

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4421
 (619) 767-2370



Th8b

Filed: 9/1/09
 49th Day: 10/20/09
 180th Day: 2/28/10
 Staff: Laurinda Owens-SD
 Staff Report: 10/14/09
 Hearing Date: 11/4-6/09

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-09-53

Applicant: City of San Diego

Agent: Gabriel Torres

Description: Demolition of a existing 2,128 sq.ft. South Grit and Headworks Building and construction of new south grit tanks and two-story, 49-ft. high, 9,164 sq.ft. Headworks/Grit Processing Building, including a 998 sq.ft. interim grit processing facility and other miscellaneous improvements at existing wastewater treatment plant.

Site: Point Loma Wastewater Treatment Plant, Peninsula, San Diego, San Diego County. APN 532-520-06

Substantive File Documents: Certified Peninsula Land Use Plan and City of San Diego LCP Implementation Ordinances; Geotechnical Report by Ninyo & Moore dated 2/18/94; Update to Geotechnical Report by Ninyo & Moore dated 3/4/09; 6-02-134; "Landscape, Architectural and Aesthetic Improvements to the Point Loma Wastewater Treatment Plant" dated 5/6/96.

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 Materials. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final plans and a color board for the South Grit and Headworks building which documents the proposed structure is in substantial conformance with the previously-approved color scheme for the treatment plant pursuant to the report entitled, "Landscape, Architectural and Aesthetic Improvements to the Point Loma Wastewater Treatment Plant" dated 5/6/96. Specifically, the proposed color of the new structure shall blend in with the surrounding hillsides and be compatible with the natural setting of the area. Said plan shall be submitted for review and written approval by the Executive Director.

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

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. Specifically, the proposed improvements consist of the demolition of an existing 2,128 sq.ft. "Headworks" building and construction of a new two-story, 49-ft. high, 9,164 sq.ft. "Headworks"/"Grit" building in the same location at the Point Loma Wastewater Treatment Plant in the City of San Diego. Also proposed is a 998 sq.ft. interim grit building. An interim grit processing facility will be constructed north of Grit Tank N2. Also proposed is the reconstruction of the two south grit tanks in order to meet the Clean Water Program design guidelines for aerated grit removal tanks. Both tanks will be below the existing grade and directly south of the new headworks building and, as such, will not be visible.

Other minor improvements are proposed to the raw wastewater Intake and Screening channels as well as modifications to electrical/instrumentation equipment. However, all of these latter improvements are below existing grade and will be installed within existing structures without any net increase in size to any of the structures/facilities. These improvements are intended to enhance the performance of existing mechanical components at the treatment plant. Because these latter improvements will all be housed within an existing structure they are exempt from permit requirements as they involve replacement or maintenance of existing facilities which do not alter the service capacity,

do not involve construction of new roads, grading of undisturbed area of greater than 500 sq.ft., or removal of major vegetation. They are described herein for information purposes only.

The proposed project is the same project that was approved (CDP #6-02-134) by the Coastal Commission on 3/4/03; however, the City was not able to commence with the permitted work and they never applied for an extension to the permit and it expired. Thus, the subject permit application represents a resubmittal of the same project. In addition, given that the majority of the structures on the treatment plant site are within 50 feet from the bluff edge, the City has also included an update to their original geotechnical report which has concluded the proposed project can be safely constructed, with incorporation of the design recommendations contained in the report. As such, no adverse impacts to the the geologic integrity of the coastal bluffs will occur.

With respect to potential visual impacts, the treatment plant site is visible from the west by off-shore ships and boats, and as such, the proposed improvements will be visible as viewed from the west. The area where the proposed new development will occur is largely built out and consists of a large impervious area including numerous other mechanical structures. There is little room to install new landscaping as the area where the new structure is proposed to be constructed is largely paved out. Although it may be possible to place two planter box trees west of the new structure, the placement of trees at this location would do very little to visually buffer the structure as they cannot be seen from offshore to the west and the applicant has indicated that trees in this area may adversely affect plant operations.

The applicant is proposing, instead, to paint the exterior the building in a color consistent with a previous color scheme approved for the treatment plant so that it will be less visible from offshore. In 1997, the Commission approved an amendment to several past coastal development permits approved at the treatment plant which contained conditions of approval addressing the exterior colors of various buildings. Specifically, the condition required that the facilities be of "an earthtone color to blend in with the natural setting of the existing coastal bluffs in the area". The approved amendment modified the permits such that the treatment plant incorporated a new color scheme for all the structures in accordance with a landscape and architectural theme report dated 5/6/96 to replace the past conditions of approval for the subject permits. The new approved color scheme included dark green, reddish-brown and gray, with reds and yellows as accent trims) to blend in with the surrounding hillsides to the north, south and east of the buildings. Therefore, given that there is no room to install landscaping on site at this location, the City proposes at this time, to paint the exterior of the building in a color that is consistent with the past color scheme proposed for the treatment plant. In so doing, this will help to minimize the visual impacts of the new structure. In addition, it should be noted that although the proposed structure will be larger than the existing structure, it is designed such that it is narrower from the west to the east which will minimize the appearance of its bulk and mass as viewed from the west. Also, the new structure will not be visible from the Cabrillo National Monument to the south, which is a major visitor-destination spot and where potential view impacts could occur.

Special Condition No. 1 requires submittal of final plans and a color board indicating the South Grit and Headworks building will be consistent with the color scheme previously approved for the treatment plant including exterior colors to blend in with the surrounding hillsides and which are compatible with the surrounding natural setting of the area. In summary, the proposed improvements, as conditioned, will not impact existing public views toward the ocean or scenic areas and will be visually compatible with the character of the surrounding area, consistent with Section 30251 of the Coastal Act.

The Point Loma Wastewater Treatment Plant is located in the Peninsula community in an area that was not included in the City of San Diego's certified Local Coastal Program. As such, the Commission retains permit jurisdiction over the site at this time and the Chapter 3 policies of the Coastal Act are the standard of review.

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, as conditioned, 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. Community Character /Visual Quality. The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

D. Public Access/Parking. 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.

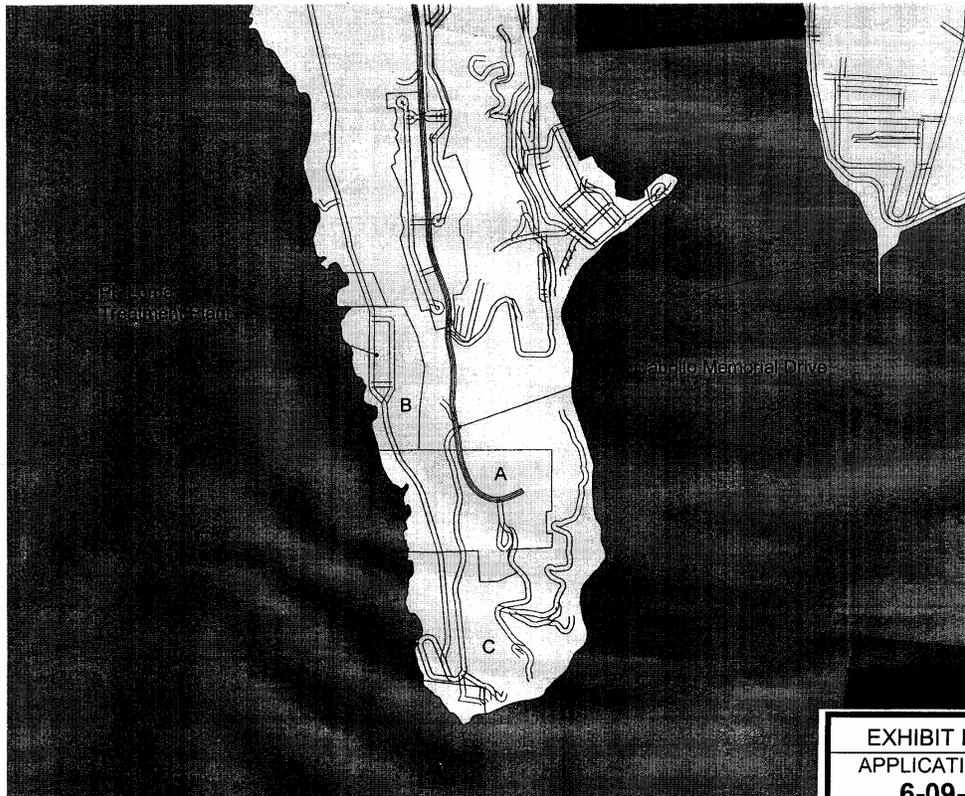
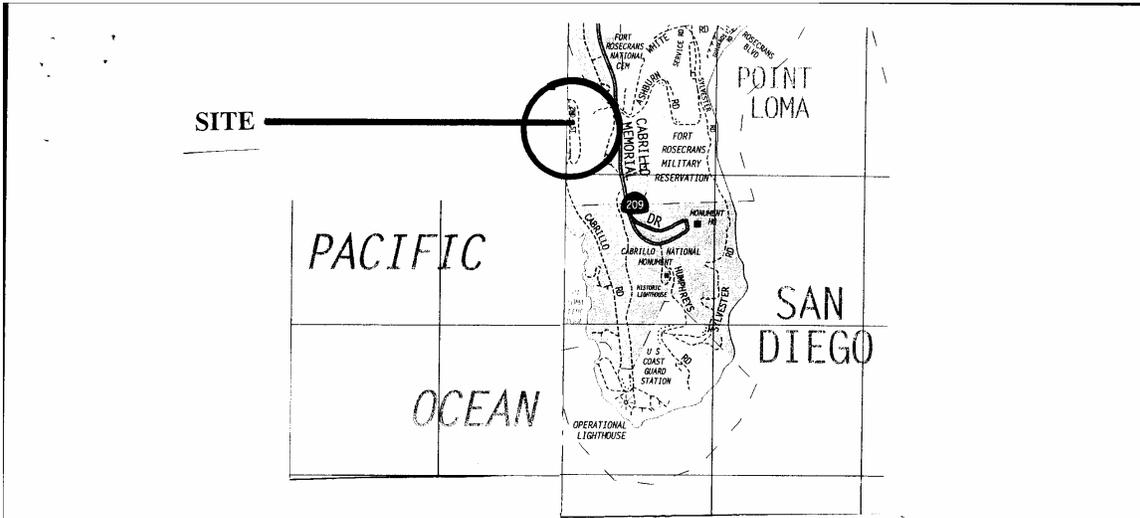
E. Growth Inducement. As proposed, this development will not be growth-inducing. The proposed improvements are located within a developed sewer treatment plant next to the ocean. The proposed project will result in improvements to the grit collection and removal processes of the Point Loma Wastewater Treatment Plant to enhance removal of suspended solids from sewage. Enhanced removal of suspended solids would continue compliance with the conditions of the national pollution Discharge Elimination system (NPDES) permit for the Point Loma Ocean Outfall. System capacity is not being increased, consistent with Section 30250 of the Coastal Act.

F. Local Coastal Planning. The Point Loma Wastewater/Sewage Treatment Plant is located within an unzoned geographic area included in the Peninsula Community Plan

segment of the City of San Diego Local Coastal Program where it has existed since 1963. This area was not included in the City of San Diego's certified Local Coastal Program, and the Commission retains permit jurisdiction over the site at this time. In addition, the Peninsula LCP Land Use Plan acknowledges ongoing maintenance, and assumes some potential future improvements. However, the proposed development would be in keeping with the LUP policy of maintaining and enhancing public services. In addition, the Commission has found that the proposed development, as conditionally approved, will be consistent with the policies in Chapter 3 of the Coastal Act. Therefore, the Commission finds that approval of the proposed project, as conditioned, will not result in adverse impacts to coastal resources nor prejudice the ability of the City of San Diego to continue implementation of its fully certified LCP or to extend the coverage of its LCP over this area.

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.



A=US Military-National Park-APN #532-520-05
B=City of SD PLWTP-APN #532-520-06
C=US Military-Cabrillo Memorial-APN # 532-520-10

EXHIBIT NO. 1
APPLICATION NO.
6-09-53
Location Map
California Coastal Commission

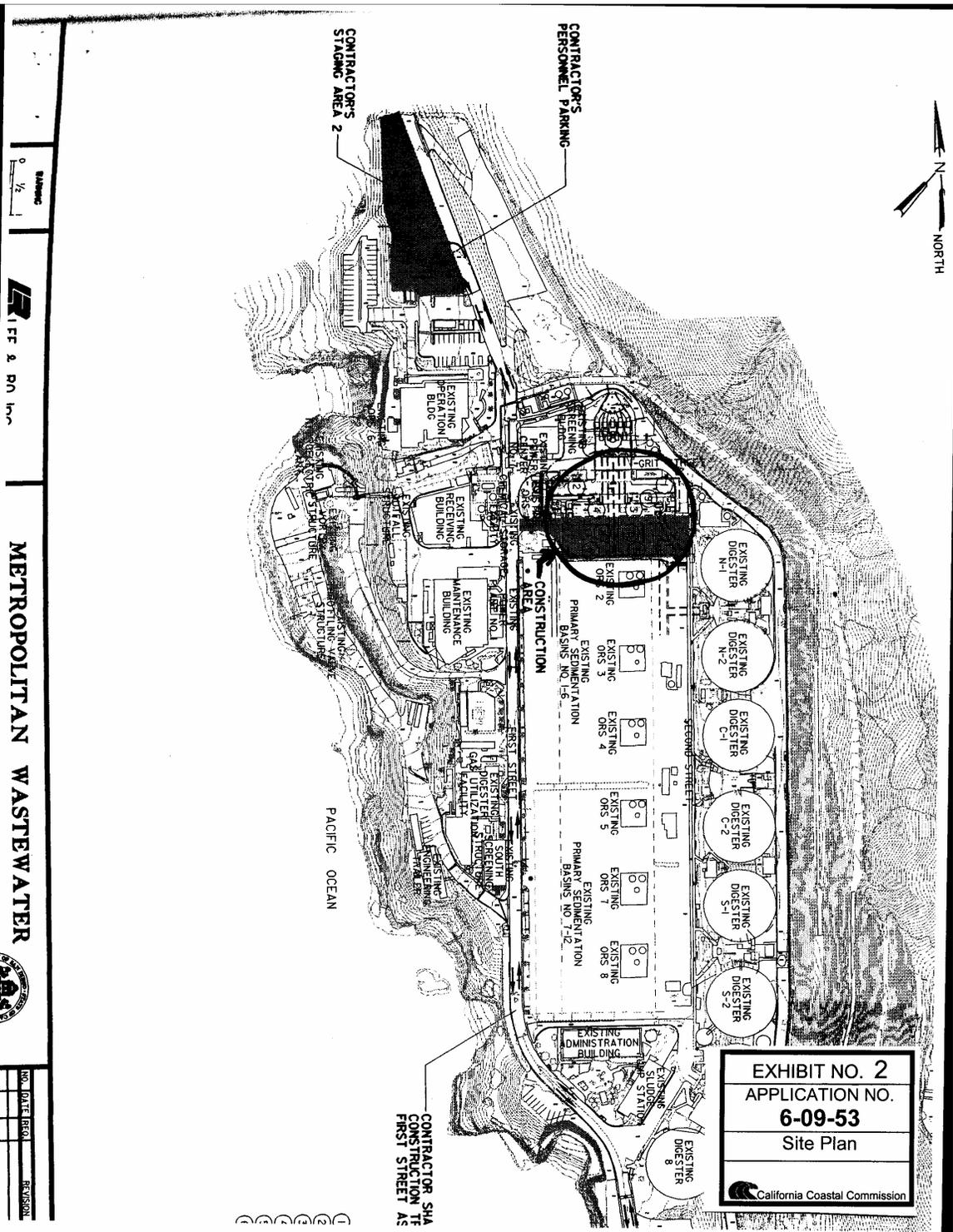


EXHIBIT NO. 2
APPLICATION NO.
6-09-53
Site Plan
California Coastal Commission



METROPOLITAN WASTEWATER



NO. DATE REVISION

- (1)
- (2)
- (3)
- (4)
- (5)
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- (7)

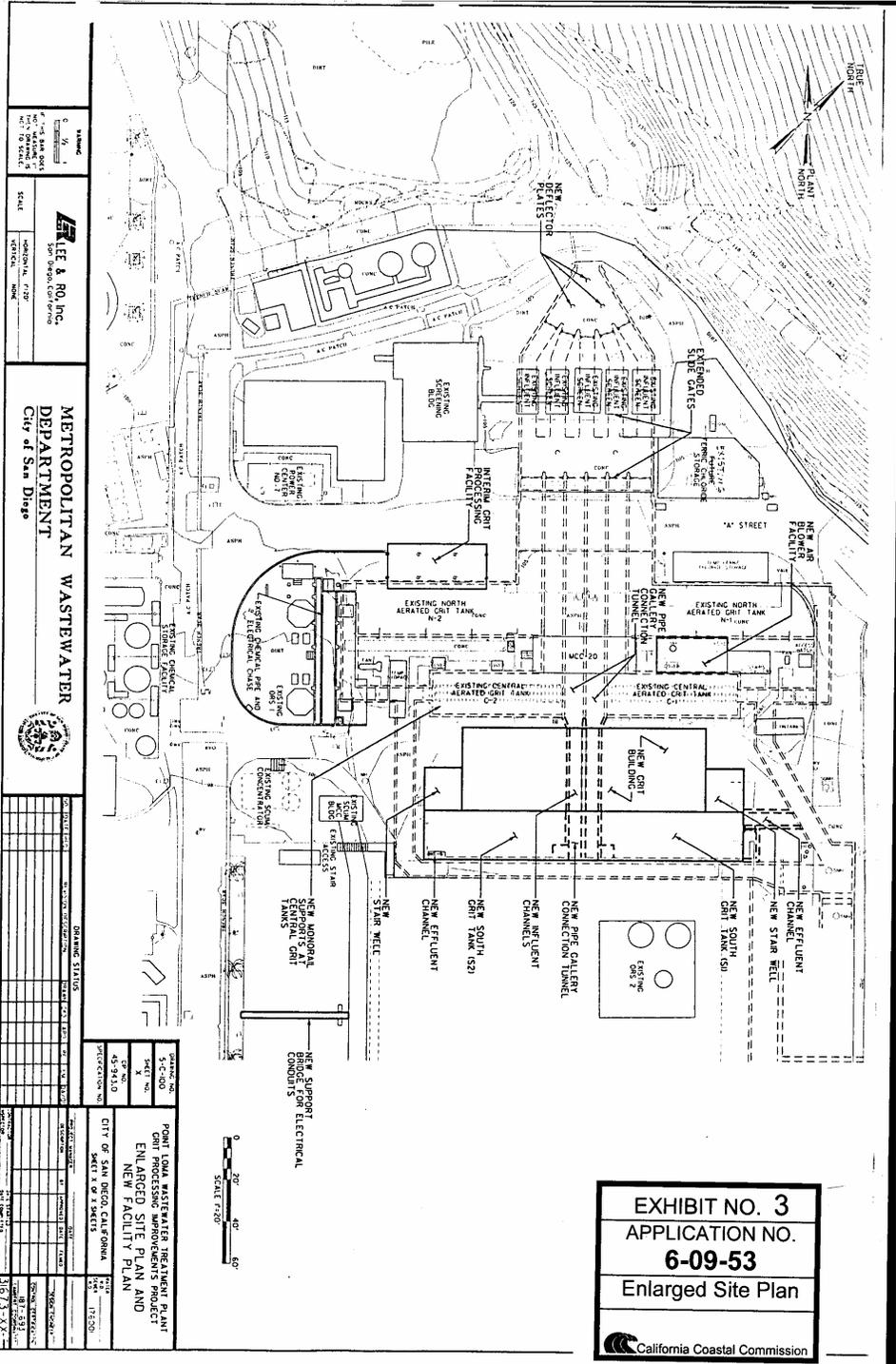


EXHIBIT NO. 3
APPLICATION NO.
6-09-53
Enlarged Site Plan

California Coastal Commission

SCALE: HORIZONTAL: 1" = 20' VERTICAL: 1" = 10'

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 1000 BROADWAY, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94133
 TEL: 415-774-1100

METROPOLITAN WASTEWATER
 DEPARTMENT
 City of San Diego

DATE: 11/17/50

NO.	DATE	BY	REVISION
1	11/17/50

PROJECT: FRONT TOWN WASTEWATER TREATMENT PLANT
 GRIFFIN PROCESSING IMPROVEMENT PROJECT
 ENLARGED SITE PLAN AND
 NEW FACILITY PLAN

CITY OF SAN DIEGO, CALIFORNIA
 SHEET NO. 134 OF 134

6-02-134