

CALIFORNIA COASTAL COMMISSION

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February 12, 2004

Ron Metzler
Vice-President, Planning and Development
603 South Valencia Avenue
Brea, CA 92823

Re: Coastal Development Permit Application No. 5-03-029 (Shea Homes)
Parkside Estates, 17301 Graham Street, Huntington Beach, Orange County

Dear Mr. Metzler:

The above referenced application was received in this office on January 24, 2003. On February 21, 2003 a letter was sent indicating that the application was incomplete and listing the additional information necessary to complete the file. On January 16, 2004, information responding to the request for information was received in this office. Review of the information received on January 16, 2004 reveals that not all the additional information previously requested has been received and/or additional questions have arisen based on the material submitted. Therefore, the application remains incomplete. Please submit the remaining additional information identified below which is necessary to complete the application.

Project Description

The January 16 submittal clarifies that the proposed project includes creation of 170 residential lots and 170 corresponding single family homes. Does the 170 total number of proposed residential lots reflect the elimination of Lot 4? Which tentative tract map reflects the proposed lot configuration? If a tentative tract map reflecting the current proposal has not been submitted, one must be submitted. [Note: All plans submitted, both previously and in response to this letter, should include two full size copies of each, and one copy reduced to 8 ½ by 11 inches.]

The January 14, 2004 letter from Hunsaker & Associates, on page 2, includes a bulleted list of components included as part of the proposed project. This list includes, among other things, specific storm drain and sewer improvements. Plans and location maps for each of these must be submitted.

Areas of Certification and Deferred Certification

The Tentative Tract Maps attached as Tab 2a, do not delineate between the area subject to the City's certified LCP and the Area of Deferred Certification. The Table of Contents indicates that the Maps at Tab 2a will show this, but they don't. Tentative Tract Maps must be submitted which do clearly make this distinction.

Biological Information

A Raptor Survey was prepared by Glenn Lukos Associates, dated January 7, 2004. However, it does not follow the Raptor Survey protocol accepted by the Coastal Commission. Enclosed is a copy of the Commission accepted Raptor Survey protocol. Please submit a revised survey using this protocol.

Please submit copies of the following documents that were referenced by LSA:

1. T.W. Bilhorn. 1987. Agricultural area delineation, Bolsa Chica, Orange County, California;
2. Ca Dept. of Public Works, DWR, 1942. Use of water by native vegetation, Bulletin 50;
3. Pacific Soils Eng. Feb 2, 1998. Preliminary geotechnical investigation, proposed residential development tentative tract 15377, City of Huntington Beach, California and tentative tract 15419, County of Orange, California;
4. Hunsaker and Assoc. 2003. Comparison of site topography from 1996 to 2003;
5. T.W. Bilhorn. 1986. Seasonal variation in the extent of ponded surface water in the Bolsa Chica lowland, Orange County, California;
6. ACOE, 1992, (LSA p. 23 referenced site investigation).

Water Quality

The January 16 submittal included a preliminary Dewatering Plan that has not been reviewed and approved by the Regional Water Quality Control Board. Please submit a Dewatering Plan that has been reviewed and approved by the Regional Water Quality Control Board. In addition, evidence that the Water Quality Management Plan has been reviewed and approved by the Regional Water Quality Control Plan must be submitted.

Please submit the following plans: an Erosion Control Plan, a Precise Grading Plan, and, Street, Stormdrain, and Sewer Improvement Plans.

Public Amenities Plan (Tab 2e)

Is public parking proposed along the entire length and on both sides of the street adjacent to the proposed Paseo Park? Is public parking proposed throughout the streets of the residential development?

Tentative Tract Map 15377 (Tab 2a) shows residential lots within the area shown as Paseo Park on the Public Access Amenities Plan (Tab 2e). Please explain this apparent contradiction.

The Multi-Use Trail proposed along the Flood Control Channel is proposed to be 8 feet wide. However, the May 6, 1998 Orange County HBP/Trail Planning & Implementation Memo (Tab2d) indicates that 14 feet is standard. Evidence that the County of Orange has reviewed and approved the trail along the County's channel must be submitted.

What are "parking view nodes"? Please provide a written description.

Flood Control Improvements

A Biological Assessment and an Alternatives Analysis must be submitted for both the proposed work in East Garden Grove Wintersburg Channel and for the 120" Diameter Conduit project (Tab 2f). The alternatives Analysis must include an assessment of how the proposed alternative was determined to be the least environmentally damaging alternative. Also, please submit plans for the 120" Diameter Conduit development proposed.

Annexation

Please submit evidence that the County area has been annexed into the City of Huntington Beach.

Seawall

The January 14, 2004 letter from Hunsaker & Associates, on pages 7 and 8 includes a bulleted list regarding the suitability of the project site for residential development. The following statement occurs near the top of page 8:

"The proposed seawall provides flood and tidal protection to the neighbors to the north of the proposed development and would be required even without the proposed development."

Please explain this statement. Why would a seawall be required even without the proposed development? How does the proposed seawall provide protection for the neighbors to the north? Does the neighborhood to the north have a history of flooding? If so, please provide evidence. This response must be prepared by an appropriate, qualified professional.

Cultural Resources

The necessary subsurface archaeological work requires a separate coastal development permit. The results of that work may have an effect on the final layout of the proposed development. Therefore, the results of the subsurface archeological work are necessary to complete this application file.

Other Agency Approvals

Review and approval of the proposed development from the California Department of Fish and Game, including, but not limited to a Streambed Alteration Agreement, must be submitted.

Review and approval of the proposed development from the Regional Water Quality Control Board must be submitted. In addition to the aforementioned Dewatering Plan and Water Quality Management Plan, review and approval of the overall project from the Regional Water Quality Control Board must be submitted.

Haul Routes

The amount of import fill material proposed is significant. In addition, the bulk of the proposed project appears to be dependant upon import of that fill. Previously, the fill material was expected to come from the nearby Hearthsides project. However, that no longer appears to be expected. More information on the location of the borrow site and potential haul routes must be submitted.

Please do not limit your submittal to the above mentioned items. You may submit any information which you feel may help Commission staff gain a clear understanding of the scope of your project. Once the additional information has been received in this office and the application has been deemed complete, the item will be scheduled for Commission review. Please do not hesitate to contact me at the above number with any questions regarding this matter.

Sincerely,



Meg Vaughn
Staff Analyst