

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

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RECORD PACKET COPY**Mon 24b**

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 Staff: WNP-SD
 Staff Report: 3/21/00
 Hearing Date: 4/11-14/00

REGULAR CALENDARSTAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-99-157

Applicant: Rancho Santa Fe Community Services District

Description: Construction of an underground sewer pump station and 12-foot high, 400 sq.ft. emergency generator building on a vacant 0.1 acre site. Approximately 555 cubic yards of grading is proposed to underground the proposed facilities (pump system and wet wells, underground storage tanks, on and off-site sewer lines). Offsite sewer lines include a 6-inch, 2,500-foot long force main that would be installed within El Camino Real and extend north to the Los Morros gravity sewer station.

Site: West of El Camino Real, north of Rancho Serena Road, and immediately adjacent to the southeast corner of the San Elijo Lagoon County Park and Ecological Reserve, Rancho Santa Fe, San Diego County. APN 262-130-05

Substantive File Documents: Certified San Diego County Local Coastal Program, Mitigated Negative Declaration #990694

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed project, subject to several special conditions. Because the project site is immediately adjacent to the San Elijo Lagoon County Park and Ecological Reserve, it raises concerns relative to potential impacts to biological and visual resources. Regarding biological resources, Special Condition #1 requires no on-site grading or construction within 500 feet of the San Elijo Lagoon County Park and Ecological Reserve unless approved in writing by the resource agencies to address concerns related to protecting sensitive avian species from noise impacts during their nesting period. The concern is that noise associated with construction of the project may disturb sensitive birds during their breeding season. Another concern based on the project's location next to the reserve is that proposed landscaping must be drought-tolerant, native landscaping and that no invasive plants be installed that could adversely affect vegetation within the reserve. A condition is attached that requires such

landscaping. Another concern is that no vegetation removal be done in the reserve. An issue arises resulting from typical fire safety requirements requiring that vegetation be removed around structures to prevent a fire from damaging the structure. In this case, the Rancho Santa Fe Fire Protection District has agreed to waive its typical requirements to avoid vegetation removal within the reserve provided the proposed above ground structure be constructed of non-combustible construction and setback at least 10-feet from the property line. A condition is attached which requires the project to conform to these provisions.

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

- I. **MOTION:** *I move that the Commission approve Coastal Development Permit No. 6-99-157 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. This will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. **Standard Conditions.**

See attached page.

III. **Special Conditions.**

The permit is subject to the following conditions:

1. Project Timing. No grading or construction shall occur within the nesting period of sensitive avian species located within 500 feet of the San Elijo Lagoon County Park and Ecological Reserve unless approved in writing by the resource agencies.

2. Final Revised Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final building, sewer and street improvement plans in substantial conformance with the plans by Wilson Engineering, dated 12/17/99, and approved by the Rancho Santa Fe Fire Protection District, but which are revised as follows:

- a. The structure must be constructed of non-combustible construction, including all exposed surfaces such as walls, roof and eaves.
- b. The structure must be setback at least 10-feet from the northern property line.

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

3. Construction Access/Staging Areas/Timing of Construction. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, construction access and staging plans including information regarding the timing of construction that includes the following:

- a) The plans shall indicate the locations, both on- and off-site, which will be used as staging and storage areas for materials and equipment during the construction phase of this project. No equipment or materials shall be staged adjacent to the San Elijo Lagoon County Park and Ecological Reserve, within the streambed of La Orilla Creek or within any sensitive habitat area.
- b) Access corridors and staging areas shall be located in a manner that has the least impact on pedestrian access to the San Elijo Lagoon County Park and Ecological Reserve.

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

4. Drainage Plan. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, a drainage and runoff control plan, with supporting calculations. This plan shall document that runoff from the roof, driveway and other impervious surfaces will be collected and appropriately discharged and shall include the following:

- a. The parking areas shall be constructed of gravel.
- b. Runoff from concrete and metal structures covering underground facilities shall be directed into the interior wet well system to be pumped offsite with sewage flows.
- c. The bulk of the runoff from the site shall flow into the existing drainage structure located south and west of the site.
- d. All contaminants from the interior of the emergency generator building shall be conveyed offsite in the proposed force main.
- e. Any runoff shall be discharged at a non-erosive velocity (less than 6 cfs) and elevation in order to protect the scenic resources and habitat values of the San Elijo Lagoon County Park and Ecological Preserve from degradation by scouring or concentrated runoff.

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

5. Grading and Erosion Control. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, final site and grading plans approved by the County, which shall conform to the following requirements:

- a.) All grading activity shall be prohibited between October 1st and April 1st of any year.
- b) All areas disturbed by grading shall be planted within 60 days of the initial disturbance and prior to October 1st with temporary or permanent (in the case of finished slopes) erosion control methods. Said planting shall be accomplished under the supervision of a licensed landscape architect, shall provide adequate coverage within 90 days, and shall utilize vegetation of species compatible with surrounding native vegetation, subject to Executive Director approval.
- c) The use of temporary erosion control measures, such as berms, interceptor

ditches, sandbagging, filtered inlets, debris basins, and silt traps shall be utilized in conjunction with plantings to minimize soil loss from the construction site and to facilitate incremental grading.

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

6. Disposal of Graded Spoils. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the disposal of graded spoils. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission.

7. Landscape Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a landscape plan developed in consultation with the California Department of Fish and Game. The plan shall indicate the type, size, extent and location of all plant materials, the proposed irrigation system, other landscape features. The plan shall also indicate:

- a. The installation of plant materials shall consist of native, non-invasive, drought-tolerant, fire resistant materials at the south and east borders of the site. Native, fire resistant vegetation shall be installed between the structure and the San Elijo Lagoon County Park and Ecological Reserve on the site's northern boundary to provide screening of the structure if approved by the Rancho Santa Fe fire department.
- b. A written commitment by the applicant that all required plantings shall be maintained in good growing condition, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance.
- c. All required plantings shall be installed within 60 days of completion of the project.

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

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the construction of an underground sewer pump station and 12-foot high, 400 sq.ft. emergency generator building on a vacant 0.1 acre site (Exhibit 1,2). Approximately 555 cubic yards of grading is proposed to underground the proposed facilities (pump system and wet wells, underground storage tanks, sewer lines). A 12-foot high, 20-foot by 20-foot building designed to resemble a barn is proposed to house the emergency generator (Exhibit 3). Offsite sewer lines include a 6-inch, 2,500-foot long force main that would be installed within El Camino Real and extend north to the Los Morros gravity sewer station for ultimate disposal at the San Elijo Lagoon treatment plant (Exhibit 4).

The project would serve a segment of the Rancho Santa Fe community that will consist of approximately 300 homes at build out; at present this segment is approximately 80-90% built out and is located primarily outside the coastal zone (Exhibit 5). The project is proposed to provide sanitary sewer service to area properties with failing septic systems, as well as those properties that do not percolate adequately for a septic system.

The flat and vacant 0.1-acre project site is located adjacent to large lot residential and equestrian estates on three sides and the southeastern corner of the San Elijo Lagoon County Park and Ecological Reserve. This area of the Reserve is dominated by non-native weedy plants and includes eucalyptus woodland. Adjacent to the western property line is a cement-lined approximately 20-foot wide drainage culvert which contains no vegetation. The site is highly disturbed (has been used as area to dump waste cleaned out from corrals and stables and as a parking area for vehicles); there are no native habitats or wetlands present on-site and none of the vegetation communities onsite are considered to be sensitive biological resources.

The standard of review for the proposed development is the Chapter 3 policies of the Coastal Act, with the certified County of San Diego LCP used as guidance.

2. Resource Protection/Water Quality. The project site is located adjacent to residential development and the San Elijo Lagoon County Park and Ecological Reserve. Coastal Act Sections 30230, 30231 and 30240 call for the preservation of environmentally sensitive habitat areas and protection against significant disruption of habitat values and state:

Section 30230

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate.

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The project site is located south of and immediately adjacent to the San Elijo Lagoon Ecological Reserve, an environmentally sensitive habitat area and regional park that is managed jointly by the California Department of Fish and Game and the San Diego County Parks and Recreation Department. In addition, San Elijo Lagoon is one of the 19 priority wetlands listed by the Department of Fish and Game for acquisition. The lagoon provides habitat for at least five State or Federal-listed threatened or endangered birds including the California least tern, the light-footed clapper rail, Belding's savannah sparrow, the brown pelican and the western snowy plover. The California gnatcatcher has also been observed around the lagoon reserve. Thus, the proposed development, located directly adjacent to the reserve, has the potential to adversely affect this sensitive area.

The project site is not characterized by any sensitive plant or animal or upland or wetland resources; thus, the proposed development will not have any on-site direct wetland or upland impacts. The area immediately north of the site within the San Elijo Lagoon County Park and Ecological Reserve is characterized by disturbed vegetation. However, riparian vegetation is located approximately 500-feet from the project site. Construction may occur within the breeding season of endangered avian species that use the riparian vegetation within the reserve to nest. The mitigated negative declaration indicates the applicant has agreed to a condition requiring that if construction is proposed within the breeding season, nesting surveys must be conducted for sensitive riparian and raptor species. If survey results are positive, construction activities shall not occur within 500 feet of the identified nest(s) identified during the survey. Grading may be permitted

within 500 feet if it can be determined by an acoustician that noise from construction would not exceed a one-hour average of 60 decibel at the location of the nests or a berm/wall is constructed adjacent to the construction area to minimize noise impacts. Lighting is proposed as small lighting fixtures on the generator building. No large lighting poles area proposed; consequently, no adverse impacts to wildlife are expected within the reserve. Special Condition #1 requires that no grading or construction can occur within the nesting period of sensitive avian species located within 500 feet of the San Elijo Lagoon County Park and Ecological Reserve unless approved in writing by the resource agencies.

Because the site is located immediately adjacent to the San Elijo Lagoon County Park and Ecological Reserve, the proposed development has the potential to adversely impact vegetation within the reserve from fuel modification requirements required by the Fire Department. Although the vegetation adjacent to the proposed generator building is not sensitive within the 100-foot fuel modification zone, some shrubs and eucalyptus trees could be affected if typical vegetation removal standards were applied. These trees provide screening of the structure from the reserve and may act as perches for sensitive raptor species. The Fire Department has indicated that if the proposed building is made of fire resistant materials and maintains a 10-foot setback from the park boundary, no fuel modification would be required within the reserve. The Commission finds the project must be revised this way to be found consistent with Section 30240 of the Coastal Act. Special Condition #2 memorializes this requirement.

The project includes the installation of an off-site 2,500-foot long, 6-inch force main within El Camino Real to connect with a gravity sewer station to the north. The sewer line will be installed within the paved road; however, it will cross La Orilla Creek in one location. La Orilla Creek is a small creek that enters the lagoon and has some attendant riparian vegetation near the proposed bridge crossing. However, no adverse impacts to coastal resources are expected to occur as no work within the creekbed is proposed. The work is proposed to be done from the existing bridge that crosses over the creek. The pipe will be hung under the bridge on hangers, immediately adjacent to another existing utility line under the bridge. Thus, no impacts to sensitive riparian vegetation are anticipated. Two staging areas are proposed: one directly across El Camino Real and one near the intersection of El Camino Real and Highland Road. Special Condition #3 requires that no environmentally sensitive areas be used for such activities.

Again, because the site is located immediately adjacent to the San Elijo Lagoon County Park and Ecological Reserve, the proposed development has the potential to adversely impact water quality of the reserve related to sedimentation from grading and construction activities and from possible contamination due to sewage overflow and polluted runoff. Current drainage from the site sheet flows over the level property. No substantial changes to the existing level grade of the site would be required to construct the project. Approximately 555 cubic yards of subsurface materials are proposed for excavation to underground the proposed facilities. According to the mitigated negative declaration, no direct or indirect impacts to biological resources would occur within the reserve. Impervious surfaces added to the site would be limited to concrete and metal

covers for the underground facilities and the above ground structure (less than 0.03 acres). Gravel is proposed for the parking areas, which does maintain some level of permeability/filtration capacity. According to the applicant, although the concrete and metal structures are identified as impervious surfaces, after installation, runoff from these surfaces will be directed into the interior wet well system to be pumped offsite with sewage flows. Thus, runoff from these surfaces would not result in on-site impacts to water quality. The bulk of the runoff from the site would flow into an existing drainage structure located south and west of the site. All contaminants from the interior of the emergency generator building would be conveyed offsite in the proposed force main. Runoff from the building's roof would sheet flow, some of it to the adjacent drainage structure and some towards the reserve; however, because of its minimal area (approximately 400 sq.ft.) no adverse impacts to water quality are anticipated. Special Condition #4 requires a drainage and runoff control plan to document that runoff from the roof, driveway and other impervious surfaces will be collected and appropriately discharged. Any runoff shall be discharged at a non-erosive velocity (less than 6 cfs) and elevation in order to protect the scenic resources and habitat values of the San Elijo Lagoon County Park and Ecological Preserve from degradation by scouring or concentrated runoff. Based on the above, it is not anticipated that this minor increase in impervious surfaces would significantly alter drainage patterns in the project area or increase the extent of runoff into the San Elijo Lagoon County Park and Ecological Reserve from the project site. As a result, it is not anticipated that implementation of the project would substantially alter the water quality of any runoff that may flow from the site.

Although the proposed grading is minimal (555 cu.yds. of export), there is a potential for excavated soils to be carried into the reserve particularly during rainy weather. The CRP overlay requires that sensitive resources be protected from downstream impacts resulting from new development. Special Condition #5 requires that grading not take place during the rainy season to ensure that silt and sediment will not enter the lagoon during site preparation. It also requires use of erosion control devices to minimize soil loss from graded areas through submittal of a final grading/erosion control plan.

Special Condition #6 requires the identification of the location for the disposal of graded spoils. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission.

In the event a pipe should rupture or a pump fail, the project includes a Sewer Overflow Prevention Plan and Sewer Overflow Response Plan. An emergency overflow containment structure is proposed that will contain sewage flow should there be a spill from the pump station's wet well. Also proposed is an emergency power supply to be used in the event of a power failure. Moreover, regular inspection and maintenance of the pump system is proposed to prevent against these types of accidents.

In summary, as required to comply with resource agency requirements regarding sensitive avian species during the nesting season, to submit revised plans indicating the

proposed building is made of fire resistant materials and maintains a 10-foot setback from the park boundary and to not grade during the rainy season, adverse impacts on sensitive resources and water quality are reduced to the maximum extent feasible. Therefore, the Commission finds the proposed project can be found consistent with the above-cited Coastal Act policies.

3. Visual Resources. Section 30251 of Coastal Act states in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas....

The project site is located adjacent to El Camino Real (20-feet west), which is designated as a Scenic Road, and adjacent to the San Elijo Lagoon Ecological Reserve and Regional Park. Although there are some trees along the eastern border of the site, the subject site is visible from both the Ecological Reserve and El Camino Real. Thus, the project area is within a scenic area and any new development must be sited and designed to ensure that area visual resources will not be adversely impacted. The proposed building, designed to resemble a barn, will extend 12-feet above ground to house the emergency generator. The barn design is proposed to blend and be compatible with the equestrian theme of the area. The San Elijo Lagoon Conservancy, a local non-profit organization who help manage the lagoon, has requested that non-native vegetation be moved away from the edge of the preserve area and the Rancho Santa Fe Fire Department has requested that no vegetation be placed between the building and the property line. The Fire Department notes that the closest tall vegetation is approximately 50-feet away from the proposed pump station and they would like to keep it that way. The County of San Diego Department of Parks and Recreation has requested that non-native plantings should be restricted to those species that do not spread into the natural environment. This would preclude the use of problem species such as ice plant, pampas grass, acacia, eucalyptus, tamarisk, myoporum etc.

Landscaping consisting of trees and shrubs is proposed along the southern and eastern boundaries to screen the building from these locations. With the existing and proposed vegetation, the pump station will not be highly visible from El Camino Real. Also, while it is not anticipated that the structure would significantly impact public views from the reserve, the Commission finds the natural quality of this area should be preserved through the installation of native plant materials to help screen the structure from the reserve if found acceptable by the fire department. As noted, the fire department has a concern about installing decorative vegetation between the barn and the preserve but it is unclear if this restriction includes native vegetation. Special Condition #7 calls for submittal of final landscape plans that include the installation of native, drought-tolerant species at the south and east perimeters of the site. The condition also provides that native, fire resistant vegetation shall be installed between the structure and the preserve

on the site's northern boundary to provide screening of the structure from the preserve if approved by the fire department. Therefore, as required to submit final landscaping plans to screen the building from public views with native vegetation while complying with fire department requirements, the Commission finds the proposed project, as conditioned, is consistent with 30251 of the Act.

5. Growth Inducement. Section 30250 (a) of the Coastal Act is applicable and states, in part:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources....

The Commission must determine whether the proposed development is being proposed to serve existing development or whether it is being proposed to accommodate new development. The project would serve a segment of the Rancho Santa Fe community that will consist of approximately 300 homes at build out; at present this segment is approximately 80-90% built out and is located primarily outside the coastal zone (Exhibit 5). The project is proposed to provide sanitary sewer service to area properties with failing septic systems, as well as those properties that do not percolate adequately for a septic system. The proposed sewer lift station will not result in any alteration or expansion of service capacity and is not proposed to accommodate new development over previously approved densities. Additionally, no additional capacity or an expanded service area is proposed with the off-site force main. Therefore, the Commission finds that the proposed project is consistent with Section 30250 (a) of the Coastal Act.

6. Local Coastal Planning. Section 30604 (a) requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act.

The subject site is designated for Residential I (1dwelling unit per acre) in the County LCP. The applicant has acquired an access and drainage easement on the site. The proposed development is consistent with this designation. The site is also within the Coastal Resource Protection Overlay (CRP) identified in the certified LCP. The overlay requires that new development be sited and designed to protect coastal resources, including sensitive plants and animals and scenic quality. As conditioned herein, the proposed project can be found in conformance with the applicable Chapter 3 policies of the Coastal Act as well as with the previously certified County LCP. Therefore, as conditioned, the project should not prejudice preparation of a certifiable LCP by the County of San Diego.

7. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned to be found consistent with the visual and environmental resource protection policies of the Coastal Act. The attached conditions and mitigation measures will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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. 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.

(G:\San Diego\Reports\1999\6-99-157RSF pumpstationstfrpt.doc)

NORTH

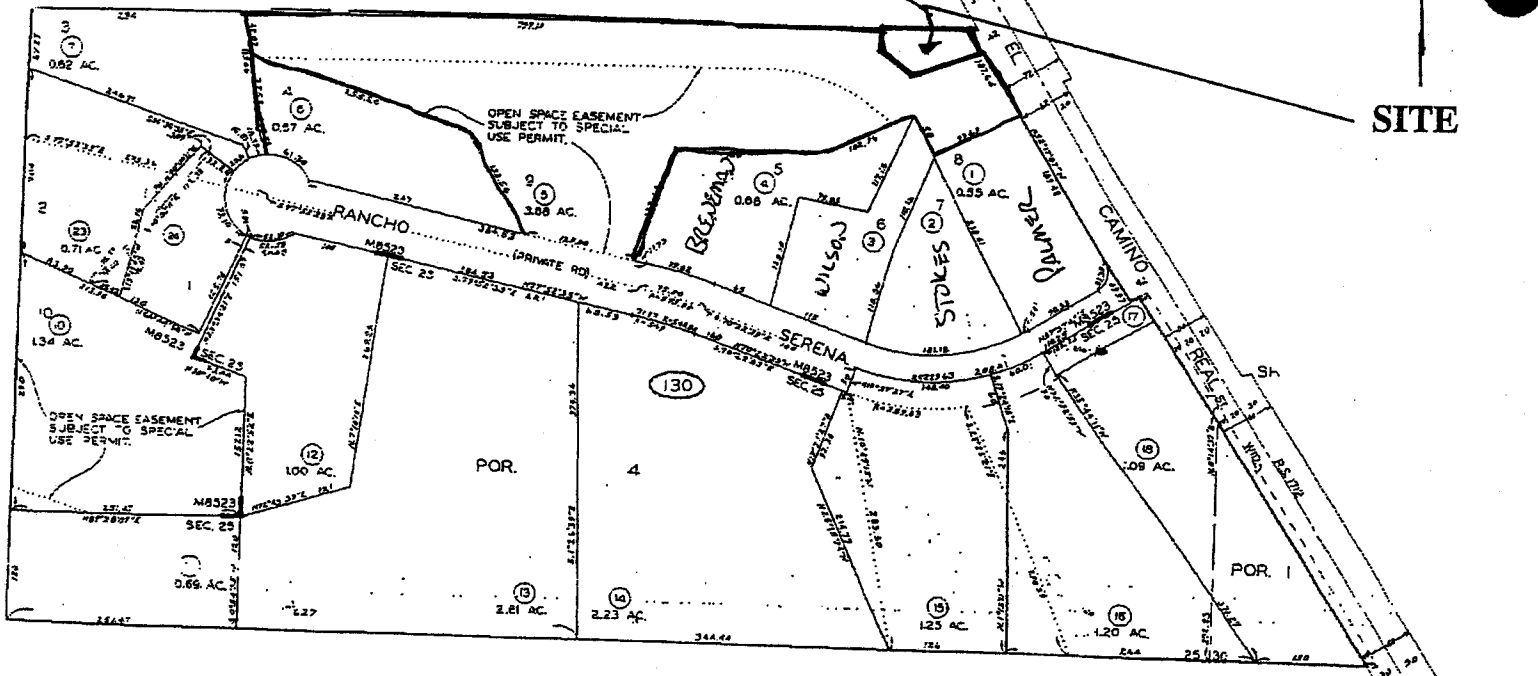
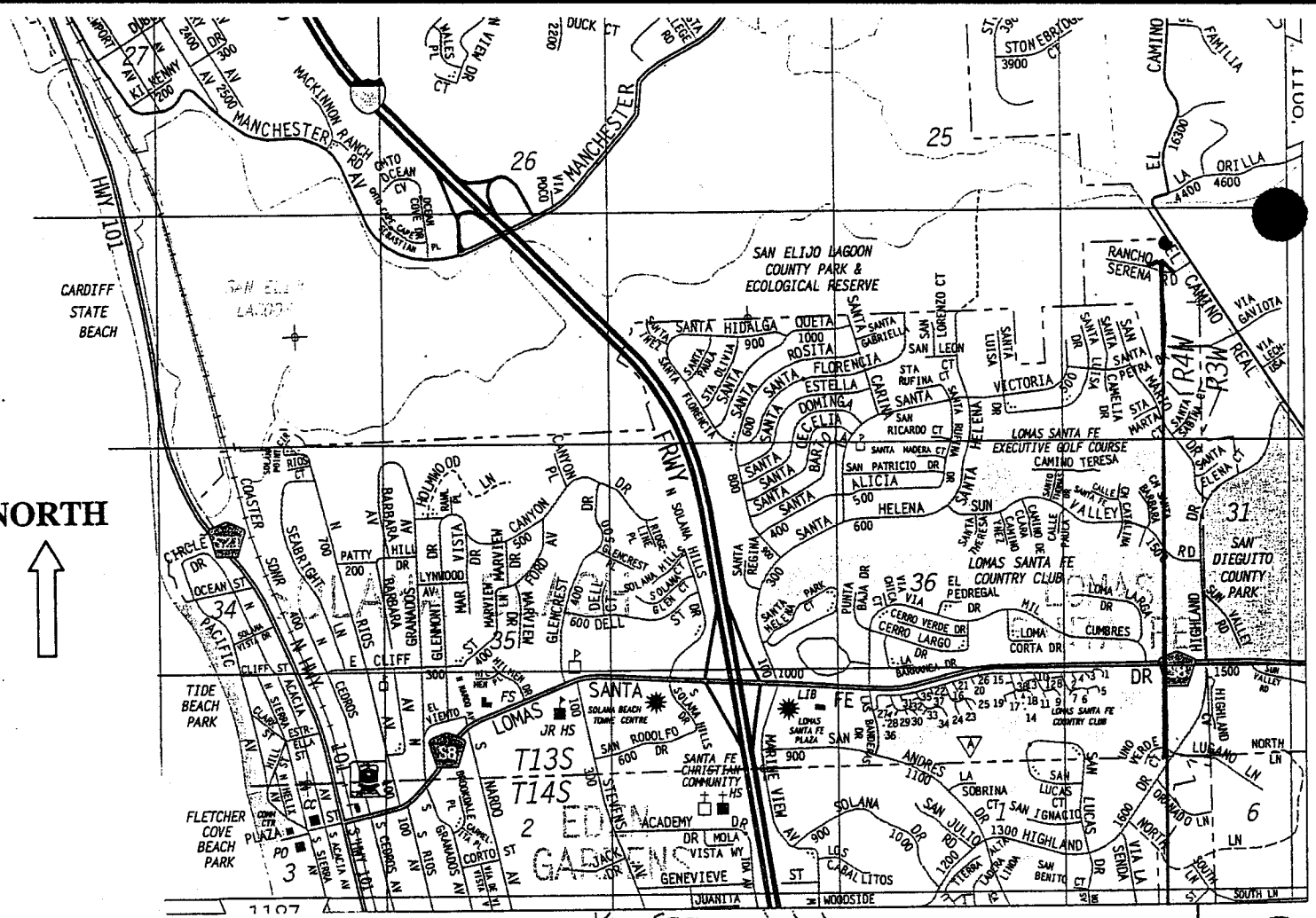
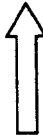


EXHIBIT NO. 1
 APPLICATION NO
6-99-157
 Location Map

California Coastal Commission

X 20.9

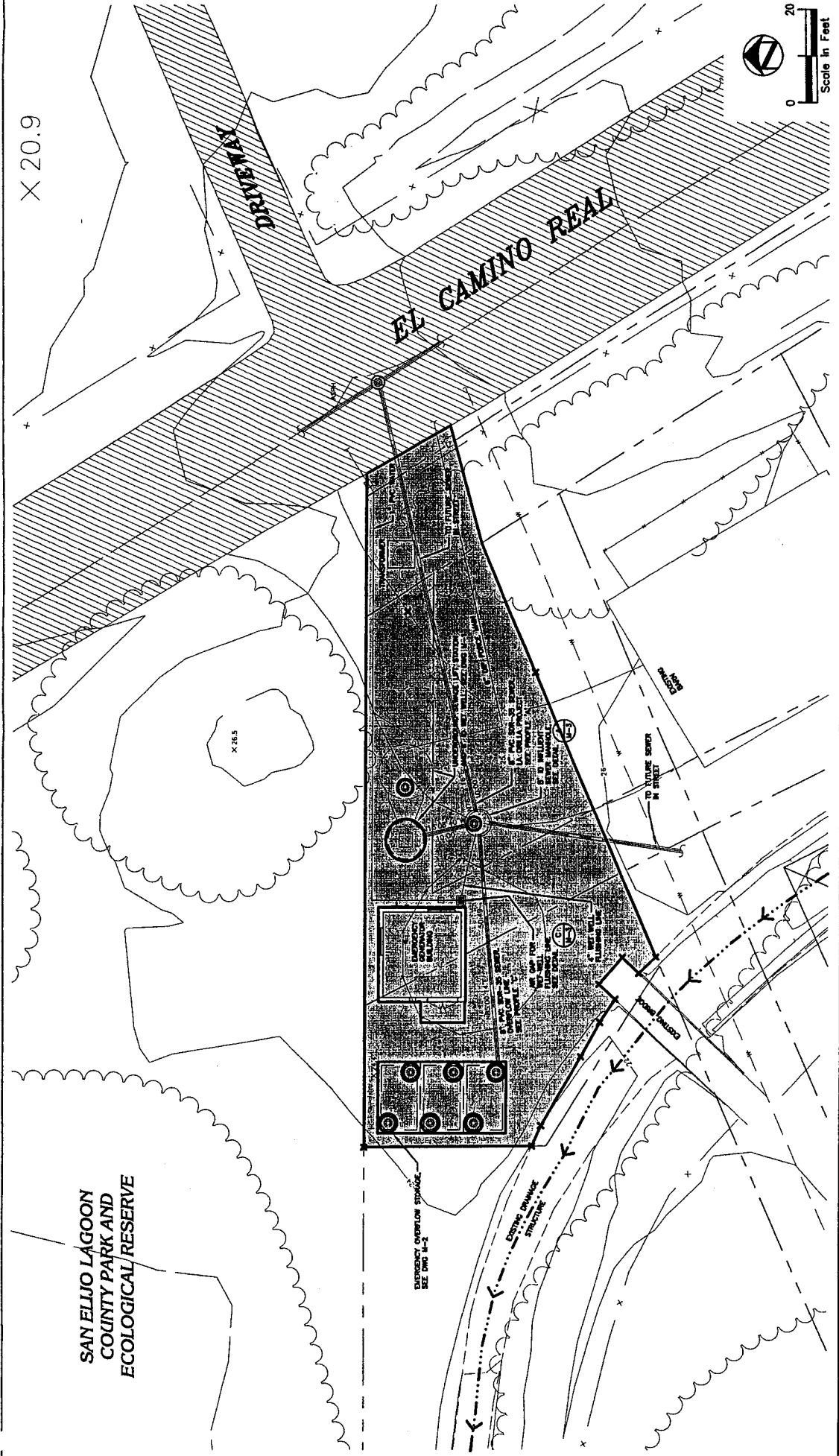
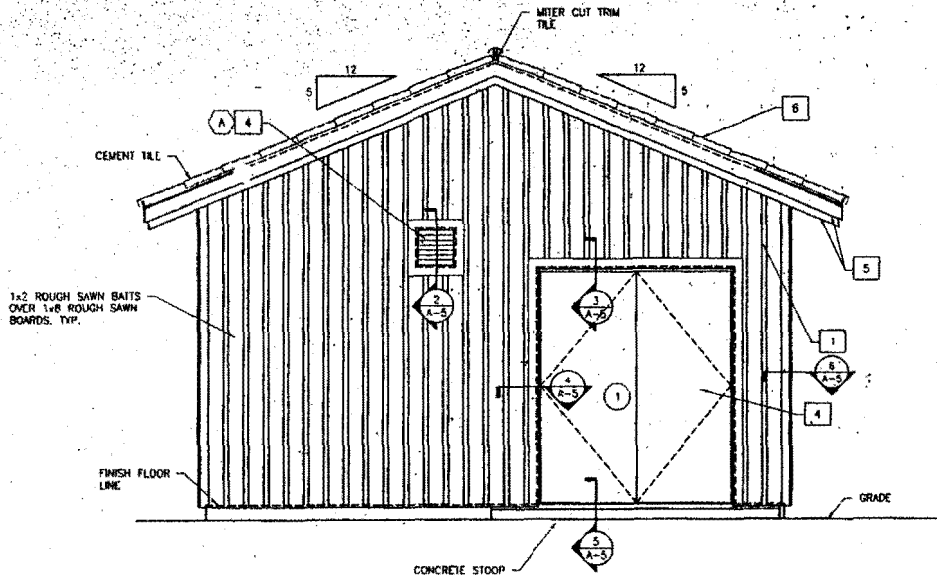


FIGURE 5
 La Orilla Pump Station - Mitigated Negative Declaration
 Pump Station Site Plan

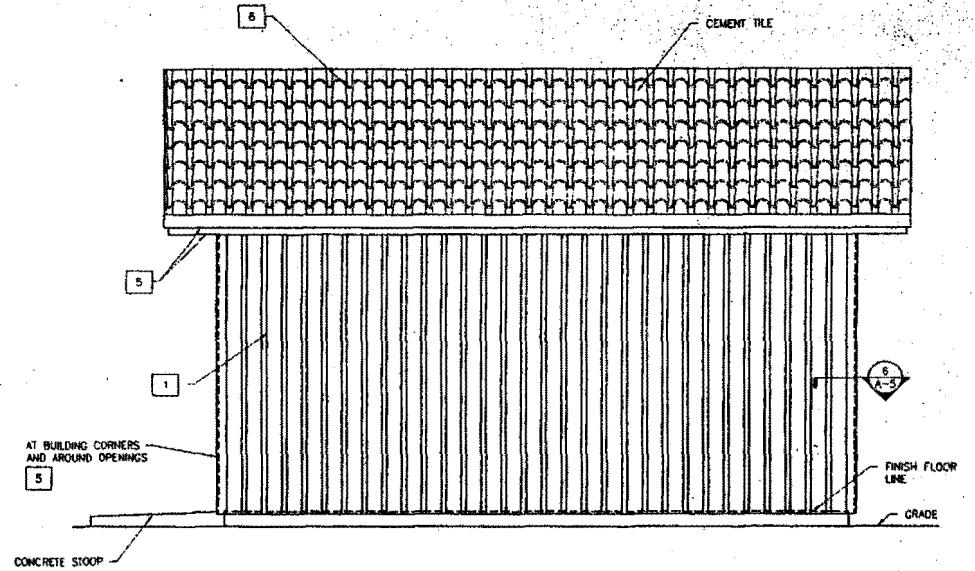
EXHIBIT NO. 2
 APPLICATION NO.
6-99-157
 Site Plan



ELEVATION

1/2" = 1'-0"

A
A-3



ELEVATION

1/2" = 1'-0"

B
A-3

DISTRICT APPROVED CHANGES			SCALE	DESIGN
DESCRIPTION	APPROVED BY	DATE	AS SHOWN	AN
				ELY
				AN/DWS

RANCHO SANTA FE
COMMUNITY SERVICES DISTRICT

JOHN PASTORE BCE 20160 DATE
GENERAL MANAGER

RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
LA ORILLA SEWAGE LIFT STATION

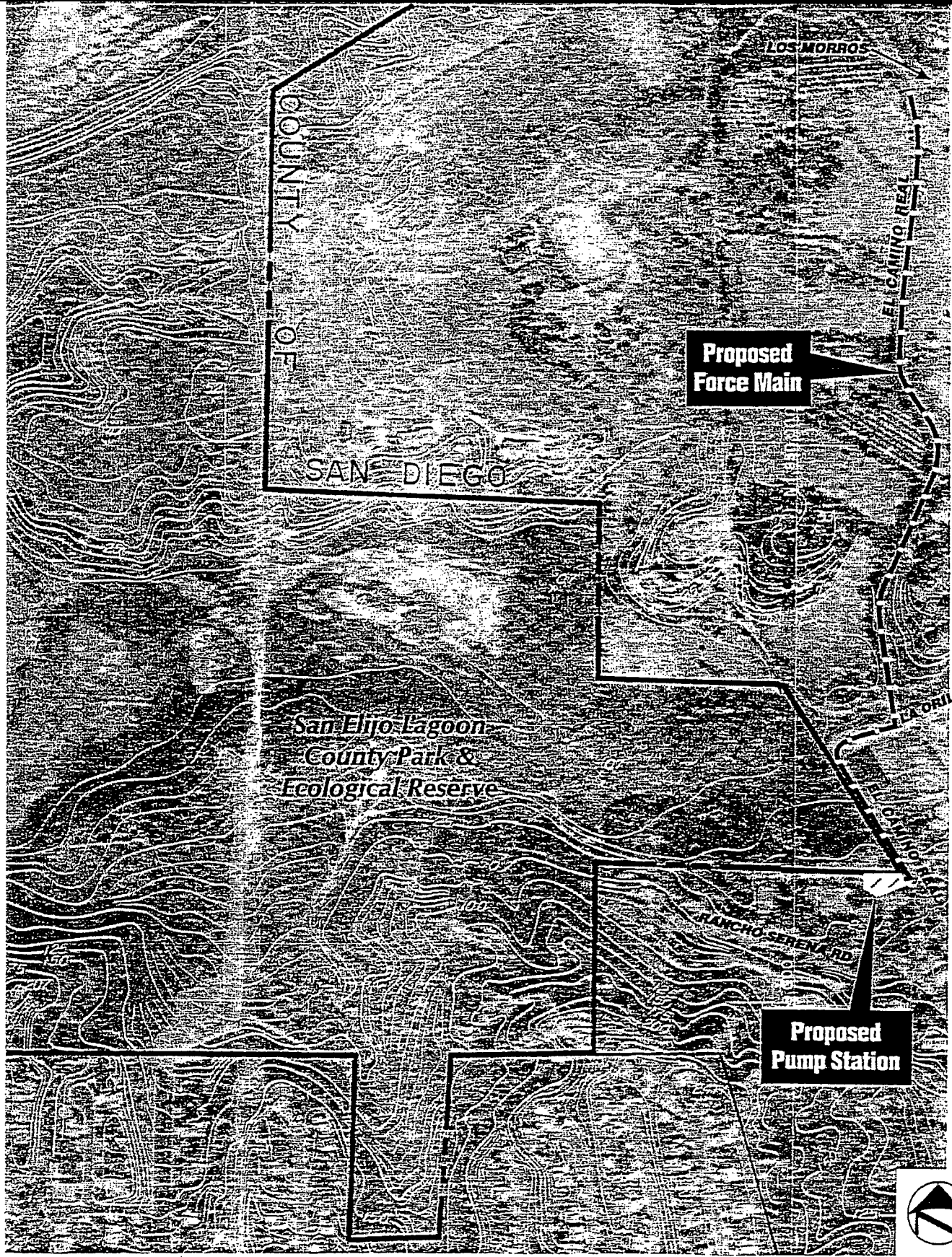
EXTERIOR ELEVATIONS

DWG. NO.
A-3

SHEET X
OF X

EXHIBIT NO. 3
APPLICATION NO.
6-99-157
Cross-Sections
of Buildings
California Coastal Commission


ENGINEER'S NAME
PHONE NO.



BASE MAP SOURCE: City of Encinitas 400-Scale Ortho Photo Maps, Flown 1988


1" = 494'

La Orilla Pump Station - Mitigated Negative Declaration Addendum
Proposed Force Main and Pump Station on City Ortho Photo

EXHIBIT NO. 4
APPLICATION NO. 6-99-157
Alignment of Force Main
 California Coastal Commission

RANCHO SANTA FE COMMUNITY SERVICES DISTRICT LA ORILLA PUMP STATION SERVICE AREA



EXHIBIT NO. 5
APPLICATION NO.
6-99-157
Service Area of
Pump Station
 California Coastal Commission

Lindy and John McHutchison
PO Box 1746
5404 Mariposa
Rancho Santa Fe, CA 92067

Home: (619) 756-5611
Lindy's office: (619) 516-6179
John's office: (619) 554-8577
Home Fax: (619) 756-5618

Lindy's email: lindy.b.mchutchison@kp.org
John's email: jmchutchison@scrippsclinic.com

RECEIVED

DEC 24 1999

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 29, 1999

California Coastal Commission
San Diego Coast Area
3111 Camino de Rio North, Suite 200
San Diego, CA 92108-1725

Re: Case Number 6-99-157

To whom it may concern,

I am writing in support of case number 6-99-157. I am strongly in favor of the project relating to the proposed force main and pump station. Our area cannot be sewered without a pump station and force main and these aspects are vital to bringing sanitary sewer to our community. Please acknowledge my support and if necessary, please feel free to contact me.

Lindy and John McHutchison
PO Box 1746
5404 Mariposa
Rancho Santa Fe, CA 92067

AP# 266-152-13

Sincerely,



Lindy McHutchison, MD

LETTERS OF SUPPORT

December 29, 1999

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JAN 18 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
San Diego Coast Area
3111 Camino de Rio North, Suite 200
San Diego, CA 92108-1725

Re: Case Number 6-99-157

To whom it may concern,

I am writing in support of case number 6-99-157. I am strongly in favor of the project relating to the proposed force main and pump station. Our area cannot be sewered without a pump station and force main and these aspects are vital to bringing sanitary sewer to our community. Please acknowledge my support and if necessary, please feel free to contact me.

Name: William & Nikki Mercer
Mailing address: P.O. Box 1386
Physical Address: ~~Hwy~~ 5406 Avenida Maravillas
City, State, Zip Code: Rancho Santa Fe,
Ap Number: 266-157-10 CA
Sincerely, 92067

Nikki J Mercer
Bill Mercer

(858) 756-1408

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JAN 11 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 29, 1999

California Coastal Commission
San Diego Coast Area
3111 Camino de Rio North, Suite 200
San Diego, CA 92108-1725

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Name: *FO Johnson*
Mailing address: *PO Box 7106*
Physical Address: *5406 El Secreto*
City, State, Zip Code: *Rancho Santa Fe, CA 92067-7106*

Ap Number: *266-161-20*

Sincerely,



John and Vera Peck
P.O. Box 829
Rancho Santa Fe, CA 92067
(858) 759-0571

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JAN 05 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 29, 1999

California Coastal Commission
San Diego Coast Area
3111 Camino de Rio North, Suite 200
San Diego, CA 92108-1725

Re: Case Number 6-99-157

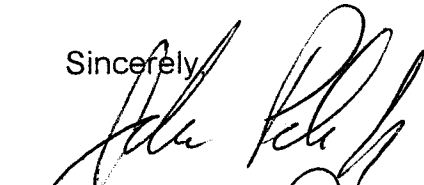
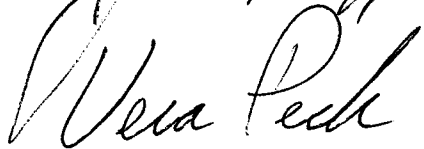
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John and Vera Peck
P.O. Box 829
5009 El Secreto
Rancho Santa Fe, CA 92067

AP Number: 268-060-13

Sincerely,

SAN DIEGO ORTHOPAEDIC ASSOCIATES MEDICAL GROUP, INC.

ORTHOPAEDIC AND RECONSTRUCTIVE SURGERY

ROBERT M. AVERILL, M.D., INC.
CHRISTOPHER T. BEHR, M.D., INC.
WILLIAM E. BOWMAN, M.D., INC.

WILLIAM H. DAVIDSON, M.D., INC.
LARRY D. DODGE, M.D., INC.
PETER B. WILE, M.D., INC.

4060 FOURTH AVENUE • SUITE 700 • SAN DIEGO, CA 92103
TELEPHONE (619) 299-8500 • FAX (619) 299-3527

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DEC 30 1999

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 29, 1999

California Coastal Commission
San Diego Coast Area
3111 Camino del Rio No., Suite 200
San Diego, CA 92108-1725

Re: Case Number 6-99-157

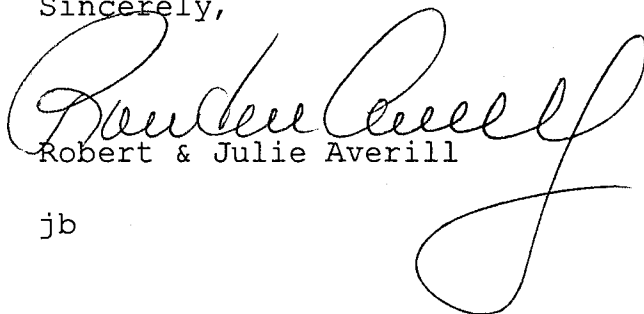
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Name: Robert & Julie Averill
Mailing address: P. O. Box 2467
Physical address: 5401 Mariposa
City, State, Zip Code: Rancho Santa Fe, CA 92067

Ap Number: 266-152-14

Sincerely,


Robert & Julie Averill

jb

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JAN 03 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 31, 1999

California Coastal Commission
San Diego Coast Area
3111 Camino de Rio North, Suite 200
San Diego, CA 92108-1725

Re: Case Number 6-99-157

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Name:	Tim Paulus
Mailing Address:	PO Box 675216
Physical Address:	5307 Avenida Maravillas
City, State, Zip Code:	Rancho Santa Fe, CA 92067

Ap Number: 266-102-09

Sincerely,



Tim Paulus

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JAN 03 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 29, 1999

California Coastal Commission
San Diego Coast Area
3111 Camino de Rio North, Suite 200
San Diego, CA 92108-1725

Re: Case Number 6-99-157

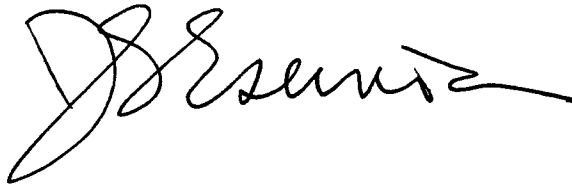
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Name: *Mr. and Mrs. Anthony ESERNIA*
Mailing address: ^{PO Box} *2507, RSF, CA 92067*
Physical Address: *648 San Mario*
City, State, Zip Code: *Solana Beach, CA 92075*

Ap Number: *266-152-11*
266-152-12

Sincerely,



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JAN 04 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 29, 1999

California Coastal Commission
San Diego Coast Area
3111 Camino de Rio North, Suite 200
San Diego, CA 92108-1725

Re: Case Number 6-99-157

To whom it may concern,

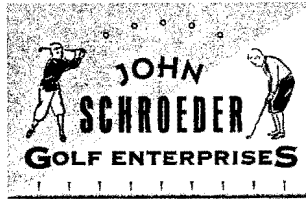
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Name: DR & MRS. KEJT HUMBER
Mailing address: P O BOX 2650
Physical Address: 5050 EL SECRETO
City, State, Zip Code: RANCHO SANTA FE, CA 92067

Ap Number: 266 - 102 - 21

Sincerely,
Candace A. Humber

Karl A Humber



P.O. BOX 1361 RANCHO SANTA FE CALIFORNIA 92067-1361

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JAN 14 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 6, 2000

California Coastal Commission
San Diego Coast Area
3111 Camino de Rio North, Suite 200
San Diego, CA 92108-1725

Fax 619-521-9672

Re: Case Number 6-99-157

To whom it may concern,

I am writing in support of case number 6-99-157. I am strongly in favor of the project relating to the proposed force main and pump station. Our area cannot be sewerred without a pump station and force main and these aspects are vital to bringing sanitary sewer to our community. Please acknowledge my support and, if necessary, please feel free to contact me.

John L. Schroeder
P.O. Box 1361
Rancho Santa Fe, CA 92067-1361

AP number 266-102-23

Sincerely,

January 17, 2000

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JAN 19 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
3111 Camino del Rio North, #200
San Diego, CA 92108-1725

CASE NUMBER 6-99-157

Having been past President of The San Elijo Alliance (original activist group that spearheaded public ownership of the Lagoon), Co-Founder of the San Elijo Foundation (Owners of 5 parcels in the Lagoon), and associated with San Elijo Lagoon Protection for over 30 years, I feel the proposed pump station will improve water quality from La Orilla basin portion of water flow to the Lagoon.

Rancho Santa Fe Covenant property has been previously purchased (approximately 1993: 11 acres) by WCB (State Agency that made all Land purchases for State Fish & Game). This more than balances mitigation of space issue.

The upstream La Orilla basin has very high water levels. The majority of all seepage pits were drilled to a water table and back filled to a level meeting County Health standards. Alleviating this seepage over time, will improve water quality reaching The Lagoon.

Please recognize my support in favor of the proposed force main and pump station.

Yours very truly,



Tom Clotfelter

SAN DIEGUITO PLANNING GROUP

P.O. BOX 2789
RANCHO SANTA FE, CA., 92067

KEN KING - CHAIRMAN
BRUCE LISKA - VICE CHAIRMAN
LOIS JONES - SECRETARY
DOUG DILL - MEMBER

WILLIAM GROENIGER - MEMBER
DON MAC NEIL - MEMBER
MARTHA MC CARTER - MEMBER
JACK MC GEE - MEMBER
RALPH MC KINNIE - MEMBER

LILLIAN RITT - MEMBER
BILL SCHLOSSER - MEMBER
MICHAEL STEINBERG - MEMBER
JEFF STEPHENSON - MEMBER
DON WILLIS-MEMBER

March 1, 2000

California Coastal Commission
San Diego Area
3111 Camino Del Rio North, Suite #200
San Diego, CA. 92108-1725
Attn: Bill Ponder

RECEIVED

MAR 1 0 2000

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Coastal Application 6-99-157

Dear Mr. Ponder:

This letter is provided to document the public hearing and action taken by the San Dieguito Planning Group on the reference project at its regular meeting on October 14, 1999.

Your comprehensive presentation on the need, history, community input, participation, developer and citizen group partnership, design and function of the pump station and associated sewer mains started the public hearing. This was followed by numerous questions by all eleven Planning Group members in attendance as well as from the public at large who represented the areas that will be served by the pump station as well as those in surrounding communities.

Key points raised during the discussion included:

- 1) The growing need for the station by the approximately 350 Rancho Santa Fe and Rancho Serena property owners whose on-site septic systems are either failing, inadequate for current lots, or were never built due to failed percolation tests.
- 2) The improvement in protection which the pump station will afford the adjacent San Elijo Lagoon by reducing the current gravity flow of septic systems into the lagoon.
- 3) The partnership between the RSFCSD who will build the pump station and local developers and home-owners who have agreed to provide the backbone sewer mains in El Camino Real and La Orilla.
- 4) The design of the Emergency Generator Building to mirror that of a horse barn on an adjacent property.

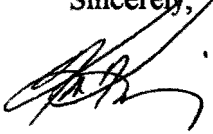
5) Landscape design to be provided by the adjacent Rancho Serena HOA to blend with San Elijo Lagoon County Park and Ecological Reserve.

In summary the San Dieguito Planning Group, at the conclusion of the public hearing and after review of the Mitigated Negative Declaration (MND) including maps and design, approved a motion as follows:

“ The San Dieguito Planning Group supports the construction of the La Orilla/El Camino Real Pump Station as designed by the Rancho Santa Fe Community Services District to meet the needs of the potential current and future customers of the District.”

The vote was (9)-Yes, (0)-No, with (2)-Abstentions by group members with a potential conflict-of-interest as future customers.

Sincerely,



Ken King
Chairman
San Dieguito Planning Group

cc: Liska
KK:rt