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San Diego Coast District

ADMINISTRATIVE CALENDAR

Wednesday, April 11, 2001

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6-01-034

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
767-2370



Wed 3a

Page 1 of 3Permit Application No. 6-01-34/DLDate March 22, 2001ADMINISTRATIVE PERMIT

APPLICANT: City of San Diego Metropolitan Wastewater Department

PROJECT DESCRIPTION: Construction of a 10-space employee parking lot on a 8,712 sq.ft. vacant lot adjacent to an existing City pump station.

PROJECT LOCATION: 4077 North Harbor Drive, Peninsula, San Diego, San Diego County.
APN 450-790-04

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: April 11, 2001
9:00 a.m., WednesdayLOCATION: Radisson Hotel - Santa Barbara
1111 East Cabrillo Boulevard
Santa Barbara, CA 93103IMPORTANT - 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 DirectorBy: Diana Lilly

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. 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.

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 proposed project is construction of a new 10-space employee parking lot adjacent to an existing City of San Diego pump station (Pump Station #2) in the Peninsula Community of the City of San Diego. The site is located just east of the San Diego Lindbergh Field Airport. The 8,712 sq.ft. site was previously owned by the federal government and was recently transferred to the City of San Diego as part of land transfer of the former Naval Training Center (NTC) property. However, the site is not within the NTC redevelopment area and has not been incorporated in the NTC Precise Plan and Local Coastal Program, which is currently scheduled for review by the Commission in early 2001. The site was part of the "land swap" between the City and State Land Commission which transferred additional lands into the public trust. As public trust lands, the site will remain within the Commission's original jurisdiction.

Currently, City of San Diego employees who work at the pump station park anywhere they can along the pump station buildings or around the outdoor pipes and equipment. The purpose of the project is to provide more room for vehicles operated by City workers and contractors who need close access to the pump station buildings and outdoor equipment to perform maintenance and rehabilitation work unhindered.

Coastal Act policies addressing water quality include Section 30230, which requires that marine resources be maintained, enhanced, and where feasible, restored. Section 30231 requires that the biological productivity and the quality of coastal waters be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and controlling runoff.

The 8,712 sq.ft. vacant area on the site proposed for the parking lot will be graded and paved. The existing pine trees on the south side of the site will remain. The graded area will be sloped towards an existing concrete drainage ditch. This ditch drains to an existing 12-inch pipe that drains back into the pump station wetwell, and through the sewer treatment system. Thus, all runoff from the parking lot will be processed and treated before being discharged in Point Loma. This is a higher level of treatment than the filtering normally associated with urban runoff. Therefore, no impacts to water quality or coastal resources are anticipated.

The proposed parking lot construction is consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed amendment will not prejudice the ability of the City of San Diego to prepare a certifiable Local Coastal Program for the area.

SPECIAL CONDITIONS: NONE

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