

**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  
WWW.COASTAL.CA.GOV



# Th9

## San Diego Coast District Deputy Director's Report for July 2023

**Prepared July 05, 2023 (for the July 13, 2023 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 July 13, 2023. 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 July 13th.

With respect to the July 13th 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 July 13, 2023 (see attached)**

---

### CDP Waivers

- 6-23-0200-W, 22<sup>nd</sup> District Agricultural Assoc. Horsepark Stormwater Improvements (Del Mar)

### Immaterial Extensions

- 6-18-0266-E3, Worden Duplex (San Diego)
- 6-19-1426-E1, City of San Diego South Mission Beach Storm Drain (San Diego)

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



June 26, 2023

## **Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610**

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:** 6-23-0200-W

**Applicant:** 22<sup>nd</sup> District Agricultural Association

**Location:** 14550 El Camino Real, Del Mar, San Diego County. (APN: 302-090-33)

**Proposed Development:** Construction and installation of stormwater improvements at the Horsepark facility, including installation of new rain gutters on existing stables, a concrete pad and roof structure over existing hay, straw, and manure collection areas, retention basins, and moveable above-ground storage tanks for storm water collection. No new uses or increase in historical uses are proposed.

**Rationale:** The project fulfills storm water quality improvements deemed necessary by the San Diego Regional Water Quality and Control Board for coverage under the Industrial General Permit and is required in order to resume operation of Horsepark. The proposed improvements would prevent storm water from intermingling with manure, straw, and hay, and would collect the stormwater so that it is either directed to other existing on-site storm water infrastructure for offsite discharge or collected in above-ground storage tanks to be filtered and used for onsite dust suppression. The tanks themselves are moveable and can be located offsite if needed. Construction staging and storage will take place within existing covered structures and storage sheds, and the project will adhere to a stormwater pollution prevention plan that includes all required BMPs. The site is located north of the existing Coast to Crest trail and improvements are not expected to impact the functioning of the trail or the threat of

**Coastal Development Permit Waiver**  
6-23-0200-W

erosion from the San Dieguito River. Hedges will be planted around the perimeter of the tanks in order to protect public views along the Coast to Crest Trail. The proposed development will not adversely impact coastal resources, public views, public access, or public recreational opportunities, will result in improved water quality conditions, and is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its July 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Hucklebridge, PhD  
Executive Director

Original on File signed by:

Stephanie Leach  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



June 20, 2023

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Greg & Barbara Worden has applied for a one year extension of 6-18-0266 granted by the California Coastal Commission on November 8, 2018.

for: Demolition of an existing one-story, 508 sq. ft. dwelling unit and public right-of-way encroachments. Construction of a 1,845 sq. ft. addition to existing 3-story, 30-ft. tall, 1,543 sq. ft. single family residence with 508 sq. ft. garage to create an approximately 3,800 sq. ft. duplex with attached garage and carport on a 0.07-acre lot.

at: 721 Niantic Ct, San Diego (San Diego County) (APN: 423-605-07)

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 [SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov) or the above address or phone number.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Nora Ives  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



June 27, 2023

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that the City of San Diego has applied for a one-year extension of 6-19-1426 granted by the California Coastal Commission on August 13, 2021.

for: replacement, repair, and realignment of 6 existing storm drains, removal of 1 storm drain, installation of 2 new storm drains, and the addition of bioretention basins and low-flow diversion system improvements.

at: Mission Boulevard and public side streets south of approximately San Fernando Place and portions of the shoreline along the west side of Mariner's Basin, Mission Beach, San Diego, San Diego County (APN: N/A)

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,

Dr. Kate Hucklebridge  
Executive Director

Original on File signed by:

Stephanie Leach  
Coastal Program Analyst

cc: Commissioners/File