

Capitola Planning Commission

Agenda Report



Meeting: March 03, 2022

From: Community Development Department

Address: Right-of-Way in front of 709 Escalona Drive

Permit Number: #21-0494

APN: N/A (in Public Right-of Way)

Coastal Development Permit for Soquel Creek Water District to construct a new four (4) inch diameter monitoring well within the R-1 (Single Family Residential) district. The project is located within the Coastal Zone and requires a Coastal Development Permit.

Environmental Determination: Categorical Exemption 15306

Property Owner: City of Capitola

Representative: Skyler Murphy for Soquel Creek Water District

Applicant Proposal

Soquel Creek Water District is proposing to install a new four (4) inch monitoring well to monitor seawater intrusion and protect groundwater quality. The project requires Planning Commission approval of a Coastal Development Permit (CDP).

Background

The proposed monitoring well is strategically located to be a part of Soquel Creek Water District's seawater intrusion monitoring system. The proposed well would be periodically monitored for water quality, water levels, and indications of seawater intrusion. The proposed well is four (4) inches in diameter and will be drilled to approximately 920 feet below the ground surface.

Discussion

Permanent Installation

The proposed four (4) inch well sleeve will be a PVC casing. After drilling, the installation will include a two foot by two foot (2'x 2') concrete pad with a cap/lid flush with grade. The long term day-to-day visual alteration to the site is minimal.

Drilling Operation

The proposed drilling operation is scheduled for 15 business days, to begin in late March or early April. There will be several added days to mobilize/demobilize, clean-up, repair the grade, and install erosion control seeding. The applicant has estimated a total of 20 days of activity. The mobilization will be performed entirely within the public right-of-way. The temporary installations include perimeter fence, drill rig, water truck, shaker, and a porto-john. The volume of material to be extracted is between six (6) and seven (7) cubic yards. The soil material will be tested on site and disposed of at a proper facility.

Recommended conditions of approval include both a Temporary Encroachment Permit for the mobilization and a Permanent Encroachment Agreement for the permanent installation. Public Works has reviewed the application and will also work with the applicant to develop a traffic control plan in conjunction with the Temporary Encroachment Permit.

The applicant proposes to work Monday through Friday from 7:30am to 5:30pm. Planning staff is recommending that the applicant use the first and last 30 minutes of the work period for preparation and clean-up activities and limit the drill operation from 8am-5pm. The drill runs from a diesel engine and produces sound levels similar to an idling portable commercial generator. The applicant has agreed to the limited drilling hours included in condition #5.

The applicant performed neighborhood outreach by sending a letter via US Mail introducing the project and a disturbance coordinator. This was completed prior to the City required public noticing for the CDP.

The drilling operation will necessitate removal of one plum tree. This is a fruiting tree and is not subject to protection or mitigation planting requirements per Municipal Code section 12.12.170. Additionally, the tree has been previously poorly maintained, topped, and damaged. Recommended replanting is limited to erosion control seeding after demobilization (Condition #6).

CEQA

§15306 of the CEQA Guidelines exempts projects consisting of the collection of information and the evaluation of resources and research activities which do not result in a serious or major disturbance to an environmental resource. The proposed project includes the installation of a four (4) inch seawater monitoring well to protect and monitor groundwater quality. With the recommended conditions of approval, no adverse environmental impacts are anticipated as a result of the proposed project.

Recommendation

Staff recommends the Planning Commission consider application #21-0494 and approve the project with the following Conditions and Findings for Approval.

Conditions of Approval

1. The applicant shall inform the Public Works Department of any damage and shall repair any damage caused by the project to sidewalks, curbs, private driveways, and public and private roadways, prior to final inspection and shall provide the City with photographs of the existing pre-project conditions of the roadways and sidewalks, prior to issuance of Encroachment Permits.
2. The applicant shall provide a traffic control plan to the Public Works Department along with the application for Encroachment Permits. The applicant shall plan and prepare for staffing and methods of managing mobilization, deliveries, haul-away, and avoid extended periods of standing or blocking the roadway and private driveways.
3. The applicant shall disperse construction personnel parking along the street and avoid parking more than two (2) vehicles along the same 100' section of the roadway.
4. The applicant shall hand sweep the roadway daily and at the request of the Public Works Department.

5. Hours of operation shall be limited to 7:30am to 5:30pm. The first and last 30 minutes shall be for low noise tasks, layout, and clean up. Drilling operations shall be limited to between 8:00am and 5pm.
6. The Planning and Public works Departments shall perform a final inspection to determine appropriate erosion control measures and grade restoration. Erosion control and any determined site restoration measures shall be completed prior to final sign off.
7. Drilling and heavy equipment shall not be deployed or operated between October 1st and March 1st pursuant to Section 17.64.050 (Monarch butterfly habitats).
8. A sign shall be displayed on the temporary fence providing contact information for the Soquel Creek Water District Disturbance Coordinator.

Coastal Findings

1. **The project is consistent with the LCP land use plan, and the LCP implementation program.** The proposed project conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.
2. **The project maintains or enhances public views.** The proposed project has no permanent impact on view or access.
3. **The project maintains or enhances vegetation, natural habitats and natural resources.** The proposed project will have a minimal impact to existing vegetation. Condition of Approval #6 requires the applicant to re-plant and restore any minor impacts to grade and vegetations.
4. **The project maintains or enhances low-cost public recreational access, including to the beach and ocean.** The project has no impact on recreation access or cost. Condition #2 requires a temporary traffic control plan be evaluated by the Public Works Department. The applicant will need to demonstrate methods for managing and maintaining bike, pedestrian, and vehicle traffic during the operation.
5. **The project maintains or enhances opportunities for visitors.** The permanent project has no impact on visitors and opportunity.
6. **The project maintains or enhances coastal resources.** The proposed monitoring well and drilling operation does not restrict public access and will protect ground water resources.
7. **The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.** The proposed monitoring well will be flush with grade and is a passive installation. There are no significant design or operational impacts associated with the installation of the monitoring well.
8. **The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).** The project will not obstruct public access and has no impact on recreation or visitor opportunities and

experiences. Short term noise and traffic safety impacts will be proactively managed with the conditions of approval.

Attachments

1. Project Narrative prepared by applicant
2. Proposed Mobilization Layout