a business day.

Development means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access

CHAPTER 8—DEFINITIONS

thereto; construction, reconstruction, demolition, or alteration of the size of any structure including any facility of any private, public or municipal utility; and the removal of any major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511). As used in this title, "structure" includes but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A "project," as defined in Government Code Section 65931, is included with this definition.

EIR means Environmental Impact Report.

Emergency means a sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

Emergency Coastal Development Permit means a Coastal Development Permit granted on an expedited emergency basis an emergency exists that requires action more quickly than permitted by the procedures for a Coastal Development Permit and the work can and will be completed within thirty (30) days unless otherwise specified by the terms of the permit.

Erosion means the loosening and removal of rock and soil materials by rainfall, running water over a surface, wave action, tidal currents, littoral currents, weathering, winds, and manmade processes.

Erosion Rate means the rate of erosion of the bluff averaged over a given period of time or projected for future shoreline change conditions.

Environmentally Sensitive Habitat Area (ESHA) means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could easily be disturbed or degraded by human activities and developments as defined in Section 30107.5 of the Coastal Act.

Factor of Safety means the stability of a slope as expressed as the ratio of the resisting forces (forces which tend to resist movement of a slope) to the driving forces (forces which tend to cause movement).

Feasible or feasible or feasibly means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social and technological factors as defined in Cal. Pub. Res. Code § 21061.1.

Floor Area means the enclosed interior space inside a bluff home, excluding required parking of 200 square feet per parking space, both before and/or after completion of any remodel.

Formation (geologic) is a mapped rock unit having distinctive lithic features over a region. In the bluffs of Solana Beach, three formations have been identified: the Torrey

CHAPTER 8—DEFINITIONS

Sandstone, the clean sand lens and marine terrace deposits (equivalent to the Bay Point Formation).

Geologic Setback Area (GSA) is that portion of the bluff property located between the bluff edge and the Geologic Setback Line.

Geologic Setback Line (GSL) is the line marking the distance from the bluff edge that will assure stability for new development, to be determined on a case-by-case basis for each bluff property.

Groin means a hard structure built out from the shore to retain sand and protect the shore from erosion and are usually built of rock.

Hillside Overlay (HOZ) generally refers to identified lands within the City which have slopes with an inclination of 25 percent or greater.

Imminent means an occurrence that is reasonably foreseeable within 12 months from the time the determination of imminence is made.

Integrated Pest Management means a coordinated decision making and action process that uses the most appropriate pest control methods in an environmentally and economically sound manner to meet City pest management objectives.

JPA means a joint powers authority.

Land Use Plan (LUP) is that plan required by the Coastal Act of 1976 and under Solana Beach's LCP.

Landslide means the downward sliding or falling of a mass of rock or earth.

Lateral Access means access along the shore either at the bluff-top or on the beach.

LCP means Local Coastal Program as required by the Coastal Act of 1976.

LIP means Local Coastal Program Local Implementation Plan as required by the Coastal Act of 1976.

Licensed Geotechnical Engineer means an individual who:

- (1) Is a geotechnical engineer, civil engineer or coastal geologist licensed by the State of California; and
- (2) Has performed coastal bluff engineering analyses in San Diego County for at least five years; and,
- (3) Is approved by the City, with said approval not being unreasonably withheld.

Littoral Cell means a relatively isolated geographical area in the ocean containing sand sources, sand transport paths and mechanisms, and sand losses.

CHAPTER 8—DEFINITIONS

LUP means the Land Use Plan portion of the Local Coastal Program as required by the Coastal Act of 1976.

Mean High Tide Line means the ambulatory line on the beach (contour lines) represented by the intersection of the beach face and the elevation represented by the average of all high tides (higher high tides and lower high tides) occurring over a 19-year period. The mean high tide elevation should be represented by the most recent 19-year tidal epoch as established by the National Ocean Service.

Mean High Tide Line Survey (MHTL) means a boundary survey that maps the location of the Mean High Tide Line along the City's shoreline for the time of the survey.

MEIR means the final Master Environmental Impact Report Solana Beach Shoreline and Coastal Bluff Management Strategies prepared by AMEC Earth & Environmental, Inc. in 2002 recertified by the City Council in August 2007, and as periodically recertified or replaced, thereafter.

Non-City-Owned Utilities are those utilities such as gas, electric and cable not owned by the City.

Non-Point Source Pollution is water pollution from no single definable discharge source.

OSR refers to the land use classification of open space recreation within the City's General Plan.

Passive Erosion is the process whereby the placement of coastal structures at the base of a bluff fixes the back boundary of the beach causing the width of the beach to decrease. This process occurs so long as the shoreline on the beach is experiencing a net retreat, a net sea level rise, or natural seacliff retreat.

Preferred Bluff Retention Solutions are specific design aesthetic and structural specifications which the City has adopted for seacave/notch infills, coastal structures and upper bluff systems and which the City Council has deemed are best suited to achieve the goals of the LCP and are included in Appendix B of the LUP.

Principal Structure means bluff home, Marine Safety Center, Fletcher Cove Community Center or other significant bluff top building or infrastructure, such as a condominium clubhouse.

Replenishment is the process of replenishing or nourishing a beach with sand/sediment. It may be brought about naturally by longshore transport, or artificially by the deposition of dredged or excavated materials.

Revetment means a sloped retaining wall; a facing of stone, concrete, blocks, rip-rap, etc. built to protect an embankment, bluff, or development against erosion by wave action and currents.

CHAPTER 8—DEFINITIONS

Rip Rap means a protective layer or facing of rock, concrete blocks or quarry stone, placed to prevent erosion, scour, or sloughing of an embankment or bluff.

Sand Cost means the cost of one cubic yard of sand assuming a minimum of 100,000 cubic yards of Beach Quality Sand is purchased and delivered to the beach.

Sand Mitigation Fee is determined by the formula set forth in Appendix A of the LUP.

SBMC means Solana Beach Municipal Code.

Seacave/Notch Infill means an infill of a seacave, notch, joint, fault, rupture or crack in a bluff surface that serves to delay the construction of a coastal structure or upper bluff system, is situated landward of the bluff dripline, is intended to delay or preclude the collapse of the overlying portion of the remaining bluff or bluff property.

Seawall is a structure built parallel to a coast and adjacent to the bluff of backshore to protect the bluff or inland development from wave erosion. Seawalls include revetments, coastal structures and other similar shoreline protection measures.

Sediment means grains of soil, sand, or rock that have been transported from one location and deposited at another.

Shoreline District Account means a segregated City bank account used solely for the purposes outlined in the LCP.

Slope Stability means the stability of a slope as expressed as the ratio of the resisting forces (forces which tend to resist movement of a slope) to the driving forces (forces which tend to cause movement). Driving forces in a slope are increased by the addition of loads near the top of a slope (i.e. soil, rainfall, irrigation water, etc.) and by buoyant forces due to groundwater seepage. Resisting forces are decreased by the removal of earth at the toe of a slope (e.g. by wave attack at the toe of a bluff, excavations at the toe of a slope, etc.). A slope is typically considered stable by geotechnical engineers when the ratio of the resisting forces to the driving forces is 1.5:1.0 or greater or greater for the static condition; 1.1 psuedostatic.

Slope Stabilization means the stabilization of a slope, which can be accomplished by a number of measures designed for the specific condition, such as bluff retention devices, reduction of irrigation, and control of surface water infiltration and subsurface drainage, and use of geo-textiles.

State means the State of California.

Submerged Reef means, when considered for sand retention, a proposed man-made structure positioned offshore and used to dissipate wave energy shoreward of the reef for the primary purpose of sand retention.

CHAPTER 8—DEFINITIONS

Temporary Emergency Devices are bluff retention devices that are relatively temporary in nature (e.g., rip-rap) installed pursuant to an Emergency Coastal Development Permit.

Transit Station means the North County Transit District facility along Cedros Avenue.

Upper Bluff System means a system or device that complies with the specific design, aesthetic, and structural specifications, which the City has adopted that is designed to retain a portion of a bluff located above areas subject to marine erosion.

Vertical Access means access to the shoreline from the bluffs behind the beach, by staircase from bluff top to the beach or access to the lagoon from upland streets or properties.

Visitor Serving Land Use means visitor serving commercial and/or recreational land uses or facilities designed to enhance public opportunities for coastal recreation and includes beach areas, parks, hotels, motels, restaurants, music venues, entertainment attractions and specialty/artisan retail commercial uses.

Wildland Urban Interface (WUI) means the portion of the City located in the High Fire Hazard Severity Area as determined by CalFire.