



Date of Notice: July 9, 2020

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Ocean Beach Pedestrian Walkway Emergency Repairs
COMMUNITY PLAN AREA: Ocean Beach
COUNCIL DISTRICT: 2

LOCATION: The emergency work is located at the end of the 5100 block of Narragansett Avenue; along the coastal bluff and within the City's Coastal Overlay Zone (Coastal Appealable Zone) and outside of the Multi-Habitat Planning Area (MHPA).

PROJECT DESCRIPTION: On June 24, 2020, staff from the Street Division of the Transportation & Storm Water Department received a complaint from a resident regarding people coming out of a large void that had formed underneath a section of a pedestrian walkway, below the coastal bluff at the end of Narragansett Avenue, west of the Silver Spray apartments in Ocean Beach. Upon inspection of the walkway, staff discovered that the large void under approximately 360 feet of the existing pedestrian walkway was likely created from an eroded section of the rock formation as a result of repeated tidal action which continued to wash away the concrete steps, fill and rock material, compromising the structural integrity of the existing pedestrian walkway, which if not addressed, collapse of the walkway would be imminent. As a result, barricades and orange fencing were immediately installed to keep pedestrians from accessing the area. On June 26, 2020, Street Division Engineering staff conducted a subsequent site inspection and determined that immediate emergency repairs would be required because the condition of the pedestrian walkway presented a risk to public health and safety. However, after review of tide tables and forecasted surf conditions, it was determined that repairs could not begin until Monday, July 6, 2020, in order to take advantage of the low tide, allowing City Crews to access the area and work in a safe environment. All work is anticipated to be completed on Friday, July 10, 2020.

All emergency repairs to restore the walkway for safe public use and to avoid or minimize a threat of loss or damage to life, property or essential public services commenced on Monday, July 6, 2020 and is being conducted by City Crews. All work efforts are confined to the area of the damaged stairway footprint, including the underside of the damaged stairway. No mechanized equipment will be used on the beach area. Access to the emergency area is provided via an existing stairway at the end of Narragansett Avenue (above the repair area), where all equipment is also being staged. Emergency work includes the placement of a 1' x 3.5' x 10' terraced wall at the entrance of the void where the stairs have washed away. Crews will drill 10 holes, 6" in diameter within the existing walkway and fill the void with approximately 20 cubic yards of concrete slurry to stabilize the walkway. No alterations of storm drain facilities are required. Water quality on the beach and nearby tidepools will be monitored by a qualified biologist throughout the duration of construction activities; and no archaeological or paleontological resources would be affected during the emergency work.

This emergency activity will require issuance of emergency permits pursuant to the City of San Diego's Land Development Code (LDC) Section 143.0126 - Emergency Authorization to Impact Environmentally Sensitive Lands and LDC Section 126.0718 - Procedures for Emergency Coastal Development Permits. Because emergency activities will result in permanent impacts to environmentally sensitive lands, a subsequent application for permit review will be required. The application shall be submitted within 180 days of completion of the emergency work.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Statutorily exempt from CEQA pursuant to California Public Resources Code §21080(b)(2)&(4) and CEQA Guidelines Sections 15269(b)&(c)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: This emergency exemption is based on the expert opinion and findings of the Transportation & Storm Water Department that immediate, specific action is necessary to avoid or minimize a threat of loss or damage to life, property or essential public services. Based on site inspections in response to recent complaints about people using a void under the pedestrian walkway, staff determined that repeated tidal action has undermined the area below the existing pedestrian walkway, washing away the concrete steps, fill and rock material, compromising the structural integrity of the existing pedestrian walkway. As such the condition of the pedestrian walkway presents a risk to public health and safety. Remediation efforts to repair the damage is confined to the area surrounding the existing walkway and would not adversely affect archaeological, tribal or paleontological resources. Furthermore, water quality on the beach and nearby tidepools will be monitored by a qualified biologist throughout the duration of construction activities to ensure that coastal resources along the beach or surrounding bluffs would not be affected during emergency repair operations.

This emergency activity meets the criteria set forth in Public Resources Code Section 21080(b)(4) and Section 15269(c) of the CEQA Guidelines, which allow for actions necessary to prevent or mitigate an emergency, as well as Public Resources Code Section 21080(b)(2) and Guidelines Section 15269(b), which apply to emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety, or welfare. The exemption is appropriate given the significant risk to life and property as evidenced from the existing damage from recent high tides and high surf conditions.

CITY CONTACT: Edgar Puente, Senior Civil Engineer
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On July 9, 2020, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal CEQA determination to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (**July 23, 2020**).

During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

1. Appeals filed via Email: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Myra Herrmann, 9485 Aero Drive, MS 413, San Diego, CA 92123**. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
2. Appeals filed via US Mail: Send the appeal by US Mail to **City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101**. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Myra Herrmann, 9485 Aero Drive, MS 413, San Diego, CA 92123**. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

If you have any questions regarding the procedures to file the appeal, please contact **Myra Herrmann** at mherrmann@sandiego.gov.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD

POSTED: 07/09/2020

REMOVED: _____

POSTED: M. Herrmann