STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, *Governor*

CALIFORNIA COASTAL COMMISSION
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Revised Findings on Consistency Determination

Consistency Determination No.	CD-100-96
Staff:	TNP-SF
File Date:	8/20/96
45th Day:	10/4/96
60th Day:	10/19/96
Commission Vote:	10/8/96
Hearing on Findings:	12/10/96

Federal Agency:	**U.S. Marine Corps**
Development Location:	San Mateo Point, Camp Pendleton Marine Corps Base, southwest of Interstate 5 off Cristianitos Road, northern San Diego County (Exhibits 1-4)
Development Description:	Construction of 120 duplex housing units for officers, to be constructed in two phases (Exhibit 5)
Prevailing Commissioners:	Commissioners Belgard, Flemming, Randa, Rick, Wright, Wear, and Calcagno
Substantive File Documents:	see pages 14-15

Executive Summary

On August 20, 1996, the Commission received consistency determination CD-100-96 from the U.S. Marine Corps for construction of officer housing at San Mateo Point, Camp Pendleton. The project is located adjacent to San Onofre State Beach, the popular "Trestles" surfing area, and near San Clemente State Beach. Coastal issues raised by the project include: visual and recreational impacts, impacts on sensitive resources and water quality at San Mateo Creek, stability of the site, effects on public access, and impacts to archeological resources. To reduce impacts on visual resources and recreational opportunities, the Marine Corps has set the development back from the bluffs overlooking San Onofre State Park, has incorporated a landscaping program to screen the development from the State Park, and has designed the units to be compatible with adjacent residential development in San Clemente. Based on these commitments to minimize potential impacts to visual resources, the proposed project is consistent with the Coastal Act. The Marine Corps has also committed to minimize impacts to water quality

and sensitive resources by setting the development away from sensitive resources, by including a vegetation and water quality monitoring program, by incorporating best management practices and detention basins to reduce sedimentation and runoff into San Mateo Creek, and by landscaping using only native and/or non-invasive species. With these measures the project is consistent with the water quality and sensitive habitat policies of the Coastal Act.

Staff Summary and Recommendation:

1. Staff Summary:

A. *Project Description*: The U.S. Marine Corps proposes to construct 120 units for officer housing at San Mateo Point on Camp Pendleton. Currently, only Phase 1 of the project, 76 units (38 duplex buildings), has assured funding (Exhibit 5). These units are planned for the northern portion of the site. Construction of Phase 2 (44 units) is not scheduled at this time due to a lack of funding. The schedule for appropriating funding for Phase 2 of the project is unknown. Nevertheless, the Marine Corps has analyzed its effects and seeks authorization for both phases in this consistency determination.

The project location for both consistency determinations is a blufftop site, on the west side of Highway one, southwest of Interstate 5 (I-5) off Cristianitos Road in northern San Diego County (Exhibits 1-4). The project site is located just inland of and above San Onofre State Beach. The project location encompasses approximately 40 acres; the proposal will develop approximately 31.5 acres.

The majority of the site is relatively flat; however, a bluff with slopes in excess of 25% is adjacent to the southeastern edge of the site, descending into San Mateo Creek. This slope area, approximately 8 acres, will be retained as open space in its natural condition. The southern end of the site also is bordered by a bluff. For either project, the Marine Corps has incorporated a 100 foot buffer between the housing development and the southeastern slope adjacent to the project site; structures will not be placed within this buffer area. The buffer will be mowed periodically to maintain a fire break for the development. Precise plans for the buffer have not been provided. Under full buildout (Phase 1 and Phase 2), the project includes a 600 foot setback from the southern bluff edge at the ocean side of the property.

The site currently contains several structures which were once used by the Coast Guard. These structures, proposed for removal, include several unoccupied residences, several storage sheds, and a helicopter landing pad. The Coast Guard now retains ownership of approximately 0.4 acres in the southwestern tip of the site for a navigational aid (Loran) station. The Loran station will remain on the site under the proposed project.

The proposed project may include construction of a sewage line following the northeastern side of the project site, and extending southward along old Highway 101, crossing to the east side of Interstate 5, north of Beach Club Road (Exhibit 6). The corridor will intercept with Camp Pendleton's sewer main at Basilone Road. This sewer line will be constructed if the Marine

Corps determines that it is not economically viable to connect the project to the City of San Clemente's sewer services.

San Onofre State Beach is located to the southeast of the site. The park consists of 2,019 acres, with 7 miles of ocean frontage. The State Park includes the mouth of San Mateo Creek and an 82 acre wetland preserve, both of which lie adjacent to and southeast of the project site. A public vertical access trail leads from inland areas to the beach; the accessway initially parallels the northern edge of the project site, and then follows below the southeastern edge, along San Mateo Creek, to the beach. At the point where this access path turns to the beach, another bikepath/walkway continues east from the project site, roughly paralleling the beach and Interstate 5 (Exhibit 7).

Directly northwest of the site is a residential community located within the City of San Clemente. Access to the project site is from Cristianitos Road, which intersects the southerly end of Avenida del Presidente at the northern corner of the site. An overpass and access ramps provide direct access to Interstate-5.

The Marine Corps states that the primary purpose of the proposed action is to provide company grade officer housing units on base to meet the existing demand for housing in the northern areas of the base. Currently, the demand for on-base family housing throughout Camp Pendleton exceeds the available supply, with waiting periods from seven to twelve months, depending on family size and grade of the service member.

B. *Project History:* On August 14, 1996, the Commission objected to a consistency determination (CD-50-95) for the construction of 128 officer units at San Mateo Point, based on adverse impacts to visual resources and recreational opportunities at San Onofre State Beach. The revised project differs from the CD-50-95 proposal in that eight units have been eliminated from Phase 2 of the overall project, and the buffer from the southern end (i.e. ocean side) of the site to the first house has been increased by approximately 200 feet. The buffer between the southeastern slope and the proposed houses remains 100 feet. Phase I of the proposed project remains essentially the same as under CD-50-95.

C. *Status of Local Coastal Program*: The standard of review for federal consistency determinations is the policies of Chapter 3 of the Coastal Act, and not the Local Coastal program (LCP) of the affected area. If the LCP has been certified by the Commission and incorporated into the California Coastal Management Program (CCMP), it can provide guidance in applying Chapter 3 policies in light of local circumstances. If the LCP has not been incorporated into the CCMP, it cannot be used to guide the Commission's decision, but it can be used as background information. The County of San Diego's LCP has been certified by the Commission, but the LCP has not been incorporated into the CCMP. The City of San Clemente's LCP has not been certified or incorporated into the CCMP.

D. *Federal Agency's Consistency Determination*: The U.S. Marine Corps has determined the project to be consistent to the maximum extent practicable with the California Coastal Management Program.

II. Staff Recommendation:

Staff recommends that the Commission adopt the following resolution in support of its decision:

Concurrence:

The Commission hereby *concurs* with the consistency determination made by the U.S. Marine Corps for the proposed project, finding that the project is consistent to the maximum extent practicable with the California Coastal Management Program (CCMP).

III. Findings and Declarations:

The Commission finds and declares as follows:

A. Visual Resources and Recreation: Section 30251 of the Coastal Act requires protection of visual resources. This section states, in part:

> The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. ...

The Commission has traditionally interpreted Section 30251 to focus on protection of *public* views.[1]

Section 30213 states:

> Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30221 of the Coastal Act states:

> Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or

[1] For example, the Commission's adopted statewide interpretive guidelines express the need to protect "ocean and coastal views from public areas such as highways, roads, beaches, parks, coastal trails and accessways, vista points, coastal streams and waters used for recreational purposes and other public preserves rather than coastal views from private residences where no public vistas are involved."

commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30240 states, in part:

> (b) Development in areas adjacent to ... parks and recreational areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those ... recreation areas.

The proposed project is located on a scenic, predominately undeveloped bluff above San Onofre State Beach (Exhibit 8). The beach area, extending to the southeast of the project site, is a well used recreation area. Several popular and well-known surfing areas are located at the State Beach, including the famous "Trestles" surf spot. An estimated 300,000 number of visitors use the "Trestles" area of San Onofre State Beach annually. In addition, the public bikepath/walkway inland and parallel to the beach receives substantial use from bikers, hikers, and bird watchers.

In its findings for CD-50-95, the Commission found that the quality of the recreation at the beach area and accessways adjacent and downcoast from the proposed project site is directly tied to the visual character of the location. Much of the popularity of the area derives from the undeveloped nature of the area, the natural scenic views, and the healthy natural resources, all of which provide relief from the effects of urbanization. The Commission staff received numerous letters from the public for CD-50-95 indicating that the undeveloped character of the area is one of its major attractions for visitors.

Development of the site from its current, relatively undeveloped state will convert the site to intensive residential use, with 120 duplex units at full buildout (i.e., both phases of the project). Most of the units will be two-story duplexes. The Marine Corps has taken efforts to blend the development with the site and with the overall character of residential development in San Clemente. The density of the proposed project will be approximately four units per acre, which is consistent with the existing residential development located directly to the west of the project site, in the City of San Clemente. In addition, the scale and design of the proposed development is similar to the residential units on the adjacent site to the north.

The Conceptual Development Plan for the original proposed project (CD-50-95) incorporated a landscaping plan, designed to be compatible with the existing residential area adjacent to the site (Exhibit 9). The Marine Corps has incorporated that landscaping plan into the current proposal. The Conceptual Development Plan states that:

> a primary goal of the site landscape is to allow the new building development to blend in with the site as inconspicuously as possible. For this reason, the major common areas, green belts and open spaces will be planted with mostly evergreen canopy of large-growing trees. The intent is to give the site a "forested" character versus a "developed" character.

In its consistency determination, the Marine Corps states:

> This project has been conceived in a manner to retain existing ocean views from houses in adjacent neighborhoods, while protecting public views from the beach and Interstate 5. ... Views from the beach will be protected in a number of ways. A 100 foot buffer between the housing development and the top edge of the slope will be maintained. A 6 foot vinyl-clad fence separate the housing development and the buffer. Additionally, a comprehensive plan using drought resistant, non invasive, habitat compatible, [sic] landscaping and trees will be implemented. The Phase II planting program will be initiated at the same time as the Phase I program to create existing foliage screening when the Phase II units are constructed.

In the Draft Environmental Assessment for the original project (CD-50-95), the Marine Corps states that the proposed project:

> is not expected to result in significant visual impacts to the adjacent San Onofre Beach State park, contiguous beach areas, or to motorists in Interstate 5 or other public roadways. The site is situated in such a manner that views of the housing units from the beach would be unobtrusive due to both the distance involved and differences in elevation. Additionally, the view from the public beach access way is not anticipated to be significantly affected (pg. 4.8-8).

The Marine Corps has indicated that it expects the screening vegetation to be as high as 16-23 feet within five years. It has also committed "that in the event this vegetative screening planting were to fail, we will vigorously pursue the program until adequate full screening has been achieved from these views." The Marine Corps has submitted visual renderings showing that this vegetation will substantially reduce the visibility of Phase I of the project, especially when viewed from the State Beach to the south. The Marine Corps further states that it will plant vegetation to screen Phase II of the project when it constructs the Phase I housing, thereby ensuring sufficient time for the vegetation to mature and screen Phase II before Phase II construction begins.

With these commitments, the setbacks and vegetative screening incorporated by the Marine Corps into the project will serve to substantially reduce the impacts of the proposed development on visual resources at the adjacent State Park. While the Commission considered alternative sites, given the extent to which the visual impacts have been minimized through the Marine Corps' design and vegetative screening, the Commission does not believe residual impacts are so significant as to justify resiting the project to another location. Further, the Commission finds that no feasible alternative site is available in the north base for the proposed project. Therefore, the Commission finds that the project has been "sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, [and] to be visually compatible with the character of surrounding areas", and is therefore consistent with Sections 30251, 30213, 30221, and 30240 of the Coastal Act.

B. <u>Sensitive Habitat Resources</u>: Section 30231 of the Coastal Act states:

> The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum population of marine

> organisms and for the protection of human health, shall be maintained, and where feasible, restored through, among other means, minimizing adverse effects of water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitat, and minimizing alteration of natural streams.

Section 30240 states:

> (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values ... .
>
> (b) Development in areas adjacent to environmentally sensitive habitat areas ... shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

1. Habitat Types and Sensitive Species

The project site consists of approximately 32 acres of disturbed and landscaped mesa top. The vegetation on site is primarily non-native grasses, with a few native species. According to the Draft Environmental Assessment for CD-50-95, no sensitive species were found on the project site. However, a complex of 25 depressional wetlands, several of which may qualify as vernal pools possibly able to support two species of fairy shrimp, occur on the southeast corner of the project site, which is included under the Phase 1 development. Both species, the Riverside and San Diego fairy shrimp, are federally listed species. Construction of Phase 1 will cause the fill and loss of the on-site vernal pools and potential habitat for the Riverside and San Diego fairy shrimp. Through consultation under Section 7 with the U.S. Fish and Wildlife Service, the Marine Corps has committed to include off-site mitigation measures to compensate for the loss of the on-site vernal pools. With the mitigation proposed, the U.S. Fish and Wildlife Service has determined that the project "is not likely to jeopardize the continued existence of the Riverside fairy shrimp and the proposed San Diego fairly shrimp (Final Biological Opinion)."

The area directly adjacent to and below the southeast boundary of the project site contains high quality coastal sage scrub habitat, riparian woodland and riparian scrub, and San Mateo Creek. The Creek mouth and associated 82 acre wetland reserve are part of San Onofre State Beach. Historically the Commission has considered these habitat types to be environmentally sensitive. The Draft Environmental Assessment identified four federally-listed or "category" species that may be found in the environmentally sensitive habitat areas, and may be affected by the project: the Pacific pocket mouse, the tidewater goby, least Bell's vireo, and the California gnatcatcher; further analysis by the Marine Corps identified the southwest willow flycatcher as potentially affected by the project. Additional information submitted to the U.S. Fish and Wildlife Service enabled the Service to determine that the least Bell's vireo, southwestern willow flycatcher, and the Pacific pocket mouse do not occur in the affected area and will not be affected

by the proposed project. The southwestern pond turtle, identified by the California Department of Fish and Game as a species of special concern, is found in San Mateo Creek. In addition, the gnatcatcher has been observed in the coastal sage scrub on slopes below the site, and in habitat adjacent to the utility corridor. The Marine Corps has incorporated a 100 foot buffer between the proposed housing and the coastal sage scrub slope to help reduce impacts to the gnatcatcher. The biological opinion from the U.S. Fish and Wildlife Service states that the California gnatcatcher will not be adversely affected by the proposed action. The U.S. Fish and Wildlife Service further states that protection of the tidewater goby is dependent upon further coordination with the Marine Corps, including "completion of Base feasibility and effects analyses of the proposed storm water runoff and engineered conveyance structures... (Biological Opinion)." These runoff/water quality effects are discussed below.

2. Water Quality Impacts

a. Runoff

The project has the potential to cause accelerated erosion/sedimentation into, and degradation of water quality in, San Mateo Creek which lies approximately 500 feet to the east of the project site. The Draft Environmental Assessment for the previous project (CD-50-95) states that runoff from the project site drains into San Mateo Creek. The Draft Environmental Assessment also indicates that the proposed drainage improvements to accommodate runoff from the project will include discharge into San Mateo Creek. These improvements remain the same under the current proposal. The Creek drains directly into the ocean at San Onofre State Beach. The beach is a well used recreation area, particularly for surfing. In addition, the tidewater goby and the southwest pond turtle are found in San Mateo Creek. The potential for impacts to water quality in San Mateo Creek comes not only through temporary degradation during construction of the project, but also from long-term impacts once the project is constructed. Even with the incorporation of a 100 foot buffer on site between the proposed homes and the edge of the slope leading down to the creek, runoff will still be directed towards the creek.

To reduce the likelihood of water quality impacts to San Mateo Creek through erosion, sedimentation, and increased runoff from the proposed project, the Marine Corps has incorporated detention basins into its proposal; the basins will be located outside of the 100 foot buffer area, and will be constructed at the beginning of rough grading for the project (Exhibit 10). The Marine Corps believes that the detention basins and location of two outfall pipes will be sufficient to control runoff from the site to pre-development rates and to control erosion. Two outlet pipes will control runoff from the site. The outlet pipe to the east will discharge to the existing paved path which runs from the top of the slope across the main public beach access path at the bottom of the slope. The path running down the slope is not currently used. The outlet pipe to the west will discharge into an existing swale, toward a heavily vegetated portion of the slope, which will also serve to reduce erosion. To ensure that the discharge from the detention basins will not increase erosion, riprap will be placed around the outfalls. The construction for the outlet pipe and riprap to the west will result in impacts to 100-300 square feet of coastal sage scrub. The detention basins will function as sedimentation facilities during construction, when soils will be exposed. These basins will also serve to hold post-construction runoff, which will be released in a manner to limit the rate of post-development storm water discharge flows to that existing prior to

development. The Marine Corps estimated that the overall increase in runoff for the original proposal of 128 units (CD-50-95) would have been 10.8%; the runoff from the current proposal, which has been reduced to 120 units, will be less than the previously anticipated increase.

To further reduce erosion and sedimentation, the Marine Corps proposes to initially grade only the land designated for Phase 1 of the project, although this grading will include placement of the detention basins. The remainder of the parcel will not be graded until construction of Phase 2 of the project.

With regards to assuring the quality of the runoff, the Marine Corps has indicated that Best Management Practices will be used to ensure that the water quality of the Creek and wetland area is maintained. These measures include routine street sweeping, prohibitions against auto maintenance, and restrictions on the use of pesticides and fertilizers. If properly maintained, the detention basins will also serve as a filter for pollutants. Ground maintenance will be undertaken by the Marine Corps, rather than individual property owners. The Marine Corps believes that this method will reduce the use of pesticides and fertilizers used on the site, thereby lessening the water quality impacts to San Mateo Creek.

The effectiveness of the detention basins for controlling runoff and sedimentation is dependent on the basins being appropriately sized and maintained. The Marine Corps has stated that an annual inspection will occur to ensure that the pipes are free flowing and clean, and to ensure that the riprap is remaining in place to prevent erosion.

To ensure that the proposed project will not negatively impact water quality and habitat values, the Marine Corps has included as part of the proposed project a monitoring plan. The consistency determination states:

> Camp Pendleton will establish a water quality and vegetation monitoring plan adequate to protect San Mateo Creek from adverse effects which would significantly degrade the creek and adjacent areas, and to maintain natural slope vegetation. Camp Pendleton will provide this plan to the Coastal Commission and will provide the results of this water quality monitoring to the Commission during a two-year (non-drought) monitoring period. If this monitoring indicates significant degradation is occurring as a result of stormwater runoff from the San Mateo Point development, the Marine Corps will undertake remedial actions. This water quality monitoring data will also be provided to the United States Fish and Wildlife Service (Service) periodically at intervals agreed to by Camp Pendleton and the Service. The concept for this plan includes developing a baseline and further water quality testing at the site and estuary.

The Marine Corps has stated that the above mentioned monitoring will be undertaken during each phase of the construction and for two years after each phase of construction. The Department of State Parks and Recreation has raised concerns regarding the erosion potential from stormwater runoff (Exhibit 11). However, the Commission believes that the Marine Corps' commitments described above to avoid adverse effects, monitor, and remediate any erosion problems that the monitoring program may find adequately addresses these concerns.

b. Sewage Pipe

The construction of the sewer line also has the potential to adversely affect sensitive habitat and water quality of the Creek. The construction of the proposed sewer line will run adjacent to the habitat areas and will be suspended over San Mateo Creek. The Marine Corps has stated that it is involved in discussions with the City of San Clemente to provide sewer service for the proposed development. If such an arrangement is finalized, the need for a sewer line to traverse the bridge will be eliminated. However, the Commission staff has received no confirmation of this proposal, and therefore must analyze the potential impacts from the possible construction of the sewer line.

The Marine Corps has indicated that the sewer line will remain primarily within the hard surface area of old Highway 101, and has stated that no encroachment will occur into the riparian habitat or coastal scrub, except for a small area of disturbed coastal sage scrub along Interstate 5 which will be revegetated. To protect habitat areas and water quality, the Marine Corps has committed to locating stockpiling and staging areas away from sensitive habitat areas and away from San Mateo Creek. Further, the Marine Corps has included the placement of sediment barriers and fencing/flagging sensitive areas to ensure that no encroachment into these areas occurs during construction.

The sewer line could also significantly impact water quality if the sewer line should break. The tidewater goby and southwestern pond turtle utilizes the Creek habitat, and therefore can be affected through degraded water quality and pollution. In addition, the Creek flows out to the ocean at a popular surfing recreation area, where untreated sewage could affect human health. To protect San Mateo Creek and the surrounding sensitive habitat areas, Marine Corps the committed to installing shut-off valves on either side of the creek. The shut-off valves would limit discharge in the event of a drop in pressure.

c. Water Supply

Information in the Draft Environmental Assessment indicated that water for development of the site will be provided either through the Metropolitan Water District or, more likely, through the San Mateo Basin Aquifer. Providing the proposed project with water drawn from the aquifer may impact San Mateo Creek. In its response to comments on the Draft Environmental Assessment, the Marine Corps stated that water for the proposed project will be provided through the Metropolitan Water District and that it will not use water pumped from the San Mateo aquifer. Based on this project revision, the Commission agrees that the proposed water source for the project will not negatively affect San Mateo Creek.

3. Other Impacts on Sensitive Resources

The introduction of exotic vegetation can also directly affect sensitive species in the habitat adjacent to the project site by altering the habitat those species rely on. In response to comments regarding the encroachment of exotic species into the coastal scrub and/or wetland area, the Marine Corps has stated that it will use "non-aggressive/invasive drought tolerant landscaping" and regionally native plants within the housing site. While the use of these species will reduce the

potential for invasive species encroaching into the wetland, the Commission cannot be assured that the project will not negatively affect the sensitive habitat adjacent to the site without monitoring the sensitive habitat areas or landscaping only with native species. As part of the water quality monitoring program, the Marine Crops has stated that it will include vegetation monitoring.

The Marine Corps has committed to use the following species for screening the proposed housing:

Aleppo Pine
Torrey Pine
Catalina Cherry
Island Ceanothus
New Zealand Christmas Tree

The Commission staff has reviewed this list with a biologist from the Department of State Parks and Recreation; the Department agrees that these species are not invasive, and will not negatively impact the habitat adjacent to the project site.

Predation by domestic animals can also impact the sensitive species adjacent to the site. The Marine Corps has indicated that domestic animals will not be permitted in the housing development.

The proposed project will introduce lights and noise to the area that may affect a number of listed species adjacent to the site. In its response to comments regarding concerns about lighting and noise on sensitive species, the Marine Corps states:

> Project-generated light shining into the off-site habitats can cause impacts. The "unnatural" light at night could be disruptive to normal animal and bird behavior patterns. Potentially significant impacts to the California gnatcatcher could occur if such lighting interfered with nesting and rearing success. Additionally, this added light can make some animals more susceptible to predation.

To address this concern, the Marine Corps has stated that no lights will shine directly into the sensitive habitats, and that necessary lighting will be shielded in the direction of the habitats. The project also incorporates a 100 foot buffer that will help reduce impacts on sensitive species from lighting. Regarding impacts from noise, the Marine Corps has stated that "increased noise would not be expected to cause significant impacts." In addition, the project incorporates a 100 foot setback, which will help reduce impacts from noise, although the area will be mowed periodically, which will itself cause noise impacts.

As discussed in Section D below, (Public Access), the bluff area will be fenced and not accessible from the proposed project site. This measure will help ensure that informal trails to the beach will not be cut through sensitive habitat.

4. Conclusion

To conclude, based on the commitments discussed above, the Commission finds the proposed project consistent with the water quality and sensitive habitat resource policies of the Coastal Act (Sections 30231 and 30240).

C. Public Access: Several policies of the Coastal Act serve to protect public access to and along the shore. Coastal Act Section 30210 states:

> In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 states:

> Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212 states, in part:

> (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:
>
> (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,
> (2) adequate access exists nearby, or,
> (3) agriculture would be adversely affected.

Section 30252 states, in part:

> The location and amount of new development should maintain and enhance public access to the coast by ... assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The project location is within the Marine Corps Base of Camp Pendleton. Public access is currently available directly adjacent to the site, paralleling the site to San Onofre State Beach. An additional walkway/bikepath extends from the site, south, paralleling the beach (see Exhibit 7). No existing access is provided from the project site to the beach.

Construction of the utility corridor has the potential to affect public access during the construction phase of the project. The Marine Corps has committed to ensuring that the access path to the beach and bikepath upland and parallel to the beach will remain open during construction of the project. Access points will be signed and bicyclists, pedestrians and vehicles will be directed by a flagperson during truck/equipment travel in the vicinity. Construction of the proposed housing will not impede or close the existing accessways.

The Coastal Act requires that new development generating access burdens provide additional access unless, among other things, adequate access exists nearby or such access would conflict with the protection of fragile coastal resources. Establishing an access path from the project site is unnecessary due to existing lateral and vertical access directly adjacent to the site. In addition, the proposed housing project lies directly adjacent to a slope with high quality coastal sage scrub. Unrestricted access through this area to the beach could result in degradation of this habitat. To ensure protection of these sensitive resources, the project will include a six foot fence between the development and the slope. The fence will ensure that informal paths are not cut down the bluff and through the sensitive habitat to reach the beach.

In terms of access burdens generated by the project, the existing road system in the greater project area has adequate capacity to accommodate traffic generated by the proposed development. The Marine Corps has provided for on-site recreation area as required under Section 30252. In terms of bicycle and/or pedestrian access to the State Park and beach by residents of San Mateo Point, the existing accessways and beach areas are large enough to accommodate the project-generated additional use of the accessways and beaches in the area, and thus the new users will not overload the existing accessways and recreation areas.

The Commission therefore finds additional access does not need to be provided on-site because adequate access exists nearby, additional access in certain portions of the site would conflict with the protection of fragile resources, and the project does not pose additional burdens on public access. Therefore, the Commission finds the project consistent with the public access policies (Sections 30210-30212 and 30252) of the Coastal Act.

D. Geologic Stability: Section 30253 provides, in part, that new development shall:

> (1) Minimize risks to like and property in areas of high geologic, flood, and fire hazard.
>
> (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The project site is approximately 400 feet away from the shoreline. San Onofre State Beach, low lying dunes, and a railroad lie between the project site and the ocean. Therefore, erosion from wave activity is not expected. Nevertheless, Appendix E of the Marine Corps' Draft

Environmental Assessment notes some erosion problems occurring from runoff at the proposed site, in addition to some buckling at the site due to undermining. In its letter dated April 30, 1996, the Commission staff requested information regarding what measures the Marine Corps will undertake to address those problems and assure the stability of the site. In its response to comments, the Marine Corps indicated that the current runoff and erosion problem on the site is due to a lack of maintenance of paving existing on the site, and not due to instability of the site. The proposed project will be designed and maintained to prevent on-site erosion. Therefore, the Commission finds that the project is consistent with Section 30253 of the Coastal Act.

E. Archeology: Section 30244 of the Coastal Act states:

> Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

A number of archeological sites are located at San Mateo Point. The Marine Corps has agreed to preserve cultural resources by placing gravel and soil over the affected portions of the site. Further, the State Historic Preservation Officer has determined that the development of the proposed project will not adversely impact cultural resources on the site.

If undocumented resources are discovered during the implementation of the proposed project, the Marine Corps has agreed to halt construction and evaluate the action for further consultation requirements, including coordination with the State Historic Preservation Officer. Therefore, the Commission finds the project consistent with the Section 30244 of the Coastal Act.

Substantive File Documents:

1. "Final Conceptual Development Plan for San Mateo Point Marine Corps Base Company Grade Officer Housing, Camp Pendleton," Southwest Division, Naval Facilities Engineering Commend, December, 1994.

2. "Statewide Interpretive Guidelines for View Protection," California Coastal Commission, May 3, 1977.

3. "Environmental Assessment for San Mateo Point Family Housing Marine Corps Base," Camp Pendleton, Department of the Navy, Southwest Division, March 1996.

4. "Marine Corps Base Camp Pendleton, California Master Plan, Volume 2, Area Plans," Department of the Navy, Western Division, August 1990.

4. "Final Environmental Assessment for FY 1990 Family Housing Marine Corps Base Camp Pendleton, California," Department of the Navy, Southwest Division, September 1990.

5. "San Onofre State Beach Revised General Plan," Department of Parks and Recreation, June 1984.

6. File for CD-50-95 (U.S. Marine Corps, San Mateo Point).

7. File for CD-101-96 (U.S. Marine Corps, San Mateo Point).

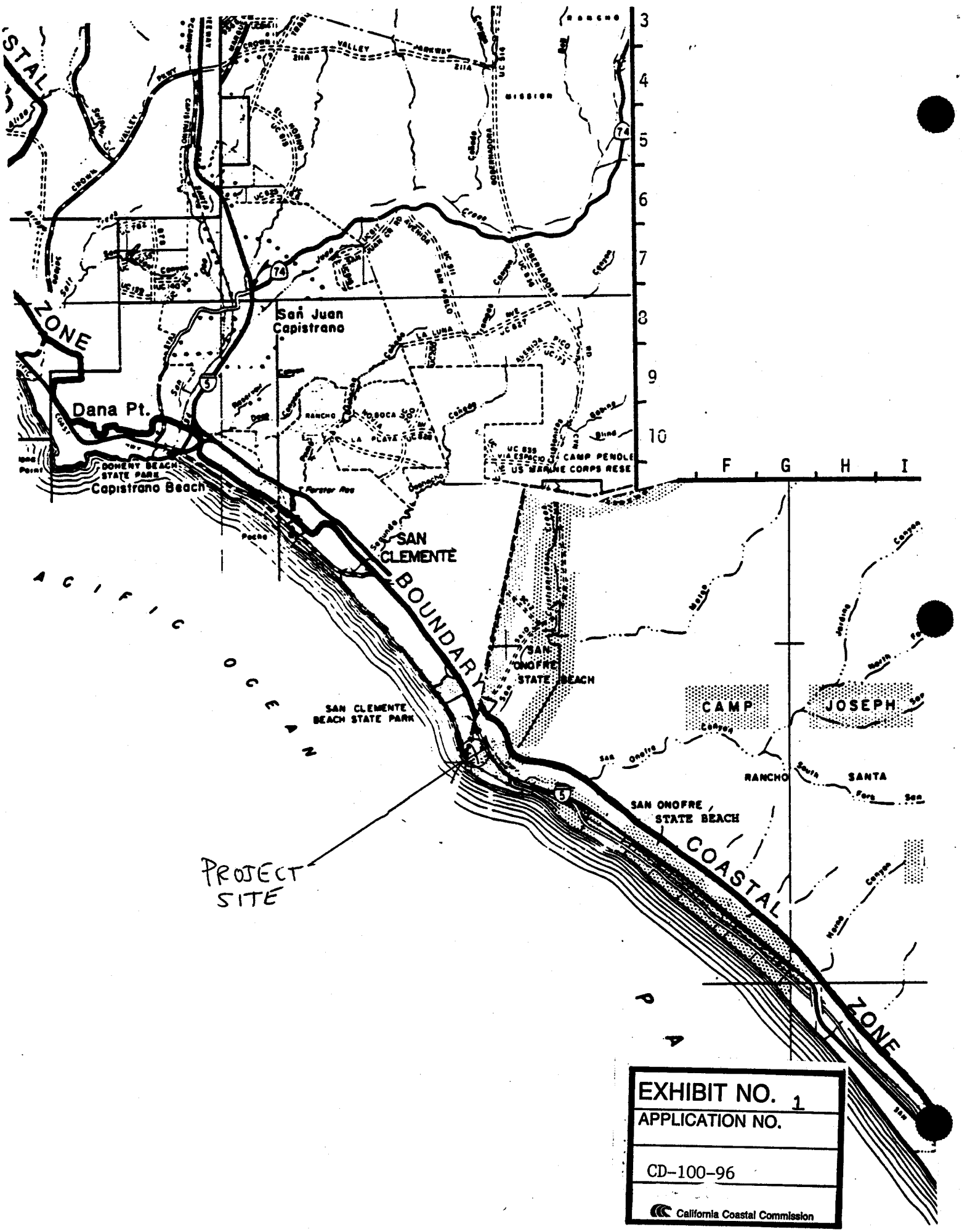


EXHIBIT NO. 1

APPLICATION NO.

CD-100-96

California Coastal Commission

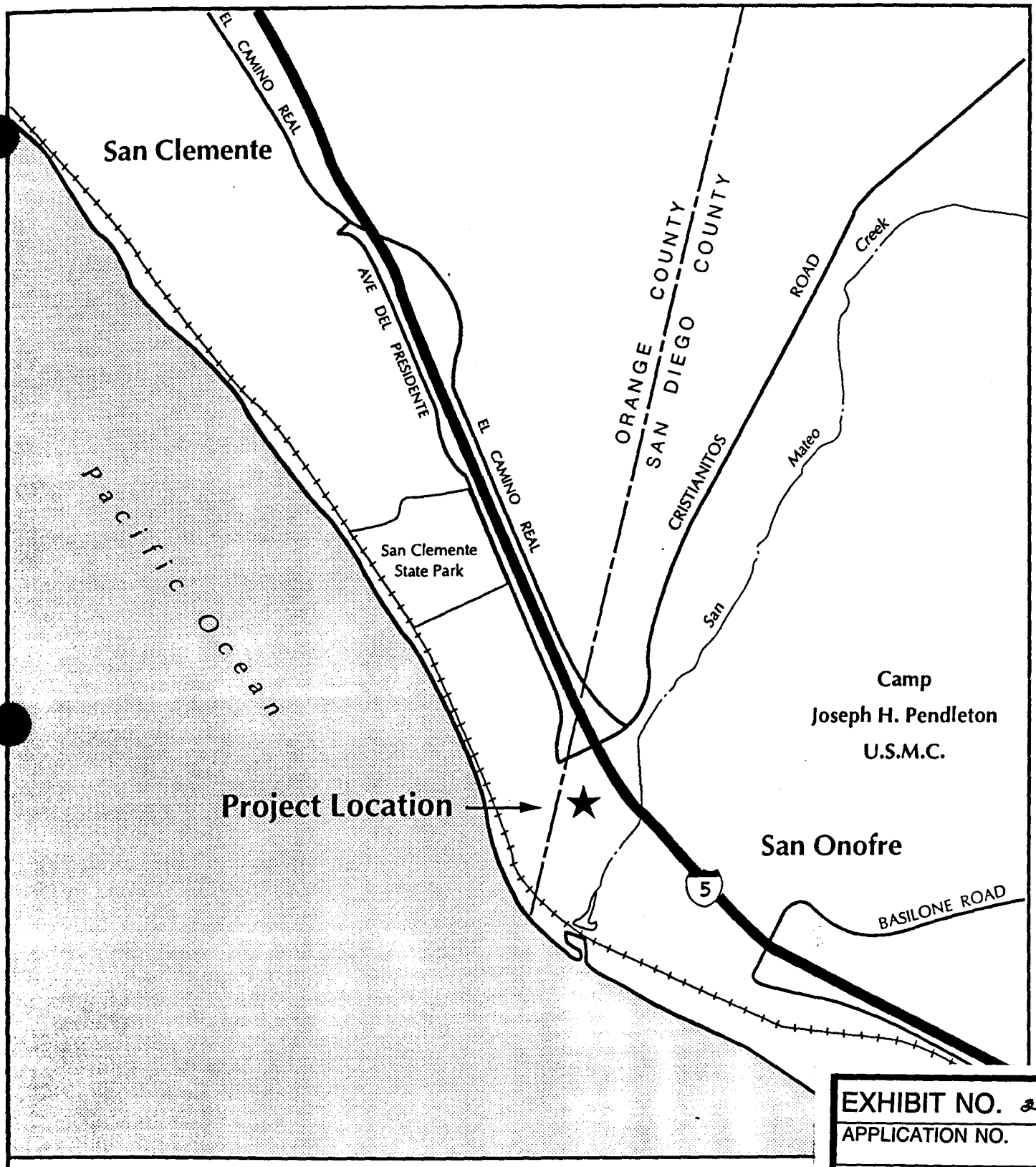


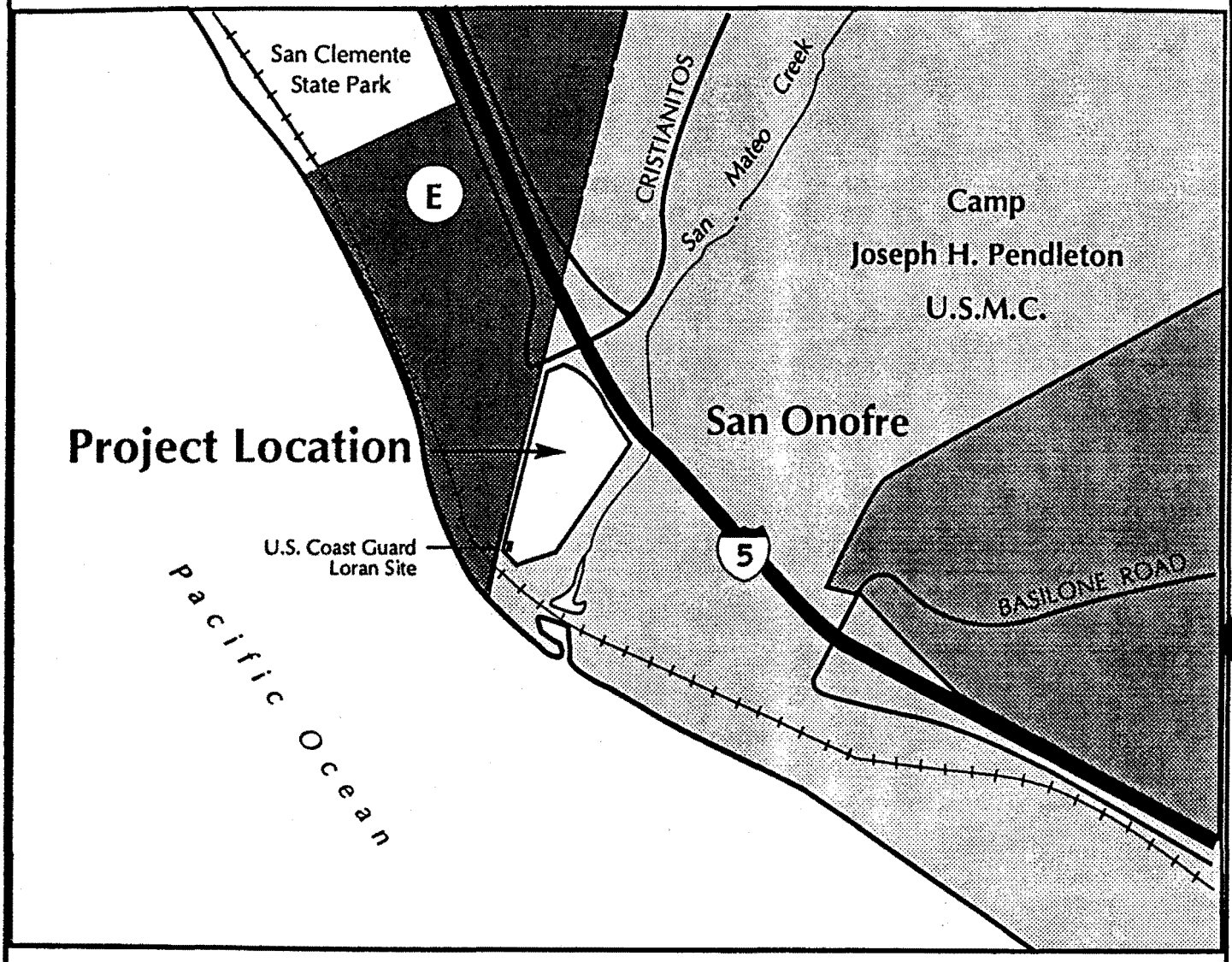
EXHIBIT NO. 2
APPLICATION NO.
CD-100-96
California Coastal Commission

SAN MATEO POINT
MARINE CORPS BASE OFFICER FAMILY HOUSING

Site Vicinity Map

N.T.S.

JN 501019



Medium Low Density Residential
(7.0 D.U. / Ac. Maximum)

MCB Camp Pendleton Family Housing

MCB Camp Pendleton Outleased Area

(E) Elementary School

N.T.S.

EXHIBIT NO. 3

APPLICATION NO.

CD-100-96

California Coastal Commission

SAN MATEO POINT
MARINE CORPS BASE FAMILY HOUSING

Area Land Use

JN 501019

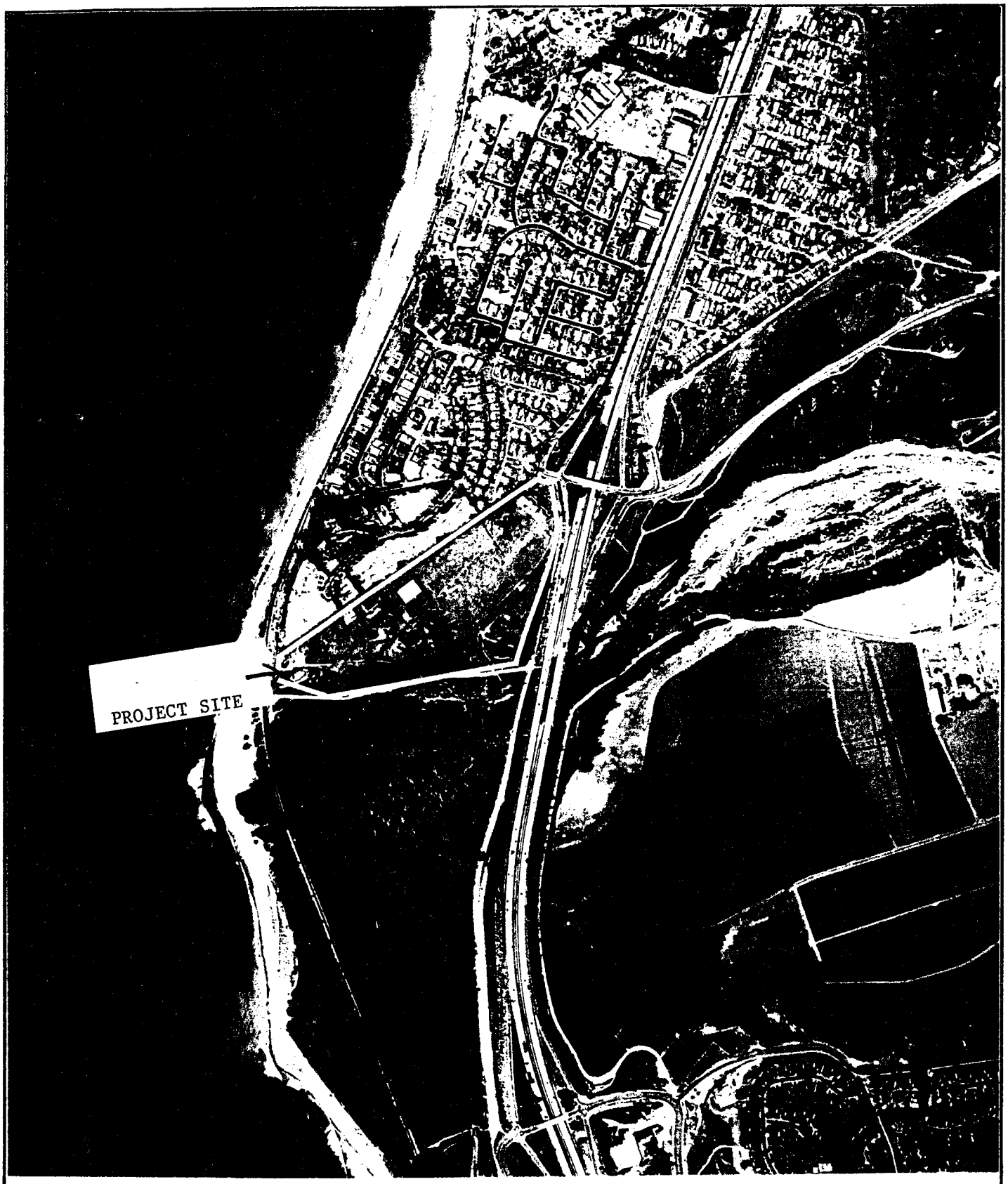
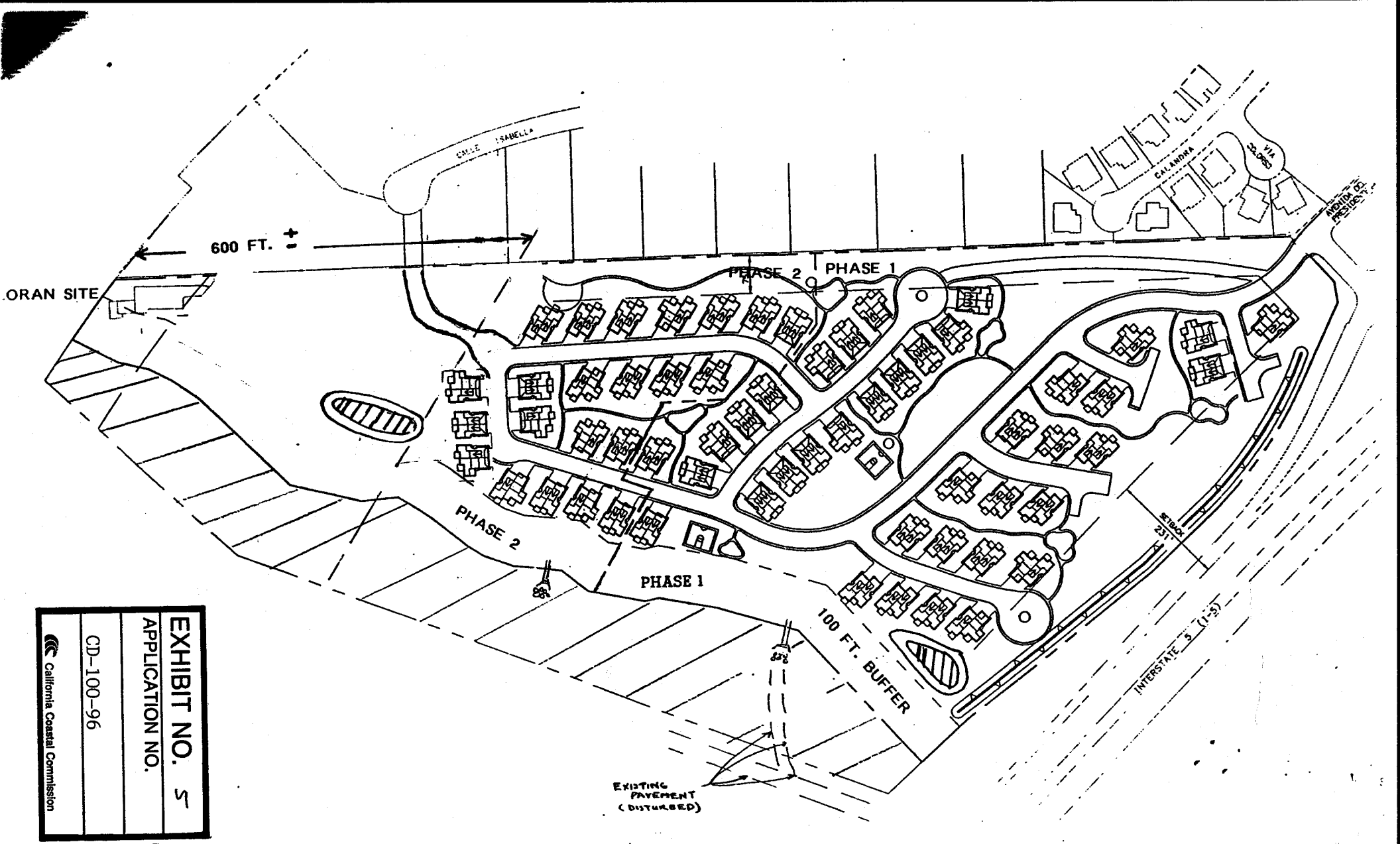


EXHIBIT NO. 4
APPLICATION NO.
CD-100-96
California Coastal Commission

SAN MATEO POINT
MARINE CORPS BASE FAMILY HOUSING
Aerial Photograph



CONCEPTUAL DEVELOPMENT PLAN

SAN MATEO POIN
MARINE CORPS B
Conceptual I

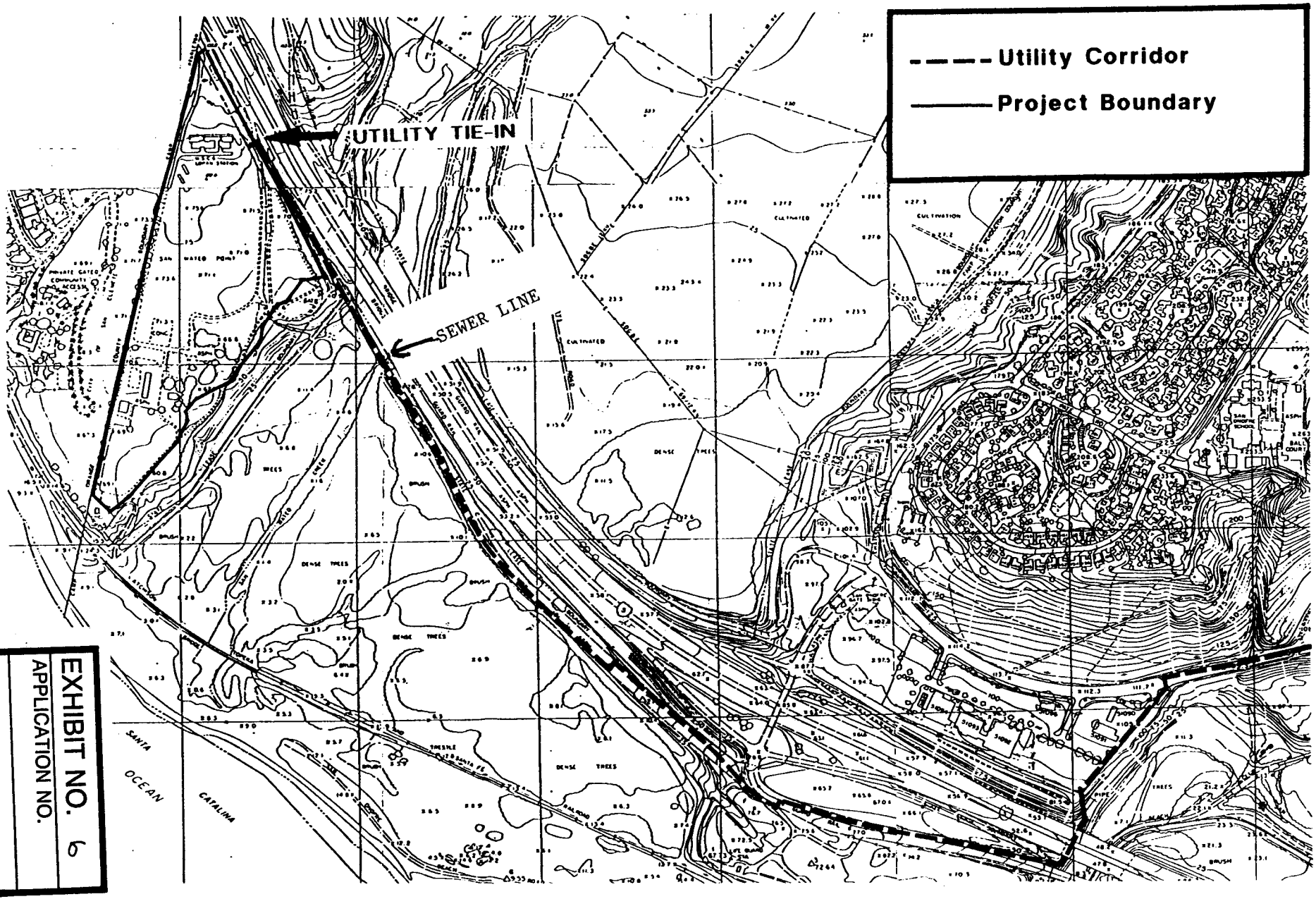


EXHIBIT NO. 6
APPLICATION NO.
CD-100-96
California Coastal Commission

0 800

SAN MATEO POINT MARINE CORPS BASE FAMILY HOUSING

Utility Corridor

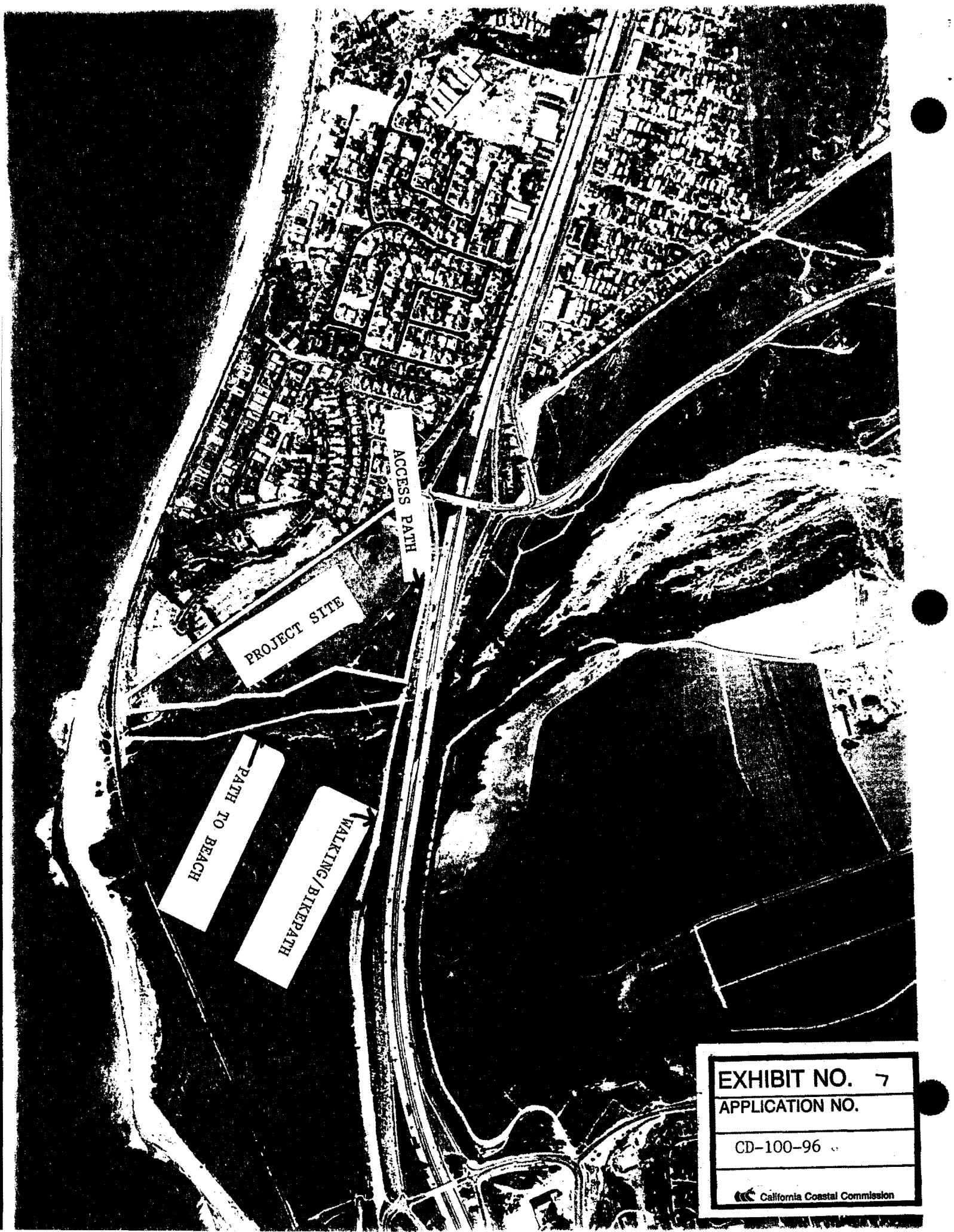


EXHIBIT NO. 7

APPLICATION NO.

CD-100-96

California Coastal Commission

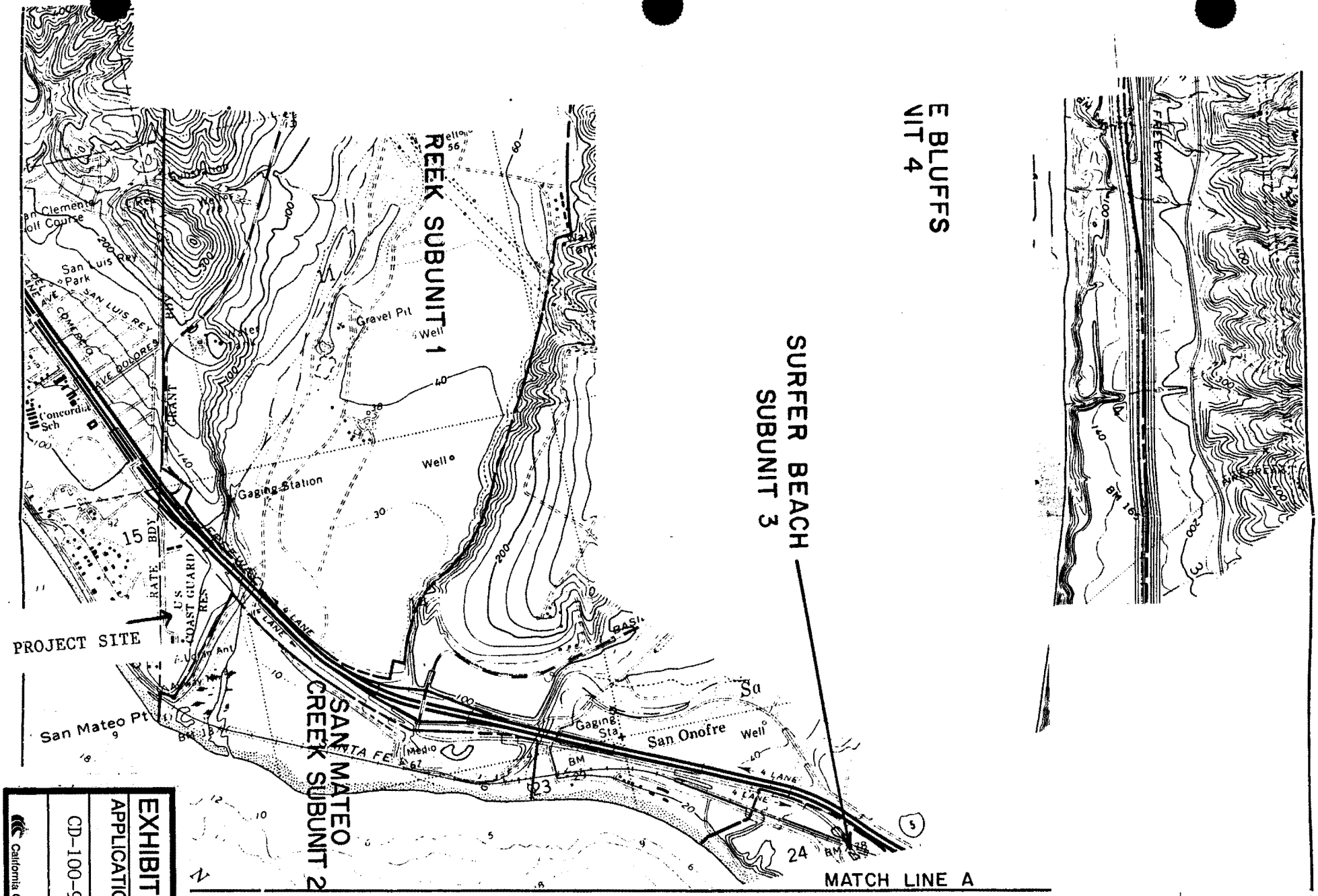


EXHIBIT NO. 8

APPLICATION NO. CD-100-96

California Coastal Commission

SAN ONOFRE STATE BEACH

RESOURCE ELEMENT

SUBUNITS & ELEVATION FEATURES

RESOURCES AGENCY OF CALIFORNIA

DEPARTMENT OF PARKS AND RECREATION

APPROVED_____ DATE_____

REVI

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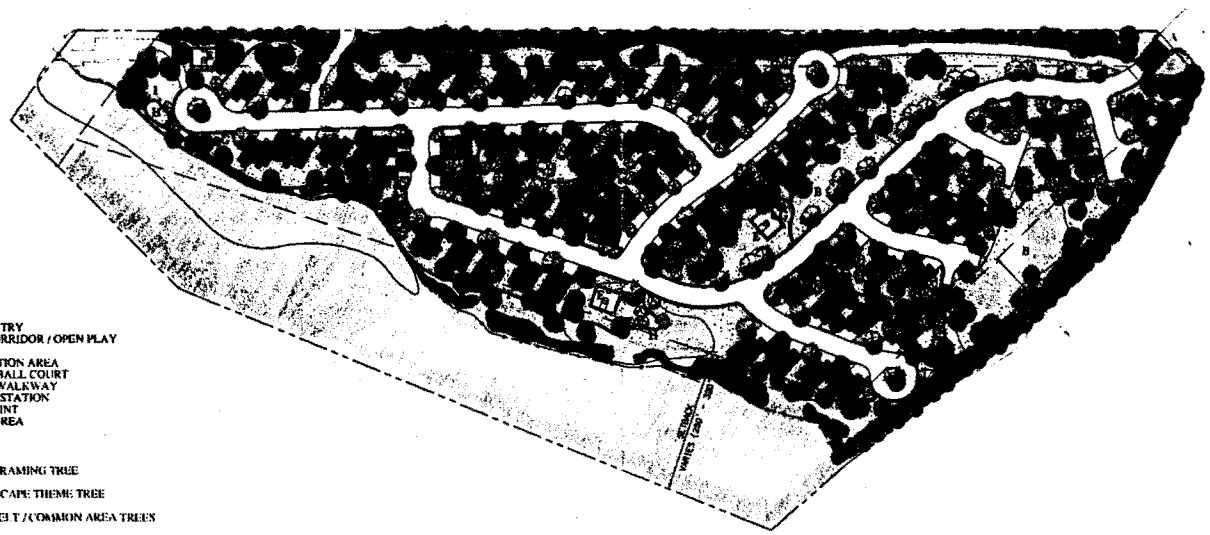


LEGEND

A. MAIN ENTRY
B. VIEW CORRIDOR / OPEN PLAY
C. TOT LOT
D. RECREATION AREA
E. BASKETBALL COURT
F. 4' WIDE WALKWAY
G. FITNESS STATION
H. VIEW POINT
I. PICNIC AREA

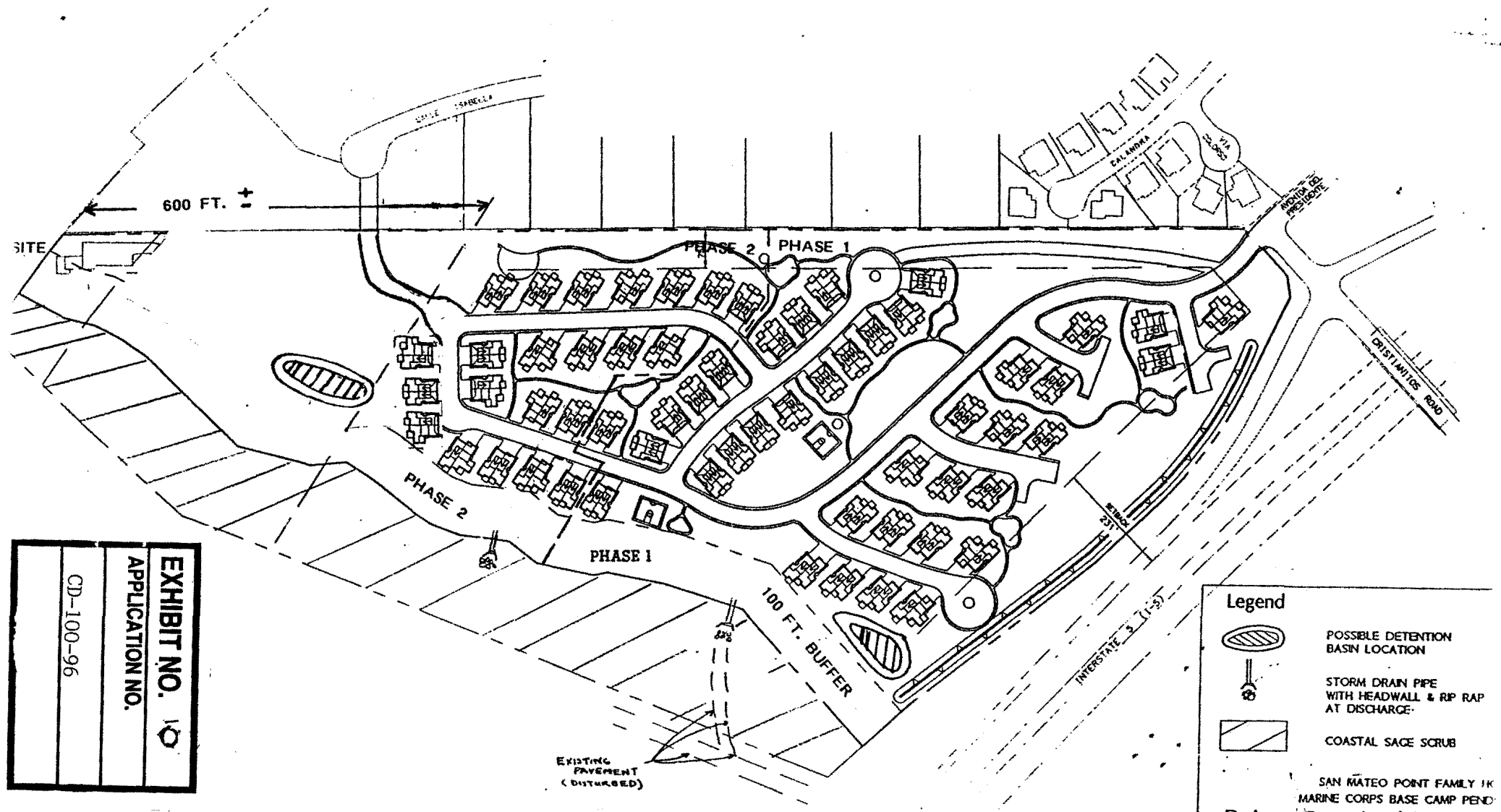
ENTRY FRAMING TREE
STREETSCAPE THEME TREE
GREENBELT / COMMON AREA TREES
MEDIUM ACCENT TREE
FREEWAY BUFFER / SCREENING TREES
NEIGHBORHOOD BUFFER TREES
SKYLINE ACCENT TREE
BUFFER / SCREENING SHRUB MASSING
NATURALIZED / INFORMAL SHRUB MASSING
GROUNDCOVER / UNDERSTORY PLANTING
TURF

0 200'

SAN MATEO POINT
MARINE CORPS BASE FAMILY HOUSING
Neighborhood Landscape Plan

Exhibit F-11

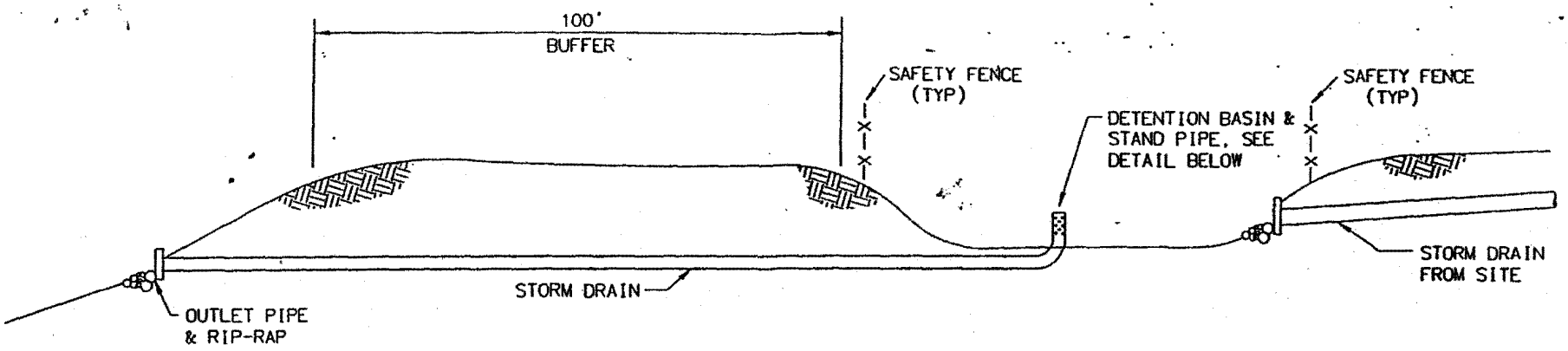
EXHIBIT NO. 9
APPLICATION NO.
CD-100-96
California Coastal Commission



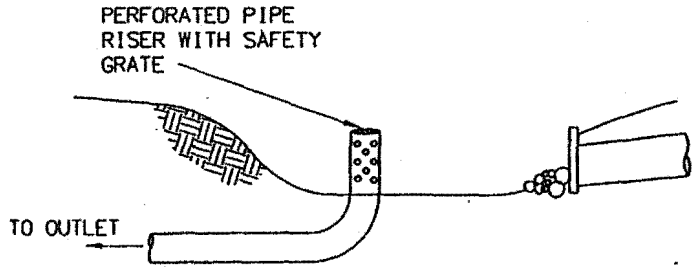
CONCEPTUAL DEVELOPMENT PLAN

SAN MATEO POINT
MARINE CORPS BASE FAMILY HOUSIN
Conceptual Development Pla

EXHIBIT 1



DETENTION SYSTEM
NO SCALE



DETENTION BASIN & STAND PIPE
NO SCALE

SAN MATEO POINT FAMILY HOUSING
MARINE CORPS BASE CAMP PENDLETON
Drainage Detention / Erosion Details

EXHIBIT 2

STATE OF CALIFORNIA — RESOURCES AGENCY PETE WILSON, Governor
DEPARTMENT OF PARKS AND RECREATION
Orange Coast District
3030 Avenida del Presidente
San Clemente CA 92672
(714) 492-0802

September 19, 1996

Tania Pollak, Federal Consistency Analyst
California Coastal Commission
45 Fremont, Suite 2000
San Francisco CA 94105-2219

Subject: Proposed San Mateo Point Housing Project

Dear Tania:

The Department would like to provide comment on two new components of the housing project that were not a part of the plan during the public comment period for the Draft Environmental Assessment. Specifically, the plant selection for screening and the adequacy of storm runoff devices are questioned.

The list of plants selected to provide screening along the bluff edge contain a number of non native, invasive species that could easily invade native habitat in both Coastal Sage Scrub and Wetland areas. In particular, the listed tree species of *Myoporum*, Pepper, and *Eucalyptus* are prone to spread and cause habitat damage in especially wetlands. Many *Eucalyptus* species can grow tall and thin so as not to provide screening at all.

The proposed detention basins may not be of adequate size to handle the increased volume of urban runoff created by this project. Although they have a functional design, there should be provisions for long term maintenance as the basins become silted in and their volume reduced. Of the two drains from detention basins, the inland drain flows down a paved road and should have little impact. The coastal drainage ends near the bluff edge with a pile of rocks for energy dissipation. From that point, the water flows over steep ground under coastal sage scrub habitat. We believe this design will cause accelerated erosion and take of critical habitat in the long term. Water should be carried to the base of the slope and have energy dissipation included at that point to minimize resource impacts.

If you have any questions regarding these comments, please call David R. Pryor, District Resource Ecologist at (714) 842-6135.

Sincerely,

Jack B. Roggenbuck
District Superintendent

cc: Rayburn
Pryor

EXHIBIT NO. 11
APPLICATION NO.
CD-100-96