

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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SAN DIEGO, CA 92108-1725
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49th Day: 10/8/97
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Staff: LRO-SD
Staff Report: 9/8/97
Hearing Date: 10/7-10/97

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-97-97

Applicant: City of San Diego Metropolitan
Wastewater Department

Agent: Kim Lutz

Description: Demolition of two existing ferric chloride tanks and construction of a new ferric chloride storage facility including three new tanks, and improvements associated with the polymer feed facility and new chemical pumping facilities at existing sewage treatment plant.

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| Lot Area | 1,743,341 sq. ft. (approx. 40.10 acres) |
| Building Coverage | 7.1 acres (17 %) |
| Pavement Coverage | 4.0 acres (10 %) |
| Landscape Coverage | 5.1 acres (13 %) |
| Unimproved Area | 23.9 acres (60 %) |
| Zoning | Unzoned |
| Plan Designation | Public Utility |
| Ht abv fin grade | 20 feet |

Site: Point Loma Wastewater Treatment Plant, 1092 Gatchell Road, 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; Environmental Impact Report/SCH No.
94-101024 - dated 2/23/96; CDP #s 6-89-217, 6-96-45; Geotechnical
Report by Ninyo and Moore 6/18/96 dated 1/18/96

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval.

sq.ft., or removal of major vegetation. They are described herein for information purposes only.

The PLWTP is located at the southern end of the Point Loma peninsula in the City of San Diego. The project site is located at the north end of the PLWTP. 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 east. The Pacific Ocean lies directly west of the project site.

2. Geologic Hazards/Shoreline Erosion. Coastal Act Section 30253 states, in part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood and fire hazard.
- (2) Assure stability and structural integrity, neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. ...

The project site is part of a large blufftop property on a broad shelf, midway down the bluff-face from the top of the Point Loma peninsula. Some of the existing facilities are in close proximity to the bluff edge, and the outfall itself extends seaward down the bluff then underwater approximately two miles out to sea. The original PLWTP facility was constructed in the 1960s, predating the Commission by several years. Since then, many improvements and expansions of the facility have gained Commission approval, as regional growth has demanded larger and improved sewage treatment. Most of these improvements are described in the master plan for the PLWTP, as are the proposed improvements. In 1989, after it was determined that coastal erosion threatened the PLWTP, the Commission approved Coastal Development Permit #6-89-217, for extensive shoreline stabilization. This included augmentation of existing rip-rap, seawall repair and new construction, and repair of previously-filled sea caves, among other things. In addition, pursuant to CDP #6-95-45, additional shoreline stabilization (North Shoreline Protection Improvements) was also recently approved by the Commission. The newer protective works included a rock revetment at the base of the coastal bluff and a 30 foot-high, 175-foot wide tied-back shotcrete wall on the upper bluff.

Just past the security gate entrance to the plant site, there are three primary roads on which the majority of the treatment plant improvements are situated. First Street is the road furthest to the west and closest to the coastal bluffs. Second Street is more inland to the east, and Third Street is the easternmost street. The proposed ferric chloride facilities

The proposed development is located well inland from the shoreline. Currently, there is no public access to the shoreline at the project site. The shoreline presently consists of rocky headlands interspersed with the 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 project and related improvements, shoreline access opportunities in this area will not be diminished beyond those that currently exist.

Additionally, to the north of the project site are Navy owned lands which prohibit public access along the shoreline. To the south is the Cabrillo National Monument which encourages public access to the tip and westerly side of Point Loma. Parking lots and 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 found at the base of the bluffs. The Monument offers guided tours of the tide pools, which does allow the public the opportunity to view inter- and sub-tidal marine life.

For this project site only, it is inappropriate to require public access along the shoreline due to the presence of revetments (CCC# 6-89-217 and 6-96-45) which encompass the entire beach zone (rocky, cobble beach) into the inter-tidal zone, sensitive marine resources (i.e, surfgrass) located within the inter- and sub-tidal areas, and public safety concerns due to the nature of the existing sewer treatment operations. Furthermore, adequate public access and recreational opportunities are available at the adjacent Cabrillo National Monument. Therefore, the Coastal Commission finds the proposed project, consistent with the cited sections of the Coastal Act, and with all other public access and recreation policies of the Coastal Act, as required in Section 30604(c) of the Act for any site that is located between the first coastal road and the sea.

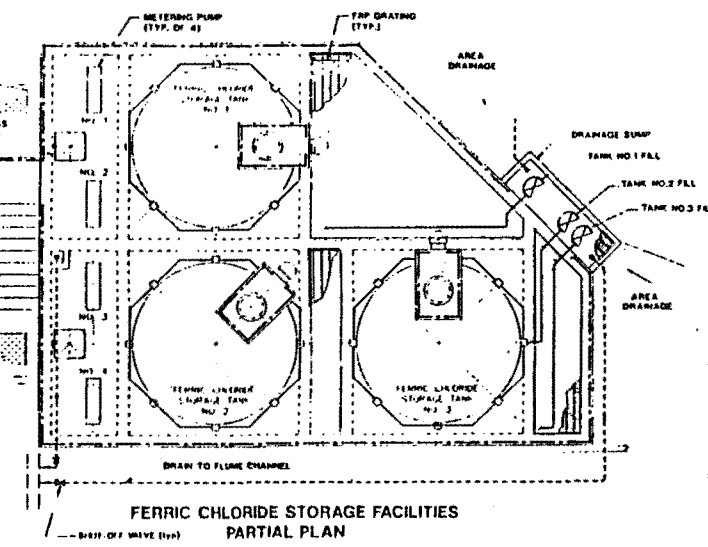
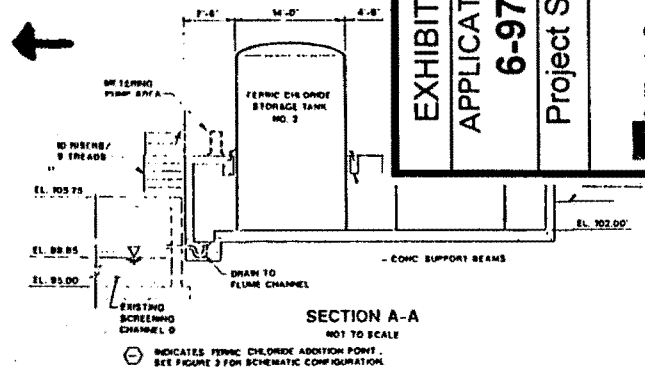
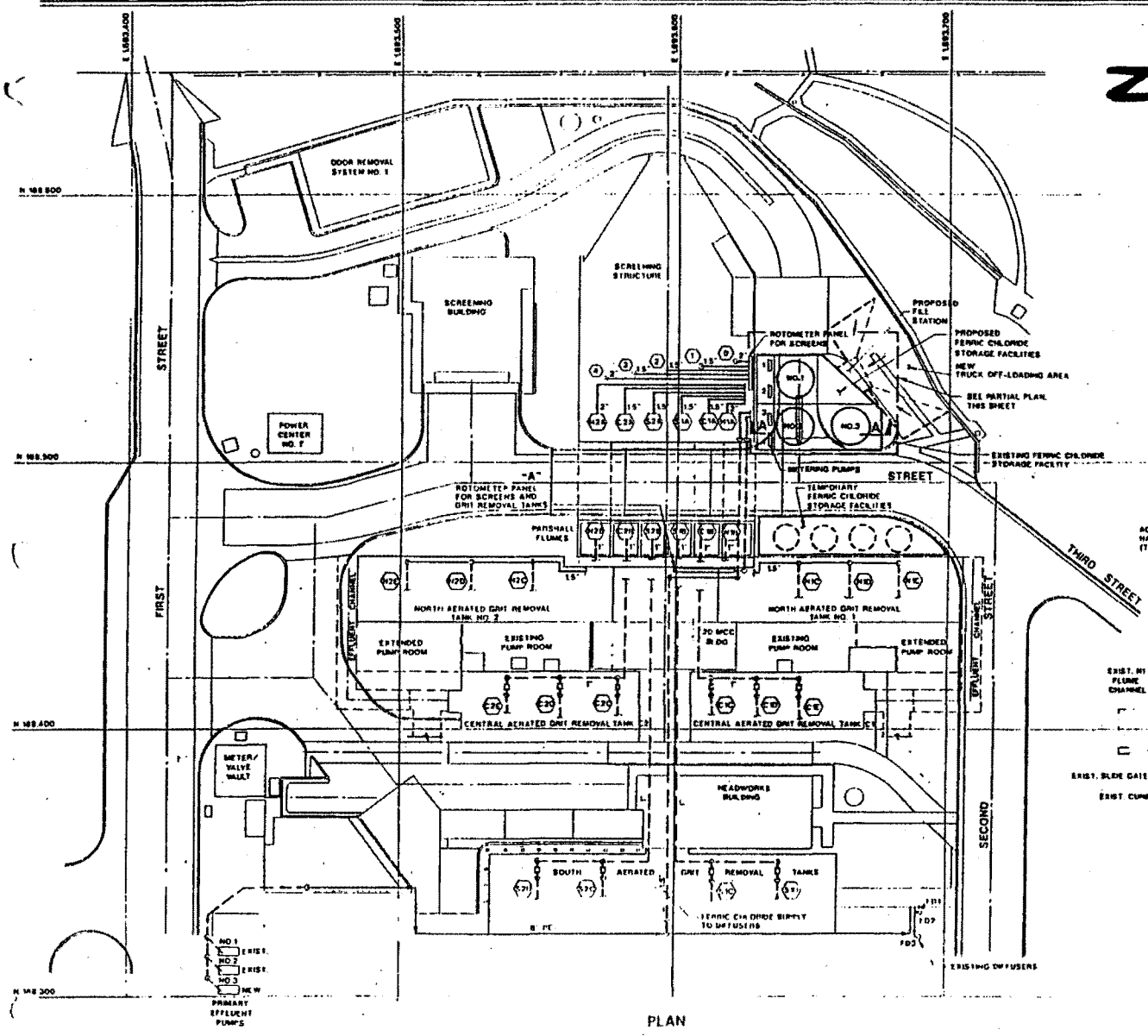
5. Growth Impacts. Section 30254 of the Act states, in part:

“New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division....”

All of the proposed improvements are intended to improve the operations at the plant facility associated with the chemical feed systems upgrade, as opposed to accommodating redevelopment or new growth in the area beyond what has been planned for in the City's certified LCP. Treatment capacity is governed by the size and number of sedimentation basins and outfall capacity. It is estimated that the plant is presently operating at 180 MGD (million gallons per day), however, each of the sedimentation basins can treat approx. 20-22 MGD of influent for a maximum total of 240 MGD which is the ultimate design capacity for the facility. No modifications to the basins are proposed as part of the project and no increases to the maximum capacity of the plant will occur as a result of the

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.

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| EXHIBIT NO. 2 |
| APPLICATION NO. |
| 6-97-92 |
| Project Site Plan |
| California Coastal Commission |



PLAN

Figure 7a
Chemical Feed System Upgrade - Ferric Chloride Facilities Site Plan