



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 5, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 4848 Bermuda Ave Emergency Permit / PRJ-1119582

COMMUNITY PLAN AREA: Ocean Beach

COUNCIL DISTRICT: 2

LOCATION: 4848 Bermuda Ave, San Diego, CA 92107

PROJECT DESCRIPTION: An Emergency Coastal Development Permit (CDP) and Emergency Site Development Permit (SDP) has been issued to respond to a retreating coastal bluff landward of a failed existing seawall with the construction of a reinforced shotcrete coastal bluff seawall with drilled tieback anchors and a rip rap revetment consisting of two-to-four-ton stones along the shelf below the proposed shotcrete wall. The 0.10-acre site is located within the Coastal Overlay Zone and Environmentally Sensitive Lands on City-owned public right-of-way at the western terminus of Bermuda Avenue, west of 4848 Bermuda Avenue within the Ocean Beach Community Plan area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15269 (c) (Emergency Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: As the direct result of the failure of a sea wall, the bluff retreat landward of the sea wall has occurred. Consistent with San Diego Municipal Code Section 143.0126 the City of San Diego has determined that the retreating coastal bluff as a result of sea wall failure constitutes an emergency which requires immediate action and that the proposed reinforced shotcrete coastal bluff seawall and a rip rap revetment are the minimum necessary to stabilize the emergency.

Immediate action is necessary to prevent impacts to human health and public safety. Therefore, the project would qualify to be exempt from CEQA pursuant to Section 15269 (c) (Emergency Projects) which allows for specific actions to prevent or mitigate an emergency. Therefore, based on the

emergency determination the City of San Diego has determined that the project would qualify to be exempt from CEQA pursuant to Section 15269 (c) (Emergency Projects) which allows for specific actions to prevent or mitigate an emergency. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Daniel Neri
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On November 5, 2024 the City of San Diego (City), as Lead Agency, has 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 Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (November 20, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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