

**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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# Th16

## San Diego Coast District Deputy Director's Report for June 2022

**Prepared June 01, 2022 (for the June 09, 2022 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Karl Schwing, San Diego Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on June 09, 2022. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on June 9th.

With respect to the June 9th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on June 09, 2022 (see attached)**

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### Waivers

- 6-21-0674-W, CA State Parks South Carlsbad State Beach Dune Habitat Pilot Project (Carlsbad)
- 6-22-0138-W, San Diego County Regional Airport Authority Cargo Facility Truck Deck (San Diego)
- 6-22-0220-W, Port of San Diego Pond 20 Soil Removal (San Diego)
- 6-22-0276-W, Midori Financial LLC SFR (Solana Beach)
- 6-22-0431-W, SeaWorld Utilities Extension (San Diego)

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May 25, 2022

## 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:** 6-21-0674-W

**Applicant:** California State Parks, San Diego Coast District: Gina Moran

**Location:** 2100 Carlsbad Blvd., Carlsbad (San Diego County) (APN(s): 216-041-23-00, 216-140-08-00)

**Proposed Development:** Install three approx. 50 x 200 ft. sandy dune test areas covering approx. 0.6 acres of sandy beach for passive dune creation. Each test area will contain different configurations of shims, sand fencing, vegetation, and signage for a four-year trial monitoring period.

**Rationale:** The proposed passive dune creation trial project will assess the most effective means for future habitat restoration and sea level rise adaptation strategies, in line with designated use of the beach area. The trial program will be for a fixed duration of four years. The three trial areas will be closed off with minimal symbolic fencing and signage that will not obstruct public views, and the majority of the sandy beach area will remain open for public recreation. 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 its June 2022 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.

**Coastal Development Permit De Minimis Waiver**  
6-21-0674-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:



Alexander Llerandi  
Coastal Program Analyst

cc: Commissioners/File

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**Waiver:** 6-22-0138-W

**Applicant:** San Diego County Regional Airport Authority

**Location:** Northside of the San Diego International Airport, San Diego, San Diego County (APN: 4507902200)

**Proposed Development:** Replace existing 1,410 sq. ft. truck deck, consisting of five scissor lifts, with new 2,400 sq. ft. truck deck consisting of ten scissor lifts that can be raised up to six feet high and install lighting on an existing paved lot at the FedEx Cargo Facility.

**Rationale:** The purpose of the proposed project is to reduce the risk of employee injury and improve the efficiency of container handling as the new truck deck is designed to modern FedEx air cargo standards. Storm water best management practices will be implemented during construction to control any potential storm water discharge. The project is not visible from any coastal vantage point and is located across the airport runway and approximately 2,300 ft. from the California least tern nesting site. Finally, lighting will be limited to a color correlated temperature of 3,000 kelvins. 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 its 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

**Coastal Development Permit De Minimis Waiver**  
6-22-0138-W

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  
Executive Director

DocuSigned by:  
  
Melody Lasiter  
Coastal Program Analyst

cc: Commissioners/File

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May 25, 2022

## 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:** 6-22-0220-W

**Applicant:** Port of San Diego

**Location:** 1502 Palm Ave, San Diego, San Diego County (APN: 7602420600)

**Proposed Development:** Remove up to 20 cubic yards of soil with elevated levels of metals and hydrocarbons from the southern end of Parcel B of the Salt Pond 20 restoration site, collect soil samples, and restore the site by either cutting back the sides of the excavation to a low angle or using soil from elsewhere on Parcel B to backfill the site.

**Rationale:** The project site is located in a fenced area adjacent to salt ponds which are planned for restoration and use as a wetland mitigation bank. Project activities will take approximately one day, and the applicant has proposed best management practices to ensure that no impacts to the adjacent salt ponds occur, including keeping contaminated soil in covered containers that do not overflow and capturing and treating all wash water. There are no sensitive biological resources within the project footprint and area proposed for soil removal. Once soil sampling confirms that removal of the contaminated soil has occurred, the contaminated soil would be disposed of at a licensed facility outside of the Coastal Zone. 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.

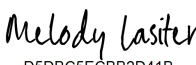
This waiver will not become effective until reported to the Commission at its June 2022 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending

**Coastal Development Permit De Minimis Waiver**  
6-22-0220-W

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  
Executive Director

DocuSigned by:  
  
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Melody Lasiter  
Coastal Program Analyst

cc: Commissioners/File

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May 26, 2022

## 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:** 6-22-0276-W

**Applicant:** Midori Financial LLC c/o Craig Faulkner

**Location:** 521 Canyon Dr, Solana Beach (San Diego County) (APN: 263-191-04-00)

**Proposed Development:** After-the-fact demolition of a single-family residence and construction of a new 4,264 sq. ft. one-story single-family residence with an attached 550 sq. ft. 2-car garage on a 14,170 sq. ft. lot.

**Rationale:** The proposed project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the Scaled Residential Overlay designation of the City of Solana Beach's certified Land Use Plan and is consistent with the Low Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its June 2022 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.



**Coastal Development Permit De Minimis Waiver**  
6-22-0276-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Stephanie Leach  
Coastal Program Analyst

cc: Commissioners/File

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May 27, 2022

## **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:** 6-22-0431-W

**Applicant:** SeaWorld San Diego

**Location:** 500 SeaWorld Drive, Mission Bay, San Diego (San Diego County) (APN: 760-037-01-01)

**Proposed Development:** Removal of existing 315 linear ft. sewer line and installation of new underground utilities including approximately 380 linear ft. of storm drains, 330 linear ft. of sewer lines, and 575 linear ft. of electrical lines in the northeastern corner of the SeaWorld leasehold. Installation of temporary construction fencing and job trailer.

**Rationale:** The proposed project will replace and upgrade existing underground utilities. The proposed development will occur within the developed leasehold and will not impact native vegetation. Temporary erosion control measures will be installed to prevent adverse impacts to water quality. The work will occur in an area that contains 125 employee parking spaces and 175 guest parking spaces, which will be unavailable during construction. With approximately 8,340 parking spaces on the leasehold, SeaWorld has an excess of parking as demonstrated in their annual parking monitoring reports and the temporary loss of 300 parking spaces will not result in impacts to public access. Thus, the proposed development is consistent with all applicable policies of the Coastal Act and will not adversely impact coastal resources.

This waiver will not become effective until reported to the Commission at its June 2022 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.

**Coastal Development Permit Waiver**  
6-22-0431-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File