

CALIFORNIA COASTAL COMMISSION

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RECORD PACKET COPY

Filed: January 20, 2005
 49th Day: March 10, 2005
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 Staff: BP-SD
 Staff Report: February 23, 2005
 Hearing Date: March 16-18, 2005

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-05-5

Applicant: Santa Fe Irrigation District Agent: Dana Johnson

Description: Replace existing waterlines (4-and 6-inch) with 8-and 12-inch water lines within various public street rights-of-way to increase water pressure for fire protection.

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

Site: Street rights-of-way in Canyon Drive, Ford Avenue, Marview, South Hwy 101 between Dahlia Drive and Plaza Street, Solana Beach (San Diego County)

Substantive File Documents: Commission 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. **Timing of Construction/Storage and Staging Areas.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final plans indicating the location of access corridors to the construction site and staging areas along Old Highway 101. The final plans shall indicate that:

- a. Construction and cleanup shall be performed in a manner that has the least impact on public access to the shoreline.
- b. At least one travel lane shall remain open in each direction. No overnight storage of equipment or materials shall occur on public parking spaces. In addition, no work shall be performed between the Memorial Day weekend and Labor Day of any year except for cleanup work within the two weeks following Memorial Day (i.e., work must end the week of June 10, 2005).

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

III. Findings and Declarations.

The Commission finds and declares as follows:

A. **Detailed Project Description/History.** The project proposes to replace existing waterlines (4-and 6-inch) with 8-inch and 12-inch water lines within various public rights of way located in the City of Solana Beach, west of I-5. Part of the work is within public streets in single-family areas and part is on S. Highway 101 between Dahlia and Plaza.

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. Existing lines involved in the proposed project are undersized, raising concerns regarding both the reliability of the facilities and the adequacy of the facilities to accommodate required fire flows. The existing lines will be upgraded to the sizes of new water lines used in the City.

The project proposes cleanup work within the first two weeks of the peak summer season (Memorial Day to Labor Day). Special Condition #1 requires that all work along Old Highway 101 must be performed in a manner that has the least impact on public access and parking to the shoreline i.e., at least one travel lane shall remain open in each direction on Old Highway 101 and no overnight storage of equipment or materials shall occur on public parking spaces.

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. The upgraded water lines are the size of all new water lines used in the City. According to the applicant, the proposed facilities are intended to provide safe and adequate fire flows for existing structures, not for the purpose of increasing density or accommodating new development. Therefore, the project is 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 available which would

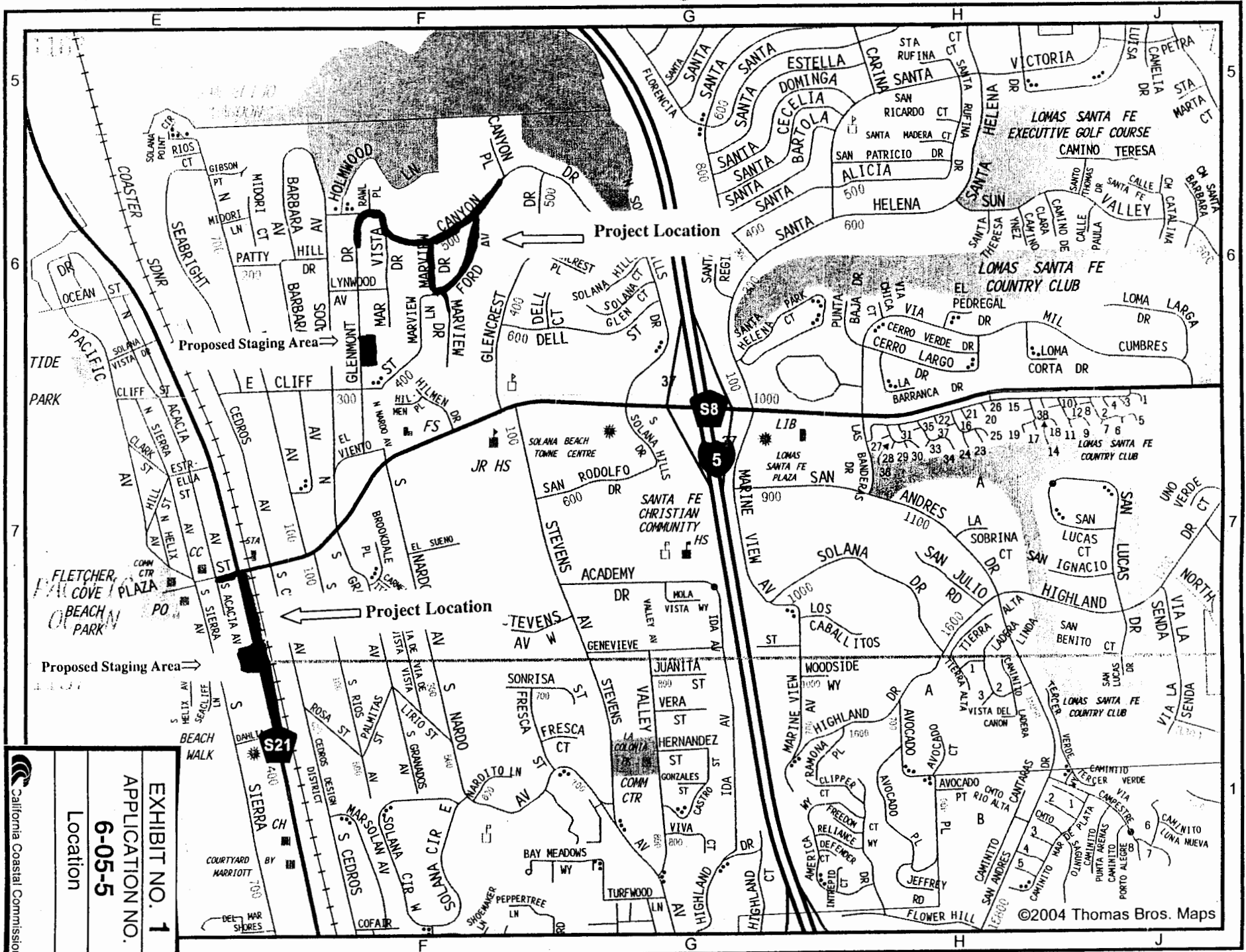
substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements 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.

Proposed Construction Staging Areas

Project Location





 California Coastal Commission

EXHIBIT NO. 1
APPLICATION NO.
6-05-5
Location

6-05-005