

Citizen Participation Plan Final Write-up For:

The City of Encinitas  
Case # MULTI-5151-2022, USE-5152-2022, CDPNF-5152-2022 and CPP-5148-2022  
Beacon's Beach Parking Lot

**Public Workshop: March 22, 2022**

The meeting was held at 6:00 PM to 7:30 PM on March 22, 2022, in the Poinsettia Room at the City of Encinitas. Matt Widelski hosted the public meeting with Jill Bankston (City), Jayme Timberlake (City), Matthew Edgeworth (City), David Norgard (City), Mark Zumberge (UCSD/Scripps), Adam Young (UCSD/Scripps), Frank Wyatt (UCSD/Scripps), Ian Clampett (UCSD/Scripps), David Schug (AECOM), Dan Lee (AECOM), and Frank Wyatt (UCSD/Scripps). Roughly 30 citizens signed the attendance sheet and were present. The meeting began with Matt Widelski presenting on the project background and proposed improvements. Photos of existing conditions and the proposed design plans were provided in the presentation. Adam Young then followed explaining the proposed coastal landslide monitors to be installed with the project by UCSD/Scripps Institution of Oceanography. Matt Widelski followed with information on project coordination, project impacts, and the tentative project schedule. After Matt Widelski finished his presentation, a question-and-answer session with the public was held. All citizens left after the questions and comments were answered or compiled.

45 specific questions were raised during the discussion or were emailed before or after the meeting.

**Question No. 1:** What is a bluff failure plane? How did you determine it exists?

**Response:** A bluff failure plane demarks the approximate landward boundary of the potential failure zone where the combination of analyzed failures could occur. The bluff failure plane was determined based on multiple geotechnical evaluations and studies performed by the City. The failure plane can best be considered the recommended bluff setback area, which is consistent with the City's Municipal Code.

**Question No. 2:** Why is the project not occurring at Grandview instead where there was a recent bluff collapse?

**Response:** The parking lot for Grandview Beach is east of Neptune Avenue and there are no studies indicating that the Grandview parking lot is within a bluff failure zone. The Grandview parking lot exists landward of the bluff setback zone, per the City's Municipal Code.

**Question No. 3:** Will the pole include 5G?

**Response:** 4G communications are planned.

**Question No. 4:** Where is the location of the pole being installed?

**Response:** At the northern end of Beacon's Beach parking lot just west of the benches and gathering area.

**Question No. 5:** Is a failure imminent to the bluff?

**Response:** The City cannot say for certain. Bluff instability can be sudden and dramatic with little or no warning. The proposed setback reduces the risk of potential bluff failure. The proposed coastal landslide research, occurring in opened bluff areas from the parking lot relocation work, will help build on the knowledge we have about how, when and why bluff failures occur.

**Question No. 6:** Can you implement no parking signs south of the parking lot along Neptune Avenue?

**Response:** Parking outside of the area of the parking is not in this project scope and will not be included. Residents could pursue a parking restriction area if they desire. You can consult the Traffic Division if you desire to pursue this.

**Question No. 7:** How is the data going to be used?

**Response:** The monitoring is research oriented and will be used to build our knowledge on bluff processes and associated failures. The data will be used to inform future monitoring efforts and procedures at other locations.

**Question No. 8:** Is there environmental review for the project?

**Response:** Yes, the City Planning staff will review the environmental impacts of the project and determine the appropriate permitting required.

**Question No. 9:** Is this one of the projects funded in the CIP?

**Response:** Yes, this project was approved by City Council on June 9, 2021, for design and construction of adjusting the parking lot. The project to install the monitoring equipment was approved and funded by the State of California with a grant to Scripps Institution of Oceanography in July of 2021.

**Question No. 10:** Are there any geotechnical reports available to the public or on the City's website?

**Response:** Yes, the City will post these reports on the City website.

**Question No. 11:** Why perform the project now if there is no known failure?

**Response:** The geotechnical studies have determined where a potential bluff failure zone exists along the Beacon's Beach parking lot. For public safety, the City needs to act now to prevent possible loss of life or major damage if and when a failure occurs in the future.

**Question No. 12:** With the proposed angled parking, can you install some type of vehicle headlight mitigation for the property to the south of the parking lot?

**Response:** The design team will pursue and determine if this is possible.

**Question No. 13:** How can you eliminate parking spaces with this project considering the City's General Plan and Coastal Commission?

**Response:** The City is pursuing this project for public safety. The City will still need to obtain a Coastal Development Permit in order to complete design and permitting. The Planning Commission will need to approve the project prior to finalizing the design plans.

**Question No. 14:** Will this need to be done again in the future? This seems to be a short-term solution. The bluff will still recede every year.

**Response:** It is very difficult to predict how, when, and how much the bluff will erode in the future. This project will make the parking lot safe for some years into the future. If the bluff experiences a major failure, it is possible the City will need to perform more construction activities to repair damage.

Relocating the parking lot outside of the bluff failure zone will permit potential regrading of the switchback trail to allow continued beach access via a similar trail configuration.

**Question No. 15:** At the corner of Jasper there are two parking spaces marked as no parking. Can this be eliminated?

**Response:** This no parking area is needed for proper sight distance for vehicles driving along Jasper trying to turn right onto Neptune Avenue.

**Question No. 16:** Is this project going to Planning Commission?

**Response:** Yes, before finalizing the design and permitting, the project will go to the Planning Commission. City staff will schedule this in the next few months.

**Question No. 17:** Is there going to be a guardrail and sidewalk similar to what is out there now?

**Response:** Yes, the project proposes replacing the fencing with similar material to what is there at the eastern end of the sidewalk today.

**Question No. 18:** Will the failure occur right at the pictured plane shown on the plans?

**Response:** No, not likely. The pictured plane shown on the plans is the recommended bluff setback established by a bluff slope analysis. The plane represents the daylight line of potential instability, i.e. the limits of a zone encompassing several types of slope failure behind the top of the bluff. The setback area seaward (west) of the daylight line contains potential instabilities with factors of safety against slope failure less than 1.5, a factor that is considered potentially unstable. Slope failure could occur beyond the daylight line, but the factors of safety appear acceptable and, therefore, this area poses less risk.

**Question No. 19:** How will this increase stability? Why are we not attacking the toe of the bluff?

**Response:** As mentioned above, moving the parking lot landward (east) to a more stable setting provides a setback to mitigate erosion and instability. Protecting the toe of the bluff would require shore protection and stabilization of the existing landslide. Even with toe protection, the upper bluff would continue to erode, become undermined, and could slump. Shifting the parking lot to a more stable area increases safety without any stabilization.

**Question No. 20:** If the bluff does fail how many months or years could there be of no beach access?

**Response:** The City would need to wait and see what damage occurs at the site in order to determine how long the beach may need to be closed in order to repair damage from a failure.

**Question No. 21:** Can the City create a tax district for shoreline protection?

**Response:** Any creation of a tax district would require the review by City Council and need to be discussed in public.

**Question No. 22:** What is the composition of the bluff?

**Response:** The bluff is comprised of sandy soil near the top and siltstone/claystone at the base.

**Question No. 23:** Is groundwater an issue?

**Response:** Groundwater is present in the area and over time it reduces the strength of the soil comprising of the bluff. The groundwater level is deep in the bluff. Runoff will be directed away from the bluff and will not be affect groundwater below the parking lot.

**Question No. 24:** Are you reducing the width between the asphalt curb along Neptune Avenue and the parking spaces? Is the drive aisle being reduced?

**Response:** Yes, since the parking spaces are being relocated to landward of the bluff failure plane, the distance is decreasing from the back of parking spaces to the existing asphalt berm. Since the project is changing the angle of approach into the parking space from 70 degree to 45 degrees, pulling in and out of the spaces will be easier for drivers.

**Question No. 25:** Does the increase in the parking space angle allow for the reduction in width of the parking lot?

**Response:** This will make it easier for drivers to turn into and back out of the parking spaces in the proposed lot.

**Question No. 26:** Do these improvements affect the current width of Neptune Avenue (travel lane, pedestrian path)? Are there any improvements east of the asphalt curb?

**Response:** No, the pedestrian path, travel lane, and parking on the east side of Neptune Avenue remain the same.

**Question No. 27:** Will this impact emergency parking or access?

**Response:** Emergency areas have been maintained in the parking lot with the proposed design.

**Question No. 28:** Is there going to be an EV charging station at the north end of the parking lot?

**Response:** The project is not planning to install an EV charging station in this parking lot.

**Question No. 29:** How long will access be closed to the beach during construction?

**Response:** The contractor will try as much as possible to maintain access to the beach during construction. There will be times when construction will require access to be closed in order to pour the sidewalk and lay the asphalt for the parking lot. Additional temporary path closures may be needed to facilitate the placement of sensors. The City will work with the contractor to ensure this closure is a limited as possible.

**Question No. 30:** Will water drain over the edge of the sidewalk and down the bluff with this project?

**Response:** No, the sidewalk will be constructed so water will flow to the parking lot instead of over the bluff. Once runoff reached the parking lot, it will flow to the outlets at the southern end of the parking lot.

**Question No. 31:** Will you fill the existing void between the bluff and the parking lot edge?

**Response:** The existing sidewalk along the parking lot edge will be removed and relocated. The void can be assessed at that time and could be filled with compacted soil, if appropriate.

**Question No. 32:** Are there any parking spaces being lost along the eastside of Neptune Avenue?

**Response:** No, nothing is changing on the east side of Neptune Avenue.

**Question No. 33:** What will you see west of the new sidewalk and guardrail?

**Response:** The upper surface of the natural bluff will be visible, possibly with former low areas that were filled with soil when the lot was graded. Surface treatment similar to the recent bluff restoration activities that have been installed such as hydroseed and native plants will be installed to reduce erosion.

**Question No. 34:** Where is the loss of the seven parking spaces?

**Response:** Six in the parking lot and one on the west side of Neptune Avenue.

**Question No. 35:** How much is this project going to cost?

**Response:** The proposed project is around \$400K

**Question No. 36:** Is the parking lot going to be built on grade? Is there any structural support going under the parking lot?

**Response:** The parking lot will be built mostly on grade with some recompacted soil for re-leveling and support, as needed. Other than concrete work needed to form curbs and sidewalks, it is not proposed to install drilled piers or other forms of structural support.

**Question No. 37:** Is this project a done deal or will it need to go to a vote of some kind?

**Response:** The project will still need to go to Planning Commission for approval. The project final design and construction contract will need to be approved by City Council.

**Question No. 38:** Will we be notified of upcoming meetings on the project?

**Response:** The agenda for the planning Commission and City Council are available 3 days before the meeting are scheduled to occur.

**Question No. 39:** Can you please install a bigger sign than what is currently out there?

**Response:** The sign was the standard sign per City policies. We will remember this for future public meetings.

**Question No. 40:** Who are the stakeholders of the project? Can you inform them of the project?

**Response:** The stakeholders for the project are the residents within proximity of the parking lot, residents who use the parking lot, and beach visitors.

**Question No. 41:** Is the plan to go to Planning Commission next? When is it going?

**Response:** Probably cannot get to Planning Commission until May or June. We need to get to a 90% design and completion of permit requirements before going to Planning Commission.

**Question No. 42:** Can you mark out (with tape) the proposed parking lot configurations for the public to test out?

**Response:** City staff will try find a day and time to illustrate the proposed conditions at a few spaces in the parking lot.

**Question No. 43:** How will native planting stabilize the bluff?

**Response:** The native landscaping will stabilize the surface soils of the bluff.

**Question No. 44:** What is your plan for drainage and the existing drainage pipes?

**Response:** The project will keep the existing drainage pipes that exist today. The catch basin on the south side of the parking lot may need to be shifted so that it is not in the new sidewalk.

**Question No. 45:** Can you put the plans and project information on the City's website and host another community meeting? Can you post the presentation online? Can the meeting be on site at Beacon's?

**Response:** The presentation has been placed on the City website under City Projects and Beacon's Beach Parking Lot. The City does not see the need to host another CPP meeting for this project. The project plans will not be shared until the design is finalized.

At the end of the Q&A session, Matt Widelski thanked the attendees for their time and comments. Written comments were submitted at the end of the meeting. Some email comments were received by Matt Widelski after the meeting and are addressed in this report.