

CALIFORNIA COASTAL COMMISSION

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

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Filed: October 25, 2002
49th Day: December 13, 2002
180th Day: April 23, 2003
Staff: EL-SD
Staff Report: January 10, 2003
Hearing Date: February 5-7, 2003

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-02-150

Applicant: City of San Diego, Waste And Wastewater Facilities
Agent: Joselito Guinto

Description: Installation of approximately 2,515 linear feet of 12" PVC sewer pipe within Sorrento Valley Road.

Site: Within Sorrento Valley Road, from Pump Station 65 to just north of Industrial Court, North City, San Diego, San Diego County.

Substantive File Documents: Certified City of San Diego LCP; Biological Survey Letter (by EDAW, Inc., dated January 10, 2002)

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. Other Permits. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, the permittee shall provide to the Executive Director, copies of all other required state or federal discretionary permits (such as U.S. Army Corps of Engineers [ACOE], U.S. Fish and Wildlife Service [Service], Regional Water Quality Control Board [RWQCB] and the California Department of Fish and Game [CDFG]) for the development authorized by CDP #6-02-150. The applicant shall inform the Executive Director of any changes to the project required by other state or federal agencies. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this 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/History. The City proposes to install approximately 2,515 linear feet of 12” PVC sewer pipe within Sorrento Valley Road, running from existing Pump Station 65 south almost to Industrial Court. This will allow abandonment of existing, deteriorated 18” sewer lines located within (beneath) Los Penasquitos Lagoon. The construction method for this pipe will be micro-tunneling within the existing, paved road, such that there will be no impacts to adjacent sensitive habitats. The project is located in an area of both deferred certification and original coastal development permit jurisdiction, where the Coastal Commission issues permits and Chapter 3 of the Coastal Act is the standard of review.

This is part of a larger project that includes construction of a new underground pump station (Pump Station 89), underground storage tank facilities, and additional sewer line replacement and/or new installation. These portions all occur within the City of San Diego’s coastal development permit jurisdiction.

B. Biological Resources. 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, although it is located adjacent to Los Penasquitos Lagoon, with coastal salt marsh habitat immediately west of the road in some areas. The new pipe will be installed through micro-tunneling under the paved roadway, and the existing lines within the Lagoon will be abandoned in place. As conditioned, the proposed development will not result in erosion or adverse impacts to water quality, as adequate drainage controls 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 along the southern part, and adjacent to the open space of Los Penasquitos Lagoon in the northern part. Because the entire project within the Commission's permit review area will be underground, it 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.

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. Local Coastal Planning. The subject site is located both within an area of deferred certification and 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 City of San Diego to implement its certified LCP for the North City communities.

F. 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 is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

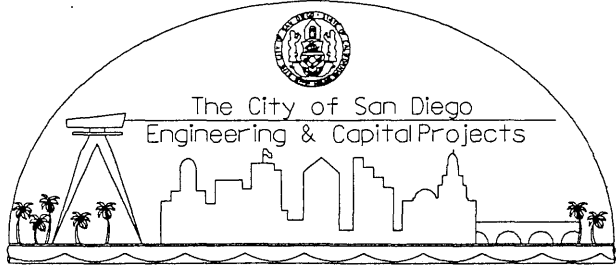
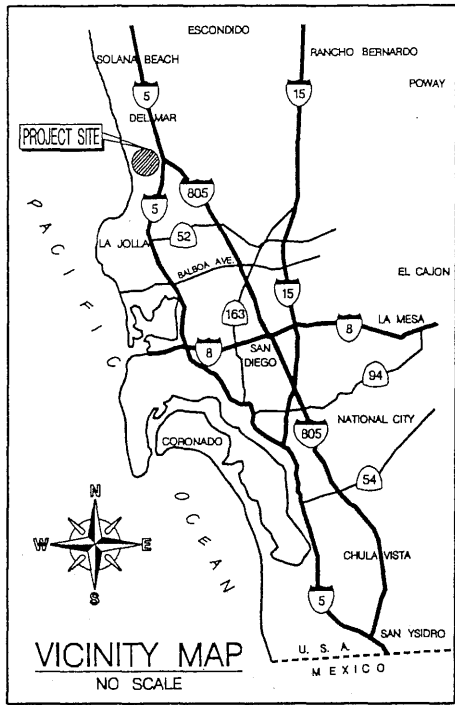
1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** 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.

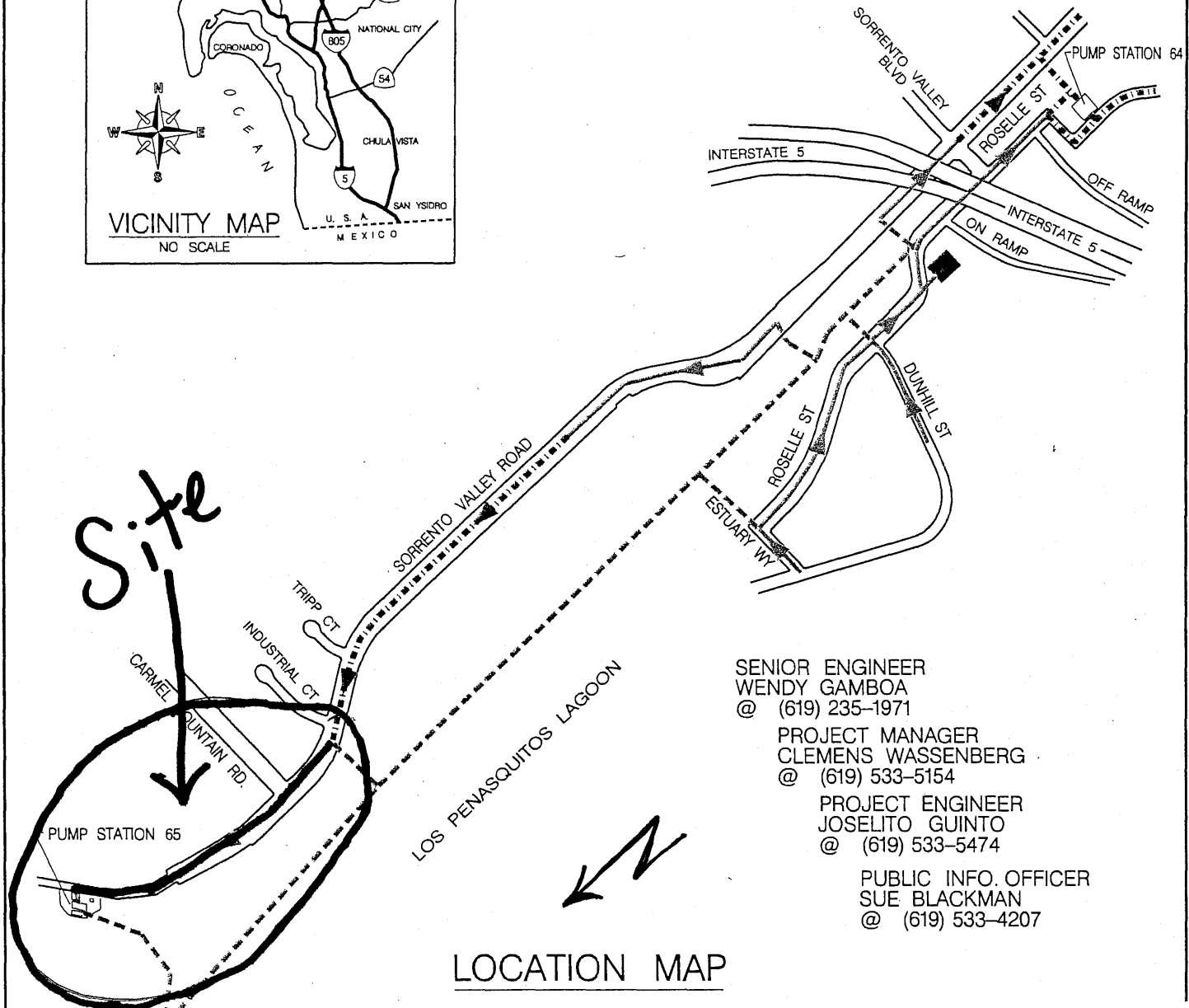
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

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6-02-150



SORRENTO VALLEY TRUNK SEWER & SEWER PUMP STATION 89



SENIOR ENGINEER
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PROJECT MANAGER
CLEMENS WASSENBERG
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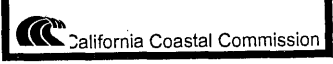
PUBLIC INFO. OFFICER
SUE BLACKMAN
@ (619) 533-4207

LEGEND:

- - - - - EXISTING SEWER LINE
- PROPOSED SEWER LINE
- - - - - TO BE ABANDONED
- PROPOSED PUMP STATION 89

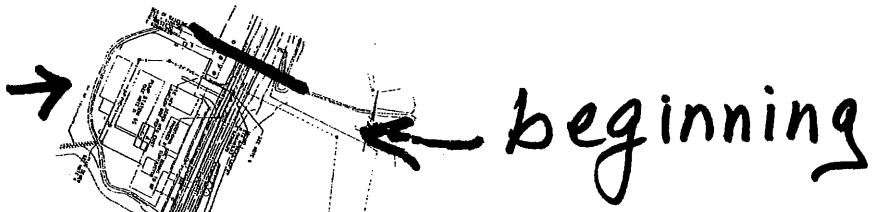
LOCATION MAP

EXHIBIT NO. 1
APPLICATION NO.
6-02-150
Location Map



6-02-150

P.S.
#65



Coastal Commission
portion only

end

EXHIBIT NO. 2
APPLICATION NO.
6-02-150
Site Plan
 California Coastal Commission