

CALIFORNIA COASTAL COMMISSION

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Staff: LRO-SD
Staff Report: 4/20/99
Hearing Date: 5/11-14/99

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-99-40

Applicant: California Department of Parks and Recreation Agent: Donald Monahan

Description: Installation of two mechanical fee collection devices at existing State campground and Surf Beach day use area.

Site: San Onofre State Beach, Camp Pendleton area, San Diego County.

Substantive File Documents: CDP #s 6-97-18 and 6-93-216.

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development 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. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The Department of Parks and Recreation is proposing to install two mechanical fee collection devices (U-Park pay stations) at the existing kiosk entrance to the campground and at the entrance to the Surf Beach day use area parking lot at San Onofre State Beach. Both machines will be installed on 2' X 2' concrete slabs adjacent to the existing kiosk and parking lot. The proposed machines are self-contained units which do not require trenching for electrical connections. The state campground is located immediately west of Interstate 5, three miles south of its intersection with Basilone Road at the very northern part of San Diego County just south of Orange County.

The campground is linear in shape, three miles long and parallels the west side of Interstate 5. This campground area consists of an access roadway and 643 parking spaces which are to the west of, and perpendicular to, the access road. The campground used to have 221 campsites, however, due to a landslide that occurred within the last year, a portion of the campground was closed off to the public and it presently contains 185 campsites. The campground is located slightly inland from the shoreline, adjacent to Interstate 5. The Surf Beach day use parking lot is located closer to the State Park entrance and west of the entrance road. It contains 350 parking spaces. San Onofre State Beach comprises both blufftop and shoreline property. Facilities include restrooms, fire rings, picnic tables, maintenance building and office building. Unimproved footpaths lead down to the beach below. Pedestrian routes to the beach from the campground are well defined and there is no problem with use of unauthorized trails causing erosion. The campground is fairly isolated from other beach areas since it is located at the northern end of the Camp Pendleton U.S. Marine base. The closest beaches would be located immediately to the north in San Clemente as the campground is located just south of the San Diego County line.

By way of history regarding Commission action on mechanical fee collection devices (i.e., iron rangers), the Commission approved 16 fee collection devices (XS-91-1 through 16) in the coastal zone at various state parks on 1/13/92. To date, most of these devices have been installed and are in operation. Under that permit, the Department raised fees and also increased the number of recreation areas where fees were collected. In San Diego County, six mechanical fee collection devices were installed at: South Carlsbad State Beach (Ponto Beach), Cardiff State Beach (north parking lot), Cardiff State Beach (south parking lot), Torrey Pines State Beach (north parking lot), Torrey Pines State Beach (south parking lot) and San Onofre State Beach (Trestles parking lot). The fee collection program began in April 1992 at South Carlsbad, in October 1991 at Cardiff and in November 1991 at Torrey Pines. However, the proposed project differs from other projects in that the proposed mechanical fee collection devices will be located at a State campground which already imposes fees for campground and day use purposes.

2. Public Access/Visual Resources. One of the most important goals of the Coastal Act is to protect, provide and enhance public access opportunities for all persons to and along the coast (Sections 30210-30214, 30221, 30252 of the Coastal Act). Section

30001.5(c) of the Coastal Act requires that public access and public recreational opportunities be maximized, consistent with sound resource conservation principles. Other provisions of State law require the Department of Parks and Recreation to impose new fees at all State Parks where it is feasible to do so. Currently, the Department manages 260 miles of California's coastline and through their mandated responsibilities is implementing and furthering Coastal Act policies by providing public facilities that enhance and make more accessible coastal recreational experiences. Generally, the primary purpose underlying the installation of the fee collection devices is to obtain sufficient revenue to enable the Department to continue the maintenance and operation of the State Park along the coast for the enjoyment of people from throughout the State and Nation. Beyond the coast, the adequacy of revenues to defray Department operating costs is important for park units throughout the State as well.

As noted previously, State Parks has charged a fee at San Onofre State Beach since it was constructed in 1971. In addition, there will be no increase in fees associated with the installation of the mechanical fee collection devices nor will existing park hours be reduced. State Parks has indicated the day use fee will remain at \$6.00 per day and the camping fees will remain at \$17 for Sunday through Thursday and \$18 for Friday and Saturday. State Parks has indicated that fees are generally collected by seasonal state park personnel at the entrance stations. However, due to limited budgets, the Department is unable to provide staffing year-round. The proposed mechanical fee collection devices are proposed to supplement staff and better utilize seasonal employees. No trenching will be required for any installation of electrical wires, etc. As such, no impacts to any coastal resources are anticipated to occur as a result of the installation of the devices at either location.

In addition, with regard to protection of visual resources, Section 30251 requires, in part, that new development be sited and designed to protect views to and along the ocean. The proposed project will not result in any adverse impacts to public views or visual resources. The proposed mechanical fee collection devices are small in size and are proposed to be located close to existing development (i.e., kiosks, parking lots). As such, the proposed devices will not impact public views or visual resources. In summary, in the case of the proposed mechanical fee collection devices, since fees are already being collected at this location, the proposed project merely represents a different manner in which fees will be collected as opposed to collection of new fees altogether and does not raise the same public access and visual resource concerns as those State beaches which impose a fee for the first time or increase existing fees. In addition, any potential concerns related to people parking in nearby residential areas or in sensitive coastal resource areas (i.e., coastal bluffs,) would not occur at this location because fees are already being collected and there is limited access to the campground since it is fairly isolated from other developed areas and is in the middle of the Camp Pendleton base which is inaccessible to the general public.

Given the above findings, the Commission finds that the proposed development is consistent with Coastal Act goals and policies of providing public access to and along

the shoreline and is consistent with Section 30251 pertaining to protection of visual resources.

3. 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 located 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 includes installation of two fee collection devices within an existing State Parks campground facility. The project, as conditioned, has been found consistent with applicable Coastal Act policies.

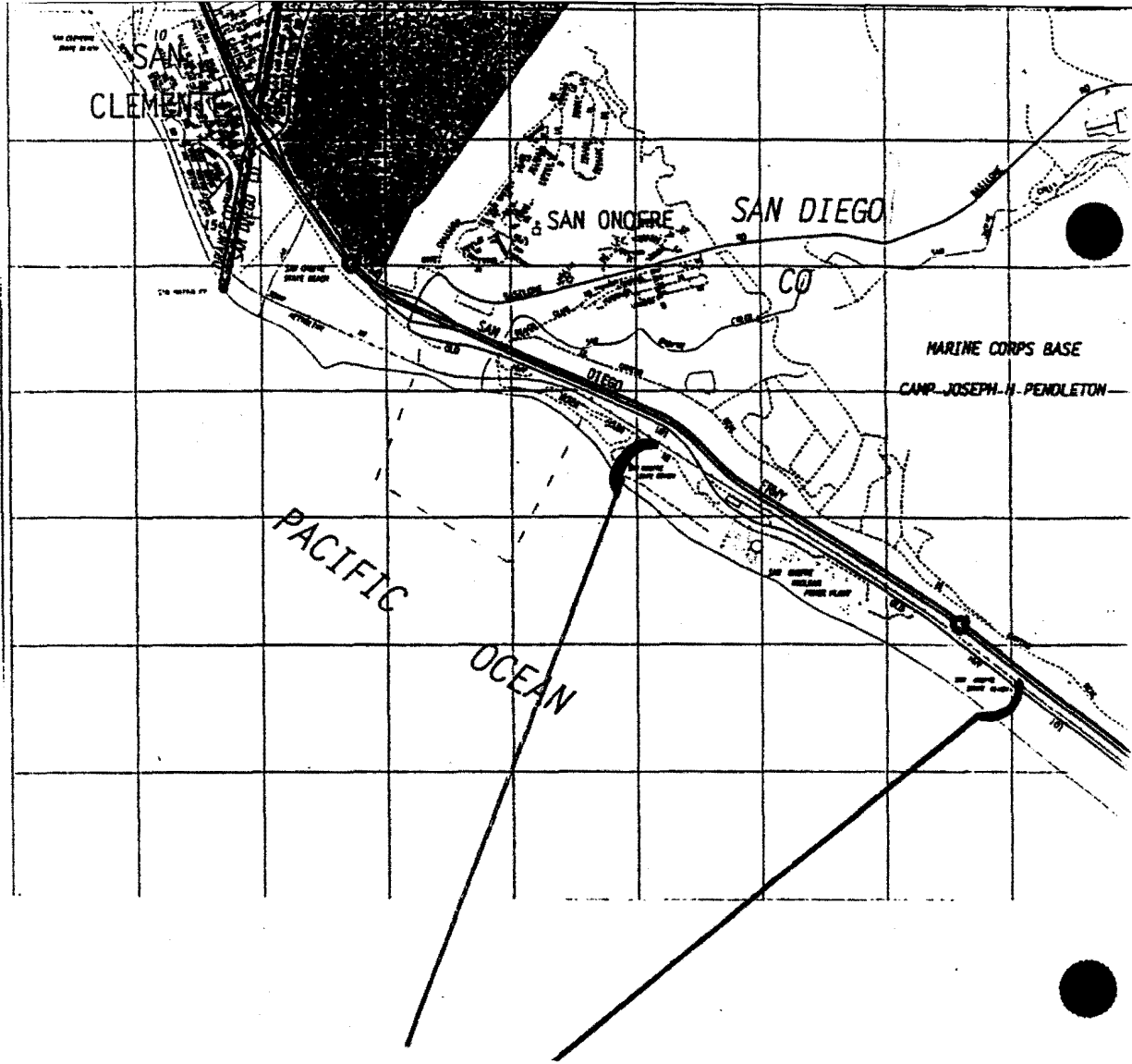
4. California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, to be consistent with any applicable requirements of the California Environmental Quality 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.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with the public access and visual resource policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might 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.



PROJECT SITE

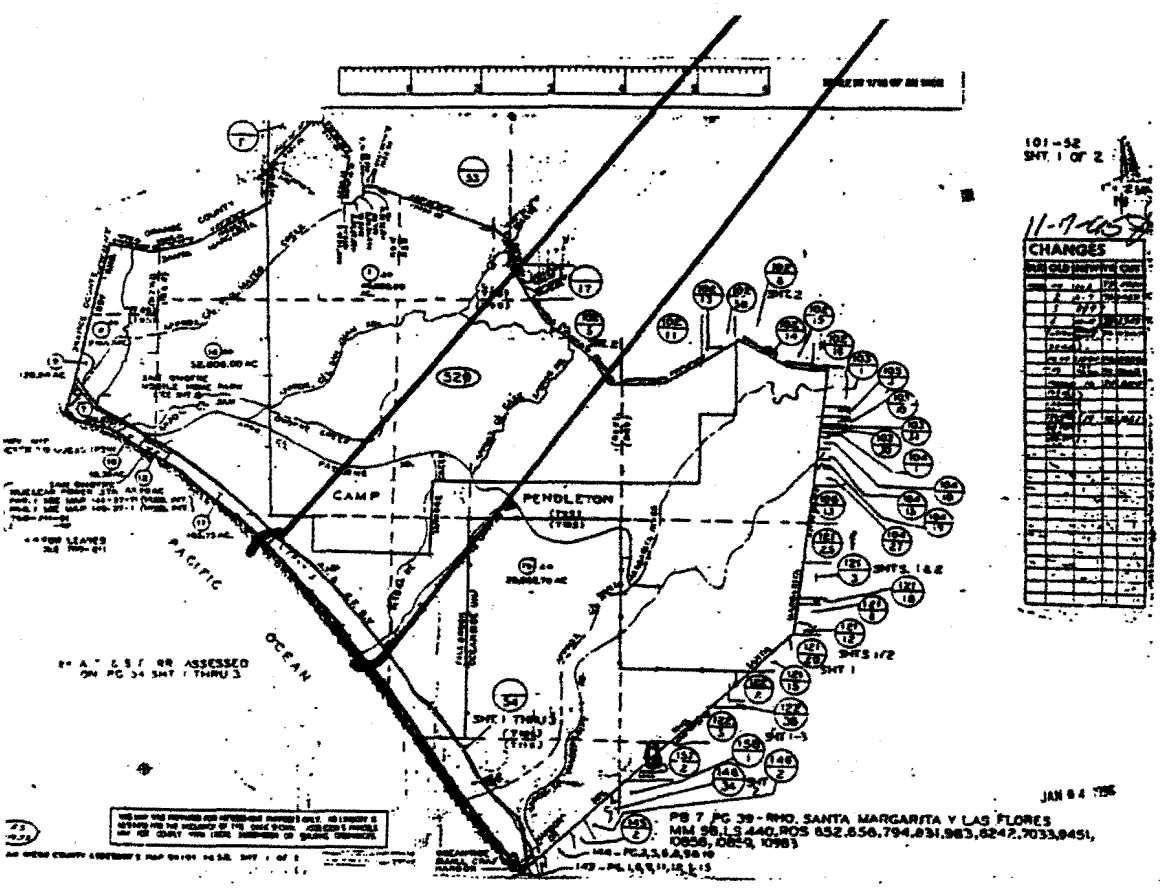


EXHIBIT NO. 1
APPLICATION NO
6-99-40
Location Map



PS 7 PG 39 - RHO, SANTA MARGARITA Y LAS FLORES
 MM 56, L 3, 440, ROS 852, 856, 794, 831, 863, 8242, 7033, 8451,
 0056, 0059, 10981
 JAN 84 756

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APR 16 1999

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

TO SAN ONOFRE
BLUFFS CAMPGROUND

TO SAN ONOFRE
NUCLEAR GENERATING STATION

OLD HIGHWAY 101

SAN ONOFRE STATE BEACH
SURF BEACH DAY USE AREA

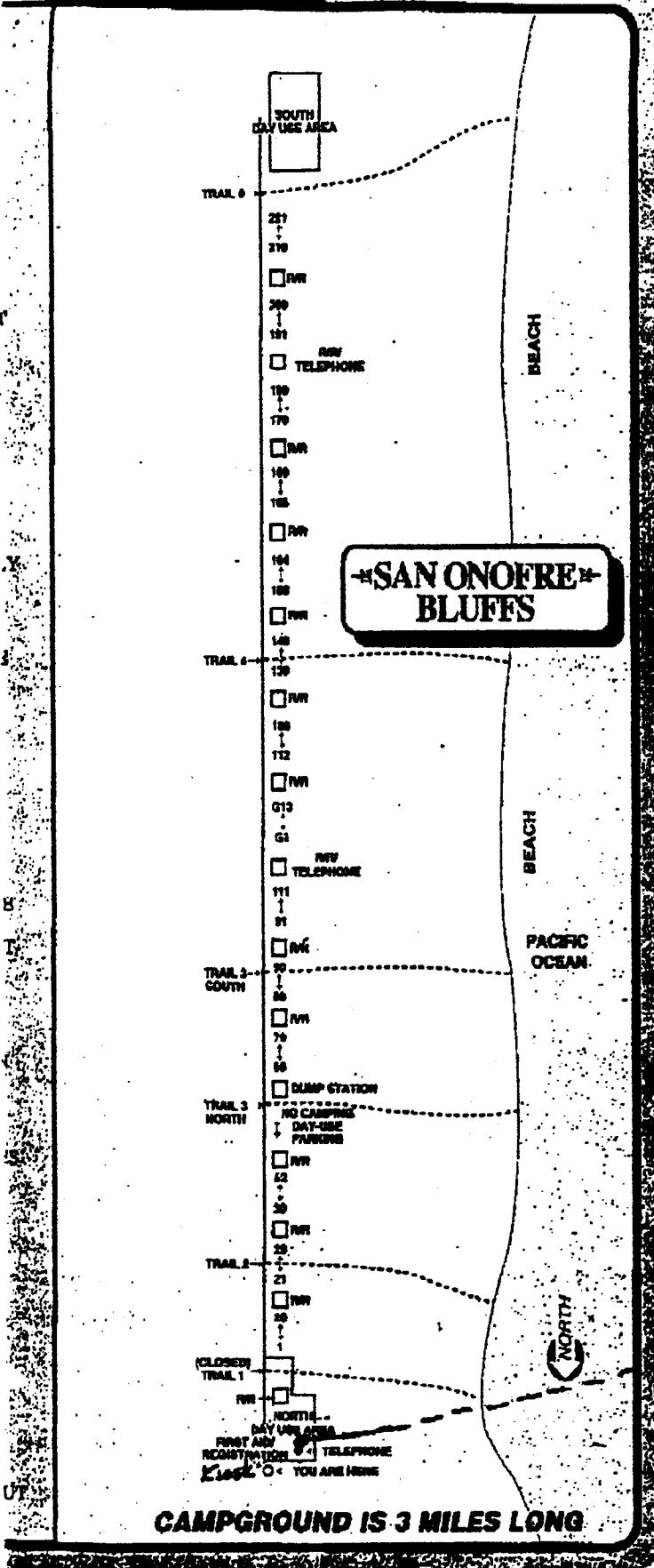
KIOSK

UPAY
INSTALLED
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OVER
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EXHIBIT NO. 2
APPLICATION NO. 6-99-40
Surf Beach Day Use Area



U PAY INSTALLED
HERE ADJACENT TO
TELEPHONE

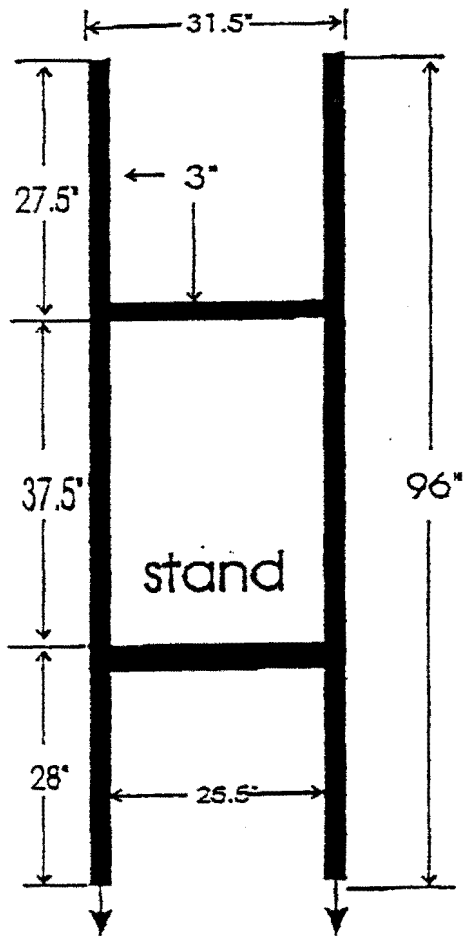
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CALIFORNIA COASTAL COMM SAN DIEGO COAST

EXHIBIT NO. APPLICATION NO. 6-99-40

San Onofre Bluffs Campground



Steel Frame

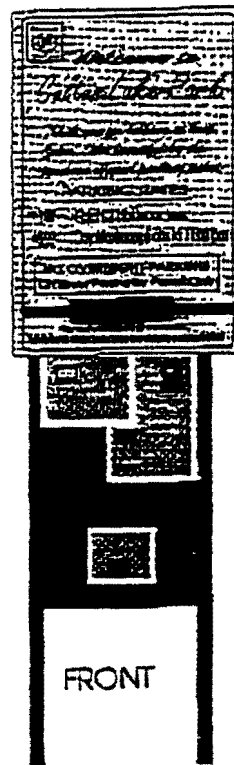
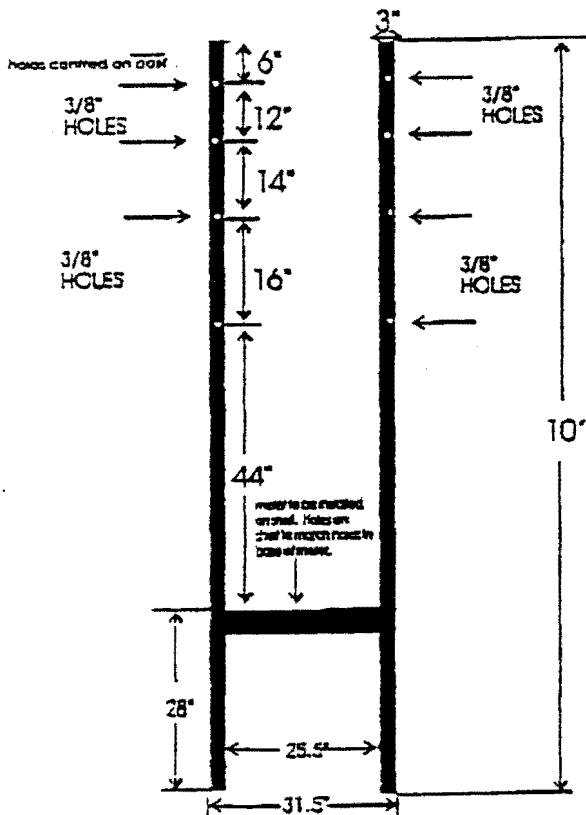
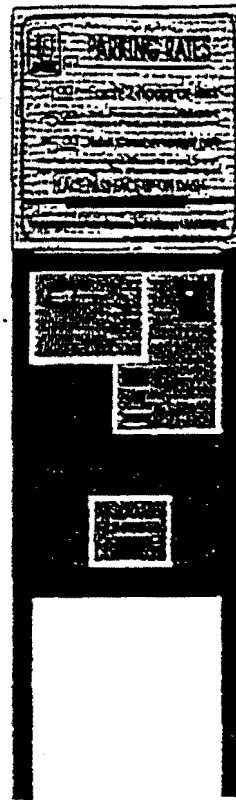


EXHIBIT NO. 4
 APPLICATION NO.
 6-99-40
 Plan for Fee
 Collection Device
 California Coastal Commission