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Staff: YZ-SF
Staff Report: 8/26/05
Hearing Date: 9/15/05

STAFF REPORT: REGULAR CALENDAR

APPLICATION FILE NO.: **2-05-008**

APPLICANTS: **City of Pacifica**

PROJECT DESCRIPTION: Installation of 350 kilowatt photovoltaic array at the Calera Creek Water Recycling Plant.

PROJECT LOCATION: Calera Creek Water Recycling Plant, 700 Coast Highway, Pacifica, San Mateo County

SUBSTANTIVE FILE DOCUMENTS:
Coastal Development Permit File No.1-95-40
City of Pacifica, Pacifica Wastewater Facilities Plan EIR, 1994
City of Pacifica, Draft Environmental Impact Report Pacifica Village Center, 2002
City of Pacifica, Final Environmental Impact Report, Pacifica Village Center, 2002
Coastal Conservancy, Mori Point Coastal Trail Planning, May 27, 2004
Lee and Associates, Calera Creek Westland Restoration Plan and Waste Treatment Plan Project, 1998

1.0 EXECUTIVE SUMMARY

The applicant proposes to install approximately 1,200, 6.5-foot high photovoltaic modules capable of generating 350 kilowatts of electricity on top of 75,000 square feet of existing water treatment facilities and in the equipment storage and parking area of the Calera Creek Water Recycling Plant in the City of Pacifica, San Mateo County. Coastal Act issues raised by the proposed development include potential impacts to ESHA and visual resources as the proposed

development is located adjacent to California red-legged frog and San Francisco garter snake breeding habitat and would be visible from Highway 1 and the Coastal Trail.

The water recycling plant is located within the former quarry site in central Pacifica, adjacent to the wetland and riparian habitat around the lower reaches of Calera Creek that serve as valuable habitat for the California red-legged frog and San Francisco garter snake, and host numerous other wildlife species. The proposed development would not directly impact any ESHA as the photovoltaic panels would be installed within the developed facilities of the water recycling plant in an area that does not contain any upland habitat or other habitat for these or other sensitive species. Potential impacts to California red-legged frog and San Francisco garter snake could result from construction activities, however, if frogs or snakes were to wander onto the site during construction. Mitigation measures proposed by the applicant and conditions recommended by staff including contractor education and construction monitoring would avoid such potential impacts to these species.

The proposed development would be visible from Highway 1 and the Coastal Trail and other public trails. However, given the location and the maximum 6.5-foot height of the proposed PV arrays, the proposed development would not obstruct or interfere with views to or along the coast from Highway 1 or other significant public viewpoints. Furthermore, the applicant is proposing to screen the photovoltaic panels from Highway 1 and staff is recommending condition requiring the city to maintain the proposed screening. Although the PV arrays would remain visible from the Coastal Trail and other public trails even with the required screening in place, this would not result in a significant impact to the visual qualities or character of the surrounding area as seen from the trails because the project would affect a relatively small area, be located on the roof of the existing wastewater treatment plant, and the surrounding area contains a mix of natural landscapes and dense urban development.

As conditioned, the proposed development would be consistent with Sections 30240(b) and 30251 of the Coastal Act, and therefore, staff recommends that the Commission **Approve** permit application 2-05-008 with conditions.

2.0 STAFF RECOMMENDATION

The staff recommends conditional approval of Coastal Development Permit Application No. 2-05-008.

Motion: *I move that the Commission approve Coastal Development Permit Application No. 2-05-008, subject to the conditions specified below.*

Staff Recommendation of Approval

The staff recommends a YES vote. To pass the motion, a majority of the Commissioners present is required. Approval of the motion will result in the adoption of the following resolution and findings.

Resolution

The Commission hereby **approves** a coastal development permit for the proposed development, subject to the conditions below, 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.

2.1 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 permittees 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 of 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 permittees to bind all future owners and possessors of the subject property to the terms and conditions.

2.2 Special Conditions

Sensitive Habitat

1. ***Prior to the commencement of construction***, and under the supervision of a biological monitor experienced with California red-legged frog and San Francisco garter snake, the applicant shall remove all vegetation in the areas of temporary and permanent development by hand
2. ***Prior to commencement of construction***, the applicant shall construct a four-foot high plywood exclusion fence around the work areas to prevent California red-legged frogs and San Francisco garter snakes from entering the area. The fence shall be inspected daily and any defects shall be repaired as soon as possible prior to continuing with any construction.
3. Two days prior to construction of the exclusion fence, the applicant shall survey the building site and construction access route for California red-legged frogs and San Francisco garter snakes. The surveys shall be conducted by a USFWS and CDFG approved biologist in accordance with the most recent USFWS and CDFG protocol. Any California red-legged frog or San Francisco garter snake found within the construction area shall be located to appropriate habitat outside of the work area.
4. ***Prior to commencement of construction***, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include the identification of California red-legged frog and San Francisco garter snake and the appropriate measures to take, including ceasing construction activities and alerting the

onsite biologist, when a California red-legged frog or San Francisco garter snake is discovered onsite by construction personnel.

5. A USFWS and CDFG approved biological monitor for the San.Francisco garter snake and California red-legged frog shall be present at the site during all trenching and construction activities. The biological monitor shall have the authority to halt all construction activities, and/or modify construction methods, as necessary to protect habitat and individual species. The monitoring shall be conducted in accordance with the most recent USFWS and CDFG protocol.

Visual Resources

6. Consistent with the terms of the proposed project description, all vegetation planted on the site for the screening of the photovoltaic panels shall consist of native, drought-tolerant plants and be maintained so that the photovoltaic panels would be completely screened from views from Highway 1 three years after planting. Any trees or vegetation providing screening which do not survive must be replaced on a one-to-one or higher ratio for the life of the project.

3.0 FINDINGS AND DECLARATIONS

The Commission hereby finds and declares as follows:

3.1 Project Location

The proposed development is located at the Calera Creek Water Recycling Plant, on approximately 17 acres of the 117-acre abandoned rock quarry site that contains the lower reaches of Calera Creek in the City of Pacifica, San Mateo County. The plant is on the northeast corner of the former quarry site, west of Highway 1 and is bordered by Mori Point Ridge to the north and San Marlo Way and the Rockaway Beach area to the south (Exhibit 1, Project Location Map). As a part of the development of the Calera Creek Water Recycling Plant in 1998 (CDP No. 1-95-40) an extensive restoration project was carried out on the lower reaches of Calera Creek that entailed the realignment of the creek, creation of a new meandering creek channel, and wetlands and riparian habitat. As a result of the restoration efforts, adjacent to the project site, the lower reaches of Calera Creek and surrounding areas currently contain approximately 16 acres of wetlands and riparian habitat that serve as prime habitat for California red-legged frog, San Francisco garter snake, western pond turtle, and over 100 species of birds.

The 17-acre water recycling plant is at the base of the south facing slopes of Mori Point Ridge, and contains approximately 3.8 acres of development including an access road from Highway 1, parking lot, administrative building and water treatment facilities, and an equipment storage and parking area at the western end of the plant. The site is on a slope above and northeast of the restored reaches of Calera Creek. The photovoltaic (PV) panels would be installed on existing structures including the roofs of the buried sequence batch reactors (SBR) and digesters, and the equipment storage parking area at the western end of the plant (Exhibit 2, Calera Creek Water Recycling Plant Facilities and Exhibit 3, Proposed Project Planview).

3.2 Project Description

The applicant proposes to install approximately 1,200 PV modules capable of generating 350 kilowatts of electricity on top of the buried SBR and digesters roofs and in the equipment storage parking area of the Calera Creek Water Recycling Plant. The equipment storage and parking area is paved with asphalt grinding and is currently covered by a thin layer of dirt and piles of used wood chips from the odor control biofilter. The SBR and digesters are buried in the ground and covered by a layer of concrete overlain with lava rock and wood chips. Some topsoil also covers the concrete roof on the western portion of the SBR as it is currently being used as a nursery for native plants intended for onsite restoration projects. The potted plants in the nursery would be removed and the asphalt and lava rock in the equipment storage and parking area and on the roofs of the SBR and digesters would be excavated to install the PV panels.

The PV panels would be installed in three sections, above the digesters, the SBR, and the equipment parking and storage area. Within the parking storage area and on the roof of the SBR, the PV panels would be arranged in 34 rows with approximately 6 to 8 feet of space between the rows. The PV panels on top of the digesters would be arranged in closer formation due to less available space (Exhibit 3, Proposed Project Planview). Each panel would be 3 feet wide by 4.3 feet long and would be placed on top of support structures consisting mostly of a concrete base and galvanized steel or aluminum frame that would raise the PV panels to a height of approximately 6.5 feet (Exhibit 4, PV Module Plan). In total the proposed PV panels would cover approximately 75,000 square feet of existing development.

Prior to the onset of construction, the applicant is proposing to install a four and half foot high plywood fence around the perimeter of the construction area. The fence would be tied to an existing chain link fence and approximately 12 inches would be buried to prevent any wildlife from burrowing beneath the fence (Exhibit 5, Exclusion Fencing). The construction process would consist of four major steps. First trenches under the footings of the PV modules would be dug in the equipment storage and parking area and on the roofs of the digesters and SBR with a backhoe, and the necessary power lines would be laid. Second, the trenches would be backfilled with the excavated asphalt and lava rock and the concrete foundations of the PV footings would be laid. Third, the metal support structures would be installed and the PV panels would be assembled. Finally, an irrigation system to maintain the PV panels would be installed to keep the panels clean and functioning at their most efficient level and wood chips would be reapplied on top of the SBR and digesters. Two staging areas would be used, one at the existing parking lot on the east side of the wastewater treatment plant, and another construction staging area would be located west of the plant, in the parking storage area. The entire construction process would last approximately 2 months.

To avoid potential impacts to California red-legged frog and San Francisco garter snake, in addition to the exclusion fencing, the applicant is proposing to implement contractor education by a qualified biologist and also weekly site inspections by a biologist. To minimize impacts to public view shed from Highway 1, the applicant is proposing to plant coyote bush (*Baccharis pilularis)* and wax mytle (*Myrica californica*) on the south and southwest facing slopes of the project site to screen the PV panels from Highway 1.

3.3 Standard of Review

The project site is located within an area of deferred certification in the City of Pacifica's LCP, and therefore, the standard of review is the Chapter 3 policies of the Coastal Act.

3.4 Coastal Act Issues

3.4.1 ESHA

Coastal Act Section 30107.5 states:

> *"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

Coastal Act Section 30240 states:

> *(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
>
> *(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

According to Section 30107.5 of the Coastal Act, environmentally sensitive habitat area (ESHA) is defined in part by the presence of rare plants or animals and/or their associated habitat. Adjacent to the project, the restored lower reaches of Calera Creek, associated riparian and wetland habitat, and surrounding areas of the quarry site provide important habitat for a number of federal and state listed species, including the California red-legged frog (federally threatened, California species of special concern), San Francisco garter snake (federally endangered, California state listed endangered), and western pond turtle (California species of special concern). In addition to the presence of protected species, the area is an important breeding site for the California red-legged frog. The applicant estimates that as many as 15,000 California red-legged frogs are present and breeding in the wetlands and stream. Due to the abundance of California red-legged frogs, the area is also considered very valuable habitat for the San Francisco garter snake which preys on the frogs. Two ponds along the Calera Creek were especially created as a part of the restoration project to enhance breeding of California red-legged frogs and increase the population of the San Francisco garter snake (Lee and Associates, 1998). In addition, one of the specific reasons that the Golden Gate National Recreation Area acquired Mori Point, which borders Calera Creek to the North, was to implement recovery activities for the California red-legged frog and San Francisco garter snake (Coastal Conservancy, 2004). The abundance of California red-legged frogs and the occurrence of San Francisco garter snakes and other special-status species indicate an especially productive and diverse habitat within the lower reaches of Calera Creek, and as such the area serves a very special role in the ecosystem as productive wildlife habitat, which could be easily degraded due to its location within an urban setting, adjoined by Highway 1 to the west and commercial and residential development to the south and east. Therefore, much of the area adjacent to the project site is ESHA as defined in the Coastal Act.

The proposed development would be located adjacent to ESHA associated with Calera Creek, on existing and developed facilities of the Calera Creek Water Recycling Plant, including the equipment storage and parking area and the roofs of the buried SBR and digesters, and would not involve any grading or direct disturbance of any natural landforms or habitat areas. The

applicant's original proposal included installing some PV panels on the slopes above Calera Creek, which is covered by grassland and scattered native shrubs. After consultation with Commission staff who expressed concerns regarding potential impacts to upland habitat for the California red-legged frog and San Francisco garter snake, the applicant revised the project description to relocate the proposed development to the roof of the existing developed facilities of the water recycling plant that do not contain any natural vegetation communities (except for scattered clumps of exotic grasses) or habitat features, including rodent burrows, that could potentially be used by the California red-legged frog or San Francisco garter snake for aestivation or hibernation. As discussed above, the site of the proposed PV panels is underlain by asphalt grindings, wood chips and lava rock, and is frequently disturbed by equipment parking and storage as well as maintenance activities for the water recycling plant and, therefore, are not capable of supporting any habitat for the California red-legged frog and San Francisco garter snake.

While the proposed development would not remove or directly affect any ESHA and would be located within an already developed area, due to the abundant population of California red-legged frog and San Francisco garter snake in the project vicinity, there would be potential for frogs and/or snakes to wander onto the project site during construction and suffer injury or death. Impacts to any California red-legged frog or San Francisco garter snake from construction activities would be considered a significant disruption in the value of the adjacent ESHA and would not be compatible with the continuance of the habitat area, and would thus be inconsistent with Section 30240(b) of the Coastal Act.

The applicant has proposed to install animal exclusion fencing around the perimeter of the construction envelope, implement contractor education, and conduct weekly site checks by a qualified biologist to avoid potential impacts to California red-legged frog and San Francisco garter snake. While the proposed exclusion fencing and contractor education would reduce the potential for adverse impacts to the California red-legged frog and San Francisco garter snake, the proposal for weekly site checks by a biologist would not be sufficient to ensure that a frog or snake would not be injured during construction, as construction would be taking place continuously for two months and a frog or snake could wander onto the project site while a biologist is absent and potentially suffer harm or injury. Additional mitigation measures are necessary to ensure full protection of the species during construction. Thus, **Special Condition 1** requires that the applicant remove all onsite vegetation, such as exotic invasive grasses in the area currently used as a native plant nursery, by hand and in the presence of a biological monitor to avoid harming any frogs or snakes that may be hiding in the vegetation prior to the onset of construction. To prevent California red-legged frogs and San Francisco garter snakes from entering the construction area and being harmed, and consistent with the applicant's project description, **Special Condition 2** requires that a barrier fence be placed around the construction areas before any construction activities begin. **Special Condition 3** requires that two days prior to the construction of the exclusion fencing, surveys be conducted for San Francisco garter snake as well as California red-legged frogs to ensure that no frogs or the snakes are present and enclosed within the construction site prior to the installation of the animal exclusion fence. If a frog or snake is discovered during the survey, biologist with approval from the CDFG and the USFWS to handle the California red-legged frog and San Francisco garter snake shall relocate the animal to appropriate habitat outside of the construction area. **Special Condition 4,**

consistent with the proposed project description, requires that construction personnel receive training in the identification of California red-legged frog and San Francisco garter snake and the appropriate measures to take, including halting construction and alerting the onsite biological monitor, when a frog or snake has been found onsite. **Special Condition 5** requires that a biological monitor approved by the CDFG and the USFWS to handle the California red-legged frog and San Francisco garter snake be present at the project site throughout all construction activities to ensure that any San Francisco garter snake and/or California red-legged frog that may enter the construction area would not be injured and that appropriate protective measures such as halting construction and relocating the animals to an appropriate habitat area outside the construction envelope will be implemented if necessary.

The Commission finds that the proposed development as conditioned will not adversely impact the California red-legged frog or the San Francisco garter and will be compatible with the continuance of the adjacent sensitive habitat areas surrounding Calera Creek, consistent with Section 30240(b) of the Coastal Act.

3.4.2 Visual Resources

Section 30251 of the Coastal Act states:

> *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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The proposed PV panels would be visible from both Highway 1 and sections of public trails, including the Coastal Trail, on the south-facing slope of Mori Point Ridge. However, the potential impacts to visual resources would not be significant as the proposed development would not entail any alteration of natural landforms since it would be located on top of the existing wastewater treatment plant, would not obstruct or interfere with views of the coast due to its limited height (6.5 feet), and would be compatible with the character of the surrounding areas because the area already includes clusters of dense urban development, Highway 1, as well as natural landscapes. Furthermore, as discussed below, the applicant is proposing to screen the PV panels from Highway 1 with native vegetation. However, it is not feasible to screen the PV panels from view from public trails. While the proposed development would remain visible from the trails, because the project would effect a relatively small area, be located on the roof of the existing wastewater treatment plant, would not obstruct views of the coast or significantly alter the visual qualities and character of the area as viewed from the trails, the development would be consistent with Section 30251 of the Coastal Act.

Views from Highway 1

The PV panels would be visible from northbound Highway 1 as drivers descend a hill before Rockaway Beach Avenue, south of the project site. The PV panels would appear as a thin dark

line across the base of Mori Point Ridge from that vantage point on Highway 1 (Exhibit 7, View of the Proposed PV Panels from Highway 1). The visibility of the PV panels would not constitute a significant visual disturbance because, as viewed from Highway 1, the proposed development would be enmeshed in a scene that includes dense commercial development around the intersection of Rockaway Beach Avenue and Highway 1, Highway 1 and associated traffic, and the natural landforms of Mori Point Ridge and the undeveloped former quarry site. In addition, given the approximately 3,000 feet of distance between points where the PV panels would be visible on Highway 1 to the site of the proposed project, and how the panels would only be raised to a height of 6.5 feet, the PV panels would not appear as a prominent structure but would rather appear as a minor feature in the background of the driver's view shed. Moreover, the proposed development would not cause any significant visual impact related to high reflectance or excessive glare due to an anti-reflective coating that would be applied to the modules to absorb as many photons of light as possible. As such, the proposed development would not significantly degrade coastal views from Highway 1 and would be compatible with the character of the surrounding area.

While the impacts from the proposed development to coastal views from Highway 1 would not be significant, the applicant has proposed to eliminate the potential for any long-term visual impacts from Highway 1 by planting approximately 60 coyote bushes (*Baccharis pilularis*) and 50 wax myrtle (*Myrica californica*) across the south and southwest facing slopes above Calera Creek to screen the PV panels from Highway 1. Coyote bush is a native shrub belonging to the coastal scrub and chaparral communities in the region. The initial height at planting would be two feet and once the plant reaches maturity after three years, it could reach maximum heights between five to eight feet. The wax myrtle is another native shrub, which when initially planted would be two feet tall, but once matured, after three years, could reach a maximum height of 15 feet. Once these native plants reach maturity they would be able to adequately screen the 6.5-foot high PV panels from Highway 1. This proposed mitigation measure would enhance protection of coastal views from Highway 1. To ensure that the landscaped screens effectively eliminate the potential for any long-term visual impacts of the proposed development and consistent with the proposed project description, **Special Condition 6** requires the monitoring and maintenance of the plantings so that they reach the adequate height and density to screen the PV panels from Highway 1. Special Condition 6 also requires that any plant that dies be replaced immediately to ensure that PV panels will be concealed from views from Highway 1 for the life of the development.

Since the proposed PV panels would not alter natural landforms nor create significant impact to the visual qualities of the coast from Highway 1 and would be screened by appropriate vegetation from views from Highway 1, the Commission finds that with respect to views from Highway 1 the proposed development as conditioned, would be consistent with Section 30251 of the Coastal Act.

Views from Public Trail

The Calera Creek Water Recycling Plant is located at the southern base of Mori Point Ridge, the northern part of which belongs to the Golden Gate National Recreation Area managed by the National Parks Service. Mori Point Ridge extends west from Highway 1 and protrudes several hundred feet into the ocean. An extensive trail system that includes the Coastal Trail serves Mori Point Ridge and connects with the public trail along Calera Creek. Within the vicinity of the

proposed development, the Coastal Trail extends south from Shark Park beach, across the ridge of Mori Point and down to Calera Creek (Exhibit 6, Trails at Mori Point). The proposed PV panels would be visible from a section of the Coastal Trail that runs up the southern slope of Mori Point Ridge as well as smaller trails that branch east and west from that section of the Coastal Trail, paralleling the ridge top. Because the trails are situated above the water recycling plant, the proposed development would be exposed to a wide range of points along the trails and could not be feasibly screened by landscaping.

Views from these sections of the Coastal Trail and other trails that include the Calera Creek Water Recycling Plant show a mixture of natural landscapes and urban development. Standing at vantage points along the trails where the plant is visible, the complete view captured by the naked eye includes the hills of Sweeney Ridge in the background, the undeveloped former quarry site and Calera Creek in the foreground, the slopes of Mori Point Ridge, the water recycling plant, and other commercial development to the left, and various commercial/residential developments clustered along Highway 1 and up the slopes of Sweeney Ridge in the middle; Highway 1 is also visible and laterally bisects the scene (Exhibit 8, Current View from Trails and View after Construction). Commercial and residential developments are particularly dense at the intersection between Highway 1 and Rockaway Beach Avenue and serve as prominent features in the view from the trails. Within this scene, the Calera Creek Water Recycling Plant is an unobtrusive structure that easily blends with the surrounding development. As a result of the proposed development, views of roofs of the SRB, digesters, and the equipment storage and parking area in the plant would be replaced by that of the proposed PV arrays (Exhibit 8, Current View from Trails and View after Construction). The PV arrays would be installed in an area that would otherwise continue to be used for storage of construction equipment and materials. The impact would not constitute a significant disruption to current views of the water recycling plant, as the roofs of the SBR, digesters, and equipment storage and parking area appear as flat, developed features covered by dark soil, and the proposed development would cover these features with neatly aligned rows of PV panels raised to a height of 6.5 feet, would also be dark in appearance, and as discussed above, would not consist of any reflective surfaces. Due to the presence of dense urban development, Highway 1, and the wastewater treatment plant within the view shed, the proposed PV arrays would not significantly alter the visual quality or character of the area as viewed from nearby public trails. Further, since the proposed PV panels would only reach a height of 6.5 feet, they would not disrupt or obstruct coastal views from the trails.

Since the proposed development would be located on top of existing development, it would not alter any natural landforms (i.e., no grading is proposed). In addition, since the proposed development would not obstruct coastal views from the trails and would not significantly alter the visual qualities or character of the view shed from the Coastal Trail and other public trails due to existing commercial and residential development that surround the water recycling plant, the proposed development would not result in a significant impact to visual resources and would be compatible with the developed character of the surrounding area. As such, the Commission finds that the proposed development as conditioned is consistent with Section 30251 of the Coastal Act.

3.5 California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, 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 effects, which the activity may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. The staff report addresses and responds to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. The proposed project has been conditioned to be found consistent with the policies of the Coastal Act and to minimize all adverse environmental effects. Mitigation measures have been imposed to prevent impacts to environmentally sensitive habitat areas and visual resources. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impacts, which the development may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with Coastal Act requirements to conform to CEQA.

EXHIBITS:

1. Project Location Map
2. Calera Creek Water Recycling Plant Facilities
3. Proposed Project Planview
4. PV Module Plan
5. Exclusion Fencing
6. Trails at Mori Point
7. View of Proposed PV Panels from Highway 1
8. Current View from Trails and View after Construction

EXHIBIT NO. 1
APPLICATION NO. 2-05-008
CITY OF PACIFICA
Project Location Map

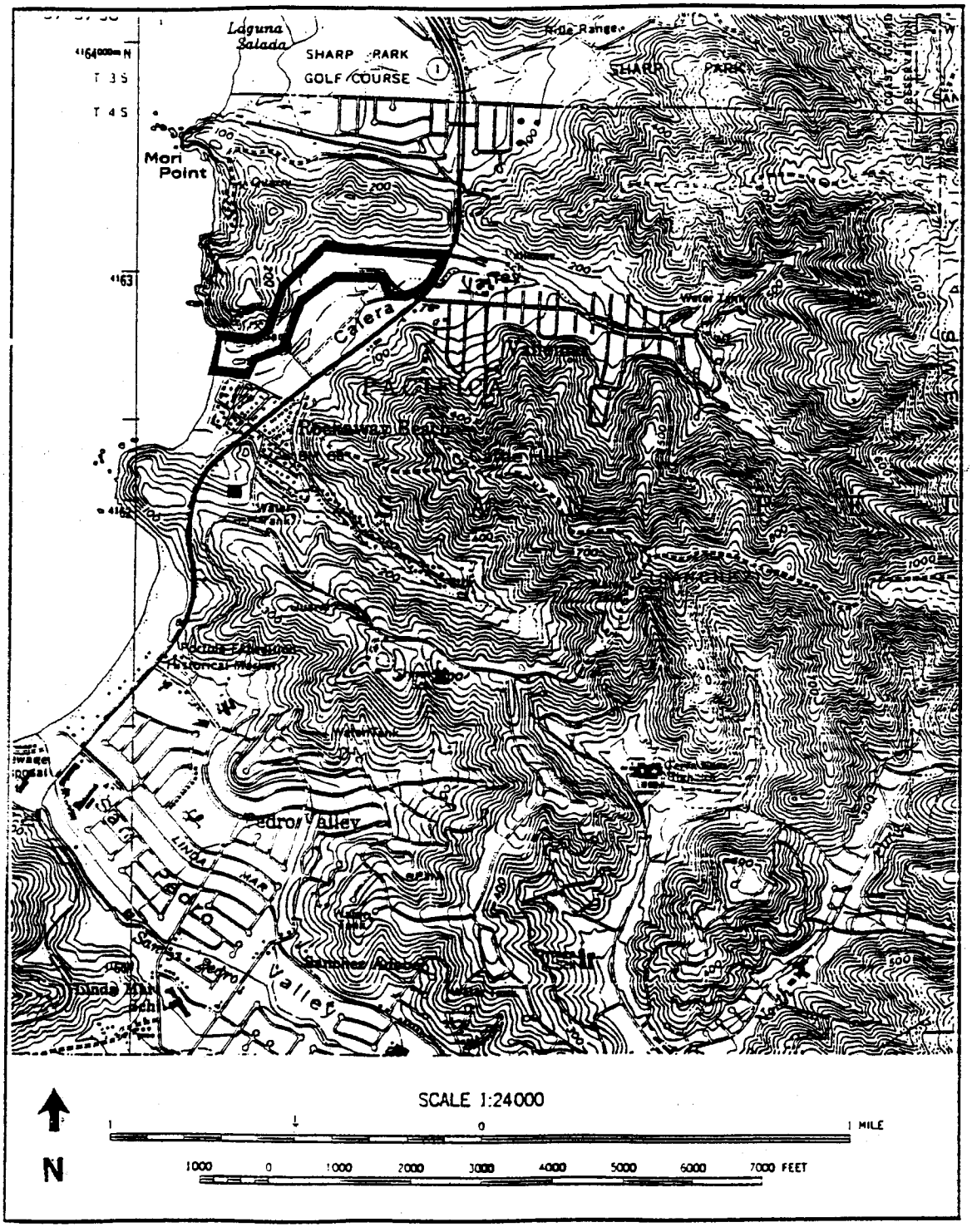
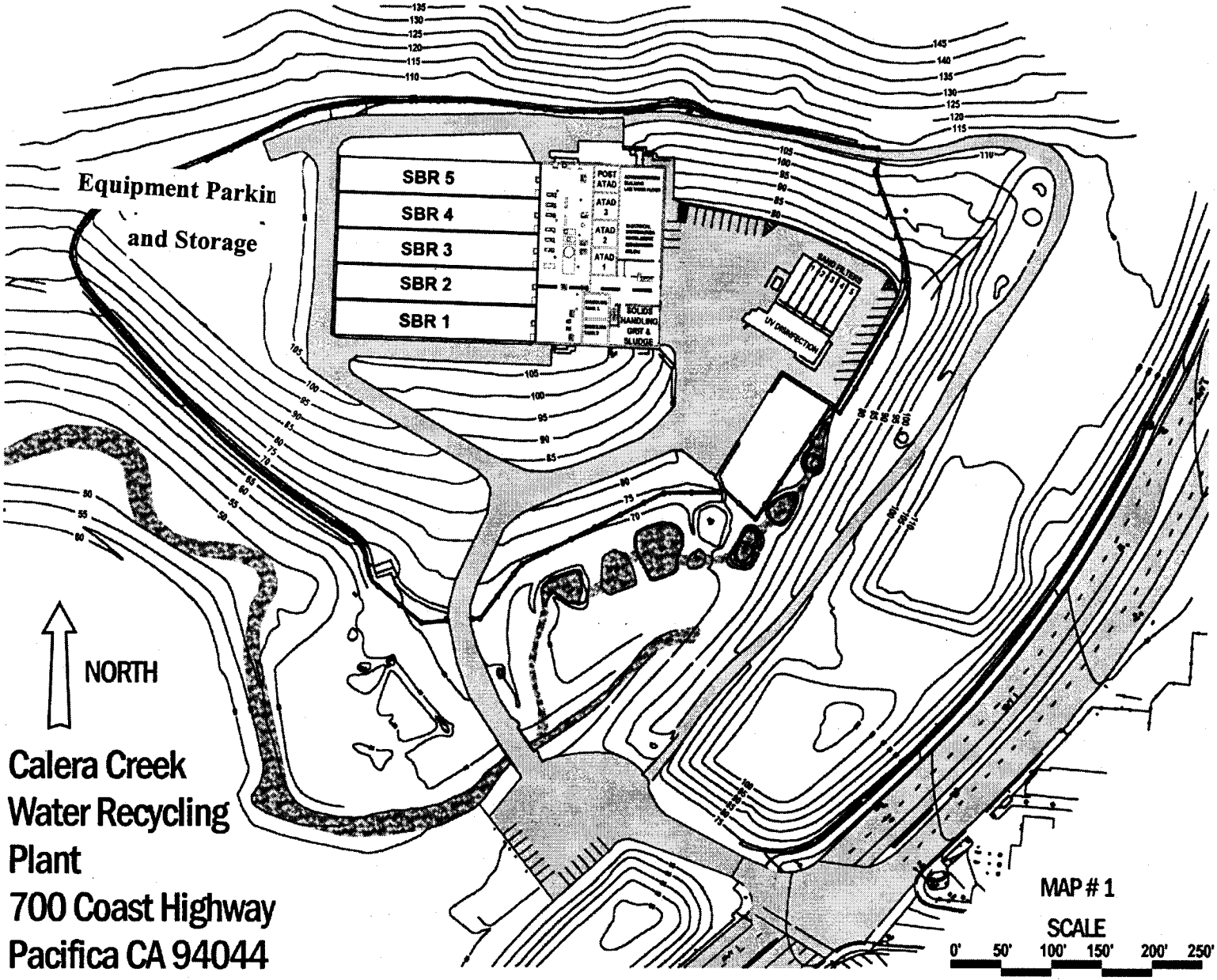


EXHIBIT NO. 2
APPLICATION NO. 2-05-008
CITY OF PACIFICA
Calera Creek Water Recycling Plant
Facilities



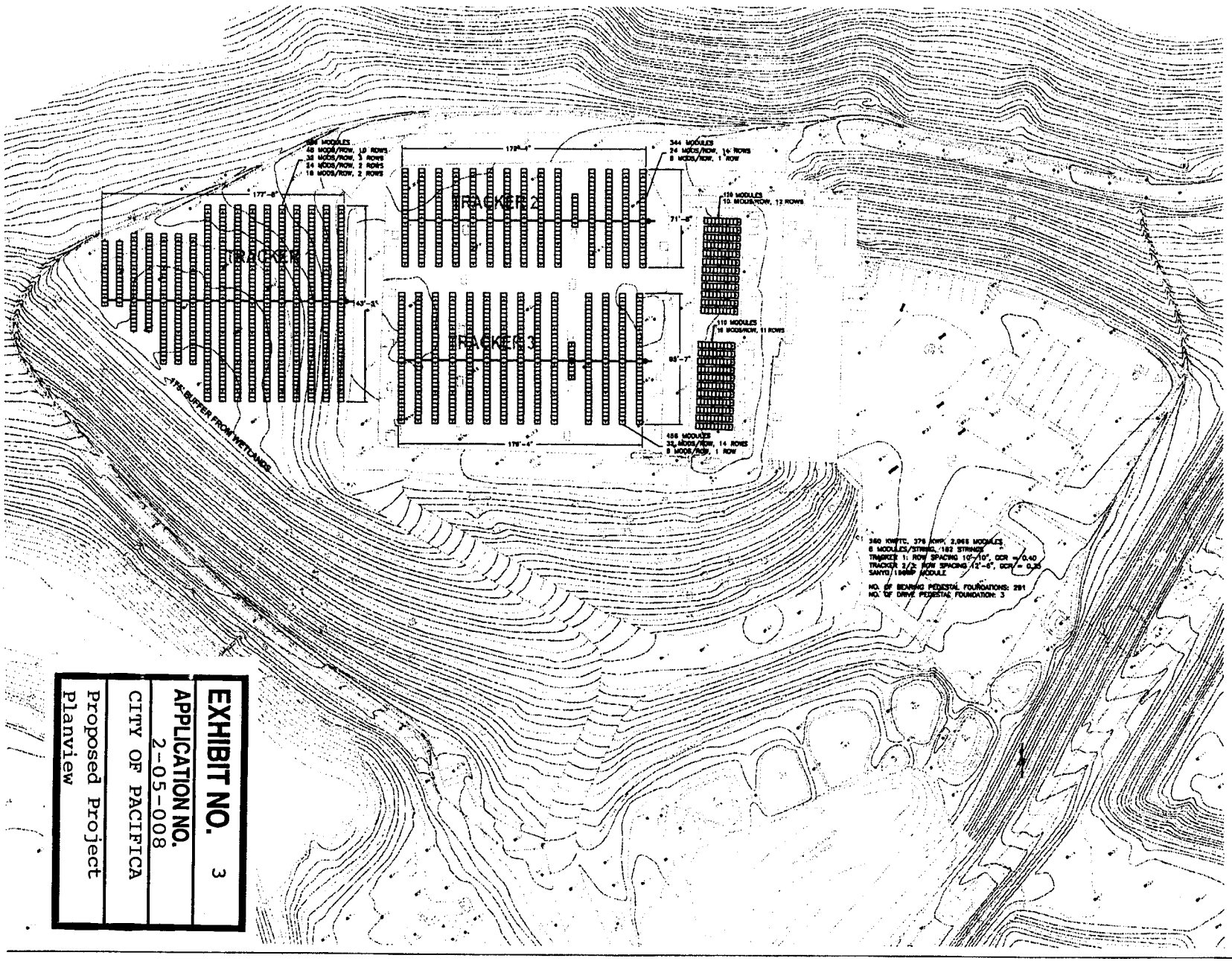


EXHIBIT NO. 3

APPLICATION NO. 2-05-008

CITY OF PACIFICA

Proposed Project Planview

POWERLIGHT
SOLAR ELECTRIC SYSTEMS

CUSTOMER

CITY OF PACIFICA

SITE LOCATION

CALERA CREEK WATER RECYCLING PLANT
700 EAST COAST HIGHWAY
PACIFICA, CA

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DRN
K	RELOCATED ARRAYS	7/21/05	PW
J	AFTER FIELD WALK	7/12/05	RD
I	RELOCATED ARRAYS	7/8/05	RD
H	MOVED TO NORTH AREA	7/5/05	RD
G	RELOCATED ARRAYS	6/23/05	RD
F	RELOCATED ARRAYS	6/8/05	RD
E	ON SURVEY	6/7/05	LG
D	CORRECTED NOTES	1/24/05	RD
C	TRACKER, ADDED PAD	1/7/05	RD
B	FIXED TILT, ADDED PAD	1/7/05	RD
A	PROPOSAL - DRAFT	1/4/05	RD

PROJECT NO.
10250

PROJECT NAME
PACIFICA CALERA CREEK WRP

ENGINEER JOB NO.
1503-259

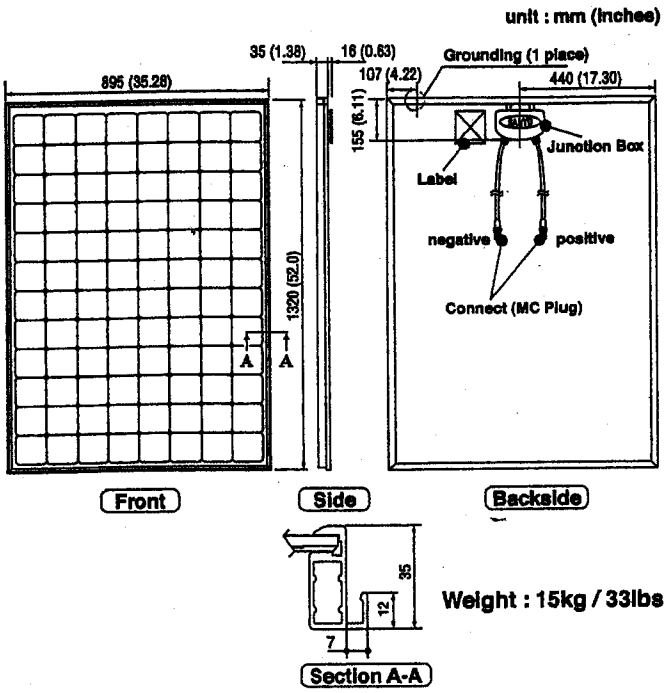
ENGINEER TITLE
POWERTRACKER SYSTEM ARRAY LAYOUT

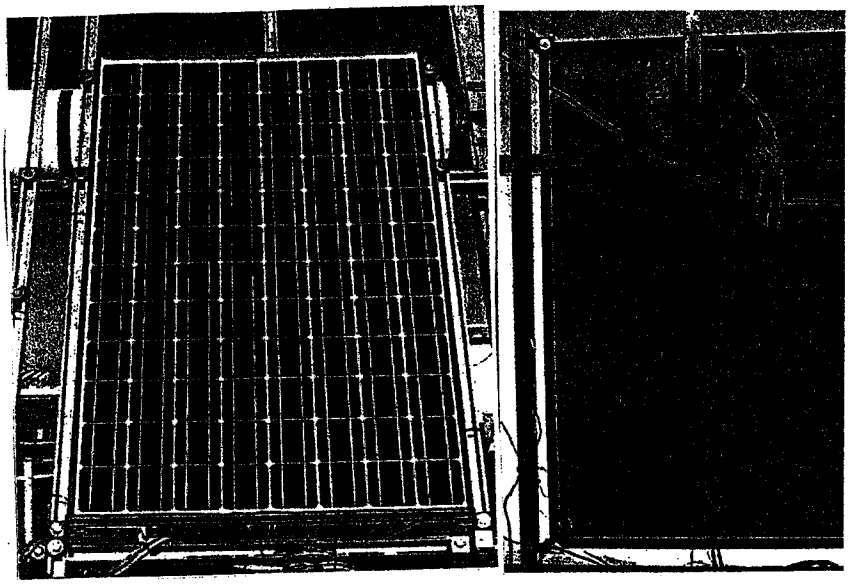
DRAWN BY	SHEET	PAGE
R. DAVIS	1	1
DATE 1/4/05		
SCALE 1/32" = 1'		

*IF DRAWING SHEET SIZE IS NOT 24"x36", PRINT IS NOT TO SCALE

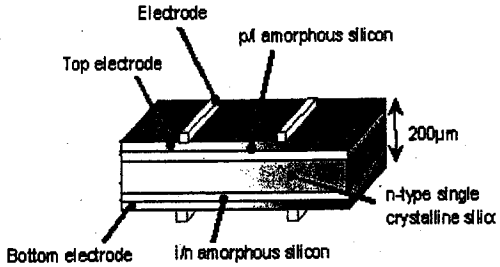
HIT PHOTOVOLTAIC MODULE

HIP-190BA2 (190W)





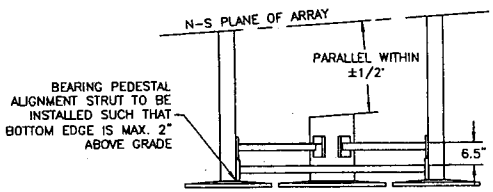
HIGHEST EFFICIENCY PHOTOVOLTAIC MODULES – SANYO 190



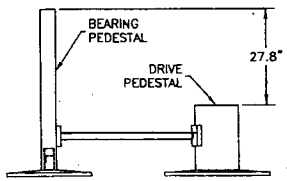
Manufactured by Sanyo Electronics, Ltd., the Sanyo HIP-190BA2 framed modules are UL-listed, crystalline silicon modules, the highest efficiency modules commercially available. The solar cell technology proposed in this project, achieves 18.5% cell conversion efficiency, the world's highest for cells in practical use. The Sanyo HIT cell is composed of a thin single crystalline silicon wafer surrounded by ultra-thin amorphous silicon (thin-film) layers. The cells are protected from impact by maximum light emitting tempered glass. The modules have factory-applied UV and weather-resistant quick connectors and inter-module wiring.

PowerLight offers the Sanyo modules under its exclusive North American distribution agreement. This technology enables the highest available output per square-foot, which is a module efficiency of 16.8% as verified through independent testing by Sandia National Laboratories.

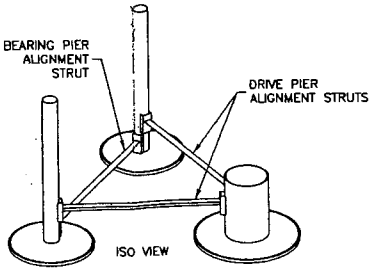
EXHIBIT NO. 4
APPLICATION NO. 2-05-008
CITY OF PACIFICA PV Module Plan
(Page 1 of 2 pages)



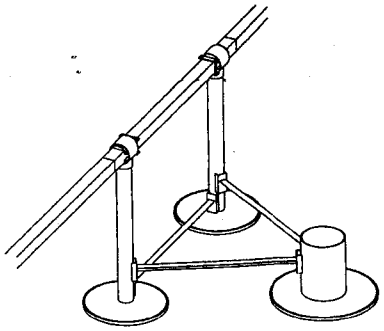
END ELEVATION VIEW



SIDE ELEVATION VIEW



ISO VIEW

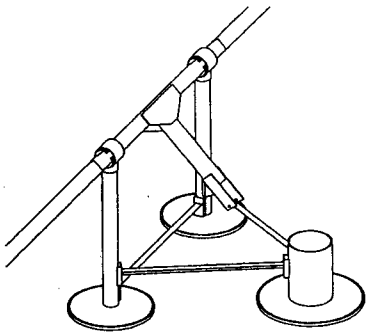


1) ALIGNMENT STRUTS MUST BE PLACED AND WELDED PRIOR TO FOUNDATION POUR. REFER TO FOUNDATION DETAILS.

2) CUT DRIVE PEDESTAL AT 27.8" BELOW BEARING PEDESTAL LEVEL. CUT MUST BE PARALLEL TO PLANE OF ARRAY, ESTABLISHED AS PER PEDESTAL ELEVATION DRAWING.

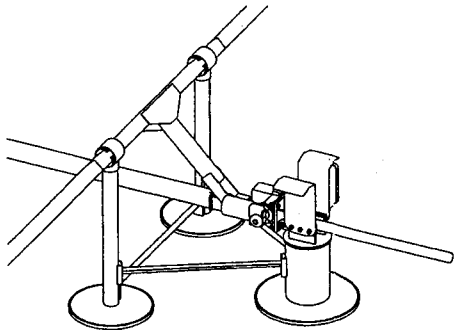
3) INSTALL BEARING PEDESTAL CAPS, INSERT BEARINGS AND TORQUE TUBE.

4) TACK WELD BEARING CAPS IN PLACE.



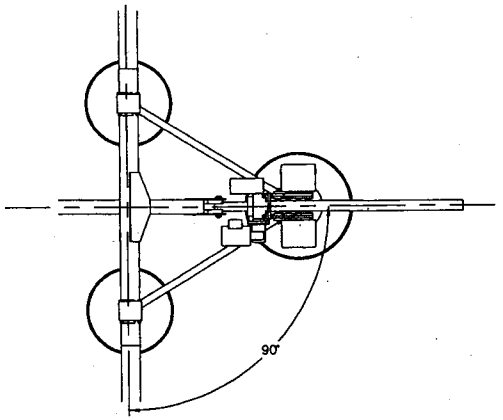
5) INSTALL CENTRAL WELDMENT AND TACK WELD IN PLACE.

6) WHEN READY TO INSTALL DRIVE UNIT, ASSEMBLY WILL BE ROTATED SO THAT CENTRAL WELDMENT IS AT 45°, AS SHOWN.



7) ASSEMBLE SCREW JACK, SIDE PLATES AND DRIVE PEDESTAL WELDMENT (SEE DRIVE ASSY DETAILS).

8) CONNECT CLEVIS END TO CENTRAL WELDMENT WITH PIN AND PLACE DRIVE PEDESTAL WELDMENT ON DRIVE PEDESTAL, KEEPING CENTRAL WELDMENT AT 45°.



9) POSITION DRIVE PEDESTAL WELDMENT SUCH THAT DRIVE SCREW ROD IS PERPENDICULAR TO TORQUE TUBE AXIS, WITHIN ±0.3°.

10) TACK WELD IN PLACE. FOR FURTHER INSTRUCTIONS, SEE DRIVE ASSY DETAILS.

FOR PRESENTATION PURPOSES ONLY
NOT FOR CONSTRUCTION

POWERLIGHT
SOLAR ELECTRIC SYSTEMS

CUSTOMER

SAMPLE

SITE LOCATION

SAMPLE

REV	DESCRIPTION	DATE	DRCR
A	SUBMITTAL	11/12/04	RD

PROJECT NO

PROJECT NAME

DRAWING NO.

1503-779

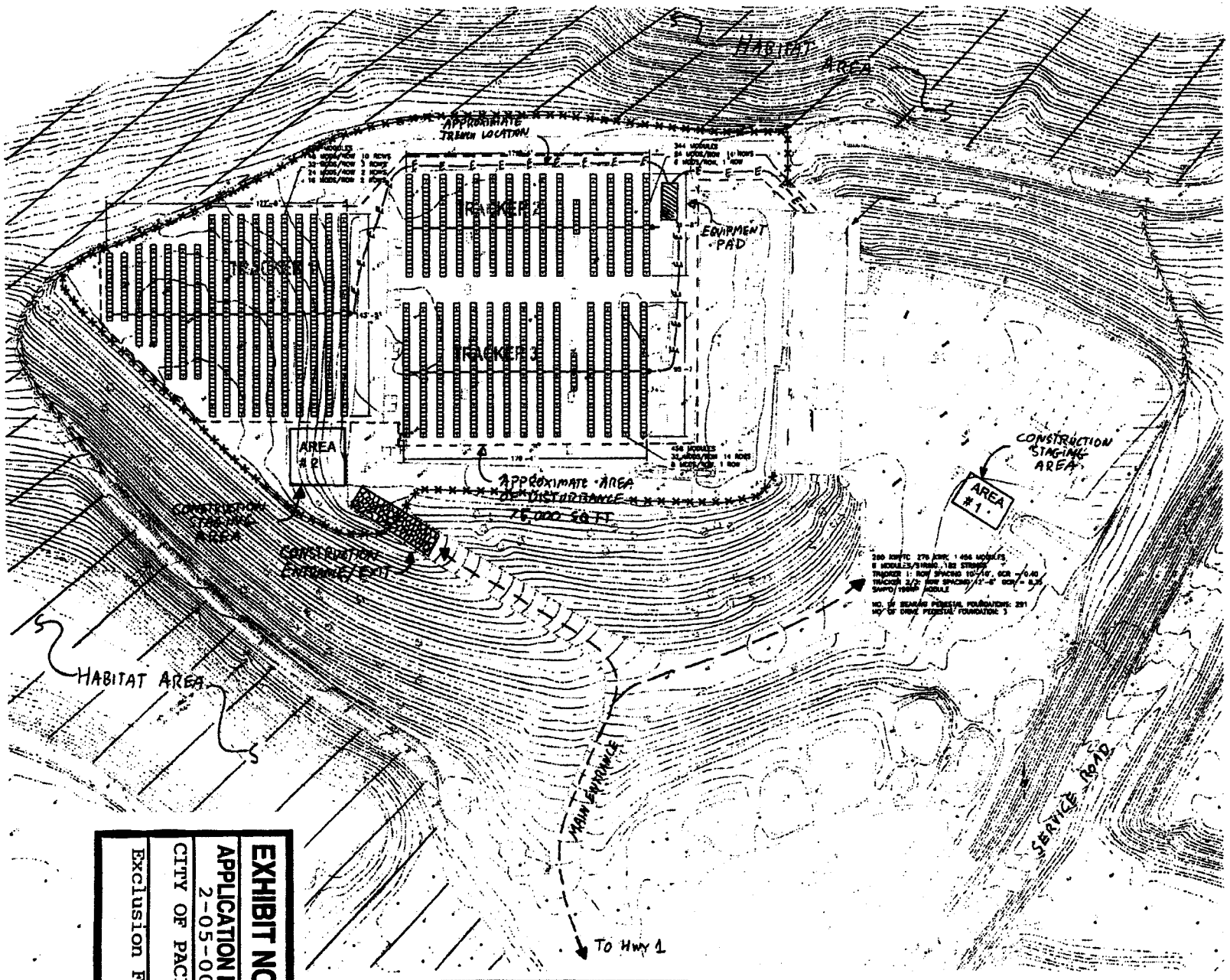
DRAWING TITLE

POWERTRACKER

~~GENERIC DETAIL~~

DRIVE PIER ALIGNMENT

DRAWN BY	R.DAVIS	SHEET	PAGE
DATE	11/12/04	—	—
SCALE	AS SHOWN		



HABITAT FENCE

HABITAT FENCE CONSTRUCTION

4 FEET 1/2" PLYWOOD OR 700X MIRAFI

4' OR 8' CHAIN LINK POST

BURIED 12" — 12" — 4'

EXHIBIT NO. 5
APPLICATION NO. 2-05-008
CITY OF PACIFICA
Exclusion Fencing

POWERLIGHT
SOLAR ELECTRIC SYSTEMS

CUSTOMER

CITY OF PACIFICA

SITE LOCATION

CALERA CREEK WATER RECYCLING PLANT
700 EAST COAST HIGHWAY
PACIFICA CA

PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	BY
K	RELOCATED ARRAYS	7/31/05	PW
J	AFTER FIELD WALK	7/12/05	RD
I	RELOCATED ARRAYS	7/8/05	RD
H	MOVED TO NORTH AREA	7/5/05	RD
G	RELOCATED ARRAYS	6/23/05	RD
F	RELOCATED ARRAYS	6/9/05	RD
E	ON SURVEY	6/7/05	LG
D	CORRECTED NOTES	1/24/05	RD
C	TRACKER, ADDED PAD	1/7/05	RD
B	FIXED TILT, ADDED PAD	1/7/05	RD
A	PROPOSAL - DRAFT	1/4/05	RD

PROJECT NO. 10250

PROJECT NAME: PACIFICA CALERA CREEK WRP

DRAWING NO. 1503-259

DRAWING TITLE: POWERTRACKER SYSTEM ARRAY LAYOUT

DRAWN BY	SHEET	REV
R. DAVIS	1	1
DATE 1/4/05		
SCALE 1/32 = 1		

"IF DRAWING SHEET SIZE IS NOT 24"x36" PRINT IS NOT TO SCALE

Mori Point - GGNRA
Existing Trails

Existing Trails
Site access points
Contours (10 ft)
Property boundary
0 50 100 200 Mt

Exhibit 6. Trails at Mori Point

Map created 8/24/2005 by Kyla Dahlin, Golden Gate National Parks Conservancy

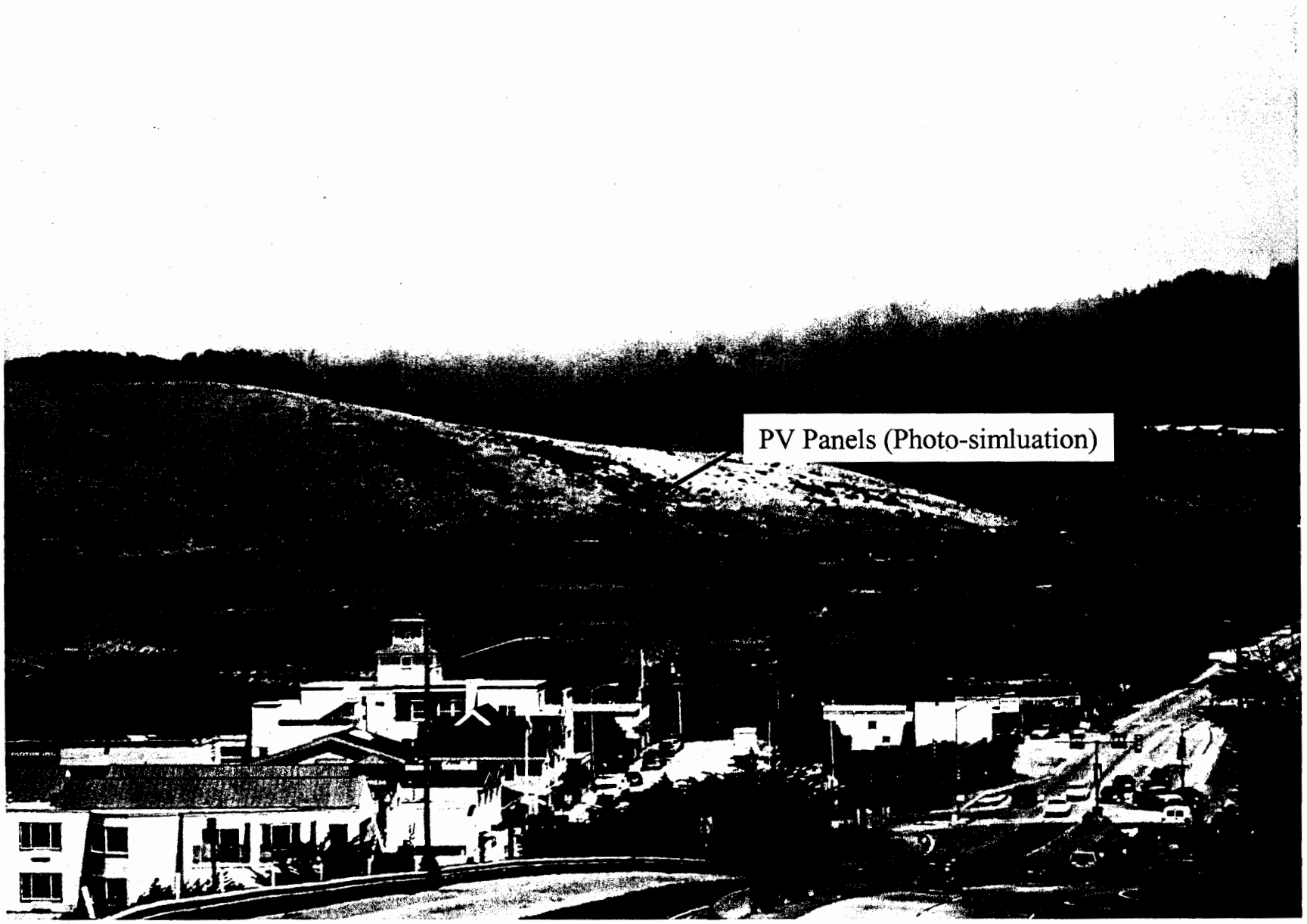
Mori Point - GGNRA
Existing Trails

Exhibit 7. Trails at Mori Point

Existing Trails
Site access points
Contours (10 ft.)
Property boundary

0 50 100 200 Ft

Map created 8/24/2005 by Kyla Dahlin, Golden Gate National Parks Conservancy



View of Calera Creek, Solar Cell Array, After Construction

Exhibit 7. View of Proposed PV Panels From Highway 1

Exhibit 8. Current View from the Trail and View after PV Panel Installation (Photo-simulation)