

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370 FAX (619) 767-2384

www.coastal.ca.gov

W18

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

November Meeting of the California Coastal Commission

MEMORANDUM

Date: November 17, 2010

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb, San Diego Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the November 17, 2010 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the San Diego Coast District.

REGULAR WAIVERS

1. 6-10-080-W Kevin & Jill Cadieux (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

1. 6-10-070-W Seaworld San Diego, Attn: Patrick K. Owen, V.P. Design and Engineering (Mission Bay Park, San Diego, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-04-088-A8 Southern California Edison, Attn: David Kaye; San Dieguito R.P.J.P.A . (Del Mar And San Diego, San Diego County)
2. F7195-A2 Ab Mountain Associates; Dr. Jack Lipsitz (La Jolla, San Diego, San Diego County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-10-080-W Kevin & Jill Cadieux	Remodeling and landscaping modifications to an existing single story, 3,089 sq. ft., single family residence located on a 14,903 sq ft. lot. Remodel will include a cumulative addition of 596.75 sq.ft. to the existing residence, demolition of existing detached bedroom structure, and partial roof reconstruction to allow for construction of new front porch and covered patio at the front and rear of the house. Landscaping modifications will include installation of stone planters and construction of exterior stone walkways and patios.	533 Canyon Drive, Solana Beach (San Diego County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-10-070-W Seaworld San Diego, Attn: Patrick K. Owen, V.P. Design and Engineering	Demolition of 2 food service buildings (183 sq. ft and 756 sq. ft.) and a large gazebo structure, construction of a small mechanical support room (384 sq. ft.) and a 20 foot high amusement ride with a 44 foot diameter, remodel of existing gift shop (existing 600 sq. ft., new 645 sq. ft.), and replacement of various signs and displays in the area. Lighting for the amusement ride will consist of pathway light poles, minimum egress lighting, and will be consistent with the rest of the park, no lighting will be installed on the amusement ride. The tallest new/modified building/structure will be 24 feet in height.	500 Sea World Drive, Mission Bay Park, San Diego (San Diego County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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<p>6-04-088-A8 Southern California Edison, Attn: David Kaye San Dieguito R.P.J.P.A .</p>	<p>The amendment proposes to modify the location of coastal sage scrub mitigation sites required in Special Condition #8 as mitigation for impacts associated with the Coastal to Crest Trail and Freshwater Treatment Ponds. No change to the amount of required mitigation is proposed. (See attachment for specific condition language).</p>	<p>Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar And San Diego (San Diego County)</p>
<p>F7195-A2 Ab Mountain Associates Dr. Jack Lipsitz</p>	<p>Modify the approved work (see attached plan) to proceed independently on the two sites and issue separate amended permits.</p>	<p>5570 & 5576 Calumet Street, La Jolla, San Diego (San Diego County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 10, 2010
 TO: Kevin & Jill Cadieux
 FROM: Peter M. Douglas, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-10-080-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13250(c) of the California Code of Regulations.

APPLICANT: Kevin & Jill Cadieux

LOCATION: 533 Canyon Drive, Solana Beach (San Diego County) (APN(s) 263-191-05)

DESCRIPTION: Remodeling and landscaping modifications to an existing single story, 3,089 sq. ft., single family residence located on a 14,903 sq ft. lot. Remodel will include a cumulative addition of 596.75 sq.ft. to the existing residence, demolition of existing detached bedroom structure, and partial roof reconstruction to allow for construction of new front porch and covered patio at the front and rear of the house. Landscaping modifications will include installation of stone planters and construction of exterior stone walkways and patios.

RATIONALE: The proposed residence is located in a residential neighborhood consisting of single and multi-family residences similar in size and scale to the proposed project, as such, the proposed remodeling will not result in a structure that is out of scale with the surrounding community. The proposed residence is consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego Local Coastal Program, and is not located in any of the special overlays contained in the County LCP. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and will not result in any adverse impacts to coastal resources.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Wednesday, November 17, 2010, in Santa Monica. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
 PETER M. DOUGLAS
 Executive Director

By: MELISSA AHRENS
 Coastal Program Analyst

Supervisor: *[Signature]*
[Signature]
 District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 1, 2010
 TO: Seaworld San Diego, Attn: Patrick K. Owen, V.P. Design and Engineering
 FROM: Peter M. Douglas, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-10-070-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

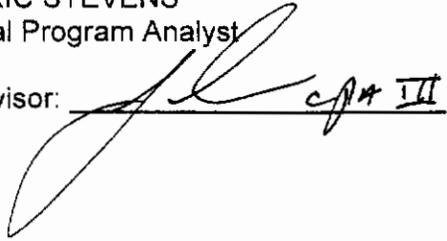
APPLICANT: Seaworld San Diego, Attn: Patrick K. Owen, V.P. Design and Engineering
 LOCATION: 500 Sea World Drive, Mission Bay Park, San Diego (San Diego County) (APN(s) 760-037-01)
 DESCRIPTION: Demolition of 2 food service buildings (183 sq. ft and 756 sq. ft.) and a large gazebo structure, construction of a small mechanical support room (384 sq. ft.) and a 20 foot high amusement ride with a 44 foot diameter, remodel of existing gift shop (existing 600 sq. ft., new 645 sq. ft.), and replacement of various signs and displays in the area. Lighting for the amusement ride will consist of pathway light poles, minimum egress lighting, and will be consistent with the rest of the park, no lighting will be installed on the amusement ride. The tallest new/modified building/structure will be 24 feet in height.
 RATIONALE: The proposed development is a small-scale renovation within the interior of the park. It will be visible from public areas outside SeaWorld, but will be lower than the existing line of development in the immediate vicinity (Section 30251), does not generate the need for additional parking (Section 30252) and drains into on-site treatment facilities (Section 30231). No adverse impacts on coastal resources are anticipated.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Wednesday, November 17, 2010, in Santa Monica. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
 PETER M. DOUGLAS
 Executive Director

By: ERIC STEVENS
 Coastal Program Analyst

Supervisor: 

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: November 3, 2010
SUBJECT: **Permit No: 6-04-088-A8**
Granted to: Southern California Edison; San Dieguito R.P.J.P.A .

Original Description:

for **Implementation of the San Dieguito Wetland Restoration Plan, including creation/restoration of approximately 115 acres of wetland habitat, dredging to maintain an open inlet, creation of nesting sites for the California least tern and western snowy plover, and construction of treatment ponds and a public access trail.**

at **Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar And San Diego (San Diego County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

The amendment proposes to modify the location of coastal sage scrub mitigation sites required in Special Condition #8 as mitigation for impacts associated with the Coastal to Crest Trail and Freshwater Treatment Ponds. No change to the amount of required mitigation is proposed. (See attachment for specific condition language).

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

The proposed consolidation and relocation of required coastal sage scrub mitigation would not result in any change to the amount of required mitigation acreages for impacts associated with the Coast to Crest Trail or Freshwater Treatment Ponds. The new proposed mitigation location would still be sited within the greater San Dieguito Lagoon Restoration Project.

For the reasons stated above, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare or amend an LCP.

If you have any questions about the proposal or wish to register an objection, please contact Gabe Buhr at the San Diego Coast District office.

6-04-088-A8
Immaterial Amendment

Attachment A

Special Condition #8 language would be modified as follows:

8. d. Provision for mitigating the impacts identified in (b) above through the creation of 1.72 acres of coastal sage scrub within disposal site DS33 ~~0-31 acres of coastal sage scrub within Freshwater Treatment Ponds and creation of an additional 1.41 acres of coastal sage scrub within disposal site DS32~~. The creation of about 56 acres of coastal sage scrub overall, that was primarily proposed for erosion control on the various disposal sites within the project area, minus 1.72 acres of mitigation, remains in effect in accordance with the approved Final Restoration Plan.
- e. Identification of locations for the required mitigation for impacts from trail and treatment ponds at one or more of the following mitigation sites:
 - (4) Coastal sage scrub mitigation sites ~~at the Freshwater treatment Ponds and disposal site DS33 DS32~~.

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MAILED

10-28-10

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: October 27, 2010
SUBJECT: **Permit No: F7195-A2**
Granted to: Ab Mountain Associates; Dr. Jack Lipsitz

Original Description:

for **Maintenance and repair of existing rip-rap revetment on the beach fronting two blufftop properties each containing a single-family residence.**

at **5570 & 5576 Calumet Street, La Jolla, San Diego (San Diego County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Modify the approved work (see attached plan) to proceed independently on the two sites and issue separate amended permits.

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

While the current approval is for maintenance of a riprap revetment fronting two properties, the property owners wish to proceed with the repairs at different times. The applicant has provided plans and details regarding the separate work which has been reviewed by the Commission's staff engineer who has determined that the work can occur separately with no adverse impacts on coastal resources.

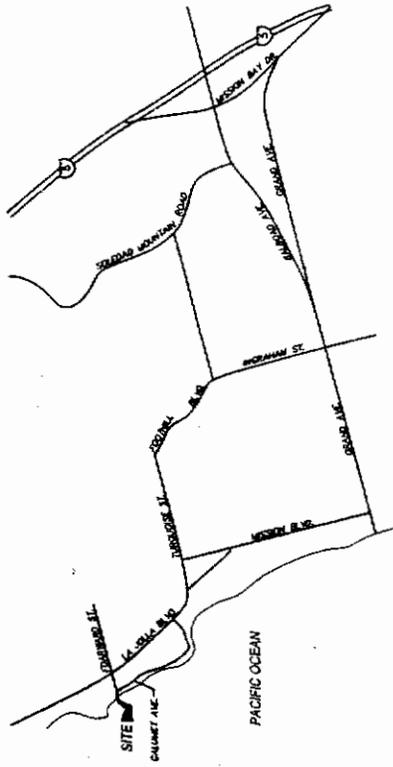
If you have any questions about the proposal or wish to register an objection, please contact Lee McEachern at the San Diego Coast District office.

cc: Local Planning Dept.



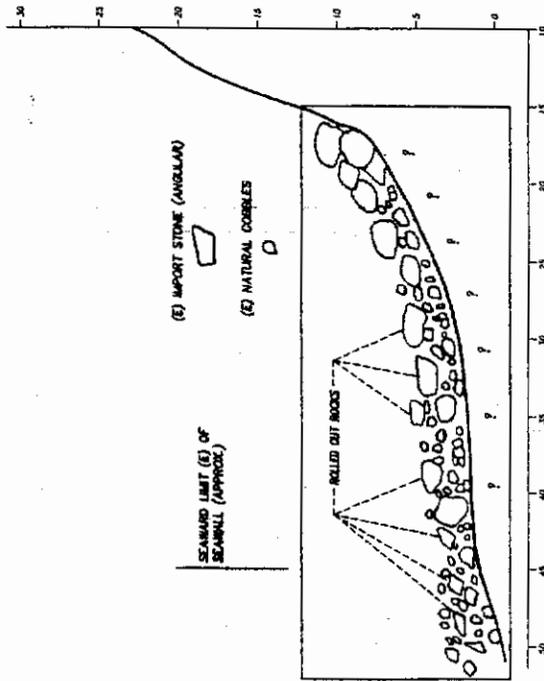
Existing Conditions - Plan View

NO SCALE



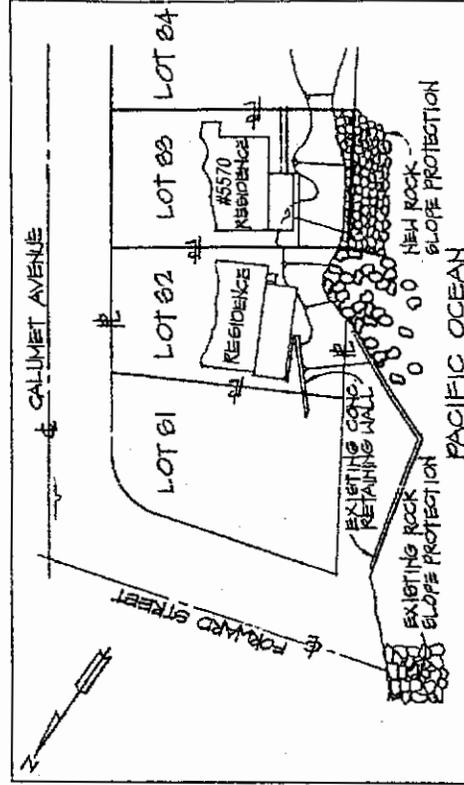
Vicinity Map

NO SCALE



"As-Is" Existing Section A-A'

SCALE AS SHOWN



Site Plan
 (from CDP# F-7195)

SCALE: 1" = 20'

DATE: 9/16/10

DAVE SCHMAHL
 DRAFTING BY: SCHMAHL DRAFTING
 (760) 414-3878

PROFESSIONAL SEAL
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 41207
 EXPIRES 12/31/11

Reverent Maintenance
 5570 Calumet Avenue
 W. 5905
 5741 Palmer Way, Carlsbad, CA 92010
 Geotechnical - Geologic - Environmental
 760-438-3155
 CLIENT: AS Revient Associates LLC
 2570 Carlsbad Ave
 Carlsbad, CA 92008

DATE: 7/19/10
 SHEET: S2

1.2 Access Considered - Construction access corridors shall be located in a manner that has the least impact on public access to and along the shoreline.
 1.3 Sloping Side - The sloping side will be removed and or restored immediately following completion of this development.

4. MATERIALS
 4.1 Filter Fabric - Filter Fabric to be placed behind the Revientment. Min 500K Fabric or Engineer approved equivalent. Material placed per manufacturer.

5. CONSTRUCTION RESPONSIBILITY & DEBRIS REMOVAL
 5.1 Materials - No construction materials, debris, or waste shall be placed or stored where it may be subject to wave erosion or degradation.

5.2 Debris - Any and all debris resulting from construction activities shall be removed from the beach within 7 days of completion of construction.

5.3 Spill - All excavated beach sand shall be redeposited on the beach.
 5.4 Gravel - Sand from the beach, cobbles and natural shoreline rocks shall not be used for construction materials.

6. PLACEMENT
 6.1 Slope - The final limits of stone, in place, shall be to the lines and grades indicated on the drawings, with reasonable variation. No stone shall be placed or moved after original placement unless a representative of the Engineer is present.

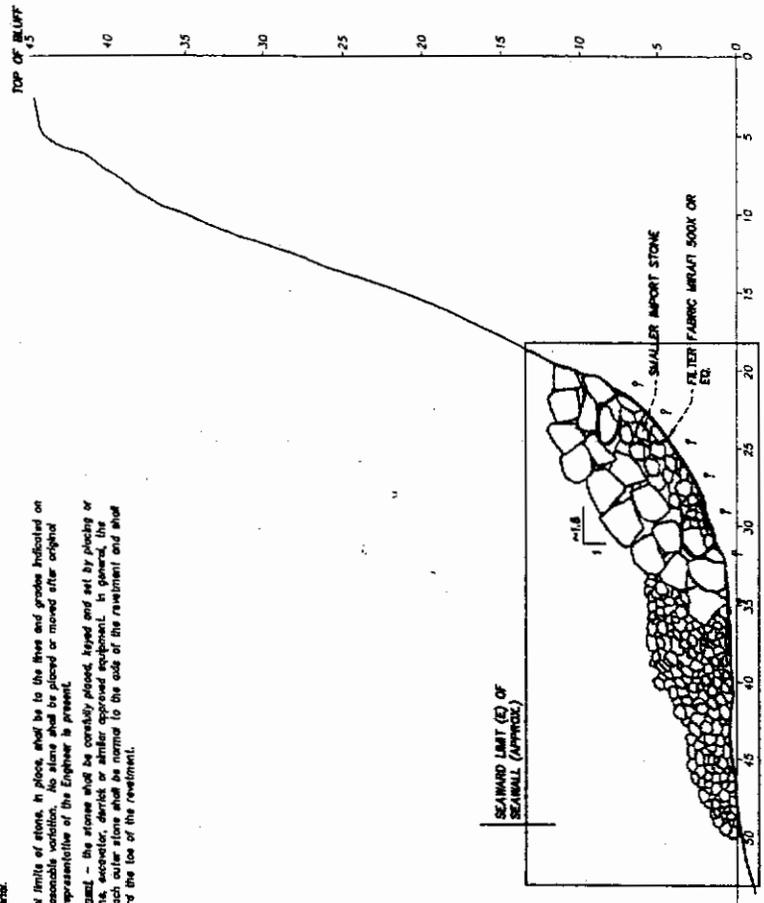
6.2 Method of Placement - The stones shall be carefully placed, keyed and set by placing or reworking with a crane, excavator, derrick or similar approved equipment. In general, the longitudinal axis of such outer stones shall be normal to the axis of the revientment and shall slope downward toward the toe of the revientment.

1. The Owner shall be the property owner at 5570 Calumet Ave., the "Engineer" shall be Geoside Inc. and the "Contractor" shall be an independent entity retained by the Owner to perform the work described herein. The Engineer has been retained by the Owner and is not affiliated with the Contractor.
 2. Unless otherwise directed by the Owner, the Contractor shall secure, at his expense, all permits, licenses and consents necessary for the performance of the work described herein.
 3. The Contractor shall verify all site conditions, locations and elevations prior to commencing work. Conditions, locations and elevations shown on the plans shall be considered approximate and shall be verified by the Contractor to the field. Any conflicts or discrepancies shall be brought to the attention of the Engineer and be resolved prior to commencement of the work.
 4. Contractor shall assume all responsibility for location and evidence or repair of all underground utilities, including but not limited to, gas, water, electric, cable TV, telephone, sanitary sewer, and storm sewer. Contractor shall notify USA Underground and other appropriate utilities, including public utility owners, of construction activities a minimum of 72 hours prior to any excavation or trenching. Contractor shall verify location and depth of all underground utilities shown on the drawings and if the contractor fails to adequately protect the utilities, any resulting damage shall be repaired at Contractor's cost.
 5. All deleterious spoils from site excavations to be washed off-site, or placed in an owner approved location on site.
 6. Contractor shall assume all responsibility for safety during performance of the work. Excavations shall be shored and braced in accordance with OSHA and all other applicable federal, state, and local regulations. Contractor shall conform to the rules and regulations of the State Construction Safety Officers pertaining to excavation and grading.
 7. In the event that any unusual conditions not covered by the plans or specifications are encountered during excavation operations, the Engineer shall be immediately contacted for directions. It shall be the Contractor's responsibility to immediately notify the Engineer upon discovery of any field conditions.
 8. All work shall be subject to inspection and approval of the Owner and Engineer.
 9. The Engineer shall be provided with at least two (2) working days advance notice of construction activities requiring inspection services at (760) 438-3155 or FAX (760) 831-0915.
 10. Contractor shall be responsible for site clean-up to the satisfaction of the Owner.

APPROVAL NOTES
 1. All rock placement is subject to observation by the Engineer. Contractor shall notify the Engineer at least two (2) working days before the start of any work.
 2. Approval of this plan applies only to the excavation, placement, and composition of natural beach materials. This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any other improvements. Any other improvements are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
 3. It shall be the responsibility of the Contractor to identify, locate and protect all underground facilities.
 4. The Contractor shall maintain the streets, sidewalks and all other public rights-of-way in a clean, unobstructed condition. All site work, rock placement, construction completion and construction activities shall be subject to observation and approval by the Engineer. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
 5. All rock placement shall conform to approved specifications presented herein. All rock placement shall be observed and approved by the Engineer. Unobserved and unapproved rock placement shall be removed and replaced under observation.

SPECIFICATIONS
SITE WORK
 1. WORK INCLUDED
 The work covered by this section consists of furnishing of plant, labor, materials, equipment, supplies and incidentals and performing of operations required to reconstruct the revientment as shown on the drawings.
 2. MOBILIZATION AND DEMOBILIZATION
 Mobilization shall consist of all work required in preparing the Contractor's plant and equipment for shipment; moving such plant, equipment, supplies and incidentals onto the job site and preparation for construction operations. The Contractor's plant and equipment proposed for use in the work shall be of sufficient size, capacity and efficiency to meet the job requirements and will be subject to approval by the Owner. Demobilization shall consist of all work required to remove the Contractor's plant, equipment, unused supplies and incidentals from the job site at the completion of the contract work, including cleaning up.

3. STAGING AREA FOR CONSTRUCTION
 3.1 Guardrail Storage - No overnight storage of equipment or material shall occur on sandy beach. During construction stages of the project, the contractor shall not store any construction materials or waste where it will be or could be potentially subject to wave erosion and degradation. In addition no machinery shall be placed, stored or otherwise located in the intertidal zone at any time, except for the minimum necessary to perform repairs to the revientment. Construction equipment shall not be required on the beach.



Proposed Section A-A
 SCALE AS SHOWN