

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
619-521-8038



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Staff: BP-SD
Staff Report: February 7, 1999
Hearing Date: March 9-12, 1999

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-99-4

Applicant: City of Del Mar

Agent: Monica Tuchscher

Description: Improvement to existing and installation of new water and sewer lines at six locations located within existing City street right-of-ways.

Zoning

Right-of-way

Site: Existing public streets throughout the City of Del Mar (Highland Drive, Via De La Valle & Jimmy Durante Blvd., 8th Street, Luneta Drive, Pine Needles Drive and La Amatista Rd., Del Mar, San Diego County.

Substantive File Documents: City of Del Mar Certified LCP Land Use Plan

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 for Projects W-1 and W-2, between Memorial Day weekend and Labor Day. 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 existing public parking areas and traffic flow on coastal access routes (No street closures or use of public parking as staging areas).

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. Six locations throughout the City will receive new or additional water and sewer lines (Highland Drive, Via De La Valle & Jimmy Durante Blvd., 8th Street, Luneta Drive, Pine Needles Drive and La Amatista Rd.) The sewer system improvements involve installing new 8-inch lines to replace existing undersized 6-inch mains within existing right-of-way. All sewer system improvements will take place within a closed system and will not be discharged into sensitive areas. That is, sewage routed through the new lines will be directed to a collector sewage treatment plant in nearby Sorrento Valley and then transferred to the Point Loma Sewage Treatment Plant for final disposal. The water main improvements will be new and replacement 8-inch lines located in existing public rights-of-way. The W-1 and W-2 water line projects will extend emergency water service into the City from the Santa Fee Irrigation District to provide an emergency water source in the event water service is interrupted from the City of San Diego. No street closures or use of public parking as staging areas are proposed. Exhibit #1 identifies each of the proposed water and sewer system improvements and locations. The other projects listed on Exhibit #1 do not require a coastal development permit as they constitute routine repair and maintenance of existing public works. Exhibit 2 is a list of the exempted projects. That is, pursuant to the adopted "Interpretive Guidelines on Exclusions From Permit Requirements", no new roads will be constructed to the site, no grading of an undisturbed area containing greater than 500 sq.ft., removal of trees exceeding 12" in diameter or clearing of greater than 500 sq.ft. of brush or other vegetation is proposed. Also, no installation of service to vacant parcels or installation of capacity beyond that needed to serve developments permitted or exempted under the Coastal Act is proposed.

2. Public Access and Recreation. Sections 30210, 30213 and 30220 of the Coastal Act 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.

All the improvements will take place east of Camino del Mar, which is Old Highway 101 in Del Mar. Thus, coastal access along the immediate shorefront will not be adversely affected. Two of the water improvements will take place near Jimmy Durante Blvd, near its intersection with Via De La Valle, both major coastal access routes. Although this location is well removed from the coast (about 1 mile), construction activities on these streets during the peak beach-use season could have a significant adverse impact on public access. Therefore, Special Condition #1 has been attached, which requires the City to submit a construction schedule indicating that no work will take place on these projects during the summer months (Memorial Day to Labor Day). 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 (no use of public parking, no closure of streets). 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.

The areas proposed for improvements are all in City right-of-ways and are proposed to bring water and sewer lines up to existing standards. The areas where the improvements will take place are largely built out, and the project 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 LCP.

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. 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.

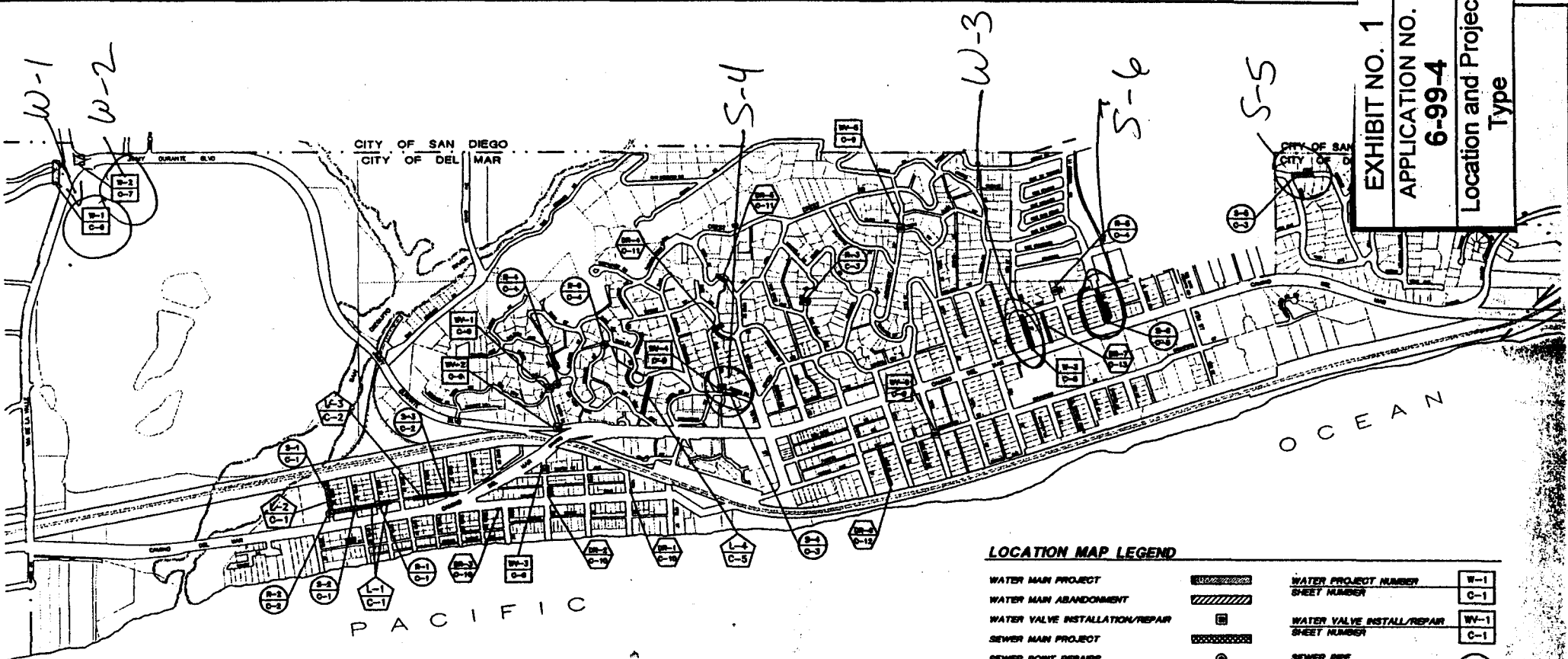
STANDARD CONDITIONS:

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.

EXHIBIT NO. 1
 APPLICATION NO.
6-99-4
 Location and Project
 Type



W = WATER
 S = Sewer

LOCATION MAP LEGEND

WATER MAIN PROJECT		WATER PROJECT NUMBER	W-1
WATER MAIN ABANDONMENT		SHEET NUMBER	C-1
WATER VALVE INSTALLATION/REPAIR		WATER VALVE INSTALL/REPAIR SHEET NUMBER	WV-1 C-1
SEWER MAIN PROJECT		SEWER PIPE REPLACEMENT NUMBER	S-1 C-1
SEWER POINT REPAIRS		SEWER POINT REPAIR NUMBER	RP-1 C-1
STREET & DRAINAGE PROJECT		SEWER PIPE CURED-IN-PLACE LINING	L-1 C-1
		DRAINAGE PROJECT NUMBER	DR-1 C-1

CITY OF DEL MAR
PROJECT LOCATION MAP
 1" = 500'



DEC 22 1998

REVISION	DESCRIPTION	APPROVED	DATE	SCALE: AS SHOWN	DESIGNER: RSJ/CM	DRAWN: JL	CHECKER: RSJ	POWELL John Powell & Associates, Inc. Consulting Civil Engineers 78 Oak Meadings, Suite 111 San Diego, CA 92108 619 780-8000	APPROVED	CITY MANAGER	DATE	CITY OF DEL MAR 1998 WATER, SEWER AND DRAINAGE IMPROVEMENTS PROJECT PROJECT LOCATION MAP
				278363.DWG								
				2.75"								

CITY OF DEL MAR
1998/99 Water, Sewer, & Drainage Improvements
Project Descriptions

ID	KEY ST.	DESCRIPTION
W-1	Highland Dr.	Connection to the Santa Fe Irrigation District (SFID): Install 25 +/- feet of 8-inch PVC pipe in public R/W to interconnect SFID 340 pressure zone to the Del Mar system (currently 202 zone).
W-2	Via De La Villa & Jimmy Durante Blvd.	Install 20 +/- feet of 8-inch PVC pipe from existing SFID pipeline to existing Del Mar vault located in median in public R/W.
W-3	8 th St.	Construct approximately 400 feet of 8-inch pipeline from 8 th Street and Nob Avenue to Camino Del Mar in public R/W. Relocate water service laterals for six properties located on 8 th Street. Permission has been obtained from the property owners for work on private property. New meter boxes are located in the right-of-way.
WV-1	Seaview Ave. & Luzon Ave.	Install new 6-inch and 8-inch gate valves at existing pipeline intersection in public R/W. Abandon existing water valves.
WV-2	Jimmy Durante Blvd.	Replace existing corroded ½-inch nipple in existing pressure reducing valve vault located in public R/W.
WV-3	20 th St.	Replace existing 8-inch valve located in public R/W with new 8-inch gate valve.
WV-4	Zuni Dr. & Luneta Dr.	Replace existing 6-inch valve package (3 valves) located in public R/W with new 6-inch gate valves.
WV-5	Amphitheatre Dr. & Klish Way	Replace existing 6-inch valve package (2 valves) located in public R/W with new 6-inch gate valves.
WV-6	11 th St. & Stratford Ct.	Replace existing 8-inch valve package (2 valves) located in public R/W with new 8-inch gate valves. Install new 10-inch gate valve at tee.
R-1	26 th St.	Repair 20 foot section of existing 8-inch sewer line sag located in public R/W.

EXHIBIT NO. 2
APPLICATION NO. 6-99-4
List of Proposed and Exempted Projects

ID	KEY ST.	DESCRIPTION
R-2	28 th St.	Install sewer cleanout at end of existing 8-inch sewer main located in public R/W.
R-3	Rimini Rd.	Point repair of crack in existing 6-inch sewer main located in public R/W.
R-4	Seaview Ave. & Luzon Ave.	Replace 10 feet of cracked 8-inch VCP sewer main, located in public R/W, and re-connect to existing manhole.
R-5	7 th St.	Point repair of existing 6-inch VCP sewer main, located in public R/W, to repair vertical offset.
R-6	Bellaire St.	Repair or replace existing cleanout, located in public R/W, to remove a piece of broken pipe in the cleanout.
S-1	28 th St.	Replace 110 +/- feet of 8-inch VCP sewer main, located in public R/W, with 8-inch PVC pipe to repair sags in line.
S-2	Alley between 26 th St. & 28 th St.	Replace 360 +/- feet of 8-inch VCP sewer main, located in public R/W, with 8-inch PVC pipe to repair sags in line.
S-3	Alley between 23 rd St. & 24 th St.	Replace 127 +/- feet of 8-inch VCP sewer main, located in public R/W, with 8-inch PVC pipe to repair sags in line.
S-4	Luneta Dr.	Replace 142 +/- feet of 6-inch VCP sewer main, located in public R/W, with 8-inch PVC pipe to repair sags and cracks in line. Install cleanout at end of line.
S-5	Pine Needles Dr.	Replace 115 +/- feet of 6-inch VCP sewer main, located in public R/W, with 8-inch PVC pipe to repair sags and hole in line. Install cleanout at end of line.
S-6	La Amatista Rd.	Replace 344 +/- feet of 6-inch VCP sewer main, located in public R/W, with 8-inch PVC pipe.

ID	KEY ST.	DESCRIPTION
L-1	28 th St.	Line 187 +/- feet of 8-inch VCP sewer main located in public R/W.
L-2, L-3	Alley between 23 rd St. & 26 th St.	Line 240 +/- feet of 8-inch VCP sewer main located in public R/W.
DR-1 ¹	20 th St.	Install curb inlet and percolation pit in public R/W to reduce ponding of water along curb.
DR-2 ¹	18 th St.	Install curb inlet and percolation pit in public R/W to reduce ponding of water along curb.
DR-3 ²	Carolina St.	Replace existing 18" X 36" deteriorating corrugated metal arch pipe, located in public R/W, with dual 15-inch RCP storm pipe of similar capacity.
DR-4 ²	15 th St.	Replace existing 12-inch corrugated metal pipe, located in public R/W, with 12-inch PVC pipe.
DR-5 ³	Lois Ln.	Reconstruct the existing alley to incorporate a center swale. Replace existing catch basin with curb inlet and connect to existing 18-inch storm drain.
DR-6 ³	Wesley Wy.	Reconstruct the existing alley to incorporate a center swale.

Notes:

¹ The pits will be located in the public R/W and consist of an eight foot square excavation, approximately five feet deep, lined with filter fabric and filled with 2-inch minus rock to allow ponding surface water to percolate into the ground. A Type 'C' curb inlet is installed to allow water into the pit and will incorporate a bicycle safety grate. The pits will utilize the filtration affect of the surrounding soil before ultimately discharging to the ocean or lagoon. There is no groundwater basin in this area and no detrimental effects will be made to the environment. In fact, this type of improvement is consistent with SANDAG's Regional Growth Plan-Water Quality Element Suggestions and is

also considered an NPDES BMP for dissipating on-site storm water and reducing discharges to receiving waters.

- ² Replacement of existing infrastructure with new materials. Existing drainage patterns remain unchanged and no additional capacity is required.
- ³ Existing paved way reconstruction. Reconfiguration of grade to incorporate center drainage rather than edge drainage. Existing drainage area remains unchanged and no additional drainage is conveyed. Once again, these improvements are a NPDES BMP for significantly reducing the erosion and sediment transported downstream due to the existing scouring of the road edge.