



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 28, 2018 REPORT NO. HO-18-013

HEARING DATE: March 7, 2018

SUBJECT: COAST WALK TRAIL SLOPE FAILURE CDP / SDP, Process Three Decision

PROJECT NUMBER: [576433](#)

OWNER/APPLICANT: City of San Diego/City of San Diego Public Works Department –
Larry Kuzminsky, Project Engineer

SUMMARY

Issues: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for the realignment, repair, and improvement of the existing Coast Walk Trail within the La Jolla Community Planning area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 2089801; and
2. Approve Site Development Permit No. 2089815.

Community Planning Group Recommendation: On February 1, 2018 the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions and/or recommendations.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 19, 2018, and the opportunity to appeal that determination ended February 2, 2018.

BACKGROUND

The project site is located on an existing 0.3 mile long Coast Walk Trail which is a historically-designated pedestrian right-of-way and public trail within the La Jolla Community Planning area. The site is located within the RS-1-7 (Single Family) Base Zone, Coastal Overlay Zone (Appealable), and Council District 1. The entire project is bounded by the Pacific Ocean to the north, residential uses to the south, Coast Walk Trail right-of-way to the east and west.

The La Jolla Community Plan designates Coast Walk Trail as a valuable recreational and visual resource that must be preserved and protected for all users. Coast Walk Trail provides a unique public pedestrian right-of-way and recreation opportunities atop a coastal bluff with scenic overlook which are extremely steep and fragile. Recently, a slope failure occurred adjacent to the public trail that caused the closure of the public trail.

The project requires approval of a Coastal Development Permit (CDP) for projects located within the Coastal Overlay-Appealable Zone, and a Site Development Permit (SDP) for work within environmentally sensitive lands containing sensitive coastal bluffs.

DISCUSSION

The proposed scope of work would include construction of approximately 60 feet of a new four-foot wide trail located approximately 10 feet to the east of the existing trail and bluff edge. The project would also include construction of new wood stairs and the previous trail areas will be revegetated with native plants and watered using existing irrigation systems with new irrigation pipe installed on the surface for plant establishment. Any grading for the trail will be performed manually with hand tools. The work is located near the existing pedestrian bridge (HRB designated resource #288), but the proposed work will not affect any historical resources. This project was presented to the Historic Design Review Committee and the work was determined to be consistent with the applicable historic regulations.

The proposed project will comply with all applicable regulations of the Land Development Code Section 143.0443 for development containing sensitive coastal bluffs as follows:

- The repair to the sensitive coastal bluff is permitted subject to an approval of a Site Development Permit;
- The grading of the new trail will result in minimum alteration of the natural landform;
- Only native landscaping and other drought-tolerant plant species will be installed along the new trail; and
- The coastal bluff repair and erosion control measures will not cause significant alteration of the natural character of the bluff.

Community Plan Analysis: The La Jolla Community Plan serves as the City's adopted land use plan for the community and contains more detailed land use recommendations required by the General Plan. The project site is identified as a physical accessway within the La Jolla Community Plan Subarea D: Coast Walk Trail. Due to the slope failure and hazardous conditions to pedestrians, the Coast Walk Trail is currently closed to the public. A key component of adequate access within the La Jolla Community Plan is the maintenance of existing facilities including designated right-of-way

and trails. The project will implement the goals and policies of La Jolla Community Plan by restoring public access, recreational opportunities, and functional use of Coast Walk Trail. In addition, the project will protect the scenic public views of La Jolla coastal resources. One of these vantage points is Coast Walk Trail which provides users with a view corridor, a scenic overlook atop a coastal bluff, and visual access to scenic views of La Jolla's coastal resources.

CONCLUSION

Based on review of the project's scope of work, development plans, and conditions of approval, the project was found to be in conformance with the Land Development Code and Local Coastal Program Land Use Plan.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2089801 & Site Development Permit No. 2089815, with modifications.
2. Deny Coastal Development Permit No. 2089801 & Site Development Permit No. 2089815, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



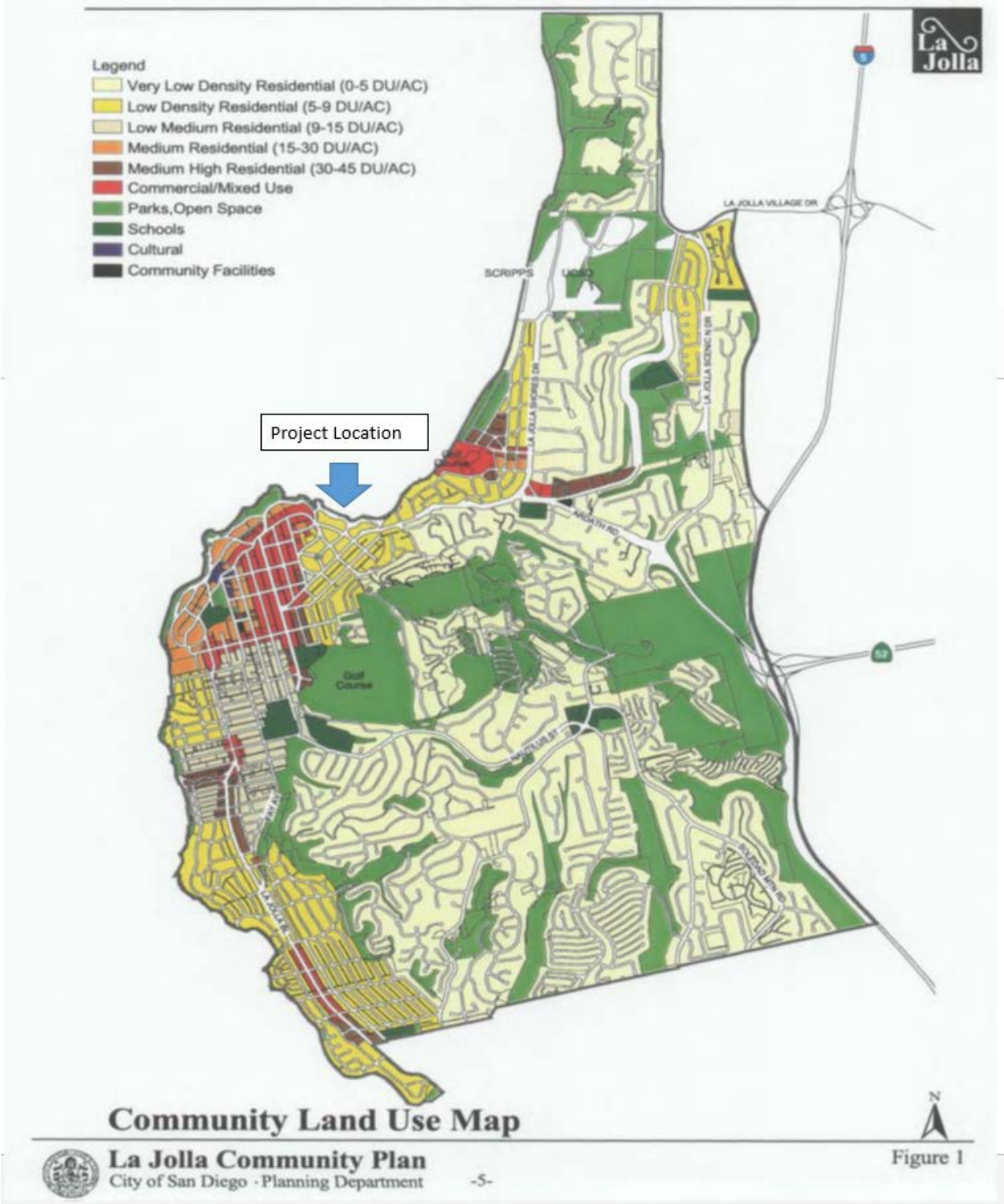
Peter Kann, Development Project Manager

Attachments:

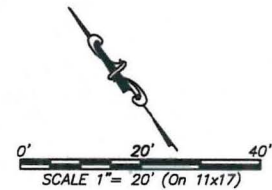
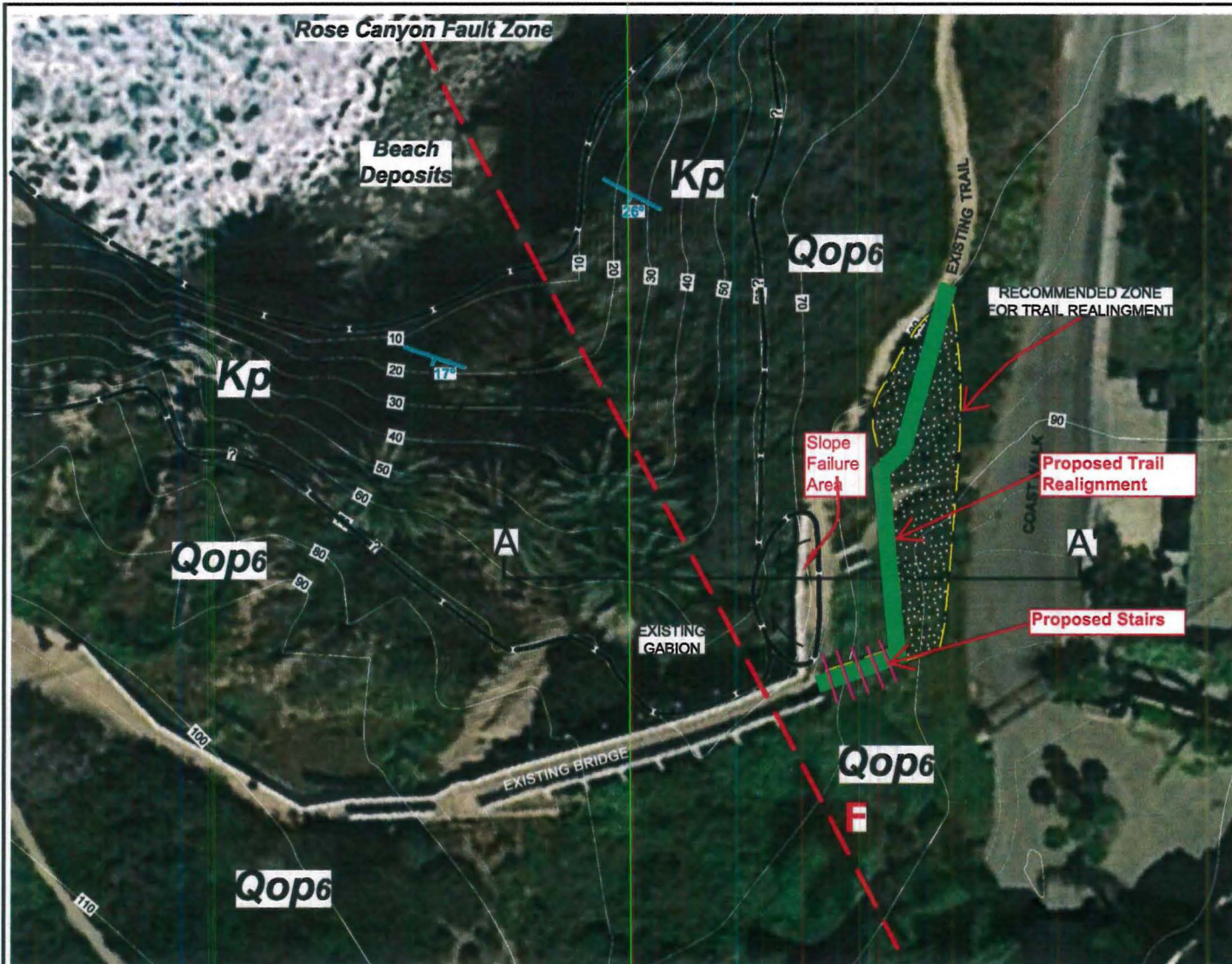
1. Project Location
2. Community Plan Land Use Map
3. Proposed Realignment Map
4. Photo survey
5. Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation



Project Location Map



COAST WALK TRAIL SLOPE
LA JOLLA, CALIFORNIA



GEOCON LEGEND

- Qop6**OLD PARALAC DEPOSITS
- Kp**POINT LOMA FORMATION
- F**APPROX. LOCATION OF ROSE CANYON FAULT
- 17°**STRIKE AND DIP OF BEDDING
- ?**APPROX. LOCATION OF GEOLOGIC CONTACT (Queried Where Uncertain)
- A A'**APPROX. LOCATION OF GEOLOGIC CROSS-SECTION

GEOCON
INCORPORATED

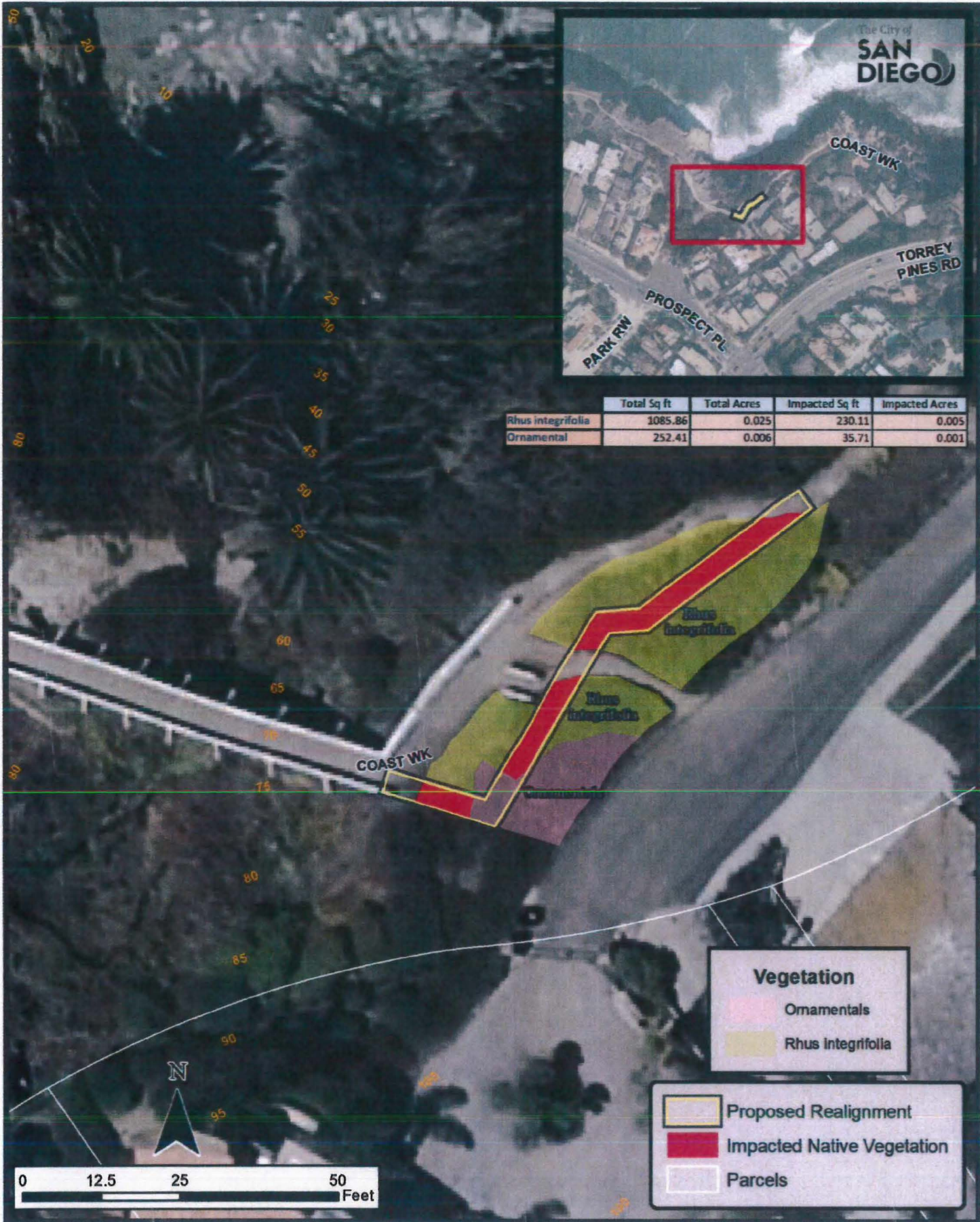
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS
6940 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974
PHONE 858 558-6900 - FAX 858 558-6159
PROJECT NO. G1849 - 52 - 12
FIGURE 2

GEOLOGIC MAP DATE 06 - 21 - 2017

THE GEOGRAPHICAL INFORMATION MADE AVAILABLE FOR DISPLAY WAS PROVIDED BY GOOGLE EARTH, SUBJECT TO A LICENSING AGREEMENT. THE INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY; IT IS NOT INTENDED FOR CLIENT'S USE OR RELIANCE AND SHALL NOT BE REPRODUCED BY CLIENT. CLIENT SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS GEOCON FROM ANY LIABILITY INCURRED AS A RESULT OF SUCH USE OR RELIANCE BY CLIENT.



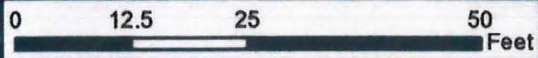
	Total Sq ft	Total Acres	Impacted Sq ft	Impacted Acres
Rhus integrifolia	1085.86	0.025	230.11	0.005
Ornamental	252.41	0.006	35.71	0.001

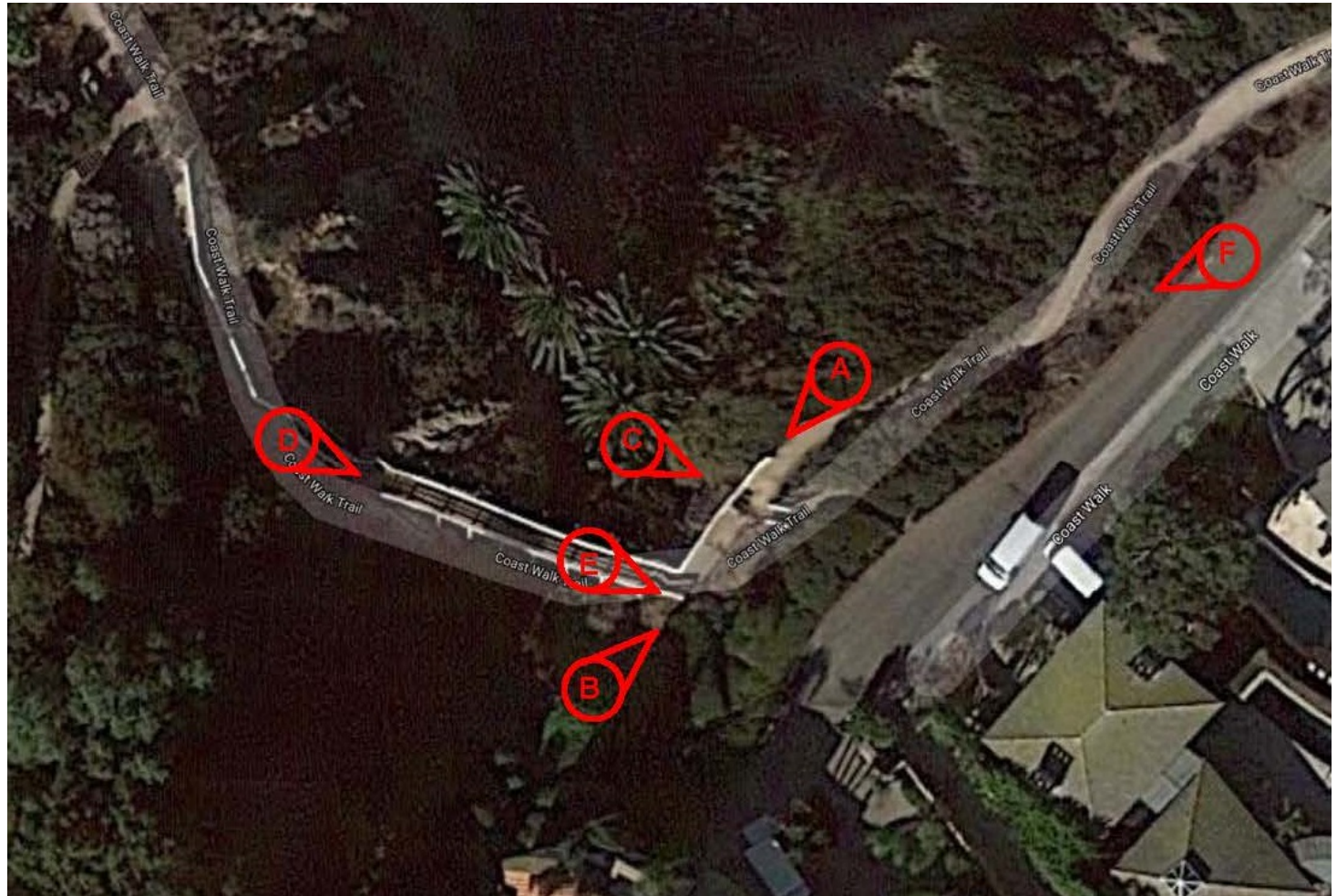


Vegetation

- Ornamentals
- Rhus Integrifolia

- Proposed Realignment
- Impacted Native Vegetation
- Parcels





**Key Map - Photo Survey for
Coast Walk Trail Slope Failure project**



Location "A" – Looking southwest



Location B – Looking northeast



Location "C" – Looking southeast



Location "D" – Looking northeast from other side of canyon/bridge



Location "E" – Looking northeast from bridge



Location "F" – Looking southwest from Coast Walk street

HEARING OFFICER RESOLUTION NO. _____
Coastal Development Permit No. 2089801 and
Site Development Permit No. 2089815

COAST WALK TRAIL SLOPE FAILURE - PROJECT NO. 576433

WHEREAS, the City of San Diego Public Works Department, Owner/Permittee, filed an application with the City of San Diego for a permit to repair a slope failure and realign approximately 60 linear feet of Coast Walk Trail. The proposed scope of work would include construction of a new four-foot wide trail located approximately 10 feet to the east and adjacent to the existing trail (to be abandoned) connecting back to the existing trail (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. Coastal Development Permit No. 2089801 and Site Development No. 2089815, on portions of the existing Coast Walk Trail public trail between Torrey Pines Road and Cave Street on a premises containing Environmentally Sensitive Lands containing Sensitive Coastal Bluff; and

WHEREAS, the project site is located at the Coast Walk Trail right-of-way between Torrey Pines Road and Cave Street in the RS-1-7 (Single Family) Base Zone, Coastal Overlay Zone-Appealable, of the La Jolla Community Plan; and

WHEREAS, on January 19, 2018 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on March 7, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2089801 and Site Development Permit No. 2089815 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated March 7, 2018.

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

Findings for all Coastal Development Permits:

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The City of San Diego's Public Works Department submitted an application for a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the realignment of approximately 60 linear feet of public trail along Coast Walk Trail. This public project is

located on the existing 0.3 mile long Coast Walk Trail which is a historically-designated pedestrian right-of-way off Torrey Pines Road within the La Jolla Community Plan. The Coast Walk Trail's right-of-way is a continuous blufftop trail and maintains scenic overlook which are extremely steep and fragile.

The project will not encroach upon the existing physical accessway that is legally used by the public. The project will realign approximately 60 linear feet of Coast Walk Trail, revegetate the previous trail area, and install a new wood stair. The project will implement the goals and policies of the La Jolla Community Plan by improving pedestrian safety and restoring the functional use of Coast Walk Trail, which is an identified public accessway. In addition, the project will protect the scenic public views of La Jolla coastal resources. One of these vantage points is Coast Walk Trail which provides users with a view corridor, a scenic overlook atop a coastal bluff, and visual access to scenic views of La Jolla's coastal resources.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.** The 0.3 mile long Coast Walk Trail is a continuous blufftop public trail and is located in an area that is designated as a Sensitive Coastal Bluff as defined by the Municipal Code. The proposed scope of work would include construction of a new four-foot wide trail located approximately 10 feet to the east and adjacent to the existing trail (to be abandoned and revegetated) connecting back to the existing trail. The project will not adversely affect environmentally sensitive lands (ESL) as the project will comply with all applicable development regulations set forth in the Land Development Code Section 143.0143 for sensitive coastal bluffs. The repair to the sensitive coastal bluff will be permitted by the SDP. The grading of the new trail will result in minimum alteration of the natural landform. Only native landscaping and other drought-tolerant plant species will be installed along the new trail. The coastal bluff repair and erosion control measures will not cause significant alteration of the natural character of the bluff. Therefore, the project will not adversely affect environmentally sensitive lands and/or sensitive coastal bluffs.

- 3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.** The proposed project is located within the La Jolla Community Plan. The shoreline of La Jolla provides recreational opportunities of regional and state-wide significance. A key component of adequate access within the La Jolla Community Plan is the maintenance of existing facilities including historically designated right-of-way and trails. The proposed project is located within Subarea D: Coast Walk Trail which is a historically-designated right-of-way off Torrey Pines Road.

In addition, La Jolla is a community of significant visual resources. The Community Plan provides goals and objectives to preserve the ability to observe the scenic vistas of the ocean, bluff, and beach areas, hillsides and canyons, from public vantage points. One of these vantage points is Coast Walk Trail which provides users with a view corridor, a scenic overlook atop a coastal bluff, and visual access to scenic views of La Jolla's coastal resources. The maximum use and enjoyment of La Jolla's shoreline is dependent upon providing safe and adequate public access. Therefore, this project to repair the coastal bluff and realign an existing public trail is in conformity with the Local Coastal Program and complies with the goals, policies, and regulations of the certified Implementation Program.

- 4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.** The proposed public project is located on the existing 0.3 mile long Coast Walk Trail which is a historically-designated right-of-way off between the Pacific Ocean to the west and Torrey Pines Road, a first public roadway. The shoreline of La Jolla provides recreational opportunities and scenic vistas of regional and state-wide significance. The issuance of this CDP will comply with the public access and public recreation policies of the Coastal Act. The project enhances and provides safe public access and public recreational opportunities by repairing a slope failure and realigning an existing trail atop a coastal bluff. Without this CDP, a valuable and historic public right-of-way/trail will continued to be closed to the public due to safety hazards of the slope failure. The maximum use and enjoyment of La Jolla's shoreline is dependent upon providing safe and adequate public access. Thereby, the issuance of the CDP is in compliance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

A. SITE DEVELOPMENT FINDINGS SDMC- Section 126.0505

Findings for Site Development Permit

- 1) **The proposed development will not adversely affect the applicable land use plan.** The proposed public project is located on the existing 0.3 mile long Coast Walk Trail which is a historically-designated right-of-way within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The shoreline and coastal bluffs of La Jolla provide recreational opportunities and scenic vistas of regional and state-wide significance. The La Jolla Land Use Plan designates Coast Walk Trail as a valuable recreational and visual resource that must be preserved and protected. Coast Walk Trail provides a unique public right-of-way atop a coastal bluff with scenic vistas of the shorelines of La Jolla. A recent slope failure occurred near the project location resulted in the closure for a segment of Coast Walk. The recreational use and enjoyment of scenic vistas of La Jolla is dependent upon providing safe and adequate public access. Therefore, the project will not adversely affect the applicable land use plan.
- 2) **The proposed development will not be detrimental to the public health, safety, and welfare.** The project will enhance public safety by repairing the slope failure, abandoning a hazardous trail area, and constructing new wood stairs from the easterly end of the existing pedestrian bridge up the slope towards Coast Walk Road. The project was deemed exempt from CEQA under CEQA Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction). Therefore, the project will not be detrimental to the public health, safety, and welfare.
- 3) **The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed public will comply with all applicable regulations of the Land Development Code for work within the Coastal Overlay Zone-Appealable and ESL containing sensitive coastal bluffs. The project is subject to a CDP and SDP and all applicable conditions of approval. The project will not adversely affect any coastal resources, physical accessway, and/or ESL. In addition, the project will comply with all applicable development regulations set forth in the Land Development Code Section 143.0143 for sensitive coastal bluffs. The repair to the sensitive coastal bluff is permitted subject to a SDP. The grading of the new trail will result in minimum alteration of the natural landform. Only native landscaping and other drought-tolerant plant species will be installed along the new trail. The coastal bluff repair and erosion control measures will not cause significant alteration of the natural character of the bluff. Therefore, the project will comply with the applicable regulations of the Land Development Code.

B. Supplemental Findings - Environmentally Sensitive Lands (ESL) – Section 143.0110

- 1) **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The 0.3 mile long Coast Walk Trail is a

continuous bluff top public trail and is located in an area that is designated as a Sensitive Coastal Bluff as defined by the Municipal Code. A recent slope failure occurred near the project location resulting in the closure of a segment of Coast Walk public trail. After a field survey by City staff, it was determined that a portion of the existing pedestrian trail would need to be abandoned and a realignment of the trail approximately 10 feet away from the bluff face is necessary to restore use of the Coast Walk Trail. The site is physically suitable for the design and siting of the proposed project. The project would also include construction of new wood stairs from the easterly end of the existing pedestrian bridge up the slope towards Coast Walk Road and revegetation of the abandoned trail areas. The abandoned trail areas are proposed to be revegetated with native plants (lemonade berry) and watered using existing irrigation systems and new irrigation pipe installed on the surface. The existing pedestrian bridge (HRB designated resource #288) will not be affected by the proposed project since only trail work will occur in this location. The proposed scope of work will result in minimum disturbance to ESL.

2) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The project will realign 60 linear feet of public trail and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The submitted geotechnical documents prepared by a geotechnical consultant were reviewed and approved by the City's Development Services Department's Senior Engineering Geologist. The review determined that the scope of work adequately addressed the geological site conditions. Grading for the trail is proposed to be performed manually with hand tools. The work also includes revegetation of the abandoned trail area that will be watered using existing irrigation systems and new irrigation pipe installed on the surface. The installation of the irrigation system will not result in erosion as the revegetation will only be watered for the establishment of new plantings. In addition, the construction of the wooden stairway will not cause a fire hazard. Therefore, the realignment of the Coast Walk Trail, revegetation of the previous trail, and construction of the wooden stairs will not cause an undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3) The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. Coastal bluffs are considered a sensitive resource under the ESL regulations. All improvements are designed to minimize disturbance to the adjacent bluffs and the limits of work have been established to avoid adverse impacts to ESL. Grading for the trail is proposed to be performed manually with hand tools. In addition, during the construction, the project will implement best management practices for grading and drainage. The project was designed and sited to prevent adverse impacts on any adjacent environmentally sensitive lands.

4) The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is not located nor adjacent to the MSCP's Multi-Habitat Planning Area and will not have any

direct or indirect impacts to any sensitive biological resource areas or corridors targeted for conservation. Since there are no impacts to the MHPA, this project is consistent with the goals of the Multiple Species Conservation Program and Subarea Plan.

5) The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The project's scope of work for the realignment of a 60 linear foot segment of Coast Walk Trail will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. Although the site is near the La Jolla coastline, the natural steep slope and the scope of work will not cause any direct/indirect impacts to the erosion of public beaches or adversely affect local sand supply.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2089801 & Site Development Permit No. 2089815 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2089801 and 2089815, a copy of which is attached hereto and made a part hereof.

Peter Kann
Development Project Manager
Development Services

Adopted on: March 7, 2018

IO#: 21004309

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 21004309

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2089801
SITE DEVELOPMENT PERMIT NO. 2089815
COAST WALK TRAIL SLOPE FAILURE PROJECT NO. 576433
HEARING OFFICER

This Coastal Development Permit No. 2089801 and Site Development Permit No. 2089815 (collectively, "Permit") is granted by the Hearing Officer of the City of San Diego to the City of San Diego Public Works Department, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702 & 126.0502. The 0.3 mile Coast Walk Trail is a designated right-of-way located at 1595 1/3 Coast Walk within the RS-1-7 (Single Family) Base Zone of the La Jolla Community Plan.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to repair a slope failure and realign/construct approximately 60 linear feet of a new four-foot wide existing public trail approximately 10 feet to the east and adjacent to the existing trail (to be abandoned) connecting back to Coast Walk Trail, and subject to the City's land use regulations, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 7, 2018, on file in the Development Services Department.

The project shall include:

- a. Realignment of Coast Walk Trail and associated work;
- b. Sixty (60) linear feet of a new four-foot wide trail approximately 10 feet to the east of the abandoned trail connecting back to Coast Walk Trail;
- c. Construction of wood stairway within the trail;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Public accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the

CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within 6 years (72) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 72 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 7, 2025.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 7, 2018 and **Approved**
Resolution Number (to be inserted after the hearing)

Coastal Development Permit No. 2089801
Site Development Permit No. 2089815
Date of Approval: February 21, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Peter Kann
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego Public Works Department
Owner/Permittee

By _____
Larry Kuzminsky,
Project Manager

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION*(Check one or both)*

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project No.: **576433**Project Title: **Coast Walk Trail CDP/SDP**

Project Location-Specific: North of the Westerly Terminus of Coast Walk public Road

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A Coastal Development Permit (CDP) and Site Development Permit (SDP) for the repair of a slope failure along the existing Coast Walk Trail public trail. The proposed scope of work would include construction of approximately 60 feet of a new six-foot wide trail located approximately 10 feet to the east and adjacent to the existing trail (to be abandoned) connecting back to the existing trail. The proposed trail would be require approximately 1-foot in depth of excavation on half of the upslope side of the trail with the excavated material used as fill for the downslope half of the trail. The retaining structure for the fill material would consist of 2" x 12" redwood boards with #4 rebar driven into the soil every 2 feet. The project would also include construction of new wood stairs from the easterly end of the existing pedestrian bridge up the slope towards Coast Walk Road, and revegetation of the abandoned trail areas. Note that the existing pedestrian bridge (HRB designated resource #288) will not be affected by the proposed project. Only trail work will occur in this location.

Vegetation impacts would include the removal of approximately 230 square feet of lemonade berry (*Rhus integrifolia*) and 36 square feet of non-native ornamental vegetation. The abandoned trail areas are proposed to be revegetated with native plants (lemonade berry) and watered using existing irrigation systems with any new irrigation pipe installed on the surface. Grading for the trail is proposed to be performed manually with hand tools.

The project site is located in the La Jolla Community Planning Area and Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: City of San Diego, Public Works Department
Engineering & Capital Projects
600 B Street, Suite #800
San Diego, CA 92101
Contact: Amy Mills, (619) 533-5164

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: Sections 15301 and 15302

Reasons why project is exempt: The project has been determined to be exempt from CEQA pursuant to Section 15301 and 15302 of CEQA Guidelines. Section 15301 applies to the repair, maintenance and minor alteration of existing public structures, facilities, or topographical features, involving negligible or no expansion of an existing use. Section 15302 applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

Lead Agency Contact Person: Mark Brunette

Telephone: (619) 446-5379

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Mark Pardo / SENIOR PLANNER
Signature/Title

2/26/18
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



La Jolla Community Planning Association

Date: February 19, 2018

To: *James Arnhart, Larry Kuzminsky, Peter Kann*

RE: Coast Walk Trail Slope Failure Project

On February 1, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed *the request for a CDP and SDP (Process Three) for the Coast Walk Trail Slope Failure Project.*

13.0 Request for CDP and SDP for the Coast Walk Trail Slope Failure Project. This project is being considered by the LJCPA on an expedited basis due to public safety concerns.

Construction of approximately 60 feet of new six-foot wide trail located approximately 10 feet to the east and adjacent to the existing trail (to be abandoned) connecting back to the existing trail. The project would include construction of new wood stairs from the easterly end of the pedestrian bridge (HRB designated resources #288) will not be affected by the proposed project.

The LJCPA voted 12-0-1 to approve this project.

Sincerely,

Bob Steck, President