

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

W25

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

September Meeting of the California Coastal Commission

MEMORANDUM

Date: September 12, 2012

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 September 12, 2012 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. 6-12-057-W San Diego Gas & Electric Company (Carlsbad, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-04-088-A11 Southern California Edison (Sce), Attn: Tracey Alsobrook; San Dieguito River Park Joint Powers Authority (Del Mar And San Diego, San Diego County)

TOTAL OF 2 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>
6-12-057-W San Diego Gas & Electric Company	Install new 500 scfm natural gas compressor and replace existing equipment, including gas dryer, compressor control panels, gas control panel, high-pressure filter, public dispenser, and tubing, at San Diego Gas & Electric's Natural Gas Vehicle Refueling Station #4. The new compressor will require expansion of the existing equipment enclosure by approximately 350 sq. ft., a new concrete pad atop the existing asphalt, and extension of 8-ft. high fence surrounding equipment enclosure to shield equipment from view. The existing compressor will be retained as a backup unit.	5016 Carlsbad Blvd., Carlsbad (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>
6-04-088-A11 Southern California Edison (Sce), Attn: Tracey Alsobrook San Dieguito River Park Joint Powers Authority	The amendment proposes to modify the location of permanent access roads within the San Dieguito Wetland Restoration Project used for maintenance and monitoring responsibilities associated with the restoration site. Special Condition #11 Permanent Maintenance Road currently describes that final road alignments should be in substantial conformance with final plans (dated June 30, 2005) submitted prior to the Commission's approval of the Coastal Development Permit. The applicant is proposing to amend Special Condition #11 to relocate a portion of the originally described permanent maintenance road system. The proposed relocations would result in the elimination of a maintenance access point from the end of Race Track Drive, the conversion of a section of an internal temporary construction road to a part of the permanent maintenance road system, and the conversion of the access to the maintenance road system from El Camino Real from temporary to permanent and thereby eliminating the need for a more southerly access point along the roadway.	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)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 10, 2012
TO: San Diego Gas & Electric Company
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-057-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 Gas & Electric Company

LOCATION: 5016 Carlsbad Blvd., Carlsbad (San Diego County) (APN(s) 210-010-40)

DESCRIPTION: Install new 500 scfm natural gas compressor and replace existing equipment, including gas dryer, compressor control panels, gas control panel, high-pressure filter, public dispenser, and tubing, at San Diego Gas & Electric's Natural Gas Vehicle Refueling Station #4. The new compressor will require expansion of the existing equipment enclosure by approximately 350 sq. ft., a new concrete pad atop the existing asphalt, and extension of 8-ft. high fence surrounding equipment enclosure to shield equipment from view. The existing compressor will be retained as a backup unit.

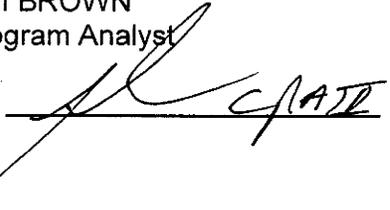
RATIONALE: The proposed development will be located within the existing refueling station facility on a previously paved surface and no grading is proposed. The refueling station will remain in service and open to the public during construction. Thus, the proposed project will not affect public views or coastal access, 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 Wednesday, September 12, 2012, in Caspar. 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,
CHARLES LESTER
Executive Director

By: KANANI BROWN
Coastal Program Analyst

Supervisor: 

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
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**6-04-088-A11****MAILED**
8/29/12**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: August 29, 2012

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 freshwater runoff 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-A11:

The amendment proposes to modify the location of permanent access roads within the San Dieguito Wetland Restoration Project used for maintenance and monitoring responsibilities associated with the restoration site. Special Condition #11 Permanent Maintenance Road currently describes that final road alignments should be in substantial conformance with final plans (dated June 30, 2005) submitted prior to the Commission's approval of the Coastal Development Permit. The applicant is proposing to amend Special Condition #11 to relocate a portion of the originally described permanent maintenance road system. The proposed relocations would result in the elimination of a maintenance access point from the end of Race Track Drive, the conversion of a section of an internal temporary construction road to a part of the permanent maintenance road system, and the conversion of the access to the maintenance road system from El Camino Real from temporary to permanent and thereby eliminating the need for a more southerly access point along the roadway.

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):

The proposed modifications to the permanent maintenance road system present within the restorations site would result in the elimination of a previously described maintenance road access point from the termination of Race Track Drive along the southern boundary of the site. The elimination of this access point would protect the sensitive coastal wetlands, uplands and nesting sites within the lagoon system by removing an unnecessary maintenance access point that could serve to provide unauthorized access to the site for pedestrians, household pets, etc.

The conversion of a section of temporary access road to a permanent status would provide for access to the portions of the restoration site that would have needed to previously use the described access point from Race Track Drive. This would also result in a decrease in the total amount of permanent roadway needed within the lagoon system and would reduce the amount of permanent wetland impacts from 0.82 acres to 0.26 acres. The temporary road would also include the installation of culverts that would help connect a drainage that is currently blocked by existing sediment from the roadway berm.

East of Interstate 5, access to the restoration site is gained via El Camino Real. Due to safety concerns, the temporary construction entrance to the site was moved south away from a blind curve where vehicular access was originally described on the road system map. The applicant proposes to maintain this more southerly access point as a permanent maintenance road entrance for the same safety rationale. This access point would also serve as an entrance to the Mesa Loop Trail system located within the restoration site.

The modified Special Condition #11 language is included in Attachment A and identifies that the permanent roadway map included as Exhibit #1 (received August 15, 2012) further delineates the location of the permanent roadway system within the San Dieguito Lagoon restoration site. In order to memorialize the changes to wetland impact amounts from the modified permanent roadway locations, Exhibit #2 includes an updated *Summary of Wetland Habitat Impacted by Module*, dated August 2012.

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 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-A11
Immaterial Amendment

Attachment A

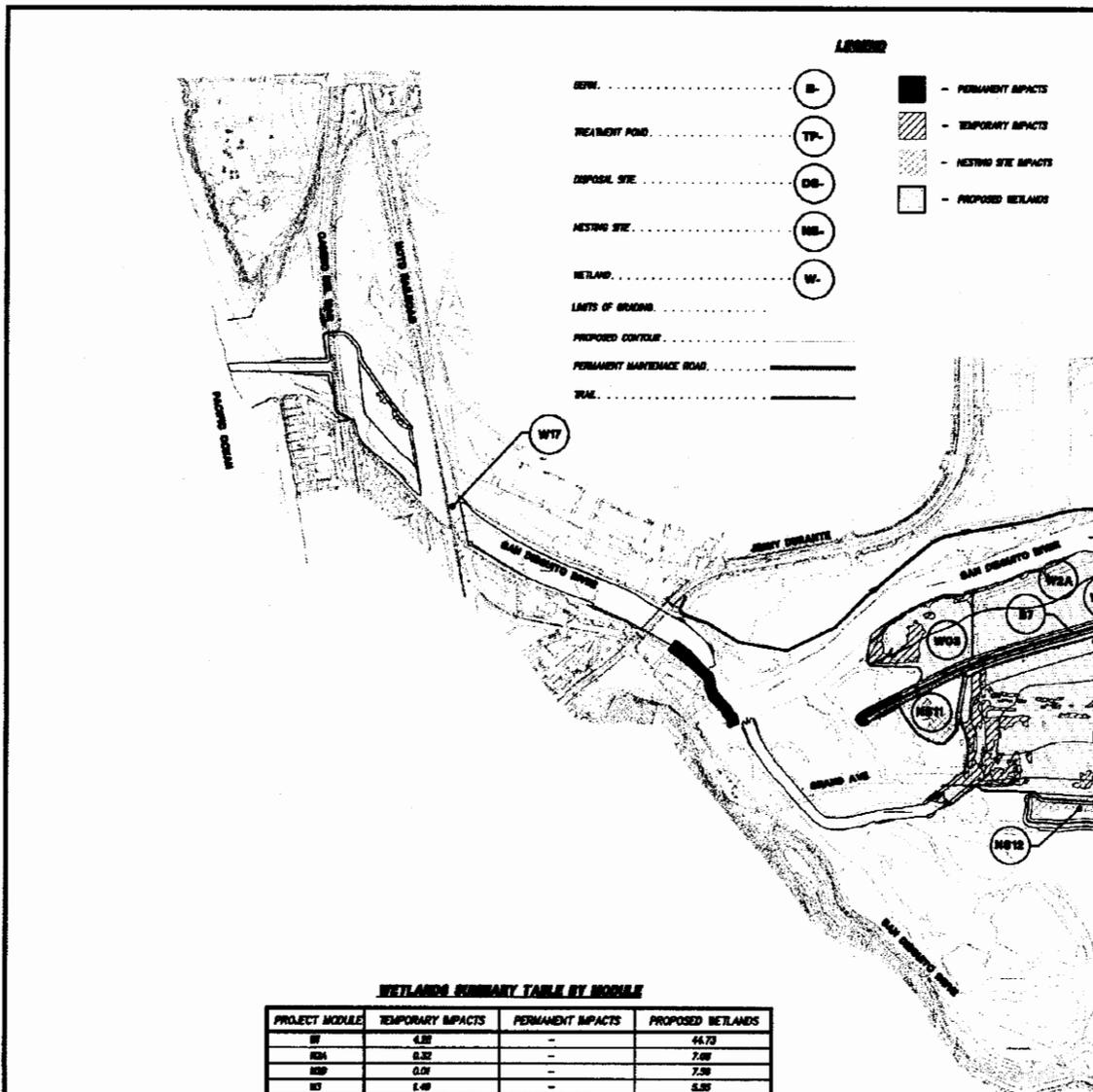
Special Condition #11 language would be modified as follows:

11. Permanent Maintenance Road. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and written approval, revised plans for the permanent maintenance road extending from Racetrack View Drive east toward I-5 shown on City of San Diego Sheets 7, 15 and 16 dated 5/26/05. The plans shall be in substantial conformance with the revised alignment shown on the plan dated 6/30/05 utilizing the existing road extending from Racetrack View Drive to the western property line of APN 300-490-17 in the Del Mar Estates subdivision, **and as further described in the Wetlands Impact Map (received August 15, 2012) attached as Exhibit #1 to 6-04-088-A11.** The revised plans shall incorporate the following:

- a. Year round public pedestrian use of the proposed maintenance road extending from Racetrack View Drive to the existing cul-de-sac as shown on the 6/30/05 plan. (Exhibit 16) **A gate shall be installed at the DFG property boundary and access restricted north of the gate to authorized personnel only.** The existing City of San Diego easement from the road to the cul-de-sac shall be open year around to public pedestrian use, except during rainy periods. Equestrian use and dog access shall be prohibited at all times.
- b. A mitigation plan in substantial conformance with the mitigation plan dated July 26, 2005 and prepared by Project Design Consultants for impacts to 500 sq. ft. of existing coastal sage scrub habitat that is part of mitigation required pursuant to CDP # 6-02-153 (Caltrans).
- c. Evidence that an amendment to the Caltrans permit No. 6-02-153 has been approved by the Commission and that the revised mitigation has been implemented in accordance with the approved plan.

The applicants shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Coastal Commission-approved amendment to this coastal development permit pursuant to the Commission's regulations unless the Executive Director determines that the changes are minor and within the scope of the Commission's permit approval and no amendment is required.

Figure



WETLANDS SUMMARY TABLE BY MODULE

PROJECT MODULES	TEMPORARY IMPACTS	PERMANENT IMPACTS	PROPOSED WETLANDS
W1	4.82	--	44.73
W2A	0.32	--	7.08
W2B	0.01	--	7.58
W3	1.48	--	5.55
W4	4.45	--	52.22
W5	1.72	--	5.48
W6	5.45	--	7.10
W7	5.45	--	20.77
W8	0.19	--	--
W9	--	1.08	--
W10	--	0.01	--
W11	--	0.01	--
W12	--	0.04	--
W13	--	0.01	--
W14	--	2.05	--
W15	--	--	--

NOTES:
 1) TRAIL AND TREATMENT POND IMPACTS ARE NOT INCLUDED
 2) W6 HAS BEEN REMOVED FROM THE WETLAND CALCULATIONS

AUG 15 2012

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EXHIBIT NO. 1
APPLICATION NO.
6-04-088-A11

Permanent Road Map

California Coastal Commission

6-04-088-A11

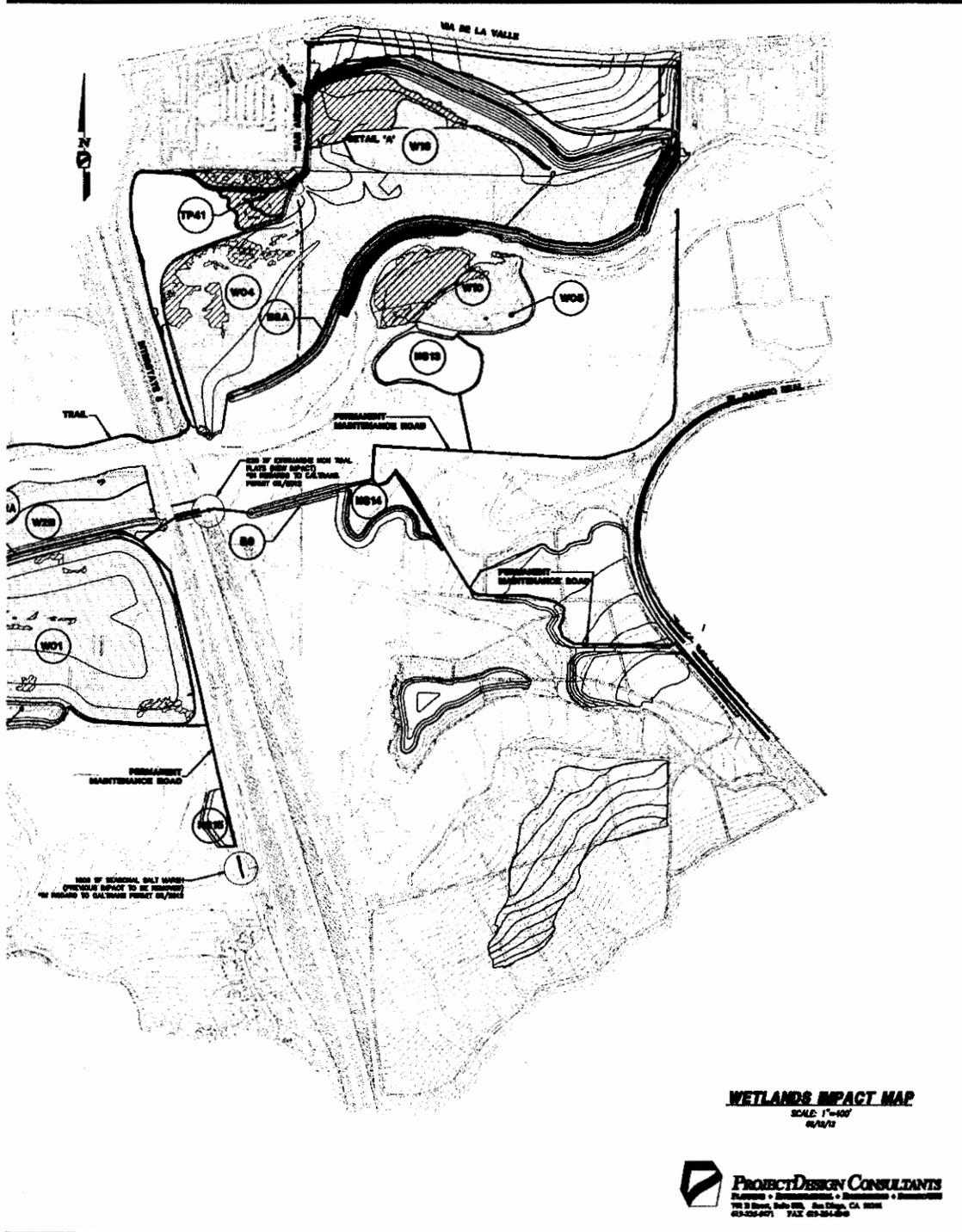


EXHIBIT NO. 1
APPLICATION NO. 6-04-088-A11
Permanent Road Map
California Coastal Commission

Figure 5

Summary of Wetland Habitat Impacted by Module - SCE Project Components to Fulfill SONGS Permit Requirements
(Based on CCC Wetland Delineation)

August, 2012

Habitats	WETLAND HABITAT AREA (ACRES)																	Total	
	Temporary Impacts								Permanent Impacts								Road ²		
	W1	W2A	W2B	W3	W4	W5	W10	W16	W17	B8	B7	B8	B9	DS32	NS11	NS12			NS15
Shrubland				0.02	0.04	0.08	0.17					0.00	0.07			0.01			0.39
Frequently Flooded Mudflats																			0.00
Frequently Exposed Mudflats																			0.00
Low Marsh													0.02						0.02
Mid Marsh	0.25			0.14	0.03	0.16	1.55					0.05				0.17			2.36
High Marsh	0.07	0.04		0.29	0.06	0.28	0.12					0.04				1.72			2.62
Seasonal Salt Marsh	4.13	0.03	0.01	1.04	3.86	0.56	3.60	5.70	0.19			0.66	0.44	1.05	0.86			0.05	22.64
Estuarine Pans Non Tidal	0.08			0.02	0.10	0.10	0.01									0.13			0.35
Estuarine Pans Inter Tidal																			0.00
Fresh and Brackish Water					0.44					0.72									1.16
Riparian Southern Willow																			0.00
Freshwater Marsh (nontidal)						0.01													0.01
Unadjusted Impact Totals ¹	4.28	0.32	0.01	1.49	4.45	1.19	5.45	6.42	0.19	5.45	6.42	0.66	0.64	1.05	0.86	2.03	0.00	0.06	29.53
Adjusted Impact Totals ²	4.28	0.32	0.01	1.49	4.45	1.19	5.45	6.42	0.19	5.45	6.42	0.00	2.64	4.20	0.00	0.00	0.00	0.72	35.17
Habitat Created	44.73	7.08	7.56	5.55	52.22	5.49	7.10	20.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.50
Net Habitat Impacted/Created	40.45	5.76	7.55	4.06	47.77	4.30	1.65	14.34	-0.19	0.00	-2.64	-2.55	-1.76	-4.20	0.00	0.00	0.00	-0.22	115.33

¹ Unadjusted impact totals have been rounded to the nearest hundredth based on the raw acreage numbers which are calculated to the thousandth.

² All requirements for permanent impacts to B7, B8, B9, and DS32, and for impacts from Road.

³ Impacts from permanent maintenance total.

⁴ Mitigation is not required for NS1 and NS12.

EXHIBIT NO. 2
APPLICATION NO.
6-04-088-A11
Wetland Impact Table
 California Coastal Commission