

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370

## RECORD PACKET COPY

**Wed 3b**

Filed: September 14, 2005  
49th Day: November 2, 2005  
180th Day: March 13, 2006  
Staff: DL-SD  
Staff Report: September 20, 2005  
Hearing Date: October 12-14, 2005

**STAFF REPORT: CONSENT CALENDAR**

Application No.: 6-05-78

**Applicant:** San Diego Gas & Electric      **Agent:** Dashiell S. Meeks

**Description:** Reconductoring (rewiring) three power poles in Sweetwater National Wildlife Refuge including installing new anchors and guy wires, disconnecting old guy wires, and excavating an existing anchor buried by adjacent construction work.

**Site:** Near intersection of Bay Blvd and D St., Chula Vista, San Diego County. APN 565-010-08; 565-290-39.

**Substantive File Documents:** City of Chula Vista certified Local Coastal Program.

**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. **Construction Impacts/Restoration.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a detailed revegetation plan developed in consultation with the U.S. Fish and Wildlife Service that includes the following components:

- a. Post-Construction Survey. The existing condition of the wetland vegetation and substrate at each power pole has been documented. The extent of impacts to the vegetation and substrate shall be assessed and documented in a post-construction survey after completion of the project to determine actual impacts.
- b. Areas subjected to temporary wetland impacts shall be revegetated at a 1:1 ratio.
- c. Areas subjected to temporary upland impacts shall be revegetated at a 1:1 ratio. Drought tolerant, non-invasive native plants shall be utilized to re-establish the area consistent with historic conditions.
- d. The following goals, objectives, and performance standards shall apply for the restoration sites:
  1. Full restoration of all temporary wetland impacts. Restoration of temporarily impacted areas shall include at a minimum, restoration of before-impact hydrology, removal of all non-native plant species, and replanting with locally collected native wetland plant species.
  2. Success criteria and final performance monitoring shall provide that coverage of areas disturbed by construction activities be similar to adjacent non-impacted reference sites within 1 year of completion of construction activities.
  3. The final design and construction methods that will be used to ensure the restoration sites achieve the defined goals, objectives, and performance standards.
  4. Submittal, within 30 days of completion of initial restoration work, of post-restoration plans demonstrating that the revegetated areas have been established in accordance with the approved design and construction methods.
  5. A survey taken one year after revegetation identifying the quantity and quality of the restored plants and compliance with the above success criteria. If the survey demonstrates the revegetation has been unsuccessful, in part or in whole, the survey shall include a plan for remediation and further surveys/reports until the sites are fully restored.

6. All surveys, reports or other documentation of the revegetation effort shall be submitted to the San Diego office of the Coastal Commission within 30 days of completion.
- e. If the post-construction survey identifies that permanent wetland impacts have occurred, a permit amendment is required to address the identified impacts. Mitigation shall be provided for any identified permanent wetland impacts at a ratio of not less than 4:1.

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.

#### **IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** The proposed project is part of a San Diego Gas & Electric project involving reconductoring approximately 3.5 miles of overhead wire and installing new conductor (wire) in its place. The entire project involves 66 pole structures; however, only three of these are the subject of the current application. The other poles are either outside of the coastal zone or located within the jurisdiction of the City of Chula Vista. The City has issued a coastal development permit exemption for the portion of the project within its jurisdiction.

The three poles involved in the subject application are located west of Interstate 5, across from the western terminus of "D" Street, in SDG&E right-of-way within the Sweetwater Marsh National Wildlife Refuge. The work on these three poles includes installing new anchors and guy wires, disconnecting old guy wires, and in one case, excavating an existing anchor that was buried as a result of adjacent construction work.

The applicant has submitted a detailed environmental analysis of the habitat surrounding each of the three poles, and the potential impacts associated with the work at each site. In no case would any of the work result in direct impacts to sensitive habitat from excavation or removal of dirt or plant material. However, construction activities would result in some temporary impacts to sensitive habitat. The environmental assessment includes detailed requirements for minimizing construction impacts to the greatest extent feasible, through such measures placing plastic under machinery to prevent potential leaking, placing plywood boards on vegetation to distribute crew and equipment weight, using the same path of ingress and egress, and maintaining a biological monitor on site.

In total, approximately 146 sq. ft. of disturbed coastal sage scrub vegetation would be flattened as a result of a vehicle driving and a crew walking on the vegetation. In addition, approximately 27 sq. ft. of salt marsh/mud flats and 4 sq.ft. of freshwater marsh plants would be temporarily impacted from construction activities. The biological assessment concludes that all impacts to vegetation are expected to be temporary in nature, and that the impacted areas will recover on their own. Special Condition #1 requires the applicant to submit and implement a post-construction restoration plan ensuring that all temporary impacts are mitigated and the site restored.

The City of Chula Vista has a certified LCP and issues coastal development permits within its jurisdiction. However, the subject site is located within an area of the Commission's original jurisdiction, and the standard of review for this development is Chapter 3 policies of the Coastal Act.

**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. Section 30233 limits development in open coastal waters, wetlands, estuaries, and lakes to specific permitted uses where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.

The proposed development is an incidental public service project permitted under Section 30233. The project, as conditioned, will not have an adverse impact on any sensitive habitat, and will not result in erosion or adverse impacts to water quality. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

**C. 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 City of Chula Vista to continue to implement its certified LCP.

**D. 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.

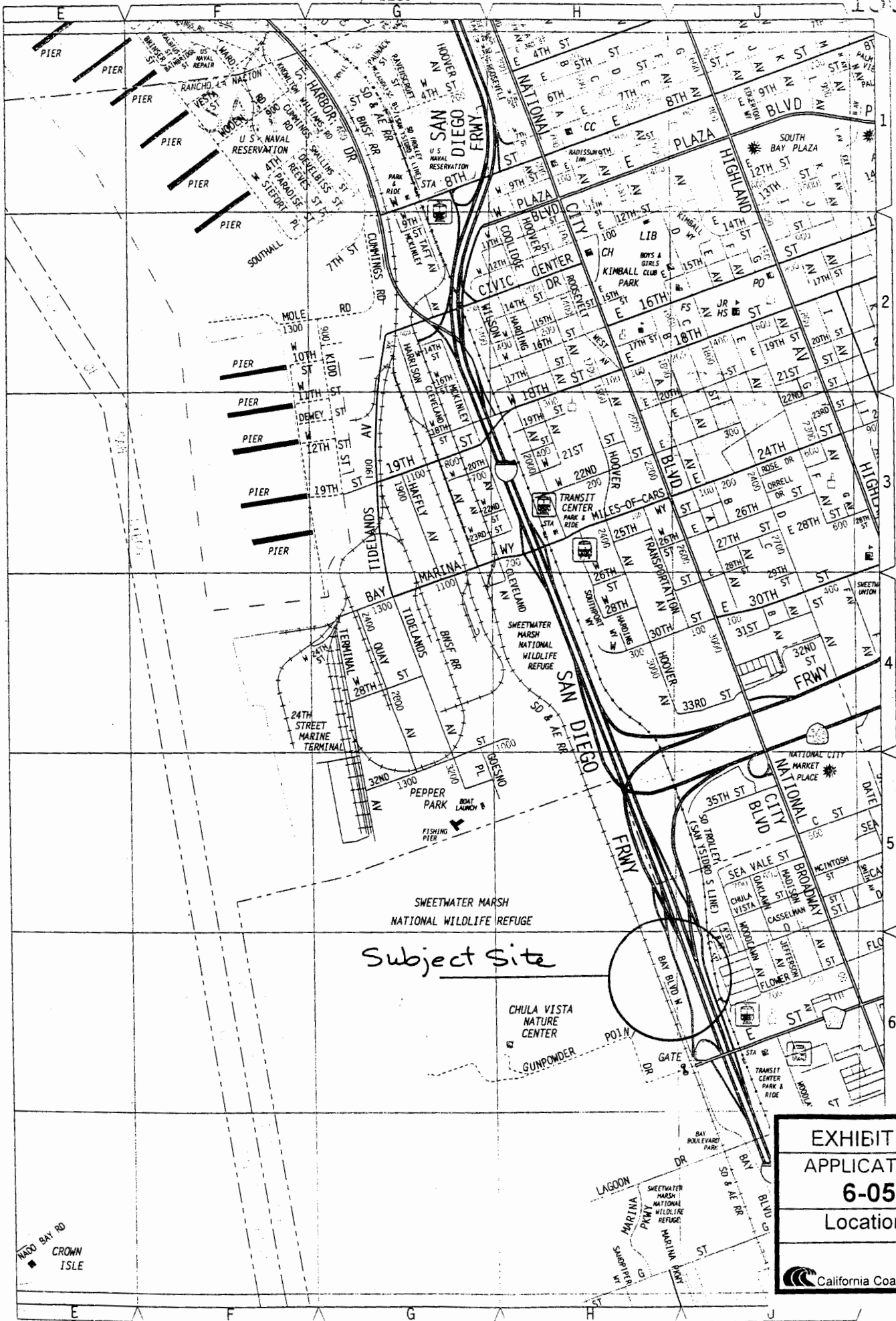
#### **STANDARD CONDITIONS:**

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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SEE 1310 MAP

Subject Site

EXHIBIT NO. 1
APPLICATION NO.
<b>6-05-78</b>
Location Map
 California Coastal Commission

# LAND SERVICES GIS

<http://gis.sempra.com>

## Project Vicinity Map - Chula Vista

Orange County

North Coast North East

Beach Cities Eastern



### Legend

- Transmission Substation Structures
  - Tower
  - Steel
  - Wood
- ⚡ Freeway
- ⚡ Highway
- ⚡ Major Roads
- ⚡ Road Centerlines
- ⚡ Orange County Roads
- ✕ Railroad
- ⚡ Gas Transmission
- ⚡ Transmission Tieslines
- ⚡ 138kV
- ⚡ 230kV
- ⚡ 500kV
- ⚡ 69kV
- Electric Transmission Corridor Shaded
- Old or Quilt claimed ROW
- ▨ Active ROW
- ▬ District Boundary
- ▬ SD County Parcels
- ▬ SDG&E Fee Property
- Lease
- NONE
- Owned
- Sold
- Lakes



Scale: 1:5,010

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Pole Locations

180 m.

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Map center: 32° 38' 35.0" N, 117° 6' 5.5" W

California Coastal Commission

EXHIBIT NO. 2

APPLICATION NO.

6-05-78

Detailed Location

Map

