

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

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Filed: February 26, 1999
49th Day: April 15, 1999
180th Day: August 24, 1999
Staff: LRO-SD
Staff Report: March 25, 1999
Hearing Date: April 13-16, 1999

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-98-164

Wed 7d

Applicant: City of San Diego

Agent: Keith Merkel

Description: Improvements to an existing youth camping area to include 80 campsites including paving, lawns and trees, signage, outdoor shade structures and a one-story restroom/storage building on an approximate 40 acre site.

Lot Area	1,742,400 sq. ft.
Building Coverage	15,594 sq. ft. (1%)
Pavement Coverage	198,932 sq. ft. (11%)
Landscape Coverage	1,044,836 sq. ft. (60%)
Unimproved Area	483,038 sq. ft. (28%)
Parking Spaces	141
Zoning	Unzoned
Plan Designation	Organized Youth Group Camping
Ht abv fin grade	18 feet

Site: North Shore of Enchanted Cove, east side of Fiesta Island, Mission Bay Park, San Diego, San Diego County. APN 435-480-15

Substantive File Documents: Certified Mission Bay Park Master Plan; Mitigated Negative Declaration - LDR NO. 98-1092 dated 11/23/98; Mission Bay Natural Resource Management Plan (NRMP).

STAFF NOTES:Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed project with a number of special conditions. The project raises concerns over potential impacts to wetlands and the visual character of Fiesta Island. It also raises a concern with regard to public access and the use and availability of the campground to the general public without preferential treatment to specific groups. To address these concerns several special conditions are

required that will bring the proposed project into conformance with Chapter 3 policies of the Coastal Act. Specifically, Special Condition #1 requires revised development, site and grading plans for a 50-foot wetland buffer that prohibits any development in the buffer area with the exception of installation of interpretive signage, fencing and enhancement of the wetlands through removal of exotic species, in consultation with the California Department of Fish and Game. Protection of public access opportunities for the general public are assured through Special Condition #2 which requires the applicant to submit a written agreement that the proposed facility will remain open to the general public on a first-come, first-serve basis. Protection of the visual character of the area is addressed through Special Condition #3 which requires a reduction in the number of trees proposed from 286 to no more than 80 trees (or one tree per campsite). Special Condition #4 addresses construction access and staging and timing of construction with a provision that the proposed work may occur during the summer months with the exception of weekends and holidays.

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, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, 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. Revised Plans/Wetland Buffer. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit revised development, site and grading plans for the development to the Executive Director for review and written approval. Said plans shall be in substantial conformance with the plans submitted with the application by Kawasaki/Theilacker and Ueno and Associates dated 12/22/98 except that they shall be revised as follows:

- a) The plan shall establish the northern limit of the proposed improvements including the access road and grading and provide a minimum 50 ft. buffer from the wetlands. No grading, improvements or any structures shall be permitted within the buffer area other than installation of interpretive signage and fencing to protect the wetlands from human intrusion and any proposed wetland enhancement.
- b) The plan shall assure that the water source is maintained toward the wetland.
- c) The applicant agrees to inform any future lessee that the wetland and buffer area are not to be developed subject to the restrictions cited above.

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 unless the Executive Director determines that no amendment is required.

2) Public Use of Campground Facility. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a written agreement that the proposed facilities shall be open to the general public on a first-come first-serve basis.

3) Revised Landscape Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit revised a landscape plan, developed in consultation with the California Department of Fish and Game, to the Executive Director for review and written approval. The plan shall be in substantial conformance with the plan submitted with this application by Kawasaki/Theilacker and Ueno and Associates dated 12/22/98 except that it shall be revised as follows:

- a) The plan shall indicate the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Drought tolerant native or naturalizing plant materials shall be utilized to the maximum extent feasible.
- b) The total amount of trees proposed for the campsite facility shall be reduced from 286 to a maximum of 80 trees (one tree per campsite). Additional low-lying shrubs shall also be permitted.
- c) The species of trees planted shall be native and of a species that is identified in the Mission Bay Master Plan.
- d) The existing delineated on-site wetland and identified 50-ft. buffer shall be enhanced through the removal of non-native species.

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 unless the Executive Director determines that no amendment is required.

4. Interpretive Signage. Prior to construction of the proposed project, the applicant shall submit final plans for the proposed interpretive signage and any proposed informational display regarding the wetland habitat on the subject site to the Executive Director for review and approval.

5. Construction Access/Staging Areas/Timing of Construction. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, construction access and staging plans including information regarding the timing of construction that includes the following:

- a) The plans shall indicate the locations, both on- and off-site, which will be used as staging and storage areas for materials and equipment during the construction phase of this project.
- b) That the existing one-way access road will remain open at all times during construction.
- c) That the campground facility shall remain open during the construction period.
- d) The permitted work may occur during the summer months between Memorial Day weekend and Labor Day except on weekends and holidays.

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 unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/Permit History. Proposed is improvements to an existing youth camping area to include the construction of 80 campsites including paving, lawns and trees, signage, outdoor shade structures, a one-story restroom/storage building and plumbing and electrical systems. Also proposed as part of the youth camp facility are group picnic areas, a central roadway weaving through the site, outdoor showers, beach play areas, water activity areas, and a sand volleyball area. Small gathering areas are also proposed to be located along the western boundary and a larger

gathering area near the southeastern part of the site. Portable toilet enclosures will also be installed along with security fencing, signage, and a drop-off area for buses and watering trucks. An existing parking lot consisting of 109 spaces will be removed and replaced with a larger parking lot which will facilitate parking for a total of 141 parking spaces. The project site is located at the eastern arm of Fiesta Island, north of Enchanted Cove and west of North Pacific Passage in Mission Bay Park.

The project site presently contains two facilities; an existing 11,000 sq.ft. youth oriented aquatic facility known as the Mission Bay Youth Aquatic Center and an existing camping facility. This aquatic center was previously permitted by the Coastal Commission under CDP #6-90-288. Under that permit, several support structures were proposed including an 80-space parking lot. These improvements are still existing and will not change with this proposal. Under that permit the aquatic facility was being operated by the Boy Scouts of America. The proposed development will expand the existing youth camp which is operated by the City Parks and Recreation Department through additional improvements described above, as well as making the camp area handicapped-accessible with campsites which are especially designed for handicapped visitors. Another coastal development permit related to the youth camp was approved (CDP #6-98-114) for the subject site which permitted the placement of approximately 800 lineal feet of pipeline and cable under Mission Bay extending from existing services to Fiesta Island for the purpose of providing water and power for master plan parks and recreation facilities on Fiesta Island.

As noted above, the subject site is located on Fiesta Island within Mission Bay Park. Mission Bay Park is an area of original jurisdiction, where the Commission retains coastal development permit authority.

2. Environmentally Sensitive Habitats. The following Coastal Act policies address protection of sensitive habitat areas and state, in part:

Section 30230.

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations 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 waste 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 habitats, and minimizing alteration of natural streams.

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 above-cited Coastal Act policies call for the preservation of sensitive habitat areas, including wetlands. Further, Section 30240 provides that environmentally sensitive habitat areas be protected against any significant disruption of habitat values. Pursuant to these policies, the City's zoning ordinance contains requirements that also provide for a 100 foot buffer between new development and wetlands.

The project site contains an existing wetland at the northwest corner of the site. According to the applicant's biological consultant, the existing wetland is a narrow swale that is a man-induced wetland created in a depression along the back of a tall berm surrounding the site. The wetland is approximately 0.05 acres (2,224 sq.ft.) and has been identified as an alkali flat supporting non-tidal stands of saltwort (*Salicornia virginica*). The wetland is 246 feet long and averages a little over nine feet wide.

With regard to the areas surrounding the wetland that are located upland, the applicant's consultant has provided a biological assessment of this area, as well. The upland area is highly disturbed and dominated by exotic species including mature pampas grass plants. The vegetation is very open and ruderal lands which are broken up by trails and dirt lots that occupy over half of the total site. There is no sensitive upland vegetation or other resources on the site.

The applicant is presently proposing a 50-ft. buffer between the campground facility and the existing wetland. However, grading is proposed to extend all the way up to the edge of the wetland. Both Commission staff and the project's consultant discussed this matter with the California Department of Fish and Game (CDFG). CDFG concurred that the wetland would be best used as an interpretive feature within the campground than it would as a viable wetland habitat area. According to the CDFG, given its tiny size, narrow shape and isolation from other habitat, it would provide little habitat value even in the best of conditions.

The Commission is also initially concerned with a proposed trail and/or circulation road shown on the project plans and their close proximity to the wetland. However, the

applicant clarified that the trail/road shown on the plans is a maintenance and pedestrian trail as opposed to an asphalt roadway or circulation road typically heavily traveled by vehicles. The road will also be used by vehicles to drop off and pick up heavy camping equipment, etc. associated with the various youth groups using the camp.

The Commission has typically required that a wetland buffer be provided between new development and existing wetlands. While the subject wetland has been identified as a "low quality" habitat, the Coastal Act does not differentiate between low and high quality wetlands. The applicant does not feel that a 100-ft. buffer is warranted because the proposed project represents improvements to an existing campground vs. new development. In addition, the applicant has indicated that the Mission Bay Natural Resource Management Plan recommends a 50-foot buffer for salt panne habitats and a 100-foot buffer for salt marsh. The applicant believes that the existing wetland is more like a salt panne habitat than a salt marsh. In addition, it is further noted that the NRMP describes buffer zone functions and allowable uses within these zones, including bikeways, walkways, and passive recreation such as nature study, viewing and picnicking. The applicant believes that these uses would be appropriate in the proposed project.

The applicant is willing to provide a 50-foot buffer around the delineated wetland but that they be permitted to grade up to the edge of the wetland. If grading were to be excluded from the entire wetland buffer area, the grading of the surrounding areas would result in all surface water being diverted away from the wetland causing its eventual loss. Secondly, presently there is an approximately seven-foot high sand berm that surrounds the perimeter of the site which is adjacent to the beach that leads to the Bay. The wetland is located immediately inland of the berm. The berm keeps drainage on the site instead of draining towards the Bay. In addition, water from the remainder of the site is directed toward the wetland. The City would like to grade for purposes of reducing the height of the berm to create a more natural landscape such as a foredune hummock. Leaving the berm in place would create a feature that looks like dumped spoils than natural topography because the ends of the berm would still be graded so essentially the berm would look like a dirt pile in the middle of the campground area. The applicant would like to lower the berm to approximately one-and-a-half feet high. Then the base of the berm would also be regraded to create a shallow swale or shallow mound between the beach and the wetland so that it still serves the same function of trapping water behind it, to maintain the wetland. Also, the amount of sediment that runs down the face of the berm into the wetland will be reduced with a lower berm. A temporary silt fence would be installed. After the site is graded, the applicant proposes to plant it with native vegetation and remove the silt fence. According to the applicant, another positive benefit of lowering the berm is that it will enhance public views toward the Bay. Also, by lowering the berm, those walking on the beach will be able to see over it to the wetland, which is proposed to be used as an interpretive feature.

The applicant has indicated that a 100-foot buffer could be provided (but with the proposed grading) but that this is not a preferred alternative. Also, the provision of a 100-foot buffer would render the use of the wetland as an interpretive feature more

problematic and less functional since the public and those using the campground would have to be 100 feet away from it and could not read the interpretive signage associated with it. The applicant also proposes to fence the wetland and install interpretive signage consisting of three signs.

In past permit actions, the Commission has found that an undeveloped buffer area around wetlands is necessary to provide physical space between development and wetlands and to provide a transitional habitat area. The intervening space acts as a distance barrier between human activity and the resource, as well as a transitional habitat area for species using the wetland. The width of the required wetlands buffers has varied depending on several circumstances, including whether there are changes in elevation, the nature of the nearby development, and the opinion of the Department of Fish and Game. In this particular case, the Commission finds that a buffer of 50 feet only would be adequate to protect the wetland if it is left undisturbed by the development and enhanced through the removal of non-native species, in consultation with the Department of Fish and Game. The Commission has reviewed the proposed grading plans and has determined that development of the facility and grading can occur without grading within the designated buffer. As such, Special Condition #1 requires the City to submit revised site and grading plans which indicate that no development or grading may occur within the wetland or designated 50 ft. buffer area, except for interpretive signage and enhancement of the wetland. With this condition, the existing wetland will be afforded the maximum protection, consistent with past Commission precedent and Sections 30230, 30231 and 30240 of the Act.

3. Visual Resources/Community Character. Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and for the compatibility of new and existing development. In this particular case, the proposed structural improvements to the existing youth camp are compatible in design with the existing youth camp facility. However, there are a number of concerns with the proposed landscaping for the youth camp. The planting of several hundred trees (286) represents a significant alteration of the visual character of the area which would result in converting the upland beach site into a "forest". The Mission Bay Park Master Plan describes Fiesta Island as "an open landscape" and envisions the central shores as "beach backed by coastal vegetation." The Plan notes that the east shoreline of the island is a "critical area in terms of the Park's image to the City because of its exposure to views from the east including from the I-5 freeway. Goals for Fiesta Island include special emphasis on using natural landscapes within recreational areas. It is further noted that while coastal live oak and Torrey Pines are identified in the Master Plan as appropriate trees within a designated Coastal Sage Scrub landscape, the mass and quantity of the proposed plantings warrant a visual analysis of the proposed landscaping from surrounding coastal accessways and recreational areas. The Commission feels it would be more appropriate to maintain the area as a low-scale, upland beach landscape than an intensely wooded environment.

As currently proposed, the applicant proposes to plant a total of 286 trees at the facility consisting of 205 Torrey Pines and 81 coast live oak trees as well as native hydroseeding. Also proposed is a permanent irrigation system which according to the project consultant

is not proposed to support the trees for the long-term, but to allow the facility to be opened immediately upon completion. The trees are proposed to be weaned from the system as they become established. The irrigation system will remain in place and operable so that in the event of drought, the trees can be maintained in a healthy state. It is not intended that the irrigation system will be used on a routine basis once the plants have become established.

The City asserts that the trees further the goals of the camping facility and are consistent with the intent of the Master Plan. The City has indicated that at present, the site is underutilized due to a common complaint that there are no restrooms or shade. The City thus proposes to compensate for the lack of shade by incorporating an abundance of trees into the proposed facility. The City prefers to use trees rather than construct shade structures for a variety of reasons. The applicant believes that a number of structures would need to be constructed to provide shade for each camp site which would be incompatible with the character of the island described in the Master Plan. A number of structures would also be incompatible with the "primitive camping experience" of the facility as well as additional cost associated with the construction and maintenance of permanent structures. The applicant has stated that reducing the trees and expanding shade structures may be a tangible option but that it would sacrifice some of the environmental softness desired for this area which is not a desirable solution for the City.

The applicant further states that the total amount of trees planted will result in a coverage of approximately 11% of the total area. By comparison, wetlands used 40% coverage as a minimum criteria to define woodlands. The density of the vegetation that is proposed is much lower than that found within Torrey pine forests or oak woodlands and is more like the scrub, woodland transition. The applicant maintains that is an open habitat that meets the goals and intent of the Master Plan.

In addition, the Master Plan also requires that park furnishings have a natural coloring that blends with the landscape. In response to a request to submit information regarding the proposed color scheme for the subject improvements, the applicant has submitted a color board that indicates that the proposed colors for the exterior surfaces of the proposed structures will be of earth tone colors (tan and deep grey colors with teal blue and light grey for trim). The proposed color scheme of the proposed structures, is thus, found to be compatible with the surrounding area and will not pose an adverse visual impact.

In summary, with regard to potential impacts on public views, although the site is visible from the major public access roads of East Mission Bay Drive and Interstate 5, it is a distant view. Once the additional structures are constructed, however, the site will become somewhat more visible. However, with the proposed planting of 286 trees, the complete character of the site as described in the Master Plan as "beach backed by coastal vegetation" will change and as such, will result in significant impacts to the community character of the area. For this reason, Special Condition #2 requires submittal of revised landscape plan that incorporates no more than one tree per campsite for a total of 80 trees in addition to low-lying vegetation and other shrubs. Special emphasis has been placed

on planting trees that are native and species that are identified or recommended in the Mission Bay Park Master Plan. With this condition, some shade can be provided for campers while maintaining the character of the area and the "beach experience" campers would look for at this site. Therefore, only as conditioned can the Commission find the project consistent with the intent of Section 30251 of the Act.

4. Public Access and Recreation. Several policies of the Coastal Act address public access. Those most pertinent to the subject proposal state, in part:

Section 30210.

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.

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.

(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....

The site is located between the sea and the first coastal roadway. However, lateral access along the shoreline of Mission Bay does not appear to be an issue in this area. There is currently free and open pedestrian access all along the shoreline of Fiesta Island, and the proposed project would not decrease that access. Since the upland portions of the site have always been designated for organized youth camping, it is not an area that has seen heavy use by the general public in the past. However, once the proposed improvements are constructed, it is expected that more youth groups will utilize the facility.

On a related issue, this particular part of Mission Bay Park has been designated as an organized youth group camping area. All on-site facilities are operated and maintained by the City of San Diego Parks and Recreation Department. Historically, the campsites

have been booked on a first- come, first -serve basis to any bonafide youth group applying to use the facility. A bonafide youth group has been defined as any organization serving youth, including national, state and regional organizations, and also church and school groups.

In addition, according to the project applicant's consultant, the City has not had enough demand at this site to require prioritization in the past. During the past calendar year (1998), the Fiesta Island Youth Camp was booked to capacity on only one occasion (September 11-12, 1998). The existing youth camp contains 11 camp sites. The remainder of the year it was booked at half or less capacity. However, it is anticipated that the proposed site improvements, including the restrooms and installation of trees, will increase the demand for the facility. Applications for the use of the campground are taken on a first come, first serve basis. In the event that demand exceeds capacity, the City Parks and Recreation Department will apply a random lottery system comparable to that which it uses for issuance of event permits for more popular park and recreation facilities. This process will assure that preferential treatment is not given to any particular group. Given that the proposed expanded campground and related improvements will facilitate the use of the island by more youth groups for various recreational pursuits, the proposed project will somewhat enhance public access opportunities.

In addition, with regard to construction access, staging areas and timing of construction, the applicant proposes to construct the proposed project during the summer months. Work during this time period is necessary so that the City does not lose the funding required to complete the work. Because of potential impacts to public access and recreation, the Commission does not typically allow construction at public recreational sites to occur during the summer months (Memorial Day weekend to Labor Day). However, the applicant has adequately addressed concerns related to construction access and staging areas. The proposed work is expected to occur over a six- month period of time commencing in April and ending in October of this year. The site is over 30 acres in size so there is sufficient room to accommodate construction-associated parking, staging and storage of all materials and maintain the existing campground. The speed limit on Fiesta Island is 25 miles per hour and this will ensure that construction traffic will not impede normal flow of traffic on the one-way road that services the island.

The contractors will also be required to complete the proposed parking lot as the first component of the project so as not to disrupt parking for those using the youth aquatic center. Also proposed is that the youth camp remain open during the construction period. This is an important concern because it is during the summer months when the beach areas are most heavily used and the continued access to Fiesta Island and use of the camp is important for recreational use. Special Condition #4 requires that during the construction period that the existing one-way access road will remain open and that the campground facility shall remain open. The condition also permits the proposed work to occur during the summer months between Memorial Day weekend and Labor Day but not on weekends or holidays. Therefore, the Commission finds that the proposal, as

conditioned, is consistent with all the public access and recreation policies of the Coastal Act, as specifically required in Section 30604(c) of the Act.

5. Water Quality. The following Coastal Act policies addressing water quality are most applicable to the subject proposal, and state, in part:

Section 30230

Marine resources shall be maintained, enhanced, and where feasible, Restored...Uses of the marine environment shall be carried out in a manner That will sustain the biological productivity of coastal waters....

Section 30231

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 waste water discharges and entrainment, controlling runoff.

The applicant has stated that the project would result in a total of 3.13 acres of paved parking areas, 1.44 acres of stabilized soil trail, and 4.21 acres of earthen trails and dirt lots. Also proposed is revegetation of 15.97 acres of the site with various seed mixes. The applicant provided a table which demonstrates the changes in runoff characteristics of the site. The net result is that the site will have no significantly lower potential for runoff than its present conditions. Even during storm events, very little runoff would occur as a result of a minimum of hard structures and significant vegetated areas. With regard to BMPs, the City will implement a Storm Water Pollution Prevention Plan in accordance with Best Management Practices (BMPs) contained within the regional Water Quality Control Board's general Construction NPDES permit. In addition, the proposed work will occur during the summer when the potential for runoff is lower. The applicant has noted that this is a major water quality BMP that is encouraged by the RWQCB as well as the Coastal Commission whenever possible. As such, the proposed project can be found consistent with Sections 30230 and 30231 of the Act.

6. 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, as conditioned, such a finding can be made.

Although the City of San Diego has a fully certified Local Coastal Program, Mission Bay Park is an area of original jurisdiction, where the Commission retains coastal development permit authority. Moreover, because the majority of Mission Bay Park was created on filled tidelands, it is unlikely that permit jurisdiction for most of the area

within the Master Plan boundaries will ever belong to the City. For that reason, Chapter 3 of the Coastal Act will remain the standard of review for projects within the park. The project site is unzoned, but the Master Plan identifies appropriate land uses for the various areas of the park. The subject site is designated for organized youth group camping in the certified Mission Bay Park Master Plan. The proposed improvements to an existing youth camp on Fiesta Island is consistent with these designations. In addition, as demonstrated in the preceding findings, the proposed development, with the attached special conditions, has been found consistent with all applicable policies of Chapter 3. Therefore, the Commission finds that approval of the development, as conditioned, will not prejudice the ability of the City of San Diego to complete its planning process for Mission Bay Park in a manner consistent with the Coastal Act.

7. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the environmentally sensitive habitat, visual resource and public access and recreation policies of the Coastal Act. Mitigation measures, including conditions addressing provision of a 50-ft. buffer from existing wetlands and a revised landscape plan reducing the number of trees proposed, 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 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 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. 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.

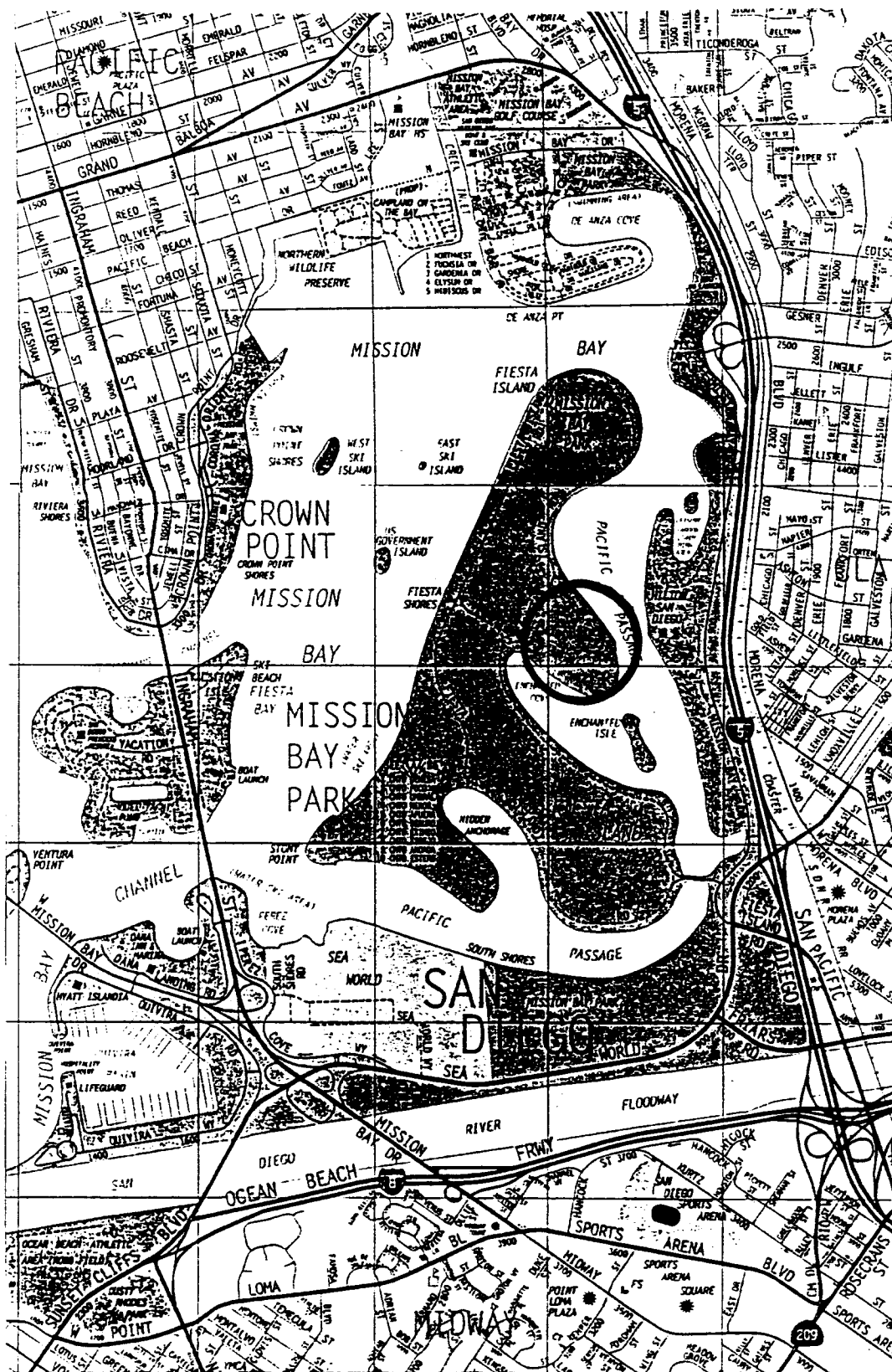



EXHIBIT NO. 1
APPLICATION NO.
6-98-164
Location Map
 California Coastal Commission

FIESTA ISLAND AND YOUTH CAMPING FACILITY

- "COAST LIVE OAK"
- + "TORREY PINE"
- ◻ "CALIFORNIA SYCAMORE"
- CAMPSITES (FIRE RINGS)
- ▬ PROPOSED STRUCTURES

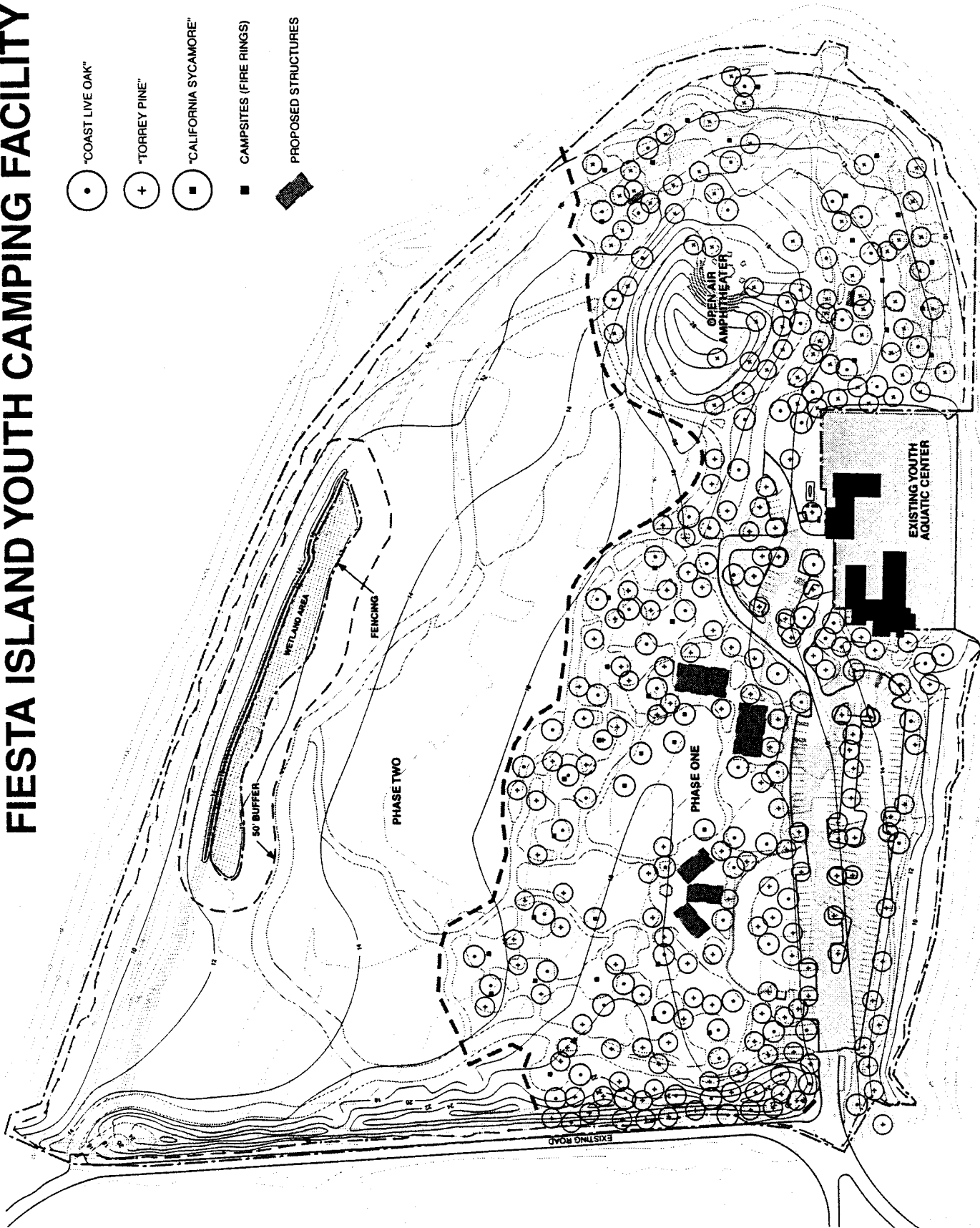


EXHIBIT NO. 2
APPLICATION NO.
6-98-164
Site Plan
California Coastal Commission