CALIFORNIA COASTAL COMMISSION
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REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-02-127

Applicant: City of San Diego Agent: Jeff Soriano

Description: Rehabilitation of an existing sewer pump station located on the beach including: a 385 sq.ft. expansion, renovation of the wastewater settling tank, installation of new pumps, motors, lavatory, interior stairwell, back-up emergency generator, replacement of an existing parallel force main, and a new underground concrete cut off seawall seaward of the station. Construction of a riprap drainage dissipater.

Zoning	RM-1-1
Plan Designation	Multi-family

Site: At the western terminus of Loring Street (Sewer Pump Station 18), Pacific Beach Community, San Diego, San Diego County.

Substantive File Documents: Certified City of San Diego LCP Implementation Plan; City of San Diego Site Development Permit No. 4962; Mitigated Negative Declaration 2830; City of San Diego Report to the Hearing Officer dated 9/25/02; Geotechnical and Coastal Evaluation Pump Station No. 18 by Group Delta Consultants, Inc. dated 10/30/00.

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: Staff is recommending approval of the proposed sewer pump station rehabilitation. Although the pump station is located on the beach and bluff, it is an existing station and the City has documented that it cannot be removed from this location. The proposed project has been designed to have the least impact on coastal resources. The upgrades will improve safety conditions at the site, and reduce the potential for sewage spills. The proposed seawall will be located underground, and thus, will not have an adverse visual impact. The pump station will increase approximately 4 feet in height, which is less than street height, so no public views will be blocked. Special Conditions have been added requiring that the proposed

rip rap drainage dissipater be pulled back to minimize visual impacts and avoid public access impacts. Special Conditions require that the proposed rip rap be maintained, that construction avoid the peak summer season, and that water quality best management practices be implemented during construction. As conditioned, the project is consistent with the shoreline hazards, public access and recreation, visual quality, and water quality policies of the Coastal Act.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: ***I move that the Commission approve Coastal Development Permit No. 6-02-127 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. Special Conditions.

The permit is subject to the following conditions:

1. Revised Plans for Installation of Rip Rap. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final plans for the installation of the rip rap at the base of the proposed reconfigured bluff. Said plans shall

be in substantial conformance with the plans submitted by Tetra Tech, Inc. dated 07/01, but shall be revised as follows:

a. The proposed rip rap on the beach along the south side of the pump station shall be reconfigured such that no portion of the rip rap extends further seaward than the existing pump station.

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 legally required.

2. Maintenance of Rip Rap. The permittees shall maintain the reconfigured rip rap in its approved state. Specifically, the applicant shall assure that the rip rap does not migrate or encroach further seaward and that public access is maintained in front of the rip rap.

3. Storage and Staging Areas/Access Corridors. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final plans indicating the location of access corridors to the construction site and staging areas. The final plans shall indicate that:

a) No overnight storage of equipment or materials shall occur on sandy beach or public parking spaces.

b) Access corridors shall be located in a manner that has the least impact on public access.

c) The applicant shall submit a construction schedule that incorporates the following:

- No construction on the beach shall occur between Memorial Day weekend and Labor Day of any year

- All construction activities shall be avoided during the summer months between Memorial Day weekend and Labor Day, to the maximum extent possible.

d) The applicant shall submit evidence that the approved plans/notes have been incorporated into construction bid documents. The staging site shall be removed and/or restored immediately following completion of the development.

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 legally required.

4. Exterior Treatment. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, a color board or other indication of the exterior materials and color scheme to be utilized for the sewer pump station, public accessway and public viewpoint on top of the existing sewer pump station. The color of the façade of the existing structure and roof permitted shall be restricted to a color compatible with the surrounding environment (earth tones) including shades of brown and tan, with no white or light shades and no bright tones except as minor accents.

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 legally required.

5. Storage of Construction Materials, Mechanized Equipment, and Removal of Construction Debris. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, the applicant shall submit for the review and approval of the Executive Director, a Construction Best Management Practices Plan for the construction project site, prepared by a licensed professional, and shall incorporate erosion, sediment, and chemical control Best Management Practices (BMPs) designed to minimize to the maximum extent feasible the adverse impacts associated with construction to receiving waters. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

(1) No construction materials, equipment, debris, oil, liquid chemicals, or waste shall be placed or stored where it may be subject to stormwater, or where it may contribute to or come into contact with nuisance flow;
(2) Any and all debris resulting from construction activities shall be removed from the site within 1 day of completion of construction;
(3) No machinery or construction materials not essential for project improvements shall be allowed at any time in any intertidal zone;
(4) Sand from the beach, cobbles, or shoreline rocks shall not be used for construction material;
(5) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway,
(6) All debris and trash shall be deposited of in the proper trash and recycling receptacles at the end of each construction day;
(7) The discharge of any hazardous materials into any receiving waters shall be prohibited.

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

6. Assumption of Risk, Waiver of Liability and Indemnity Agreement

A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. **PRIOR TO ANY CONVEYANCE OF THE PROPERTY THAT IS THE SUBJECT OF THIS COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the "Standard and Special Conditions"); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The restriction shall include a legal description of the applicant's entire parcel or parcels. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Standard and Special Conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the subject property.

C. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The proposed project is for the rehabilitation and renovation of an existing sewer pump station located at the base of the bluff on sandy beach below Loring Street in the Pacific Beach community of the City of San Diego. The project includes renovation of the wastewater settling tank, installation of new pumps, motors, lavatory, interior stairwell, back-up emergency generator, replacement of an existing parallel force main, and a new underground concrete cut off seawall located seaward of and adjacent to the station. The project requires a 385 sq.ft. expansion of the station, which will occur within the footprint of the existing structure by increasing the height of the structure by approximately 4 feet, to elevation 44.10 feet, which is just below street grade. The station is adjacent to an existing stairway that provides vertical public access to the beach from Loring Street.

The station is located on sandy beach in an area of the Commission's original jurisdiction. Thus, Chapter 3 of the Coastal Act is the standard of review. Work occurring within the City of San Diego's jurisdiction includes grading of an approximately 400 sq.ft. area on the existing bluff slope south of the structure. The bluff will be re-graded following installation of a new subsurface building foundation drain necessary to relieve hydrostatic pressure on the east wall of the pump station. The bluff will be restored and landscaped after construction.

To prevent future erosion of the repaired slope, the project includes installation of a drainage system comprised of two 2 feet by 2 feet catch basins and below grade 8-inch and 4-inch pipe running along the east and south sides of the pump station. The drainage system would capture and carry runoff from the slope to the beach and into 5 feet by 5 feet by 1 feet deep rip rap dissipater. The rip rap dissipater would be located within the Commission's permit jurisdiction.

Finally, the project includes architectural treatment of the rehabilitated structure to improve its appearance consistent with the Community Facilities and Services Element of the Pacific Beach Community Plan and Local Coastal Program. A rock façade will be constructed on the western-facing side of the structure (see Exhibit #3).

The subject station receives wastewater flow from the area approximately bounded by Pacific View Drive to the north Mission Boulevard to the east, and Diamond Street to the south. That station was constructed in 1950 on top of and within an existing wastewater settling tank that dates back to the late 1920s. During the 1950 pump station construction, the pump station wet and dry wells were constructed within the northern most hopper, and the remainder (of the 2 additional hoppers, or compartments) was filled with compacted sand, according to the as-built plans. The existing pump station building, located on top of the settling unit, consists of an approximately 12 by 20 foot concrete building that includes the motor room.

The present condition of the station does not meet current standards and codes and the existing mechanical and electrical equipment are near the end of their useful life. The expansion of the structure is necessary to construct a stairwell and provide the station with an emergency generator. In addition, a restroom for the use of City maintenance personnel only will be installed. The stairwell will provide operations personnel direct access to lower level of the pump station. Currently, a ladder is the only access, which is inadequate to carry equipment up and down safely or to provide access in case of an emergency.

The emergency generator is necessary to provide power to the equipment and maintain sewer service to the area in the event of a power outage. At this time, a loss of electrical power could result in a sewage spill impacting the beach and ocean. The increased height in the station is due to the proposed maintenance system. This system will allow maintenance crews using a monorail system to safely lift, remove and service the pumps and motors as necessary. The proposed parapet wall was designed to provide an aesthetic benefit to screen the mechanical roof ventilation and drains.

2. Shoreline Hazards/Scenic Quality/Public Access. The following sections of the Coastal Act address hazards and geologic stability:

Section 30235 of the Coastal Act states:

> Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

In addition, Section 30253 of the Coastal Act is applicable and states, in part:

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

Sections 30250 and 30251 address visual quality and state the following:

> Section 30250
>
> (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....

Section 30251

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 following sections of the Coastal Act address public access:

Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

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:

[...]

(2) Adequate access exists nearby, or, ...

The applicants have submitted a geologic study documenting that the back-beach location of the subject structure with its prominent exposure to marine processes has enabled long-term erosion and wave attack to expose portions of the station foundations, and has put the structure at risk for failure if mitigation is not undertaken at this time. The geotechnical investigation determined that marine erosion has undermined most of the western wall footings at the pump station. Continued undermining of the footings may eventually lead to structural failure or a seaward rotation of the settling tank.

In accordance with the recommendations of the geotechnical report, the project includes filling the voids underlying the footings with backfilled non-shrink cement grout mix and constructing a pour-in-place, reinforced concrete seawall. The base of the wall will be extended down to an elevation of 0 feet Mean Sea Level, and the top of the cutoff wall will be level with the top of the vertical edge of the existing structures western wall footing—that is, the wall will be completely below ground. The wall will extend full

height across of the span of the existing structure to the adjacent bluff such that the ends of the wall are embedded a minimum of 3 feet into formation materials.

The proposed project involves the construction of a shoreline protective device, which can adversely impact sand supply (although the wall will be located underground, which lessens its impact). The project will also extend the life of an existing concrete industrial structure on the beach, which fixes the back of the beach, occupies sandy beach area which would otherwise be available for recreational use, and does not conform with the natural scenic landform of the coastal area.

The Commission has recently reviewed other coastal development permits for the replacement of existing pump stations with new pump stations in the North City area of San Diego (CDP #6-01-107; #A-6-LJS-02-58). In the 2001 permit, the City advised Commission staff that they would be upgrading many sewer pump stations citywide over the next few years. Given that so many of these sewer pump stations are located in sensitive areas (on the beach or on coastal bluffs), Commission staff met with the City to discuss the City's long term goals and to encourage the City to consolidate or reduce the number of sewer pump stations, whenever possible, to reduce the geologic, access and recreational, and visual impacts to coastal resources citywide that are associated with these projects.

In response to this, the City reviewed the potential for reconstructing the existing pump station in a somewhat different location or configuration at the project site or replacing the existing facility with an expanded station at the Sewer Pump Station 13 at Tourmaline Surf Park. The structure is currently located at the base of the bluff and could not be located further inland within significantly altering the bluff face, which would not improve the geologic stability or visual impact of the project. Reconfiguring the project to reduce the project's footprint would result in a taller structure that would be visible from the bluff top, thus impacting the public views of the ocean from the viewpoint along the Loring Street corridor. Alternatives to the proposed seawall would include the placement of riprap; however, this would require covering a much larger area of the beach, and would be more likely to be exposed through wave action.

Demolishing the existing station and expanding pump station 13 at Tourmaline Surf Park would have adverse visual impacts at that site that would most likely not be offset from the demolition of this station. Tourmaline Street is a designated view corridor in the City's LCP and encroachment into this view corridor would be a significant impact. In addition, expanding this station would require the construction of an additional pipeline to transfer waste from the subject site to pump station 13. This pipeline would have to run under several existing residential structures, which would be considered a significantly incompatible land use. The new line would also be un-serviceable in the event of an emergency. Thus, these alternatives are expected to have a greater impact on coastal resources than rehabilitation of the existing station in-place as proposed.

Compared to the previously reviewed coastal development permits that the Commission has approved recently that involved the total demolition and reconstruction of pump

stations on coastal bluffs, the proposed renovation is expected to have very little new impacts on coastal resources. The existing station will remain in place at the base of the bluff with only a minor expansion of the footprint due to the proposed seawall; thus there are not expected to be new or additional impacts to public access and recreation, geologic stability or sand supply as a result of most of the rehabilitation project (see discussion below for potential access impacts related to the proposed drainage facility). The Commission's engineer has reviewed the project and concluded that the proposed work to improve the existing foundation is reasonable and has been designed to not alter effects to sediment transport any more than the existing building does. The proposed cut-off wall would be founded at least 3 feet into foundational material, which should put it below the scour zone for the next 50 to 75 years, or the life of the structure.

The proposed expansion has also been designed to be the smallest area possible. The size of the stairwell was designed in accordance with the minimum width required by the Uniform Building Code. The unused existing hoppers will have the sand removed and will be adapted for the new stairwell. Current pump station design standards require that all equipment have a minimum 3 ½ foot clearance from other equipment and station walls for safety, maintenance and repair work space requirements. The width of the generator room was minimized be orientating the length of the generator perpendicular to the room width. Because the rehabilitation can be accommodated largely within the footprint of the existing structure, the visual impact of the project will be minimal.

The project does result in an approximately 4-foot increase in the height of the structure to accommodate the proposed upgrades. The highest point of the existing structure is 38 feet 2 inches above the beach. The finished height of the new structure will be 42 feet 2 inches above the beach. However, the station will still be below the existing bluff and street at Ocean Boulevard and Loring Street; thus, there will not be any obstruction of the view corridor. The station is not, and will not be visible except from on the sidewalk above the cliff.

The City also intends to improve the visual appearance of the station by resurfacing the structure with materials to visually enhance the structure. The materials will match the surrounding coastal bluffs and will be an earth tone designed to match the coloring of the surrounding natural bluffs. As such, the proposed texturing and coloring of the western façade of the existing sewer pump station will enhance the visual quality of this area. Special Condition #4 requires submittal of a color board that assures that earth tone colors will be used for the western facade of the existing sewer pump station so that the pump station will blend in better with the surrounding area and natural coastal bluffs.

The project does include the construction of a drainage system that would exit onto the beach into a 5 feet by 5 feet by 1 feet rip rap dissipation area. Currently, drainage and runoff flows into and over the bluff edge, which has resulted in erosion of the bluff face. Directing drainage into facilities that have been equipped with energy dissipating devices to minimize erosion is consistent with City LCP policies. Drainage and water quality is discussed in greater detail under the Drainage/Water Quality discussion, below.

The bluff and beach at the project site are currently in a natural state, and adding new rip rap could impact visual quality and impede public access. Therefore, Special Condition #1 requires that the rip rap be redesigned such that it extends no further onto the beach than the existing pump station. This may require some revisions and steepening of the bluff reconstruction proposed by the City. However, pulling back the rip rap into an area now occupied by the slumping bluff will minimize the visual impact of the rip rap and ensure that existing sandy beach area is not displaced by riprap. Special Condition #2 requires the applicant to maintain the rip rap such that it doesn't migrate or encroach onto the beach and that public access is maintained.

With regard to construction access and timing, the City has indicated that the project will require the presence of heavy equipment on the beach for a period of approximately six months. The existing public access stairway will be closed during portions of the construction process for safety reasons. Signage will be installed directing the public to alternate beach access. The closest access point is a stairway approximately 100-200 feet south of the pump station along Ocean Boulevard, thus, the periodic closures are not expected to have a significant adverse impact on the ability of the public to reach the beach.

However, in order to reduce the project's impacts on coastal access and limit the disruption of the recreational uses to the maximum extent feasible, Special Condition #3 requires the applicant to submit final plans that specify that no overnight storage of equipment or materials shall occur on the beach or public parking spaces, and that access corridors shall be located in a manner that has the least impact on public access. The condition further requires that the applicant submit a construction schedule that incorporates several requirements related to timing of construction. Specifically, no construction on the beach shall occur during the summer months (between Memorial Day weekend and Labor Day) of any year and all construction activities shall be avoided during the summer months to the maximum extent possible.

Although the Commission finds that the proposed project has been designed to minimize the risks associated with its implementation, the Commission also recognizes the inherent risk of shoreline development. The rehabilitated structure will continue to be subject to wave action. Thus, there is a risk of damage to the structure or damage to property as a result of wave action. Given that the applicants have chosen to construct the structure despite these risks, the applicants must assume the risks. Accordingly, Special Condition #6 requires that the applicants submit a letter which acknowledges the risks associated with the development and that indemnifies the Commission against claims for damages that may be brought by third parties against the Commission as a result of its approval of this permit.

In summary, the existing structure is threatened by erosion and it is not feasible to relocate or consolidate the station with existing stations. The proposed seawall has been designed to minimize impacts on sand supply and public access. As conditioned, the proposed pump station rehabilitation project will not have a significant impact on coastal resources, include geologic stability, hazards, public access and recreation and visual

quality. Therefore, as conditioned, the project is consistent with the Chapter 3 policies of the Coastal Act.

3. Drainage/Water Quality. Section 30231 of the Coastal Act is applicable to the proposed project and states the following:

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.

The project includes the construction of a drainage system that would exit onto the beach into a 5 feet by 5 feet by 1 feet rip rap dissipation area. Currently, although drainage is not specifically directed over the bluff in this location, rain and storm runoff does cascade down the bluff, which has resulted in erosion of the bluff face. The rip rap will reduce erosion and also allow for some filtering of pollutants before the water enters the ocean. However, the City has also been asked to address the potential for the installation of a low-flow diversion system with the new or upgraded pump stations.

With regard to potentially diverting drainage into the sewer system, the City has previously cited a 1996 study completed by the City's Storm Water Pollution Prevention Division titled "Inventory and Inspection of Coastal Storm Drains", where 63 drains were inspected. Coastal low flow diversions were proposed and subsequently designed at drain locations where there was a "high probability of contact" with beach users. Phase 1 sites (which are already constructed) were those locations where high bacteria counts had been found in routine sampling. Subsequent phasing and priority for the design and construction of low flow diversion structures are based on bacteria counts and contamination levels. The City's Transportation and Drainage Design Division manages the design and construction of the City's low-flow diversion systems and has established a priority list for these systems.

From August 1997 to June 2000, the water quality in the area of discharge point was studied weekly by the City of San Diego in accordance with standard practices. During the time of sampling, the City was required to observe the standards set forth by California State Beach Safety Bill AB411. Over this two-year sampling period, it was discovered that no samples were recorded to have a total coliform count that exceeded acceptable levels pursuant to required standards. As was studied during the design phase and based on these results (very low bacterial counts), constructing a low-flow diversion system at this pump station was not deemed justified. The study further revealed that this suburban residential location was placed very low on the project priority list based on the

water quality data previously presented as compared to other locations that serve a watershed where more industrial facilities are located and/or higher density urban areas where contamination was found to be much higher. Because of the limited funding for low-diversion systems, the City is placing greater emphasis on mitigating the areas that would provide the greatest public benefit. Currently the Environmental Protection Agency (EPA) provides grants for the construction of low flow diversion systems. The City has stated that it places a great deal of importance on improving the quality of storm water reaching the ocean and believes it is imperative to spend limited funding on areas where it can provide the greatest improvement. At this time, this sewer pump station site is not one of those areas where installation of such a system would result in a significant improvement to drainage in the area. However, the City has indicated that if a low flow diversion is deemed necessary in the future, connection into the sewer system installed at this pump station would be feasible and is not any way precluded by the subject development.

Again, in this particular case, the proposed project will upgrade an existing older sewer pump station that no longer meets the City's current design and safety standards. It is important to note that the City has recently had sewer spill problems. Specifically, according to information obtained from the Regional Water Quality Control Board, between February 19-28, 2001 the City discharged 1,500,000 gallons of sewage upstream of the Point Loma Wastewater Treatment Plant to Tecolote Creek, a tributary to Mission Bay. The spill caused pollution and nuisance conditions in Tecolote Creek and Mission Bay. The sewage spill occurred as a result of the City's failure to provide proper preventive maintenance to its sewage collection system. The City was fined as result of that spill. As noted previously, the upgraded sewer pump station has been designed to incorporate safety features to help reduce and/or prevent such sewage spills. Without the proposed changes to the pump station, there is a risk of a sewage spill which could potentially affect the water quality of the ocean. The upgraded sewer pump station will reduce the potential for sewage spills.

The proposed development will occur on a sandy beach adjacent to the ocean. There is little likelihood that significant pollutants would be generated. In order to ensure construction impacts are minimized, Special Condition #5 addresses Best Management Practices for construction related activities which includes, in part, requiring that all construction debris be removed from the site within one day of completion of construction, that no sand and other beach materials be used for construction material and that any proposed stock piled areas be covered properly, etc. to avoid impacts to downstream resources. Because these types of BMPs are typically not developed by the construction contractor until after permits are already issued, the requirements of Special Condition #5 can be satisfied prior to the commencement of construction.

Thus, as conditioned to implement best-management practices during construction, the proposed development will not adversely impact water quality or have a significant adverse impact to adjacent downstream resources. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with the Chapter 3 policies regarding the protection and improvement of water quality.

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. In this case such a finding can be made.

The subject site lies within the RM-1-1 Zone, Coastal and Sensitive Coastal Overlay Zones, in the Pacific Beach community plan segment of the City of San Diego. The project is consistent with all applicable Chapter 3 policies of the Coastal Act, the certified Pacific Beach Community Plan and Local Coastal Program. As such, the Commission finds that approval of the proposal, as conditioned, will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Pacific Beach planning area.

5. 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 geologic stability, water quality, public access, and visual resource provisions of the Coastal Act. Mitigation measures, including conditions addressing revised plans for the installation of the rip rap, maintenance regarding the rip rap, color of construction materials/exterior treatment, storage of construction materials, mechanized equipment and removal of construction debris and disposal of graded spoils, 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 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.

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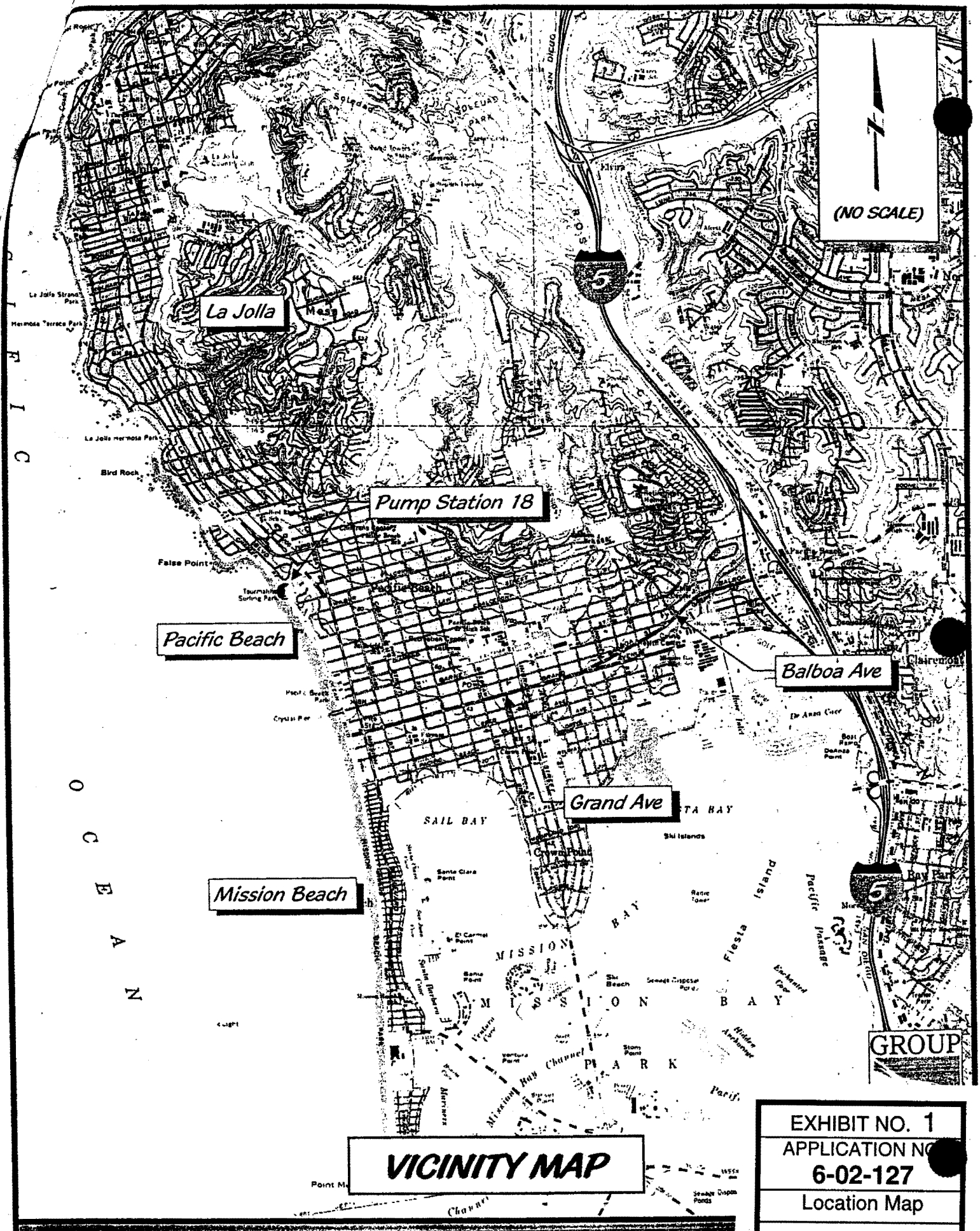
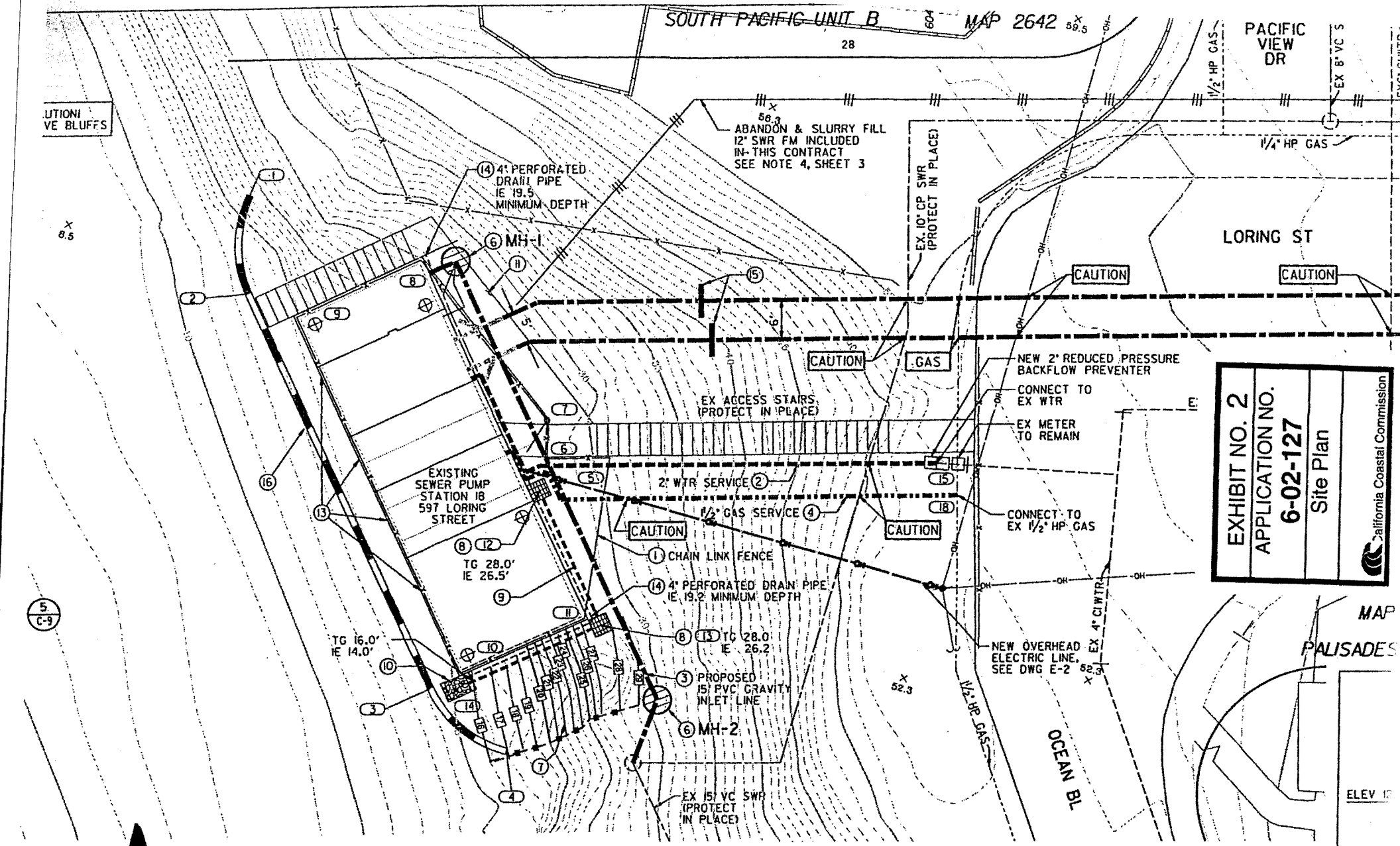
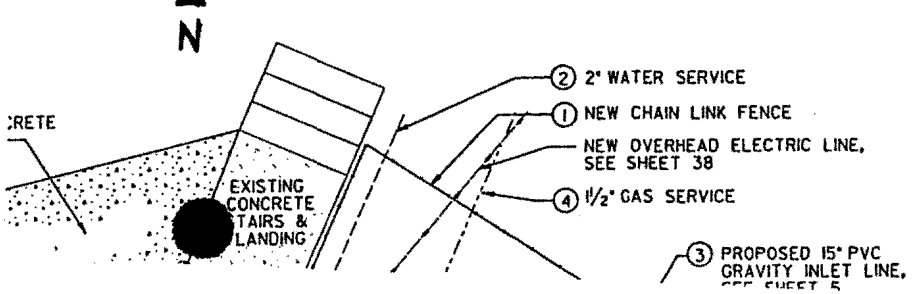


VICINITY MAP

EXHIBIT NO. 1
APPLICATION NO.
6-02-127
Location Map
California Coastal Commission





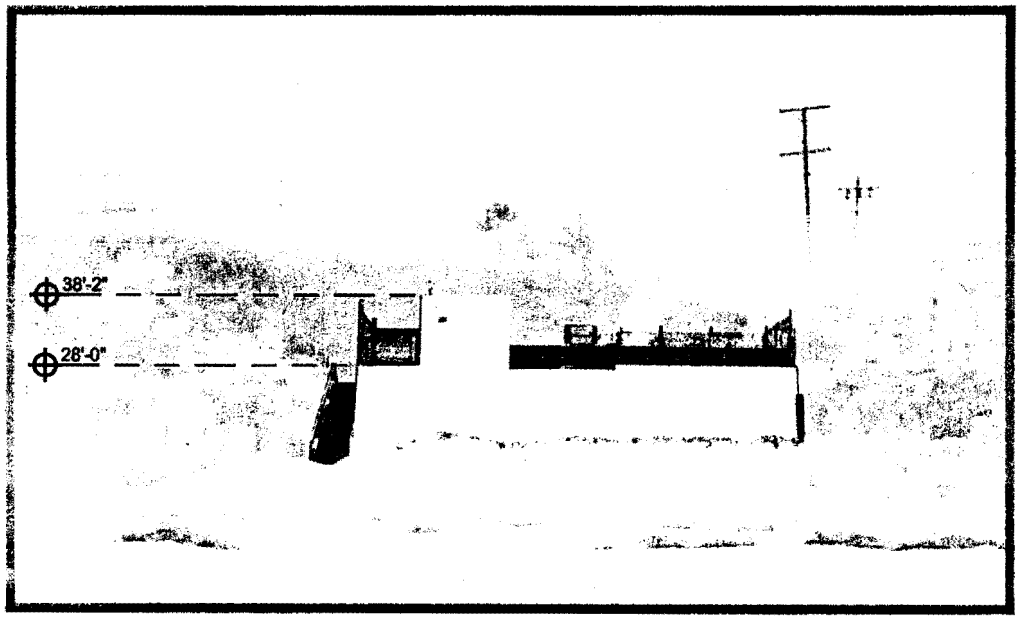
COORDINATE TABLE			
NO.	NORTHING	EASTING	DESCRIPTION
(1)	1873935.99	6250894.76	BURIED CUTOFF WALL / BC RADIUS=17.79 / LENGTH=15.5
(2)	FIELD VERIFY W/BLDG FOOTING		BURIED CUTOFF WALL / EC LENGTH=67.58
(3)	FIELD VERIFY W/BLDG FOOTING		BURIED CUTOFF WALL / BC RADIUS=17.79 / LENGTH=15.5
(4)	1873861.49	6250953.54	BURIED CUTOFF WALL / EC
(5)	1873909.71	6250957.91	ANG PT CHAIN LINK FENCE
(6)	1873907.24	6250948.43	ANG PT CHAIN LINK FENCE W/GATE OPENING
(7)	1873913.06	6250947.25	ANG PT CHAIN LINK FENCE
(8)	1873932.39	6250922.57	ANG PT CHAIN LINK FENCE
(9)	1873919[illegible].50	6250906.21	ANG PT CHAIN LINK FENCE
(10)	1873871.70	6250943.82	ANG PT CHAIN LINK FENCE
(11)	1873884.52	6250960.12	ANG PT CHAIN LINK FENCE
			CENTER OF CATCH BASIN

TETRA TECH
10815 Rancho Bernardo Rd, Suite 200
San Diego California 92127
(858) 673-6500 (858) 673-1610 FAX

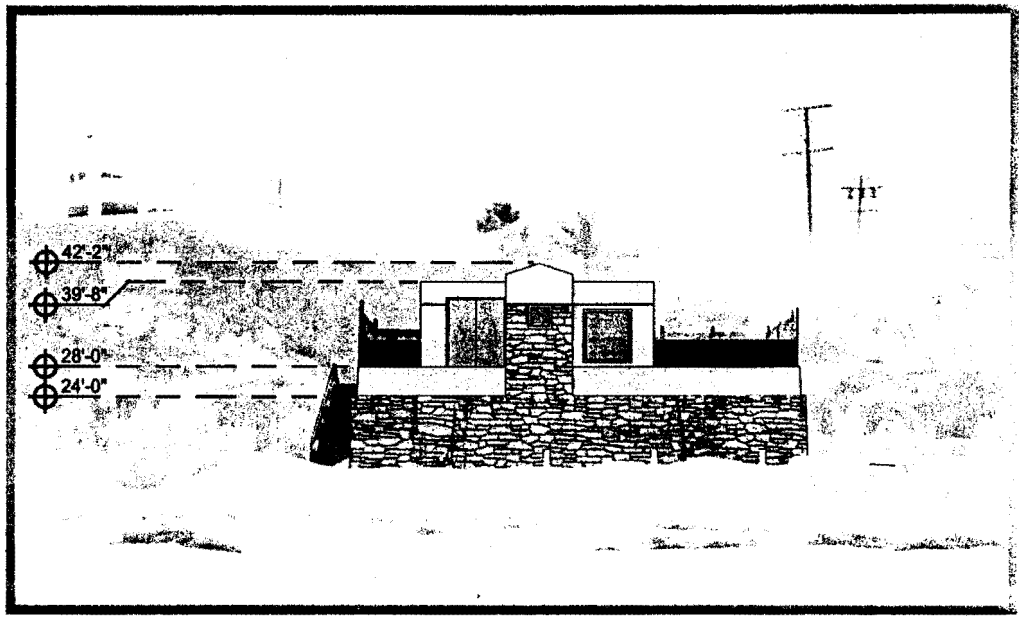
Water and [illegible]ewater Facilities Division
Engi[illegible]g and Capital Projects
600 B Street, Suite 800, MS 908A
San Diego, California 92101
(619) 533-5188 (619) 533-5176 FAX

Platt/Whitelaw [illegible]bitects, I[illegible]
(619)

EXHIBIT NO. 3
APPLICATION NO. 6-02-127
Elevations
California Coastal Commission



EXISTING WEST ELEVATION (1 / A-1)
NO SCALE



PROPOSED WEST ELEVATION (2 / A-1)
NO SCALE

Sewer Pump Station 18 - pump station exhibit

A-1

EXHIBIT NO. 4
APPLICATION NO.
6-02-127
Existing Structure

California Coastal Commission