

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
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Permit Application No. 6-96-92/GDC
Date July 25, 1996

ADMINISTRATIVE PERMIT

APPLICANT: City of San Diego
Metropolitan Wastewater Department

PROJECT DESCRIPTION: Temporary (five years) placement of six construction trailers of varying sizes, totalling 8,640 sq. ft., on an existing unimproved parking lot, displacing approximately 30 parking spaces.

PROJECT LOCATION: 1902 Gatchell Road, Peninsula, San Diego, San Diego County.
APN 532-520-06

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: August 14, 1996 LOCATION: Crowne Plaza - Holiday Inn
10:00 a.m., Wednesday 5985 West Century Boulevard
Los Angeles, Ca

IMPORTANT - Before you may proceed with development, the following must occur:

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: _____

Gary D. Cannon

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.

Proposed is the installation of six double-wide trailers on approximately half of an unimproved parking lot at the southern end of the Point Loma Wastewater Treatment Plant (PLWTP); the trailers will displace approximately thirty vehicle spaces. The other half of the lot is already temporarily occupied with previously-approved construction trailers. The proposed additional trailers are intended to remain for a period of five years and will also be used as offices for construction management personnel during construction of on-going projects at the PLWTP.

The PLWTP is located at the southern end of the Point Loma peninsula in the City of San Diego. The facility provides sewage treatment for the City of San Diego and 14 other local jurisdictions. Cabrillo National Monument is located to the south of the plant and the U.S. Navy owns land to the north and the east. The Pacific Ocean lies directly west of the project site.

Section 30252 of the Coastal Act provides, among other things, that new development provide adequate parking. In this particular case, the proposed development will result in the temporary loss of approximately 30 spaces. To mitigate the loss of these spaces, the applicants propose to utilize a 72 space parking area to be constructed within one-year and to be located directly across the street from the proposed trailers. This previously permitted parking area (CDP #6-95-103) will occupy one of the identified site alternatives for future digesters 9 and 10, which are expected to be needed in about 10 to 15 years. In addition, during the period of construction, the applicant has secured up to 19 temporary parking spaces at the adjacent Cabrillo National Monument. Cabrillo National Monument has permitted PLWTP to install a 19-spaced yellow-striped parking area within the center of the asphalt parking area of the Sea Cove Scenic Overlook for use by construction employees. Cabrillo National Monument officials have confirmed to staff that public access to this parking area will be unaffected since the public prefers to use the white-striped spaces located at the western perimeter overlooking the Pacific Ocean. In addition, most public use of the lot occurs during non-construction periods on weekends and holidays. Since public parking will be unaffected, the Commission is not overly concerned if the proposed development creates internal traffic/parking problems for the applicant. In addition, with the completion of the various construction activities at PLWTP the amount of needed parking by construction employees will correspondingly decline. Therefore, although the subject development represents a temporary reduction in parking, in the long term, parking availability at PLWTP is likely to increase. As proposed, the Commission finds the development consistent with Section 30252 of the Act.

Coastal Act Sections 30211 and 30212 generally provide, in part, that development shall not interfere with public's right of access to the sea, and that access should be provided in new development projects except, where adequate access already exists. Currently, there is no public access to the shoreline at the project site. The shoreline presently consists of rocky headlands interspersed with previously constructed revetments. Due to the revetments and the rocky headlands, lateral access opportunities have been relatively non-existent at the subject site since the time of plant construction. Also, due to the nature of the sewage treatment facility, public use of the area is restricted for safety reasons. With construction of the proposed construction trailers, shoreline access will not be diminished beyond that which currently exists.

However, adequate public access exists to the south of the subject site at the Cabrillo National Monument which encourages public access to the tip and westerly side of Point Loma. Shoreline viewing areas are available at the monument and along the access road south of the treatment plant facility, but only limited access to the shoreline is allowed because of the sensitive marine resources (tidepools) found at the base of the bluffs. Since adequate

public access exist nearby and to require public access at this location would be inconsistent with public safety, the Commission finds the proposed development consistent with Sections 30211 and 30212 of the Coastal Act.

Coastal Act Section 30251 provides for the protection of scenic and visual qualities of coastal areas and the visual compatibility of new development with the character of the surrounding areas. A previously approved coastal development permit (#6-94-63) allowed for the placement of six construction trailers adjacent to the subject site. Under this previously approved permit, the applicants were required to construct an eight foot-high, permanent landscaped berm at the southern edge of the parking lot to mitigate the trailers' visual impacts to visitors at the neighboring Cabrillo National Monument. The location of the subject development is between this existing berm and the previously approved trailers. Also, the applicants propose to paint the trailers in colors compatible with the surrounding natural landforms. In addition, upon completion of the five year period, the applicants will remove the trailers and the site will remain unimproved and unused. Although portions of the project site will be visible from the adjacent tidepool area of Cabrillo National Monument and from the Monument's blufftop overlooks, the project is temporary in nature and will be screened by the existing eight-foot-high berm; moreover, the trailers will be colored to match the surrounding landforms. Therefore, the project can be found consistent with Section 30251 of the Coastal Act.

The subject site is located within an unzoned geographic area included in the Peninsula Community Plan segment of the City of San Diego Local Coastal Program and has contained the Point Loma Wastewater/Sewage Treatment Plant 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. Pursuant to the above findings, the proposed development will be consistent with all applicable policies of Chapter 3 of the Coastal Act. Therefore, project approval should not result in adverse impacts to coastal resources nor prejudice the City's ability to implement its certified LCP.

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.

Applicant's Signature

Date of Signing

(6092R)