

November 25, 2024



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From: Channel Islands Waterfront Homeowners Association (CIWHA)

**Request to Expedite West Hemlock Street Seawall Repairs (File No. 23-172)**

Given the project's history of delays, including a previous approval in 2018 which was set on hold due to city staff changes, there is a strong need to expedite the final certification.

The project has received approval from the other key agencies like the Army Corps of Engineers and the California Coastal Commission. The ongoing delays at the Waterboard stage are critical, as they are holding up necessary infrastructure improvements, impacting local residents' safety and property.

**Please expedite this approval process to allow the community to proceed with essential seawall repairs.**

Summary of communications regarding West Hemlock Street Seawall Repairs (File No. 23-172):

- **Initial Inquiry (December 19, 2023):** The Waterboard requested information on the project, including details about in-kind replacements, climate change analysis, Army Corps documentation, permanent and temporary impacts, and CEQA documents.
- **City Consultant's Response (December 28, 2023):**
  - Clarified that the project focuses on repairs rather than full replacement.
  - Described two types of repairs: panel and pilaster repairs.
  - Confirmed sea level rise considerations, stating current wall height is adequate for 25-40 years.
  - Provided Army Corps file number from 2017.
  - Detailed the permanent impact volume as 34 cubic yards.
  - Outlined temporary footprint and provided CEQA documents.



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- **Follow-Up from Waterboard (July 8, 2024):**
  - Asked for missing elements in the application like Hydrologic Unit Code, jurisdictional delineation, alternative analysis, and disposal of construction waste.
  - Noted that certain certification statements were missing from the application.
- **Further Correspondence (July to August 2024):**
  - The City responded with the requested documents and information, including equipment usage, jurisdictional maps, and eelgrass survey results.
  - There was a back-and-forth regarding additional clarifications and meeting requests to expedite the process.
- **Current Status (November 2024):**
  - The Waterboard confirmed that the certification is under management review, but no specific timeline for issuance was provided.

**Timeline overview:**

- **December 2023:** Initial questions from the Waterboard about the project.
- **July 2024:** Additional information requests from the Waterboard.
- **August 2024:** Continued communication and provision of detailed project information.
- **September - October 2024:** Draft certification in progress, with ongoing queries for minor details.
- **November 4, 2024:** Certification under management review at the Waterboard.

This email is being sent on behalf of the Homeowners & Residents in Mandalay Bay, represented by [The Channel Islands Waterfront Homeowners Association](#)

Sincerely,

Debbie Mitchell  
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VP Channel Islands Waterfront Homeowners Association (CIWHA)

