

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Filed: November 13, 2007
49th Day: January 1, 2008
180th Day: May 11, 2008
Staff: Toni Ross-SD
Staff Report: February 14, 2008
Hearing Date: March 5-7, 2008

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-07-094

Applicant: California Department of Transportation (Caltrans)
Agent: Bruce April

Description: Construction of 30 ft.-high changeable message sign on western southbound shoulder of Interstate 5 (I-5).

Site: Within Caltrans Right of Way on the western side of southbound Interstate 5 (I-5), just north of the Harbor Drive overpass, Camp Pendleton, San Diego County.

Substantive File Documents: View Impact Analysis Report by Jeff Bentz of Caltrans dated July 24, 2007; Natural Environmental Study for Interstate 5 Changeable Message Sign by Michael Galloway and Kate Smith of Caltrans dated August 1, 2007.

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT, the applicant shall submit full size, drawn to scale, final plans for the construction of the changeable message sign. Said plans shall be in substantial conformance with the plans submitted by Caltrans, dated May 30, 2007 and shall be subject to the review and written approval of the Executive Director.

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

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Project Description.

California Department of Transportation (Caltrans) is proposing the construction and installation of a 30' tall by 22' wide Changeable Message Sign (CMS) on the western side of the southbound lanes of Interstate 5 (I-5). The project is located within Caltrans Right of Way and is adjacent to Camp Pendleton Marine Corps just north of the Camp Pendleton/ Harbor Drive freeway exit and approximately 229 meters north of the Wire Mountain over-crossing (ref. Exhibits 1,2). The purpose of this project is to inform the traveling public of traffic conditions on the southbound side of I-5; the overall goal of the project is to facilitate traffic flow. The sign will also serve as an additional information sign for the Amber Alert program.

The project site consists of non-native vegetation typically found in disturbed habitat. As proposed, no sensitive vegetation or water bodies will be impacted in association with this project. Caltrans has provided both alternatives analysis and a view impact study which conclude that the project site is the least impactive and most appropriate location

for the CMS. Concerns were raised regarding impacts to public views. Based on a site visit by Commission Staff, it was determined that no view impacts will result from this development as the sign is located in an already developed area, with the fill slope accommodating the Harbor Drive Exit blocking any views of the ocean to motorists in this location (ref. Exhibit 3). The applicant has yet to submit full sized, drawn to scale, site plans and as such, a special condition requiring the applicant to submit such plans has been attached. As conditioned there will be no adverse impacts to coastal resources and the project can therefore be found consistent with the Coastal Act.

Although located within the Camp Pendleton Marine Base, the project is located entirely within Caltrans Right of Way. As there is no certified LCP for this area, the Chapter 3 policies of the Coastal Act are the standard of review.

B. Biological Resources. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The project will not have an adverse impact on any sensitive habitat, and will not result in erosion or adverse impacts to water quality. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Community Character /Visual Quality. The development is located within an existing developed area and, as conditioned, will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

D. Growth Inducement. As proposed, this development will not be growth-inducing. The proposed sign will facilitate the improvement of existing traffic flow; capacity is not being increased, consistent with Section 30250 of the Coastal Act.

E. Local Coastal Planning. The subject site is located on the Camp Pendleton Marine Base, a federally owned and operated military facility used by the United States Marine Corps and located in an unincorporated area of the County of San Diego which is not subject to local permit review by the County. Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act. Based on the above discussion, the Commission finds that the proposed development, as conditioned, is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to coastal resources are anticipated.

F. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

6-07-094

EA 286400
Location Map



In San Diego County in and near Oceanside on route 5
at .04 mi North of Camp Del Mar OC and on route 78 at Moreno Street

EXHIBIT NO. 1
APPLICATION NO.
6-07-094
Location Map
California Coastal Commission

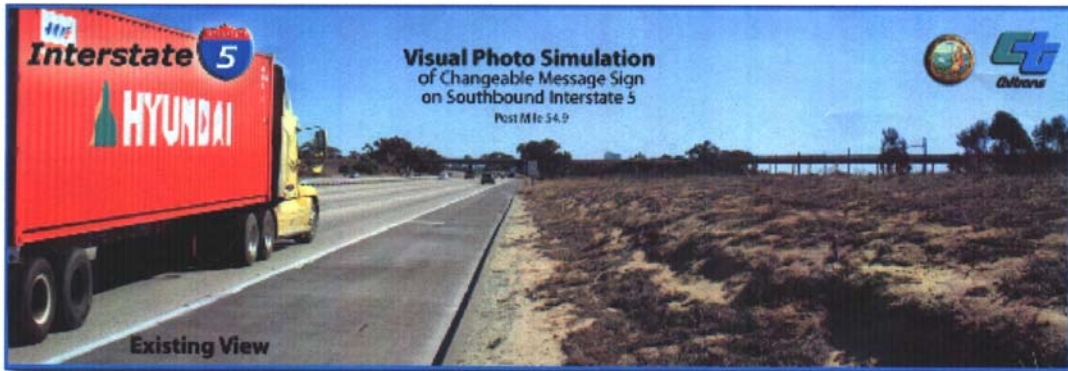


EXHIBIT NO. 3
APPLICATION NO.
6-07-094
View from I-5

California Coastal Commission

