

CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

Project Number and Title: CDP 2022-0026/SUP 2024-0002 (DEV2022-0071) – TERRAMAR STAIRWAY STABILIZATION

Project Location - Specific: 5327 Carlsbad Boulevard

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: Minor Coastal Development Permit and Special Use Permit to rehabilitate a privately-owned/maintained, public stairway commonly referred to as the "Terramar Stairway," which has been damaged and undercut due to constant wave action. The private stairway provides public access to South Carlsbad State Beach. The area of disturbance is 0.053 acre. Proposed earthwork is 13 cubic yards of cut, with a maximum cut depth of two feet. The excavated material will be deposited on the beach. Repair activities include armoring the north and south sides of the concrete stairway with shotcrete and filling the sea caves undercutting the stairway with erodible concrete. To support the shotcrete wall, four tieback anchors are proposed. The existing drainage pipes will be protected in place and extended to the western face of the proposed shotcrete wall. The temporary staging area for the equipment to repair the stairway is located on the blufftop, directly south of the subject private property, on property owned by the State of California (APN 210-120-29-00). The temporary staging area is vegetated with disturbed, nonnative habitat. A Special Use Permit is required for work within a FEMA 100-Year Flood Zone.

The project site is located at 5327 Carlsbad Boulevard and is comprised of Assessor's Parcel Number (APN) 210-120-34-00. The site is subject to the R-4/OS General Plan Land Use Designation and is Zoned R-1/OS. The site is developed with a single-family residence and a stairway which provides public access to South Carlsbad State Beach.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: Brant Massman, private property owner

Name of Applicant: Brant Massman

Applicant's Address: 5327 Carlsbad Boulevard, Carlsbad, CA 92008

Applicant's Telephone Number: (509) 220-1698

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):
N/A

Exempt Status: (Check One)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- Categorical Exemption - State type and section number: Section 15301(d), Existing Facilities (Class 1)
- Statutory Exemptions - State code number: _____

Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: The Terramar Stairway Stabilization project has been determined to be exempt from CEQA pursuant to Section 15301(d), Existing Facilities, of the CEQA Guidelines. Section 15301 applies to the repair and maintenance of existing public or private structures involving negligible or no expansion of an existing use. Section 15301(d) specifically applies to the restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety. None of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the proposal to rehabilitate the existing privately-owned stairway which provides public access to South Carlsbad State Beach; therefore, this exemption is applicable to the proposed repair project.

Lead Agency Contact Person: Shannon Harker Telephone: 442-339-2621



ERIC LARDY, City Planner

4/30/2024
Date