APPENDIX A

SAND MITIGATION FEE FORMULA

APPENDIX A

SAND MITIGATION FEE FORMULA

In conformance with the February 2013 approved LCP LUP, Bluff Property Owners who construct Coastal Structures shall pay the City a Sand Mitigation Fee as detailed below. The Sand Mitigation Fee formula is based on the California Coastal Commission formula and is described below.

Any Public Recreation Fee or Land Lease Fee must not be duplicative with the City's Sand Mitigation Fee. Until such time as a final Public Recreation Fee or Land Lease Fee is adopted by the City following Coastal Commission certification of the LUP, the City will continue to impose an interim fee deposit in the amount of $1,000 per linear foot to be applied as a credit toward the Public Recreation / Land Lease Fee.

Both the Sand Mitigation Fee and the Public Recreation / Land Lease Fee deposit will be imposed as conditions of approval of any discretionary permit and will be payable to the City at the time the discretionary permit is issued.

The Public Recreation / Land Lease Fee remains under the jurisdiction of the California Coastal Commission and the California State Lands Commission until the City has a certified LUP. The City will support the California Coastal Commission and the California State Lands Commission in their effort to develop a consistent statewide fee methodology.

The Sand Mitigation Fee is based on the following California Coastal Commission formula:

$$\textbf{Sand Mitigation Fee = Sand Cost x } V_b$$

Sand Cost means the cost equivalent 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.

V_b is the cubic yards of Beach Quality Sand, between the landward face of the Bluff Retention Device and the seaward property line of the Bluff Property to be protected, that would be supplied to the beach but for the qualifying Bluff Retention Device, based on the Erosion Rate, 20-year permit duration, and actual bluff geometry. Subject to the above, and unless site-specific information submitted by the Bluff Property Owner demonstrates otherwise, V_b is determined by the following formula:

$$V_b = (S \times W \times L) \times [(R \times h_s) + (1/2h_u \times (R + (R_{cu} - R_{cs})))]/27.$$

APPENDIX A

LEGEND

S   Fraction of Beach Quality Sand in the bluff material, based on analysis of bluff material to be provided by the applicant.

W   Width of the Bluff Retention Device in feet.

L   The duration in years of the Coastal Development Permit which shall be the period from completion of construction of the Bluff Retention Device through a period of 20 years.

R   The retreat rate which must be based on historic erosion, erosion trends, aerial photographs, land surveys, or other acceptable techniques and documented by the applicant, limited by the seaward property line of the Bluff Property to be protected. The retreat rate should be the same as the predicted retreat rate used to estimate the need for shoreline armoring.

h_s   Height of Bluff Retention Device from base of bluff to the top, in feet.

h_u   Height of unprotected upper bluff, from the top of the Bluff Retention Device to the crest of the bluff, in feet.

R_{cu}   Predicted rate of retreat of the crest of the bluff, during the 20-year duration of the Coastal Development Permit for the Bluff Retention Device, in feet per year, assuming no Bluff Retention Device has been installed. This value can be assumed to be the same as R unless the Bluff Property Owner provides site-specific geotechnical information supporting a different value.

R_{cs}   Predicted rate of retreat of the crest of the bluff, in feet per year, during the duration of the Coastal Development Permit for the Bluff Retention Device, assuming the seawall has been installed. This value will be assumed to be zero unless the applicant Bluff Property Owner provides site-specific geotechnical information supporting a different value.