

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA  
3111 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
(619) 521-8036



Page 1 of 4  
Permit Application No. 6-96-33/GDC  
Date April 18, 1996

ADMINISTRATIVE PERMIT

APPLICANT: 22nd District Agricultural Association

PROJECT DESCRIPTION: Replace failed 12" corrugated drainage pipe with new 20 foot long, 12" diameter steel and concrete pipe in same location and add 15 cu. yds. of rip-rap at the San Dieguito River outfall.

PROJECT LOCATION: East of Jimmy Durante Blvd. Bridge, north of San Dieguito River, on southwest side of south overflow parking lot at Del Mar Fairgrounds, Del Mar, San Diego County. APN 299-071-04

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

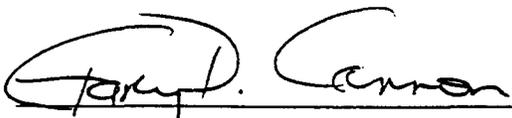
This permit will be reported to the Commission at the following time and place:

DATE and TIME: May 7, 1996  
10:00 a.m., Tuesday

LOCATION: Hyatt Regency-Long Beach  
200 South Pine Avenue  
Long Beach, Ca

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: 

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. 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.
7. 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The applicant is proposing to replace a failed 12-inch corrugated storm drain with a new 12-inch diameter steel and concrete storm drain of 20 foot length. Approximately 15 cu. yds. of rip-rap will be placed below the outfall of the drain to dissipate the run-off and prevent erosion of the river bank. The project is located adjacent to the north side of the San Dieguito River, east of Jimmy Durante Boulevard Bridge in the southwest corner of the south overflow parking lot of the Del Mar Fairgrounds.

The storm drain proposed for repair provides for the drainage of the Del Mar Fairgrounds main parking lot, the only paved parking area for the Fairgrounds. The failure of the drain resulted in severe erosion affecting an adjacent electrical power pole during last year's rainy season. The applicant undertook emergency measures under Section 30611 of the Coastal Act to fill the eroded drain trench to secure the power pole. The site of the drain failure and power pole is a vacant dirt lot and, therefore, no vegetation was disturbed in the emergency repair. Since the failure of the drain, the applicants have installed a pump to intercept the drainage at a small detention basin north of the concrete headwall and have pumped the drainage to the river at the existing outfall site.

Section 30240(b) of the Coastal Act requires that development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas be sited and designed to prevent impacts which would significantly degrade such areas and that they be compatible with the continuance of the habitat areas. The subject site is located adjacent to the San Dieguito River and Lagoon system, a sensitive habitat area. The proposed development involves the repair of an existing storm drain. The work to be performed will consist of trenching an area between the existing headwall and the riverbank, replacing the failed 12 inch corrugated drain pipe with new 12 inch steel and concrete pipe, 20 feet in length, and installing 15 cu. yds. of rip-rap on the riverbank below the outfall pipe. All work will be performed within the same alignment as the existing drain and no vegetation or sensitive habitat will be impacted by the development. The storm water which passes from the main parking lot to the outfall passes through two grease/oil separators before entering the San Dieguito River. In addition, a catch basin exist on the north side of the headwall to dissipate flows and to allow for sediments to separate prior to entering the outfall. The applicant believes that the lack of rip-rap or other dissipation device at the mouth of the outfall contributed to the failure of the original pipe and is now proposing rip-rap to dissipate outflows from the storm drain and prevent erosion to the surrounding riverbank.

The placement of rip-rap where none previously existed is considered filling of the floodplain and channelization of the river, as addressed in Section 30236 of the Coastal Act. To be consistent with that policy, the proposed development must qualify as one of the three limited uses listed in that section. Section 30236(2) of the Act allows channelization within the floodplain where no other method of protecting existing structures is feasible and where such protection is necessary for public safety or to protect existing development. The installation of rip-rap below the outfall on the river bank is required to dissipate flows from the outfall which otherwise would continue to erode the riverbank threatening the existing drainage and utility improvements. The addition of the rip-rap is compatible with existing rip-rap to the west which supports Jimmy Durante Boulevard Bridge and the existing rip-rap to the east which supports the electric power pole. As proposed, the project will not impact any environmentally sensitive habitat, and, through the installation of rip-rap, will prevent future erosion of the riverbank. Thus, the proposed repair activity is necessary to protect existing development, is the least environmentally damaging alternative, and, since there are no identified impacts, requires no mitigation.

Section 30251 of the Act calls for the protection of visual resources and provides that new development be visually compatible with the character of the surrounding area. The proposed development is the repair and maintenance of an existing storm drain. After completion of said repairs, the site will be restored to pre-existing conditions, except for the addition of minimal riprap, which is visually compatible with similar protection along adjacent sections of riverbank. As such, the proposed repairs will not have an adverse impact on the visual resources of the area.

Section 30252 of the Act requires that the location and amount of new development maintain and enhance public access to the coast by, among other things, providing adequate parking. The proposed development is a repair and maintenance activity, not new development. As such, no new parking is needed nor required. The public's access to this portion of the San Dieguito River will only be impacted during the short period of construction. In addition, this area generally is not utilized by the public for coastal access. The dirt lot adjacent to the repairs is used for overflow parking during the Del Mar Fair and Racetrack seasons and is not, generally used for public access to the river, although nothing prevents the public from walking along the riverbank or through the parking lot.

The subject site is located within the jurisdiction of the 22nd District Agricultural Association, a public agency. Neither the District's updated Master Plan for the overall development of the Fairgrounds, nor its Draft Public Works Plan has been subject to review by the Coastal Commission. At this time, Chapter 3 of the Coastal Act remains the standard of review for Fairgrounds projects. As a repair and maintenance activity, the proposed development is consistent with Chapter 3 and the District's updated Master Plan and Draft Public Works Plan. Therefore, the Commission finds project approval should not result in adverse impacts to coastal resources nor prejudice the ability of 22nd District Agricultural Association to prepare a certifiable updated Master Plan or Public Works Plan.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

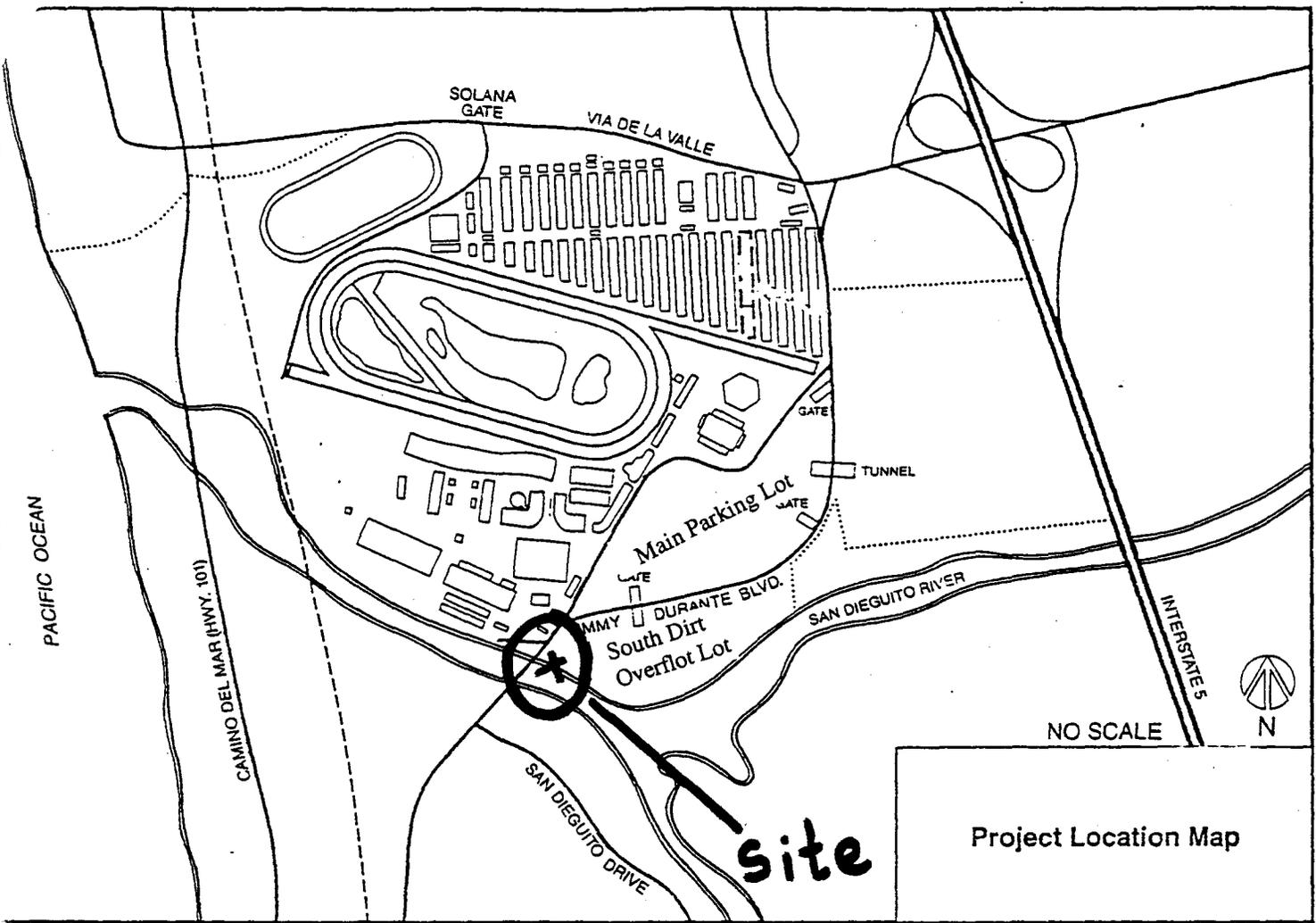
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Applicant's Signature

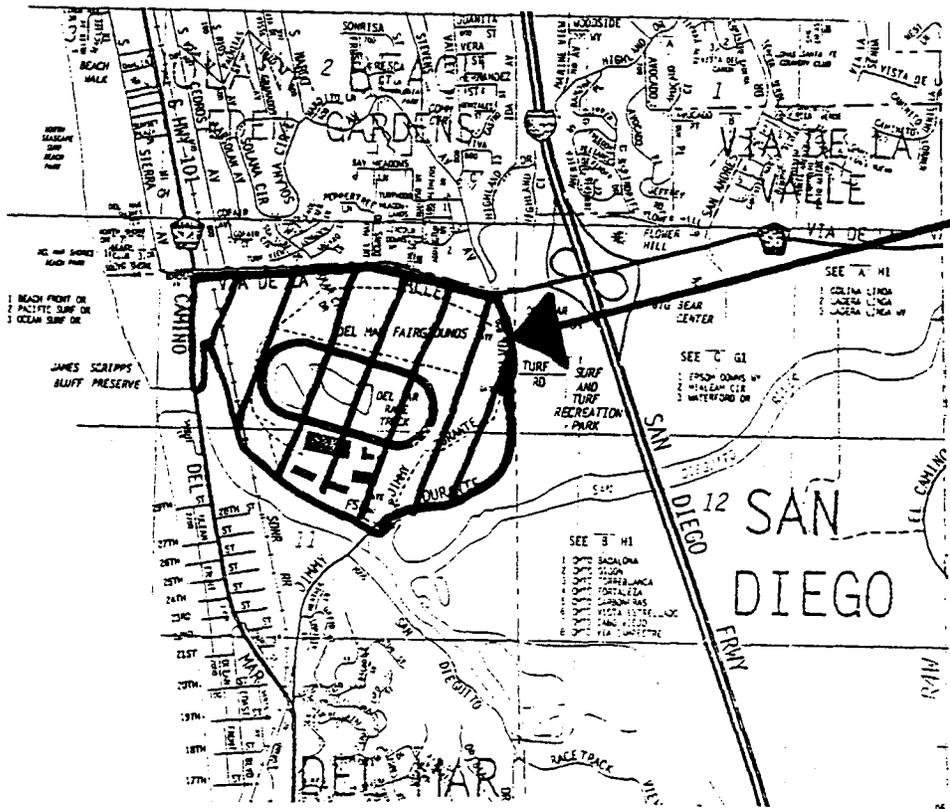
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Date of Signing

(6033R)

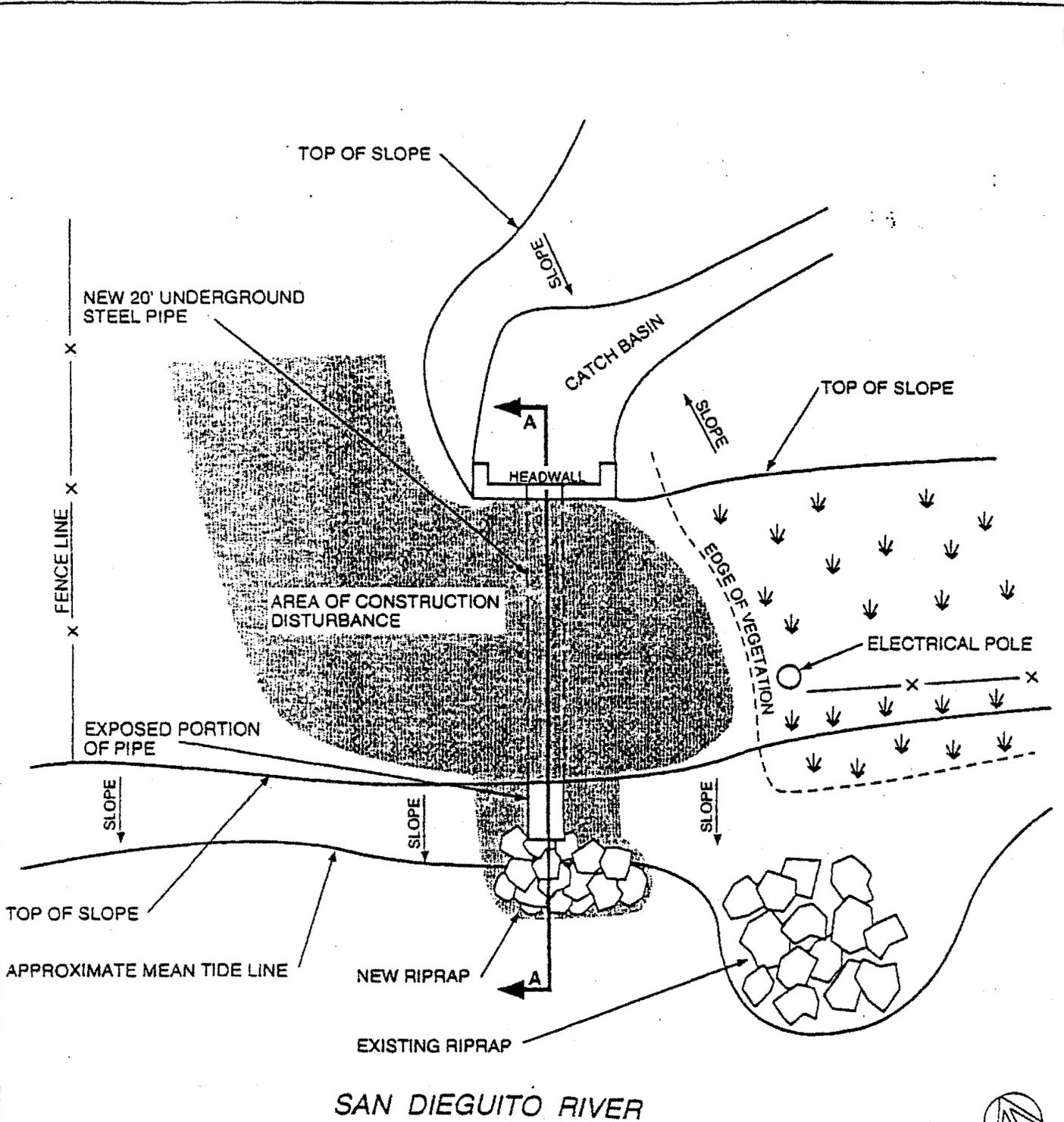


Project Location Map



Site

EXHIBIT NO. 1
APPLICATION NO.
<b>6-96-33</b>
Location Map
California Coastal Commission



SAN DIEGUITO RIVER

NOTE: SEE FIGURE 2 FOR CROSS SECTION A

SOURCE: The Butler Roach Group, Inc., 1996.

**BUTLER**  
**ROACH**  
**GROUP**

Storm Drain Pipe Replacement

Plan View

EXHIBIT NO. 2  
 APPLICATION NO.  
**6-96-33**  
 Site Plan

California Coastal Commission

