

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

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 Staff Report: May 24, 2001
 Hearing Date: June 12-15, 2001

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-01-045

Applicant: Park Station Limited
 North County Transit District

Description: Subdivide an existing approximately 1.8 acre lot into 23 residential lots and construct 22 single family "row houses" and 1 triplex apartment building involving approximately 6,000 sq. ft. of grading, public street improvements including installation of a storm drain system on an approximately 2.17 acre site (including .37 acre of leased right-of-way) and drainage outfall/riprap dissipater on an adjacent parcel.

Lot Area	94,525 sq. ft. (includes .37 acre of leased right-of-way)
Building Coverage	32,311 sq. ft. (34%)
Pavement Coverage	22,897 sq. ft. (24%)
Landscape Coverage	39,317 sq. ft. (42%)
Parking Spaces	97
Zoning	MHR 8-12 dua
Plan Designation	Medium-High Residential 8-12 dua
Project Density	14 dua (with density bonus)
Ht abv fin grade	30 feet

Site: West side of Cedros Avenue, east of railroad tracks and north of Cliff Street, City of Solana Beach, San Diego County.

Substantive File Documents: Certified County of San Diego Local Coastal Program; City of Solana Beach General Plan and Zoning Code; City Case No. 17-01-03 TMP/SDP/PDP; Coastal Development Permit Nos. 6-90-125/Cedros Park Partners and 6-93-161/Cedros Park Partners.

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: Staff is recommending approval of the proposed subdivision, residential construction which includes street and drainage

improvements with special conditions relating to landscaping, drainage and erosion control, and Best Management Practices (BMPs). The primary issues raised by the proposed development relates to public views and polluted runoff. While no direct public view blockage of the shoreline or lagoon will occur with this development, the proposed 25 dwelling units which extend up to 30 feet in height will be highly visible from Highway 101 a designated scenic highway and coastal access road which lies immediately to the west. Special Condition #1 requires the applicant to submit a final landscape plan detailing that a minimum 16 specimen size trees will be planted along the west side of the residences and that any proposed fencing visible from Highway 101 be covered with vines or other vegetation. Because all runoff from the proposed development site will eventually drain into the nearby San Elijo Lagoon, an environmentally sensitive habitat area, Special Condition #2 requires the applicant to implement BMPs and ensure permanent maintenance of the systems in order to address polluted runoff. In addition, Special Condition #3 requires that erosion control measures be implemented before or concurrent with any proposed grading of the site. Finally, Special Condition #5 requires that one of the co-applicants, North County Transit District, to submit final plans for the proposed outfall structure and riprap dissipater proposed to be constructed on NCTD property. With these conditions, potential impacts on water quality and visual resources associated with the proposed development will be reduced to the maximum extent feasible, consistent with Coastal Act policies.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-01-045 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there

are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

Note: Permit Conditions 1 to 4 apply exclusively to permit holder "Park Station Limited".

The permit is subject to the following conditions:

1. Final Landscaping Plan. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, a final landscaping plan approved by the City of Solana Beach. Said plans shall be in substantial conformance with the submitted landscaping plans dated 4/23/01 and received by the Commission on 5/07/01 and shall include the following:

- a. The type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Fire-resistant, drought tolerant native and non-invasive plant materials shall be utilized to the maximum extent feasible.
- b. A minimum of 16 specimen size trees (24-inch box) planted at intervals along the west side of the approved residences. The proposed fencing shall incorporate vegetation designed, when mature, to cover the fencing. Special emphasis shall be placed on screening views of the residences and fencing from Highway 101.
- c. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion residential construction.
- d. A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.

The permittee shall undertake development in accordance with the approved landscape plan. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the approved plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Drainage and Polluted Runoff Control Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and

approval of the Executive Director, final drainage and runoff control plans approved by the City of Solana Beach, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter stormwater from each runoff event, up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor, for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner.
- (c) Drainage from all roofs, parking areas, driveway area, and other impervious surfaces on the building pad shall be directed through vegetative or other media filter devices effective at removing and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals, and other particulates.
- (d) Opportunities for directing runoff into pervious areas on-site for infiltration and/or percolation of rainfall through grassy swales or vegetative filter strips, shall be maximized where geotechnical concerns would not otherwise prohibit such use.
- (e) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. The plan shall include an identification of the party or entity(ies) responsible for maintaining the various drainage systems over its lifetime and shall include written acceptance by the responsible entity(ies). Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to and during each rainy season, including conducting an annual inspection no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

The permittee shall undertake development in accordance with the approved drainage and runoff control plans. Any proposed changes to the approved drainage and runoff control plans shall be reported to the Executive Director. No changes to the approved plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Erosion Control. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final erosion control plans that have been approved by the City of Solana Beach and which shall incorporate the following:

a. All permanent runoff and erosion control devices shall be developed and installed prior to or concurrent with any on-site grading activities.

b. The use of best management practices including, but not limited to, temporary erosion control measures, such as berms, interceptor ditches, sandbagging, filtered inlets, debris basins, and silt traps shall be utilized to minimize soil loss from the construction site. Any management practices or erosion control measures implemented for the project must be regularly inspected and maintained in operating condition for the duration of the rainy season.

The permittee shall undertake development in accordance with the approved erosion control plans. Any proposed changes to the approved grading and erosion control plans or grading schedule shall be reported to the Executive Director. No changes to the approved plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Export of Grading Materials. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location of the export site for the proposed exported grading material. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall be obtained from the California Coastal Commission prior to import.

Note: Permit condition 5 applies exclusively to permit holder "North County Transit District".

5. Final Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant (North County Transit District) shall submit to the Executive Director for review and written approval, final drainage plans approved by the City of Solana Beach for the proposed storm drain outfall, inlet(s) and dissipater structure in substantial conformance with the structures depicted on page 6 of grading plans by Alta Consultants dated April 2001.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required. The storm drain outfall and dissipater structure must be designed to prevent erosion and reduce storm water velocities to the maximum extent practicable.

Special Conditions 1-4 of Coastal Development Permit # 6-01-045 do not apply to the North County Transit District.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The proposed development involves the subdivision of an existing approximately 1.8 acre vacant site into 23 lots, the construction of 22 detached single family residences and one triplex involving approximately 6,000 cu. yds of grading, the widening of a public street and cul-de-sac improvements and storm drain improvements both on and offsite. The proposed lots will consist of 21 residential lots sized approximately 3,020 sq. ft., one residential lot at approximately 5,256 sq. ft. and one triplex lot to be sized at approximately 9,594 sq. ft. lot. The residential structures are proposed to be approximately 2,100 sq. ft. and approximately 30 feet in height. The triplex is proposed to be approximately 4,430 sq. ft. and 30 feet in height. A total of 97 parking spaces are proposed to serve the development. Approximately .37 acre of North County Transit District right-of-way located along the west side of the development site is proposed to be leased to the applicant in order to provide driveway access to the residences. The triplex is proposed to be reserved for very low-income individuals or families and the applicant has received a density bonus from the City for the subject development.

The drainage improvements consists of storm drains within Cedros Avenue to convey runoff from the surrounding watershed area through the proposed development site, installation of inlets with filters systems and an outfall facility with a riprap dissipater to be placed within property owned by the North County Transit District (NCTD). NCTD has agreed to be a co-applicant on the subject permit request in order to accommodate the permitting of the connecting outfall and dissipater facility which is proposed to be placed on their property (see Exhibit #7). NCTD, therefore, as established by Special Condition # 5, is exclusively responsible for the design, construction and maintenance of the outfall and riprap dissipater facility located on their (non-leased) property and is not responsible for any other portion of the proposed development or its subsequent permit requirements.

The Commission has previously approved two application requests for development of the subject site each involving the construction of a 28-unit condominium complex. (ref. CDP Nos. 6-90-125/Cedros Park Partners and 6-93-161/Cedros Park Partners). In approving these applications, the Commission required the applicants to submit a detailed landscaping plan that would be designed to mitigate the development's potential impacts to visual resources along Highway 101. However, conditions were never satisfied and the permits were not issued. Both permits subsequently expired.

The proposed development is located on the west side of Cedros Avenue, east of Highway 101 and north of Cliff Street in the City of Solana Beach. The railway tracks and right-of-way of NCTD parallel the development site along its west side. The North

County Transit Center which accommodates both railway and bus services is located within walking distance of the proposed development site, approximately ¼ mile to the south.

The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and therefore, the Chapter 3 policies of the Coastal Act are the standard of review. The previously certified County of San Diego LCP is used for guidance in Solana Beach.

2. New Development/Visual Resources. Section 30250 (a) of the Coastal Act requires, in part:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30253 of the Act requires, in part, that:

New development shall:

[. . .]

(4) Minimize energy consumption and vehicle miles traveled.

[. . .]

In addition, Section 30251 requires, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. . .

The proposed development consists of 21 similarly designed approximately 30 ft.-high "row" houses and one approximately 30 ft.-high triplex to be located south of an established residential neighborhood consisting of one and two-story residences of similar size and scale and west of several residential and light industrial/warehouse structures. Therefore, the proposed residential structures are compatible in size and scale with the surrounding development. The site is currently served by all typical urban services and the North County Transit Center, which accommodates both train and bus services, is located within walking distance of the proposed development site,

approximately ¼ mile to the South. The proposed development includes three low-income housing units which, consistent with State planning law, allows the applicant to increase the density over that which would normally be assigned to the site by local zoning. In this case, an increased density is appropriate and acceptable because the development will be sited in close proximity to transportation services that can accommodate the increased density. Therefore, the surrounding infrastructure of the community will be able to accommodate the increased density of development resulting from the proposed subdivision.

The proposed development will be located immediately adjacent and parallel to the NCTD railway tracks which are located on the east side of Highway 101. While the proposed development will not affect public views of the shoreline or the nearby San Elijo lagoon, the site will be highly visible by motorists along Highway 101. Highway 101 is designated as a state scenic highway in the Solana Beach Circulation Element, and in the previously certified County of San Diego LCP, which the Commission uses for guidance in the City of Solana Beach. In addition, the City of Solana Beach has future plans to construct a linear park facility within the NCTD right-of-way adjacent to the east side of Highway 101. This proposed linear park, which is proposed to be the City's portion of a region-wide "rail-trail" project, will accommodate pedestrian and bicycle users. As such, the proposed 25 residences which extend up to 30 feet in height will also be highly visible to users of the proposed linear park and has the potential to adversely affect the visual quality of the area.

In order to mitigate the potential visual impact of the development, the applicant has proposed a conceptual landscape plan. Consistent with the proposed conceptual landscape plan, Special Condition #1 has been attached which requires the submittal of the final detailed landscape plan to assure that the site will be adequately landscaped with appropriate plant materials in order to maintain the visual quality of the surrounding area. Special Condition #1 also requires that up to 16 specimen sized trees be planted on the west side of proposed development with special emphasis on screening the residences and requires that the proposed approximately six ft.-high fence also be effectively screened by vegetation. In order that the proposed landscaping be maintained over the life of the development, Special Condition 1(d) requires the applicant to submit a written commitment to maintain and replace the landscape as necessary to comply with the permit's landscaping requirements. With this condition, the visual impacts of the proposed development will be reduced to the maximum extent feasible. Therefore, the Commission finds that, as conditioned, the proposed development is consistent with Sections 30250(a), 30251 and 30253 of the Coastal Act.

3. Runoff/Water Quality. Section 30231 of the Coastal Act requires that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion

of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30231 of the Act requires that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff. The proposed development involves a 23-lot subdivision, the construction of 25 residential dwelling units, approximately 6,000 cu. yds. of grading, widening and improvements to Cedros Avenue fronting the development site and installation of storm drains with filtered inlets within Cedros Avenue and across the development site. The outfall for the proposed storm drains along with a riprap energy dissipater will be placed on an adjacent parcel owned and maintained by the NCTD. All runoff from the subject development, including that generated offsite from the east, will empty into the existing railway track right-of-way via the NCTD outfall, flow north approximately $\frac{3}{4}$ mile over dirt and gravel before entering an existing detention basin that is located adjacent to San Elijo Lagoon. However, all such runoff will eventually empty into San Elijo Lagoon, an environmentally sensitive habitat.

San Elijo Lagoon is an ecological reserve and regional park that is managed jointly by the California Department of Fish and Game and the San Diego County Parks and Recreation Department. In addition, San Elijo Lagoon is one of the 19 priority wetlands listed by the Department of Fish and Game for acquisition. The lagoon provides habitat for at least five State or Federal-listed threatened or endangered birds including the California least tern, the light-footed clapper rail, Belding's savannah sparrow, the brown pelican and the western snowy plover. The California gnatcatcher has also been observed around the lagoon reserve. Because of these significant environmental resources, it is important that all runoff entering into the lagoon be effectively treated to reduce the level of potentially harmful pollution and sediment.

In approving the subject development, the City of Solana Beach required the applicant to install storm drain improvements within Cedros Avenue in order to control and convey untreated storm water runoff generated from offsite residential and commercial areas east of the project site. Currently, runoff from the offsite areas flows over the subject site and into a concrete swale west of the subject site. According to the City, during major storm events, runoff overtops the swale and flows uncontrolled from the subject site into NCTD railway track area. As such, in order to develop the subject site, the applicant needs to address this runoff. The applicants propose to install approximately 900 lineal feet of 24-30 inch pipes that include 8 filtered inlets within Cedros Avenue to convey the offsite runoff. The pipes will connect to a proposed east/west directed 36-inch storm drain to be placed at the northern end of the subject subdivision site. The 36-inch drain will connect to a proposed outfall/dissipater facility on the adjacent NCTD property to the west. A filtered inlet is also proposed near the southwest corner of the subdivision site in order to treat runoff generated by the proposed 25 residential dwelling units. However, this inlet as well as the outfall/dissipater will be located on property owned and maintained by the NCTD.

Because of the importance of treating polluted runoff prior to its entry into environmentally habitat such as San Elijo Lagoon, the Commission typically requires that new development include provisions for incorporating the use of landscaping, detention basins or filter devices that are designed to effectively remove or mitigate polluted contaminants such as petroleum hydrocarbons, fertilizers, heavy metals, and other particulates. To address runoff generated offsite by residential and commercial development to the east, the applicant proposes to install storm drain inlets within Cedros Avenue with filter (fossil) mediums. Because these inlets and storm drains lie within Cedros Avenue, the City will assume permanent maintenance responsibility over them once construction is completed. Although proposed by the applicant, the City has not approved the final drainage plans that include these filter mediums. Because any such plan is subject to the City's final approval with suggested changes, Special Condition #2 has been attached which requires the applicant to submit final drainage plans that have been approved by the City. The condition requires that the final approved drainage plans within Cedros Avenue include effective BMP's to treat runoff that enters into the system along Cedros. To address runoff generated by the proposed 25 residential structures and associated improvements (such as driveways), the applicants propose to convey all runoff via concrete swales into a concrete gutter that will empty into a filtered inlet that is proposed to be constructed on NCTD property. NCTD proposes to construct an outfall structure with a riprap energy dissipater on their property to control and release the runoff generated by the proposed residential development as well as that originating from the residential and commercial areas to the east of the proposed development site. NCTD has agreed to design and construct these improvements because the proposed storm drains and inlets will improve drainage that currently is entering onto their property from the east in an uncontrolled and erosive manner. NCTD has agreed to be a co-applicant on the subject application only insofar as it pertains to the specific outfall, inlet and dissipater structure located on their property. Therefore, Special Condition #5 which applies exclusively to NCTD (and not Park Station Limited) requires the submission of final plans, approved by the City of Solana Beach, for the drainage improvements proposed on the NCTD property. It is anticipated that the City will assume responsibility for maintaining the drainage structures constructed on NCTD property. Special Condition #2 requires the applicant to obtain written acceptance of responsibility to maintain all of the proposed drainage structures prior to issuance of the permit.

Special Condition #2 also requires the applicant to prepare and implement a BMP plan to effectively treat runoff generated by the proposed residential subdivision site. While the applicant has only proposed an offsite filtered inlet, the condition suggests that other methods such as vegetated swales and landscaping may be effective additional measures. In addition, the condition requires that the BMP plan identify the party or entity(ies) responsible for permanent maintenance of any proposed BMP plan along with evidence of their ability to carry out that responsibility.

In addition, to polluted runoff, sediment entering into the storm drain system or downstream to San Elijo Lagoon could have adverse impacts to water quality. The applicant proposes approximately 6,000 cu. yds. of grading, approximately 5,500 cu. yds. of which is proposed to be exported from the site. Special Condition #3 requires the

applicant to implement erosion control measures such as berms, interceptor ditches, debris basins concurrent with any proposed grading to minimize soil loss during construction. In other developments in close proximity to environmentally sensitive resources such as San Elijo Lagoon, the Commission has required that grading be prohibited during the rainy season in order to reduce the possibility of sediment entering into the sensitive habitat during storms. In this case, that requirement is not necessary because the erosion control measures required by Special Condition #3 will effectively control sediment from leaving the generally flat development site. In addition, before any sediment runoff can enter the lagoon it must traverse approximately $\frac{3}{4}$ mile across railway track's gravel area and enter a detention basin located adjacent to a sewage pump station. However, because the location for export of the excess grading has not been identified, Special Condition #4 requires the applicant to identify the export site and, if within the Coastal Zone, apply for a new coastal development permit for its placement. These conditions will assure that the potential for sediment entering into the lagoon has been reduced to maximum extent possible.

In summary, the proposed residential development, street improvements and offsite storm drain systems have been conditioned to assure that BMP's are incorporated into the development proposal. With these conditions, the Commission is assured that all runoff generated by the proposed development is treated to the maximum extent feasible. Therefore, as conditioned, the proposed development will not result in adverse impacts to the biological productivity or quality of coastal waters, and the project can be found consistent with Section 30231.

7. Local Coastal Planning. Section 30604(a) also 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, with the attached conditions, such a finding can be made.

The subject development is not located in any applicable special overlays contained in the previously certified San Diego County LCP, which the Commission uses as guidance in its review of projects within Solana Beach. The subject site is designated as Medium High Residential in the Solana Beach General Plan and is currently zoned MHR; these designations allow a density of 8 to 12 dwelling units per acre. The proposed development involves a density of 14 du/a which would be inconsistent with the underlying designation. However, California State planning law allows for up to a 25% density bonus over the maximum density allowed under the general plan in exchange for dedication of some of the units to low and moderate income housing. In this case, the applicant's proposal to construct three low-income residences would accommodate the proposed increase in density. In this particular case, the subject site does not contain any sensitive resources such that an increase in density would not result in coastal resources impacts. In addition, the subject site is located very close to the North County Transit Center and this is a good location for increasing density of development because alternative transportation opportunities will be available.

In addition, as conditioned, the project has been found consistent with all applicable Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that project approval, as conditioned, will not prejudice the ability of the City of Solana Beach to continue developing a certifiable LCP.

5. 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)(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 adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the water quality, community character and visual resource protection policies of the Coastal Act. Mitigation measures, including conditions addressing landscaping, erosion control and Best Management Practice's will minimize all potential 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 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 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.

5. 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.

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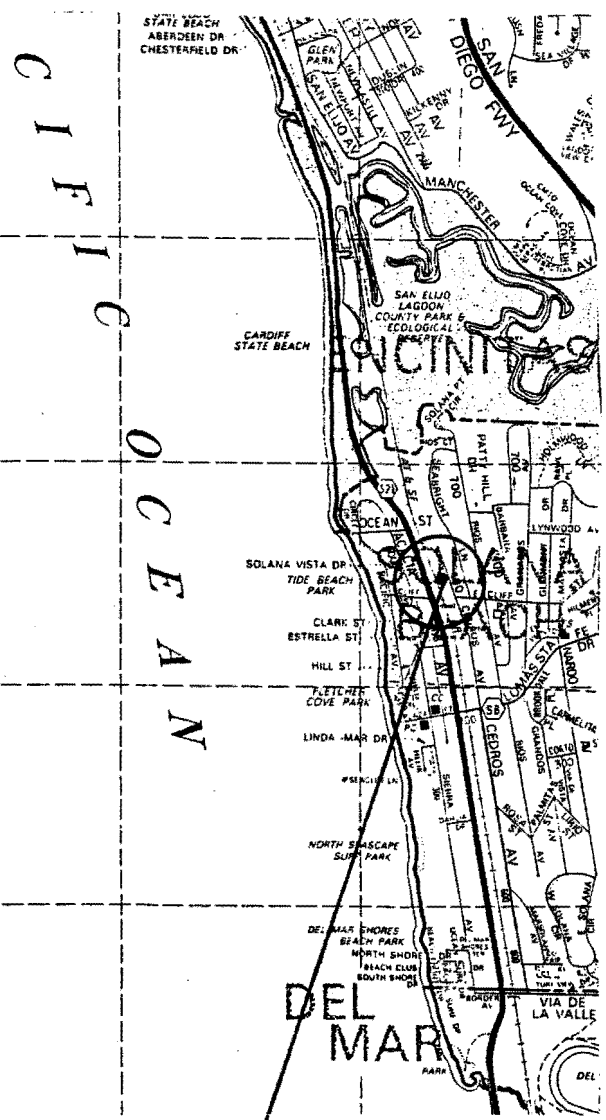
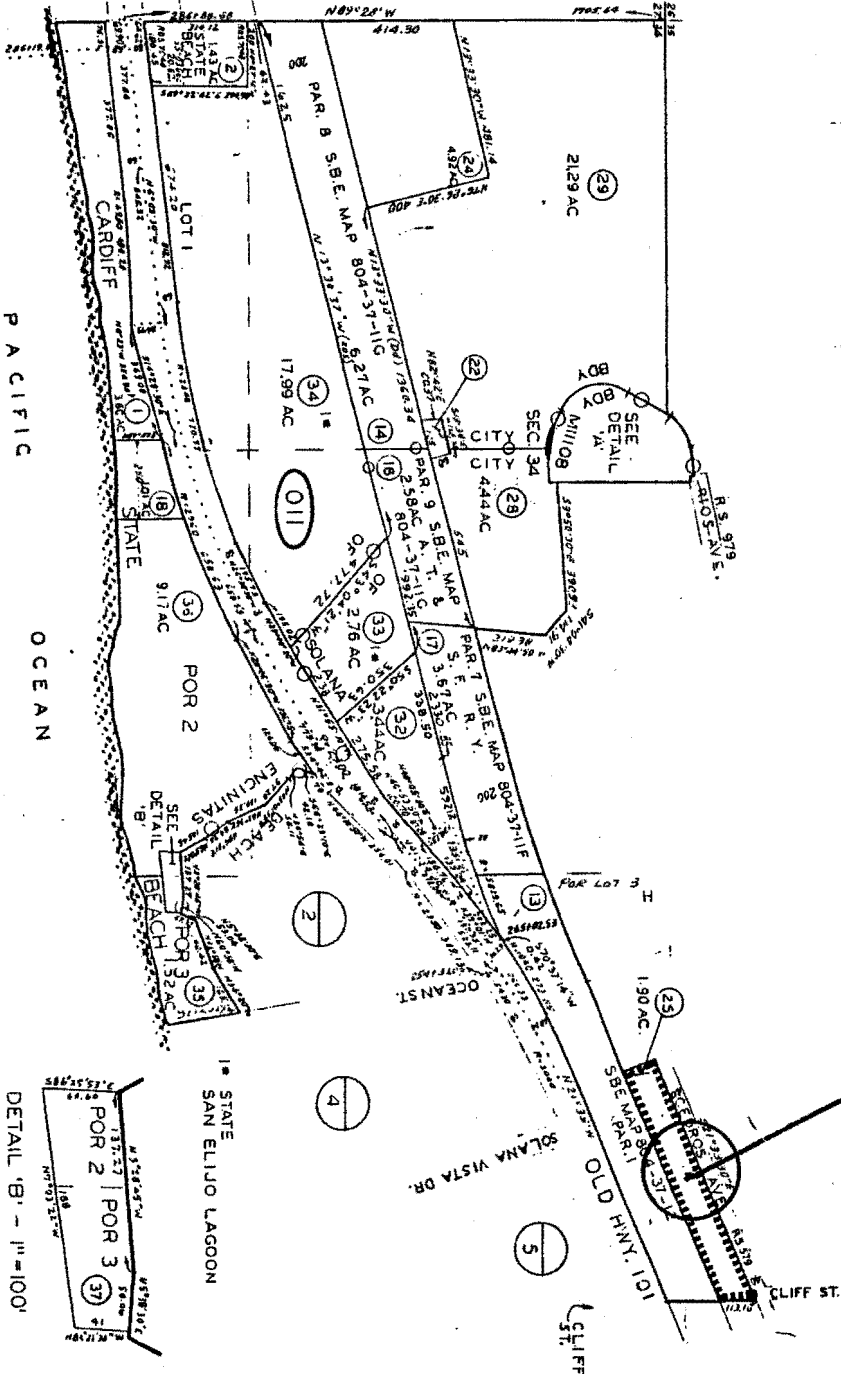
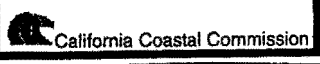


EXHIBIT NO. 1
 APPLICATION NO.
6-01-045
 Location Map

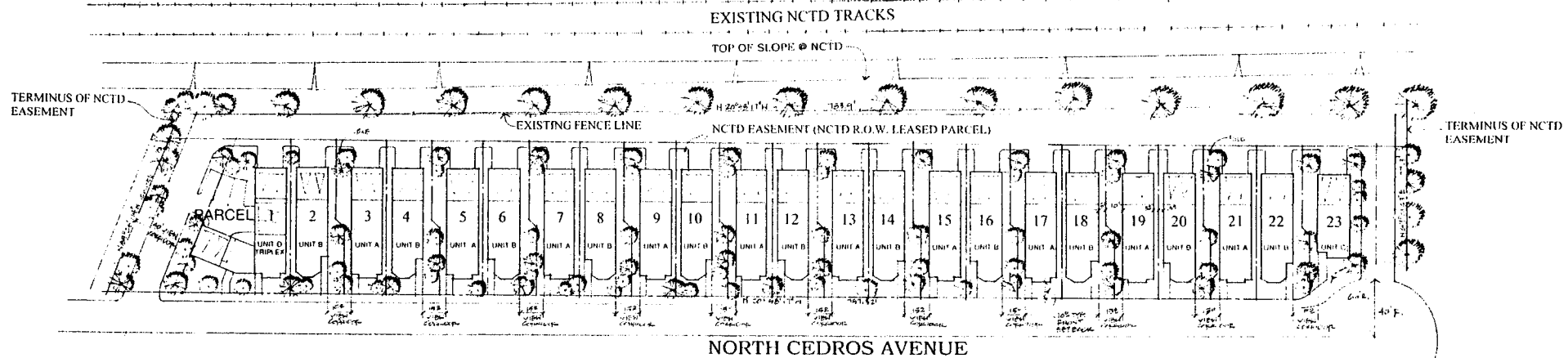


DETAIL 'B' - 1"=100'

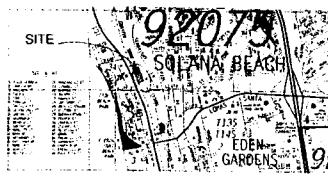
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MAY 18 2001

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT



SITE PLAN



VICINITY MAP

TOTAL PARCEL AREA

1.8 AC (NET) PLUS 0.37 AC
RAILROAD R.O.W. LEASE
VIEW CORRIDOR AREA
4,240 SF (1 AC)

TRI-PLEX PARCEL

PARCEL 1 - .22 AC (9,594 SF)

SINGLE FAMILY PARCELS

PARCELS 2-22 - .07 AC (3020 SF EACH)
PARCEL 23 - .12 AC (5256 SF)
1.58 AC TOTAL

**RAILROAD R.O.W.
LEASE PARCELS**

37 AC (16,124 SF)

AREA SUMMARY

TRI-PLEX - 4,430 SF GROSS *(3080 NET)
ROW HOUSES - 62,195 SF GROSS *(46390 NET)
TOTAL - 66,625 SF GROSS *(49470 NET)

*INCLUDES GARAGES,
STAIRS ON EACH LEVEL
AND ENCLOSED SPACE
ON EACH LEVEL.

TRI-PLEX SUMMARY

1 TRI-PLEX APARTMENT BUILDING
(2 STORY)

4,430 SF TOTAL GROSS (3080 SF NET)

PARKING - 2/APARTMENT COVERED
(6 SPACES)
- 1/APARTMENT UNCOVERED
(3 GUEST)
9 TOTAL

ROW HOUSE SUMMARY

22 SINGLE FAMILY ROW HOUSES
(2 STORY W/ ROOF TERRACE)

UNITS A & B
- 2,918/2,795 SF HOMES GROSS (2100/2120 SF NET)
ON 3,020 SF LOTS
- 3 BR/2 1/2 BATH W/ FAMILY ROOM
- OCEAN VIEW ROOF TERRACE

UNIT C
- 2270 SF HOME (GROSS) (2070 SF NET) ON 5256 SF LOT
- 3 BR/2 1/2 BATH W/ FAMILY ROOM
- OCEAN VIEW W/ ROOF TERRACE

PARKING - 2/UNIT COVERED
(44 SPACES)
- 2/UNIT UNCOVERED
(44 GUEST SPACES)
88 TOTAL



North Cedros P.U.D.

INGLE
ONER
ASSOCIATES
ARCHITECTS

1-17 OF 44 PLANETS
3-6 OF COASTAL COMMISSION AFFILIATION

California Coastal Commission

EXHIBIT NO. 2
APPLICATION NO.
6-01-045
Site Plan

STREET ELEVATION

TM 17-00-27

TENTATIVE MAP-NORTH CEDROS PUD

PROPERTY OWNER AND SUBDIVIDER:
 PARK STATION, LTD., A COLORADO LIMITED PARTNERSHIP
 300 SOUTH MAIN STREET, SUITE 202
 DENVER, COLORADO 80202
 (303) 733-5000
 JKE SULLIVAN

PLANNING AND ZONING:
 USE DISTRICT: CITY OF SOLANA BEACH
 STREET LIGHTING DISTRICT: CITY OF SOLANA BEACH
SCHOOLS:
 SOLANA BEACH ELEMENTARY SCHOOL (K-5)
 SOLANA BEACH MIDDLE SCHOOL (6-8)
 SOLANA BEACH HIGH SCHOOL (9-12)
 SAN ANTONIO MIDDLE SCHOOL (DISTRICT 3)
 FERN WARDEN JR. HIGH SCHOOL
 TORREY PINES HIGH SCHOOL

PROPOSED GRADING:
 FINISHED GRADE: 8000 ±
 THIS IS A SOLAR SUBDIVISION AS REQUIRED BY
 THE SOLAR SUBDIVISION ACT, CHAPTER 179, PART 1
 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA
 AND THE SOLAR SUBDIVISION REGULATIONS, CHAPTER 179, PART 2
 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA
 AND THE SOLAR SUBDIVISION REGULATIONS, CHAPTER 179, PART 2
 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA

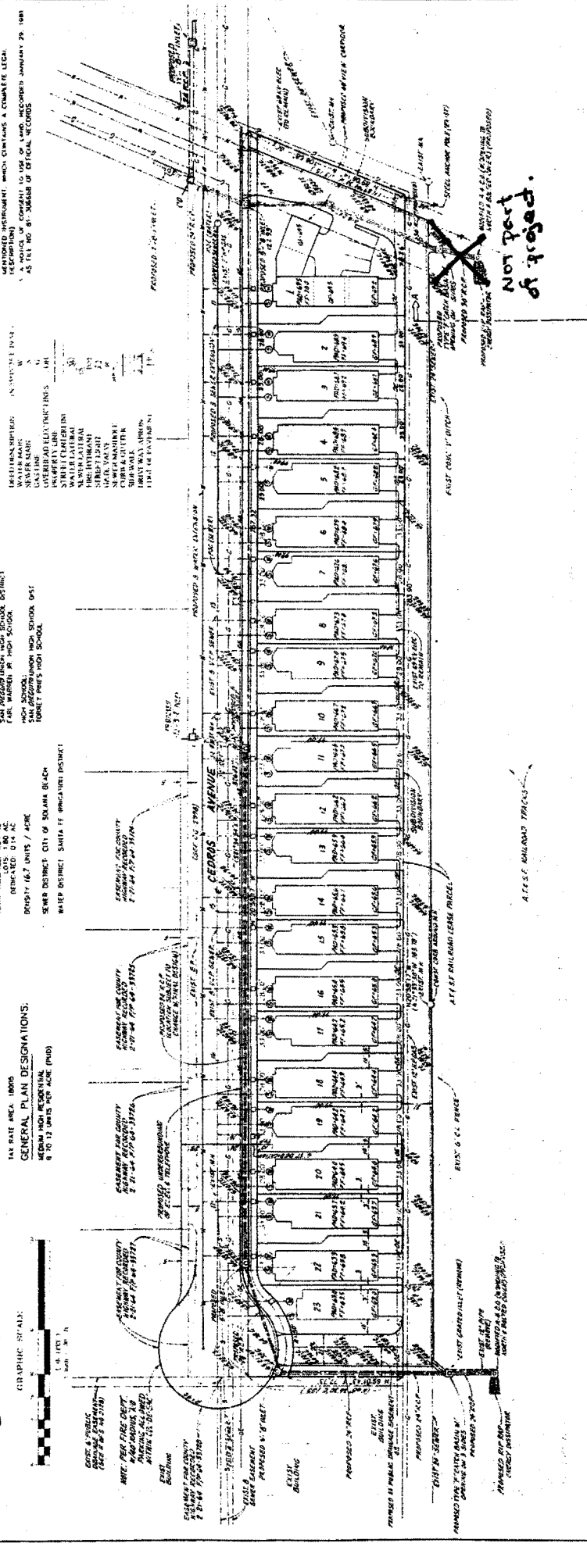
EASEMENTS AND LICENSES:
 1. ALL EASEMENTS AND LICENSES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE COUNTY OF SAN DIEGO AND THE COUNTY OF SAN JUAN BAPTISTA, CALIFORNIA.
 2. AN EASEMENT TO SAN DIEGO CONCESSIONED GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES RIGHTS AND ACCESS IS SHOWN IN THE PROVISIONS OF THE FEDERAL RESERVE BANK, THE FEDERAL RESERVE BANK OF SAN FRANCISCO, THE FEDERAL RESERVE BANK OF NEW YORK, AND THE FEDERAL RESERVE BANK OF RICHMOND.
 3. AN EASEMENT TO SAN DIEGO CONCESSIONED GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES RIGHTS AND ACCESS IS SHOWN IN THE PROVISIONS OF THE FEDERAL RESERVE BANK, THE FEDERAL RESERVE BANK OF SAN FRANCISCO, THE FEDERAL RESERVE BANK OF NEW YORK, AND THE FEDERAL RESERVE BANK OF RICHMOND.
 4. AN EASEMENT TO SAN DIEGO CONCESSIONED GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES RIGHTS AND ACCESS IS SHOWN IN THE PROVISIONS OF THE FEDERAL RESERVE BANK, THE FEDERAL RESERVE BANK OF SAN FRANCISCO, THE FEDERAL RESERVE BANK OF NEW YORK, AND THE FEDERAL RESERVE BANK OF RICHMOND.
 5. AN EASEMENT TO SAN DIEGO CONCESSIONED GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES RIGHTS AND ACCESS IS SHOWN IN THE PROVISIONS OF THE FEDERAL RESERVE BANK, THE FEDERAL RESERVE BANK OF SAN FRANCISCO, THE FEDERAL RESERVE BANK OF NEW YORK, AND THE FEDERAL RESERVE BANK OF RICHMOND.

GENERAL PLAN DESIGNATIONS:
 TAX RATE AREA 10005
 MEDIUM HIGH RESIDENTIAL
 8 TO 12 UNITS PER ACRE (PHD)

TOTAL NUMBER OF UNITS: 22 (20/12/10)
 TOTAL AREA: 154 AC
 DENSITY: 0.14 AC
 SEWER DISTRICT: SANTA FE RIVERVIEW DISTRICT
 WATER DISTRICT: SANTA FE RIVERVIEW DISTRICT

PROPOSED PLANNING:
 THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE SOLAR SUBDIVISION ACT, CHAPTER 179, PART 1 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND THE SOLAR SUBDIVISION REGULATIONS, CHAPTER 179, PART 2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND THE SOLAR SUBDIVISION REGULATIONS, CHAPTER 179, PART 2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA

PROPOSED GRADING:
 FINISHED GRADE: 8000 ±
 THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE SOLAR SUBDIVISION ACT, CHAPTER 179, PART 1 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND THE SOLAR SUBDIVISION REGULATIONS, CHAPTER 179, PART 2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND THE SOLAR SUBDIVISION REGULATIONS, CHAPTER 179, PART 2 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA



PREPARED BY:
 ATLA ENGINEERING
 10000 KAY STREET, SUITE 100
 SAN ANTONIO, TEXAS 78231
 (512) 594-1111

PROJECT: SOLANA BEACH, CALIFORNIA
 NORTH CEDROS PUD

DATE: 06/01/2023

PROJECT NO.: 23-001

SCALE: AS SHOWN

PROJECT LOCATION: SEE MAP

VICINITY MAP: SEE MAP

SECTION A-A: SEE MAP

EXHIBIT NO. 3
APPLICATION NO. 6-01-045
Tentative Parcel Map

California Coastal Commission

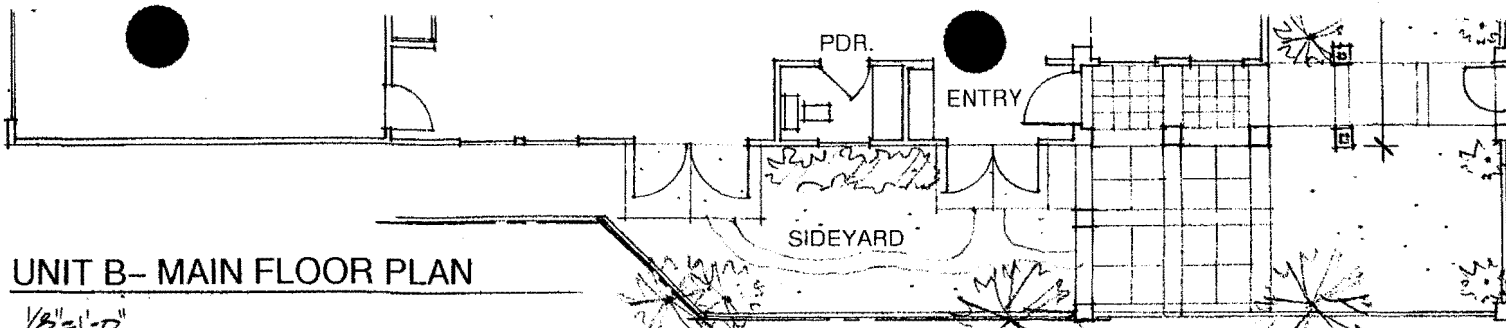
SECTION A-A

CEDROS AVENUE

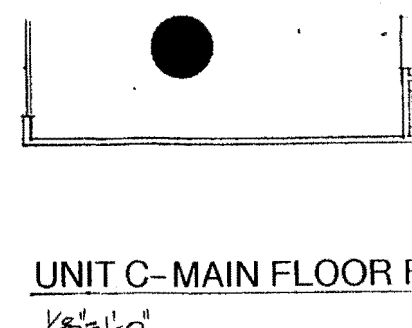
TYPICAL STREET SECTION

EXHIBIT NO. 3
APPLICATION NO. 6-01-045
Tentative Parcel Map

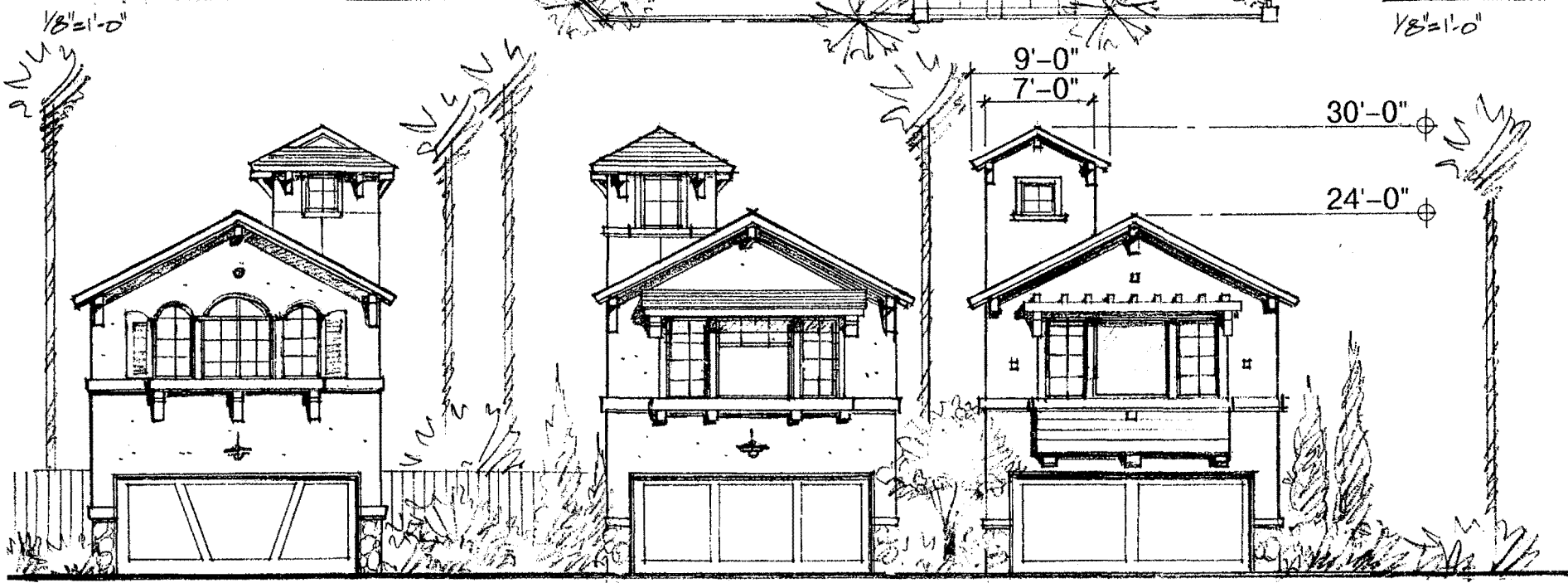
California Coastal Commission



UNIT B- MAIN FLOOR PLAN



UNIT C-MAIN FLOOR PLAN



UNIT C

UNIT B

UNIT A

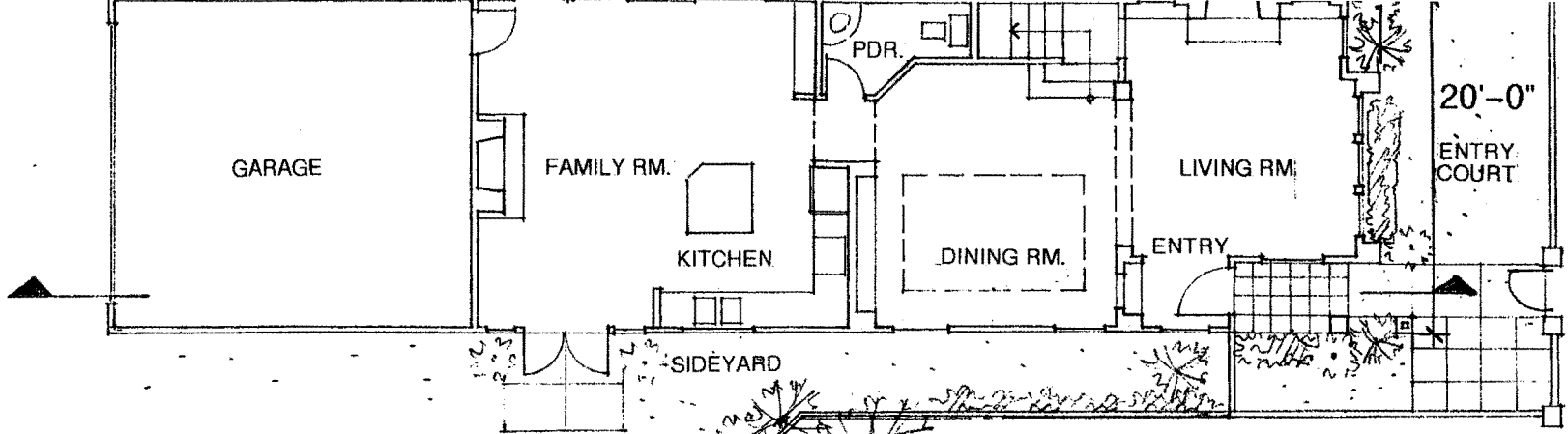
ROW HOUSE-REAR ELEVATION

1/8"=1'-0"

North

	EXHIBIT NO. 4
	APPLICATION NO.
	6-01-045
	West Elevations

California Coastal Commission



UNIT A-MAIN FLOOR PLAN

1/8"=1'-0"




A

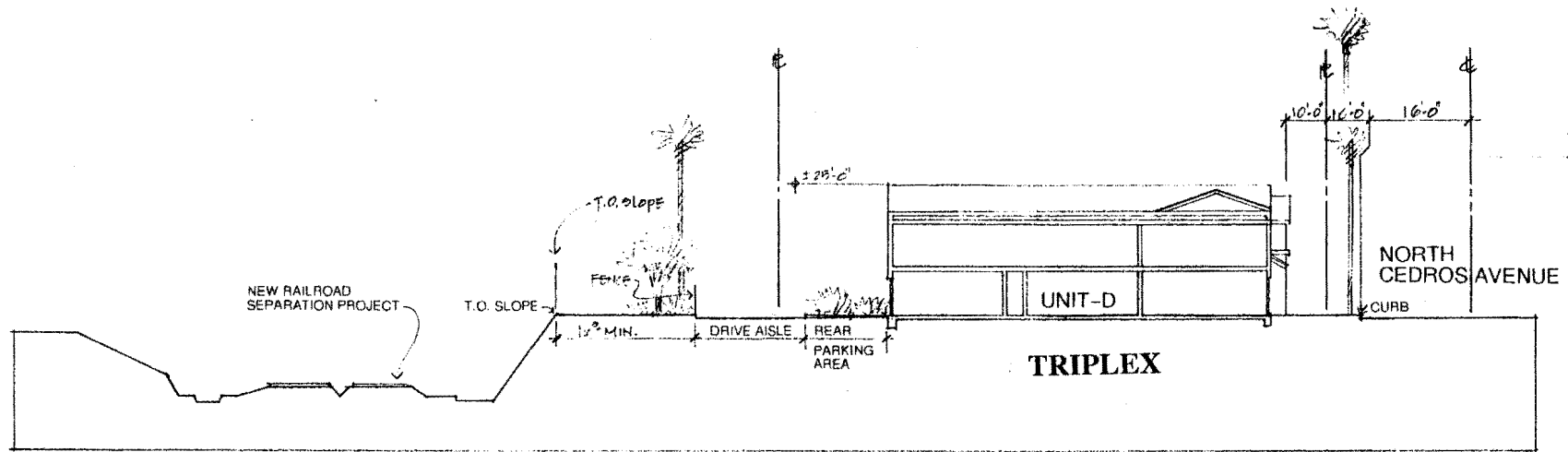
UNIT B

UNIT C

HOUSE-STREET ELEVATION

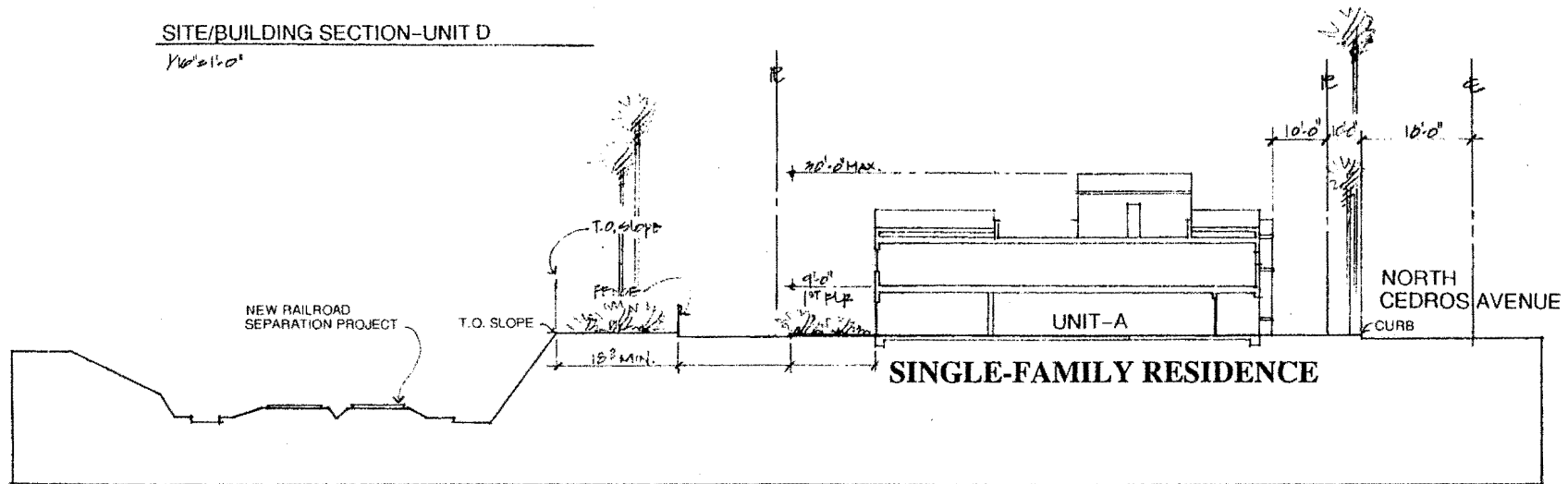
1'-0"

 California Coastal Commission	EXHIBIT NO. 5
	APPLICATION NO. 6-01-045
	East Elevations




SITE/BUILDING SECTION-UNIT D

1/4" = 1'-0"



SITE/BUILDING SECTION-UNIT A

1/4" = 1'-0"

 California Coastal Commission	EXHIBIT NO. 6
	APPLICATION NO.
	6-01-045
	Cross-Sections

CEDE

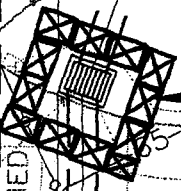
EX. 8" VCP SEWER MAIN
18+00

$R=15.00'$
 $\Delta=50^{\circ}45'43''$
 $L=13.29'$

17+00

EX. 2" GAS MAIN

36" RCP

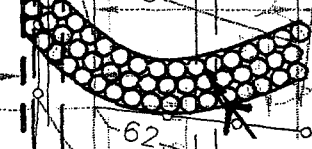


2C

$L=60.55'$

N 69°01'43" E 77.73'

36" RCP



Temporary Erosion Control

Park Station Limited
Residential Lots

23

21

20

Leased NTCD right-of-way

Temporary Erosion Control

EX. CONC. " " DITCH
NTCD Property

36" RCP

Proposed Inlet and Dissipater
Facility Proposed by and
On NTCD Property

EXHIBIT NO. 7
APPLICATION NO.
6-01-045
NTCD
Outfall/Dissipater Improvements
California Coastal Commission

4

R.C

