

CALIFORNIA COASTAL COMMISSION

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49th Day: January 28, 2004
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Staff: BP-SD
Staff Report: January 28, 2004
Hearing Date: February 18-20, 2004

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-03-115

Applicant: City of San Diego Engineering & Capital Projects, Attn: Virginia Oskoui.

Agent: Tierra Environmental Services, Attn: Chris Nordby

Description: Retrofitting the Garnet Avenue Bridge to comply with current earthquake standards to include the construction of two 5-foot diameter piles installed underneath the bridge.

Site: Garnet Avenue Bridge across Rose Creek, between Pico Street and Bond Street, Pacific Beach, San Diego (San Diego County)

Substantive File Documents: Certified City of San Diego LCP

I. PRELIMINARY 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. Revegetation Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director a detailed revegetation plan indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Drought tolerant native plant species shall be utilized. No invasive plants are permitted.

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

2. Timing of Construction. No construction shall take place for the project 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).

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The project proposes the retrofitting of the Garnet Avenue Bridge over Rose Creek to comply with current earthquake standards. The work includes the construction of two 5-foot diameter piles installed underneath the bridge and supporting seismic bracing structures. Construction would include drilling and concrete forming/placement operations. The area of potential effect for the drilling would extend approximately a five-foot radius beyond the limits of the drill holes.

The existing bridge is approximately 200 feet long and 80 feet wide and crosses Rose Creek in the community of Pacific Beach in the City of San Diego. The bridge was constructed in 1939 and widened in 1963. The project as originally designed in 1998 had biological impacts to riparian vegetation associated with constructing an access road to the site. Recent changes in the design have eliminated the riparian impacts. The new plan calls for drilling the proposed piles from above, either on or immediately adjacent to the bridge. As redesigned, only unvegetated or bare ground would be disturbed under the bridge. Excavation/drilling for the new pilings would occur in the creek bank sides. No impacts to wetland or native upland habitat will occur. A rig would sit on the bridge and drill the pier holes approximately 42 feet deep, one on the eastern end of the bridge adjacent to the existing retaining wall and pedestrian path, and one on the western end of the bridge just above the toe of the existing slope. A temporary stockpile site (for

excavated piling spoils) is proposed near some widely spaced non-native ornamental trees immediately west of the southwestern abutment and south of Garnet Avenue. The updated biology report indicates there appears to be ample room for this use without impacts to native vegetation.

While no adverse impacts to significant biological coastal resources are anticipated, Special Condition #1 requires a revegetation plan to vegetate those areas impacted by the temporary stockpile site. The revegetation will have a beneficial visual effect as well as improving water quality around Rose Creek by preventing erosion and through its filtering effect. Additionally, because Garnet Avenue is a major east/west arterial that provides access to local beaches, Special Condition #2 requires that project construction may not take place between Memorial Day weekend and Labor Day of any year when peak public recreational use of the shoreline is at its greatest.

B. Biological Resources. Coastal Act policy 30240 protects 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. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. 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. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

D. Local Coastal Planning. The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project will not prejudice the ability of the City of San Diego to continue to implement its certified LCP.

E. California Environmental Quality Act. 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 is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

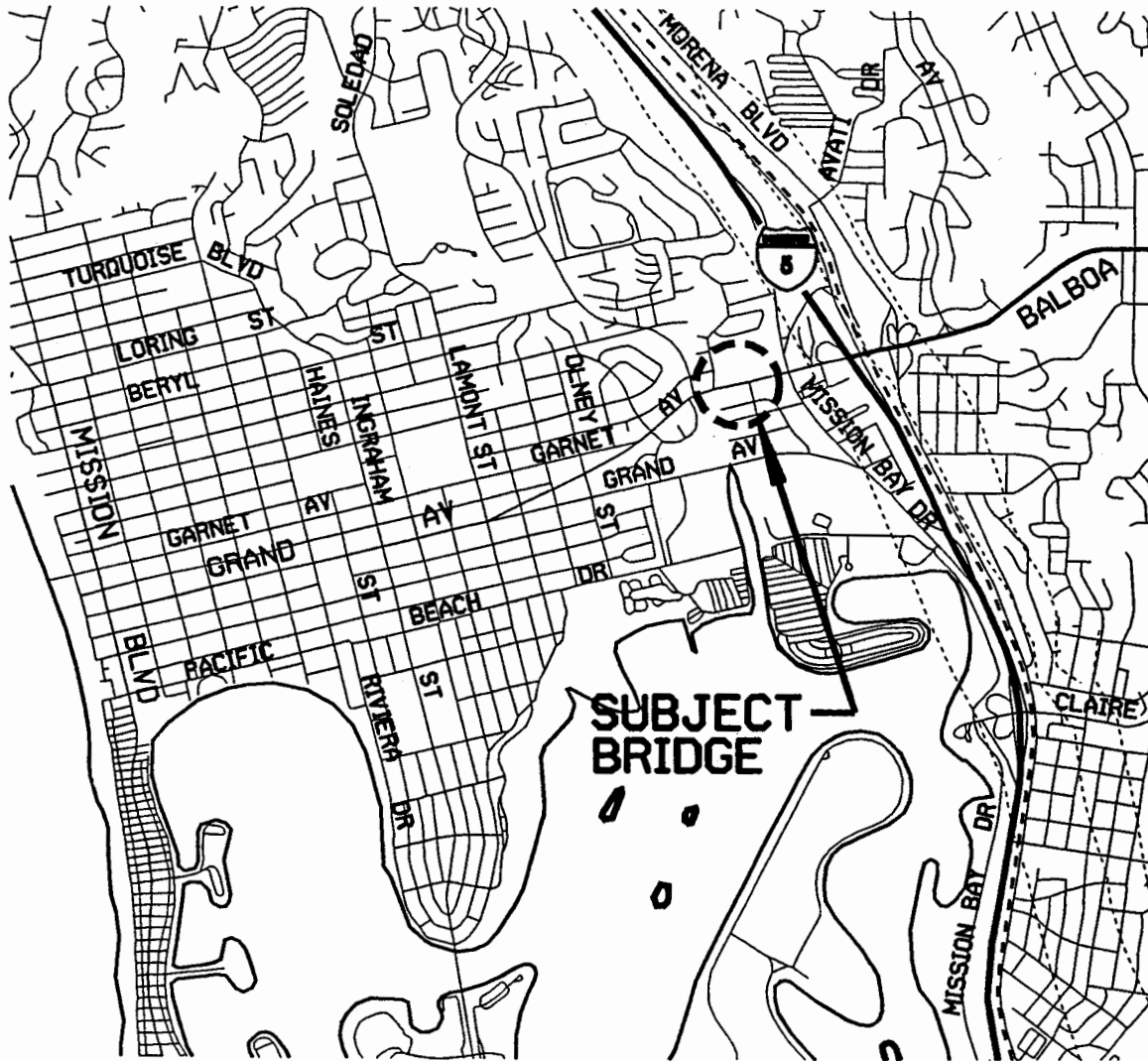
STANDARD CONDITIONS:

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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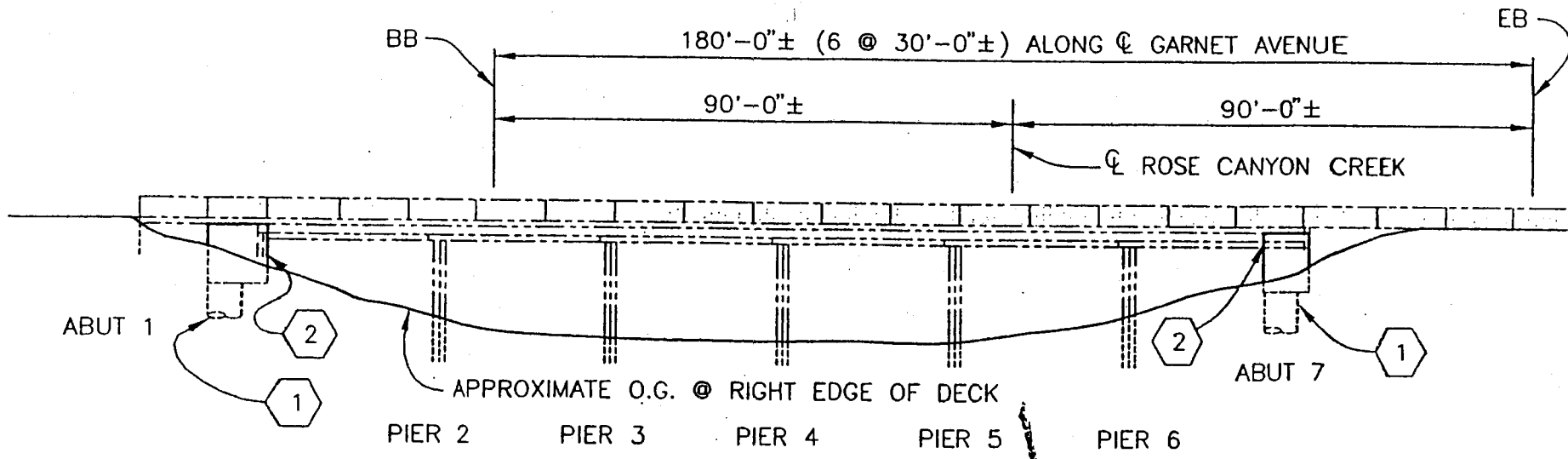
GARNET AVENUE BRIDGE OVER ROSE CANYON CREEK (BRIDGE NO. 57C-312)



VICINITY MAP



EXHIBIT NO. 1
APPLICATION NO.
6-03-115
VICINITY



- 1 60"Ø CIDH PILES
- 2 SLAB BRIDGE BUMPERS AND TRANSVERSE SHEAR DIAPHRAGM (AT ABUTMENTS)

EXTENT OF
WORK #1 & #2

	EXHIBIT NO.
	APPLICATION NO.
	6-03-115
SITE PLAN	