

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
(619) 767-2370 FAX (619) 767-2384

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# F17

## SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the  
November 2016 Meeting of the California Coastal Commission*

October 31, 2016

**To:** Commissioners and Interested Parties  
**From:** Sherilyn Sarb, San Diego Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the November 2016 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**

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.

Applicant	Project Description	Project Location
6-16-0892-W Bonnie Powell & David Powell	Construction of a 400 sq. ft., 42 in. high rooftop deck attached to an existing 1,827 sq. ft., approximately 11 ft. high, 1-story single family residence on a 6,700 sq. ft. lot. Maximum height of finished development not to exceed 16 ft. in height.	516 Pacific Ave, Solana Beach, San Diego County (APN(s): 263-042-22)

**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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<p><b>6-16-0682-W</b> Coronado Cays Homeowners Association, Attn: Daniel Bick</p>	<p>Remove existing, damaged Coronado Cays channel marker #5 and replace with same size channel marker consisting of a 14 in. by 14 in. square concrete pile that is 42 ft. in length. The project also includes biological monitoring during construction, BMPs to avoid impacts to eelgrass, completion of an eelgrass survey immediately following construction and a second survey 12 months later, and eelgrass mitigation consistent with the California Eelgrass Mitigation Policy if any negative impacts are discovered during the surveys.</p>	<p>South San Diego Bay, Approximately 600 feet north of Loews Coronado Bay Resort, San Diego, San Diego County.</p>
<p><b>6-16-0820-W</b> Mark Stabb</p>	<p>Demolition of an existing 2,078 sq. ft. 2-story duplex with detached 366 sq. ft. garage and construction of a new 2-story 2,311 sq. ft. single-family residence with detached 366 sq. ft. garage on a 4,805 sq. ft. lot.</p>	<p>235 &amp; 237 Barbara Ave, Solana Beach, San Diego County (APN(s): 263-371-04)</p>
<p><b>6-16-0864-W</b> Eric and Kimberly Carr</p>	<p>Demolition of an existing 900 sq. ft., 1-story single-family residence and 420 sq. ft. detached garage and construction of a new 1,400 sq. ft., 1-story single-family residence and 875 sq. ft. detached garage on a 5,625 sq. ft. lot.</p>	<p>152 Sequoia Ave, Carlsbad, San Diego County (APN(s): 206-011-08)</p>
<p><b>6-16-0885-W</b> Joseph Limber</p>	<p>Conversion of two existing second floor units into one 2,200 sq. ft. unit within an existing three story condominium building located within 50 ft. of the bluff edge.</p>	<p>861 South Sierra Ave, Solana Beach, San Diego County (APN(s): 298-240-33-45)</p>
<p><b>6-16-0890-W</b> Seascape Shores HOA</p>	<p>Demolition of an existing 5 ft. 6 in. tall gate and construction of a new 5 ft. 6 in. tall gate with 8 ft. tall entrance shelter, as well as demolition of an existing staircase and construction of a new staircase in the same location as existing.</p>	<p>325 South Sierra Ave, Solana Beach, San Diego County (APN(s): 298-051-09)</p>

**SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>6-16-0914-W</b> West Village, Attn: Kim Akers</p>	<p>Install one approximately 29" wide by 48" tall post and panel directional sign at each of three driveway entrances to the West Village property.</p>	<p>4970 Avenida Encinas, Carlsbad, San Diego County (APN(s): 210-011-04)</p>
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**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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<p><b>6-11-093-A1</b> California Department of Transportation (Caltrans), Attn: Kim Smith</p>	<p>Modification of the total width of the southbound auxiliary lane and road shoulder from 21.65 feet to 24 feet, resulting in an additional 1,770 sq. ft. of new impervious area; removal of non-native vegetation; and deletion of a small retaining wall.</p>	<p>Interstate 5 (I-5) And Genesee Avenue Interchange, San Diego, San Diego County.</p>

**EXTENSIONS - IMMATERIAL**

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<p><b>6-14-1548-E1</b> City of San Diego Public Works Department, Attn: Chisti Dadachanji</p>	<p>Upgrades to an existing waste water pump station, including removal of existing office trailers, oil lube vault, and 9 trees; replacement of existing fence, two pump engines, heat exchanger unit pipes, and asphalt; construction of a new 51.5-ft. tall, 6,766 sq. ft. generation building, 25.5-ft. tall, 3,024 sq. ft. storage structure, and underground conduits; 3,850 cu. yds. of grading; drainage improvements; and landscaping.</p>	<p>4077 North Harbor Drive, San Diego, San Diego County (APN(s): 450-790-12)</p>

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October 26, 2016

## Coastal Development Permit Waiver Improvements to Existing Single-Family Residences or Structures Coastal Act Sections 30610(a) and (b)

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-16-0892-W

**Applicant:** Bonnie and David Powell

**Location:** 516 Pacific Ave, Solana Beach (San Diego County) (APN: 263-042-22)

**Proposed Development:** Construction of a 400 sq. ft., 42 in. high rooftop deck attached to an existing 1,827 sq. ft., approximately 11 ft. high, 1-story single family residence on a 6,700 sq. ft. lot. Maximum height of finished development not to exceed 16 ft. in height.

**Rationale:** The proposed project requires a coastal development permit because it increases the height of a structure located within 300 feet of the beach by more than 10%. The proposed development is located on an existing developed lot within an established residential neighborhood consisting of one- and two-story single-family residences. The proposed development will not block any public views of or towards the shoreline. The development is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. The project is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources will result.

This waiver will not become effective until reported to the Commission at their November 2016 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Acting Executive Director

A handwritten signature in black ink, appearing to be "Kaitlin Carney".

Kaitlin Carney  
Coastal Program Analyst

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October 15, 2016

**Coastal Development Permit De Minimis Waiver  
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-16-0682-W

**Applicant:** Coronado Cays Homeowners Association, Attn: Daniel Bick

**Location:** South San Diego Bay, Approximately 600 feet north of Loews Coronado Bay Resort, Coronado, San Diego County

**Proposed Development:** Remove existing, damaged Coronado Cays channel marker #5 and replace with same size channel marker consisting of a 14 in. by 14 in. square concrete pile that is 42 ft. in length. The project also includes biological monitoring during construction, BMPs to avoid impacts to eelgrass, completion of an eelgrass survey immediately following construction and a second survey 12 months later, and eelgrass mitigation consistent with the California Eelgrass Mitigation Policy if any negative impacts are discovered during the surveys.

**Rationale:** The proposed project will remove and replace an existing, damaged channel marker that demarcates the Coronado Cays navigation channel in San Diego Bay. The replacement channel marker will be the same size and material as the existing one. A pre-construction survey indicated that there is eelgrass within the project site. Therefore, a biological monitor will be on-site at all times and a turbidity curtain will be deployed to contain any sediment that may be disrupted during the removal and replacement of the channel marker. Post-construction eelgrass surveys will be conducted immediately following completion of construction and again 12 months later. Should negative impacts be discovered, the California Eelgrass Mitigation Policy protocol will be implemented to mitigate those impacts. Thus, no impacts to sensitive biological resources or water quality are anticipated and the project is consistent with all applicable policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,  
John Ainsworth  
Acting Executive Director

A handwritten signature in black ink, appearing to read "Kaitlin Carney".

Kaitlin Carney  
Coastal Program Analyst

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October 20, 2016

**Coastal Development Permit De Minimis Waiver  
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-16-0820-W

**Applicant:** Mark Stabb & Tyler Stright, JLC Architecture

**Location:** 235 & 237 Barbara Ave, Solana Beach (San Diego County) (APN: 263-371-04)

**Proposed Development:** Demolition of an existing 2,078 sq. ft. 2-story duplex with detached 366 sq. ft. garage and construction of a new 2-story 2,311 sq. ft. single-family residence with detached 366 sq. ft. garage on a 4,805 sq. ft. lot.

**Rationale:** The proposed development is located on an existing developed lot within an established residential neighborhood consisting mainly of single-family residences. The development will not block any public views or impact public access, is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their November 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Acting Executive Director

A handwritten signature in black ink, appearing to be "Kaitlin Carney".

Kaitlin Carney  
Coastal Program Analyst

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October 18, 2016

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-16-0864-W

**Applicant:** Eric and Kimberly Carr, Mark McKinney

**Location:** 152 Sequoia Ave, Carlsbad (San Diego County) (APN: 206-011-08)

**Proposed Development:** Demolition of an existing 900 sq. ft., 1-story single-family residence and 420 sq. ft. detached garage and construction of a new 1,400 sq. ft., 1-story single-family residence and 875 sq. ft. detached garage on a 5,625 sq. ft. lot.

**Rationale:** The proposed development is located on an existing developed lot within an established residential neighborhood consisting mainly of single-family residences similar in size and scale to the proposed development. The project is consistent with the land use plan designations for the City of Carlsbad certified Land Use Plan for Agua Hedionda and will not block any public views or impact public access. The project is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources will result.

This waiver will not become effective until reported to the Commission at their November 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,  
John Ainsworth  
Acting Executive Director

A handwritten signature in black ink, appearing to read "Kaitlin Carney".

Kaitlin Carney  
Coastal Program Analyst



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October 17, 2016

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-16-0885-W

**Applicant:** Joseph M. Limber

**Location:** 861b and 867b South Sierra Ave, Solana Beach (San Diego County) (APN(s): 298-240-33-45)

**Proposed Development:** Conversion of two existing second floor units into one 2,200 sq. ft. unit within an existing three story condominium building located within 50 ft. of the bluff edge.

**Rationale:** The proposed development is located within an existing condominium complex and will not block any public views or impact public access, and is consistent with the zoning and plan designations for the City of Solana Beach certified Land Use Plan. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Acting Executive Director

Eric Stevens  
Coastal Program Analyst

cc: File

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October 20, 2016

**Coastal Development Permit De Minimis Waiver  
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-16-0890-W

**Applicant:** Seascape Shores Homeowners Association, Vince Amela

**Location:** 325 South Sierra Ave, Solana Beach (San Diego County) (APN: 298-051-09)

**Proposed Development:** Demolition of an existing 5 ft. 6 in. tall gate and construction of a new 5 ft. 6 in. tall gate with 8 ft. tall entrance shelter, as well as demolition of an existing staircase and construction of a new staircase in the same location as existing.

**Rationale:** The proposed project requires a coastal development permit because it increases the height of a structure located between the sea and the first public roadway by more than 10%. The proposed development is located on an existing developed lot within an established residential neighborhood and provides a private pedestrian entrance to the Seascape Shores Condominiums for residents. A gate currently exists at the same location so no new restrictions on public access will occur. Existing public accessways, including stairways down the bluffs to the beach, are located about one-quarter mile and one-half mile southerly of the project site, and about one-half mile north of the site at Solana Beach County Park. The new gate and entryway will not block any public views of or towards the shoreline. The development is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. The project is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources will result.

This waiver will not become effective until reported to the Commission at their November 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,  
John Ainsworth  
Acting Executive Director

A handwritten signature in black ink, appearing to be "Kaitlin Carney".

Kaitlin Carney  
Coastal Program Analyst

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October 21, 2016

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-16-0914-W

**Applicant:** West Village

**Location:** 4970 Avenida Encinas, Carlsbad (San Diego County) (APN: 210-011-04)

**Proposed Development:** Install one approximately 29" wide by 48" tall post and panel directional sign at each of three driveway entrances to the West Village property.

**Rationale:** The proposed project is consistent with City of Carlsbad sign regulations and the policies of the certified Agua Hedionda Lagoon Land Use Plan. The low profile of the signs will not result in any adverse visual impacts or blockage of public views and no illumination of the signs is proposed. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 2-4, 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Acting Executive Director

A handwritten signature in black ink, appearing to read "ER", written over a light blue circular stamp.

Erin Praehler  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

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## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-11-093-A1**

October 20, 2016

**To:** All Interested Parties

**From:** John Ainsworth, Acting Executive Director

**Subject:** Permit No. **6-11-093** granted to the **California Department of Transportation (Caltrans)** for: replacement and reconstruction of the Interstate 5/Genesee Avenue overcrossing and associated freeway access ramps, and the widening of Genesee Avenue from four to six lanes as it approaches the interchange from both east and west directions. The project also includes retaining walls, bioswales, and a new 8,000 foot-long pedestrian and bicycle path with overcrossing extending across Genesee Avenue. Habitat impacts from the project are proposed to be mitigated off-site at the Deer Canyon mitigation site.

**Project Site:** Interstate 5 and Genesee Avenue Interchange, 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):

Modification of the total width of the southbound auxiliary lane and road shoulder from 21.65 feet to 24 feet, resulting in an additional 1,770 sq. ft. of new impervious area; removal of non-native vegetation; and deletion of a small retaining wall.

### FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The 1,770 sq. ft. of new impervious area will be treated by a new bioswale located outside of the Coastal Zone. The portion of the Interstate 5 slopes that would be impacted by expansion of the auxiliary lane is vegetated with ornamental species and non-native weeds. Therefore, there is no potential for adverse impacts on coastal resources, including water quality or environmentally sensitive habitat areas.

**Notice of Proposed Immaterial Permit Amendment**

6-11-093-A1

If you have any questions about the proposal or wish to register an objection, please contact Kanani Brown at the phone number provided above.

cc: Commissioners/File

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 28, 2016

Notice is hereby given that City of San Diego Public Works Department has applied for a one year extension of 6-14-1548 granted by the California Coastal Commission on October 10, 2016 for:

Upgrades to an existing waste water pump station, including removal of existing office trailers, oil lube vault, and 9 trees; replacement of existing fence, two pump engines, heat exchanger unit pipes, and asphalt; construction of a new 51.5-ft. tall, 6,766 sq. ft. generation building, 25.5-ft. tall, 3,024 sq. ft. storage structure, and underground conduits; 3,850 cu. yds. of grading; drainage improvements; and landscaping.

at: 4077 Harbor Drive, San Diego, San Diego County (APN: 4507901200)

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,

John Ainsworth  
Acting Executive Director

A handwritten signature in cursive script that reads "M. Lasiter".

Melody Lasiter  
Coastal Program Analyst

cc: Commissioners/File