

Mon 4a-b

San Diego Coast District

CONSENT CALENDAR

Monday, September 9, 2002

6-02-096

6-02-107

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RECORD PACKET COPY

**Mon 4a**

Filed: June 24, 2002
49th Day: August 12, 2002
180th Day: December 21, 2002
Staff: DL-SD
Staff Report: August 16, 2002
Hearing Date: September 10-13, 2002

STAFF REPORT: CONSENT CALENDAR**Application No.:** 6-02-96**Applicant:** Elynor W. Renshaw**Agent:** Robert Sowards

Description: Subdivision of an existing two-acre lot into 2 one-acre lots, widening existing driveway accessing Parcel 1, construction of a new driveway to Parcel 2, and widening of South Lane; existing 2,440 sq.ft. single-family residence to remain on proposed Parcel 1.

Lot Area	87,120 sq. ft.
Building Coverage	2,440 sq. ft. (3%)
Pavement Coverage	1,955 sq. ft. (2%)
Landscape Coverage	30,400 sq. ft. (35%)
Unimproved Area	52,325 sq. ft. (60%)
Parking Spaces	2
Zoning	RS1
Plan Designation	Residential 1 du/ac

Site: 4915 South Lane, Lomas Santa Fe vicinity, San Diego County.
APN 302-020-12, 17.

Substantive File Documents: Certified County of San Diego Local Coastal Program (LCP); County of San Diego TPM 20593 and Negative Declaration

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. **Future Development Restriction.** This permit is only for the development described in coastal development permit #6-02-096. Except as provided in Public Resources Code section 30610 and applicable regulations, any future development as defined in PRC section 30106, including, but not limited to, a change in the density or intensity of use land, shall require an amendment to Permit #6-02-096 from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission or from the applicable certified local government.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. **Detailed Project Description/History.** The proposed project is a subdivision that would create two one-acre lots in an existing residential neighborhood. There is an existing 2,440 sq.ft. single-family residence on the northern portion of the site, and the southern portion of the site has been used as a horse corral and backyard for the residence.

The proposed subdivision will create a "flag" lot out of the lower portion of the site to provide access to the site from South Lane, a narrow, unimproved street fronting the north side of the site. The existing residence will remain on Parcel 1. Access to Parcel 2 will be improved through construction of a driveway on the panhandle portion of the lot, and by widening South Lane.

The subject site was originally created through a 1957 parcel map, and a 1972 boundary amendment between the subject site and the adjacent site to the west resulted in the current configuration of the lot. For tax purposes, the lower portions of the subject site was delineated as a separate lots since 1973; however, the southern portion did not have street access and was not a separate developable parcel.

In 1986 the Commission approved essentially the same project as the subject application for the adjacent site to the west (6-86-9). The site (previously APN 302-020-13 and 18,

now 302-020-19 and 20), was divided into two lots, including a flag lot for access to South Lane. In 1990, the Commission approved construction of a 4,958 sq.ft. single-family residence and garage on the previously created and approved southern parcel (6-90-1).

The subject site is entirely surrounding by existing residential development. The southern portion of the site is has been used as a horse yard and is mostly bare soils with minimal patches of native and non-native vegetation. The southern portion of the site is located with the Coastal Resource Protection (CRP) Overlay Zone identified in the County's certified LCP; however, the site is generally flat with some minor man-made slopes. Approximately 160 cubic yards of grading is proposed for construction of the driveway and to prepare the proposed Parcel 2 for development. Ultimately a single-family residence is expected to be located on Parcel 2; however, no construction is proposed at this time. Special Condition #1 notifies the applicant that future construction of a residence on Parcel 2 will require a coastal development permit.

The site is located within the unincorporated County of San Diego, east of the City of Solana Beach, and is zoned RS-1 and designed for Residential uses at 1 dwelling unit per acre. While the County of San Diego did receive approval of its Local Coastal Program from the Commission in 1985, it never became effectively certified. As such, the standard of review is Chapter 3 policies of the Coastal Act with the County LCP used as guidance.

B. Biological Resources. The site is located with the Coastal Resource Protection (CRP) Overlay Zone identified in the County's certified LCP. The overlay was developed in response to Coastal Act policies 30240 and 30251 and restricts the alteration of natural landforms and protects sensitive habitats. The CRP Overlay limits the development of naturally vegetated slopes in excess of 25% grade. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact any natural steep slopes or sensitive habitat, and will not result in erosion or adverse impacts to water quality. Thus, the project is consistent with the provisions of the CRP ordinance and with the resource and visual protection policies of Chapter 3 of the Coastal Act.

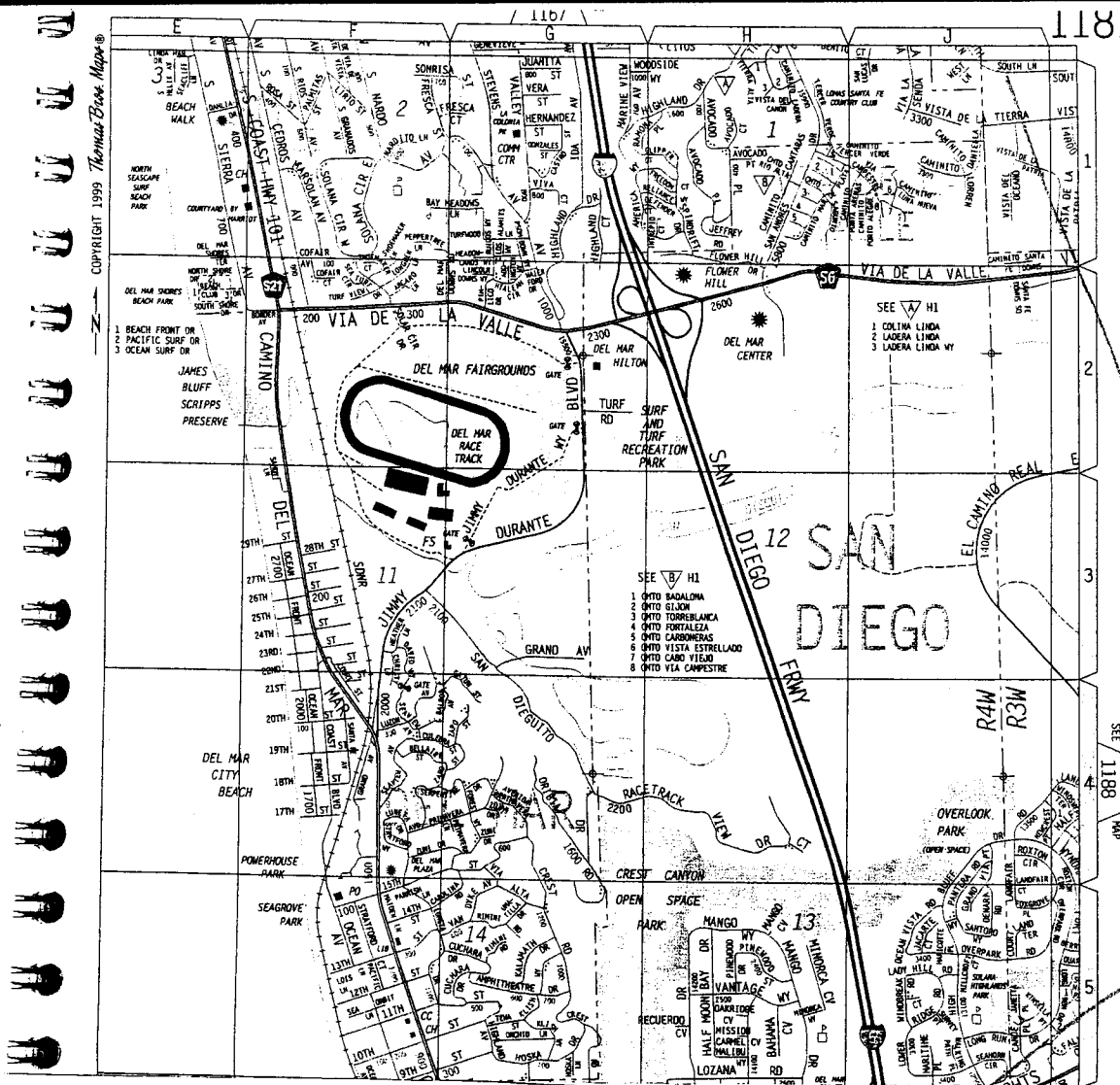
C. Visual Impacts. As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. Therefore, the Commission finds that the development conforms with Sections 30251 of the Coastal Act.

D. Local Coastal Planning. The County of San Diego does not have a certified LCP. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, 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.

E. California Environmental Quality Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, 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.



SAN DIEGO CO

SITE

6-02

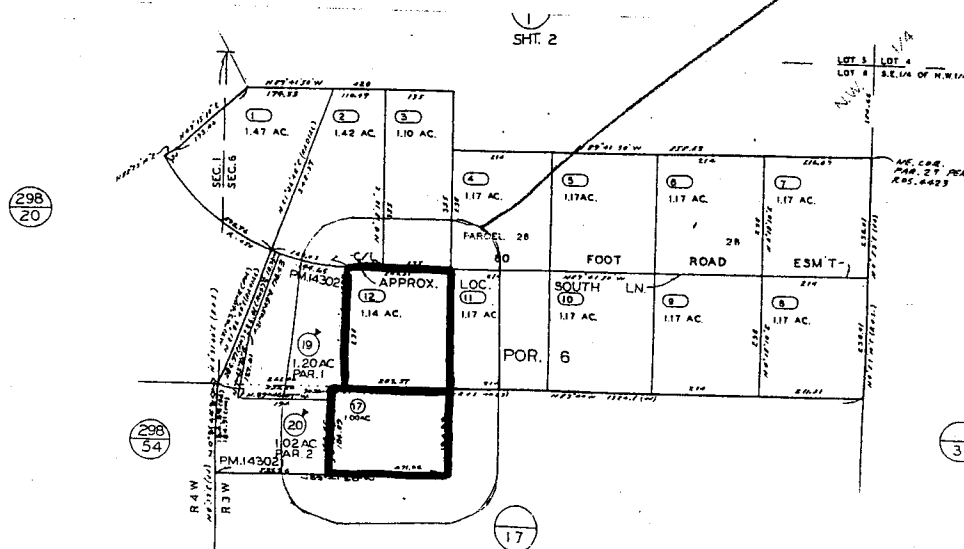


EXHIBIT NO. 1
APPLICATION NO.
6-02-96
Location Map



California Coastal Commission

SITE PLAN



SCALE: 1"=60'

60' WIDE PRIVATE ROAD & UTILITY
EASEMENT PER R of S No. 4423

S89°11'33"E 209.47'

SOUTH

LANE

EXIST. DRIVEWAY TO BE
WIDEN TO 16' WIDE

REMOVE EXIST TREES

NEW DRIVEWAY FOR
PARCEL 2

EXIST MACADAMIA TREES
TO BE REMOVED

PARCEL 1

PCL 1
PM 14302

PCL 2
PM 14302

N89°19'19"W 211.53'

FOR SLY 1/2

PARCEL 2

LOT 6

LOT 6
MAP 8129

N89°10'58"W 235.64'

LOT 8
MAP 8129

LOT 7
MAP 8129

EXHIBIT NO. 2
APPLICATION
6-02-96
Site Plan

JOB No. 98-122

6/24/02

STOWARDS & BROWN ENGINEERING, INC.

CONSULTING ENGINEERS
2187 NEWCASTLE AVENUE SUITE 103
CARDIFF BY THE SEA, CA. 92007
TEL. 760/436-8500 FAX 760/436-8603

California Coastal Commission

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

1775 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

(619) 767-2370

RECORD PACKET COPY

**Mon 4b**

Filed: August 6, 2002
49th Day: September 24, 2002
180th Day: February 2, 2003
Staff: EL-SD
Staff Report: August 21, 2002
Hearing Date: September 9-13, 2002

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-02-107

Applicant: City of San Diego, Water and
Wastewater FacilitiesAgent: Nevien Antoun
Bonita Wehrhan

Description: Upgrading of existing sewer facilities in Mission Bay Park through construction of a new parallel 6" force main along portions of Vacation Road and Ingraham Street, construction of an underground valve vault, and installation of a low flow storm drain diversion system to the existing overflow storage tank.

Site: 3001 Ingraham Street (pump station) and along Ingraham Street and Vacation Road, between Vacation Isle and Pacific Beach (force main), Mission Bay Park, San Diego, San Diego County. APN 760-038-38

Substantive File Documents: Certified Mission Bay Park Master Plan and City of San Diego LCP Implementing Ordinances

STAFF NOTES: This is a small public works project to upgrade existing sewer and stormwater facilities in Mission Bay Park. As conditioned, the project will not result in adverse impacts to any identified coastal resources, nor will it change the capacity of the existing system.

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 a final construction schedule, which shall be in substantial conformance with the preliminary schedule described in the August 2, 2002 letter from Nevien Antoun to Ellen Lirley, and which shall be incorporated into construction bid documents, to the Executive Director for review and written approval. The schedule shall specify that no construction activities may occur at this site between the beginning of Memorial Day weekend and Labor Day of any year.

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

2. Temporary Erosion Control/Construction BMPs. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a plan for temporary erosion controls and construction Best Management Practices (BMPs), which shall be incorporated into construction bid documents, to the Executive Director for review and written approval. The plan shall have been approved by the City of San Diego, and shall incorporate the following requirements:

- a. Temporary erosion control measures, such as berms, interceptor ditches, sandbagging, filtered inlets, debris basins, and silt traps shall be utilized to minimize soil loss during construction.
- b. All areas disturbed by excavation shall be restored to pre-construction conditions immediately following project completion.

The permittee shall undertake development in accordance with the approved temporary erosion control plans. Any proposed changes to the approved erosion control 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.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description. The applicant is proposing several modifications to its existing sewer system in the Vacation Isle/Crown Point areas of Mission Bay Park. The proposed work includes a general upgrading of the existing sewer pump station #50, which is located in the center median of Vacation Road at the entrance to East Vacation Isle. The applicant further proposes to create a new parallel 6" PVC force main along portions of Vacation Road and Ingraham Street, crossing Fisherman's Channel attached to the underneath of the existing vehicular bridge. The project also includes construction of an underground valve vault and installation of a low flow storm drain diversion system to the existing overflow storage tank west of Vacation Road. As proposed, the sewer upgrade will not increase the capacity of the system as a whole..

The applicant is also proposing a number of repair and maintenance activities that do not require a coastal development permit pursuant to Section II.B.4. of the Interpretive Guideline on Exclusions from Permit Requirements. These include the replacement of outdated equipment within existing Pump Station 50 with new interior equipment and replacement of two segments (approximately 750 linear feet in total) of existing 6" force main with new 6" sewer force main. In addition, existing pavement on portions of Ingraham Street, Vacation Road and Crown Point Drive must be removed to accommodate the pipe replacement and installation; these areas will be resurfaced upon completion of the development. These particular components of the overall project are exempted, and shall not be discussed further.

A variety of construction methods will be utilized to implement the permitted development, all of which will be underground (or under bridge) when complete. The 1,787 linear feet of new 6" sewer force main will be installed within existing paved road rights-of-way by trenching, along with excavation for manhole modifications in the intersection of Crown Point Shores Drive and Ingraham Street. The new underground valve vault will also be constructed by excavation, and will be located in a small disturbed area between the existing pump station and generator building. Crossing Fisherman's Channel will be accomplished by drilling through the Ingraham Street bridge abutments and existing pier caps, and hanging the force main from the underside of the bridge. This will require use of a barge or other craft, some type of lift, a coring machine and equipment to contain the cutting water. Scaffolding may also be used in place of a stationary barge, but a barge or boat will still be needed for transportation purposes. Because of the depth of water in the channel, there is no sensitive vegetation, such as eelgrass, present in the proposed work area.

The applicant has identified a 20' x 20' area for construction staging. This is located directly east of the existing pump station, and consists of grass. This is the only area required for the proposed development; thus, no public parking areas will be affected during construction, and the grassy area will be fully restored upon project completion. The City proposes to begin work in October, 2003 and continue until Memorial Day weekend, 2004. After stopping for the summer, work will commence again in October, 2004 with completion anticipated in November, 2004. The bridge portion of the development will take 2-3 months of time within the identified construction window. Special Condition #1 requires submittal of a final construction schedule assuring no construction during the summer months, as currently proposed.

The project will not result in any new impermeable surface areas. However, Special Condition #2 requires submittal of a temporary erosion control/BMP plan to assure that there are no temporary adverse impacts on water quality due to construction activities.

B. Biological Resources. The site is located within Mission Bay Park, over and adjacent to the waters of Mission Bay. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate temporary erosion controls (construction BMPs) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Community Character /Visual Quality. The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area. Therefore, the Commission finds that the development, as conditioned, conforms to Sections 30250 and 30251 of the Coastal Act.

D. Public Access/Parking. As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

E. Growth Inducement. As proposed, this development will not be growth-inducing. The proposed sewer facility upgrade is located within a developed public park which is surrounded by built-out urban communities. The proposed facilities are intended to provide a back-up safety system and stormwater interception for low flows. System capacity is not being increased, consistent with Section 30250 of the Coastal Act.

F. Local Coastal Program. The LUP for the Mission Bay Park LUP segment of the City of San Diego LCP was certified on May 11, 1995, but no implementation plan has been developed as yet, and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the

Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, 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.

G. California Environmental Quality Act (CEQA). As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect, which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

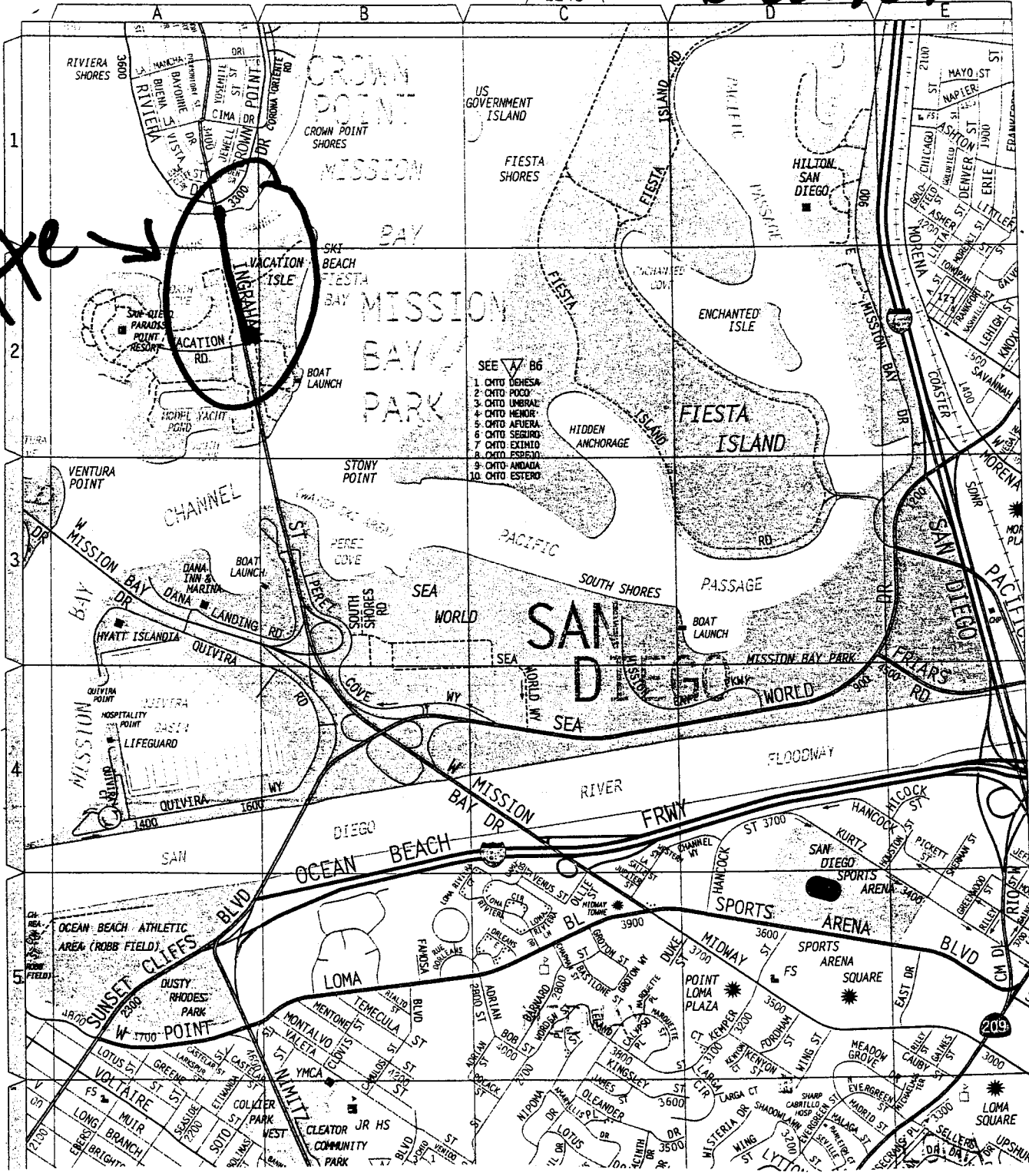
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3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission 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.

SEE 1248 MAP

6-02-107

Site →



- SEE B6
1. CMT DENESA
 2. CMT PUGO
 3. CMT LUNAR
 4. CMT MENOR
 5. CMT AFERA
 6. CMT SEGRIO
 7. CMT EXIMO
 8. CMT ESPERO
 9. CMT ANADA
 10. CMT ESTERO

EXHIBIT NO.
APPLICATION NO.
6-02-107
Location Map
California Coastal Commission

6-02-107

LEGEND:

- SEWER PUMP
STATION 50
- - - - 6" SEWER FORCE
MAIN REPLACEMENT
- NEW 6" SEWER FORCE
MAIN INSTALLATION

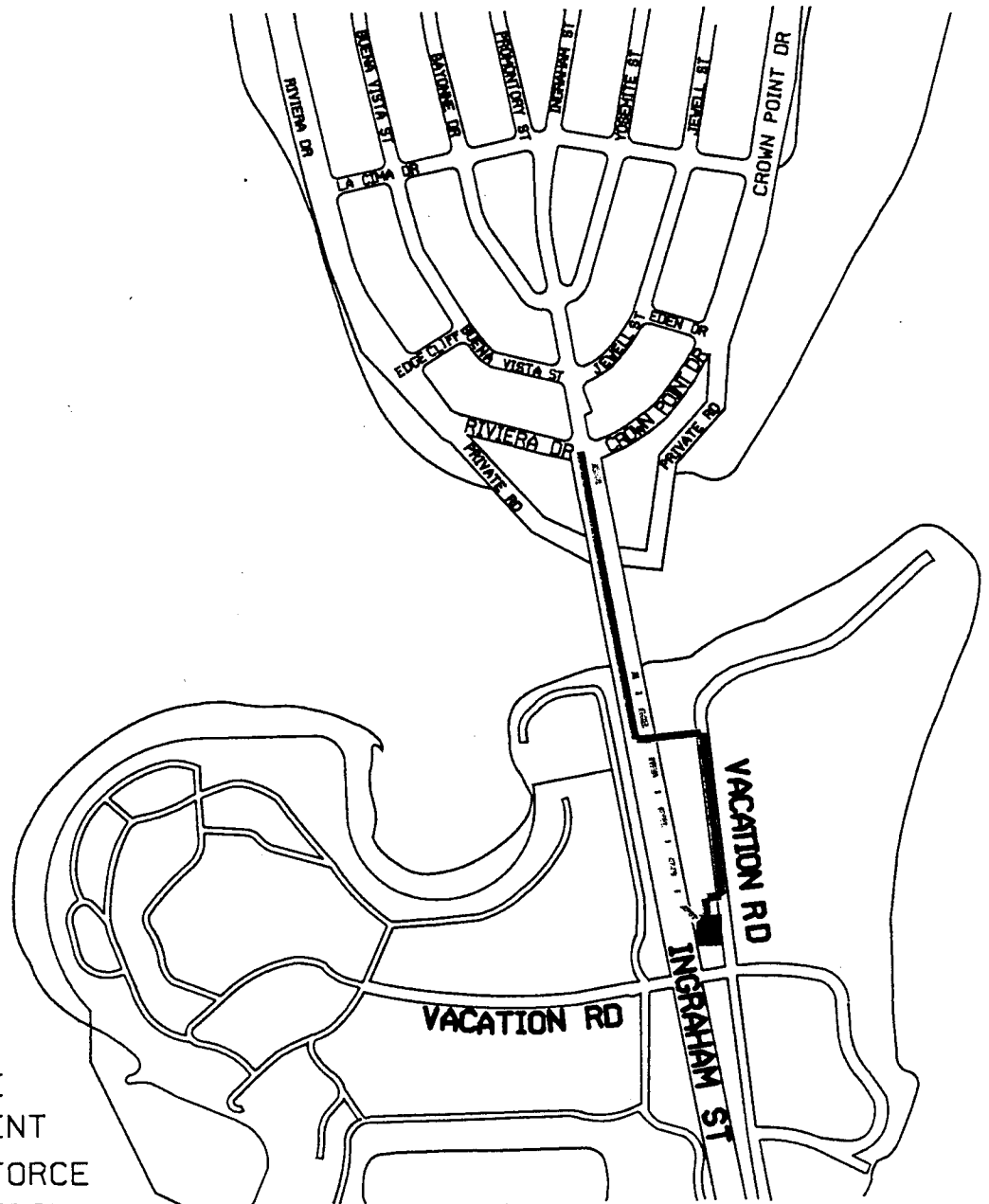
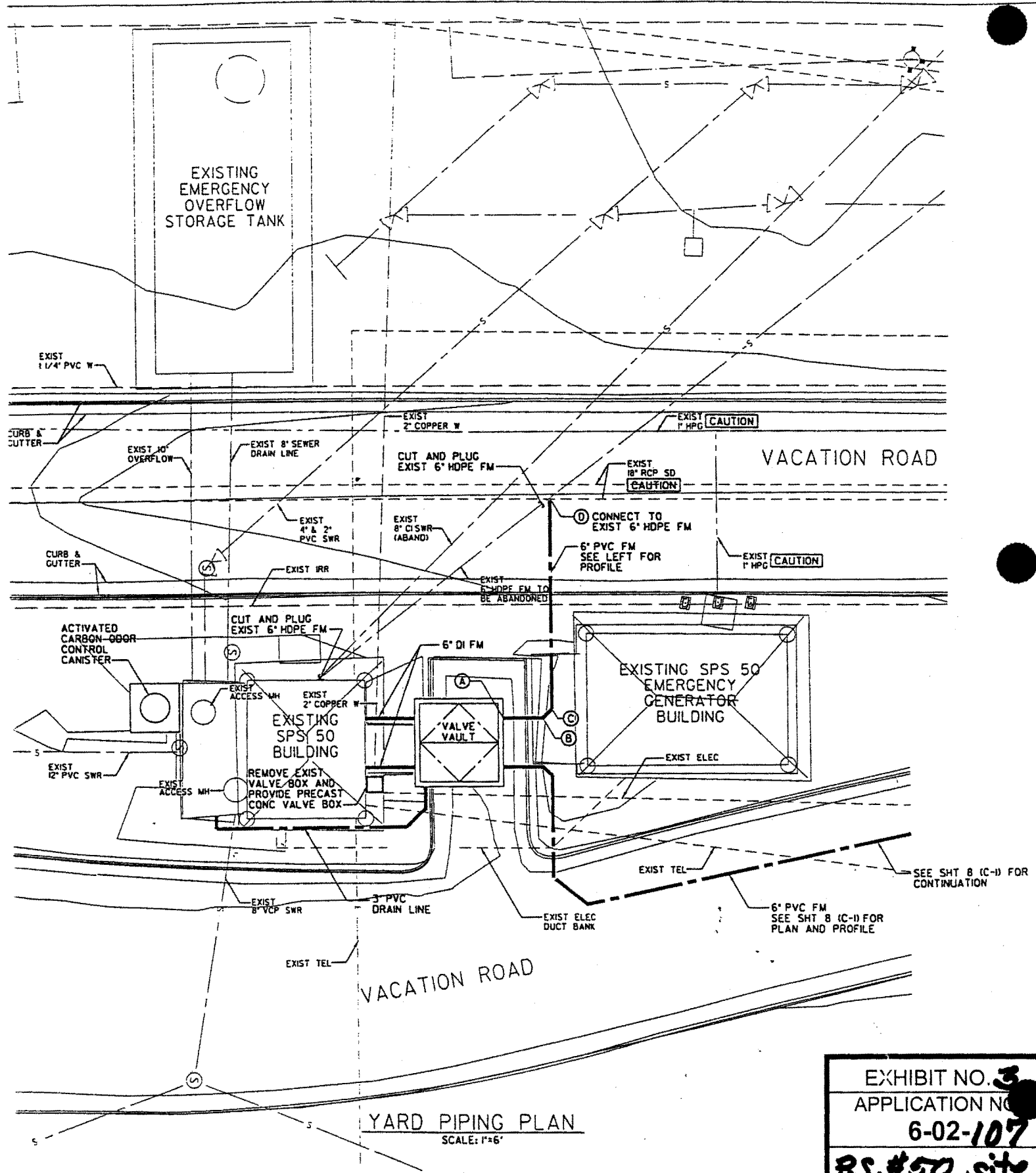


EXHIBIT NO. 2
APPLICATION NO.
6-02-107
Detailed Map
California Coastal Commission

6-02-107



YARD PIPING PLAN
SCALE: 1"=6'

EXHIBIT NO. 3
APPLICATION NO. 6-02-107
RS.#50 site
Plan
California Coastal Commission