

CALIFORNIA COASTAL COMMISSION

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REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-00-76

Applicant: City of San Diego, Engineering
& Capitol Projects Department

Agent: Chris Terzich

Description: Replacement of an existing, four-lane, 60-foot-wide concrete boat ramp with a new, four-lane, 60-foot-wide, concrete ramp with riprap support. The proposal also includes parking lot modifications resulting in 23 additional parking spaces, along with new landscaping, irrigation, and lighting. Also proposed is augmentation of the existing riprap embankment north of the ramp where erosion has occurred, extension of an existing walkway around the northerly point to complete pedestrian circulation in this area, lighting of the entire walkway and upgrading of the existing drainage improvements.

Site: Ski Beach, on the east side of Vacation Isle, Mission Bay Park, San Diego, San Diego County. APN 760-038-00

Substantive File Documents: Certified Mission Bay Park Master Plan; 1990 Mission Bay Park Shoreline Stabilization and Restoration Project Plan; 1992 Southern California Eelgrass Mitigation Policy

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: Staff recommends approval of the proposed development, with conditions for submittal of final plans, including a final eelgrass mitigation plan, copies of any other required state or federal permits and a final construction schedule. The proposal raises potential concerns over biological resources, water quality, public access and visual resources; these are all resolved through the proposed design and recommended special conditions.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-00-76 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and written approval, final development plans, including grading and drainage plans, structural improvement plans and cross-sections approved by the City of San Diego for the permitted development, which shall be in substantial conformance with the most recent plans submitted by the applicant, titled "Mission Bay Park - Ski Beach," and received in this office on January 5, 2001.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive

Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Eelgrass Impacts. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final mitigation program approved by the California Department of Fish and Game for the permitted eelgrass impacts, which shall be in substantial conformance with the "*Ski Beach Boat Ramp Replacement Eelgrass Mitigation Program*," and which will include the following provisions:

- a. Permanent and temporary impacts to eelgrass resources shall be limited to those areas shown in Figure 3 of the "*Ski Beach Boat Ramp Replacement Eelgrass Mitigation Program*."
- b. A pre-construction survey of the existing eelgrass beds shall be completed to establish the pre-impact conditions of the eelgrass beds and the density of the beds prior to implementation of the proposed project. The survey shall be submitted to the Executive Director before commencement of construction and shall indicate the length, width, and density of the eel grass beds.
- c. A post-construction survey shall be completed within 14 days following construction to determine the actual footprint of eelgrass impact. Within 30 days after completion of the post-construction survey, the permittee shall submit a report to the Executive Director that includes the post-construction survey. The report shall identify the amount of eelgrass impacted by the project based upon comparison of the pre- and post-construction surveys. The report shall also include recommendations for any changes to the "*Ski Beach Boat Ramp Replacement Eelgrass Mitigation Program*," a restoration schedule and an estimate of the square footage of area to be replanted.
- d. Eelgrass impacts shall be mitigated by replanting eelgrass at the project site at a ratio of 1.2 square feet of mitigation area for each square foot of area impacted.
- e. Prior to commencement of the mitigation/transplant, the applicant shall obtain final approval for the method of transplant from the California Department of Fish and Game (CDFG). All methods of eelgrass mitigation must be performed consistent with the guidelines established in the "*Ski Beach Boat Ramp Replacement Eelgrass Mitigation Program*," dated April 13, 2000. Any deviations from this program must be reported immediately to the Executive Director.

The permittee shall undertake development in accordance with the approved mitigation program. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the approved program shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Monitoring Program for Eelgrass Mitigation. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final monitoring program approved by the California Department of Fish and Game for the permitted eelgrass impacts, which shall be in substantial conformance with the "*Ski Beach Boat Ramp Replacement Eelgrass Mitigation Program*," and which will include the following provisions:

- a. The applicant shall agree to undertake the monitoring requirements in accordance with the "*Ski Beach Boat Ramp Replacement Eelgrass Mitigation Program*," dated April 13, 2000.
- b. The mitigation monitoring program, as proposed, shall occur over a five-year period to ensure establishment and to verify that minimum coverage and density requirements are achieved.
- c. For each monitoring, a summary report will be prepared and submitted to the California Coastal Commission, U.S. Army Corps of Engineers, California Department of Fish and Game, National Marine Fisheries Service, U.S. Fish and Wildlife Service and City of San Diego within 30 days of completion of the monitoring.

The permittee shall undertake development in accordance with the approved monitoring program. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the approved program shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Intertidal/Bay Mitigation Plan/Final Approval of Mitigation Credits. The applicant shall comply with the requirements of the "*Ski Beach Boat Ramp Replacement Eelgrass Mitigation Program*," dated April 13, 2000. Should the post-construction eelgrass survey indicate that on-site mitigation will be inadequate, the applicant shall submit for the written approval of the Executive Director, in conjunction with the post-construction survey results, evidence that the City of San Diego has accepted the applicant's option to use eelgrass mitigation credits from the City's eelgrass mitigation bank in Mission Bay Park. The evidence shall specify the amount of acreage credits which have been withdrawn from the Mission Bay Park Mitigation Bank as a result of the proposed project, and where those credits are geographically located. The permittee shall not authorize use of these mitigation credits as mitigation for any other project, or sell these mitigation credits in the future.

5. Riprap Augmentation. As proposed by the applicant, additional riprap proposed to augment the existing revetment north of the proposed boat launching ramp, shall not result in any bayward extension, or other enlargement, of the current revetment footprint nor add to the height of the existing revetment.

6. Other State Permits. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director copies of any other required state discretionary permits (such as permits from the Regional Water Quality Control Board or the State Lands Commission) for the development herein approved. Any mitigation measures or other changes to the project required through said permits shall be reported to the Executive Director. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is required.

7. Federal Permits. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, the permittee shall submit to the Executive Director copies of all required federal discretionary permits (such as permits from the U.S. Army Corps of Engineers) for the development herein approved. Any mitigation measures or other changes to the project required through said permits shall be reported to the Executive Director. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is required.

8. Construction Access/Staging Area/Project Timing. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit plans showing 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. The staging/storage plan shall be subject to review and written approval of the Executive Director. Use of sandy beach and public parking areas, including on-street parking, for the interim storage of materials and equipment shall be avoided. The plans shall also indicate that no work may occur during the summer months (Memorial Day weekend through Labor Day) of any year.

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. The City of San Diego is proposing a number of public improvements in conjunction with the replacement of an existing public boat-launching ramp in Mission Bay Park. Specifically, the City proposes to remove the existing 60' by 123.5' four-lane concrete ramp and replace it with a 60' by 121.5' four-lane concrete ramp designed to meet current standards; these measurements include the existing and proposed riprap apron; thus the new ramp will extend seaward 2 feet less than the existing ramp.

Other project components include reconfiguration and resurfacing of the adjoining public parking lot, resulting in a net gain of 23 parking spaces; however, the parking lot component will not result in an expansion of the paved area. Also proposed is extension of the existing pedestrian walkway to the north, completing the connection to an existing walkway on the north side of Vacation Isle; the City proposes to install safety lighting along the entire walkway. Finally, the City proposes to regrade the area north of the ramp, augment the existing riprap embankment as needed to fill in gaps caused by erosion (without enlarging the footprint or height of the existing revetment), and upgrade the drainage facilities in the area to further address erosion concerns.

The Commission has certified, with suggested modifications accepted by the City, the Mission Bay Park Master Plan Update of 1994. However, there is no implementation program yet for this LCP segment, so coastal development permit jurisdiction remains with the Commission at this time. Moreover, since much of the park consists of filled tidelands and public trust lands, the Commission will retain jurisdiction over many portions of the park in perpetuity. Thus, the standard of review is Chapter 3 of the Coastal Act, with the master plan used as guidance.

2. Wetlands/Sensitive Biological Resources. The following Chapter 3 policies of the Coastal Act apply to the subject proposal 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 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this

division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource dependent activities.

- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

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 project site is within Mission Bay Park, a developed public aquatic recreational venue. The entire proposal is intended to upgrade and enhance the existing recreational amenities by replacing a deteriorated public boat launching ramp, correcting site drainage and erosion problems, adding additional walkway and lighting features, and increasing the number of public parking spaces. Much of the development will occur within existing parking lot and turf areas, with no impacts on the adjacent waters of Mission Bay.

However, replacement of the existing boat ramp will result in both permanent and temporary impacts to existing eelgrass resources that flourish in this area of Mission Bay. Eelgrass is recognized as a valuable marine resource and key food source for certain shorebirds, and also provides protective habitat for juvenile fish. It is one of many wetland habitat types, and is thus protected under the policies of the Coastal Act and other state and federal regulations.

As cited above, under the Coastal Act, disturbance and/or fill of wetlands is severely constrained. Coastal Act Section 30233(a) sets forth a three-part test for all projects involving the fill of coastal waters and wetlands. These are:

- 1) That the project is limited to one of the eight stated allowable uses;
- 2) That the project has no feasible less environmentally damaging alternative; and,
- 3) That adequate mitigation measures have been provided to minimize adverse environmental effects.

In this particular case, the proposed development meets the above requirements. As the purpose of the project is to maintain and enhance existing boat launching facilities in this location, the development is allowed in wetlands under Section 30233(a)(2). The existing boat ramp has become deteriorated and no longer functions optimally. Sediments have accumulated on top of the lower portion of the ramp making it difficult to launch deeper draft vessels; moreover, eelgrass resources have developed in the sediments. Thus, there is no way to remove and replace the ramp without permanently impacting approximately 920 sq.ft. of eelgrass growing over the existing ramp. In addition, the project will result in temporary construction impacts to approximately 2,737 sq.ft. of eelgrass surrounding the ramp site. Although these impacts are unavoidable, they have been reduced to the maximum extent possible, and the temporary impact calculation is a worst-case estimate.

The City proposes to mitigate for these impacts at the 1.2:1 ratio identified in the *Southern California Eelgrass Mitigation Policy*, as revised in 1992. This policy was developed jointly by the National Marine Fisheries Service and the California Department of Fish and Game. The proposed new ramp will be two feet shorter than the existing ramp, which will provide some of the area needed to perform mitigation. The City anticipates that most, if not all, the mitigation can be performed on-site by transplanting eelgrass taken from nearby donor sites into the area immediately surrounding the ramp. If this program is insufficient to achieve all required mitigation,

the City will use credits in the existing Mission Bay Mitigation Bank to make up the difference. No vegetation in the mitigation bank will be used in the transplanting program. A five-year monitoring program is proposed, and includes a remediation component in case of mitigation failure. Success is expected because, although the extent and density of eelgrass beds varies both seasonally and in response to storm activity, this wetland type generally thrives in Mission Bay.

Special Conditions #2 and 3 address the applicant's requirement to submit a final eelgrass mitigation plan, and to perform monitoring for a period of five years. Among other things, said plan shall allow for pre- and post-construction surveys to map the eelgrass that is actually present at the time the project is built in order to determine the exact amount of impact and calculate the specific amount of mitigation needed. The plan shall also include performance criteria to determine success, a detailed monitoring component, and a periodic reporting requirement. At the time of application, the applicant submitted a "*Ski Beach Boat Ramp Replacement Eelgrass Mitigation Program*" that includes all these elements. Thus, the final plan should be in substantial conformance with this plan, with the exception that the numbers may change based on actual field surveys before and after the project is constructed. If the City cannot do all required mitigation on-site, credits will be withdrawn from the Mission Bay Park Mitigation Bank. In this circumstance, Special Condition #4 requires details describing how many credits are used, the geographic location of the credits within the park and the restrictions on use of bank credits.

A second potential impact on biological resources comes from the installation of lighting in the resurfaced parking areas and along the existing and proposed walkway. The nighttime lighting of sensitive habitats (such as eelgrass beds) can have adverse effects on the normal nocturnal activities of wildlife. In this particular case, the applicant has submitted documentation showing that the proposed lighting will be shielded and directed away from the water, such that the water itself will be beyond the reach of the proposed lighting. Thus, the Commission finds that the proposed sidewalk and parking lot lighting will not have adverse impacts on the biological resources of Mission Bay.

In summary, one component of the project (replacement of the boat ramp) will result in both permanent and temporary impacts to eelgrass wetland resources. The proposed development is an allowed use in wetlands, impacts have been minimized and full mitigation is proposed and reinforced in special conditions. Therefore, as conditioned, the Commission finds the proposal consistent with the cited resource protection policies of the Coastal Act.

3. Public Access and Recreation. The Coastal Act policies most applicable to this specific project are the following, and 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 30213.

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

Section 30223.

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30252.

The location and amount of new development should maintain and enhance public access to the coast by ... (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation,

....

Section 30604.

... (c) Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200)...

Aside from the boat ramp itself, the remainder of the project site consists of upland, grassy areas used for picnicking and play activities, a tot lot, public restrooms, portions of a perimeter walkway and parking lots. The proposed development will complete the walkway around the northeast tip of Vacation Isle, improving pedestrian, bicycle and skating access in this area. In addition, the project will install a lighting system along the entire walkway and within the reconfigured parking lot as well, which will allow extended use of these public facilities into the evening hours. With respect to the parking lot itself, its reconfiguration will also enhance public access, as there will be a net gain of twenty-three parking spaces.

A potentially significant issue with respect to public access and recreational enjoyment is the temporary construction impact associated with the installation of the various public facilities. The City has identified two fenced construction areas for different phases of project construction. Both are located on grassy areas, not within public parking lots, so the staging and storage of materials and equipment will not impact public vehicular access to adjacent parking lots. However, part of the overall project includes the reconfiguration and repaving of existing parking facilities; obviously, at least portions of the parking lots will be unavailable to the public during that phase of work. To minimize the impact this will have on the beachgoing and boating public, Special Condition #8 requires submittal of a final construction schedule stipulating that no work shall occur during the summer beach season between Memorial Day weekend and Labor Day of any year. The condition also requires final plans verifying the locations of the staging areas.

In summary, the Commission finds that the proposed development will increase public use and enjoyment of this area of the park and will maintain boating access to the waters of Mission Bay. The overall benefits to public access far outweigh the minor temporary inconveniences caused by project construction. The proposed riprap augmentation, discussed more fully in the following finding, will not alter or reduce existing shoreline access in this location, since there is already a rock revetment on the site, and the augmentation will neither extend the footprint nor increase the height of the existing revetment, consistent with Special Condition #5. Moreover, there is no sandy beach available now except possibly at the very lowest tides. There is an existing swimming area with sandy beach just north of this location, removed from the concentrated boating activities for public safety. As proposed by the applicant and reinforced through the special conditions, the Commission finds the development consistent with the cited public access and recreation policies of the Coastal Act.

4. Water Quality/Hazards. The following policies of the Coastal Act are applicable to the proposed development and state, in part:

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...

Section 30235

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply....

Section 30253

New development shall:

- (1) Minimize risks to life 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 area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs...

All surface runoff in Mission Bay Park flows into the waters of Mission Bay. Water quality has been a significant issue for the Bay for the past several years, particularly for areas along the eastern shoreline where several municipal storm drains exit into the Bay and tidal flushing is minimal. The proposed project site is located in the center of the bay, and thus receives greater tidal flushing than the eastern shore. Nevertheless, improving the water quality of Mission Bay as a whole remains a high priority for the Coastal Commission and City of San Diego.

The City has analyzed the potential for significant increases in runoff from new impermeable surfaces associated with installation of these facilities. The existing parking lot adjacent to the boat ramp is being reconfigured and resurfaced, but the actual paved area of the lot is not being expanded. Likewise, the proposed boat ramp will be sited in the same location, and is roughly the same size (two feet shorter) as the existing deteriorated ramp. Also, the areas along the existing riprap embankment which are proposed to be augmented will not extend the overall area of rock. The proposal will only fill in small gaps near the top of the revetment, where individual rocks have eroded into the bay waters, where any attempts to retrieve them would significantly impact eelgrass resources. Thus, through this proposal, these aspects of the project will not expand the amount of impermeable surfaces or increase the amount of stormwater runoff.

The one project component which will increase the amount of impermeable surfaces at this approximately 35-acre site is the proposed completion of the pedestrian walkway around the northeastern tip of Vacation Isle. This project component will result in the conversion of 1.32 acres of existing turf to pavement. Extensive grassy areas on both sides of the walkway will remain, such that all runoff from the new pavement will be directed immediately into permeable surfaces and not create sheetflow runoff. The proposed walkway extension does not represent a significant increase in impermeable surfaces in this area of Mission Bay Park, and the amount of runoff and existing drainage patterns are not anticipated to change.

With respect to Section 30235 of the Act, approximately half the shoreline of Mission Bay exists as sandy beach, and the other half is reinforced with a variety of shoreline protective devices, including bulkheads and revetments. In particular, the areas of the

shoreline where boating activities concentrate have required armoring over the years to maintain both the adjacent beaches and public recreational amenities such as boat ramps, restrooms, turf, playgrounds and walkways. The proposed development requires riprap protection for the boat ramp itself, and riprap augmentation along the shoreline north of the ramp. The ramp protection will consist of removing the rock around the existing boat ramp and resetting it around the new boat ramp; the footprint of riprap will be the same or slightly less than currently exists, since the new ramp will be two feet shorter than the existing one. The augmentation north of the ramp will simply fill in gaps and will not increase the footprint or height of the existing revetment, consistent with Special Condition #5.

The City is proposing modifications to the existing drainage facilities in this area to address the erosion which has necessitated riprap augmentation along the shoreline embankment immediately north of the boat ramp. This revetment predates the Coastal Act, and the 1990 *Mission Bay Park Shoreline Stabilization and Restoration Project Plan* identified the subject site as one area where erosion had weakened the existing revetment and augmentation would be required. Undirected surface runoff has washed out some of the pre-existing rock, leaving small bare patches (totaling about 1,700 sq.ft.) near the top of the otherwise solid revetment. The City proposes to fill these voids with approximately 1,000 ¼ ton rocks. This will neither extend the toe of the existing revetment further into the water, nor add to the height of the existing revetment.

In addition to replacing the eroded rock, the City proposes to regrade the area immediately upland of the revetment to eliminate random sheetflow and direct all runoff into a nearby existing storm drain outfall. The subject proposal also includes installation of oil and water separators to filter heavy solids and floating hydrocarbons/fuel from the stormwater effluent before it is discharged into the bay. These improvements will stabilize the embankment and remove the main identified cause of riprap/shoreline embankment erosion. In addition to capturing surface runoff from the turf areas, all runoff from the reconfigured parking lot is also directed into the storm drain filtering system prior to discharge into the bay.

As noted above, the construction of shoreline protective devices is permitted to protect public beaches and principal structures in danger from erosion and hazard conditions. The Commission must consider all possible alternatives, including alternative shoreline protective designs to assure the least environmentally damaging alternative is chosen. In this particular case, such alternatives have been considered, and the proposed minor riprap augmentation chosen as the least environmentally damaging alternative. The 1990 *Mission Bay Park Shoreline Stabilization and Restoration Project Plan* identified that the least impacts would result from maintaining existing conditions throughout the park (i.e., keep sandy beaches free of structures and keep protected areas of shoreline protected), with exceptions for a few locations where extreme erosion damage dictated the need for a different approach.

In summary, the Commission finds that the project is designed and sited appropriately to minimize any potential runoff impacts, and the placement of additional riprap within the

existing revetment is justified. Although the project will result in an incremental increase in impermeable surfaces, the plans show all drainage from the walkway extension will flow into impervious surfaces that can act as filters before the runoff enters municipal storm drains or surface waters. The proposed development is sited in an open, less developed and more permeable environment (Mission Bay Park) than a typical urban project. In addition, the City already employs Best Management Practices (BMPs) in Mission Bay Park to address water quality concerns through operational means. The park is well maintained, with frequent trash and litter pickup, a supply of trashcans placed throughout the park, particularly in high use areas, and regular sweeping of all public parking lots in Mission Bay Park. Moreover, the proposed drainage improvements will direct and filter stormwater and parking lot runoff more thoroughly than has occurred in the past. Therefore, the Commission finds that the proposed development, as conditioned, is consistent with Sections 30231, 30235 and 30253 of the Coastal Act.

5. Visual Resources. Section 30251 of the Coastal Act provides for the protection of scenic coastal resources, and 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 project site is located in Mission Bay Park, a public aquatic recreational venue of regional, even national, popularity. The proposed boat ramp and walkway improvements will be compatible with the types of structures found in the non-leased portions of the park, which primarily consist of public restrooms, boat launching facilities and docks, picnic shelters, utility enclosures, scattered picnic tables, drinking fountains, walkways, etc. There also exists a wide assortment of larger structures, including major hotel resorts, in the various commercial leaseholds throughout the park. The new facilities will continue the active and passive public recreational uses already in the area. Thus, they will have no significant effect on any existing views nor change the general visual ambience of the park. In addition, Special Condition #8 specifies that construction must take place outside the summer beach season, when less visitors are in the park to be disturbed by the noise, dust and visual disruptions. Therefore, the Coastal Commission finds the proposed development consistent with Section 30251 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.

Mission Bay Park is primarily unzoned. As a whole, Mission Bay Park is a dedicated public park, and includes numerous public beaches with grassy uplands supporting both

passive and active recreational uses. The eastern shore of Ski Beach supports picnicking, boating, water skiing and swimming, as well as providing areas for playground and lawnplay activities. The proposed development is consistent with the land use designations in the Mission Bay Park Master Plan, and will enhance the recreational experience of the park overall. As conditioned, the development has been found consistent with all applicable Chapter 3 policies of the Coastal Act, as well. No local discretionary actions are required for the improvements proposed herein, but an Army Corps of Engineers permit has been applied for at this time. Special Conditions #6 and 7 require that a copy of that permit, and any other required state or federal permits, be submitted for the file.. Therefore, the Commission finds that approval of the project should not prejudice the ability of the City of San Diego to prepare a fully-certifiable LCP for its Mission Bay Park segment.

7. 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, as addressed both in project design and in the attached special conditions, the project has been found consistent with the biological resource, public access, water quality and visual resource policies of the Coastal Act. As conditioned, 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; identified impacts have been avoided and minimized to the extent possible. 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.

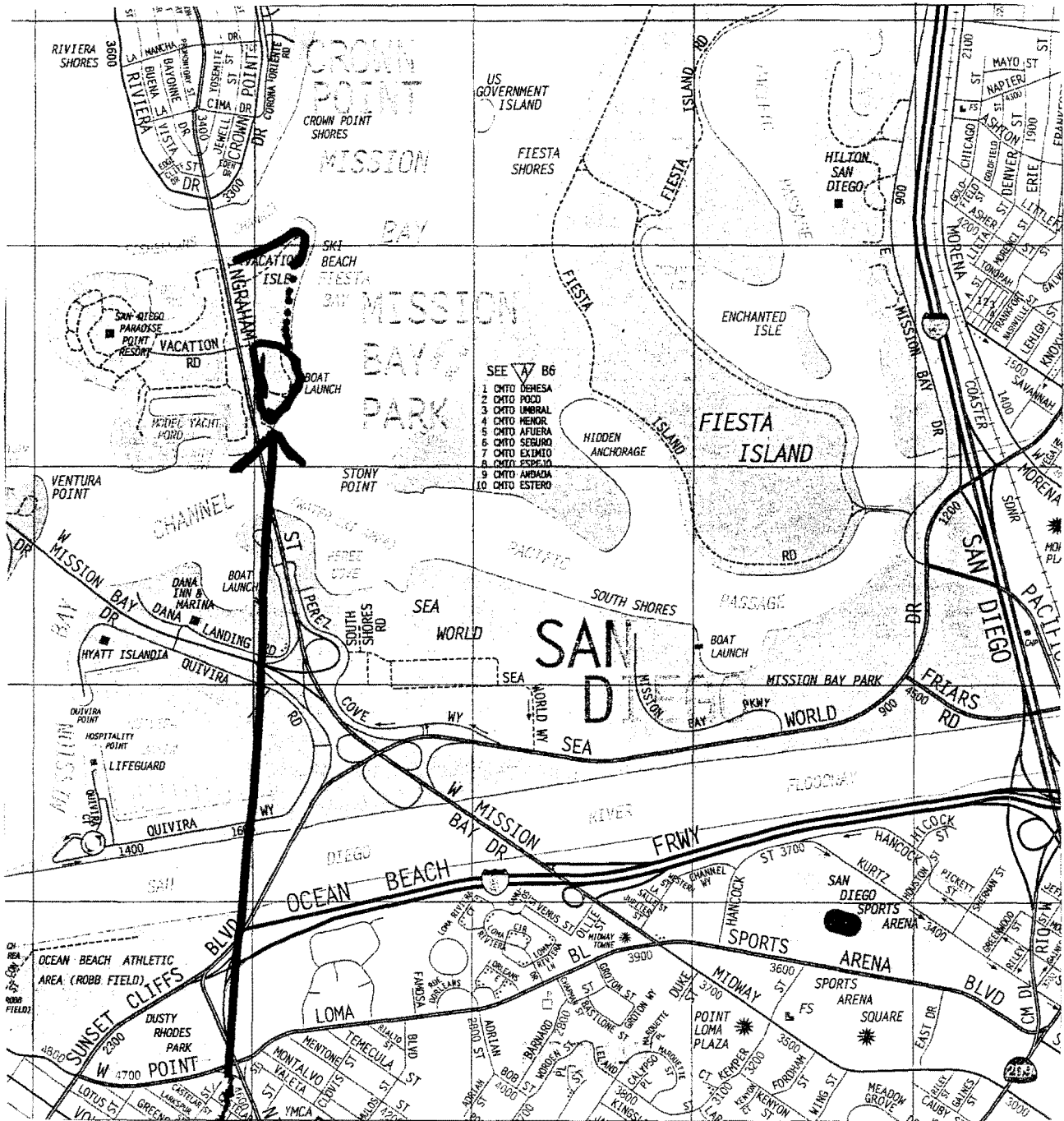
STANDARD CONDITIONS:

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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

6-00-76



Site



EXHIBIT NO. 1
APPLICATION NO.
6-00-76
Location Map
California Coastal Commission

6-00-76

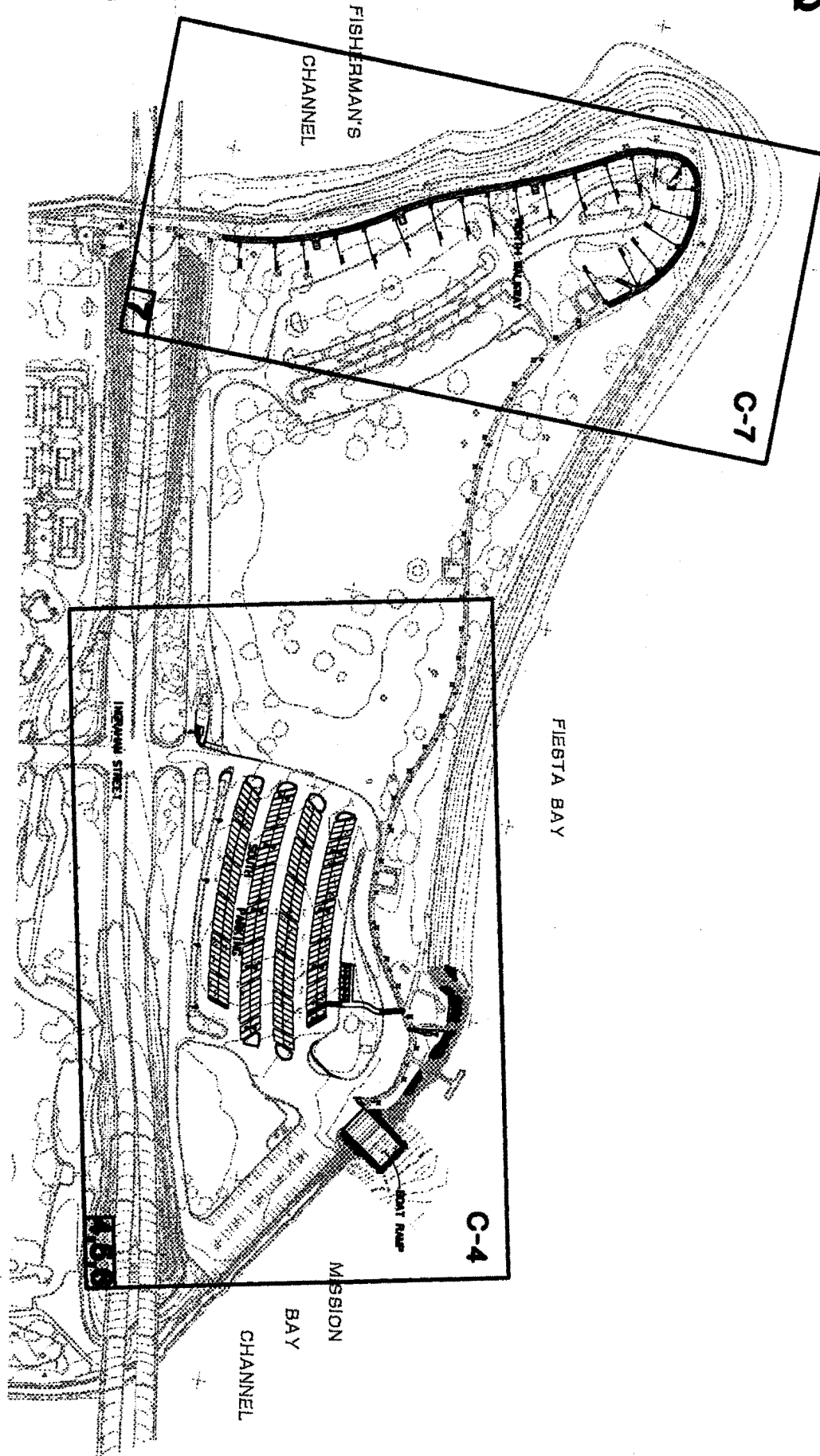


EXHIBIT NO. 2
APPLICATION NO.
6-00-76
Site Plan
California Coastal Commission

6-00-76

NEL

1'S

NORTH WALKWAY

lights continue
along existing
walkway as well

EXHIBIT NO. 3
APPLICATION NO.
6-00-76
Close-up of
Walkway
California Coastal Commission

6-00-76

lighting
continues
north

INGRAHAM STREET

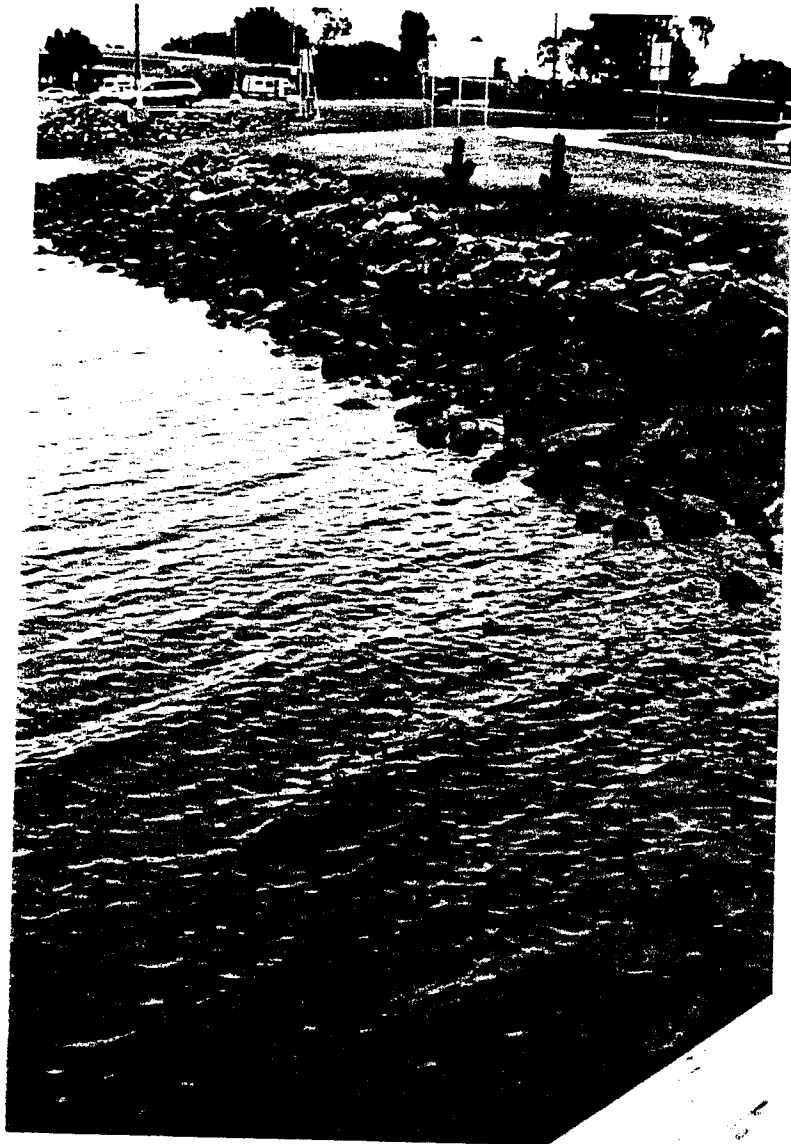
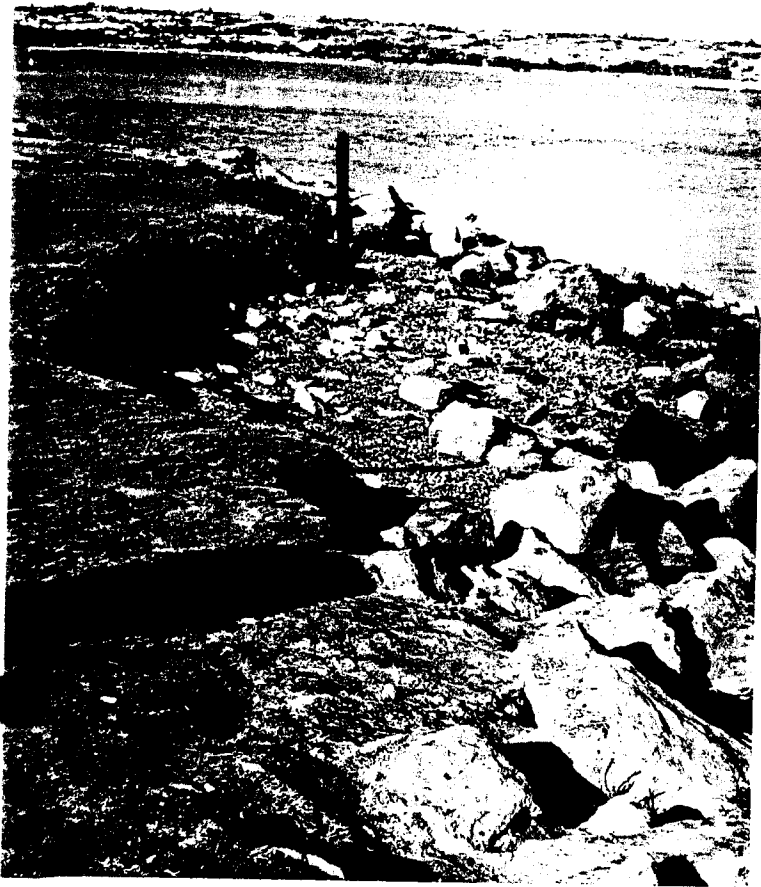
SOUTH
PARKING

BOAT RAMP



EXHIBIT NO. 4
APPLICATION NO.
6-00-76
Close-up of
Ramp/Parking
California Coastal Commission

6-00-76



arrows point
to voids (gaps)
in existing
revetment that
will be filled

EXHIBIT NO. 5
APPLICATION NO.
6-00-76
Photos of Voids
in Riprap
California Coastal Commission

