

Draft Environmental Impact Report

CITY OF ENCINITAS
Planning and Building Department
505 South Vulcan Avenue
Encinitas, CA 92024
760-633-2692
Fax: 760-633-2818

Case No. 03-119 CDP/MUP
SCH No. 2004041037

SUBJECT: Beacon's Beach Access Project. Coastal Development Permit and Major Use Permit applications to improve beach access and stabilize the bluff at Beacon's Beach. The project would include reconfiguration of the existing parking lot, construction of bluff retention structures, improvements to the existing public trail, landscaping, and a public shower. Applicant: City of Encinitas Parks & Recreation Department.

CONCLUSIONS:

This Draft Environmental Impact Report (DEIR) analyzes the environmental effects of the Beacon's Beach Access project, which proposes to construct public access and bluff stabilization improvements along an approximately 500-foot length of coastline in the Encinitas community of Leucadia. As determined in the DEIR, development of the project would result in potentially significant effects on the environment. These effects are related to:

- geology/soils;
- visual quality/aesthetics;
- water quality;
- recreation; and
- paleontological resources.

The following discussion provides a brief summary of the project's impacts associated with the above environmental issues and includes a description of mitigation measures that reduce or avoid the impacts. A more detailed discussion of environmental impacts, mitigation measures, and project alternatives is contained in the main body of the DEIR that follows this summarized discussion.

Geology/Soils

Project implementation may result in significant impacts related to geology/soils. These effects are related to the proposed bluff protection wall and its potential to result in end scour effects, long-term loss of beach width (passive erosion), and erosion of the tidal terrace. The potential end scour effects would be mitigated by the application of uniformly applied engineering

standards that would be provided in construction plans. The direct effects related to long-term loss of beach width and erosion of the tidal terrace would be mitigated by implementation of a sand replenishment program at Beacon's Beach. However, in conjunction with other existing and future bluff protection wall projects in the vicinity, the potential incremental effect of the project on beach erosion is cumulatively considerable. This cumulative impact would not be mitigated below a level of significance.

Visual Quality/Aesthetics

The project's bluff protection wall may result in significant visual quality/aesthetic impacts. These effects are related to the wall's adverse impact on the visual quality of the site and its potential contrast with the natural topography of the bluff and surrounding neighborhood character. In addition, the wall design could conflict with Encinitas General Plan and City Council policies that establish guidelines for the aesthetic treatment of bluff protection walls. These direct impacts of the wall on visual quality/aesthetics would be mitigated by the provision of specific measures that require naturally appearing undulations across the top and face of the wall; hand-sculpted shotcrete that simulates the random surface topography, color variations, and texture of the adjacent geologic formations; and implementation of a sand replenishment program. However, in conjunction with other existing and future bluff protection wall projects in the vicinity, the cumulative impact of the project on visual quality/aesthetics would not be mitigated below a level of significance.

Water Quality

Significant water quality impacts may occur during construction activity. These effects are related to the increased potential for erosion to occur in graded areas of the bluff. The project's potential water quality impacts would be mitigated below a level of significance through implementation of a Storm Water Pollution Prevention Plan. This plan would ensure that short-term Best Management Practices are implemented during project construction.

Recreation

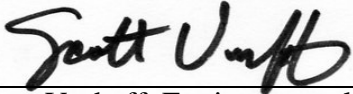
As noted above, the proposed bluff protection wall may result in the long-term loss of beach width due to the increased potential for passive erosion. The potential loss of beach width at Beacon's Beach may result in a significant recreation impact. This direct effect would be mitigated through implementation of the sand replenishment program at the project site. However, in conjunction with other existing and future bluff protection walls in the vicinity, the project's incremental effect on recreation due to the potential loss of beach sand is cumulatively considerable. This cumulative impact on recreation would not be mitigated below a level of significance.

Paleontological Resources

The project site is underlain by the Santiago Formation, a geologic formation known to have a high resource potential for paleontological resources. Construction activity may have a significant impact if any potential fossil resources are destroyed. These potential effects would be avoided by implementation of a paleontological monitoring program during construction activity.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE:

A total of three project alternatives, including the “No Project Alternative”, were analyzed in order to reduce or avoid the significant environmental effects of the project. Of the three alternatives, Alternative A (Elevated Wood Stairs, No Shoreline Protection) was identified as being the environmentally superior alternative. However, this alternative would not meet the basic project objectives of protecting public access at Beacon’s Beach, improving public safety by stabilizing the bluff, or minimizing the risk of landslides.



Scott Vurbeff, Environmental Coordinator
Planning and Building Department

October 9, 2006
Date of Draft Report

Date of Final Report

THIS PAGE INTENTIONALLY LEFT BLANK