

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
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 SAN DIEGO, CA 92108-1725
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 Hearing Date: 5/12-15/98



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REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

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Application No.: 6-97-151

Applicant: California Department of Parks and Recreation
 Agent: Paul Webb

Description: Replace existing 42-inch storm drain with new 24-inch storm drain pipe on a coastal bluff in a revised alignment 40-feet south of the existing pipe with the discharge point remaining the same, involving slantdrilling a 30-inch hole, installation of pipe, backfilling with grout, removal of existing debris, construction of a headwall and energy dissipator at the existing discharge point and vegetation clearance in a canyon gully to allow access. Construction has already occurred pursuant to emergency permit #6-97-151-G.

Site: San Onofre State Beach campground, south of Basilone Road off-ramp, San Diego County. APN 208-020-28, 207-101-12

Substantive File Documents: Geological Report of Environmental Conditions at the San Onofre State Beach by Sydney Brown of the California Department of Parks and Recreation.

STAFF NOTES:Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed development with a condition which requires submittal of a revegetation plan for areas disturbed by project construction.

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Revegetation Plan. Prior to the issuance of the coastal development permit and within 30-days of Commission action, the applicant shall submit as-built construction drawings which indicate all areas disturbed by project construction and include a detailed revegetation plan. Said plan shall include measures to revegetate that portion of the project site that is disturbed by the installation of the drainage system or by accessing the construction site. Drought tolerant native plants shall be utilized to the maximum extent feasible to re-establish the area consistent with its present character. Said plan shall be submitted to, reviewed by and approved in writing by the Executive Director. Revegetation shall occur in accordance with the approved plan within 60-days of Commission action.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The proposed project would replace an existing 42-inch storm drain with a new 24-inch storm drain pipe on a coastal bluff in a revised alignment 40-feet south of the existing pipe with the discharge point remaining the same, involving slantdrilling a 30-inch hole, installation of pipe, backfilling with grout, removal of existing debris, construction of a headwall and energy dissipator at the existing discharge point and vegetation clearance in a canyon gully to allow access. Construction has already occurred pursuant to emergency permit #6-97-151-G.

The campground at San Onofre State Beach is comprised of the former Highway 101 right-of-way. The existing 42-inch culvert lies beneath the paved surface of the highway. It collects and transports drainage water that enters state park property through other culverts that pass under the A.T.&S.F. railroad tracks and I-5 highway. This series of culverts drains the railroad tracks, the freeway and adjacent border inspection station and a large area located on Camp Pendleton. The subject culvert was apparently constructed by Caltrans during construction of the highway.

According to the Department of Parks and Recreation's geologist, in 1995 the 40" culvert exited the bluff intact and necked-down to an approximately 24" vertical culvert. At the lower section of the culvert, there were open sections encasing a black flexpipe. However, as of December, 1997 there only remained the large diameter culvert exiting directly out of the cliff as sections of culvert had been falling-off to the canyon floor for some time. Consequently, storm runoff leaves the culvert and drops to the canyon floor without any energy dissipation. With no energy dissipation to the storm runoff, the bluff has experienced dangerous erosion and has retreated.

dramatically, with losses of ten to twenty feet in several major storms associated with the El Nino season. The bluff edge is now located within 40 feet of the edge of campground paving.

According to the Department, continued retreat will result in damage to the pavement and consequent loss of campsites and other facilities. DPR states that if left unchecked, access to the southerly portions of the park would be jeopardized. Additionally, DPR states that there are existing communications facilities, including the telephone lines that serve the San Onofre Nuclear Generating Station emergency warning sirens, that are directly threatened by additional retreat.

Because of the need to address this concern immediately, the Executive Director issued an emergency permit on January 22, 1998. However, because of the El Nino storms, construction was delayed and a subsequent emergency permit was issued (work must be completed within 30 days of the date of the emergency) on March 11, 1998. Because of more erosion from the storms, the storm drain's alignment was revised 40-feet south of the existing pipe with the discharge point remaining the same. Pursuant to this emergency permit, the replacement pipe has now been installed. This permit is the follow-up permit to that emergency permit. The standard of review is Chapter 3 policies of the Coastal Act.

2. Biological Resources. Section 30240 of the Coastal Act states:

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation 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.

The site of the headwall and discharge is on the canyon floor containing adjacent natural areas, including coastal sage scrub, an environmentally sensitive habitat. The emergency permit contained a requirement that disturbance to adjacent natural areas shall be limited to the minimum necessary to remedy the emergency situation and complete the required work. The applicant states that based upon the project design there will be no vegetation removal on the canyon floor at the headwall site. No equipment or materials will be taken to the headwall site from the beach; rather, materials will be lowered down to the canyon floor via a crane. Access for construction personnel will be provided through the canyon to the construction site. This may require minimal clearing of vegetation; however, sensitive plant species would be avoided. As proposed, an ecologist would be on-site during construction to identify sensitive or high-interest species which would be avoided to the extent possible. The ecologist would record the nature and

extent of vegetation removal if done. According to the ecologist, if required, clean fill dirt would be placed over plants; the existing plants will sprout through the fill dirt. Special Condition #1 requires submittal of as-built plans which identify all areas disturbed by project construction. Revegetation of the construction corridor shall be implemented to re-establish the area consistent with its present character within 60-days of Commission action to mitigate project impacts on sensitive and scenic resources in the area.

Regarding water quality, storm water pollution measures and best management practices, the proposed construction method uses a slant drill from a paved roadway surface. No drill muds or other materials will be introduced into the drilled shaft. Any drill spoils generated by this development will be used as backfill materials supporting the headwall to be placed at the outlet of the culvert. Because of the construction method, no additional new soil surfaces will be exposed to erosive forces. The applicant notes the proposed project is to minimize erosion to protect existing state park facilities. Thus, no adverse changes to water quality are anticipated when comparing the proposed project to existing conditions. Because the proposed project would correct an existing erosion problem, water quality should be improved as a result of the project.

Based on the above, the Commission finds the proposed project can be found consistent with Section 30240 of the Coastal Act.

3. Public Access. The proposed development is located at the campground at San Onofre State Beach. In this area of the coast, I-5 is the designated first public roadway. As the proposed development will occur between the first public roadway and the sea, a public access finding must be made, pursuant to Section 30604(c) of the Coastal Act. The proposed project site is well removed from the shoreline in an area where little public access occurs because of dense vegetation. No formal trails are designated for public use in this area. Additionally, the work is proposed during the winter season when beach attendance is low. The Commission finds the project will have no affect on the ability of the public to access the coast, consistent with the public access policies of the Coastal Act.

4. Local Coastal Planning. Section 30604 (a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The project site is within the unincorporated County of San Diego. No local coastal program planning has occurred in this area. Thus, the standard of review of this project is the Chapter 3 policies of the Coastal Act. As indicated herein, the project, as conditioned to restore any natural areas that are disturbed by implementation of the project, has been found consistent with Section 30240 of the Coastal Act.

The project also raises concerns with Section 30253 of the Coastal Act. That is, continued bluff retreat would result in damage to the pavement and consequent loss of campsites and other facilities. DPR states that if left unchecked, access to the southerly portions of the park would be jeopardized. Additionally, DPR states that there are existing communications facilities, including the telephone lines that serve the San Onofre Nuclear Generating Station emergency warning sirens, that are directly threatened by additional retreat. The project would address the hazardous situation by re-routing the alignment of the drainage culvert so that no further bluff erosion would occur. Additionally, the headwall and energy dissipator on the canyon floor would ensure that no further erosion of that area would occur.

The applicant has submitted the hydrological analysis, including supporting calculations, that was used to design the proposed project. As noted, an existing 42-inch storm drain is being replaced with a 24-inch storm drain. The analysis indicates that the limiting factor in the sizing of the pipe is not the size of the pipe on the applicant's property, but rather the size of the pipe under the railroad berm. The design capacity of the existing system was determined to be 65 cubic feet per second (cfs) and the capacity of the 24-inch pipe was determined to be 82.9 cfs. The study concluded that because the 24-inch pipe has a full-flow capacity greater than the existing capacity of 65 cfs, the proposed design was adequate to accommodate expected water flows.

Thus, based on the above, the proposed project, as conditioned, has been found consistent with all applicable Chapter 3 policies of the Coastal Act.

5. California Environmental Quality Act (CEQA) Consistency. Section 13096 of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit to be supported by a finding showing the permit, as conditioned, is consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project has been conditioned to be found consistent with the resource protection policies of the Coastal Act. The attached mitigation measures will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

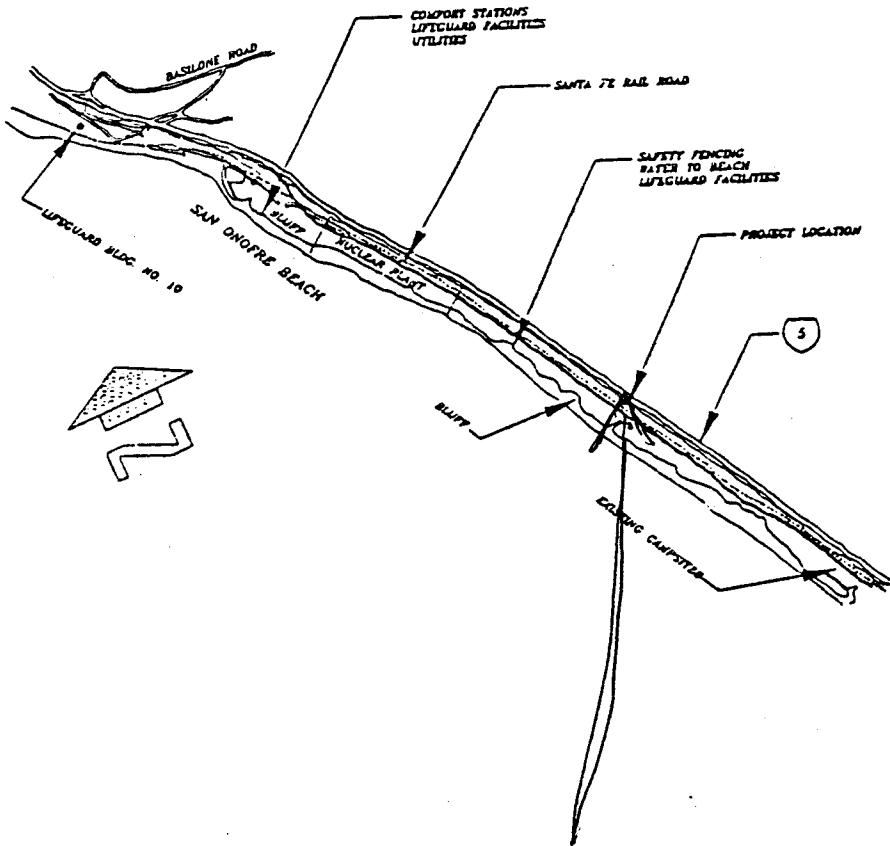
STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the

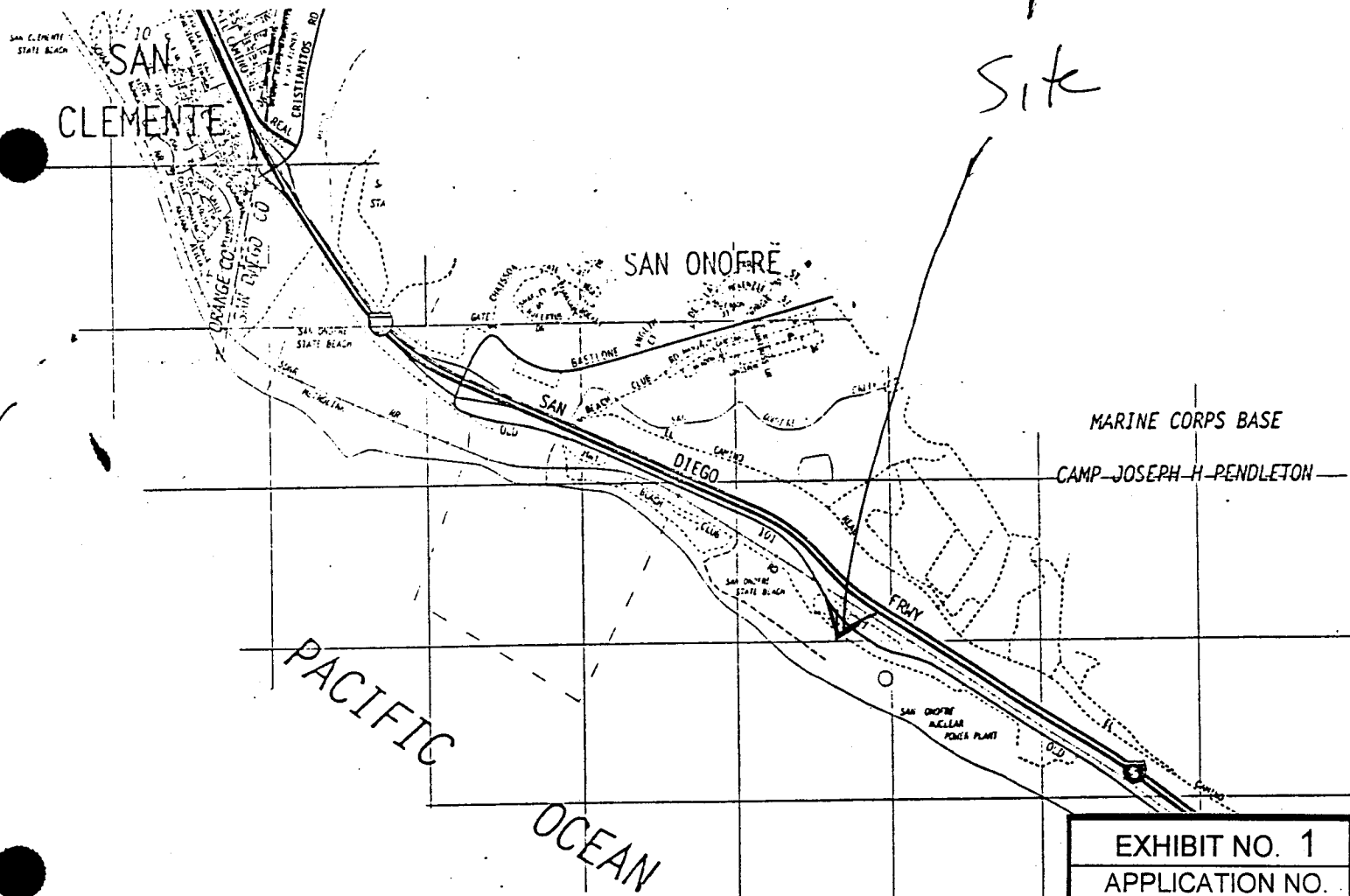
permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. 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.
7. 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.

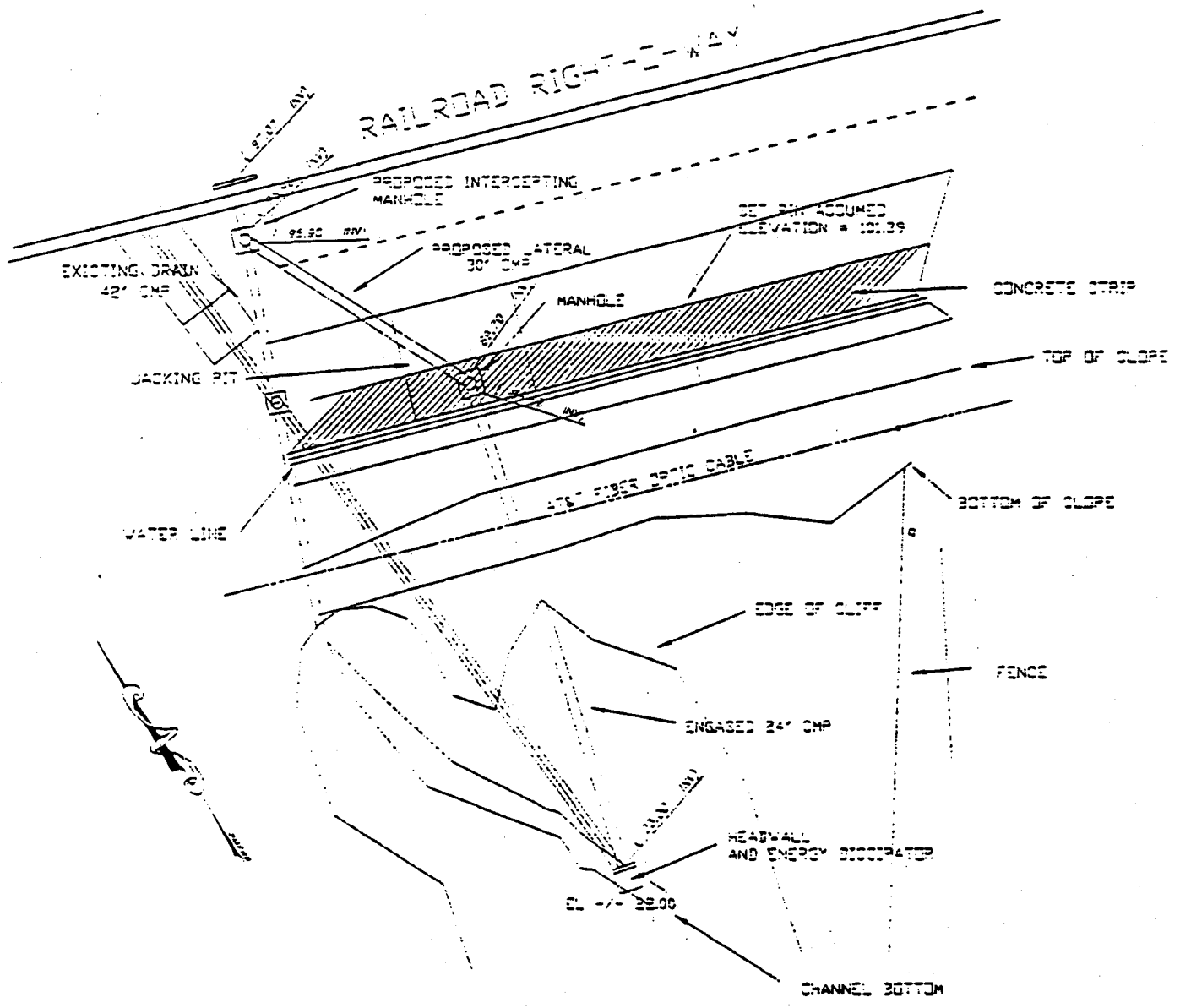
(7151R)



Site



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| EXHIBIT NO. 1 |
| APPLICATION NO. |
| 6-97-151 |
| Location Maps |
| California Coastal Commission |



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

MC NICHOL CONSTRUCTION
ENGINEERING - CONSTRUCTION - ENVIRONMENTAL SERVICES
OFFICE (562) 946-3602 FAX (562) 946-3679

CONTRACT C974602E 1 OF 2

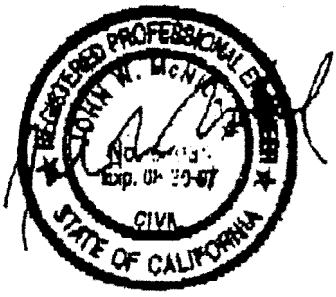
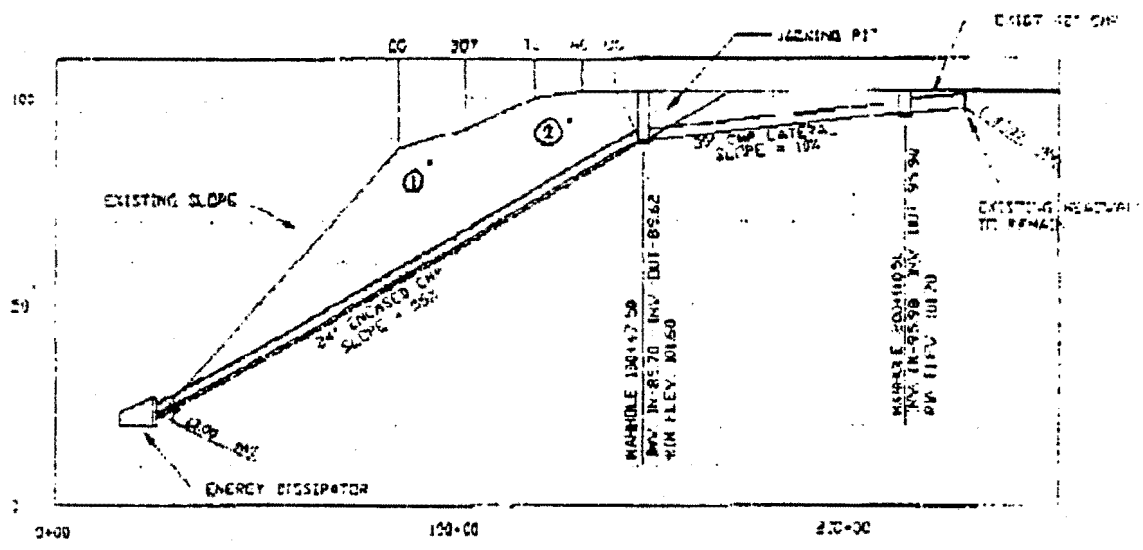
EXHIBIT NO. 2
APPLICATION NO.
6-97-151
Site Plan

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| Post-It Fax Note | 7871 | Date | 3/9/98 | # of Pages | 1 |
| To | BILL BROWN | From | PAUL WEBB | | |
| Co./Dept. | | Co. | | | |
| Phone # | | Phone # | | | |
| Fax # | | Fax # | | | |

- ① AT&T Fiber optic Cable
- ② Waterline



SCALE
 HORIZ 1"=40'
 VERT 1"=40'

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 ENGINEERING - CONSTRUCTION - ENVIRONMENTAL SERVICES
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 CONTRACT C9746022 2 of 3

SAN ONOFRE STATE PARK
DRAINAGE IMPROVEMENT
SAN DIEGO, CALIFORNIA

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| EXHIBIT NO. 3 |
| APPLICATION NO. |
| 6-97-151 |
| Cross-Section |
| California Coastal Commission |