

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200
FAX (415) 904-5400



RECORD PACKET COPY

Wed. 9b

May 30, 2001

TO: Commissioners and other Interested Parties

FROM: Susan Hansch, Chief Deputy Director
Lesley Ewing, Sr. Coastal Engineer
Lane Yee, Chief, Fiscal & Business Services

SUBJECT: **Recommended Grant to City of San Diego for Windansea Erosion Control Maintenance Plan**

Staff Note: The FY 2000/2001 State of California budget includes a \$150,000 grant for the Windansea Erosion Control Maintenance Plan in the City of San Diego. These funds will be used to implement Phase I of the Windansea Erosion Control and Maintenance Plan. Phase I will focus on beach access stairs at Winamar Street, Kolmar Street and Palomar Street and will include reconfiguring or constructing beach access stairs, stabilizing bluffs and slopes and implementing various erosion control measures.

The enabling legislation was a "member's request" designating the California Coastal Commission as the administering agency for this grant. These funds must be encumbered before the end of the fiscal year, June 30, 2001. This grant differs from most of the Commission's local assistance grants in that this grant will cover construction activities that must be reviewed for consistency with the California Coastal Act. These types of funds are usually directed to the Coastal Conservancy by the Legislature. Staff attempted to redirect these grant funds to the California Coastal Conservancy, but due to the time constraints, Department of Finance notified staff that the Commission must make the grant and that pass-through to the Conservancy would not be possible.

The Coastal Commission contract with the City of San Diego will include special conditions for release of funds. Prior to release of these funds, the City of San Diego will complete all necessary environmental reviews and demonstrate to the Executive Director that all necessary permits have been obtained. Furthermore, the City will prepare for review and written approval of the Executive Director, a detailed work plan that outlines construction phases and identifies work products that will trigger reimbursements.

Staff Recommendation: Staff recommends that the Commission authorize the executive director to enter into a contract with the City of San Diego to provide the City with a \$150,000 public assistance grant to cover Phase I of the Windansea Erosion Control and Maintenance Plan.

Motion: "I move that the Commission authorize the executive director to enter into a contract with the City of San Diego to provide the City with a \$150,000 public assistance grant to cover Phase I of the Windansea Erosion Control and Maintenance Plan."

Staff recommends a YES vote.

Conditions for the Contract:

Special Condition #1: No funds for construction activities shall be disbursed until all necessary local, state, and federal permits and approvals have been obtained and submitted to the Coastal Commission.

Special Condition #2: No funds shall be disbursed until the executive director has approved in writing:

- a. A final work plan for the project, including a final budget and timeline
- b. Final project drawings and work plans
- c. Any contractors that that grantee intends to use on the project
- d. A signing plan for the project

Staff Analysis: Windansea Beach is located in La Jolla, in the City of San Diego. This is a very popular beach, renowned for its recreational activities of surfing, fishing and sunbathing. Both local residents and visitors use this beach.

The State of California FY 2000/2001 budget includes Item 3720-101-0001(b)(1), of \$150,000 to the California Coastal Commission for a local assistance grant to the City of San Diego: Windansea Erosion Control Maintenance Plan. Funds for this grant must be encumbered by a contract between the Commission and the City of San Diego before the end of the fiscal year. The City of San Diego will use these grant funds to implement Phase I of the Windansea Erosion Control and Maintenance Plan that has been approved by the La Jolla Town Council.

Scope of Work: The Windansea Erosion Control and Maintenance Plan has identified erosion control issues as a high priority. Phase I, which is the subject of the local assistance grant, focuses on beach access stairs to control erosion resulting from the informal bluff trails currently used by beach visitors. The major elements of this plan include:

- Palomar Street: A new public stairway will be installed to replace an informal trail that is currently used.
- Kolmar Street: A new public stairway will be installed that provides safety handrails and that is located further landward than the existing stairway.
- Winamar Street: The existing public stairway does not extend to the beach level; steps will be added to the existing stairway so it can provide safe access to the beach area.

In addition to the construction or reconfiguration of these beach access stairs, the Phase I improvements will stabilize the bluffs and slopes and implement various erosion control measures. These stabilization steps and erosion control measures have not been fully identified by the City at this time. However, for compliance with the California Coastal Act, the Local Coastal Program, CEQA and other pertinent legislation, the project may require some restrictions on the timing or method of construction, or on the types and methods of erosion control and slope stabilization. Such restrictions will be identified during project specific review and all such restrictions must be addressed by the final project design prior to any release of funds.

Funding: The total project budget is estimated at \$250,000. In addition to the local assistance grant of \$250,000, the City has obtained a private donation of \$100,000 to cover the costs of this project. The general project budget would be allocated as follows:

Winamar Street	\$25,000
Kolmar Street	\$75,000
Palomar Street	<u>\$150,000</u>
TOTAL	\$250,000

The work effort is expected to take approximately 24 months to complete. Special Condition #2 requires that the City prepare a detailed work plan for the proposed construction activities. This work plan would outline stages of construction, identify the specific end products that will be produced and establish criteria for disbursement of grant funds for all Phase I work. Since compliance with CEQA and the Coastal Act may require seasonal restrictions on construction activities, or special construction techniques, the final work plan shall be required prior to any distribution of funds.

Consistency with the Act and the LCP and Compliance with CEQA: The work identified in Phase I Windansea Erosion Control and Maintenance Plan covers actions that will reduce bluff erosion from informal access trails and provide improved public access at three locations in Windansea Beach. Windansea has an existing Local Coastal Program that was certified in 1983. The LCP calls for maintaining public access along the shoreline and for making access improvements. While the subject improvements are covered by these general goals of the LCP, the subject improvements are not specifically identified in the current LCP. The City is currently redrafting/updating the Community Plan for La Jolla, pursuant to a separate local assistance grant, and this plan is scheduled to be reviewed by the Commission in the fall of 2001. Some of the access improvements may be seaward of the mean high tide line and thus in the Commission's original jurisdiction. While these activities fit within the general direction of the Coastal Act to improve and enhance coastal public access, the proposed projects have not yet been reviewed for consistency with the Act.

The City has committed to undertake a CEQA review of all Phase I work and to provide CEQA documentation and certification. In addition, Phase I work will require review for consistency with the Act and the LCP. As provided by Special Condition #1, the City must provide evidence to the executive director that this project is consistent with the Act and the LCP and is compliant with CEQA. *While this current permit will approve encumbrance of local assistance grant funds for Phase I of the Windansea Erosion Control and Maintenance Plan, no funds will be*

authorized through this encumbrance until the City has demonstrated compliance and consistency with CEQA and the Act.

As conditioned, the encumbrance of funds for Phase I of the Windansea Erosion Control and Maintenance Plan is consistent with the California Coastal Act.