

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142



RECORD PACKET COPY

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Staff: MHC *ja*
Hearing Date August 11-14, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO: 4-98-178

APPLICANT: Goleta West Sanitary District AGENT: Cindy Poire

PROJECT LOCATION: Storke Road south of Phelps Road, Goleta, Santa Barbara County

PROJECT DESCRIPTION: Replacement of 8" existing sewer line within Storke Road with new 15" sewer line

LOCAL APPROVALS RECEIVED: Coastal Development Permit 98-CDP-026H

SUBSTANTIAL FILE DOCUMENTS: Geotechnical Study: Proposed Trunk Sewer Replacement Storke Road/Hollister Avenue/Santa Felicia, Goleta County of Santa Barbara (February 18, 1998)

SUMMARY OF STAFF RECOMMENDATION: Staff recommends that the Commission determine that the proposed project, as submitted, is consistent with the requirements of the Coastal Act.

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants a permit, subject to the standard conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, is located between the sea and the first public road nearest the shoreline, 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

1. Notice of Receipt and Acknowledgment. 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 this permit is reported to the Commission. 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 in the application for permit, subject to any special conditions 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 project during its developments, 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 the terms and conditions of the permit.

7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Findings and Declarations

The Commission hereby finds and declares:

1. Project Location and Description

The proposed project is along a portion of the existing right-of-way of Storke Road in Goleta. The project consists of installing a new 15 inch sewerline within the road right-of-way, and abandoning the existing 8 inch sewerline in place. The new 15 inch sewerline would be

installed approximately 12 feet easterly of the centerline of Stroke Road, within the existing right-of-way. Only an approximately 200 foot length of the proposed line falls within the Coastal Commission's area of retained original permit jurisdiction. (See Exhibits 1 through 3.)

Debris and soil to be removed from the construction site would be placed directly into a truck hauled away to a County approved site, outside the Coastal Zone. In addition to trenching, construction would include tunneling under a 54 inch culvert under Storke Road which provides a hydrologic connection between the wetlands on the Ocean Meadows Golf Course and the Storke Ranch. Construction equipment will work only from the surface of the roadbed, and there would be no disturbance outside the roadbed within the Commission's area of retained original permit jurisdiction, or appeals jurisdiction, within the Coastal Zone. Construction is scheduled for summer months when low flows can be expected in the 15 inch culvert which connects existing wetlands upstream on Storke Ranch and downstream on the Ocean Meadow Golf Course. The tunneling would allow the installation of the new 54 inch sewerline without disturbing water flow or wetland vegetation in the vicinity of the project. The work would be done during the summer months outside of the rainy season and would take approximately 60 days. There would be no stockpiling of material during construction.

2. Coastal Issues

a. Environmentally Sensitive Habitats

Section 30233 of the Coastal Act provides, in part that:

The diking, filling, or dredging of . . . wetlands shall be permitted in accordance applicable provisions of the this division, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided, minimize adverse environmental effects, and shall be limited to the following:

(5) Incidental public service purposes, including but not limited burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

Section 30240 of the Coastal Act provides, in part that:

(a) Environmentally sensitive habitat areas shall protected against many significant disruption of habitat values, and only use dependent on those resources shall be allowed within those areas.

Freshwater wetland habitats exist adjacent to the east and west of the project site.. This wetlands historically were connected to the Goleta Slough to the east and the Devereux Slough to the southwest but are currently separated from these wetlands. However, the Storke Ranch wetland on the east is connected via culvert under Storke Road to the wetlands to the west on the Ocean Meadows Golf Course. The adjacent freshwater vegetation dominated by Ryegrass (*Lolium preenne*) on the west at the Ocean Meadows Golf Course and by Mexican rush (*Juncus mexicanus*) on the east at the Storke Ranch. Vegetation along the roadbed of Storke Road consists primarily of ruderal plants species including a variety of non-native grasses and perennials.

The project consist of replacing an existing 8 inch sewer line with a 15 inch sewer line within the existing right-of way of Stroke road. A small section of this line would cross a drainage channel which connects the wetland of the Ocean Meadow Golf Course and the Storke Ranch. Because the sewer line replacement would occur within the existing right-of-way and would be installed beneath the 54 inch culvert connecting the Ocean Meadows Golf Course and Storke Ranch wetlands, the there would be no direct impact to wetland habitats. Further, potential indirect impacts from run-off and erosion and sedimentation would be minimized by conducting the work during the dry period of the year years, (i.e., June through September through September), and erosion control measures would be taken (e.g., removal of excess spoils material form trenching).

In addition to trenching, construction would include tunneling under a 54 inch culvert under Storke Road which provides a hydrologic connection between the wetlands on the Ocean Meadows Golf Course and the Storke Ranch. Construction equipment will work only from the surface roadbed and there would be no disturbance outside the roadbed within the Commission's area of retained original permit jurisdiction, or appeals jurisdiction, within the Coastal Zone. Construction is scheduled for summer months when low flows can be expected in the 54 inch culvert which connects existing wetlands upstream on Storke Ranch and downstream on the Ocean Meadow Golf Course. The tunneling would allow the installation of the new 15 inch sewerline without disturbing water flow or wetland vegetation in the vicinity of the project.

The Commission therefore finds that the project as proposed is consistent with Sections 30233 and 30240 of the Coastal Act.

b. Archaeological Resources

Section 30244 of the Coastal Act provides that:

Where development would adversely impact archaeological paleontological resources identified by the State Historic

Preservation Officer, reasonable mitigation measures shall be required.

The road right-of-way has been previously surveyed for archaeological resources during the trenching activities, and has been subject to previous disturbance. There is one small portion of the area to be trenched which has not been surveyed, but is outside of the area of the Commission's original permit jurisdiction. The project description includes avoidance of any potential archaeological sites, as well as monitoring and mitigation requirements.

Because of the potential for finding buried cultural resources, all project construction workers will be alerted to the possibility of encountering buried cultural deposits within the project area. If cultural resources are exposed or suspected work would be halted and a professional archaeologists will be consulted. All work affecting archaeological work would be halted until a qualified archaeologist and Native American representative are retained to evaluate the significance of any archaeological material according to a Phase 2 investigation pursuant to the County's Archaeological Guidelines. If any archaeological materials are found to be significant, the material would be subject a Phase 3 mitigation program pursuant to the County's Archaeological Guidelines.

The Commission therefore finds that the project as proposed is consistent with Section 30244 of the Coastal Act.

c. Public Works Facilities

Section 30254 of the Coastal Act provides, in part, that:

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division.

The proposed project consists of replacing an existing 8 inch sewer line with a 15 inch sewer line. The proposed replacement will not enlarge the service area of the existing line, or modify the treatment capacity of the associated Goleta West Wastewater Treatment Facilities. The purpose of the new enlarged sewer line is to accommodate existing and projected development serviced by the line within the sub-basin of the Goleta West Sanitary District. The original 8 inch line was installed during the late 1950's and early 1960's before the certification of the County's Local Coastal Program and has limited service capacity (423 gallon per minute). This line would be unable to handle all of the projected waste water flow (and storm water infiltration) generated by the allowable development identified in the County's certified Local Coastal Program, including the Goleta Community Plan. Additionally, the existing 8 inch sewer line, which is now over 30 years old in has jointed sections which have and pulled apart and as a result allow both the escape of waste effluent

into the ground and the infiltration of seasonally high groundwater. The new 15 inch line will have as a capacity of approximately 974 gallons per minute. This increased capacity is sized to only service the existing development within the service area, as well as the projected development identified in the Goleta Community Plan component of the County's certified Local Coastal Program.

The Commission therefore finds that the project as proposed and conditioned is consistent with Section 30254 of the Coastal Act.

d. Public Access

Sections 30210 and 30212 of the Coastal Act provides that development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, and that maximum access shall be provided for all people consistent with public safety needs, the need to protect public rights, the rights of private property owners, and the need to protect natural resource areas from overuse.

The proposed project is located along a portion of Storke Road which is the first continuous public road paralleling the sea, although El Colegio road and a series of neighborhood streets to the east and the west are located seaward of the project site. Storke Road is a three lane road within the project area, with a medium strip. The project would entail closing off an approximately 300 foot section of one of the lanes for approximately one week to accommodate the installation of the new sewer line. Storke Road would therefore remain open during the duration of the construction. Additionally, the other vertical access roads to the coast in the vicinity of the project (e.g., Los Carneros Road which is approximately one mile to the east) would remain open.

The Commission therefore finds that the project as proposed and conditioned is consistent with Sections 30210 through 30212 of the Coastal Act.

3. LCP/CEQA

The proposed sites lies within the County of Santa Barbara, but a portion of the site falls within the Commission's area of retained original permit jurisdiction because it is located on potential state tidelands or is below the mean high-tide. The Commission has certified the Local Coastal Program for the County of Santa Barbara (Land Use Plan and Implementation Ordinances) which contains policies for regulating development and protection coastal resources, including those regarding public works facilities the protection of environmentally sensitive habitats and the protection of archaeological resources.

Section 13096 of the Commission's Code of Regulations requires the Commission approval of Coastal Development Permits to be supported by a find showing the permit, as

conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(a) 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 the adverse effects which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the resource protection policies of the Coastal Act. The mitigation measures which are part of the project description will minimize any adverse environmental effects. As conditioned, there are no feasible alternatives measures available which would substantially lessen any significant adverse effects which the activity may have on the environment.

Therefore, the Commission finds that the proposed project, as conditioned, to mitigate the any identified effects, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act and conform to CEQA.

MHC

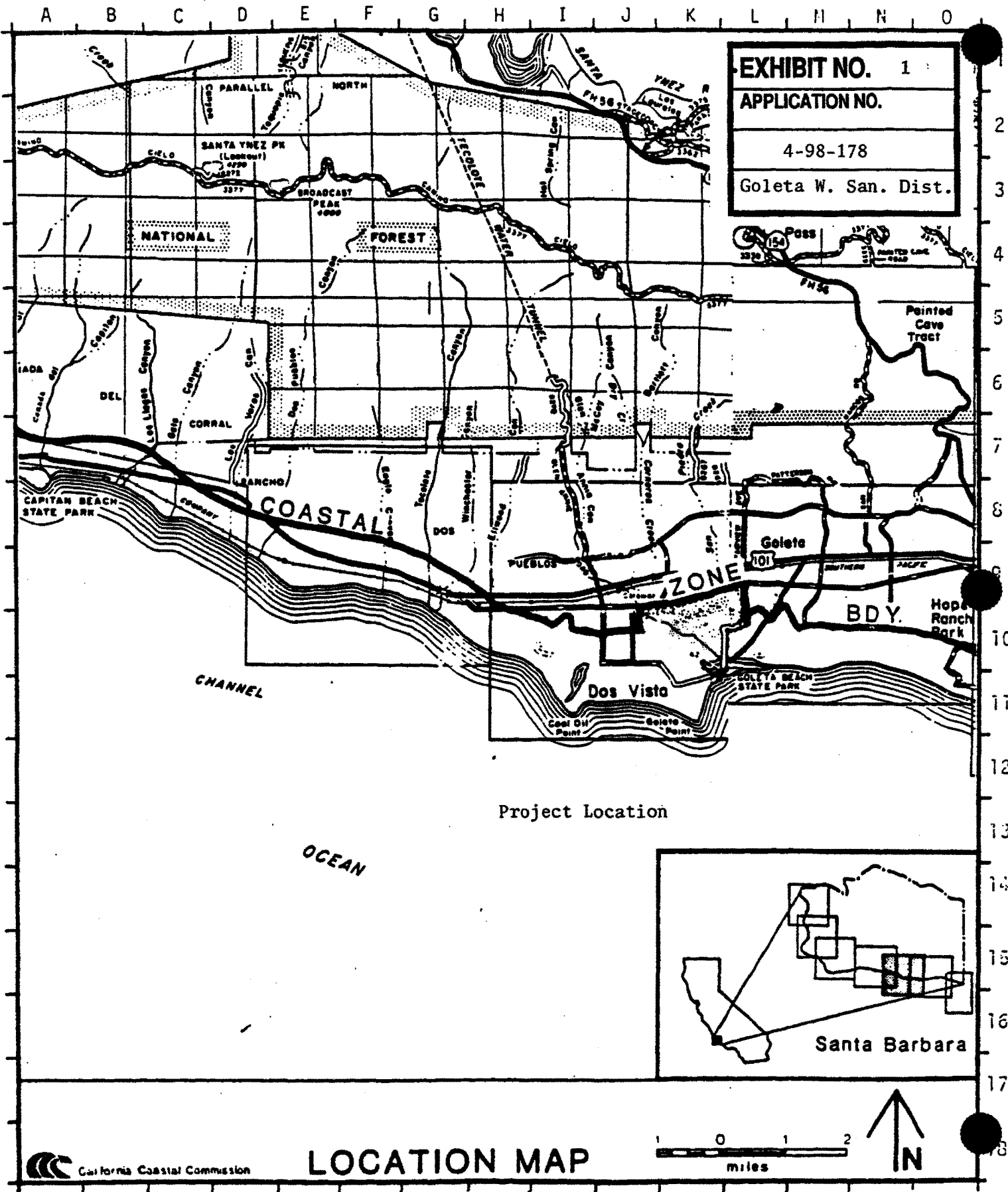
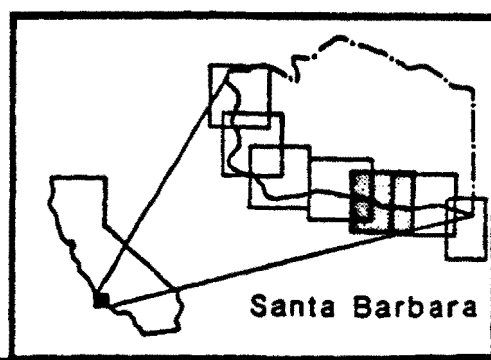


EXHIBIT NO.	1
APPLICATION NO.	
	4-98-178
	Goleta W. San. Dist.

Project Location



LOCATION MAP



County of Santa Barbara

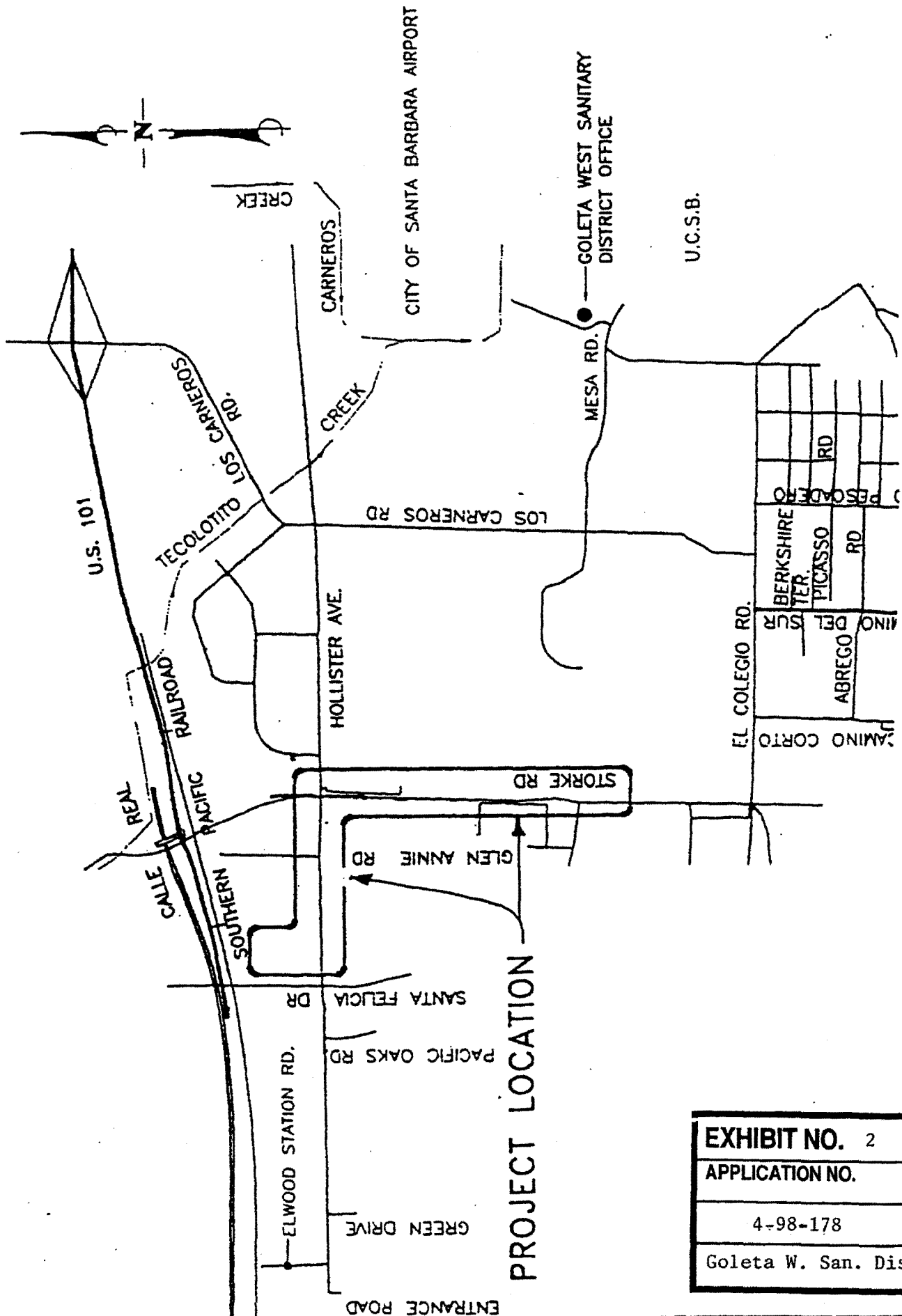
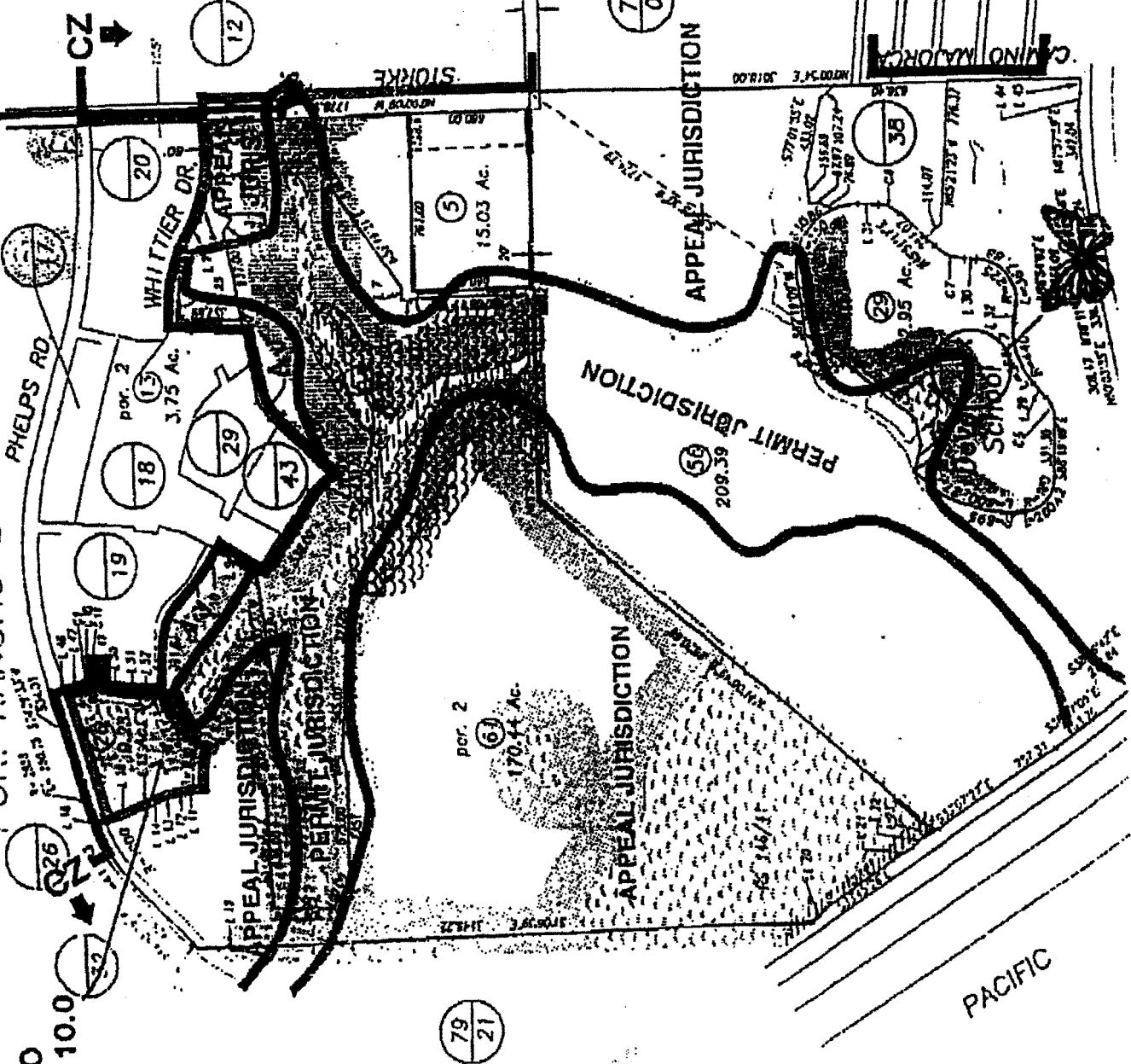


EXHIBIT NO. 2
APPLICATION NO.
4-98-178
Goleta W. San. Dist.

POR. RANCH LOS DOS PUEBLOS

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DR 10.0



NO.	DATE
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C2	NOV 17
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C4	NOV 17
C5	NOV 17
C6	NOV 17
C7	NOV 17
C8	NOV 17
C9	NOV 17
C10	NOV 17
C11	NOV 17

EXHIBIT NO. 3

APPLICATION NO.

4-98-178

Goleta W. San. Dist.