

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

767-2370



# Fri 16i

## RECORD PACKET COPY

Filed: 10/10/01  
 49th Day: 11/28/01  
 180th Day: 4/8/02  
 Staff: WNP-SD  
 Staff Report: 10/24/01  
 Hearing Date: 11/13-17/01

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-01-142

Applicant: City of Chula Vista Planning & Environmental Services Manager

Description: Installation of 42-inch sewer pipeline to connect to an existing 72-inch sewer pipe.

Site: From Hollister Street west along Main Street via an underground tunnel under I-5 to a junction box in Bay Boulevard (west of I-5), Chula Vista, San Diego County.

Substantive File Documents: Certified City of Chula Vista LCP; Salt Creek Sewer Interceptor EIR, dated June 2001

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STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the sewer pipeline as proposed. The project as proposed addresses the issues typically reviewed by the Commission for public infrastructure proposals proposed within existing road rights of way within existing developed areas. As proposed no impacts to coastal resources or public access are anticipated.

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I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve Coastal Development Permit No. 6-01-142 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and 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. Findings and Declarations.**

The Commission finds and declares as follows:

1. **Detailed Project Description.** The proposed development includes the installation of an underground 42-inch sewer pipeline to connect to an existing 72-inch sewer pipe, owned and operated by the City of San Diego. The existing sewer pipe connects to the existing Point Loma Treatment Plant. The entire project is approximately 13 miles long and is designed to serve planned mixed-use development in the eastern portion of the City of Chula Vista. However, only a small segment (approx. 2,000 lineal feet) of the project is within the Coastal Commission's permit jurisdiction (reference Exhibit No. 1). Specifically, that portion of the project from Hollister Street west to the project's terminus (about 400 feet west of I-5), is within the Commission's permit jurisdiction and the subject of this review.

The new pipeline will be placed within trenches within existing road right-of-way, except where it will be tunneled under I-5. The tunneling operation would include construction of two jacking pits (one jacking pit east of I-5 and one receiving pit west of I-5 at Bay Boulevard) and a tunneling machine would be used to install a steel carrier pipe and PVC sewer pipe under I-5. A junction box will be constructed in Bay Blvd. to allow connection to the existing 72-inch pipe.

The sewer pipe alignment is located in developed urban areas within existing public rights-of-way (streets and highways) and contains no sensitive resources (plants or animals).

The City of Chula Vista has a fully certified Local Coastal Program (LCP) and issues its own coastal development permits. However, the project site is within an area of Coastal Commission permit jurisdiction. Chapter 3 of the Coastal Act is the standard of review with the certified LCP used as guidance

2. Public Access. The following Coastal Act policies are most pertinent to the proposed development, and state, in part:

Section 30212

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby.

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred....

Section 30604(c)

(c) Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200).

The above Coastal Act sections provide for the protection, provision and enhancement of public access and recreational opportunities in coastal areas. These policies address the public's right of access to the sea and public recreational sites, and require that access considerations be given high priority in reviewing development proposals.

The small segment of the project within the Commission's area of permit jurisdiction is proposed within existing road right of way in an existing urban area. That portion of the sewer within the coastal zone is built-out with primarily research and limited manufacturing uses on both sides of Main Street between Hollister Street and I-5. The Otay River is located approx. 600 feet south of the project site and San Diego Bay is

located approx. ½ mile west of the project terminus. No popular public recreation destinations exist within the project area. As such, the proposal will not adversely affect public access to significant coastal areas. Potential impacts to existing land use would include temporary detours and limitations to access of structures and properties. Access to Bay Blvd. from Main Street is proposed to be closed to vehicular access for a 3 to 4 month period. Bay Blvd. in the project vicinity runs parallel to a large commercial salt producing facility that is located immediately west of the project terminus. No adverse impacts to public access are anticipated from closure of Bay Blvd. to vehicular traffic as traffic will be rerouted along several nearby streets subject to a traffic control plan. As noted, no significant public destinations are located in the area; thus, public access concerns are not raised. As proposed, access for pedestrian and bicycle access (a portion of the Bayshore Bikeway is located along Bay Blvd.) would be allowed during construction. All staging areas will be located within developed areas outside of the coastal zone along Main Street. Therefore, the Commission finds the project is consistent with the cited sections of the Coastal Act, and with all other public access and recreation policies of the Act.

3. 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 project is proposed to convey flows from planned mixed-use development in eastern Chula Vista (outside of Coastal Zone). To be found consistent with Section 30250(a) of the Coastal Act, the Commission must find that the project is being proposed to serve existing development, or that if it would accommodate new development, such development must be at planned and approved densities. In this case, the proposed sewer pipe is designed to accommodate planned development that is located primarily outside the coastal zone and thus outside the Commission's jurisdiction. Therefore, the proposed improvements to the sewer system should not have a significant overall inducement to growth within the coastal zone.

4. Water Quality. The following Coastal Act policies addressing water quality are most applicable to the subject proposal, and state, in part:

Section 30230

Marine resources shall be maintained, enhanced, and where feasible, restored...Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters....

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum population 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 ....

The proposed development, when completed, will not have any adverse impacts on existing water quality. The underground sewer pipeline will not increase the amount of impervious surface. The City has applied for a 401 certification from the Regional Water Quality Control Board, which will ensure the project provides adequate BMPs to assure minimal runoff from the construction site.

According to the applicant, the project will provide capacity to accommodate future stormwater intercept improvements should they be planned in the future. It has been demonstrated that intercepting low flows in the existing stormwater system and diverting them into the sewer system for treatment has a significant and positive effect on water quality. Therefore, the proposed facility will not result in any additional water quality concerns. The Commission finds that approval of the development, as proposed, is consistent with the cited Coastal Act policies.

5. Local Coastal Planning. Section 30604(a) also 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. In this case, such a finding can be made.

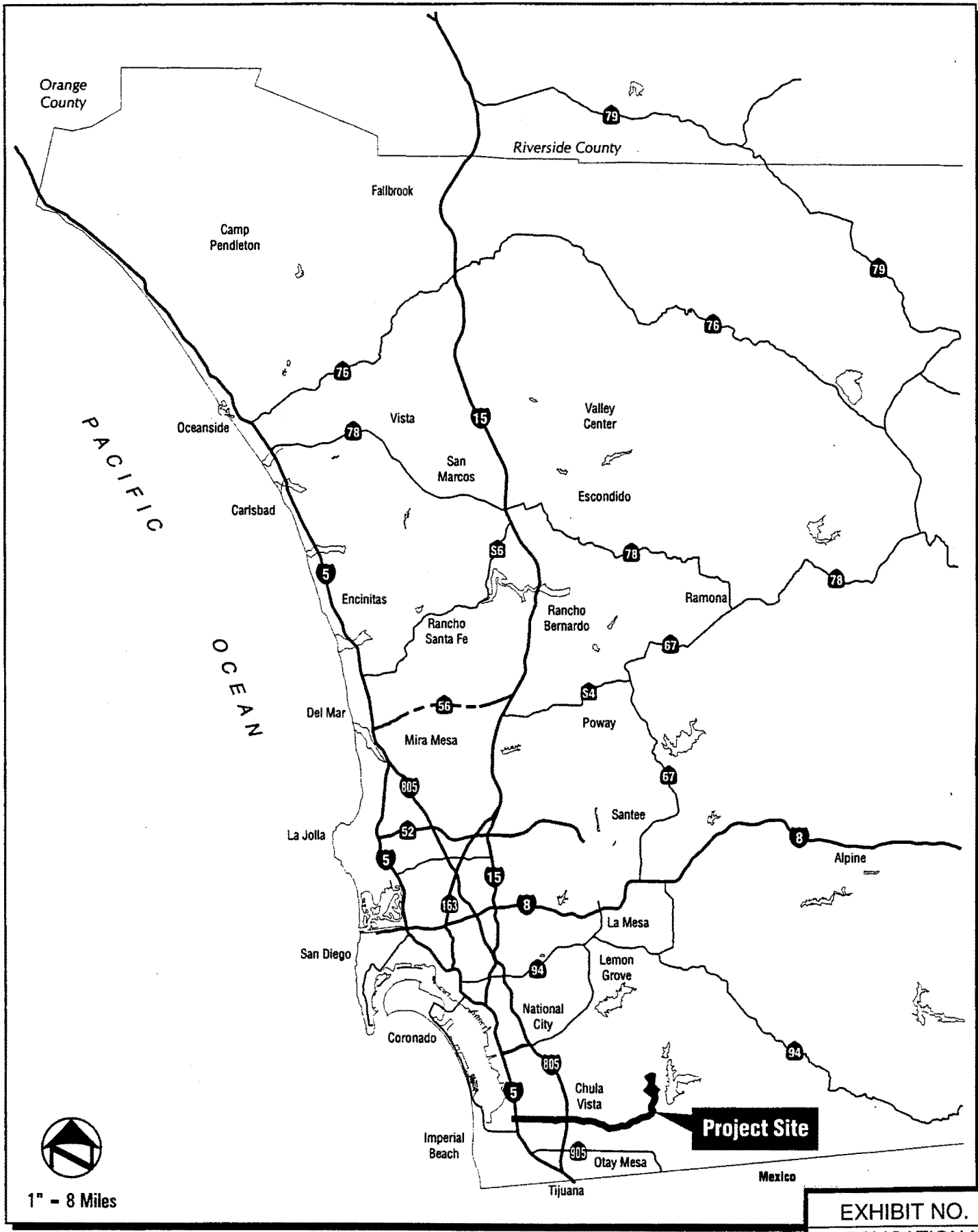
While the City of Chula Vista has a certified LCP, a small portion of the proposed development is located within the Commission's area of permit jurisdiction. The area proposed for improvements is within the City's right-of-way. The area where the improvements will take place is largely built out, and the project is not considered to be growth-inducing in nature. The project is in conformance with all applicable Chapter 3 policies, and therefore approval of the project should not prejudice the City's ability to continue to implement its certified LCP.

6. 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 found consistent with the policies of the Coastal Act. 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 is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

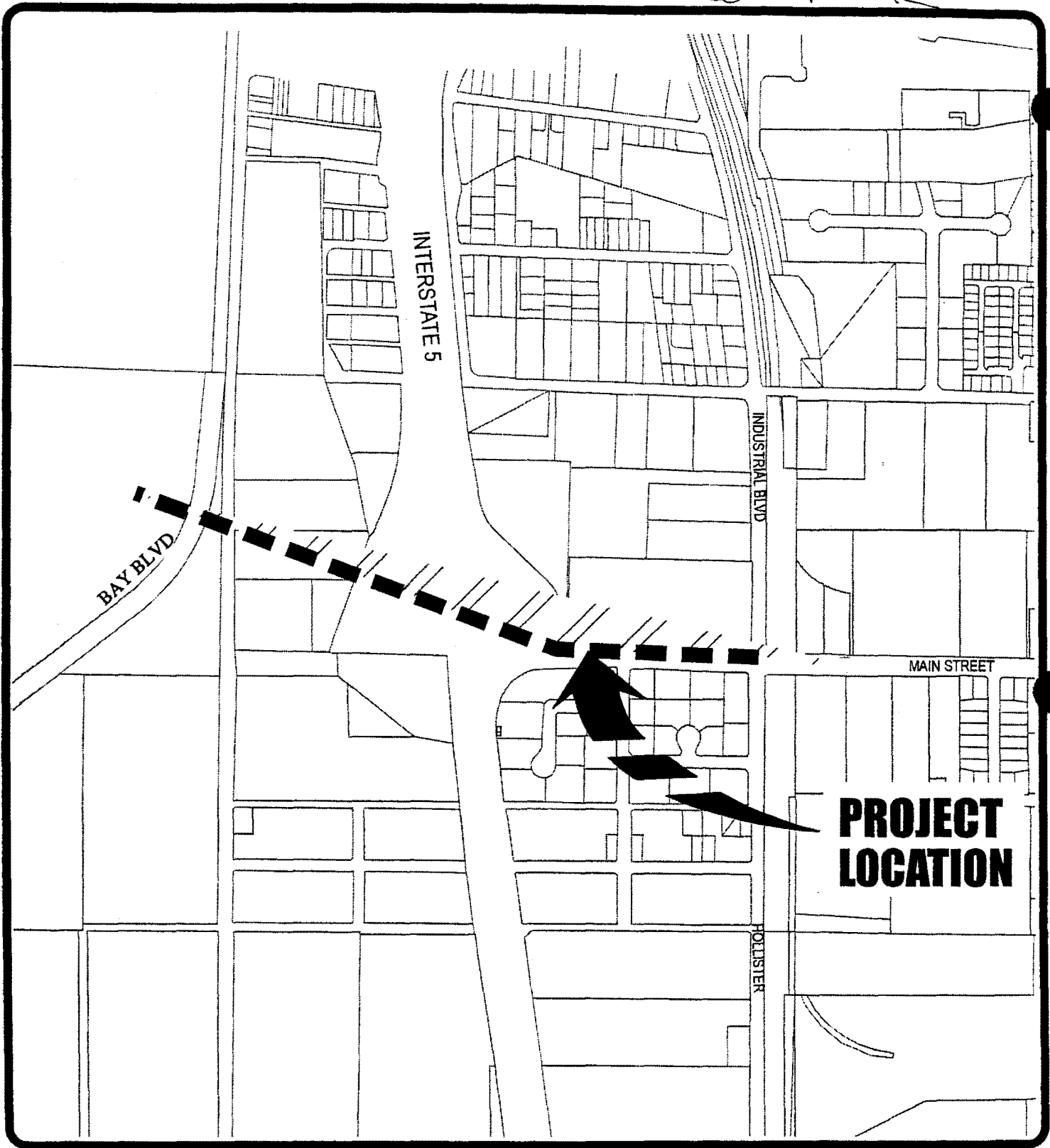
1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. 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. 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.



Salt Creek Sewer - Biological Resources Report & Impact A  
 Regional

EXHIBIT NO. 1
APPLICATION NO.
<b>6-01-142</b>
Location Map

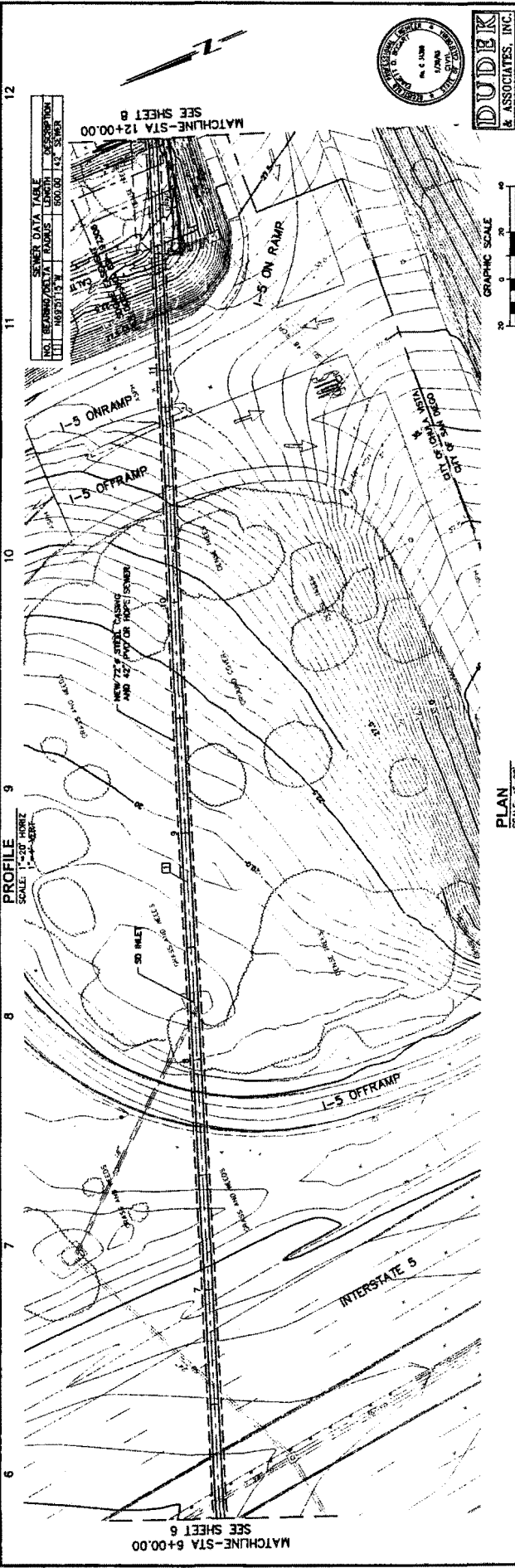
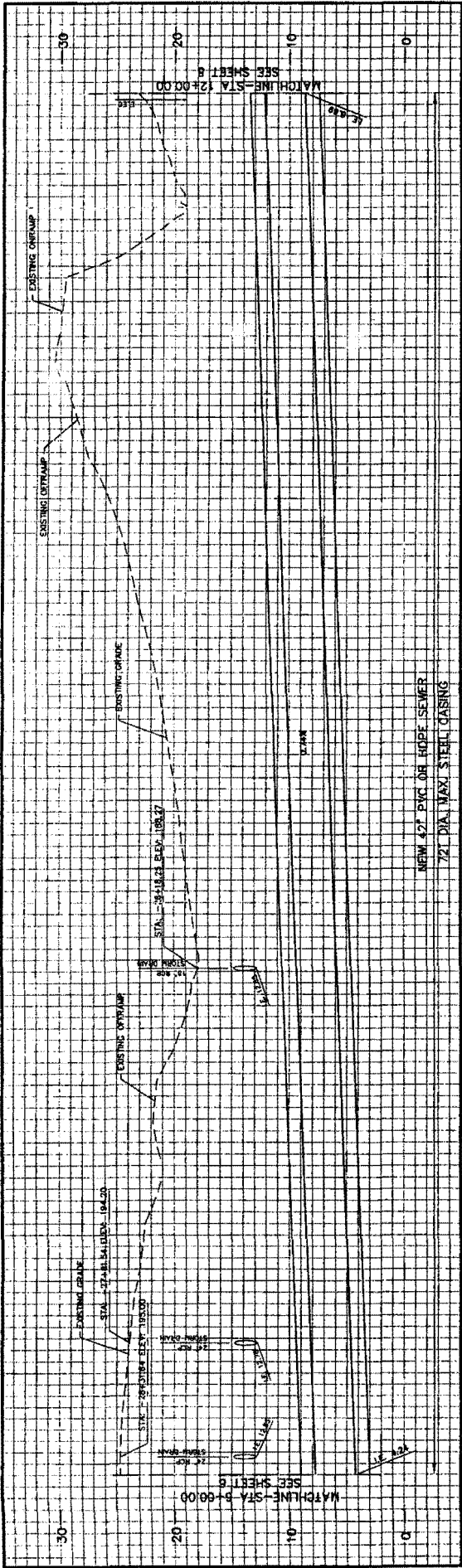
6-01-142



<b>CHULA VISTA ENGINEERING DEPARTMENT</b>		<b>EXHIBIT NO. 2</b>	
<b>LOCATOR</b>		<b>APPLICATION NO.</b>	
 <b>NORTH</b>	PROJECT APPLICANT: CITY OF CHULA VISTA	<b>6-01-142</b>	
	PROJECT ADDRESS: MAIN STREET	Location in Coastal Zone	
	SCALE: No Scale	FILE NUMBER:	
		<b>PROJECT DESCRIPTION:</b> <b>SALT CREEK GRAVITY</b> <b>SEWER INTERCEPTOR</b>	







SEWER DATA TABLE

NO.	BEARING/START & END POINTS	LENGTH	DESCRIPTION
1	S48°52'15" W	800.00	12" SEWER

**DUDEK & ASSOCIATES, INC.**  
 1000 West Center Street  
 Suite 200  
 San Jose, California 95128  
 Phone: (415) 251-1234  
 Fax: (415) 251-1235

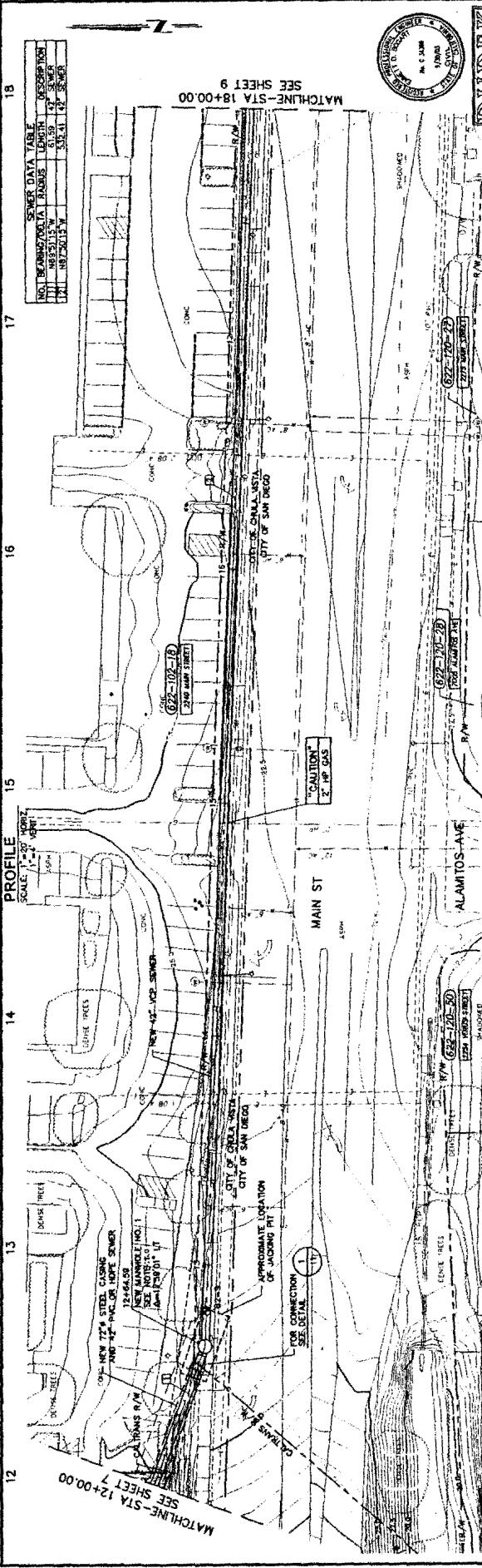
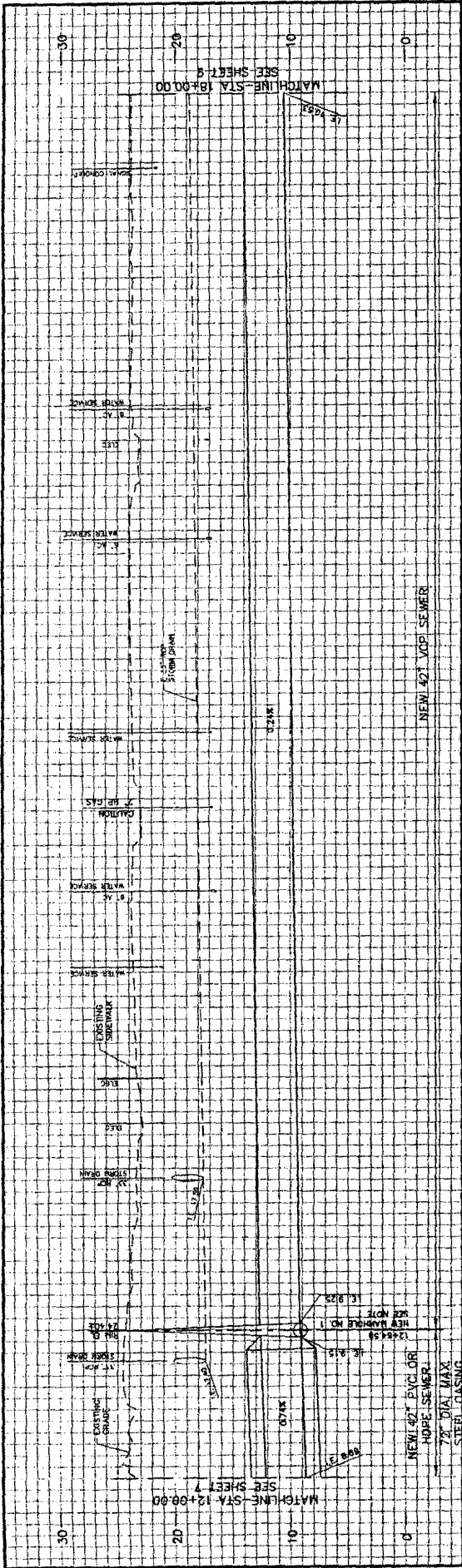
GRAPHIC SCALE  
 1 INCH = 20 FEET OF 1" = 20'

CITY OF CHULA VISTA PUBLIC WORKS DEPARTMENT  
 SALT CREEK GRAVITY SEWER INTERCEPTOR  
 PLAN AND PROFILE (FROM STA 6+00 TO STA 12+00)

SCALE: 1"=20'

DESIGNED BY: _____	CHECKED BY: _____
DRAWN BY: _____	IN CHARGE: _____
PLANNED BY: _____	DATE: _____
PROJECT NO.: _____	DISTRICT: _____
DATE: _____	DATE: _____

City Engineer: \_\_\_\_\_  
 Senior Civil Engineer: \_\_\_\_\_  
 Designer: \_\_\_\_\_



SEWER DATA TABLE

NO.	MANHOLE STA.	INVERT ELEVATION	PIPE DIA.	PIPE MATERIAL	LENGTH
1	12+00.00	8.15	36"	CONCRETE	100'
2	12+50.00	8.15	36"	CONCRETE	50'
3	13+00.00	8.15	36"	CONCRETE	50'
4	13+50.00	8.15	36"	CONCRETE	50'
5	14+00.00	8.15	36"	CONCRETE	50'
6	14+50.00	8.15	36"	CONCRETE	50'
7	15+00.00	8.15	36"	CONCRETE	50'
8	15+50.00	8.15	36"	CONCRETE	50'
9	16+00.00	8.15	36"	CONCRETE	50'
10	16+50.00	8.15	36"	CONCRETE	50'
11	17+00.00	8.15	36"	CONCRETE	50'
12	17+50.00	8.15	36"	CONCRETE	50'
13	18+00.00	8.15	36"	CONCRETE	50'



**DUDEK ASSOCIATES, INC.**  
 12345 MAIN ST.  
 SAN DIEGO, CA 92101  
 TEL: (619) 555-1234



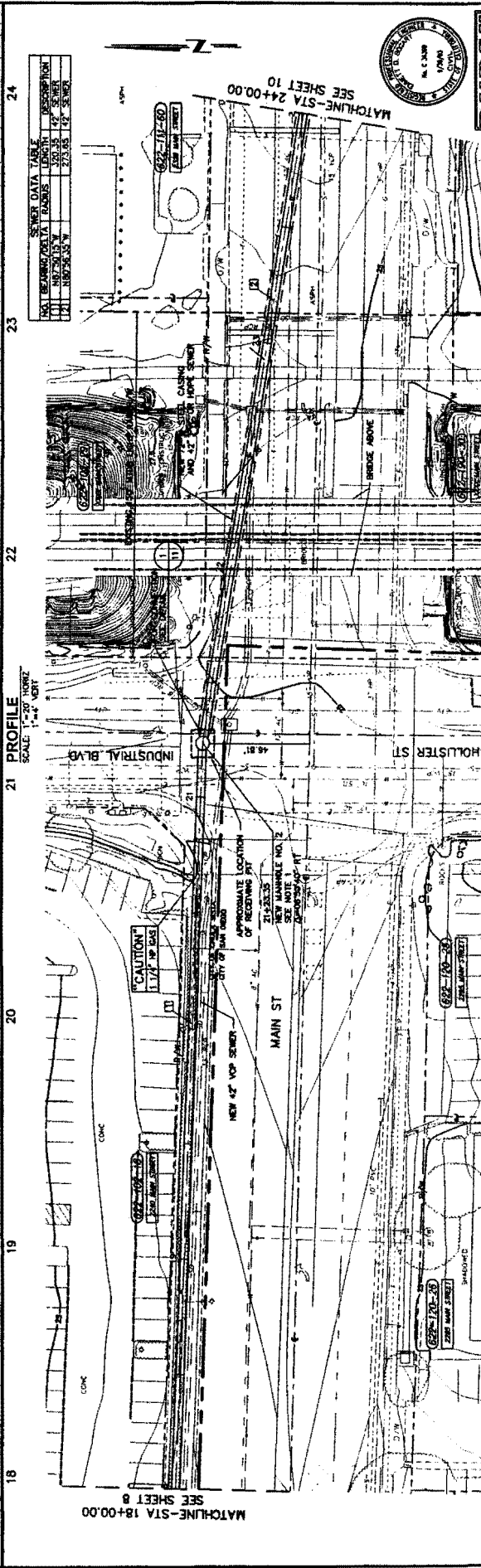
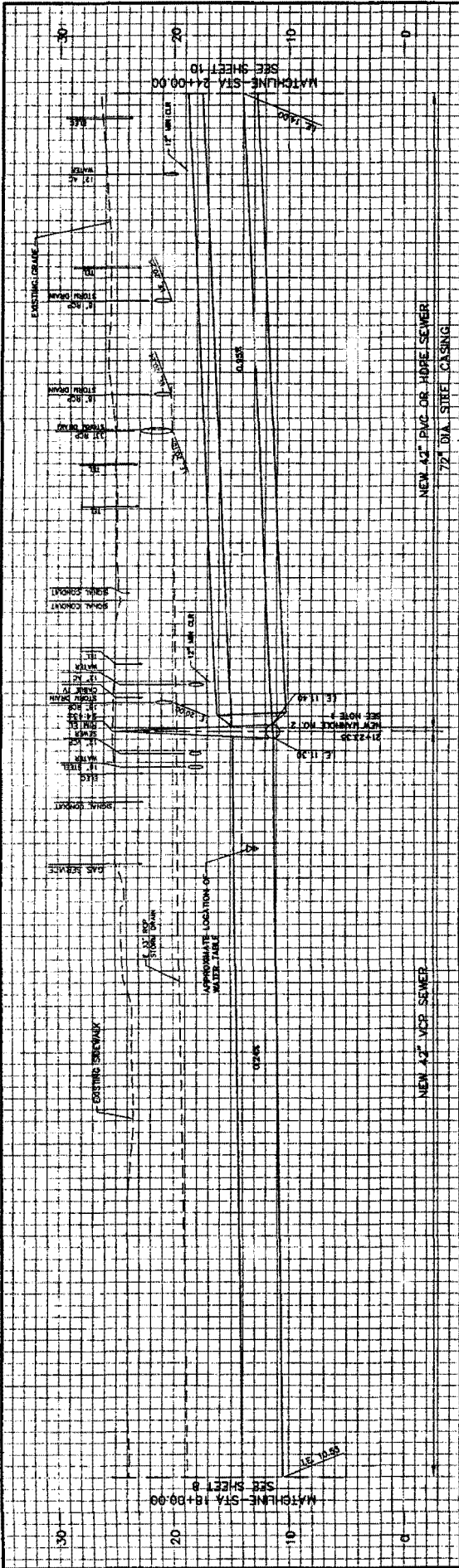
2. LENGTH OF PIPE IN SEWER DATA TABLE TO BE SHOWN TO THE FACE OF NEXT MANHOLE.

1. FOR MANHOLE SEE DETAIL (11)

PLAN SCALE: 1"=20'

DESIGNED BY	DATE	SCALE	NO. SHEETS	SHEET NO.
CHECKED BY	DATE	SCALE	NO. SHEETS	SHEET NO.
APPROVED BY	DATE	SCALE	NO. SHEETS	SHEET NO.
CITY ENGINEER	DATE	SCALE	NO. SHEETS	SHEET NO.

CITY OF CHULA VISTA PUBLIC WORKS DEPARTMENT  
 SALT CREEK GRANTY SEWER INTERCEPTOR  
 PLAN AND PROFILE (FROM STA 12+00 TO STA 18+00)  
 SHEET 8 OF 13



NO.	BEARING/PIVOT POINTS	LENGTH	DESCRIPTION
1	N 89° 50' 00\"/>		



**DUDEK & ASSOCIATES, INC.**  
 885 Third Street, Suite 200, San Francisco, CA 94107  
 TEL: 415.774.1100 FAX: 415.774.1101  
 WWW.DUDEK.COM

**CITY OF CHULA VISTA PUBLIC WORKS DEPARTMENT**  
 SALT CREEK GRAVITY SEWER INTERCEPTOR  
 PLAN AND PROFILE (FROM STA. 18+00.00 TO STA. 24+00.00)  
 SHEET 3 OF 11

**NOTES:**  
 1. FOR MANHOLE SEE DETAIL 11  
 2. LENGTH OF PIPE IN SEWER DATA TABLE SHALL BE AS SHOWN ON THIS SHEET. SEE FACE OF EACH MANHOLE TO DETERMINE ACTUAL LENGTH.

**PLAN SCALE: 1"=20'**

DESIGNED BY: [ ]	CHECKED BY: [ ]	DATE: [ ]
DRAWN BY: [ ]	IN CHARGE: [ ]	DATE: [ ]
PROJECT NO.: [ ]	SHEET NO.: [ ]	TOTAL SHEETS: [ ]
DATE: [ ]	SCALE: [ ]	PROJECT: [ ]
BY: [ ]	DATE: [ ]	PROJECT: [ ]