

CALIFORNIA COASTAL COMMISSION

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



Thu 3a

Filed: 11/2/05
 49th Day: 12/21/05
 180th Day: 5/1/06
 Staff: LRO-SD
 Staff Report: 12/14/05
 Hearing Date: 1/11-13/06

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-05-115

Applicant: City of San Diego Metropolitan Wastewater Department **Agent:** Dirk Smith

Description: Construction of a 536 sq. ft., 10-ft. high, concrete block enclosure (without roof) to house three new grit aeration blowers.

Site: 1902 Gatchell Road, (Point Loma Wastewater Treatment Plant), Peninsula, San Diego, San Diego County. APN 532-520-06.

Substantive File Documents: Certified Peninsula Land Use Plan and City of San Diego LCP Implementation Ordinances; CDP #6-02-134

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. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. Proposed is the construction of a 536 sq.ft., 10-ft. high, concrete block enclosure (without roof) to house three new grit aeration blowers at the City of San Diego's Point Loma Wastewater Treatment Plant (PLWTP). The structure will be located north of the primary sedimentation basins between First and Second Streets on the treatment plant site. The Point Loma Wastewater Treatment Plant is located near the western face of the Point Loma peninsula on a coastal blufftop site. It is south of the U.S. Navy property and north of the public tidepools (associated with the Cabrillo National Monument) and the Coast Guard Point Loma Lighthouse. Several structures occupy the treatment plant site including several large digesters adjacent to the hillside on the east side of the plant site. The newly proposed structure will be located within the interior of the plant site and surrounded by other structures on all sides.

The proposed improvements were part of a larger project which was approved pursuant to Coastal Development Permit (CDP) No. 6-02-134 in March, 2003 by the Coastal Commission. The development approved under that permit included demolition of an existing 2,128 sq.ft. "Headworks" building and construction of a two-story, 49-ft. high, 4,800 sq. ft. "Headworks" building in the same location including construction of an interim grit processing facility, relocation of two blowers, construction of two south grit tanks and other miscellaneous improvements at existing wastewater treatment plant. However, the City never commenced construction and the CDP has since expired. At this time, the project has been vastly scaled down and only includes a small enclosure to house three grit aeration blowers. There will be no demolition of any structures nor construction of any new large structures, only the 536 sq. ft. enclosure. The City has indicated that the project has been reduced in size because the "full" Grit Processing Improvements (GIP) as approved by the Commission in March of 2003 are being delayed pending research of a new treatment technology that may negate the need to construct the full GIP project.

About ten years ago, the Commission approved the "Landscape, Architectural and Aesthetic Improvements to the Point Loma Wastewater Treatment Plant" plan which consisted of an overall landscaping and color scheme for the PLWTP as the facility is visible from the west by off-shore ships and boats, etc. Typically, new development on the PLWTP is reviewed for consistency with this plan. However, in this particular case, given the relatively small size and height of the structure and the fact that it will be constructed between other existing buildings on the plant site, it will not be visible from offshore or from any other public vantage points in the area (i.e., Cabrillo National Monument to the south). As such, there is no need to require any special architectural treatment to the structure or installation of landscaping.

The Point Loma Wastewater Treatment Plant is located in the Peninsula community in an area that was not included in the City of San Diego's certified Local Coastal Program.

As such, the Commission retains permit jurisdiction over the site at this time and the Chapter 3 policies of the Coastal Act are the standard of review.

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 project 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. Community Character /Visual Quality. The development is located within an existing treatment plant facility which is located on the Point Loma peninsula near the coastal bluffs. However, the subject site will not be visible from offshore or other nearby public vantage points. As such, the proposed development will be compatible with the character of the surrounding area and will not impact public views. Therefore, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

D. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. 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 improvements to the Grit Processing Facility at the Point Loma Wastewater Treatment Plant will not result in an increase to the system capacity, consistent with Section 30250 of the Coastal Act.

D. Local Coastal Planning. The subject site is located in an unzoned geographic area included in the Peninsula Community Plan segment of the City of San Diego Local Coastal Program where it has existed since 1963. This area was not included in the City of San Diego's certified Local Coastal Program, and the Commission retains permit jurisdiction over the site at this time. In addition, the Peninsula LCP Land Use Plan acknowledges ongoing maintenance, and assumes some potential future improvements. However, the proposed development would be in keeping with the LUP policy of maintaining and enhancing public services. Therefore, the Commission finds that approval of the proposed project, as conditioned, will not result in adverse impacts to coastal resources nor prejudice the ability of the City of San Diego to continue implementation of its fully certified LCP.

E. California Environmental Quality Act. 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 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.