

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

(619) 767-2370

RECORD PACKET COPY

**Thu 3d**

Filed: 11/18/02
49th Day: 1/6/03
180th Day: 5/17/03
Staff: LRO-SD
Staff Report: 1217/02
Hearing Date: 1/8-10/03

STAFF REPORT: CONSENT CALENDAR**Application No.:** 6-02-158**Applicant:** City of San Diego**Agent:** Lori Takafuji

Description: Replacement of 935 lineal feet of 6-inch sewer main with new 8-inch PVC/clay main and replacement of 1,100 lineal feet of 6-inch cast iron water main with new 8-inch PVC main in public right-of-way.

Site: Abbott Street between Santa Monica Avenue to Brighton Avenue and Brighton and Long Branch Avenues between Abbott Street and Spray Street, Ocean Beach, San Diego, San Diego County. APN s 448-033-30, 448-091-36

Substantive File Documents: Certified Ocean Beach Precise Plan; CDP #6-01-32

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:

A. Detailed Project Description/History. Proposed is the replacement of approximately 935 lineal ft. of a 6-inch clay sewer main with new 8-inch PVC/clay main and replacement of approximately 1,100 lineal feet of 6-inch cast iron water main with a new 8-inch PVC main in the public rights-of-way of Abbott Street, Brighton Avenue and Long Branch 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. Specifically, that portion of the project along Abbott Street between Santa Monica Avenue to Brighton Avenue and along Brighton and Long Branch Avenues between Abbott Street and Spray Street, is within the Commission's permit jurisdiction and the subject of this review (reference Exhibit No. 1). 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, with the certified City of San Diego LCP used as guidance.

B. 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 and will not impact public views. Therefore, the

Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

C. 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.

D. Growth Inducement. As proposed, this development will not be growth-inducing. The proposed sewer and water main upgrades are located within public rights-of-way which are surrounded by built-out urban communities. The proposed facilities are intended to replace existing deteriorated facilities. System capacity is not being increased, consistent with Section 30250 of the Coastal Act.

E. Biological Resources. Coastal Act policies 30240 and 30251 protect sensitive habitats and restrict the alteration of natural landforms. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

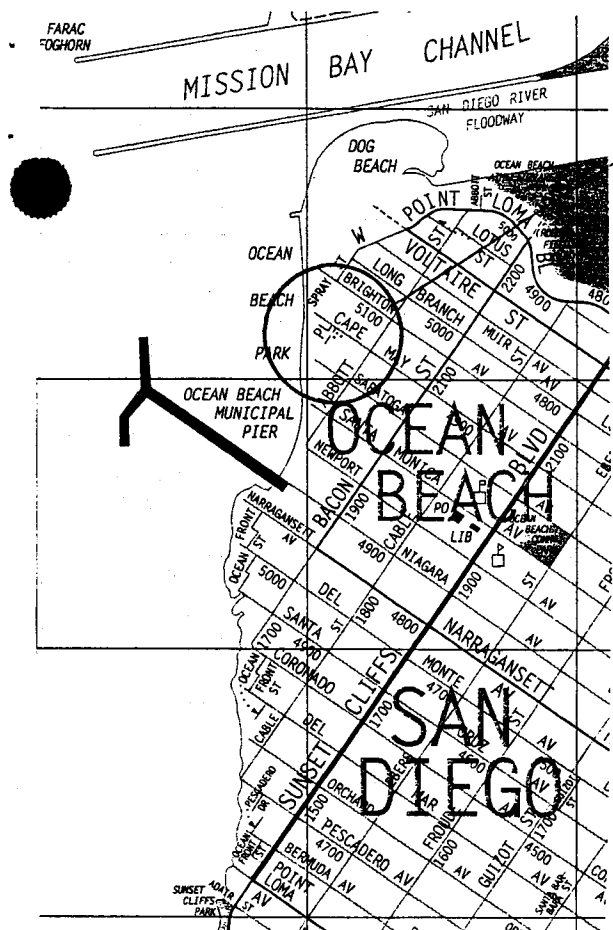
The proposed development will not result in any impacts to sensitive habitats or alteration of landforms. In addition, the proposed development will not have any adverse impacts to water quality. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act. As proposed, this development will not have an adverse impact on water quality. The 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 clay and cast iron with newer pipes comprised of PVC material. The project consists only of a very small segment within the Commission's jurisdiction and is consistent with Sections 30230 and 30231 of the Coastal Act.

F. Local Coastal Planning. The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority 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. Approval of the project, as conditioned, will not prejudice the ability of the local government to prejudice the ability of the City of San Diego to implement its certified LCP for the Ocean Beach community.

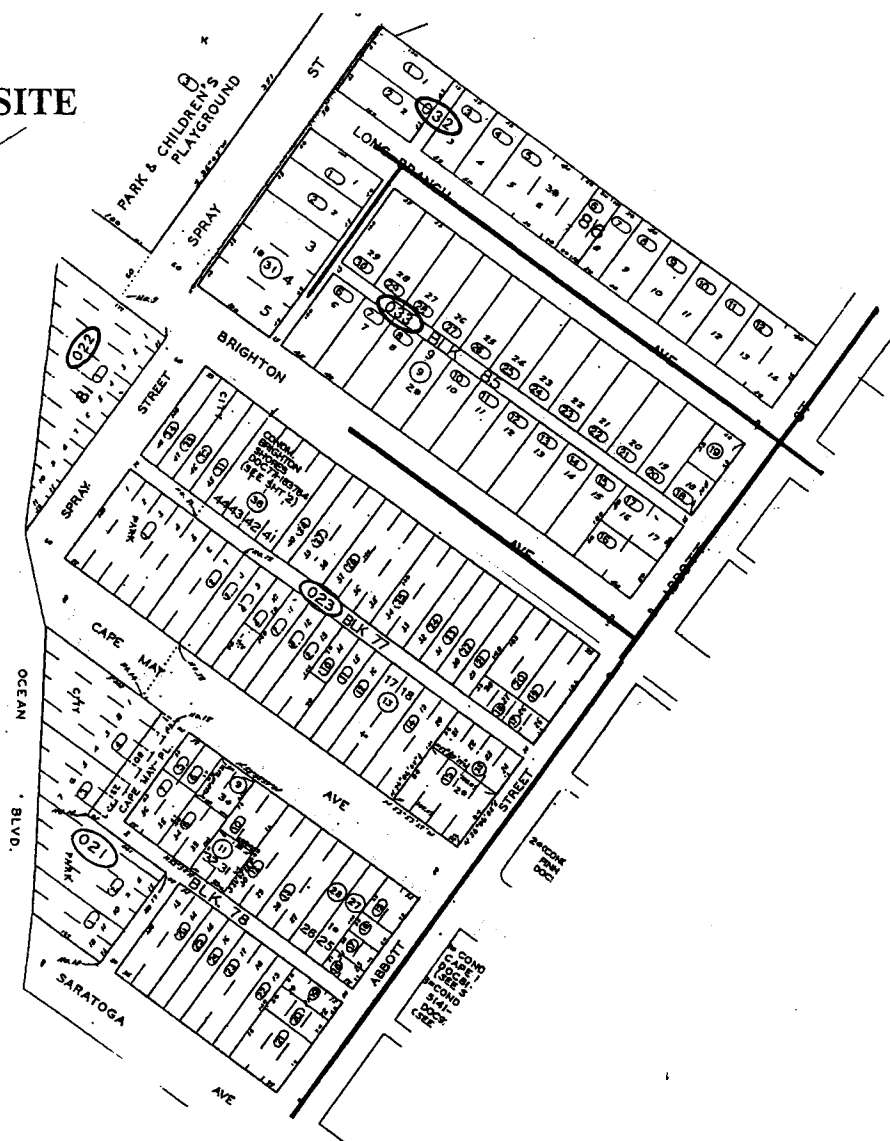
G. California Environmental Quality Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project,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



SITE



Overall Sewer and Water Replacement Project. (Cross-hatched area = the Coastal Commission's area of permit jurisdiction)

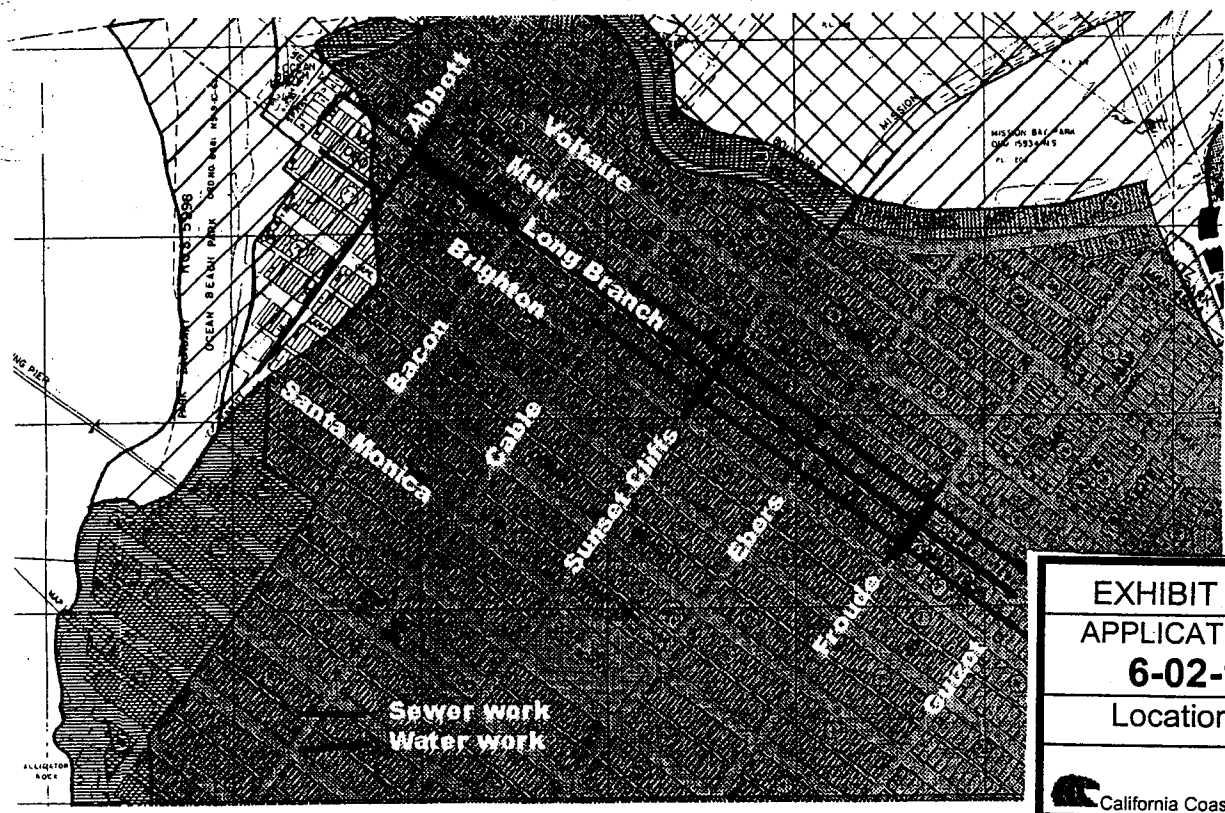

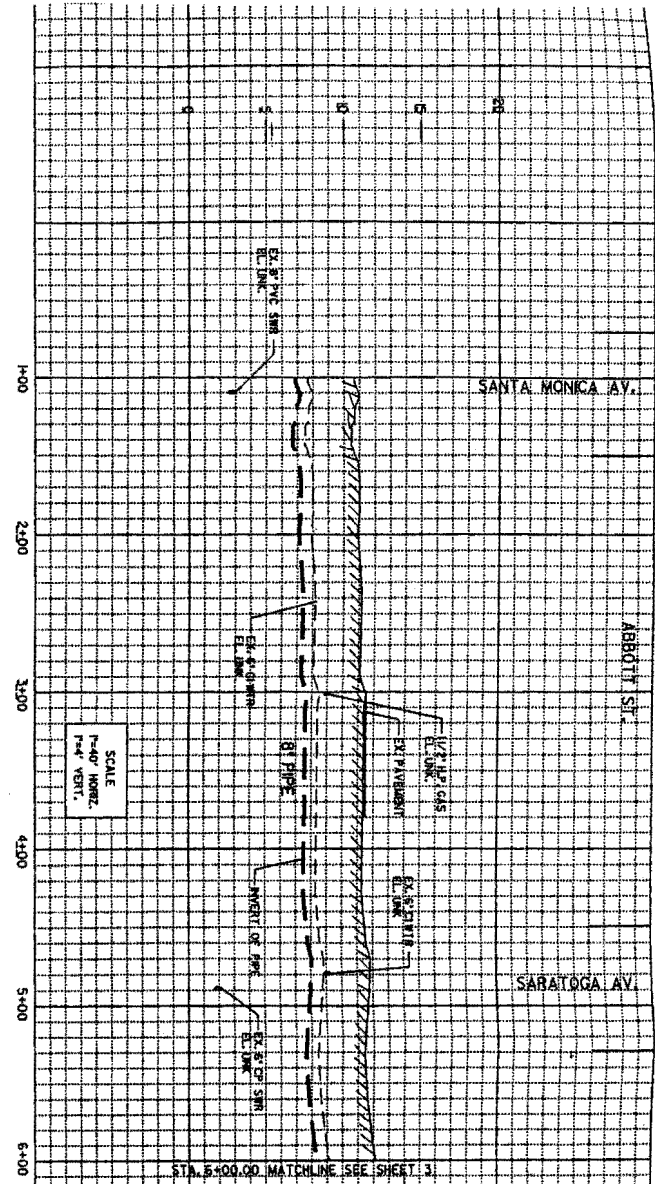
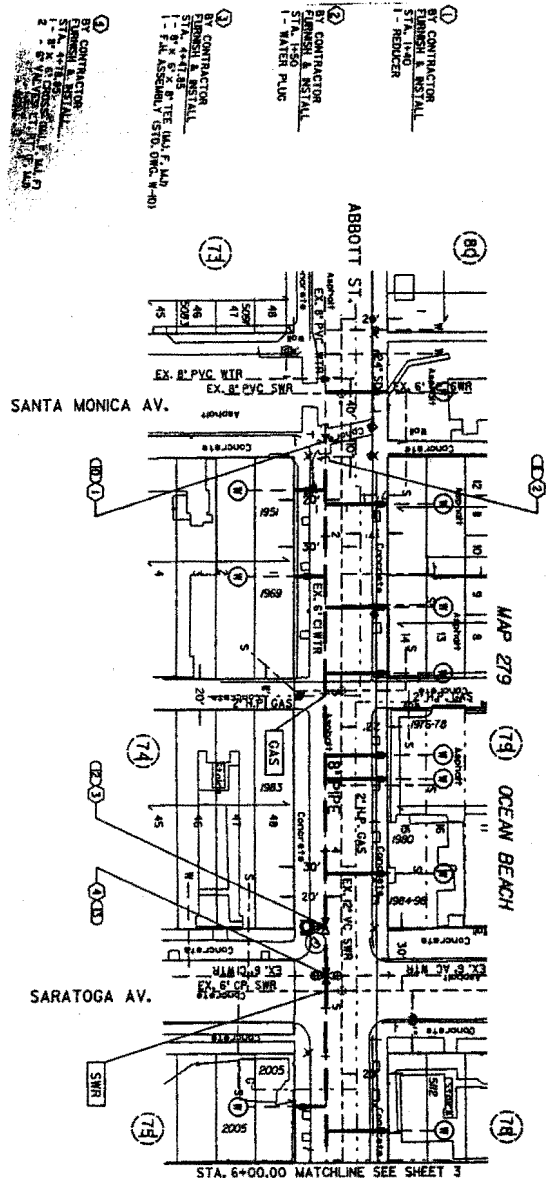


EXHIBIT NO. 1
APPLICATION NO.
6-02-158
Location Map
 California Coastal Commission



REFERENCE:

WATER 2898-1-2-D, 2898-2-2-D, 2987-1
 SEWER 2898-1-2-D, 2898-2-2-D, 2987-1
 GAS 32-1, 32-2, 32-3, 32-4
 ELECTRIC 28-1, 28-2, 28-3, 28-4
 TELEPHONE 4030
 IMPROVEMENTS 5-1, 5-2, 5-3, 5-4
 STREETS 24-1, 24-2, 24-3, 24-4
 STREETS 24-5, 24-6, 24-7, 24-8
 STREETS 24-9, 24-10, 24-11, 24-12
 STREETS 24-13, 24-14, 24-15, 24-16
 STREETS 24-17, 24-18, 24-19, 24-20
 STREETS 24-21, 24-22, 24-23, 24-24
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 STREETS 24-89, 24-90, 24-91, 24-92
 STREETS 24-93, 24-94, 24-95, 24-96
 STREETS 24-97, 24-98, 24-99, 24-100

CONTRACTOR'S NOTE:
 CONTRACTOR SHALL MAINTAIN A MINIMUM 4 FOOT (4') HORIZONTAL SEPARATION FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL BETWEEN SEWER AND WATER.

CONTRACTOR'S NOTE:
 CONTRACTOR SHALL MAINTAIN A MINIMUM ONE FOOT (1') VERTICAL SEPARATION FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL BETWEEN SEWER AND WATER.

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

WATER GROUP 718A
 ABBOTT ST.
 SANTA MONICA AV. 300 NO SARATOGA AV.

CONTRACTOR:
 DATE: 10/1/80
 31642-02-0

EXHIBIT NO.

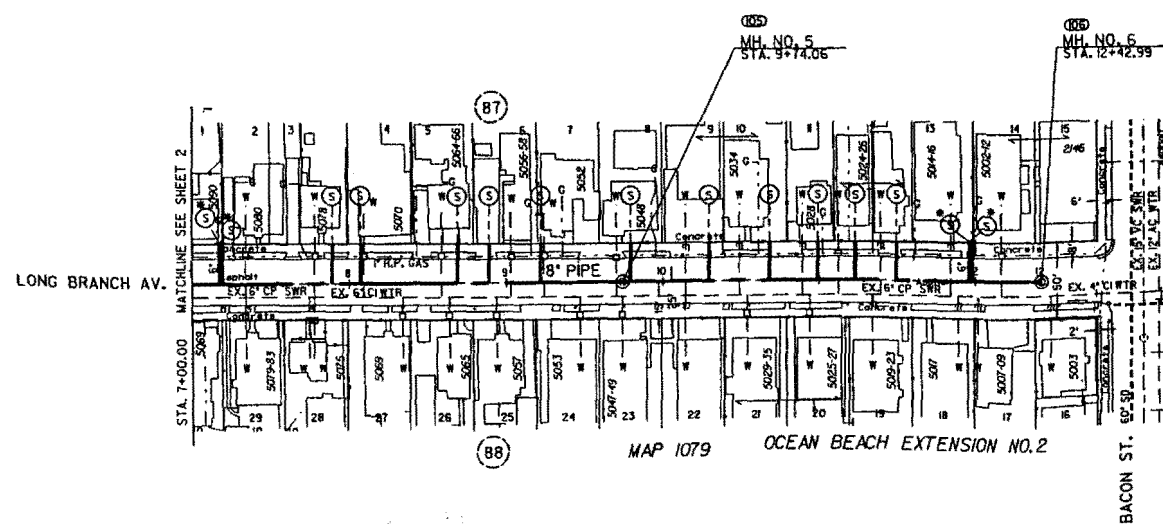
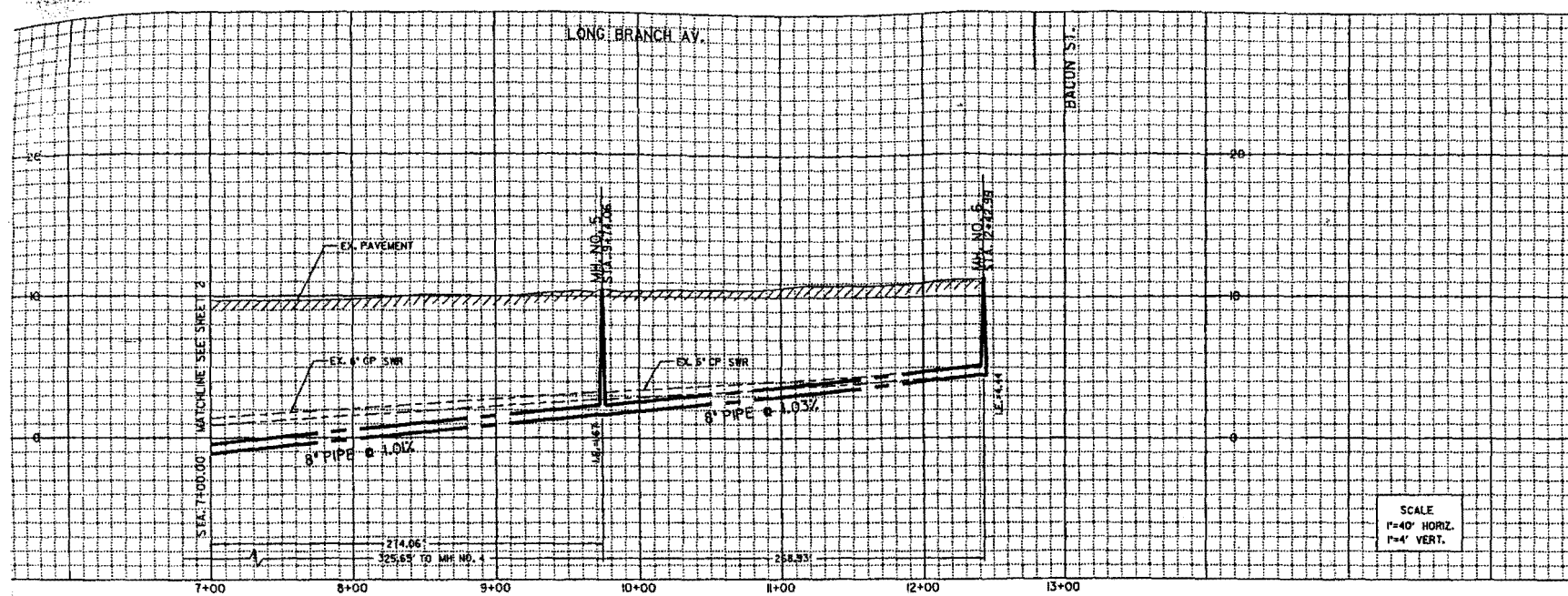
APPLICATION NO.

6-02-158

Site Plan

(Partial)

California Coastal Commission



REFERENCE:

WATER: 12942-8-D
SEWER: 147-D, 12558-3-D
STORM DRAIN: 6386-1
GAS: 32/18, 32/19
ELECTRIC: 214-1692A
CABLE TV: 214-692
TELEPHONE: -
IMPROVEMENTS: -
WATER FIELD BOOK: BBS
SEWER FIELD BOOK: BBS
100' SCALE: 214-1692
THOMAS BROS.: 1287/5J

NOTE:
EXISTING WYE TO BE REMOVED AND NEW SEWER LATERALS INSTALLED. IF EXISTING WYE IS LOCATED ON PRIVATE PROPERTY CONTRACTOR TO INSTALL ONE SEWER LATERAL AND ONE STUBOUT TO PROPERTY LINE, AND THE WYE SHALL REMAIN.

CONTRACTOR'S NOTE:
CONTRACTOR SHALL MAINTAIN A MINIMUM 4 FOOT (4') HORIZONTAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN SEWER AND WATER.

CONTRACTOR'S NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM ONE FOOT (1') VERTICAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN SEWER AND WATER.

SEWER GROUP 718

LONG BRANCH AV.

ABBOTT ST. TO BACON ST.

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 3 OF 22 SHEETS				WATER S.D. 175601
FOR CITY ENGINEER	DATE	APPROVED	DATE	FILED
DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	LT/PP			
CONTRACTOR'S NOTE:				214-1692
CONTRACTOR'S NOTE:				31617-03-D
CONTRACTOR	DATE STARTED	DATE COMPLETED		

