

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

767-2370

## RECORD PACKET COPY

**Thu 3b**

Filed: October 21, 2002  
49th Day: December 9, 2002  
180th Day: April 19, 2003  
Staff: DL-SD  
Staff Report: December 12, 2002  
Hearing Date: January 8-10, 2003

**STAFF REPORT: CONSENT CALENDAR****Application No.:** 6-02-146**Applicant:** Santa Fe Irrigation District **Agent:** Dana Johnson

**Description:** Upgrade existing 4" water line in North Granados Avenue to 10"; upgrade existing 4" water line in Barbara Avenue to 8"; upgrade existing 6" water line in Patty Hill Drive to 8" and construct new 8" water line in Holmwood Lane.

Zoning                      Public Right-of-Way  
Plan Designation          Public Right-of-Way

**Site:** Street right-of-way in North Granados Avenue, Barbara Avenue, Patty Hill Drive and Holmwood Lane, Solana Beach, San Diego County.  
APN 263-280-37, 263-280-65, 263-280-66, 302-190-14.

**Substantive File Documents:** Certified County of San Diego Local Coastal Program (LCP); City of Solana Beach General Plan and Zoning Ordinance; Santa Fe Irrigation District Water Master Plan Final Program EIR, August 2002.

**I. STAFF RECOMMENDATION:**

The staff recommends the Commission adopt the following resolution:

**MOTION:**      *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

**STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

## **II. Standard Conditions.**

See attached page.

## **III. Special Conditions.**

The permit is subject to the following conditions:

**1. Pre-Construction Survey.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a report documenting the existing condition of the project construction and staging area documenting the type, size, extent and location of any vegetation in said area to the Executive Director for review and written approval.

The permittee shall undertake the development in accordance with the approved permit. Any proposed changes to the approved permit shall be reported to the Executive Director. No change to the permit shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is required.

**2. Final Plans/Construction Access/Staging Area/Project Timing.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a final plans, which shall be incorporated into construction bid documents, to the Executive Director for review and written approval. Said plans shall specifically delineate the project work area on Holmwood Lane and document that the construction area has been fenced off such that all work is limited to the existing developed dirt road. Plans shall specifically state that no equipment shall be used or stored off the road and no gravel, water or dirt will be allowed to go off the road.

Plans shall additionally indicate that, as proposed, no work shall occur during between February 15 and August 15 of any year.

The permittee shall undertake the development in accordance with the approved permit. Any proposed changes to the approved permit shall be reported to the Executive Director. No change to the permit shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is required.

**3. Post-Construction Survey/Permanent Impacts.** Within two weeks of project completion, the applicant shall submit a detailed report on the Holmwood Lane project site documenting any impacts that may have resulted from the project. The program shall at a minimum include:

- a. Documentation of the amount and type of impacts, including the extent of impacts to the vegetation and substrate.
- b. If the post construction survey identifies that impacts to native vegetation have occurred, a permit amendment is required to address the identified impacts. Any

temporary impacts would be required to be revegetated and/or restored at a 1:1 ratio. Any identified permanent upland impacts would be required to be mitigated at a minimum of 1:1 ratio; permanent wetland impacts would be required to be mitigated with native, local stock appropriate for the habitat type being created at a minimum 3:1 ratio for riparian impacts and a 4:1 ratio for alkali marsh. Mitigation would be required to occur within San Elijo Lagoon.

The permittee shall undertake the development in accordance with the approved permit. Any proposed changes to the approved permit shall be reported to the Executive Director. No change to the permit shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is required.

#### **IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** The proposed project is to upgrade an existing 4" water line in North Granados Avenue to 10", upgrade an existing 4" water line in Barbara Avenue to 8", upgrade an existing 6" water line in Patty Hill Drive to 8", and construct a new 8" water line in Holmwood Lane to replace an existing 4" line current located off of Rawl Place. All of the work is located in the northern portion of the City of Solana Beach, west of Interstate 5, east of Highway 101.

The proposed project is one part of a larger upgrade plan proposed in the recently completed Santa Fe Irrigation District's 10-15 year master plan. The purpose of the master plan is to assess reliability and fire flow safety issues. The lines involved in the proposed project are undersized and have been in the ground for many years, raising concerns regarding both the reliability of the facilities and the adequacy of the facilities to accommodate required fire flows.

All of the work will take place within in existing public road right-of-way. North Granados, Barbara Avenue and Patty Hill Drive are paved roads surrounded by existing residential development. The neighborhood is zoned for single-family residents and is largely built out. Most of the redevelopment in the area consists of constructing larger homes on existing lots. The proposed water line upgrades in this area are proposed less to accommodate future growth than to serve existing needs. However, the neighborhood is fully served with all typical urban amenities, and thus, any minor growth inducement which might be associated with the proposed upgrade could be accommodated without impacts to coastal resources.

Holmwood Lane is a unpaved dirt/gravel road adjacent to Holmwood Canyon and San Elijo Lagoon that serves six existing residences. The proposed new 8" water line in the road will replace an existing 4" line that currently runs from Rawl Place down a steep vegetated slope on private property to Holmwood Lane. The applicant has proposed constructing a new line instead of upgrading the existing line in place, because that would require significantly more grading and disturbance of vegetation. In addition, the

Irrigation District's policy is to abandon lines on private property because of maintenance and liability issues.

The applicant is proposing to do all work on Holmwood Lane within the existing roadbed, with no equipment allowed off the road and no gravel, water or dirt allowed to go off the road. The applicant has submitted a Stormwater Pollution Prevention Plan for the project with detailed Best Management Practices for water quality and erosion control.

The proposed line in Holmwood Lane is intended to provide adequate fire flow capacity for the existing residences, not to provide excess capacity that could serve new development. The applicant has indicated that the Holmwood Lane upgrade was designed with the assumption that the project area is built-out; any further growth would require a reevaluation of fire flow capacity. There are no undeveloped lots on Holmwood Lane, and the City of Solana Beach zoning code prohibits lot splits or subdivisions in this area except where necessary to create permanent open space lots.

**B. Biological Resources.** Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate temporary erosion controls (construction BMPs) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

**C. Growth Inducement.** As proposed, this development will not be growth-inducing. The proposed water pipe upgrades will be located within a developed urban area and a built-out semi-rural residential street. The proposed facilities are intended to provide safe and adequate fire flows for existing structures, not for the purpose of increasing density, consistent with Section 30250 of the Coastal Act.

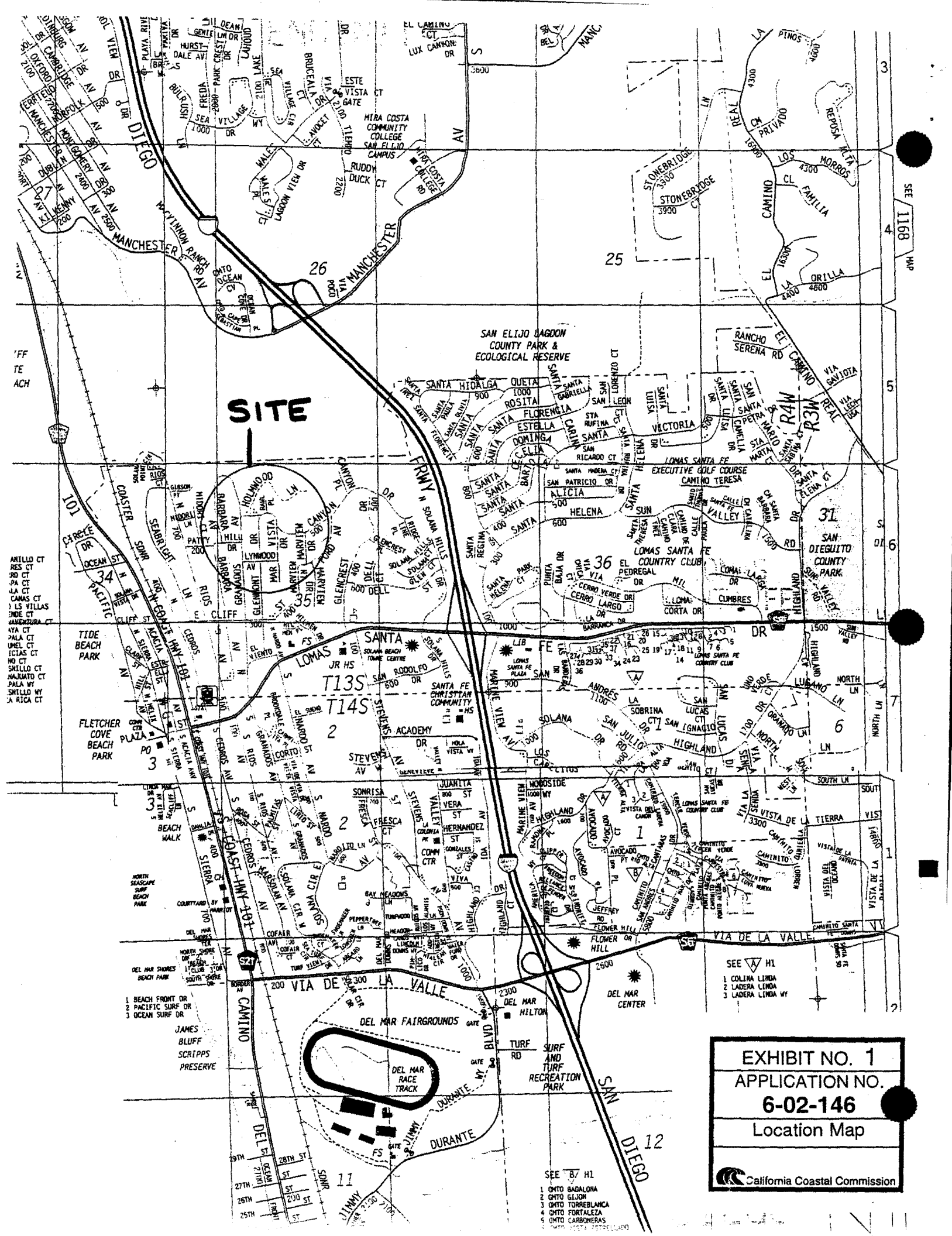
**D. Local Coastal Program.** The City of Solana Beach does not have a certified LCP at this time. Thus, the Coastal Commission retains permit jurisdiction in this community and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

**E. California Environmental Quality Act.** As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, 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.



# SAN ELITO LAGOON

