

**Wed 4b-d**

RECORD PACKET COPY

# **San Diego Coast District**

## **CONSENT CALENDAR**

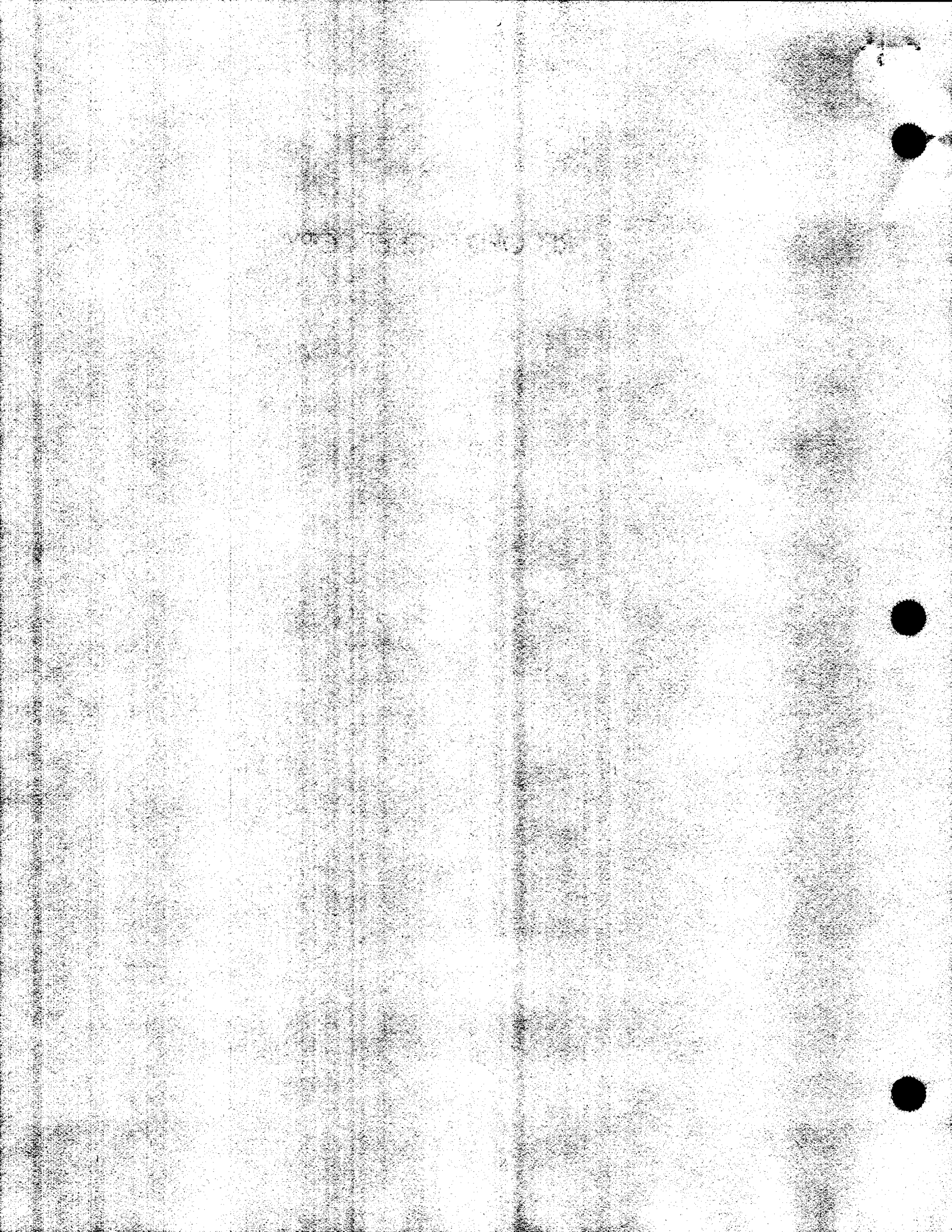
**Wednesday, April 11, 2001**

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**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA

15 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
(619) 767-2370**Wed 4b**

Filed: 1/31/01  
 49th Day: 3/21/01  
 180th Day: 7/30/01  
 Staff: LRO-SD  
 Staff Report: 3/19/01  
 Hearing Date: 4/10-13/01

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-01-27

Applicant: University of California, San Diego Agent: Milt Phegley

Description: Construction of two lighted tennis courts adjacent to six existing lighted tennis courts including installation of a ten-foot high chain link fence around the perimeter of the tennis courts.

Site: North of North Point Drive and west of North Pint Lane, UCSD campus, La Jolla, San Diego, San Diego County. APN 342-010-24.

Substantive File Documents: 1989 Revised Long Range Development Plan; Certified La Jolla - La Jolla Shore LCP Segment

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

### III. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the construction of two lighted tennis courts adjacent to six existing lighted tennis courts. The proposed lighting consists of eight 10-foot high light poles per court. Also proposed is installation of a 10-foot high chain link fence around the perimeter of the tennis courts. Due to future construction at Revelle College which will displace two existing tennis courts, the University is replacing the courts to be removed in advance of their demolition. The campus community plan calls for a total of 12 tennis courts in the northern portion of the campus and, as such, the provision of the replacement courts will be consistent with campus goals/needs.

The project site is located in the northern part of the campus on the east side of North Torrey Pines Road, south of Genesee Avenue and west of Interstate-5. The project site is within the Commission's area of permit jurisdiction. Thus, the standard of review is Chapter 3 policies of the Coastal Act.

2. Visual Resources. Section 30251 of the Act states, in part, the following:

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,...

The proposed structure will be located adjacent to, and on the east side of North Torrey Pines Road south of its intersection with Genesee Avenue. North Torrey Pines Road is a major coastal access route in the area although it is somewhat removed from the coast and no public views of the ocean are visible in the project vicinity. No public views of the ocean exist in this area as the subject site is located on the east side of the campus. Although the tennis courts are visible from the public roadway, substantial landscaping consisting of both trees and shrubs, as shown on the submitted landscape plan, is proposed to be installed around the portions of the tennis courts that face the roadway to visually buffer the structures from view. The new tennis courts should not result in any additional adverse visual impact because the proposal consists of two additional courts in an area where there is already six existing tennis courts. In addition, a standard 10-foot high chain link fence is also proposed around each of the two new tennis courts, identical to the existing fence that surrounds the other six courts. The fence will have a green plastic fabric coating that is standard for tennis courts. The proposed fencing will also help to minimize the visibility of the tennis courts. Standard lighting is also proposed for each of the new courts which consists of eight, 20-foot high light poles the same as the lights for the existing tennis courts.

In summary, with the proposed landscaping, no adverse impacts on visual resources are expected to occur. Therefore, the Commission finds the proposed development, as conditioned, consistent with Section 30251.

3. Water Quality. Sections 30230 and 30231 of the Coastal Act address water quality through policies which, in part, call for protection of the marine environment in a manner that will sustain the biological productivity of coastal waters as well as protection of the quality of coastal waters, streams and wetlands, etc. through implementation of measures to control runoff, etc.

The proposed project involves construction of new impervious improvements consisting of two new tennis courts. However, the site is located well inland of the ocean. In addition, runoff from the impervious surfaces will be directed toward the proposed landscaped areas that will surround each of the tennis courts. Directing runoff through landscaping for filtration of on-site runoff in this fashion is a well established Best Management Practice for treating runoff from development such as the subject proposal. In these ways, potential problems are treated at the source such that most pollutants never enter the storm water system. With the installation of landscaping and directing runoff towards these areas, potential water quality impacts resulting from the proposed development will be reduced to the maximum extent feasible. Therefore, the Commission finds the proposed development consistent with the water and marine resource policies of the Coastal Act.

4. 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. The University of California campus is not subject to the City of San Diego's certified Local Coastal program (LCP), although geographically the Scripps Institute of Oceanography (SIO) campus is within the La Jolla Shores segment of the City's LCP. UCSD does, however, have the option of submitting an LRDP for Commission review and certification.

While UCSD has submitted a draft LRDP, its EIR and topographic maps to the Commission staff informally, as an aid in analyzing development proposals, the Coastal Commission has not yet formally reviewed the LRDP, and the University has not indicated any intention of submitting the LRDP for formal Commission review in the future. The proposed structure is consistent with the University's LRDP to accommodate campus growth.

As stated previously, Chapter 3 policies of the Coastal Act are the standard of review for UCSD projects, in the absence of a certified LRDP. Since the proposed development, as conditioned, has been found consistent with all applicable Chapter 3 policies, the Commission finds that approval of the proposed project, will not prejudice the ability of UCSD to prepare a certifiable Long Range Development Plan for its campus.

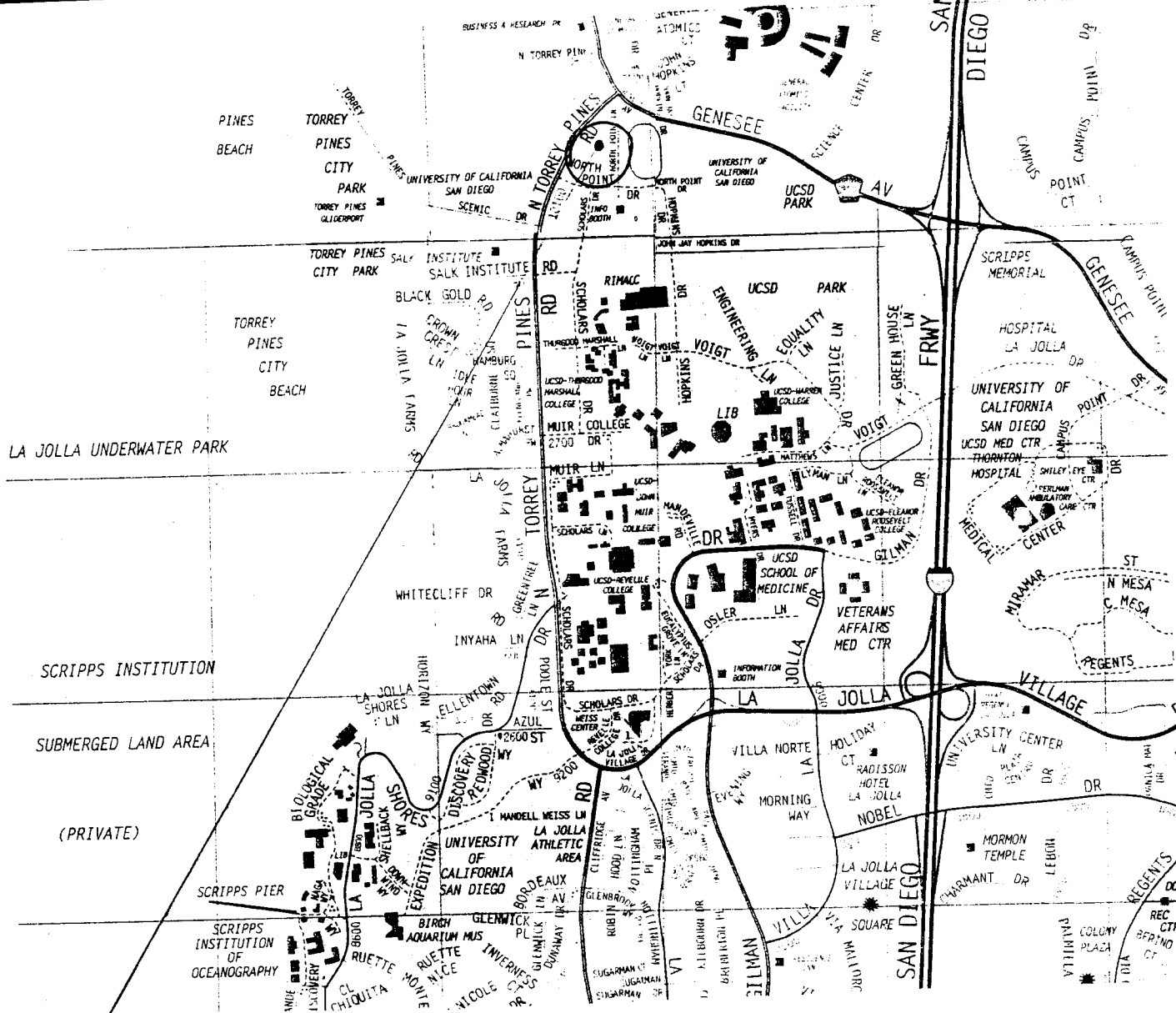
5. Consistency with the California Environmental Quality Act (CEQA).

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, 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.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with visual resource and water quality policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might 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. 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.



**SITE**

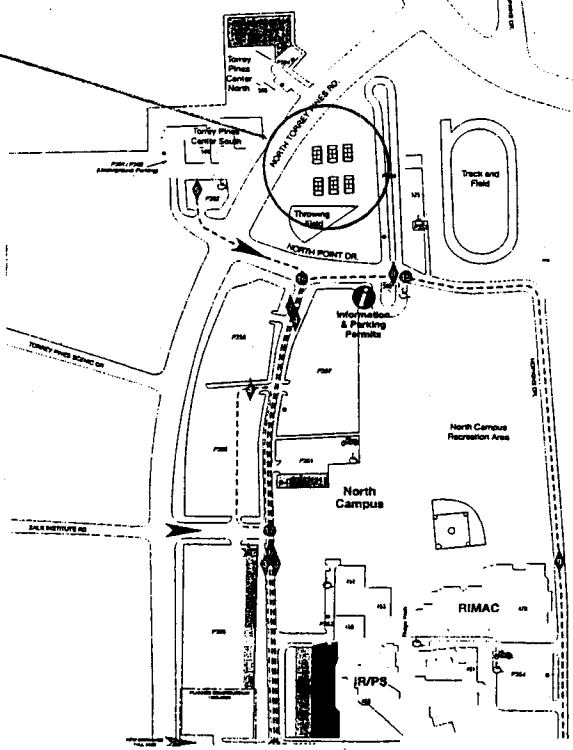


EXHIBIT NO. 1  
 APPLICATION NO.  
**6-01-27**  
 Location Map

California Coastal Commission

NORTH

FIGURE 1

REPLACEMENT COURTS

NORTH TORREY PINES ROAD

EXISTING COURTS

THROWING FIELD

NORTH POINT LANE

PATIO

SPANOS ATHLETIC TRAINING FACILITY

TRACK

NORTH POINT DRIVE

TENNIS COURT REPLACEMENT SITE

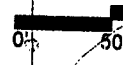
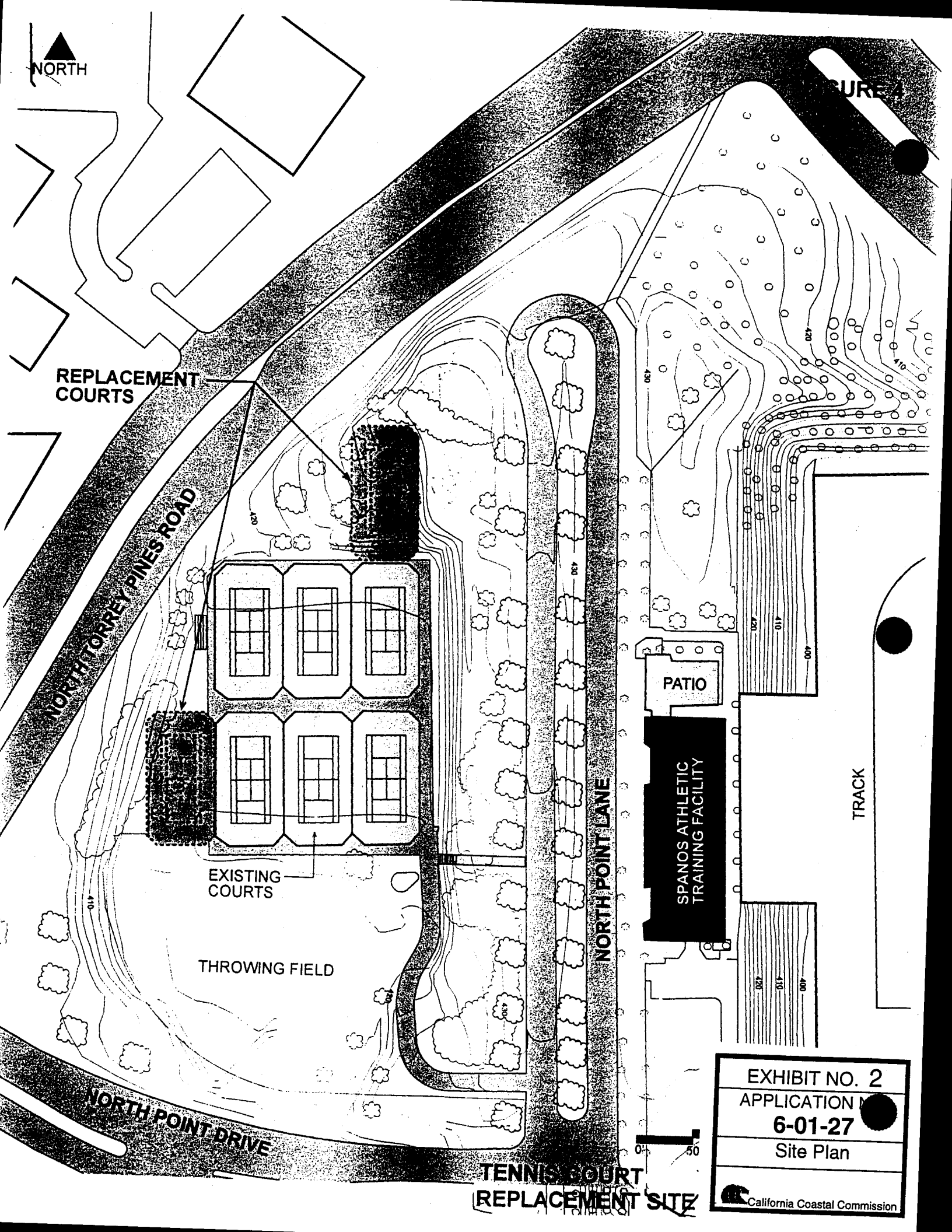


EXHIBIT NO. 2
APPLICATION NO. 6-01-27
Site Plan
California Coastal Commission





## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

15 METROPOLITAN DRIVE, SUITE 103  
 SAN DIEGO, CA 92108-4402  
 (619) 767-2370



# Wed 4c

Filed: 2/6/01  
 49th Day: 3/27/01  
 180th Day: 8/5/01  
 Staff: LRO-SD  
 Staff Report: 3/21/01  
 Hearing Date: 4/10-13/01

## STAFF REPORT: CONSENT CALENDAR

Application No.: 6-01-30

Applicant: University of California, San Diego      Agent: Milt Phegley

Description: Placement of a one-story, 14-ft. high, approximately 4,440 sq.ft. modular building for temporary use (until January 2005) for use by University staff pending completion of other permanent facilities on campus.

Site: Voigt Drive at Justice Lane, Warren College, UCSD campus, La Jolla, San Diego, San Diego County. APN 342-110-45.

Substantive File Documents: 1989 Revised Long Range Development Plan; Certified La Jolla - La Jolla Shore LCP Segment

### I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:**      *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

### STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

### II. Standard Conditions.

See attached page.

### III. Special Conditions.

The permit shall be subject to the following conditions:

1. Permit Limitations. The proposed building is temporary only and shall be removed by January, 2005.

### IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the placement of 4,440 sq.ft. of modular building space contained in a single-story, 14 ft. high structure in an unimproved area of the campus located on the Warren campus. The proposed modular building space will be used to temporarily house (until January, 2005) University staff of the California Institute for Telecommunications and Information Technology of the Engineering Department of the University pending completion of permanent facilities on campus approved pursuant to CDP #6-00-129.

The project site currently consists of a hardscape/landscape area. Special Condition #1 specifies that the proposed structure is temporary only and shall be removed by January, 2005. The project site is located in the main part of the campus on the east of Voigt Drive across from Justice Lane which is west of Interstate-5. The project site is within the Commission's area of permit jurisdiction. Thus, the standard of review is Chapter 3 policies of the Coastal Act.

2. Visual Resources. Section 30251 of the Act states, in part, the following:

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,...

The proposed structure will be located on the east side of the campus at Warren College on the west side of Voigt Drive near Justice Lane. UCSD is a very large campus which is located within the geographic area of the community of La Jolla. While some portions of the campus are located nearshore (i.e., the Scripps Institute of Oceanography), other portions are located much further inland. For those areas of the campus that are nearshore, potential impacts on scenic views of the ocean are a concern. In addition, several of the streets that the campus adjoins are major coastal access routes and/or scenic roadways (as designated in the La Jolla-La Jolla Shores LCP Land Use Plan). In this particular case, the area where the proposed modular structure will be located is situated in the main part of the UCSD campus which is well inland of North Torrey Pines Road. Although small glimpses of the building may be visible to the north and east from either

Genessee Avenue or Interstate-5, the modular structure is only one story in height and small in scale as compared with other existing campus structures in the area. As such, the structure will not be visually prominent from off-campus public locations. In addition, given the location of the project site which is well inland from the coast, no public views to the ocean will be affected as well. Also, as noted previously, there are other structures located in close proximity to the proposed modular building which are much larger in bulk and scale and, as such, the structure will be compatible with the character of the surrounding area. Therefore, the Commission finds the proposed development consistent with Section 30251 of the Act.

3. Public Access/Parking. Section 30252 of the Coastal Act provides, in part, that new development shall maintain and enhance public access to the coast by provision of adequate parking. The project site is located within UCSD's Main Campus, which is not between the sea and the first coastal roadway, nor within walking distance of shoreline recreational areas. As such, the primary concern is maintaining free-flowing traffic on the major coastal access routes surrounding the campus. These include I-5, Genessee Avenue, North Torrey Pines Road and La Jolla Shores Drive. The Commission has taken the position that on-campus parking problems are not a Coastal Act issue unless they result in spill-over effects within the surrounding off-campus area. In the case of the subject proposal, the temporary structure will be located in an open area of the campus and no existing campus parking will be displaced or removed as a result of the proposed structure. In addition, the proposed structure is temporary only (until January, 2005) and is proposed to house University staff associated with the California Institute for Telecommunications and Information Technology under the Engineering Department until permanent structures are constructed which was addressed under a previous Commission action. Staff parking associated with the use will be accommodated in nearby campus parking lots where adequate parking exists. As such, the subject proposal can be found consistent applicable policies of the Coastal Act addressing parking and coastal access.

4. Water Quality. Sections 30230 and 30231 of the Coastal Act address water quality through policies which, in part, call for protection of the marine environment in a manner that will sustain the biological productivity of coastal waters as well as protection of the quality of coastal waters, streams and wetlands, etc. through implementation of measures to control runoff, etc.

The proposed project involves placement of a 4,400 sq.ft. modular building on a temporary basis for use by University staff. Although this will result in the creation of new impervious surface, the proposed structure is temporary for a period of five years at which time it will be removed and the site is located well inland of the ocean. In addition, runoff from the impervious surfaces will be directed toward existing landscaped areas adjacent to the structure. Directing runoff through landscaping for filtration of on-site runoff in this fashion is a well established Best Management Practice for treating runoff from development such as the subject proposal. In these ways, potential problems are treated at the source such that most pollutants never enter the

storm water system. Directing runoff towards these landscaped areas of the site will reduce the potential water quality impacts resulting from the proposed development to the maximum extent feasible. Therefore, the Commission finds the proposed development consistent with the water and marine resource policies of the Coastal Act.

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. The University of California campus is not subject to the City of San Diego's certified Local Coastal program (LCP), although geographically the Scripps Institute of Oceanography (SIO) campus is within the La Jolla Shores segment of the City's LCP. UCSD does, however, have the option of submitting an LRDP for Commission review and certification.

While UCSD has submitted a draft LRDP, its EIR and topographic maps to the Commission staff informally, as an aid in analyzing development proposals, the Coastal Commission has not yet formally reviewed the LRDP, and the University has not indicated any intention of submitting the LRDP for formal Commission review in the future. The proposed structure is consistent with the University's LRDP to accommodate campus growth.

As stated previously, Chapter 3 policies of the Coastal Act are the standard of review for UCSD projects, in the absence of a certified LRDP. Since the proposed development, as conditioned, has been found consistent with all applicable Chapter 3 policies, the Commission finds that approval of the proposed project, will not prejudice the ability of UCSD to prepare a certifiable Long Range Development Plan for its campus.

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 conditioned in order to be found consistent with the public access policies of the Coastal Act. Mitigation measures, including conditions addressing visual resource and public access, 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. 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.

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SITE

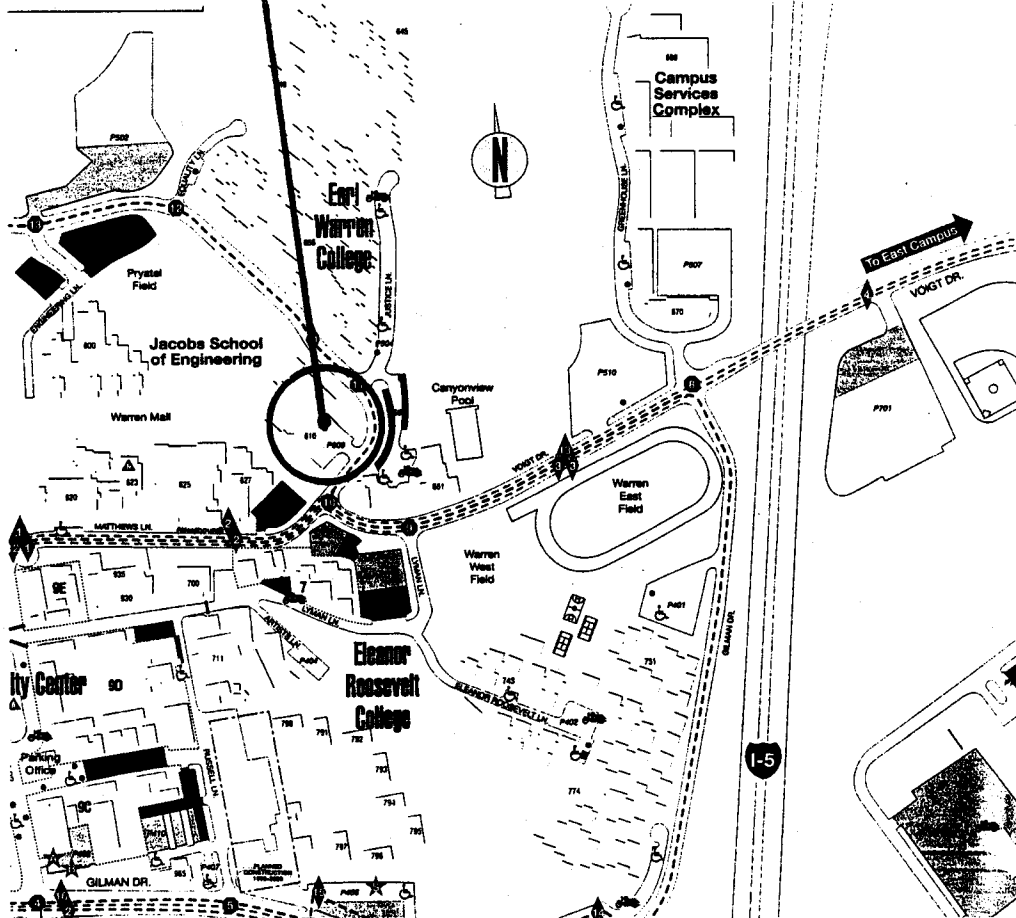
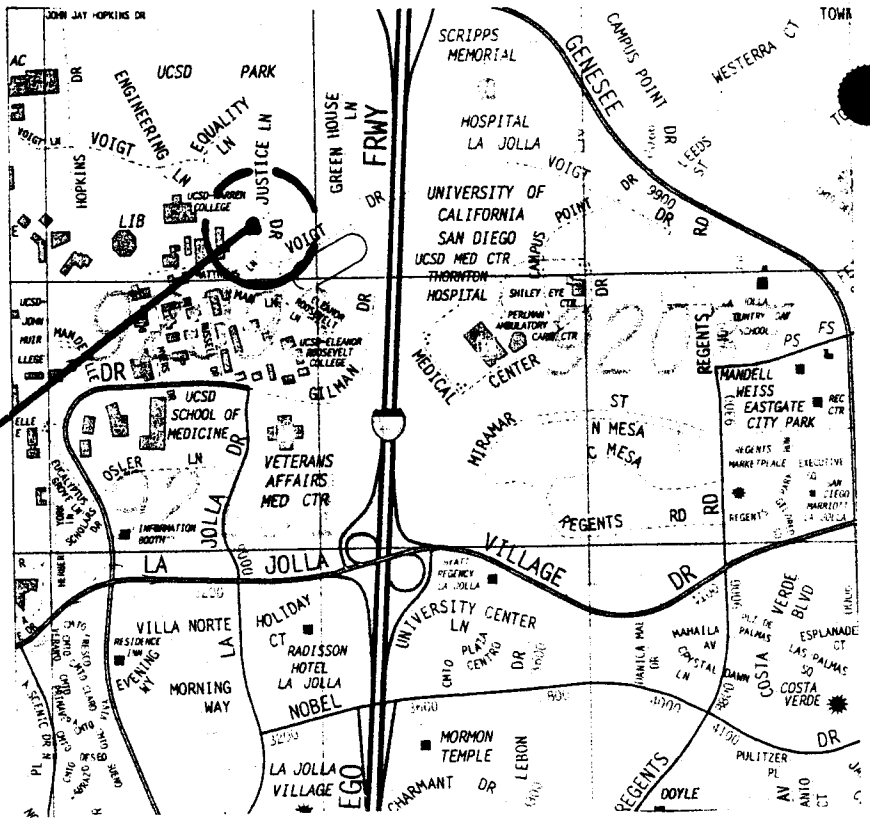


EXHIBIT NO. 1  
APPLICATION NO.  
6-01-30  
Location Map  
California Coastal Commission

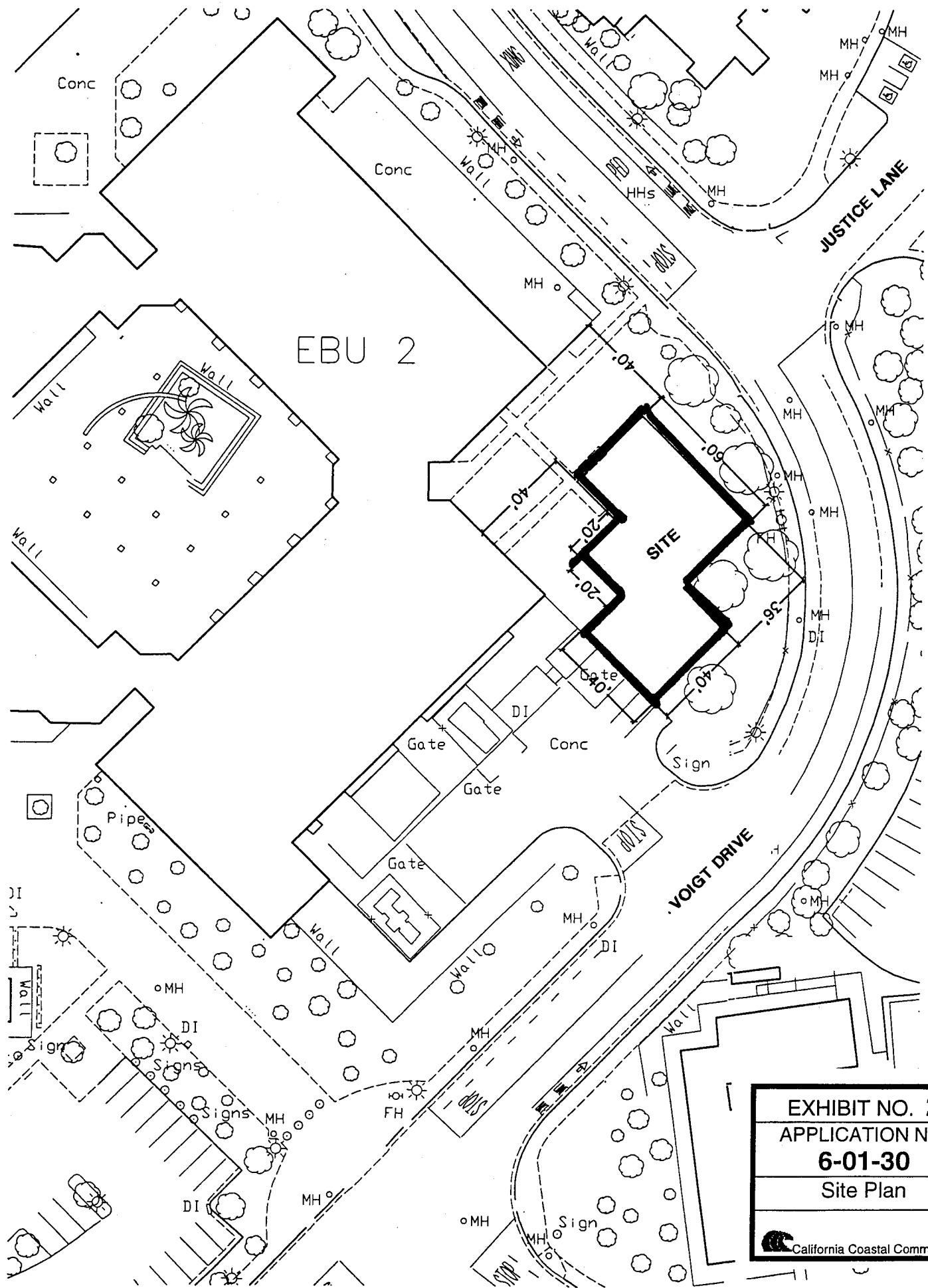

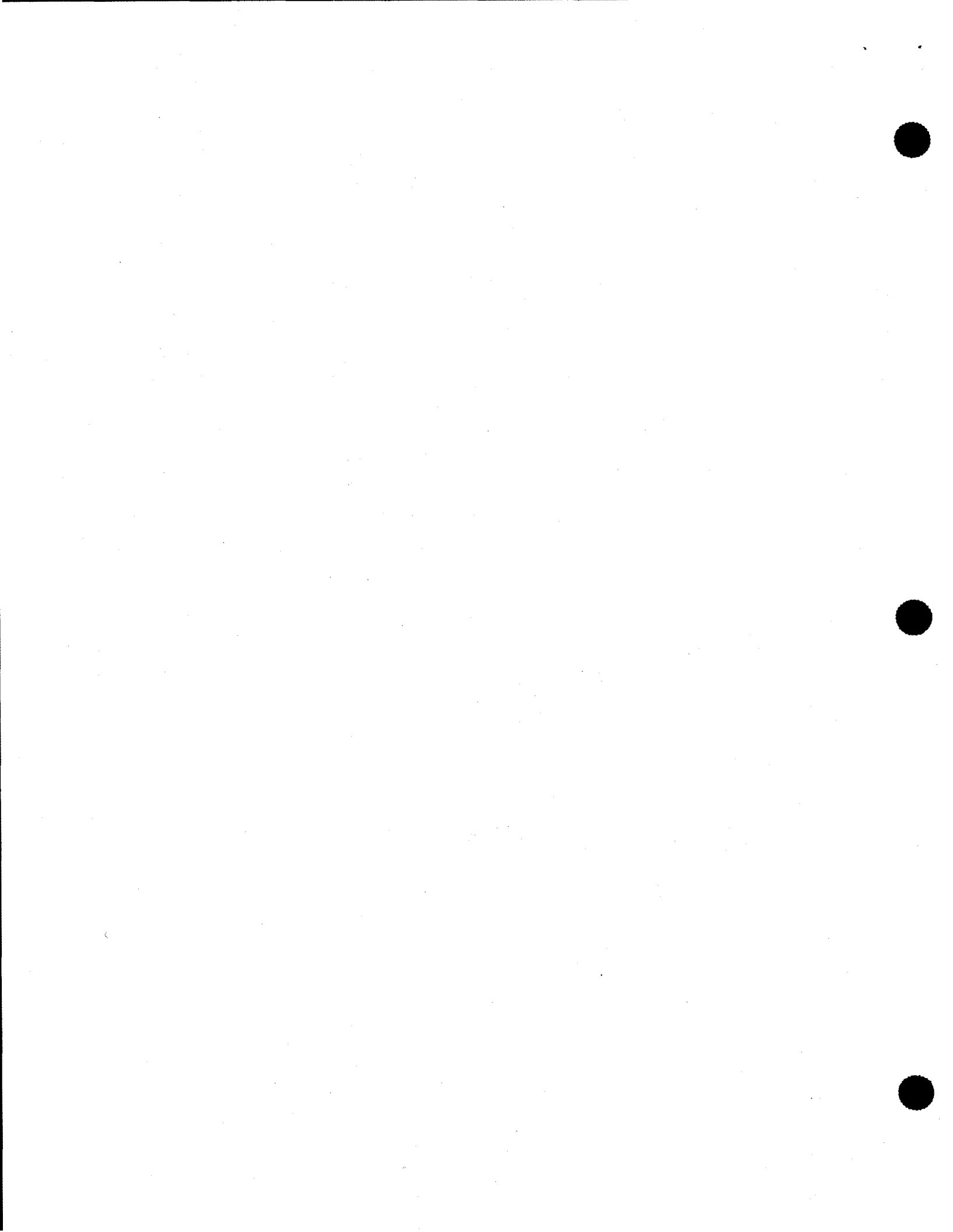


EXHIBIT NO. 2
APPLICATION NO.
<b>6-01-30</b>
Site Plan
 California Coastal Commission

1 INCH = 50 FEET





**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA

175 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

(619) 767-2370

**Wed 4d**

Filed: 2/15/01  
 49th Day: 4/5/01  
 180th Day: 8/14/01  
 Staff: LRO-SD  
 Staff Report: 3/22/01  
 Hearing Date: 4/10-13/01

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-01-32

Applicant: City of San Diego

Agent: Nazie Mansury

Description: Replacement of approximately 180 ft. of 6-inch cast iron water main with new 8-inch PVC main and replacement of approximately 180 ft. of 6-inch concrete sewer main with new 8-inch PVC main in public right-of-way.

Site: From the western terminus of Saratoga Avenue to just east of Abbott Street, Ocean Beach, San Diego, San Diego County. APN 448-101-04, 448-721-10

Substantive File Documents: Certified Ocean Beach Precise Plan

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

### III. Special Conditions.

The permit is subject to the following conditions:

1. Timing of Construction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final construction schedule, which shall be incorporated into construction bid documents. The schedule and construction documents shall specify that no construction will take place for the project between Memorial Day weekend and Labor Day of any year. Notes on the schedule and documents shall state that access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes ( No street closures or use of public parking as staging areas).

The permittee shall undertake 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 an 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 replacement of approximately 180 ft. of a 6-inch cast iron water main with new 8-inch PVC main and replacement of 180 ft. of a 6-inch concrete sewer main with a new 8-inch PVC main in the public right-of-way of Saratoga Avenue. The subject project is part of a larger sewer and water group replacement project that is proposed by the City throughout the Ocean Beach and Point Loma communities. However, only a very small segment of the project is within the Coastal Commission's permit jurisdiction (reference Exhibit No. 1). Specifically, that portion of the project from the terminus of Saratoga Avenue to just east of Abbott Street, is within the Commission's permit jurisdiction and the subject of this review. The remainder of the project will be subject to a coastal development permit issued by the City.

The project site is within the Commission's area of permit jurisdiction. Thus, the standard of review is Chapter 3 policies of the Coastal Act.

2. Public Access and Recreation. Sections 30210, 30213 and 30220 of the Coastal Act 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.

Although the subject project represents only a small segment within the Commission's area of original jurisdiction, it will take place on a public street located only one block from Ocean Beach Park, which is a popular beach area. As such, the proposal has the potential to adversely affect public access. While the project does not propose to eliminate any public parking, construction activities along this street during the peak beach-use season could have a significant adverse impact on public access. Therefore, Special Condition #1 has been attached, which requires the City to submit a construction schedule indicating that no work will take place on this project during the summer months (Memorial Day to Labor Day of any year). In addition, Special Condition #1 requires notes on construction bid documents notifying the contractor that access corridors and staging areas shall be located in a manner that has the least impact on public access and public parking spaces (no use of public parking, no closure of streets). Therefore, as conditioned, the Commission finds the project 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....

Given that the proposed development involves the replacement of existing water and sewer pipelines with larger-sized pipelines, the question arises as to whether the project will be growth inducing. In other words, it must be determined whether or not the upgrades and expansions to the existing water and sewer projects are being proposed to serve existing development or whether they are they being proposed to accommodate new development. In this particular case, the proposed improvements are proposed to replace existing deteriorated facilities. Therefore, the proposed improvements to the water and sewer system should not have a significant overall inducement to growth. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30250 (a) of the Coastal Act.

4. Water Quality. Section 30230 and 30231 of the Coastal Act require that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff. The proposed development will occur one block from the ocean. As such, drainage and run-off from the development could potentially affect water quality of the ocean.

The proposed project is part of a larger project by the City to replace existing old and deteriorated water and sewer mains that are six inches in size and constructed of cast iron with pipes that are eight inches in size comprised of PVC material. In addition, the City

has looked at installation of low flow diversions in other parts of the City whenever improvements to the sewer lines are performed but has not proposed such measures in this location at this time. However, given that the proposed project consists of only a very small segment within the Commission's jurisdiction, this issue does not raise a concern with regard to Coastal Act consistency. As such, the proposed project raises no issues with regard to water quality and can be found consistent with Sections 30231 and 30231 of the Coastal Act.

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 San Diego has a certified LCP, a small portion of the proposed development is located within the Commission's area of original jurisdiction. The area proposed for improvements is within the City's right-of-way and is proposed to replace existing pipes in need of repair. 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 the certified Ocean Beach Precise Plan and 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 for the Ocean Beach community.

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 conditioned in order to be found consistent with the public access policies of the Coastal Act. Mitigation measures, including conditions addressing public access policies, 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:

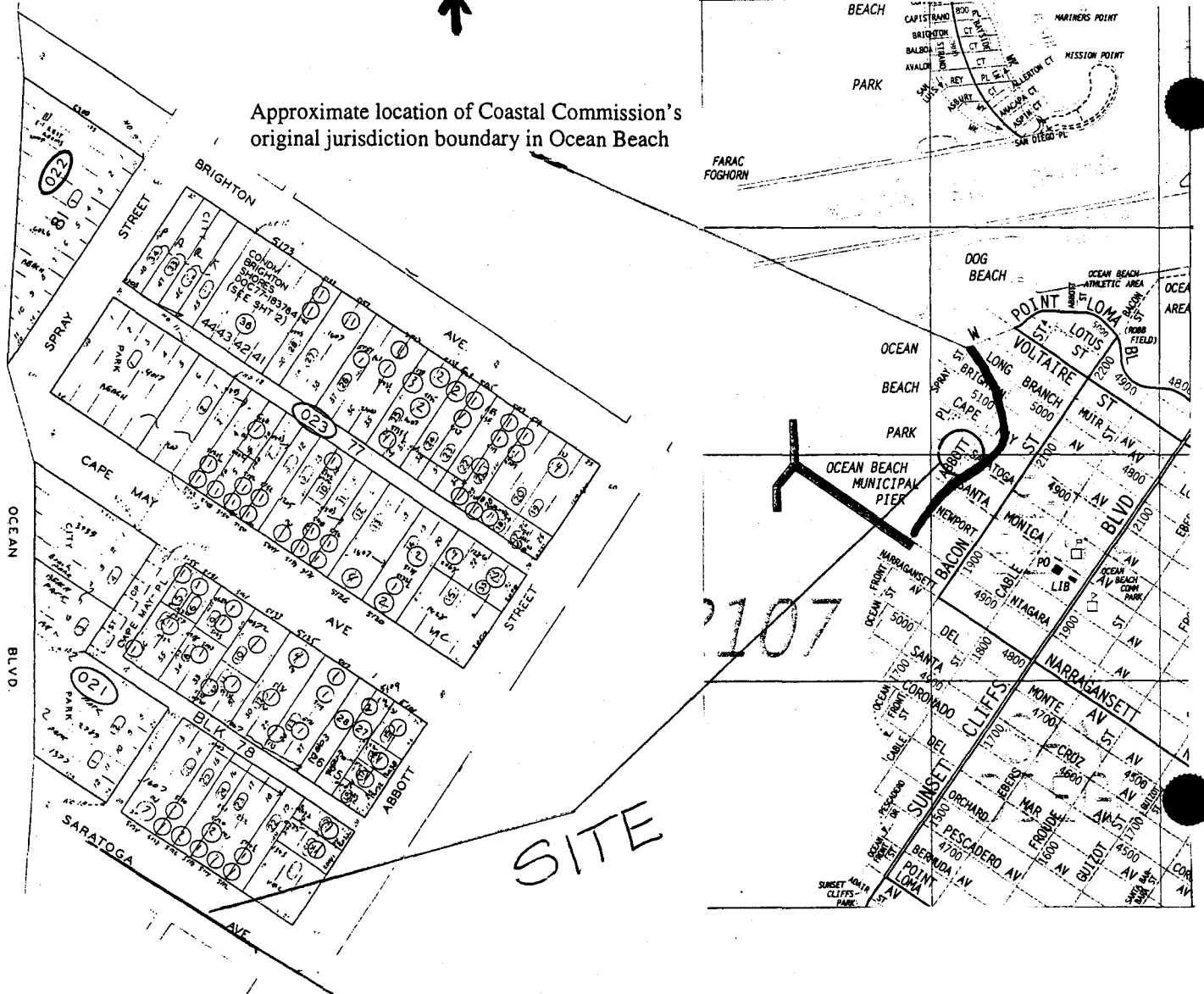
1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized

agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

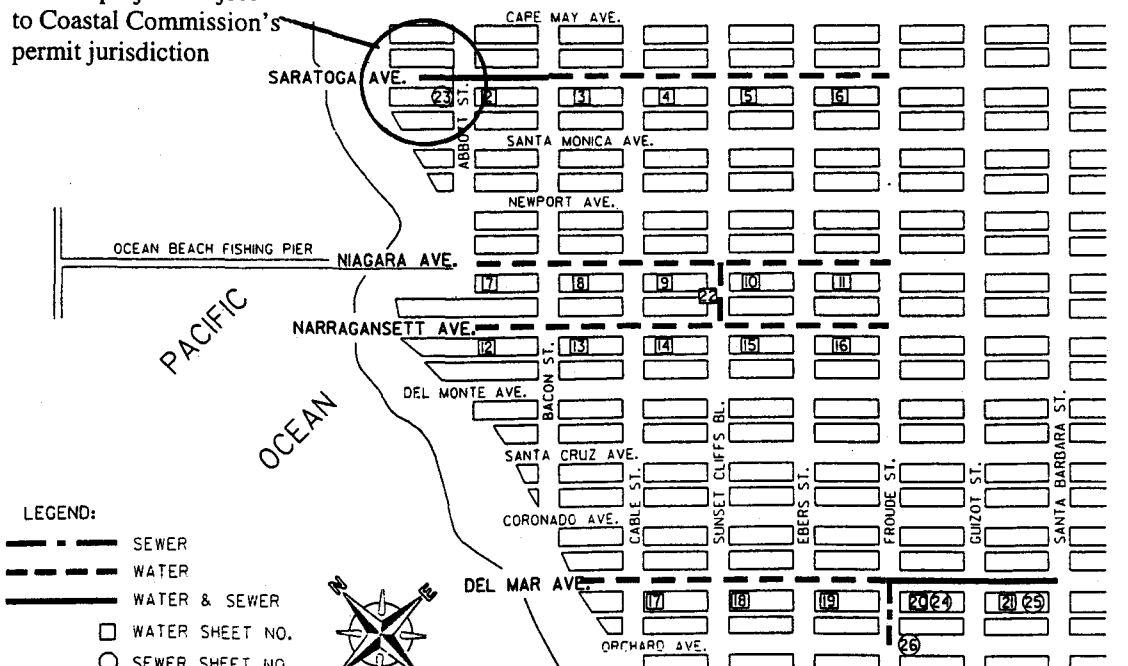
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. 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.



Approximate location of Coastal Commission's original jurisdiction boundary in Ocean Beach



Area of project subject to Coastal Commission's permit jurisdiction

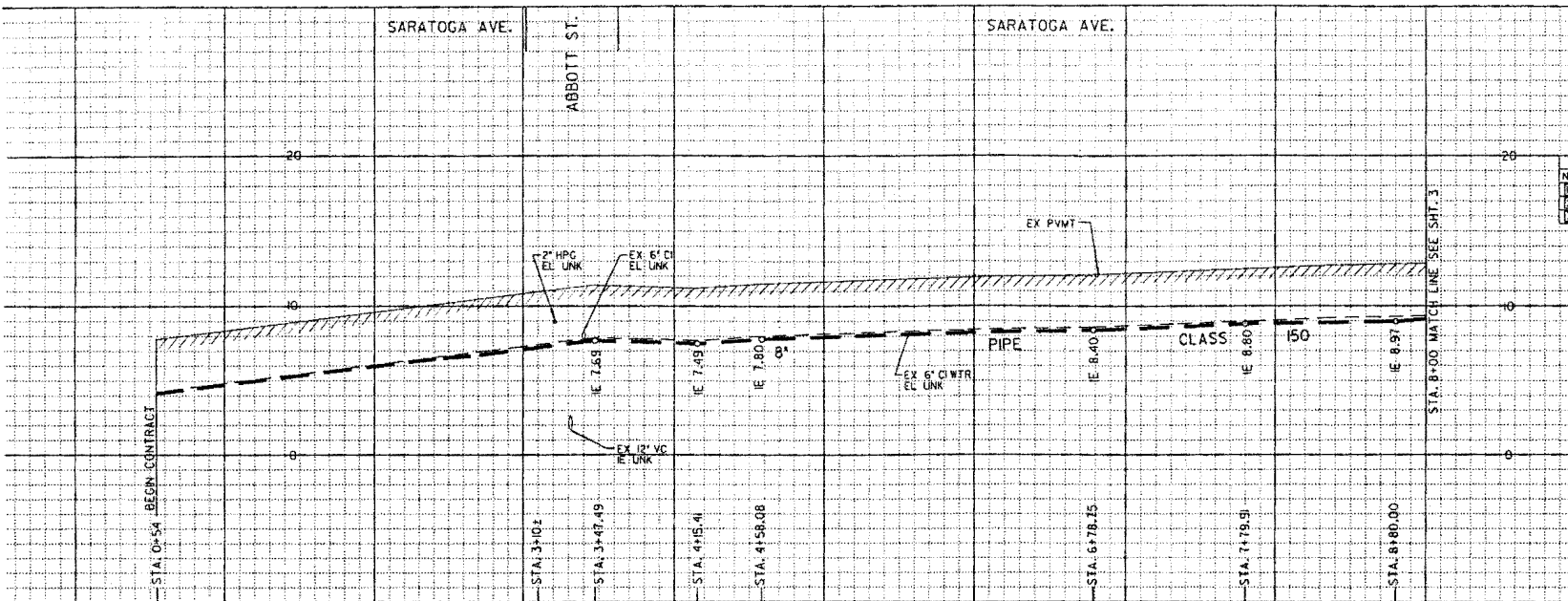


Overall Sewer and Water Replacement Project (Portions within the Coastal Commission's and City of San Diego's permit jurisdictions)

EXHIBIT NO. 1
APPLICATION NO.
<b>6-00-32</b>
Location Map
California Coastal Commission

**EXHIBIT NO. 2**  
**APPLICATION NO.**  
**6-00-32**  
**Site Plan**

California Coastal Commission



MIN. 3' OF COVER TOP OF PIPE

NO.	Δ/BEARING	RAI
1	S53° 21' 36" E	-
2	S53° 21' 36" E	-
3	S53° 21' 56" E	-

COORDINATE TABLE

NO.	NORTHING	EASTING	DESCRIPTION
601	213563.74	1692382.00	% INTERSECTION
602	213567.83	1692359.74	BEGIN CONTRACT
603	213572.95	1692344.05	REDUCER
604	213549.75	1692384.05	CROSS

SCALE  
 1"=40' HORIZ.  
 1"=4' VERT.

1 BY CITY  
 BEFORE CONTRACTOR:  
 STA. 3+40  
 CUT & PLUG EX 6" CL. 20" LT & 20" RT  
 AFTER CONTRACTOR:  
 RECONNECT AFTER NEW MAIN HAS  
 BEEN ACCEPTED

PROPOSED 8" SEWER INCLUDED  
 IN THIS PROJECT. SEE SHEET 22

NOTE:  
 SARATOGA AVE. TO BE HIGHLIGHTED BY CITY  
 FORCES PRIOR TO CONSTRUCTION. CITY TO  
 FURNISH ALL HIGHLIGHTING MATERIALS AND  
 ALL SERVICES BEING TRANSFERRED BY THE  
 CITY.

REFERENCE:  
 BENCH MARK: C/L NEWPORT AVE, 8TH MON. 'NEWPORT'  
 & CHSL 'X' 'GUITO'  
 FIELD NOTES: CRAIG, 208-1692, 4-8-91  
 W.O. 18169, SHEET U THRU IB.  
 WATER: 2967-L  
 SEWER: 8100-D  
 STORM DRAIN: 8386-0, 8387-0  
 GAS: 3276  
 ELECTRIC: OH  
 CABLE TV: OH  
 TELEPHONE: OH  
 IMPROVEMENTS: 7524-W, 15403-3-D  
 WATER GATE BOOK: 8-19  
 SEWER GATE BOOK: 8-19  
 100% SCALE: 212-1692  
 THOMAS BROS.: 1267-J6  
 HGL: 260

RETIREMENTS:  
 601 - 6" CI - 1927

SPECIFICATION NO.  
 CITY CONTRACT C.P. NO. 73-840.5  
 CITY CONTRACT C.P. NO. 44-305.8

**WATER AND SEWER GROUP 516**  
**SARATOGA AVE.**

STA. 2+00 TO STA. 8+00

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 7 OF 25 SHEETS				WATER #0: 181691
FOR THE ENGINEER	BY	DATE	APPROVED	SEWER #0: 172451
ORIGINAL	DATE	DATE	PROJECT ENGINEER	
			CONTROL CERTIFICATION	
			208-1692	
			LANDMARK COORDINATES	
CONTRACTOR	DATE STARTED	DATE COMPLETED		27762-2-D

2 BY CONTRACTOR  
 STA. 3+40  
 FURNISH & INSTALL:  
 1 - 8" X 6" CROSS (P)  
 1 - 8" VALVE (M, F) BK  
 1 - 8" VALVE (F, M) AND  
 2 - 8" VALVES (F, L) LT, RT  
 2 - 8" X 6" RED (F, M) LT, RT

3 BY CITY  
 AFTER CONTRACTOR:  
 STA. 3+00  
 AFTER NEW MAIN HAS BEEN ACCEPTED  
 FURNISH & INSTALL:  
 1 - 8" X 6" RED (F, M)  
 MAKE CONNECTION  
 OPEN EX 6" VALVE, BK



SCALE: 1" = 40'

MAP 279

STA. 8+00 MATCH LINE SEE SHEET 3

