

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST AREA  
 3111 CAMINO DEL RIO NORTH, SUITE 200  
 SAN DIEGO, CA 92108-1725  
 (619) 521-8036

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 Staff Report: March 12, 1996  
 Hearing Date: April 9-12, 1996

STAFF REPORT: CONSENT CALENDAR

*Th 8c*

Application No.: 6-96-23

Applicant: City of Del Mar

Agent: Monica Tuchscher

Description: Miscellaneous water and sewer improvements including abandonment and/or removal of existing substandard size (mostly 6") sewer and water mains in public and railroad rights-of-way and on private property, and replacement of same with standard size (mostly 8") mains.

Site: Twenty-three separate project sites within the City of Del Mar, identified by project number/letter and location, including: Camino del Mar and Stratford Way (B); the railroad tunnel (C); the railroad station (D); 15th Street from Via Alta to Maiden Lane (E); 15th Street from Stratford Court to Ocean Avenue (F); 14th Street and Carolina (K); Maiden Lane, north and south of 14th Street (L); Camino del Mar, north of 12th Street (N); Maiden Lane, north of 12th Street, west of Cuchara Drive (O); Luneta, from 12th Street southeast toward Cuchara Drive (P); Cuchara Drive, from Amphitheater to 11th Street (Q); Amphitheater, from south of Kalamath Street to Cuchara Drive (R); Rimini Road, from south of Umatilla Drive to Cuchara Drive (S); at Amphitheater and Crest Road (T); in and west of Klish Way, north of Amphitheater (U); Del Mar Lane, from 12th Street to 13th Street (W); Stratford Court, from 12th Street to 13th Street (X); 11th Street, west of Camino del Mar (Z); 10th Street, west of Camino del Mar (AA); Stratford Court, south of 10th Street (BB); Torrey Pines Terrace (CC); Ocean View Avenue, south of Torrey Pines Terrace (DD); and 4th Street, west of Stratford Court (1), Del Mar, San Diego County.

Substantive File Documents: Certified City of Del Mar LCP Land Use Plan  
 CCC Files: 6-94-10; 6-95-38

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

## II. Standard Conditions.

See attached page.

## III. Special Conditions.

The permit is subject to the following conditions:

1. Timing of Construction. Prior to issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, a final construction schedule, which shall be incorporated into construction bid documents. The schedule and construction documents shall specify that no construction will take place on Camino del Mar, or any street west of Camino del Mar, between Memorial Day weekend and Labor Day. This prohibits construction of sewer improvements B, C, D, F, G, I, N, W, X, Z, AA, and BB and water improvement 1 during the summer months. Notes on the schedule and documents shall state that access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of the use of existing public parking areas and minimizing the disruption of traffic flow on coastal access routes.

## IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description. The City of Del Mar is proposing a number of improvements to the City's water and sewer system to upgrade existing sub-standard and/or deteriorated systems. The sewer improvements generally involve replacing existing deteriorated 6-inch sewer mains with 8-inch mains. A few of the sewer upgrades will replace existing sewer mains on private property with upgraded mains within public street rights-of-way. These will include the City acquiring easements to transfer the laterals to the new upgraded sewer mains. The sewer improvements will take place throughout the City, including sites both east and west of Camino del Mar.

Only one proposed water system improvement requires a coastal development permit; that project involves installing a new 6-inch water line to replace an existing undersized 4-inch main. This improvement will be located along 4th Street, west of Stratford Court. Exhibit #1 provides a listing of each of the proposed sewer and water system improvements and locations, and Exhibit #2 depicts all of the sites in graphic form.

Other work which is proposed but which does not require a coastal development permit due to Coastal Act provisions regarding the routine repair and maintenance of existing public works, includes the repair, replacement and installation of manholes, the installation of cleanouts, and several other general repairs to existing facilities which do not increase the capacity of said facilities. In addition, three of the sewer main projects and one of the proposed water main projects are replacing existing pipes with pipes that are either smaller or the same size; thus, these three projects are also exempt since they do not result in increased capacity, do not require the construction of new access roads and do not involve the removal of significant vegetation. This will serve as confirmation to the City of Del Mar that these items, which are identified as Projects A, H, J, M, EE, FF, GG, HH, Alt, and 2 on attached Exhibit #1 are exempt from coastal development permit requirements.

2. Public Access and Recreation. Sections 30210, 30213 and 30220 of the Coastal Act, among many others, provide for the protection, provision and enhancement of public access and recreational opportunities in coastal areas. These policies address the public's right of access to the sea and public recreational sites, and require that access considerations be given high priority in reviewing development proposals. In addition, Section 30604(c) requires that a specific access finding be made for all development located between the sea and first coastal roadway. In this case, such a finding can be made.

While some of the more extensive improvements will take place east of Camino del Mar, further inland from the coast, many of the improvements will take place on streets only a couple blocks from the beach, or, south of 15th Street, a couple blocks from the public blufftop viewpoints and trail system east of the railroad tracks. These streets are the primary access points and parking areas for the beach-going public and for access to viewpoints in this area. Construction activities on these streets during the peak beach-use season could have a significant adverse impact on public access. Although the City has proposed summertime restrictions on all work along Camino del Mar itself, and in the South Bluff area, a number of other projects are located west of Camino del Mar in close proximity to the municipal beach. Therefore, Special Condition #1 has been attached, which requires the City to submit a construction schedule indicating that no work will take place on Camino del Mar or any area west of Camino del Mar during the summer months (Memorial Day to Labor Day). Sewer improvements B, C, D, F, G, I, N, W, X, Z, AA, and BB and water improvement 1 (see Exhibits #1 and #2) constitute the improvements which cannot be constructed during the summer. Thus, on-street parking and traffic flow on the streets nearest to the beach will not be impacted by the proposed project during the peak beach season.

In addition, Special Condition #1 requires notes on construction bid documents notifying the contractor that access corridors and staging areas shall be located in a manner that has the least impact on public access and public parking spaces. Therefore, as conditioned, the Commission finds the project consistent with the cited sections of the Coastal Act, and with all other public access and recreation policies of the Act.

3. Local Coastal Planning. Section 30604 (a) requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made for the proposed development, as conditioned.

The areas proposed for new improvements are primarily all in City rights-of-way, although some projects involve the abandonment or removal of existing facilities on private properties. The proposed public works improvements are consistent with all existing land use plan designations and the various underlying City zones. The improvements are proposed to bring existing water and sewer lines up to currently-accepted standards for such facilities. The areas where the improvements will take place are largely built out, and the City of Del Mar experiences only infill development. Thus, the proposal is not considered to be growth-inducing in nature. The project is in conformance with all applicable Chapter 3 policies, and therefore approval of the project should not prejudice the City's ability to prepare a certifiable implementation package to carry out its certified land use plan.

4. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the public access policies of the Coastal Act. Mitigation measures, including conditions restricting construction during the summer season, will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

(6023R)

6-96-23

ATTACHMENT "A"  
CITY OF DEL MAR  
1995 WATER AND SEWER IMPROVEMENTS PROJECT  
PROJECT DESCRIPTION LIST

<u>ID</u>	<u>KEY ST.</u>	<u>DESCRIPTION</u>
<b>SEWER IMPROVEMENT PROJECTS, PHASE III</b>		
A <sup>(4)</sup>	Railroad Triangle	Bore 450' of 12" PVC. The boring pits are to be a min. of 10' from the edge of the low lying marsh area. The pipe will be 5'-10' from the existing pipe of the same size. Because the pipe will be bored and not trenched, the wetland habitat will be fenced temporarily. The boring pits are on public right of way out of traffic areas. By slightly relocating the pipe it will minimize the amount of bypass time required,
B <sup>(3)</sup>	CDM & Stratford Way	Abandon 100' of 8" PVC and manholes. Replace 60' of 6" PVC with 8" within Public R/W. Install manhole in CDM.
C	RR Tunnel	Replace 2 manholes. Replace 6" pipe with 8" PVC within RR R/W.
D	RR Station	Replace 6" above ground pipe with 8" PVC underground within RR R/W.
E	15th St. Replace E of CDM	Replace the 6" clay line from Via Alta to Maiden Lane with 8" PVC within public R/W.
F <sup>(1)</sup>	15th St. Replace W of CDM	Replace the 6" clay line from from Stratford Ct. to Ocean Ave with 8" PVC within Public R/W.
H <sup>(1)</sup>	15th St., Stratford to Maiden Lane	Replace the deteriorated 12" concrete line in 15th St., between Stratford Ct. and Maiden Lane with 8" PVC within Public R/W.
J <sup>(3)</sup>	CDM @ 15th St.	Abandon the deteriorated 6" line at the southeast corner of Camino Del Mar at 15th St. Reconnect 3 laterals to existing 8" in southbound side of CDM.
K	14th & Carolina	Replace 6" pipe with 8" PVC within Public R/W from CDM to 15th St.
L	Maiden Lane, N. & S. of 14th St.	Replace the deteriorated 6" cast iron and clay pipe in Maiden Lane, north and south of 14th St with 8" PVC within public R/W.
M	13th St.	Replace and deepen the 8" deteriorated clay line in 13th St., from CDM to Luneta with 8" PVC within Public R/W.
N <sup>(3)</sup>	CDM @ 12th St.	Relocate the 8" line from within private property into the east side of Camino Del Mar, north of 12th St.
O	12th St.	Reconstruct the deteriorated 6" clay line in private property, north of 12th St. and west of Cuchara. Transfer laterals. Obtain easement. Upsize to 8" PVC.

EXHIBIT NO. /
APPLICATION NO. 6-96-23
Project List
4 pages

6-96-23

ATTACHMENT "A"

<u>ID</u>	<u>KEY ST.</u>	<u>DESCRIPTION</u>
P	Luneta	Replace the deteriorated 6" clay line in Luneta, from 12th St. south and east toward Cuchara with 8" PVC. Relocate laterals.
Q	Cuchara Dr.	Replace existing 6" sewer and extend a new 8" PVC sewer from Amphitheater to 11th St. within public R/W
R	Amphitheater	Reconstruct the deteriorated 6" clay line in the western half of street with 8" PVC within public R/W.
S	Rimini Rd.	Replace the deteriorated 6" clay line in Rimini Rd with 8" PVC within public R/W.
T	Amphitheater & Crest	Relocate or replace the deteriorated 6" cast iron and clay pipe and laterals in private property, between Amphitheater and Crest. Construct a new 8" line in Klish Way, north of Amphitheater. Transfer laterals. Obtain easement.
U	Kalamath & Crest	Relocate the deteriorated 6" clay line in private property southwest of the intersection of Kalamath & Crest Rd. Replace with 8" PVC. Transfer private laterals.
W <sup>(2)</sup>	Del Mar Lane	Replace 4" and 6" from 12th St. to 13th St with 8" PVC within public R/W.
X <sup>(2)</sup>	Stratford Ct. (12th-13th)	Replace the 8" PVC with 10" PVC from 12th St. to 13th St. within public R/W.
Z <sup>(2)</sup>	11th St.	Replace the deteriorated 6" line in 11th St., west of Camino Del Mar with 8" PVC in the same location.
AA <sup>(2)</sup>	10th St.	Replace the deteriorated concrete line in 10th St., west of CDM with 8" PVC in the same location.
BB <sup>(2)</sup>	Stratford Ct. (10th St.)	Replace the deteriorated 6" sewer main in Stratford Ct., from 10th St., south 300 feet., with 8" PVC within public R/W.
CC	Torrey Pines Terrace	Replace the deteriorated 6" clay line in Torrey Pines Terrace, with 8" PVC within public R/W.
DD	Ocean View Ave.	Replace the deteriorated 6" clay line in Ocean View Ave., south of Torrey Pines Terrace, with 8" PVC within public R/W.
EE	Torrey Pt. Rd.	Repair loose/offset joint in 6" clay line. Add new manhole in easement at end of Torrey Pt. Road. Repair the transition joint and replace the third manhole in the 8" clay line in Torrey Point Rd. Remove the 90 degree bend and construct inside drop in the fourth manhole in Torrey Pt. Rd.
FF	Cleanouts	See attached list.

<u>ID</u>	<u>KEY ST.</u>	<u>DESCRIPTION</u>
GG	Manholes	See attached list.
HH	Miscellaneous	See attached list.
Alt <sup>(3)</sup>	CDM	Replace concrete encased 8" CIP under CDM at south end of CDM. Explore condition of 8" along bluff (east side of CDM) and straighten out or abandon south end of 8" line.

## WATER IMPROVEMENT PROJECTS, PHASE III

1	4th Street, West of Stratford Ct.	Upsize pipe to 6", add fire hydrant, keeping within public R/W
2	20th Street, E of Santa Fe	Abandon 4" water line, connect laterals to existing line in public R/W

## NOTES:

- (1) Construction in the area of Sea Grove Park shall be between September 3, 1996 and November 22, 1996
- (2) Construction in the South Bluff area shall be prohibited between May 24, 1996 and September 2, 1996
- (3) Construction on CDM shall be prohibited between May 24, 1996 and September 18, 1996
- (4) Construction adjacent to the wetlands will be prohibited during the nesting season (approximately March-June)



6-96-23

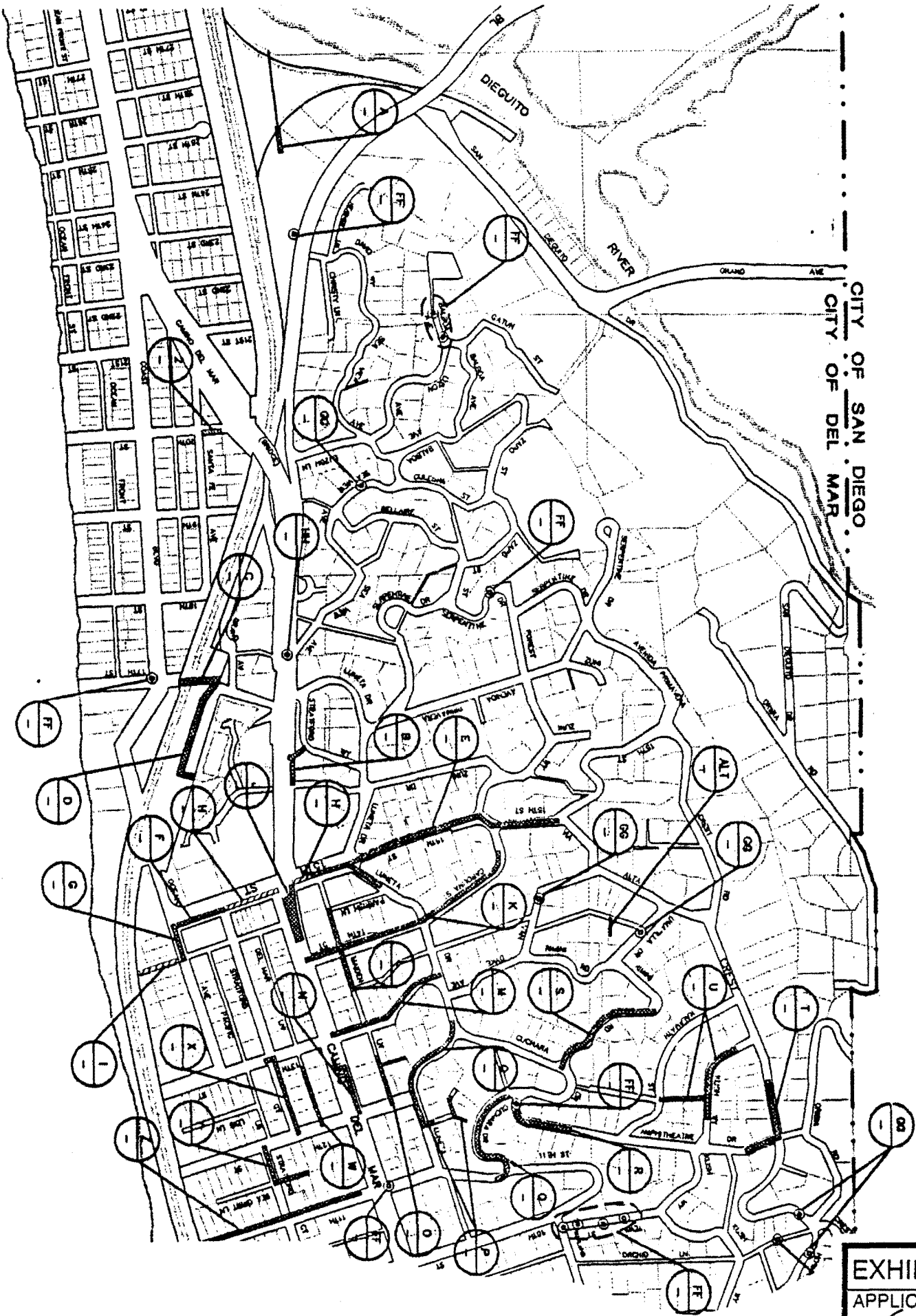
SEWER MISCELLANEOUS IMPROVEMENTS

<u>LOCATION</u>	<u>MANHOLES</u>	<u>CLEANOUTS</u>	<u>REPAIRS</u>
So. Fair on J.D. Blvd.	Replace manhole		
Serpentine before Forest Way	Replace crumbling		
Amphitheater, west end	Repair manhole		
9th St. & Highland	Abandon manhole		
Tewa, Klish to Highland	Replace 2 manholes		
CDM, east side at 11th St.	Repair manhole		
Coast & 17th	Replace manhole lid & ring		
North of 4th St., west of CDM	Locate manhole		
Stratford Ct., south end	Install manhole		
9th St., west end	Replace manhole 18' deep		
Nob & Ocean View Ave.	Add inside drop		Repair 2 sags
Balboa & Luzon	Add or Repair MH		
Bluff Sewer, West of 6th	Repair 2 MH		
Seaview west of Culebra		Install at end	
Van Dyke north of Rimini		Install at end	
Crest north of Hoska		Install at end	
Hoska south of Crest		Install at end	
CDM, east side south of 7th St.		Install at end	
Umatilla, north of Rimini		Install at end	
Stratford Ct. south of 6th St.		Install at end	
La Artista & CDM			Fix sag at manhole
West of Crest & Hoska			Secure manhole
CDM & Seaview			Repair crack
Bluff Sewer, south end			Raise CO
4 1/2th & CDM			Repair
24th & Ocean Front	Abandon MH		
21st & Oceanfront	Replace MH		
Rimini	Raise MH to grade in landscape area		
Culebra	Add MH		
CDM-on 6" between 15th-14th	Repair MH		
Luzon	Add MH		
Stratford Ct. S of 12th			Fix Sag in line Near MH Int Stratford & 12th
Alloy between VanDyke & Rimini	Raise MH ring to surface		

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Note: On Map  
 FF= Manholes, Repair or replace  
 GG= Cleanouts  
 HH= Repairs

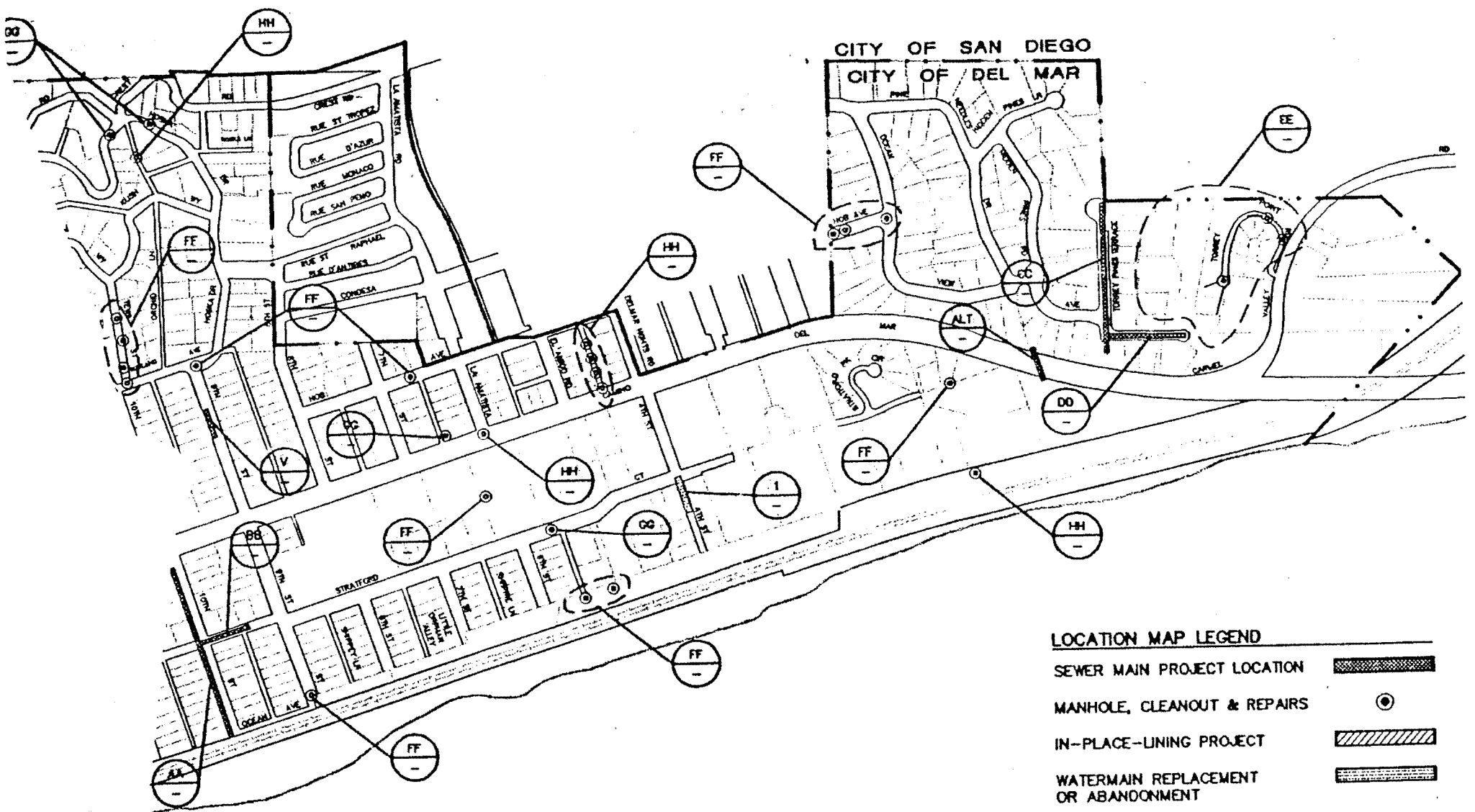
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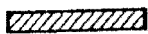
CITY OF SAN DIEGO  
CITY OF DEL MAR

EXHIBIT NO. 2  
APPLICATION NO.  
6-96-23  
Site Plan  
2 pages  
California Coastal Commission

6-96-23



**LOCATION MAP LEGEND**

- SEWER MAIN PROJECT LOCATION 
- MANHOLE, CLEANOUT & REPAIRS 
- IN-PLACE-LINING PROJECT 
- WATERMAIN REPLACEMENT OR ABANDONMENT 