

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

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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

July Meeting of the California Coastal Commission

MEMORANDUM

Date: July 14, 2011

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 July 14, 2011 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. 6-11-036-W San Diego County Regional Airport Authority, Attn: Ms. Angela Shafer-Payne (San Diego, San Diego County)
2. 6-11-041-W City Of San Diego Public Utilities Department, Attn: Staci Domasco (Peninsula, San Diego, San Diego County)
3. 6-11-047-W Frank Fericola (Mission Beach, San Diego, San Diego County)

DE MINIMIS WAIVERS

1. 6-11-046-W City Of Carlsbad, Attn: Mark Biskup (Carlsbad - Agua Hedionda, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-04-088-A9 Southern California Edison (SCE), Attn: David Kaye; San Dieguito River Park Joint Powers Authority (Del Mar And San Diego, San Diego County)

EXTENSION - IMMATERIAL

1. 6-03-007-E7 County of San Diego, Attn: Dahvia Lynch (San Diego, San Diego County)

TOTAL OF 6 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>
6-11-036-W San Diego County Regional Airport Authority, Attn: Ms. Angela Shafer-Payne	Renovations and additions to concessions, passenger facilities, and airport office facilities within the existing Terminal 2. In total, approx. 25,000 sq.ft. will be added to the first and second floors, and 31,500 sq.ft. will be remodeled. No increase in the existing 34 foot building height will occur.	San Diego International Airport at Pacific Highway/Washington Street, San Diego (San Diego County)
6-11-041-W City Of San Diego Public Utilities Department, Attn: Staci Domasco	Install a deep anode groundbed well 100 feet deep and 8 inches in diameter, install an anode junction box outside an existing building, and install 30 feet of 1 inch PCV anode wire conduit and 30 feet of 2 inch PVC vent pipe, 2 feet deep, from the new anode junction box to the new deep anode groundbed. New anode bed is replacing existing non-funtioning anode beds, which protect the existing buried 108 inch steel south effluent outfall connection piping from external corrosion.	1902 Gatchell Road, Peninsula, San Diego (San Diego County)
6-11-047-W Frank Fericola	Interior remodel of an existing 2,069 sq. ft. single family residence to include addition of a 349 sq. ft. bathroom and storage area in the existing basement, reconfiguration of interior stairways and interior walls to allow for the enlargement of the existing interior kitchen area, replacement and relocation of the existing interior fireplace, replacement and enlargement of the existing ocean front windows and doors, addition of a second floor bathroom, construction of a 260 sq. ft. second story exterior deck and a 805 sq. ft. roof top deck area with a new covered porch and 3/4 bath. Overall the proposed project will involve the demolition of 27% of the existing exterior walls and will result in a 2,178 sq. ft. two story single family residence. No shoring during construction is proposed as part of the project and there will be no change in the existing height of the structure.	3725 Ocean Front Walk, Mission Beach, San Diego (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>
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6-11-046-W City Of Carlsbad, Attn: Mark Biskup	Replace existing 200 gallon per minute (gpm) Terramar Sewer Lift Station with new 200 gpm sewer lift station at the same location. The replacement lift station will have the identical pumping capacity, and with the exception of the electrical service and control panels, the entire lift station will be below grade. The project also includes replacement of the force main pipe. The replacement force main will also not increase capacity. The force main work includes approximately 600 lineal feet of 6-inch diameter pvc pipeline located adjacent to the new lift station and within the Cannon Road right-of-way. The existing force main will be abandoned in place.	300 Cannon Road, Carlsbad - Agua Hedionda (San Diego County)
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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>
6-04-088-A9 Southern California Edison (SCE), Attn: David Kaye San Dieguito River Park Joint Powers Authority	To amend special condition #22 to allow staging of equipment on North Beach starting after Labor Day, September 6, 2011	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)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-03-007-E7 County of San Diego, Attn: Dahvia Lynch	Construction of a 14-acre public park on the site of the County Administration Center parking lots. The project includes demolition and removal of an existing 1,100 car surface parking lot and an existing administrative office building and replacement with public lawns, greenspaces and decorative paving. Construction of two single-level underground parking structures on-site will provide 381 parking spaces, and a new 650-space off-site parking structure will be constructed outside the coastal zone.	1600 Pacific Highway, San Diego (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 7, 2011
TO: San Diego County Regional Airport Authority, Attn: Ms. Angela Shafer-Payne
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-036-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 13253(c) of the California Code of Regulations.

APPLICANT: San Diego County Regional Airport Authority, Attn: Ms. Angela Shafer-Payne

LOCATION: San Diego International Airport at Pacific Highway/Washington Street, San Diego (San Diego County) (APN(s) 760-062-01, 760-039-61, 760-039-58, 760-039-67)

DESCRIPTION: Renovations and additions to concessions, passenger facilities, and airport office facilities within the existing Terminal 2. In total, approx. 25,000 sq.ft. will be added to the first and second floors, and 31,500 sq.ft. will be remodeled. No increase in the existing 34 foot building height will occur.

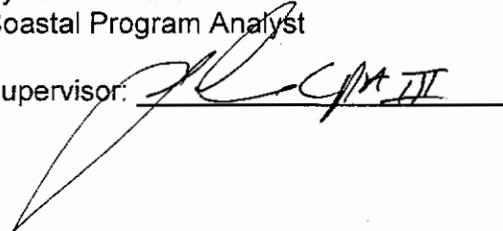
RATIONALE: The proposed project is an addition to the existing terminal with no changes in the number of gates or building height. All construction will occur on existing paved areas and no impacts to sensitive biological resources, public access or visual quality will occur. The additions will not result in any significant change to the use or operations of the airport. The project is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources will result.

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 Thursday, July 14, 2011, in San Rafael. 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: DIANA LILLY
Coastal Program Analyst

Supervisor: 

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 12, 2011
TO: City Of San Diego Public Utilities Department, Attn: Staci Domasco
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-041-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 13252(e) of the California Code of Regulations.

APPLICANT: City Of San Diego Public Utilities Department, Attn: Staci Domasco

LOCATION: 1902 Gatchell Road, San Diego (San Diego County) (APN(s) 532-520-06)

DESCRIPTION: Install a deep anode groundbed well 100 feet deep and 8 inches in diameter, install an anode junction box outside an existing building, and install 30 feet of 1 inch PCV anode wire conduit and 30 feet of 2 inch PVC vent pipe, 2 feet deep, from the new anode junction box to the new deep anode groundbed. New anode bed is replacing existing non-functioning anode beds, which protect the existing buried 108 inch steel south effluent outfall connection piping from external corrosion.

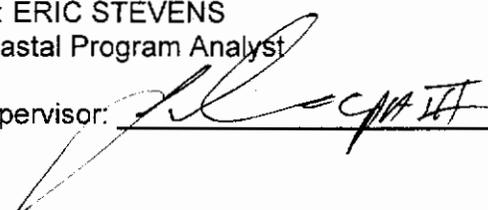
RATIONALE: The proposed development will occur within 50 ft. of the edge of the coastal bluff, but will be entirely below grade and will not result in any work or structures on the face of the bluff. In addition, the development will not result in an addition to, enlargement or expansion of existing uses and no adverse impacts to 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 Thursday, July 14, 2011, in San Rafael. 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

cc: Local Planning Dept.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 7, 2011
TO: Frank Ferricola
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-047-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: Frank Ferricola

LOCATION: 3725 Ocean Front Walk, San Diego (San Diego County) (APN(s) 423-591-17)

DESCRIPTION: Interior remodel of an existing 2,069 sq. ft. single family residence to include addition of a 349 sq. ft. bathroom and storage area in the existing basement, reconfiguration of interior stairways and interior walls to allow for the enlargement of the existing interior kitchen area, replacement and relocation of the existing interior fireplace, replacement and enlargement of the existing ocean front windows and doors, addition of a second floor bathroom, construction of a 260 sq. ft. second story exterior deck and a 805 sq. ft. roof top deck area with a new covered porch and 3/4 bath. Overall the proposed project will involve the demolition of 27% of the existing exterior walls and will result in a 2,178 sq. ft. two story single family residence. No shoring during construction is proposed as part of the project and there will be no change in the existing height of the structure.

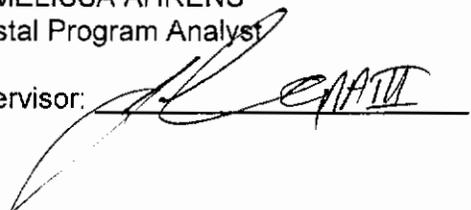
RATIONALE: The proposed project is located in an established residential neighborhood consisting of multi family and single family residences similar in size and scale to the proposed development, therefore, the project will not be out of character with the surrounding community. The proposed residential development is consistent with all planning and zoning regulations of the certified Mission Beach precise plan, the city of San Diego LCP and all applicable Chapter 3 policies of the Coastal Act. No impacts to coastal resources and anticipated and the project, as proposed, will not affect existing public views.

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 Thursday, July 14, 2011, in San Rafael. 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 30, 2011
TO: City Of Carlsbad, Attn: Mark Biskup
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-046-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: City Of Carlsbad, Attn: Mark Biskup

LOCATION: 300 Cannon Road, Carlsbad - Agua Hedionda (San Diego County) (APN(s) 210-010-40)

DESCRIPTION: Replace existing 200 gallon per minute (gpm) Terramar Sewer Lift Station with new 200 gpm sewer lift station at the same location. The replacement lift station will have the identical pumping capacity, and with the exception of the electrical service and control panels, the entire lift station will be below grade. The project also includes replacement of the force main pipe. The replacement force main will also not increase capacity. The force main work includes approximately 600 lineal feet of 6-inch diameter pvc pipeline located adjacent to the new lift station and within the Cannon Road right-of-way. The existing force main will be abandoned in place.

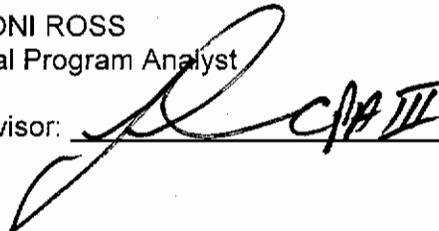
RATIONALE: Replacement of existing utilities within existing rights-of-way is consistent with existing zoning, land use designations and Chapter 3 of the Coastal Act. As proposed, the project is not changing capacity and will not be growth inducing and will not facilitate any expansion of residential or commercial development. The lift station and force main are being replaced only to meet current standards. No adverse impacts on coastal resources is 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 Thursday, July 14, 2011, in San Rafael. 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: TONI ROSS
Coastal Program Analyst

Supervisor: 

MAILED**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
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**6-04-088-A9****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: June 29, 2010

SUBJECT: Coastal Development Permit No. **6-04-088** granted to Southern California Edison and San Dieguito River Park Joint Powers Authority on October 12, 2005 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 Durant Boulevard, Del Mar and San Diego (San Diego County)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

DESCRIPTION OF AMENDMENT REQUEST 6-04-088-A9:

The amendment proposes to modify the timing restriction placed upon the staging or storage of construction equipment on North Beach in association with dredging activities associated with the San Dieguito Wetland Restoration Project. Special Condition #22 currently restricts construction equipment from North Beach from June 1 to September 30 without prior approval from the City of Del Mar. The applicant is proposing to amend Special Condition #22 to allow staging of construction equipment on North Beach to begin after Labor Day (ref. attached exhibit).

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

Grunion spawning events during the spring of 2011 prevented completion of scheduled lagoon inlet dredging activities causing them to be postponed until after the summer season. In order to recover schedule and provide enhanced tidal connections to the ongoing wetland restoration project, the applicant has requested that the construction staging restrictions be modified to extend from June 1 to Labor Day. The proposed changes to Special Condition 22 would reflect the existing language in the subject coastal development permit, Special Condition 19(e), which restricts construction work from "occurring on sandy beach from during the summer months (Memorial Day to Labor Day)". Additionally, as required in the existing condition language for Special Condition 22, the City of Del Mar has provided written authorization to allow access and staging on North Beach commencing after Labor Day this year.

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 (as work will still be avoided during the peak summer season), public viewsheds, or otherwise adversely affect coastal resources. The 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 **Gabriel Buhr** at the Commission Area office in San Diego (619) 767-2370.

6-04-088-A9
Immaterial Amendment

Attachment A

Special Condition #22 language would be modified as follows:

8. North Beach Staging Plan and Access During Construction. PRIOR TO USE OF THE NORTH BEACH STAGING AREA OR COMMENCEMENT OF BEACH RESTORATION ACTIVITIES, the applicants shall provide the Executive Director and the City of Del Mar with detailed plans for the staging of equipment on the North Beach area. This will include the specific months of the year the North Beach area will be used as well as a detailed outline of the proposed staging boundary. ~~Mon~~ staging or equipment storage shall occur on North Beach from June 1 to Labor Day ~~September 30~~, without prior approval from the City of Del Mar. The staging plans shall include necessary measures, including barricades and security, to ensure public safety during and after construction hours. Staging areas shall also avoid impacts to any existing wetlands. The project contractor shall provide details for safety measures during sand placement on the beach, including lifeguard access, pedestrian traffic, vehicular turn around locations, flagging requirements, and hours of operation subject to review and approval by the Planning, Public Works, Engineering, and Community Services Departments of the City of Del Mar. Pedestrian and lifeguard beach access shall be maintained during construction as required by the Community Services Department of eth City of Del Mar.

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June 13, 2011

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **County of San Diego, Attn: Dahvia Lynch**
 has applied for a one year extension of Permit No: **6-03-007-E7**
 granted by the California Coastal Commission on: June 12, 2003

for **Construction of a 14-acre public park on the site of the County Administration Center parking lots. The project includes demolition and removal of an existing 1,100 car surface parking lot and an existing administrative office building and replacement with public lawns, greenspaces and decorative paving. Construction of two single-level underground parking structures on-site will provide 381 parking spaces, and a new 650-space off-site parking structure will be constructed outside the coastal zone.**

at **1600 Pacific Highway, San Diego (San Diego County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
 PETER M. DOUGLAS
 Executive Director

Diana Lilly
 By: DIANA LILLY
 Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.

[Signature]
 EJA/TU