

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



Th13

San Diego Coast District Deputy Director's Report for September 2023

Prepared August 30, 2023 (for the September 07, 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, emergency CDPs and local government acceptance of modifications for LCP certification for the San Diego Coast District Office are being reported to the Commission on September 07, 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 September 7th.

With respect to the September 7th 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 September 07, 2023 (see attached)

Waivers

- 6-23-0559-W, Joyce ADU (Solana Beach)
- 6-23-0565-W, Karam ADU (Solana Beach)
- 6-23-0579-W, Gumanovskaya New SFR & ADU (Solana Beach)

Immaterial Amendments

- 6-12-067-A2, 22nd District Agricultural Association Parking Lots (Del Mar)
- 6-19-1013-A3, Caulfield Revetment Maintenance (Oceanside)

Immaterial Extensions

- 6-20-0279-E1, Ocean Ranch Estates (Solana Beach)

Emergency Permits

- G-6-23-0013-W, City of San Diego San Juan Place Sewer Pump Station (San Diego)
- G-6-23-0014-W, City of Oceanside Loma Alta Creek Breach (Oceanside)

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



August 23, 2023

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: 6-23-0559-W

Applicant: Tom Joyce

Location: 421 N. Granados Ave., Solana Beach (San Diego County) (APN: 263-072-49-00)

Proposed Development: Construction of a new, detached, approximately 748 sq. ft. one-story ADU with a new approximately 356 sq. ft. roof deck, site improvements including grading, landscaping and hardscaping, and interior remodel of an existing approximately 3,115 sq. ft., 2-story single-family residence with an attached, approximately 530 sq. ft. garage on a 19,233 sq. ft. lot.

Rationale: The project site is located approximately 0.5 miles from the inland extent of the beach and is not located between the sea and first public road. The proposed project is located within an established residential neighborhood consisting of single-family residences similar in bulk and scale to the proposed development; therefore, the project will not be out of character within the existing community. 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 Estate Residential zoning designation. The project site is within ½ mile of a transit stop, and therefore no additional off-street parking is required for the ADU. The project will not block any public views or impact public access. 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; no adverse impacts to coastal resources are anticipated.

Coastal Development Permit De Minimis Waiver
6-23-0559-W

This waiver will not become effective until reported to the Commission at its September 2023 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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
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



August 23, 2023

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: 6-23-0565-W

Applicant: Amir & Neda Karam

Location: 416 N. Acacia Ave., Solana Beach (San Diego County) (APN: 263-053-15-00)

Proposed Development: Conversion of an existing detached game room to a new, approximately 267 sq. ft. ADU and interior renovation to an existing approximately 1,988 sq. ft., 2-story single-family residence with a detached, approximately 245 sq. ft. garage on a 5,000 sq. ft. lot.

Rationale: The project site is located approximately 450 feet from the inland extent of the beach and is not located between the sea and first public road. The proposed project is located within an established residential neighborhood consisting of single-family residences similar in bulk and scale to the proposed development; therefore, the project will not be out of character within the existing community. 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 Medium-High Density Residential zoning designation. The project site is within ½ mile of a transit stop, and therefore no additional off-street parking is required for the ADU. The project will not block any public views or impact public access. 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; no adverse impacts to coastal resources are anticipated.

Coastal Development Permit De Minimis Waiver
6-23-0565-W

This waiver will not become effective until reported to the Commission at its September 2023 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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
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



August 23, 2023

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: 6-23-0579-W

Applicant: Marina Gumanovskaya

Location: 658 Marsolan Ave, Solana Beach (San Diego County). APN: 298-322-10

Proposed Development: Demolition of an existing one-story, 1,776 sq. ft. single-family residence and attached garage and construction of a new two-story, approximately 3,137 sq. ft. single-family residence with an approximately 509 sq. ft. attached garage and an approximately 498 sq. ft. attached accessory dwelling unit on a 6,600 sq. ft. lot.

Rationale: The project site is located approximately 0.3 miles from the inland extent of the beach and is not located between the sea and first public road. The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The site is located within the City of Solana Beach's Scaled Residential Overlay Zone, and the proposed ADU is consistent with the City of Solana Beach standards for accessory units. The 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. 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 September 2023 meeting and the site of the proposed development has been appropriately noticed,

Coastal Development Permit De Minimis Waiver
6-23-0579-W

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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Chelsea Jander
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



August 16, 2023

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**Coastal Development Permit Amendment No. **6-12-067-A2**

To: All Interested Parties

From: Dr. Kate Huckelbridge, Executive Director

Subject: Permit No. **6-12-067-A2** granted to **22nd District Agricultural Association** for: Relinquish all use of the remainder of the South Overflow Lot in order to restore it to functioning wetlands while consolidating year-round parking in the East Overflow Lot and Golf Driving Range, as well as use the East Overflow Lot for intermittent trailer storage during the summer fair and race season, for annual pumpkin patch and Christmas tree sales events, future temporary events, and fairground logistics; 6,000 cubic yards of grading in the EOL and GDR; maintain an existing banner sign on the adjacent Surf and Turf lot; create a paved bus lane with public trail parking and five interpretive signs north of the SOL restoration area; and transfer title of an approximately 4.5-acre parcel on the southern bank of the San Dieguito River south of the Horse Park to a Commission-approved entity.

Project Site: Del Mar Fairgrounds, 2260 Jimmy Durante Boulevard, Del Mar, San Diego, San Diego County (APN Nos. 299-042-01, 299-042-02, 299-003-04)

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):

Modify Special Condition No. 9 and Special Condition No. 13 to extend authorization for five additional years and require one additional parking monitoring report.

Notice of Proposed Immaterial Permit Amendment 6-12-067-A2

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

In November 2013, the Commission approved CDP No. 6-12-067, which granted, among other items, continued usage of the East Overflow Lot and Golf Driving Range for 10 years and with a requirement to monitor parking usage and utilization. Special Condition No. 13 of CDP No. 6-12-067 placed a 10-year time limit on the permit in order for the two required parking studies required by Special Condition No. 9(h) to be reviewed so that any impacts from the proposed development could be reassessed and changed as necessary. One of the purposes of the parking studies was to analyze how the lower third of the EOL and the GDR are used for parking in relation to events held on the main

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment 6-12-067-A2

Fairgrounds and the feasibility of future cessation of all or portions of those areas for parking.

Since the Commission's approval, both reports have been submitted; however, the information contained in the second report is not representative of typical years due to the cancellation of major events at the Fairgrounds (such as the County Fair) in both 2020 and 2021 due to the COVID-19 outbreak. Because of this anomaly, the five additional years will allow for the collection of data that represents typical usage during major events at the Fairgrounds and will also require the submission of a third parking study the year before the permit expires that will allow for staff to examine utilization rates and proposed changes as necessary. In this way, the intent of the original condition is maintained. Therefore, the proposed project will not adversely impact coastal resources and can be found in conformance with the Chapter 3 policies of the Coastal Act.

CDP 6-12-067-A2 amends the following Special Conditions approved by 6-12-067 and 6-12-067-A1:

- 9. Transportation Demand Management (TDM) Program.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit a final Transportation Demand Management Program to the Executive Director for review and written approval. Said program shall include, at a minimum, the following provisions:
- a. The applicant will utilize the available parking at Cathedral Catholic and Canyon Crest schools for off-site shuttle lots during the annual county fair, subject to those schools' approval.
 - b. When calculating the maximum number of temporary events to be supported within the Fairgrounds property on any given day, the applicant may only rely on off-site parking facilities when clear, binding authorization to use such off-site parking has been obtained from the off-site property owner prior to the commencement of the temporary event.
 - c. If the aforementioned off-site shuttle lots are not sufficient to offset the loss of parking in the South Overflow Lot, the applicant will maximize on-site parking within the main Fairgrounds complex through opening up additional parking areas or restriping existing parking spaces within the main Fairgrounds complex.
 - d. The permittee shall provide incentives for employees of the applicant or on-site lessees to use public transportation, including the provision of subsidized public transit passes to employees, and/or walk or bike to the

Notice of Proposed Immaterial Permit Amendment

6-12-067-A2

subject site, and shall also include secured bike racks in multiple locations and shower and locker facilities;

- e. The permittee shall draft and implement a carpool plan for employees of the applicant or on-site lessees and will reasonably coordinate with lessees in scheduling work schedules and posting notices of the carpool program in employee work areas;
- f. Information regarding the carpool program, subsidized public transportation, and support facilities shall be part of any employment paperwork for employees of either the applicant or lessees and shall be a condition of leases that the applicant require lessees to implement the TDM.
- g. The permittee shall undertake annual surveys of employees to document the frequency with which they are using alternate transportation to get to work and the success of the Transportation Demand Management Program. The survey's information and an assessment of the TDM program shall be submitted annually to the Executive Director for as long as this permit is in effect.
- h. Within 15 years of Commission approval of this Coastal Development Permit, the applicant shall prepare and submit to the Executive Director three ~~two~~ parking studies which (1) identifies the operational effects of losing approximately 1,250 parking spaces due to the restoration of the South Overflow Lot to functioning wetlands, and (2) analyzes the feasibility of ceasing all usage of the lower third of the East Overflow Lot ("Area 3"), resulting in the loss of approximately 1,400 additional parking spaces. The first parking study shall be submitted to the Commission 5 years after approval of this permit, and the second parking study shall be submitted to the Commission 9 years after approval of this permit. By November 13, 2027, the third parking study shall be submitted to the Commission and shall include annual parking data demonstrating the utilization rates for the East Overflow Lot and other parking areas during major events at the Fairgrounds.

The applicant shall undertake the development in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the plan shall occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

13. **Time Limit.** This coastal development permit is valid for 15 ~~10~~ years from the date of Commission approval. Should the applicant wish to retain the development approved in this permit, the applicant must either submit to the

Notice of Proposed Immaterial Permit Amendment
6-12-067-A2

Coastal Commission an application for an amendment to this permit or for a separate coastal development permit prior to the 1540-year expiration date.

All other Standard and Special Conditions for CDP No. 6-12-067 and 6-12-067-A1 remain unchanged and in effect.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to SanDiegoCoast@coastal.ca.gov or the address above. If you have any questions about this notice, please contact Stephanie Leach at SanDiegoCoast@coastal.ca.gov or the phone number provided above.

Original on File Signed By:

Stephanie Leach
Coastal Planner
San Diego Coast District

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



August 25, 2023

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT****Coastal Development Permit Amendment No. 6-19-1013-A3**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Permit No. **6-19-1013-A3** granted to **Caulfield et al.** for: Maintenance to an existing permitted rock revetment consisting of relocating existing rock back onto a 600-foot long, approximately 20-foot high revetment fronting thirteen homes and one vacant lot.

Project Site: 1931-2031 Pacific St, Oceanside, San Diego County APNs 152-250-29, 153-250-29 -31, -32, -34, -36, -38, -39, -40, -42, 153-259-43, 155-010-01, -02, -03, -04

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):

Importation of approximately 420 tons of additional rock and retrieving and restacking approximately 175 tons of existing rock back onto the existing permitted revetment. The amount of rock restacked and imported as part of this amendment is approximately 4% of the total revetment volume.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment

6-19-1013-A3

director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

In order to ensure the proposed amendment would have no adverse impacts on coastal resources, all of the special conditions of the underlying permit remain unchanged and in effect. Special Condition No. 2 requires a long-term monitoring plan to monitor and identify damages or changes to the revetment such that repair and maintenance is completed in a timely manner. The monitoring report dated May 30, 2023 prepared in compliance with this condition determined that the retrieval and restacking of 175 tons of existing rocks that have become dislodged from the revetment and fallen onto the beach is required to remain in compliance with Special Condition No. 3, which requires that the applicant maintain the revetment in its approved state. In addition, the importation of 420 tons of new rock is proposed to raise the height of the crown on the revetment fronting the seven most southernly properties, 1949-2031 S. Pacific Street, to an elevation of +18.1 feet NAVD88; however, the import of new rock was not included in the original project description, therefore the subject amendment would modify the project description to include the proposed additional work. Work performed during the underlying permit 6-19-1013 included retrieval and restacking of approximately 200 rocks totaling 50 tons, or 0.03% of the total rock revetment. The proposed import of 420 tons of new rock and retrieval and restacking of 175 tons of existing rock brings the cumulative total of work on the revetment to 4.2% of the total revetment volume. Construction BMPs required in the underlying permit will prevent adverse impacts to water quality and prevent erosion or spillage during construction. Additionally, retrieval of existing rock seaward of the revetment would prevent further encroachment of the revetment onto the beach.

Notice of Proposed Immaterial Permit Amendment
6-19-1013-A3

Finally, no work shall occur between Memorial Day and Labor Day, further minimizing impacts to public access.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above or SanDiegoCoast@coastal.ca.gov.

If you have any questions about this notice, please contact Nora Ives at nora.ives@coastal.ca.gov.

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



August 23, 2023

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Ocean Ranch Estates, LLC has applied for a one-year extension of 6-20-0279 granted by the California Coastal Commission on October 13, 2021.

for: Demolition of all existing structures including greenhouses and associated structures, agricultural fields, and four single-family residences; subdivide 4 existing lots into 8 residential lots; grading; install utilities; and construct street and drainage improvements on an approximately 4.2-acre site.

at: 512, 516, 524, and 538 South Nardo Ave, Solana Beach (San Diego County)
(APNs: 298-121-24, -25, -55, -56)

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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



August 30, 2023

Tiffany Lavan
City of San Diego
9192 Topaz Way
MS 501
San Diego, CA 92123

Re: Request for Emergency Action at San Juan Sewer Pump Station 16 No. G-6-23-0013-W

Dear Ms. Lavan:

On August 17, 2023, the Executive Director received the request by the City of San Diego for an emergency permit for after-the-fact authorization for the repair of equipment within Sewer Pump Station 16, sealing exterior openings, and creation of a 5-foot-tall temporary sand berm around the facility at the eastern end of San Juan Place in the community of Mission Beach during a king tide event of August 2-3, 2023. As described in your application, bay water was entering the facility due to extreme high tides and risked damage to the sewer pumps located therein, which could cause their shutdown and subsequent water quality impacts.

In order to repair the existing damage and prevent further damage, the City utilized a vactor truck to remove water from the facility while a bulldozer moved existing beach sand to create a temporary berm around the facility to prevent further water intrusion. Electrical equipment within the facility was also replaced or repaired as needed, and exterior vents sealed to prevent water entry. Construction access was taken from the adjacent San Juan Place street end onto the sandy beach during the two days of emergency work.

After discussions with City staff about the work performed to alleviate the emergency situation and the potential impacts to coastal resources, Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public entity, the City of San Diego, was necessary to protect life and public property and maintain public utilities, and the proposed work was the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$25,000.

August 30, 2023

Page 2

3. The project was the minimum necessary to repair Sewer Pump Station 16 and protect it from further water intrusion during the extreme high tide event.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on September 7, 2023.

Sincerely,

DocuSigned by:

Alexander Llerandi

633E996CE0CA4B3...

Alexander Llerandi
Coastal Program Analyst
California Coastal Commission
San Diego District

CALIFORNIA COASTAL COMMISSION

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



August 29, 2023

Nathan Mertz
City of Oceanside, Public Works Department
300 North Coast Highway
Oceanside, CA 92054
nmertz@oceansideca.org

Re: Request for Emergency Action at Loma Alta Creek No. G-6-23-0014-W

Dear Nathan Mertz:

On August 24, 2023, the Executive Director received your request for an emergency permit for to breach the cobble rock berm blocking the mouth of Loma Alta Creek in anticipation of Hurricane Hilary. Due to recent high tides and large swells, the mouth of Loma Alta Creek had filled in with cobble rock to a height of approximately street level, preventing stormwater from flowing from Loma Alta Creek into the Pacific Ocean. The City of Oceanside Public Works Department determined immediate action was necessary to facilitate natural outflow and prevent flooding upstream during Hurricane Hilary. Emergency work was completed on August 17, 2023 and took approximately two hours. The work consisted of using an excavator to excavate approximately 37 cubic yards of cobble and place it on the upper beach to limit it from falling back and blocking stormwater flows. No import or export of materials occurred.

Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, City of Oceanside, is necessary to protect life and public property and maintain public utilities, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$25,000.
3. The project is the minimum amount of work necessary to breach the cobble rock berm at the mouth of Loma Alta Creek and no impacts to public access will occur.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on September 6-8, 2023.

Sincerely,

August 29, 2023
Page 2

A handwritten signature in black ink, appearing to read 'Nora Ives', with a horizontal line above the name.

Nora Ives
Coastal Program Analyst