



November 10, 2001

CSBPA/CalCoast Conference



## BBC Mission Statement

*Our mission is to restore, rebuild, maintain and preserve the safety, beauty, joy and access of our beaches and bluffs for the benefit of everyone...*

*The BBC represents over 2,000 voting citizens in Solana Beach*



## BBC's Vision:

We believe that the only way to create a successful, long term, winning outcome for our beaches and bluffs is to have a clear vision of what that means and work towards it.

We must have great clarity as to our goals in order to reach them. It is our intention to create a beach and bluff environment in Solana Beach, that assures safety, expanded beaches and beach access, protection for the sand on the beaches and protection for the bluffs and the people who use the beaches.

We believe this will result in a healthy, growing and successful community and local economy.

We envision wide and expansive safe beaches with some of the best surfing and skin diving in the county, which will make Solana Beach a true gem of San Diego County beaches.

We choose creation over condemnation!



# The Long Term Plan

- 1) Build a system of sand retention structures protecting all of Solana Beach with Public Funding
- 2) Build a uniform, aesthetically pleasing, natural looking seawall system for all of the bluffs of Solana Beach with Private Funding
- 3) Ask the City to proactively set a standard for aesthetically pleasing and safe uniform seawalls
- 4) Support sand replenishment and the restoration of sand rights and the natural sources
- 5) Actively fight against the destructive and ill-conceived planned bluff retreat agenda of the Coastal Commission
- 6) Lobby our City Government and our State Legislators to fund our plan and put a stop to planned bluff retreat and the Coastal Commission's illegal abuse of our constitutional property rights



# The Benefits

## A) An Artificial Sand Retention System:

- 1) Minimize the negative impact of ocean waves on the bluffs
- 2) Reduce the littoral cell action and periodic storm impacts that continually remove sand from our beaches
- 3) Increase the range, size and quality of waves for surfing
- 4) Create a coral reef like environment for fish and skin diving
- 5) Eliminate the risk to properties on the bluff top
- 6) Ensure the healthy growth of our community and local economy
- 7) Permanent re-creation of our beautiful beaches



# The Benefits

## B) Uniform Seawalls:

- 1) Reduce the negative impact of ocean waves on the bluffs and dramatically reduce bluff failures
- 2) Increase the safety for beach goers and increase safe beach access
- 3) Immediate long term protection for bluff properties
- 4) Long term protection of property values in contiguous neighborhoods
- 5) Protect the beauty of all of the bluffs
- 6) Protect the city infrastructure existing near the bluffs
- 7) Ensure the healthy growth of our community and local economy
- 8) Permanent re-creation of our beautiful beaches



## Short Term Plan

- 1) Dispel the 4 Myths...Following Slides
- 2) We encourage the City Council to resist the 9 Draconian recommendations of the Coastal Commission
- 3) We ask the city to set a uniform seawall specification for all of Solana Beach
- 4) We urge the City to expand seawall permit approval to all bluff property in Solana Beach, not just emergency cases for structures
- 5) We feel the City should reduce fees for seawalls and construction beach access
- 6) We intend to join forces with the City to fight planned bluff retreat
- 7) We will continue to educate our community regarding the threat of planned retreat and promote our vision of creation versus condemnation...



## Dispel the 4 Myths

- 1) **Myth # 1:** *Sea walls cause beach erosion and contribute to the disappearance of sand off our beaches*
- 2) **Myth # 2:** *The bluffs, left to erode and crumble will replenish the sand and maintain the health of the beach*
- 3) **Myth # 3:** *“Planned retreat” is a viable policy*
- 4) **Myth # 4:** *Seawalls are bad and ruin our shoreline*



# Myth # 1

*Myth #1 is: Sea walls cause beach erosion and contribute to the disappearance of sand off our beaches*

The Truth:

Expert Witnesses with Long Term Studies and Empirical Evidence:

- 1) Scripps Institution of Oceanography, La Jolla
- 2) University of California, Berkeley

Scientific long term studies with empirical evidence indicate that the movement of sand on our beaches is directly related to the storms and littoral cell action of the ocean and not the existence of seawalls

Long term studies of beaches like Torrey Pines, La Jolla at Scripps Institution of Oceanography and Mission Beach, where sea walls have existed for 25 to 50 years, prove that the sand activity is completely independent of the fact that a sea wall exists



## Myth # 2

***Myth #2 is: The bluffs, left to erode and crumble, will replenish the sand and maintain the health of the beach.***

The Truth:

Studies have shown that cliff derived sediment is only a small fraction of the supply to the Beaches

The Solana Beach bluffs could be expected to yield a mere few thousand cubic yards per year compared to the input from sediment of the region's rivers of about 200,000 cubic yards per year

Bluff erosion is not the answer to beach erosion



## Myth # 3

*Myth #3 is: “Planned retreat” is a viable policy*

The Truth:

“Planned retreat” is literally the process of giving up under the pretense of attaining natural beauty, planned condemnation.

“Planned retreat” is a lie. There is no beauty in the process of losing the bluffs, the loss of property or the collapsing of infrastructures.

This is a concept which has been frequently discussed, but never successfully implemented anywhere. The concept has no long term logic and is destructive in nature.

When existing development falls into the sea, the movement of the bluff will continue eastward. Where does it stop?

“Planned retreat” would be a disastrous policy for Solana Beach.



## Myth # 4

*Myth #4 is: Seawalls are bad and ruin our shoreline*

The Truth: Seawalls are Good and are a Public Benefit:

- ▶ Protects Public Safety of Beach Goers
- ▶ Promotes Public Recreational Activities on the Beach
- ▶ Protects Bluff Top Properties
- ▶ Protects Property Values of the Bluff Top Properties and the Related Tax Revenues
- ▶ Protects the Public Infrastructure and the Streets
- ▶ Contribute to the Long Term Health and Wealth of the Community
- ▶ Are Funded with Private Funds

Sea walls can be made to be aesthetically pleasing and actually preserve the beauty of our shoreline

Sea walls do not contribute to beach erosion

Sea walls are a critical aspect of preserving our beautiful bluffs and beaches...



## Planned Bluff Retreat is Ill-Conceived

- 1) Seawalls will be outlawed and bluffs will continue to fall into the ocean
- 2) Property owners will file lawsuits fighting the illegal violation of their constitutional property rights
- 3) Bluff top properties will devalue and property owners will lose their life savings and their dream homes
- 4) Property values in surrounding neighborhoods will follow this devaluation and homeowners will lose the equity in their homes
- 5) Beaches goers will be physically hurt, some will die under collapsed bluffs and lawsuits will be filed
- 6) Our beaches will be closed for years due to the increase in eminent danger and as the result of personal liability lawsuits



# Planned Bluff Retreat is Insanity

- 7) The City infrastructure located near the bluffs will be exposed and destroyed and the city will be forced to relocate it at great expense
- 8) The bluffs will continue to collapse and tourists and beach goers will be forced to go to other communities, literally killing tourism here and hurting local business owners
- 9) Solana Beach will become an ugly place of destruction far in excess of the bluff failures we see in Encinitas
- 10) The Solana Beach economy will go into a tailspin with large scale unplanned costs and the significant loss of tax revenues
- 11) Bluff top properties will be destroyed because it is impractical to move such structures



# The Coastal Commission's Nine (9) Recommendations

We are adamantly opposed to the Coastal Commission's 9 recommendations and strongly urge the City of Solana Beach to dismiss them

We believe the 9 recommendations are an attempt to illegally, legislate a policy of "planned retreat" by coercing the City of Solana Beach to add these recommendations to the LCP

The Coastal Act preserves the right of the City of Solana Beach to establish and implement its own land use policies in the coastal zone

The Act specifically states that the Coastal Commission has no right to abridge the city's land use authority



# Planned Condemnation

There are 3 primary issues buried in the Coastal Commission's 9 Recommendations:

- 1) The illegal and covert legislation of planned retreat
- 2) The creation of a Hazardous Overlay Zone which is nothing short of planned condemnation
- 3) The extortion of “any right to future shoreline protection”



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