

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Wed 5a

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 Staff: BP-SD
 Staff Report: October 16, 2003
 Hearing Date: November 5-7, 2003

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-03-93

Applicant: Santa Fe Irrigation District **Agent:** Dana Johnson

Description: Replace existing water lines (4- and 6-inch) with 8-inch water lines within various public street rights-of-way.

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

Site: Street rights-of-way in Pacific Avenue from Helix to Circle Drive; Circle Drive from Pacific Avenue to North Highway 101; Solana Vista Drive from Pacific Avenue to North Highway 101; West Cliff Street from Pacific Avenue to North Highway 101; and, North Acacia from West Cliff Street to Ocean Street, Solana Beach (San Diego County)

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. Final Plans/Construction Access/Staging Area/Project Timing. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final plans for the proposed development which shall be incorporated into construction bid documents. Said plans shall specifically document no work shall occur between Memorial Day weekend and Labor Day of any year. 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).

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 legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description. The proposed project is to upgrade existing 4 and 6 inch lines (to be upgraded to 8-inch waterlines) within Pacific Avenue from Helix to Circle Drive, Circle Drive from Pacific Avenue to North Highway 101, Solana Vista Drive from Pacific Avenue to North Highway 101, West Cliff Street from Pacific Avenue to North Highway 101 and North Acacia from West Cliff Street to Ocean Street. All of the work is located within street right-of-way in the northern portion of the City of Solana Beach, west 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. The existing 4 and 6-inch lines will be upgraded to 8-inch lines which are the size of all new water lines used in the City.

To address potential concerns with regard to construction activities on public access (as the streets are adjacent to the bluffs and beach accessways), the project is conditioned such that construction work not occur between Memorial Day weekend and Labor Day. As conditioned, no impacts to public access are anticipated.

The project site is within the Commission's area of permit jurisdiction. Thus, the standard of review is Chapter 3 policies of the Coastal Act, with the certified LCP used as guidance.

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 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 built-out residential streets. The existing 4 and 6-inch lines will be upgraded to 8-inch lines which are the size of all new water lines used in the City. 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. Public Access/Parking. As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

E. 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 City of Solana Beach to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.


F. 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.



EXHIBIT NO. 1
APPLICATION NO.
6-03-093
Location Map

 California Coastal Commission