

CAPISTRANO BAY DISTRICT
AGENDA REPORT
January 28, 2025

New Business

ITEM 11b

Winter MHTL Survey

The winter Mean High Tide Line survey out on the beach was conducted on January 8th. The survey data was submitted to the District the following week. As has been done in the past, this data, which is a bit difficult to read and follow, must be converted into actual beach photo exhibits that show an easy to understand relationship between the location of MHTL on the day of the survey and the proximity to homes and any shoreline protective devices. This photo project is scheduled for the week of January 27th, weather permitting, with those results available in the first week of February.

This transition of survey data into beach photos is essential to show where there may be an encroachment with armoring onto the public side of the survey line. This tells us where there are possible violations of the Coastal Act.

As the beach further erodes, the Mean High Tide Line moves landward and once the MHTL intersects with shoreline armoring or seawalls, then there is an encroachment onto the public trust lands – something to be avoided to the greatest extent possible.

While the past six surveys have indicated that the MHTL has been fairly static (no appreciable movement landward or seaward), the issue gets complicated when the public access easements are factored in. Of the total 196 properties on Beach Road, there are 39 such easements which offer an additional 25 feet of beach for public access. This means that the public trust boundary line is actually 25 feet closer to these 39 homes and thus, 25 feet closer to shoreline armoring.

The beach photo project will not only be locating and measuring the MHTL but will also conduct measurements at the 39 easement locations.