

CALIFORNIA COASTAL COMMISSION

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Appeal Filed.....4/15/2003
49th day (waived).....6/3/2003
Staff.....S.Craig
Staff report.....5/22/2003
Hearing date... ..6/11/2003

APPEAL STAFF REPORT

SUBSTANTIAL ISSUE DETERMINATION

Appeal number.....A-3-CAP-03-052; New Brighton State Beach Rehabilitation Project
Applicant.....California Department of Parks & Recreation; Attn: Mr. David Vincent
Appellant.....Richard Hoffman
Local Government.....City of Capitola
Local Decision.....Approved with conditions (March 27, 2003)
Project LocationNew Brighton State Beach, 1500 Park Avenue, Capitola (Santa Cruz County)
(APN 036-201-17)
Project DescriptionAdd 11 individual campsites and 5 group campsites, add new restroom building, improvements to 71 existing campsites, replace three existing restroom buildings, improve beach access and other trails, improve park road circulation, construct entrance area improvements, convert residential building to visitor center, install drainage and erosion control improvements, etc. (see Section 4C for a more detailed project description).
File DocumentsCity of Capitola Certified Local Coastal Program (LCP); City of Capitola Coastal Development Permit Application File 02-059; Initial Study and Mitigated Negative Declaration for the New Brighton State Beach Campground and Day-Use Facilities Rehabilitation Project.
Staff Recommendation ..No Substantial Issue

EXECUTIVE SUMMARY

The City of Capitola approved rehabilitation and expansion of the New Brighton State Beach campground at 1500 Park Avenue (see Exhibit 1 for location map). The project will result in campground and day-use facility improvements, increased campground capacity and increased level of campground services, circulation improvements, and improvements to trails. The campground will be closed for ten months during construction of the improvements. Beach day use facilities, including picnic areas, beach parking, and trails from Park Avenue to the beach, will remain open during construction.



California Coastal Commission
June 2003 Meeting in Long Beach

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 2

The Appellant contends that: 1) the City did not adequately notify him regarding the Planning Commission public hearing; 2) work on the project has proceeded prior to permit issuance and prior to completion of a nesting raptor study; 3) the project may ultimately limit the availability of tent camping sites in favor of RV camping sites; 4) the park closure during construction will result in a negative impact to public access; 5) closure of the waste dumpsite during construction will negatively impact RV campers, and; 6) tree removal has taken place prior to issuance of the CDP.

These contentions do not raise a substantial issue of conformity of the approved project with the certified LCP and the public access policies of the Coastal Act. First, the Appellant received effective notice because he was involved in the process at the local level and appealed the Planning Commission's approval to the City Council. In addition, recent work that the Appellant asserts was done in the park is not part of the project that is the subject of this appeal, but is instead regular maintenance, which is exempt from coastal development permit requirements. Also, all renovated existing and new camping sites will be available for both tent campers and RV campers. Moreover, because the campground will be closed during construction, there is no obligation for State Parks to provide a sewage dump service during that time. Furthermore, although the *campground* will be closed for ten months during construction of the project, the *beach day use facilities* (beach, beach parking, beach picnic areas, trail to beach) will remain *open* to the public. Closure of the campground during construction is necessary to ensure public safety and to minimize construction time and cost. Finally, the majority of the trees removed had fallen during the severe storms of the winter of 2002/2003. A CDP is not required to remove fallen trees.

Staff recommends that the Commission, after conducting the public hearing, determine that no **substantial issue** exists with respect to this project's conformance with the certified City of Capitola Local Coastal Program (LCP) and declines to take jurisdiction over the coastal development permit for the project.

STAFF REPORT CONTENTS

1. SUMMARY OF APPELLANT'S CONTENTIONS.....	3
2. APPEAL PROCEDURES	3
A. Filing of Appeals	3
B. Appeals Under the Coastal Act.....	4
3. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE	4
4. RECOMMENDED FINDINGS AND DECLARATIONS.....	5
A. Project Location.....	5
B. Background & Need for the Project.....	5
C. Project Description	6
D. City Action	7
E. Standard of Review	8
5. SUBSTANTIAL ISSUE ANALYSIS.....	8
A. Public Access.....	8



Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 3

B. Notification	11
C. Regular Maintenance	12
D. Tree Removal	13
7. Exhibits	
Exhibit 1: Location Map	
Exhibit 2: Appeal Text	
Exhibit 3: City of Capitola's Findings & Conditions	
Exhibit 4: Project Plans	
Exhibit 5: Negative Declaration Mitigation Measures	
Exhibit 6: Shoreline Access Map	
Exhibit 7: Alternate Dump Stations	
Exhibit 8: Zoning Ordinance Section 17.46.050(D)	
Exhibit 9: State Parks Letter	

1. SUMMARY OF APPELLANT'S CONTENTIONS

Mr. Richard Hoffman contends that: 1) The City of Capitola did not notify him appropriately regarding the public hearing at the Planning Commission; 2) the project may be the first phase of a multiphase project that would transform the park from one that primarily serves tent campers to one that primarily serves recreational vehicles; 3) the entire park, including day use areas and the campground, will be closed during the renovation, resulting in a negative impact to public access; 4) work is currently being done on the project in advance of permit issuance under the guise of "regular maintenance," which should be subject to a nesting raptor study; 5) the waste dumpsite will be closed during renovation, negatively impacting RV campers from other state parks in the area that do not have waste dump access, and; 7) tree removal has been done prior to issuance of the required CDP. Please see Exhibit 2 for full text of the appeal.

2. APPEAL PROCEDURES

A. Filing of Appeals

On March 27, 2003, the City Council of Capitola approved the proposed project subject to multiple conditions (see Exhibit 3). Notice of the City Council's action on the CDP was received in the Commission's Central Coast District Office on April 1, 2003. The Commission's ten-working day appeal period for this action began on Wednesday, April 2, 2003 and concluded at 5:00 P.M. on Tuesday, April 15, 2003. One valid appeal was received during the appeal period.

In accordance with the Commission's regulations, staff notified the City of Capitola of the appeal and requested all relevant documents and materials regarding the subject permit, to enable staff to analyze the appeal and prepare a recommendation as to whether a substantial issue exists. Section 13112 of the Commission's regulations provides that upon receipt of a notice of appeal, a local government shall refrain from issuing a coastal development permit (CDP) and shall deliver to the Executive Director all relevant documents and materials used by the local government in consideration of the CDP application.



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 4

The City permit file information was received on April 28, 2003.

Pursuant to Section 30261 of the Coastal Act, the appeal hearing must be set within 49 days from the date that an appeal is filed. The 49th day from the appeal filing date was June 3, 2003. On April 22, 2003, the Applicant's representative waived the Applicant's right for a hearing to be set within the 49-day period, to allow Commission staff sufficient time to review the project information and the Appellant's contentions.

B. Appeals Under the Coastal Act

Coastal Act Section 30603 provides for the appeal of approved coastal development permits in jurisdictions with certified local coastal programs for development that is (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance; (2) on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff; (3) in a sensitive coastal resource area; (4) for counties, not designated as the principal permitted use under the zoning ordinance or zoning district map; and (5) any action on a major public works project or energy facility. The project is appealable because it is located between the sea and the first public road paralleling the sea, is within 300 feet of the top of the seaward face of a coastal bluff, and is a major public works project.

The grounds for appeal under section 30603 are limited to allegations that the development does not conform to the standards set forth in the certified LCP or the public access policies of the Coastal Act. Section 30625(b) of the Coastal Act requires the Commission to conduct a *de novo* coastal development permit hearing on an appealed project unless a majority of the Commission finds that "no substantial issue" is raised by such allegations. Under section 30604(b), if the Commission conducts a *de novo* hearing, the Commission must find that the approved development is in conformity with the certified local coastal program. Section 30604(c) also requires an additional specific finding that the development is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act, if the project is located between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone. Therefore, the standard of review is consistency with the LCP and the public access policies of the Coastal Act.

The only persons qualified to testify before the Commission on the substantial issue question are the Applicant, persons who made their views known before the local government (or their representatives), and the local government. Testimony from other persons regarding substantial issue must be submitted in writing.

3. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE

MOTION: *I move that the Commission determine that Appeal No. A-3-CAP-03-052 raises NO substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act.*



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 5

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in a finding of **No Substantial Issue** and the adoption of the following resolution and findings, and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

RESOLUTION TO FIND NO SUBSTANTIAL ISSUE:

The Commission hereby finds that Appeal No. **A-3-CAP-03-052** presents no substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act regarding consistency with the Certified Local Coastal Program and/or the public access and recreation policies of the Coastal Act.

4. RECOMMENDED FINDINGS AND DECLARATIONS

A. Project Location

New Brighton State Beach is located on the central California coast, along Monterey Bay, in the City of Capitola, in Santa Cruz County (see Exhibit 1). The 94-acre State Park unit contains developed campgrounds (115 sites) and day-use facilities (e.g., picnic areas and beach parking), and provides access to New Brighton State Beach. The park includes a variety of natural habitat communities, such as northern coastal scrub, central coast riparian forest, coast live oak woodland, and ocean/coastal strand.

B. Background & Need for the Project

New Brighton State Beach is one of the most heavily visited state park units on the central coast of California. It was originally developed between 1948 and 1950. In 1998/99 (the most recent years for which figures are available), approximately 270,000 day-use visitors and 128,000 overnight campers visited the unit. Many of the campground facilities are relatively old and substandard by current guidelines and regulations. They are also deteriorated as a result of intensive use over the past 50 years. Three of the restrooms are old, expensive to maintain, difficult to clean, and do not meet disabled access requirements and are thus in need of complete replacement. The existing campsites continue to deteriorate and many need new furniture (e.g., picnic tables, BBQs) and paving repairs. The campground facilities do not meet current user demands in terms of capacity or level of service. The demand for camping far exceeds the current capacity at New Brighton State Beach. Additional campsites could reliably be filled throughout the year. In addition, there is a demand for improved water and electrical service for existing campsites, which would stimulate off-season use. Finally, the RV sewage dump station serving the park is inadequate to serve existing needs.

Internal vehicle circulation needs to be improved to eliminate congestion and conflicts between users. The park entrance and visitor registration facilities are inadequate to handle current visitor demands. The existing entrance road does not provide adequate parking and is subject to flooding in places.



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 6

During peak periods, persons in vehicles wanting to check into the campground create long delays and cause traffic to back up onto the public road. In addition, the existing entrance station is too small and does not provide adequate security for State Parks' computerized registration process.

Campground circulation also needs improvement. The current campground loop road system needs to be reconfigured to meet current demands and to address safety issues within the unit.

The beach access trail and stairway and other park trails are also in need of improvement. The existing beach access trail from the campground is subject to major bluff erosion and storm damage, necessitating periodic replacement and repairs. The bluff trail currently provides the only direct walking access from the campground to the beach.

Please see Exhibit 9 for a letter from State Parks that describes the need for the project.

C. Project Description

The City-approved project will renovate and expand the existing campground and associated facilities (see Exhibit 4 for project plans) with the following improvements:

Campground and Day-Use Facility Improvements

- Replace three existing restroom buildings in campground to add showers to the restrooms and to meet ADA (Americans with Disabilities Act) standards (the restroom shown in Exhibit 2, pg. 9, which the Appellant claims will be removed, was built in the 1980s and will not be removed as part of this project);
- Install new camping furniture (tables, campstoves, fire rings) at 17 existing campsites;
- Install signs, fencing, and displays (where appropriate).

Capacity/Level of Service

- Construct 11 new campsites with water and electricity hookups;
- Develop 5 group campsites, which can be converted to 15 individual campsites as necessary;
- Construct new restroom building with showers to accommodate the new campsites;
- Construct new campground loop road to serve new campsites in central campground area;
- Convert 7 standard campsites to ADA campsites;
- Convert a vacant former park residence to an interpretive center/museum with parking for up to 8 vehicles;
- Add a second bay to the existing single bay sanitary dump station;
- Develop a second campground host site;
- Remove one of the park roads that traverses the middle of the campground and reconfigure the campsites in that area for better circulation and reduction of paved area;
- Re-stripe and landscape the existing day-use parking lot with modifications to better accommodate overflow recreation vehicle camping (day-use capacity will remain 235 cars).



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 7

Circulation Improvements

- Improve entrance road to two lanes in and one lane out (currently one lane in each direction);
- Construct new entrance station with restroom;
- Improve drainage on entrance road, including culvert improvements;
- Realign (regrade/reshape) parking spurs at 54 existing campsites;
- Remove unneeded asphalt paving along campground loop roads by reducing width of roads and removing the center roadway in Camp Loop "B;"
- Rehabilitate existing park office and provide additional parking for camping check-in and checkout;

Beach Access/Trails

- Install/replace steps and treads on existing beach access stairway and provide soil stabilization and erosion control throughout the stairway zone;
- Reroute trails; install landscaping and erosion control devices along trails.

The project involves the removal of 16 coast live oak trees that are less than two inches in diameter and the removal of 40 coast live oak trees that are greater than two inches in diameter (12 of these 40 trees are six inches or greater in diameter). Coast live oak trees will be replaced at a replacement rate of 5:1 for loss of trees that are two inches or greater in diameter and 1:1 for trees that are less than two inches in diameter, with a planned success rate of at least 80% five years after planting. This is consistent with California Department of Fish and Game's "Oak Protection Guidelines" (please see Exhibit 5 for the Negative Declaration's required mitigation measures).

In addition, the project would remove approximately ten Monterey pine trees. These trees will not be replaced because they are not native to the site.

Several small wetlands are found within the campground area. A wetland delineation was done and reviewed by Coastal Commission biological staff. All new development adjacent to wetlands will be set back at least 35 feet from these sites, consistent with the City of Capitola LCP's wetland setback requirements and acceptable to Coastal Commission biological staff.

D. City Action

On February 20, 2003 the City of Capitola Planning Commission held a public hearing and unanimously approved a coastal permit for the renovation and expansion of the campground facilities at New Brighton State Beach. Two appeals were filed of the Planning Commission's approval (one was later withdrawn) and the City Council held a hearing on the appeal on March 27, 2003. At that hearing the City Council denied the appeal and upheld the Planning Commission's approval of the State Park rehabilitation project (see Exhibit 3 for City's findings and conditions of approval).



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 8

E. Standard of Review

The City of Capitola has a certified Local Coastal Program (LCP). The standard for review of coastal permits in the City of Capitola is the certified LCP, and for projects located between the first public road and the sea, such as this one, the access and public recreation policies of the Coastal Act as well.

5. SUBSTANTIAL ISSUE ANALYSIS

A. Public Access

The Appellant has raised a number of issues relevant to the project. The access issues raised correspond to LCP or Coastal Act policies, while other issues are more general in nature and do not correlate to the LCP or, in some cases, to the City-approved project. The Appellant's contentions regarding public access are addressed in this section. More general contentions that do not raise LCP issues for the project are discussed in sections C and D below. Applicable Coastal Act Public Access policies include:

Coastal Act 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.*

Coastal Act Section 30213 (in part): *Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.*

Coastal Act 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.*

Applicable City of Capitola LCP policies regarding public access and recreation are as follows:

LCP Public Access Policy II-1: *It shall be the policy of the City of Capitola to provide safe and adequate pedestrian access to and along the shoreline as designated in the Shoreline Access Plan (see Exhibit 6 for Shoreline Access map).*

Future Limits on Tent Camping

The Appellant contends that the project may be the first phase of a multiphase project that would transform the park from one that primarily serves tent campers to one that primarily serves recreational vehicle campers. The Appellant provides no evidence to support this contention. Furthermore, upon completion of the park rehabilitation and expansion project, *all* campsites within the park, whether existing, renovated, or new, will be available to and adequate for tent camping *or* RV camping. The addition of a second bay to the sanitary dump station for RV campers will reduce the long lines that form at the existing single bay dump station but in no way will preclude tent camping at New Brighton State Beach.



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 9

RV Waste Dumpsite Closure During Construction

The Appellant also contends that the New Brighton State Beach RV waste dumpsite will be closed during renovation, negatively impacting RV campers from other state parks in the area that do not have waste dump access, and that there is a significant risk of unsafe and unlawful dumping if this dumpsite is closed without a replacement. The sewage dumpsite is offered as a convenience to New Brighton State Beach RV campers. The Capitola LCP does not require State Parks to provide a sewage dumpsite facility at New Brighton State Beach. In addition, other non-State Park sewage dump facilities are available in the area (see Exhibit 7). Also, because the campground will be closed during renovation, there is no obligation for State Parks to provide this service, which is intended for campers at New Brighton State Beach and *not* for members of the general public.

Park Closure

The Appellant contends that the entire park, including day use areas and the campground, will be closed during the renovation, resulting in a negative impact to public access. Initially the rehabilitation project was larger in scope and did include closure of the entire park, including the parking and day use areas associated with the beach. The project has been scaled back in scope to that described in section 4C above. Now only the campground and associated picnic areas, restrooms, etc., will be closed for the duration of construction, which should be completed by late spring 2004. The beach parking areas and beach day-use facilities, including restrooms and picnic areas, will remain open throughout construction of the project, consistent with Coastal Act Section 30211 and LCP Public Access Policy II-1. State Parks will have a portable entrance kiosk in use for beachgoers while the main entrance kiosk is being redeveloped.

Closure of the campground for up to ten months during construction is necessary consistent with public safety, minimizing the closure period as much as possible, and ensuring prudent use of public funds. Specifically, State Parks and the project consultants did consider phasing the work to maintain some open campsites during construction. It was determined, however, that doing so would be inconsistent with public safety and thus inconsistent with Coastal Act Section 30210, given the possible interactions between park users (which include small children) and heavy equipment operations. In addition, given that the campground is relatively small in size, any major construction in any part of the park would negatively affect the public's camping experience due to noise and visual disturbance. Finally, phasing the project would increase the time needed for construction from ten months to 13-15 months because phasing would slow the construction for a number of reasons: 1) Demolition and required setup would have to occur for each phase; 2) Construction fencing would need to be put up and maintained for each phase; 3) Public safety measures would need to be developed and maintained for each phase, and; 4) Phasing of the demolition and rebuilding of three restroom buildings would require additional time because specialty contractors would need to be rehired several times over the course of the project, instead of just completing the restroom demolitions/rebuilding in one pass. State Parks and the project consultants estimated that phasing the project to keep some campsites open during construction would result in an additional cost of approximately 30 percent for the project.



Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 10

State Parks has made a substantial effort to organize the project in a manner that will minimize closure of the campground. Nonetheless, the closure of the New Brighton State Beach campground will reduce the number of available camping sites in the State Parks Santa Cruz District for approximately ten months. However, given the high intensity of public use that park has undergone throughout its 50+-year existence and the woeful condition of many of the facilities (e.g., restrooms), a ten-month closure is reasonable because the project will increase the number of available campsites for future use, consistent with Coastal Act Section 30213, and enhance the amenities of the park (restrooms, trails, park furniture) for future users. Also, within the Santa Cruz District of State Parks there are a number of other parks in which camping is allowed, including Portola Redwoods, Big Basin Redwoods, Castle Rock (hike in only), Henry Cowell, Seacliff, Sunset State Beach, Manresa State Beach, and Nisene Marks (hike in only). Of these parks, Portola Redwoods, Sunset State Beach, Big Basin, Henry Cowell, and Seacliff allow RV and tent camping. In addition, according to State Parks staff, campgrounds at Henry Cowell State Park and Manresa State Beach, which are usually closed from November through February, will remain open when construction is taking place at New Brighton State Beach. Some of Sunset State Beach's campsites are also usually closed during the winter months, but State Parks has determined that all of Sunset State Beach's campsites will remain open from November through February when New Brighton State Beach is closed. This will provide for additional camping options during a portion of the ten months when New Brighton State Beach is closed.

Public Monitoring of Construction

The Appellant contends that because the campground will be closed to the public during construction, that there will be no opportunity for the public to observe whether or not there is adherence to the conditions of the Negative Declaration. The LCP does not include any policies or implementing ordinances that provide for public observance of construction activities. The City of Capitola will issue a coastal development permit for the project and will have the responsibility for performing building inspections during construction and ensuring condition compliance. Thus, determination that the project is in compliance with the plans and the conditions of approval lies with the City and not the general public.

Conclusion

In conclusion, State Parks will continue to provide for both tent and RV use at New Brighton State Beach upon completion of the campground rehabilitation project. Other sewage dump facilities are available in the area, and State Parks is under no obligation to keep open the New Brighton dump facility while the campground is closed for renovation. In addition, the beach and associated day use facilities will remain open to the public while the campground is closed. Furthermore, closure of the campground during construction is necessary to maintain public safety and to minimize construction time and cost. Also, additional camping facilities are located within the Santa Cruz District of State Parks. State Parks will keep additional campsites (that would normally be closed) at other parks open between November and February when the New Brighton State Beach campground is closed for construction. Finally, the City of Capitola will perform the appropriate building inspections during construction. Therefore, the appeal raises no substantial issue in regard to conformity of the approved campground rehabilitation project with the public access policies of the Coastal Act and the certified City of Capitola LCP.



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 11

B. Notification

The Appellant also raises procedural issues regarding public notification of local public hearings concerning the project.

City of Capitola Zoning Ordinance 17.46.080(C) states:

C. Hearing Notice. Not less than ten calendar days nor more than forty-five calendar days prior to a public hearing, the city shall send notice by first class mail to the property owner or duly authorized agent, to all city libraries to be posted or kept in a public file, to a newspaper of general circulation, to all property owners and residents within one hundred feet of the project site, the California Coastal Commission, and to all other persons who request such notice. In addition, a notice will be posted and maintained on the project site by the applicant. Failure to adequately post or maintain the notice shall be cause for continuance of the hearing.

Faxed Letter Regarding the Project

The Appellant contends that because State Parks faxed a letter to the City of Capitola Planning Department the day of the Planning Commission hearing (see Exhibit 2, pg. 6), that this demonstrates that adequate public notice regarding the project was not given. The letter in question is not a notice but rather a request that the Planning Commission hear and approve State Parks' application regarding the renovation and expansion of New Brighton State Beach campground. Applicants often contact a City planning official regarding their project, including on the day of the hearing, to urge support for their project. This advocacy is not any kind of notice. Thus, this contention has no relevance to proper noticing.

Planning Commission Public Hearing

The Appellant contends that the City of Capitola did not notify him appropriately regarding the public hearing at the Planning Commission and as such he did not attend the hearing. The Appellant states that he appeared in person at the City of Capitola Planning Department and requested such notification, left his business card and was told by City staff that he would be notified. City staff states that the file contains no evidence that Mr. Hoffman came in to request notice of the Planning Commission hearing. Additionally, the City states that because Mr. Hoffman does not reside in Capitola and did not request notice in writing, that the City was not obligated to provide him with notice of the Planning Commission hearing. Commission staff notes that Zoning Ordinance 17.46.080(C) does not require that requests to receive notice must be in writing and states, "*the city shall send notice by first class mail to ... all other persons who request such notice,*" regardless of whether they are residents of the City or not. Even so, Mr. Hoffman received effective notice because he clearly was involved in the process at the local level, given that he appealed the Planning Commission's approval to the City Council. The City Council heard Mr. Hoffman's appeal and at that time unanimously upheld the Planning Commission's decision to approve the campground improvement project. Therefore, the appeal raises no substantial issue in regard to appropriate noticing at the local level.



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project
Page 12

C. Regular Maintenance

This section addresses contentions made by the Appellant that are more general in nature and do not correlate to the City-approved project that is the subject of the appeal.

The Appellant contends that work on the City-approved project is currently being done in advance of coastal development permit issuance under the guise of regular maintenance. City of Capitola LCP Zoning Ordinance Sections 17.46.050(D)(E) provide for exemptions from coastal development permit requirements for repair and maintenance activities and utility connections and state, in part:

17.46.050. The following types of development are exempt from the coastal permit requirement pursuant to Coastal Act Section 30610. Requirements for any other type of permit are unaffected by this section...

D. Repair or maintenance activities that do not result in addition to, or enlargement or expansion of, the object of those repair or maintenance activities, except that because they involve a risk of substantial adverse environmental impact a coastal development permit shall be required for any method of repair or maintenance of a seawall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar work... (see Exhibit 8 for entire language of Section 17.46.050(D)).

E. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this chapter; provided, however, that the city may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.

The Appellant contends that recent repaving of a road within the park (adjacent to a small area of monarch butterfly habitat, the majority of which is off of State Park property; see Exhibit 2, page 10), as well as electrical work (Exhibit 2, page 11) and water main/valve work (Exhibit 2, pages 3, 4, & 11) are part of the project and have been done prior to issuance of the CDP. The Appellant also contends that this work should not have been done prior to the required nesting raptor study. The mitigated negative declaration prepared for the *project* requires preparation of a nesting raptor survey if construction or tree removal *done as part of the project that is the subject of this appeal* is proposed during raptor nesting season.

The Appellant is confusing regular maintenance work done in the park by State Parks personnel with work that will be done by an independent contractor pursuant to the City-approved project. More than 125,000 people camp yearly at New Brighton State Beach campground. Given this intense use, regular maintenance activities are necessary to maintain the park infrastructure. Commission staff toured the park with State Parks staff and visited each of the sites shown in the Appellant's photos (see Exhibit 2). The repaving of the road in question, which is for authorized State Parks vehicles only, is not part of the campground rehabilitation project (see Section 4c above for complete project description) and thus is *not part of the City-approved project that is the subject of this appeal*. Instead, this existing road was



Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 13

repaved as part of a regular maintenance program. Such maintenance is exempt from coastal development permit requirements under Zoning Ordinance Section 17.46.050(D). Regarding the road being adjacent to monarch butterfly habitat, the majority of the eucalyptus trees in this grove are located on private property within the unincorporated County of Santa Cruz. Also, few monarch butterflies have been coming to this grove of eucalyptus trees in recent years. According to State Parks' Senior Resource Ecologist, approximately 1% of the eucalyptus grove is habitat for roosting monarch butterflies. This area is approximately 400 feet from the closest portion of the repaved road that is on State Parks property (the remainder of the road is on private property). Also, the repaving of the State Parks portion of the road was done in February 2003, toward the end of the monarch butterflies' overwintering period. At that time, State Parks' Senior Resource Ecologist determined that, for the above-stated reasons, the repaving of the road would not impact monarch butterflies.

Similarly, the electrical box (shown in Exhibit 2 page 11) is not part of the campground rehabilitation project. According to State Parks staff, this electrical box has been at this location for quite some time. Additionally, its installation was exempt from CDP requirements under Zoning Ordinance Section 17.46.050(E). Regarding Exhibit 2 pages 3, 4 & 11, these water main repairs were done over a year ago as regular maintenance and also are exempt from CDP requirements under Zoning Ordinance Section 17.46.050(D). Also, the work shown in Exhibit 2 pages 3 & 11, is being done because Soquel Creek Water Company is planning to upgrade and update its water lines to the Park to increase water pressure to the Park. Thus, State Parks personnel have dug holes to identify where all of the water valves are located in anticipation of the upgrade to the water system. Digging holes to locate water valves is exempt from CDP requirements under Zoning Ordinance Section 17.46.050(D).

In conclusion, none of the above-mentioned maintenance activities are part of the campground rehabilitation project. Instead, they are regular maintenance activities that are exempt from CDP requirements. Furthermore, the LCP does not require completion of a nesting raptor study prior to regular maintenance activities. (A nesting raptor study is required prior to initiation of the much more intensive construction activities associated with the project. If nesting raptors are found, no construction or tree removal may occur within 500 feet of the nests until the young have fledged - see Exhibit 5, pp. 1-2). Therefore, this aspect of the appeal raises no substantial issue regarding the CDP requirements of the certified City of Capitola Zoning Ordinance.

D. Tree Removal

This section addresses contentions made by the Appellant regarding tree removal that do not correlate to the LCP or to the City-approved project that is the subject of the appeal.

The Appellant raises another non-related project issue regarding tree removal. Specifically, the Appellant contends that tree removal has taken place prior to issuance of the coastal development permit. During the storms of winter 2002/2003, a number of trees fell in the campground day use area at New Brighton State Beach. These trees were removed, as shown in Exhibit 2, page 3. The campground day use area serves as a picnic area/gathering place for campers. No improvements to the campground day use area, however, are planned as part of the City-approved project. Thus, the removal of these



California Coastal Commission

Appeal A-3-CAP-03-052 Staff Report

New Brighton State Beach Rehabilitation Project

Page 14

fallen trees is not part of the City-approved campground rehabilitation project that is the subject of this appeal. In addition, a CDP is not required to remove downed trees.

After the winter storms of 2002/2003, a resident of a home on the beach adjacent to State Parks property requested permission from State Parks to remove several eucalyptus trees on the bluff face, due to safety concerns (Exhibit 2, page 9). State Parks gave its permission to the homeowner and the homeowner had these trees removed. The removal of these eucalyptus trees was not part of the City-approved campground rehabilitation project and was not undertaken by State Parks.

In a letter from State Parks to a planner at the City of Capitola, State Parks states, "*There are no plans for systematic removal of the [nonnative] Monterey pines and cypresses from the New Brighton State Beach campground*" (see Exhibit 2, page 8). In the same exhibit, the Appellant contends that in the "*Original draft for the Proposed Land Use and Facilities dated October 12, 1989...a program to remove Monterey pines and reestablish native oaks and shrubs is underway.*" It is not clear what the "Original Draft for the Proposed Land Use and Facilities" is, but it may refer to New Brighton State Beach's General Plan. State Parks, however, does not have a tree removal program in place now at New Brighton State Beach. In any event, whether or not there is a State Parks program underway to remove nonnative trees in New Brighton State Beach has no relevance to the current project that is the subject of the appeal.



California Coastal Commission

Statement of Richard Hoffman
Appeal of 02-059 / 036-201-17
New Brighton Beach State Park

Grounds for Appeal

The following is a restatement and clarification of the grounds for appeal of the above-named permits.

In addition to the following points, I think that it is important to point out that the applicant, New Brighton Beach State Park, is engaging in significant work already in advance of permit issuance. Although they have referred to it as "regular maintenance," the work seems significantly geared towards the proposed project and gives an outward appearance of the applicant not waiting in good faith for the issuance of their permits.

A second major concern is that this project may just be the first phase of a multi-phase project that would ultimately transform this park into one of primarily serving tent campers to one which primarily serves recreational vehicles(RVs). A change along those lines would greatly limit the availability of this park's camping sites to just those who own RVs.

1. **Notification:** The City of Capitola responded to my concern about lack of notification of the public hearing that I had not submitted a request in writing. It should be noted for the record that I appeared in person at the City of Capitola Planning Department and requested such notification. I was told that I would be notified and left my business card. At no time was I asked to make this request in writing. In subsequent discussions with neighbors whose property is directly adjacent to the park property, I have been told by at least 2 such neighbors that they also did not receive notification. It should be pointed out that the other original appellant to the City of Capitola also complained of lack of notice.
2. **Level of Service:** Appellant acknowledges that the new plans no longer run water or electricity to the cliff bluffs. However, there was significant trenching by the water company in the area in question done already, apparently in preparation for the original plans. I can provide the CCC photographs of the refilled trenches to which I refer.
3. **Park Closure:** The applicant has chosen to close the entire camping portion of the park during the renovation. **The applicant has posted signs at the park saying that the entire park, including day use areas, will be closed.** Although the applicant has stated that it is more cost efficient to close all of the camping portion of the park in order to speed up the work, no detail in support of this supposition has been provided. LCP section 2 Parks and Recreation highlights the importance of access to parks. In the absence of any material supporting this full closure, the park should at least remain partially open to camping. The statement that the closure is not a significant impact to the public is challenged.

Exhibit 2
A-3-CAP-03-052
pg 1 of 11

This park is heavily used by campers and the closure of the entire camping area is an impact adverse to the goals of the Capitola LCP. **In addition, by closing most of the park there will be no opportunity for the public to observe whether or not there is adherence to the conditions of the Negative Declaration. This is unusual as most developments are in sight from public areas. I request that regular (monthly) visits be allowed by interested members of the public.**

4. **Nesting Raptors:** The appellant acknowledges that the Negative Declaration requires nesting studies and protections. However there is currently heavy work being done in the project area under the guide of "regular maintenance." It appears that this work is not operating under the same constraints that the project is supposed to, yet this "maintenance" has coincidentally increased in the project area. **All work in this area should be viewed realistically as part of the new project and all heavy ^{work} should fall under the raptor nesting survey conditions.**
5. **Waste Dump Site:** The applicant has stated that there is no need to keep the disposal site open since the camping facilities are closed. **Other state parks in the region which do not have dump sites (Henry Cowell, Sunset, for example) specifically direct RV campers to the New Brighton dump site. There is significant risk of unsafe unlawful dumping if this dump site is closed without a replacement.** The private dump sites listed by the applicant are not a sufficient replacement for the regional state parks.

In addition, I reaffirm all previously stated grounds for appeal.

Yours Sincerely,

Richard Hoffman

4/15/03

Richard Hoffman

P.S.

I CAN be REACHED by phone ANY TIME (831) 234-4048
AND would invite THE opportunity To meet with you AT THE
PARK To do A WALK-THRU OR discuss ANY QUESTIONS you
might have ABOUT THIS project.

Thank you

4/15/03

Richard Hoffman

EXHIBIT NO. 2
APPLICATION NO.
A-3-CAP-03-052
pg 2 of 11 California Coastal Commission

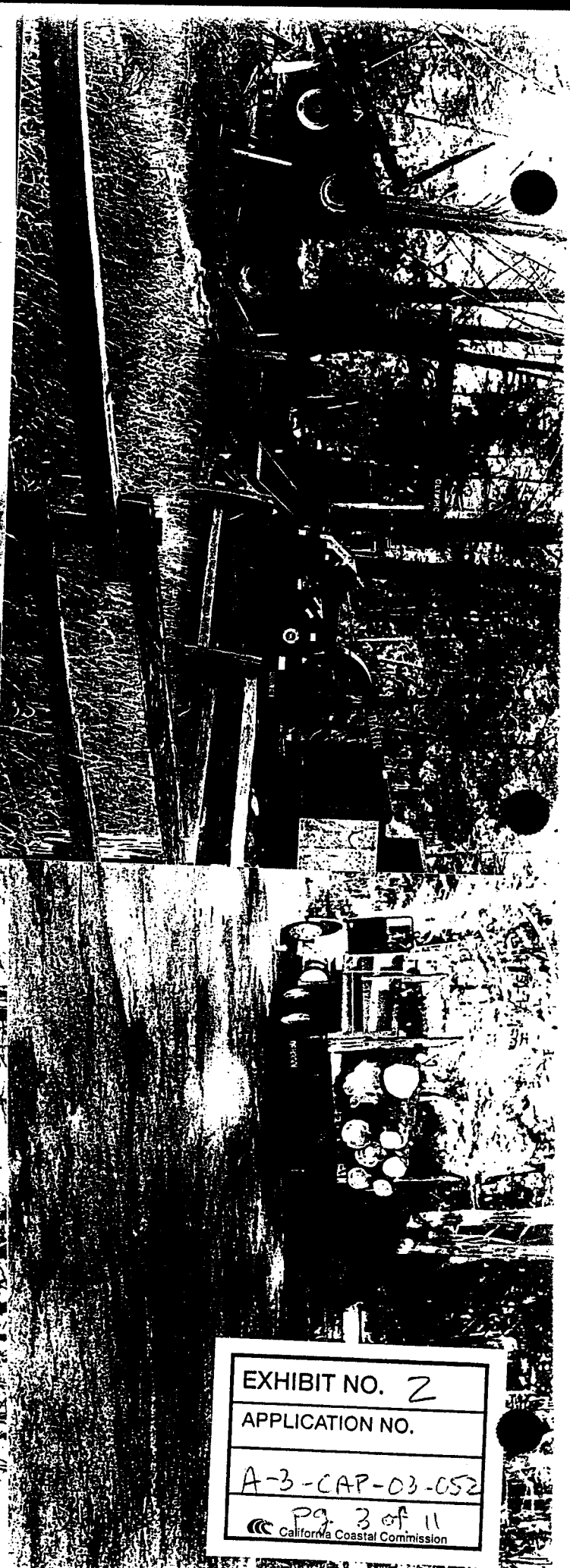
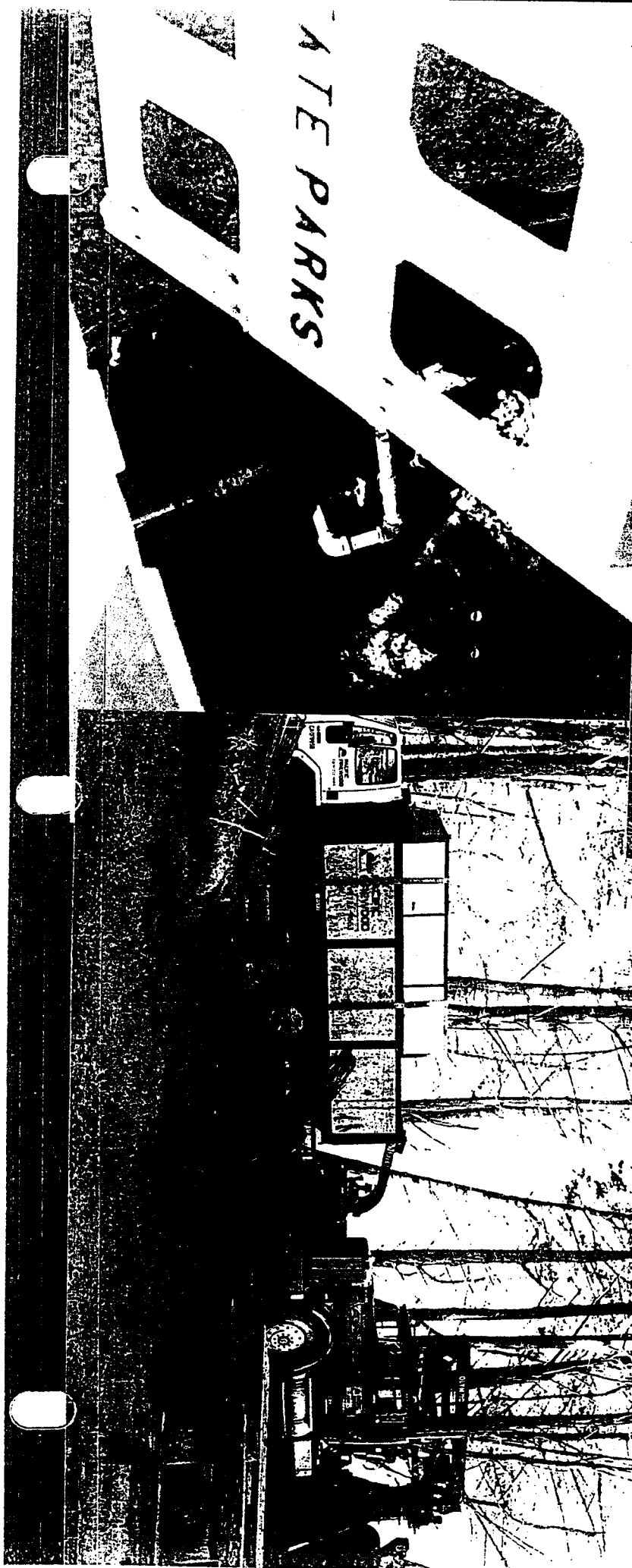


EXHIBIT NO. 2
APPLICATION NO.
A-3-CAP-03-052
pg. 3 of 11 California Coastal Commission

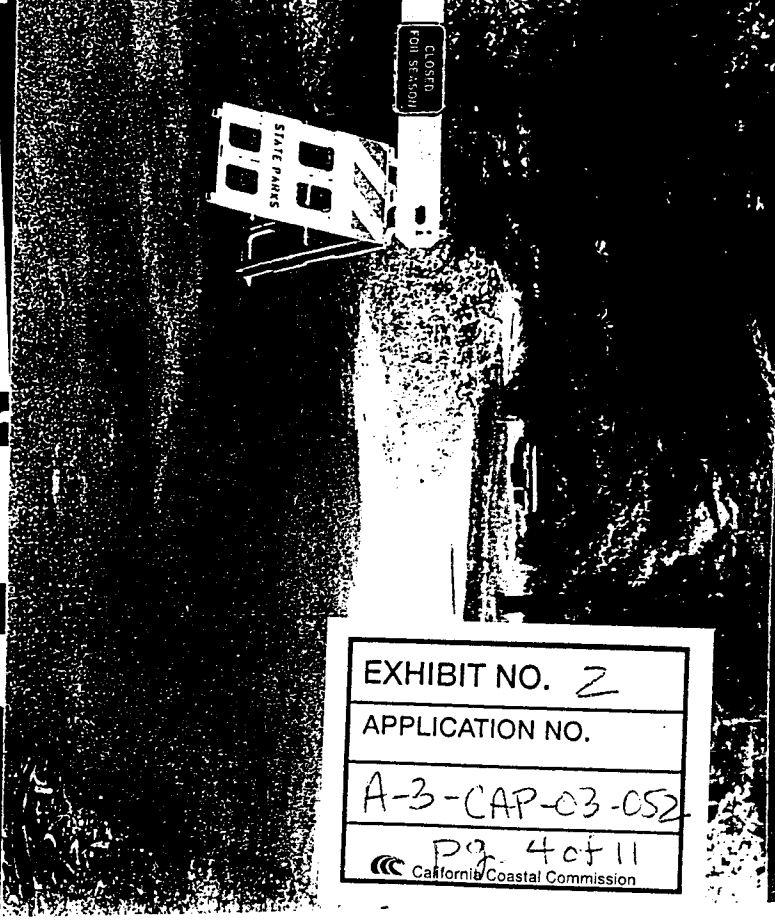


EXHIBIT NO. 2
APPLICATION NO.
A-3-CAP-03-052
Pg. 4 of 11
California Coastal Commission

Calif Coastal Commission
Susan Craig - Coastal Planner
Central Coast District Office
725 Front St. Ste. 300
Santa Cruz, Ca. 95060

RECEIVED

APR 23 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Susan Craig,

Subsequent to filing our appeal April 15, we went to the County of Santa Cruz planning dept. We discovered that work has been done recently that appears to be a severe violation of the U.S.A. COE. Wetlands as well as Coastal Commission designated wetlands. And this is also a Monarch butterfly Habitat. Please see attached photos. Additional Photos are available.

In Conclusion, we ask that before any additional work be done on the New Brighton State Beach rehabilitation project, that an Environmental Impact Study be done and that the lead Agency be the County of Santa Cruz.

We are requesting this because it appears from our investigation that Environmental Laws, Construction codes, public notice & civil rights violations have occurred. We further ask that there be an investigation of the Santa Cruz district Dept. of Parks & Recreation & the Capitola planning dept. And that they be held accountable for these violations. And if such violations are found to have occurred, that legal action should be taken.

Sincerely,

Exhibit 12
A-3-CAP-03-052
pg 5 of 11



State of California • The Resources Agency

DEPARTMENT OF PARKS AND RECREATION • P. O. Box 942896 • Sacramento, CA 94296-0001

(216) 445-7966

No. 2798

Gray Davis, Governor

Ruth G. Coleman, Acting Director

February 20, 2003

Ms. Patrizia Materassi
Community Development Director
Planning Department
City of Capitola
420 Capitola Avenue
Capitola, California 95010

Dear Ms. Materassi:

Coastal Permit for Campground Renovation and Expansion
New Brighton State Beach

The California Department of Parks and Recreation respectfully request that Application #02-059, for the renovation and expansion of New Brighton State Beach, be heard and acted upon at tonight's Planning Commission Public Hearing.

As you know, the project has gone through full environmental review. The final mitigated negative declaration was completed on May 7, 2001. The project will provide much needed improvements to the extremely popular State Beach.

Any delay on the hearing would jeopardize awarding the construction contract and possibly the entire project due to the State's fiscal problems. With an approved coastal permit, construction could begin in late March and be completed in about nine months.

Brent Caldwell of RBF Consulting will be the lead representative at the hearing. Also attending will be Ralph Fairfield, Chief Ranger, and Jack Kirchner, Maintenance Chief, as the State's representatives.

If you have any questions, please contact Stuart Hong, Senior Landscape Architect, at (916) 445-8760.

Thank you for your consideration.

Sincerely,

Dr. Mark Schrader, Deputy Director
Acquisition and Development

RE: NOTIFICATION
THIS WAS FAXED TO THE
PLANNING DIRECTOR AT
1:31 PM, THE DAY OF THE
PUBLIC HEARING.
IT WAS HEARD & ACTED
UPON THAT NIGHT.
HOW COULD THEY HAVE
GIVEN A 10 DAY NOTICE?

EXHIBIT NO. 2

APPLICATION NO.

A-3-CAP-03-052

pg 6 of 11
California Coastal Commission



Item #: 4. A.

CITY COUNCIL AGENDA REPORT

MEETING OF MARCH 27, 2003

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 17, 2003

SUBJECT: APPLICATION #02-059: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A COASTAL PERMIT WITH ARCHITECTURAL AND SITE REVIEW FOR THE RENOVATION AND EXPANSION OF AN EXISTING CAMPGROUND LOCATED AT 1500 PARK AVENUE IN THE PF/P/VS (PUBLIC FACILITIES/PARKS/VISITOR SERVING) ZONING DISTRICT. STATE OF CALIFORNIA, DEPARTMENT OF PARKS AND RECREATION, OWNER/APPLICANT, BRENT CALDWELL/RBF CONSULTING, REPRESENTATIVE. RICHARD HOFFMAN, APPELLANT. APN 036-201-17. NEGATIVE DECLARATION. FILED 9/23/02. 2*

Recommended Action:

By motion, it is recommended that the City Council consider the appeal of the Planning Commission's action on Application #02-059, and uphold the action of the Planning Commission approving the permit, as per the findings and conditions included (Exhibit "A").

BACKGROUND

Notice On February 20, 2003 the Planning Commission considered a coastal permit with architectural and site review for the renovation and expansion of New Brighton State Beach. Because the park is located within the Capitola City limits and is within the coastal zone, the project requires a coastal permit issued by the City and architectural and site review of the proposed changes. It does not require a conditional use permit because the campground and park use are principally permitted in this district. The permit must be approved by the Planning Commission, subject to an appeal to the City Council. As noted above, the Planning Commission held a public hearing on this application, and following their discussion unanimously approved the application. No opposition was expressed during the public hearing by any member of the public. One neighbor in attendance indicated that he had just come to hear the discussion and see the plans, but did not oppose the project. *WE Requester notification by Capitol planning com but did not receive it.*

Project Description

A copy of the staff report for the application, as well as the minutes of the meeting is attached. The staff report describes the extent and focus of the campground renovation and expansion in greater detail. Briefly, it includes:

- 1) Replacing and upgrading the restrooms to meet ADA (Americans With Disabilities Act) standards and to add showers to the restrooms;
- 2) Adding 11 new campsites with water and electricity hookups in the site and addition of

*Exhibit 2
A-3-CAP-03-052
pg 7 of 11*



June 18, 2002

Dan Chance
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

NO LONGER
WORKS THERE -

RECEIVED

JUN 19 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

DECISION
MADE AFTER
PUBLIC NOTICE?
WHEN DID THEY DECIDE
TO SCALE THIS PROJECT
BACK?

Dear Mr. Chance:

In the course of our construction work for the New Brighton State Beach - Campgrounds and Day-Use Facilities Rehabilitation Project, we will be removing some mature Monterey pines and cypresses, as well as some native coast live oak trees. As per our Mitigated Negative Declaration for this project, we will be replacing removed oaks at a 5:1 ratio for trees that are 2 inches in diameter-at-breast-height (dbh) or larger and at a 1:1 ratio for trees that are less than 2 inches in dbh.

Conversely, the Monterey pines and cypresses that are removed will not be replaced. These trees were planted in the campground in the 1950s and 1960s and are not considered a part of the native plant community for this site. The goal of the Department is to replace these trees as they die, or in this case when they are removed for development purposes, with plant species that are native to the site. It is Department policy to plant native plant species in our park units unless our goal is to maintain a cultural resource such as historic landscaping around a significant historic structure (DPR Operations Manual Sections 1622.51 and 1622.52; Resource Management Directive 1831.1). There are no plans for systematic removal of the Monterey pines and cypresses from the New Brighton State Beach campground.

why?
not?

I have enclosed a map of the oaks that will be removed and a post-construction landscaping plan for the campground. If you have any questions, or if I can be of any further assistance, please phone me at (916) 445-8773 or email me at larch@parks.ca.gov.

Sincerely,

Laurie Archambault

Laurie J. Archambault
Associate State Park Resource Ecologist
California State Parks
One Capitol Mall, Suite 500
Sacramento, CA 95814

cc: Susan Craig, Coastal Commission
Stuart Hong, DPR
Art Camacho, DPR
Brent Caldwell, RBF Consulting

Enclosures

ORIGINAL DRAFT
FOR PROPOSED LAND USE #3
FACILITIES DATED OCT. 12, 1989
Pg. 3 campground development
They mention that a program
to remove MONTEREY PINES
& re-establish NATIVE OAKS &
SHRUBS is UNDERWAY.

EXHIBIT NO. 2

APPLICATION NO.

A-3-CAP-03-052

PG 8 of 11
California Coastal Commission

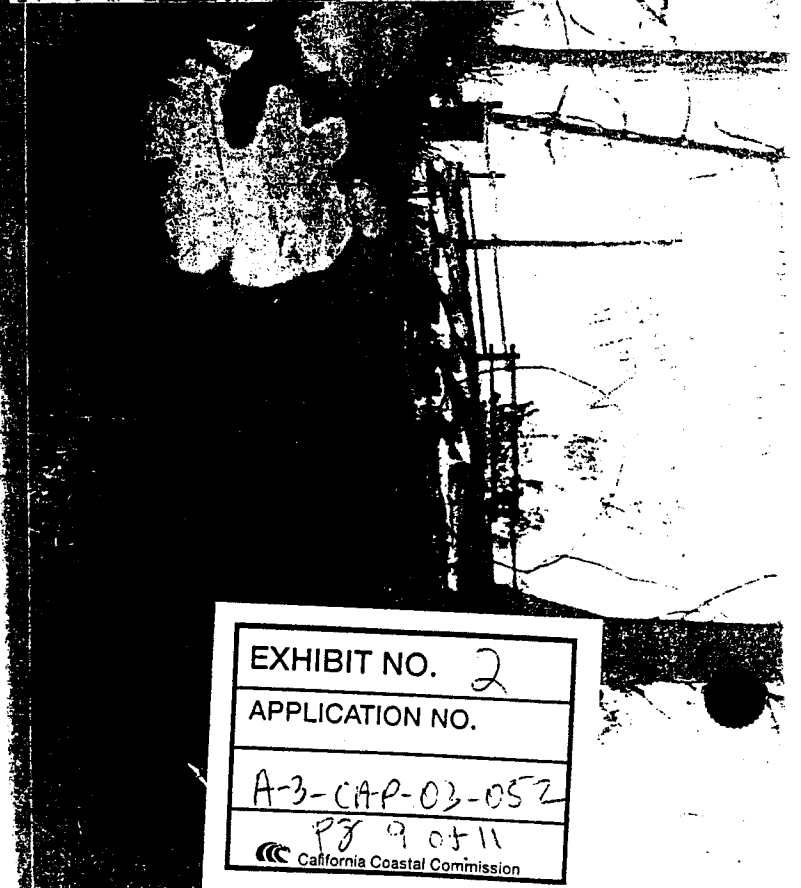
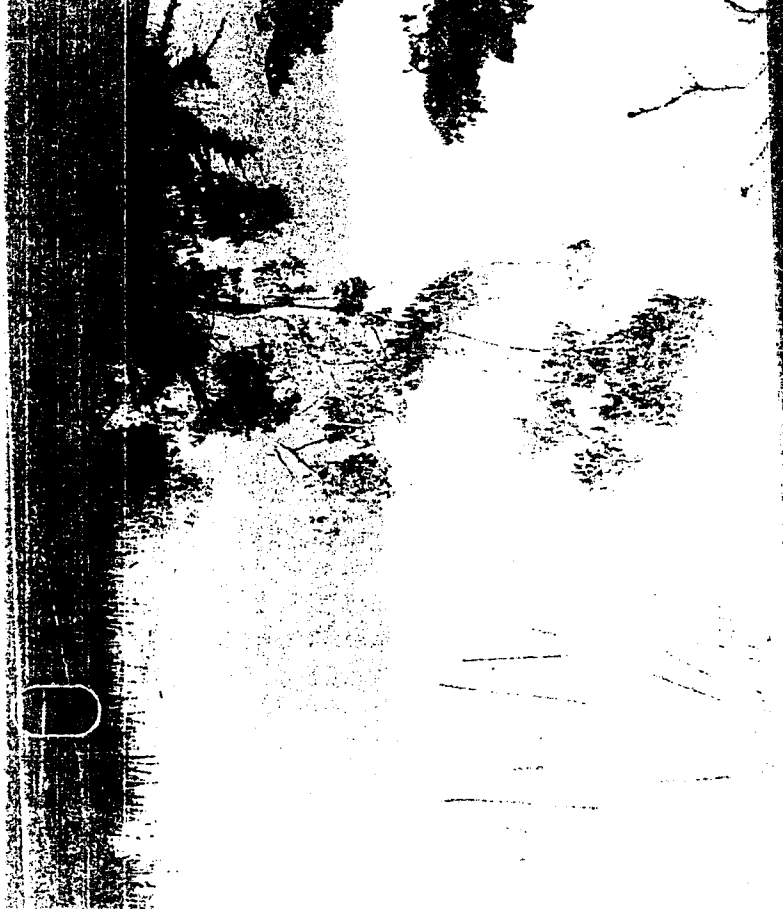

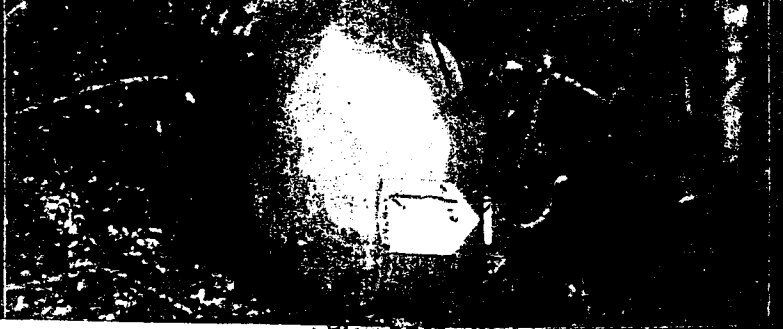


EXHIBIT NO. 2
APPLICATION NO.
A-3-CAP-03-052
PG 9 of 11
 California Coastal Commission

CHUCK MARK ON NEED PAYMENT
ON PAPER PROPOSED



MONUMENT
BUTTERFLY
HABITAT

NEW
PRIVATE DRIVE

NEED

1/24/03

← BACK ENTRY to Park →

EXHIBIT NO. 2
APPLICATION NO.
A-3-CAP-03-052
PG 10 of 11 California Coastal Commission



CONSTRUCTION MATERIALS PRESSURE
TREATED
DELIVERY TAG FROM
SUN LORENZO LUMBER CO. SUPER DUTY USE
SPRINKLING UNIT

TAKEN 3/27/03

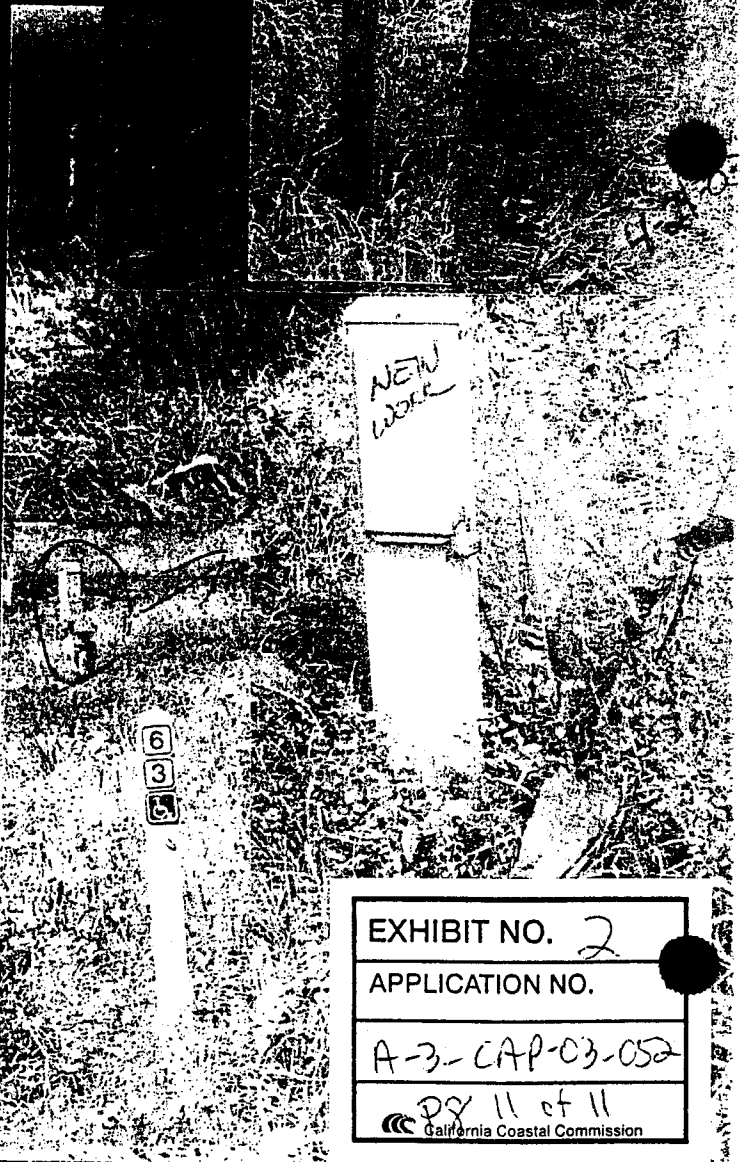


EXHIBIT NO. 2
APPLICATION NO.
A-3-CAP-03-052
pg 11 of 11 California Coastal Commission

CONDITIONS OF APPROVAL FOR #02-059 1500 PARK AVENUE

1. The project approval consists of a Coastal Permit with Architectural and Site Review, for renovation of an existing 40-acre state park (New Brighton State Beach) including restroom replacement, new park entrance kiosk and roadway striping, drainage improvements, reconfiguration of existing campsites and addition of 16 campsites, creation of a new visitor center in an existing building, reconstruction of the upper portion of the beach access trail, removal of trees and vegetation and replanting of native trees and vegetation, re-striping of the day-use parking lot and addition of landscaping and drainage improvements there, water service upgrades to increase water pressure, and addition of a second dump station outlet.
2. If any upgrade modifications to the plans are desired by the applicant (i.e. windows, materials, colors, etc.), the changes may be approved by the Community Development Department. Other changes may require Planning Commission approval.
3. The stairs which provide pedestrian access from Park Avenue to the beach near the day-use parking lot are to be improved consistent with the pedestrian improvements identified in the City's General Plan.
4. The mitigation measures included with the Mitigated Negative Declaration adopted May 2001, and for which a Notice of Determination was filed on May 8, 2001, are hereby included as additional conditions of approval.
5. This permit approval shall be for one year. The applicant shall have approved building plans and construction underway, prior to March 6, 2004 or the applicant shall submit a letter requesting a one-year extension.

FINDINGS FOR APPROVAL OF #02-059 1500 PARK AVENUE

- A. The Coastal Permit application with Architectural and Site Review by the Planning Commission, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff, the Architectural and Site Review Committee, the Planning Commission, and the City Council have all reviewed the project. The project is located in the PF/P/VS zoning district, which does not have individual development standards for setbacks, building height, lot configuration, etc. These are to be determined in conjunction with the application, and this application, given its intended continuing use as a park, is proposing modifications and additions which are minimal in extent and have appropriate parking provided. Conditions of approval in addition to the mitigation measures of the Negative Declaration, have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan, including the improvement and/or maintenance of the steps on the path to the beach area, used by local residents, and identified in the General Plan for pedestrian access to New Brighton Beach. The improvement of the New Brighton State Beach Campground and Day-Use parking area is consistent with the goals of the General Plan and Local Coastal Land Use Plan to preserve and enhance the visitor-serving role of the park and to maintain its integrity as a natural coastal resource area.

Exhibit 3
A-3-CAP-03-052
pg 1 of 2

B. The application will maintain the character and integrity of the neighborhood.

Community Development Department Staff, the Architectural and Site Review Committee, the Planning Commission, and the City Council have all reviewed the project and find that the proposed improvements to New Brighton Beach State Park will have no negative impacts on the character and integrity of the neighborhood because they are neither visible to the adjacent neighborhoods, nor will they have traffic or parking impacts on the adjacent neighborhoods and streets. In fact, the proposed reconfiguration of the entrance to the park will reduce existing traffic impacts by reducing the line-up of cars waiting to enter the park during peak hours. The tree removals necessary to accommodate additional campsites and parking will not be visible outside the park and within the park will be replaced with other trees and native landscape plantings.

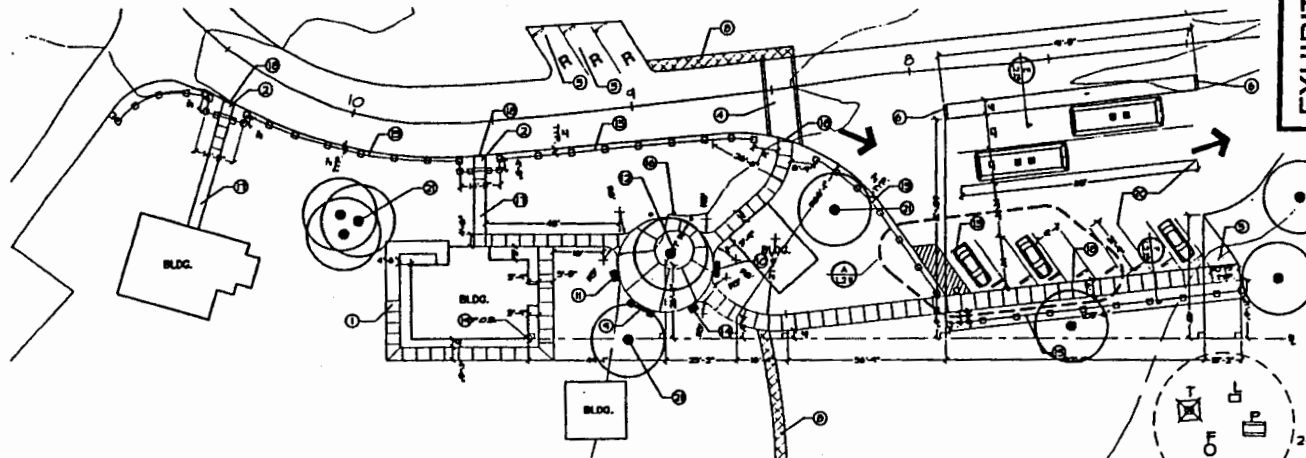
C. An Initial Study and Mitigated Negative Declaration have been prepared, reviewed and adopted for this project consistent with the California Environmental Quality Act.

The State Parks and Recreation Department, in May of 2001 adopted an Initial Study for the proposed park renovation and filed a Notice of Determination with the State Clearing house on May 8, 2001. The City may rely on that document to approve the Coastal Permit specifically cited in the Initial Study as being required for project implementation. No challenges were made to the document at the time of its adoption or within the legal challenge period afterward, and the scope of the project has not expanded beyond that covered by the Initial Study. The mitigation measures of the Negative Declaration are included in this permit by reference as one of the additional conditions of approval and a copy of those mitigation measures is attached.

D. The proposed project is found to be consistent with the Certified Local Coastal Program, as required by Section 17.46.090 of the Zoning Ordinance.

The proposed project to renovate the existing campground at New Brighton State Beach, does not impose individual or cumulative burdens on public access and recreation opportunities because the park's purpose is to provide those opportunities and the renovation project carries out that goal. One aspect of the project is to stabilize the beach access pathway which currently causes, and suffers from, erosion problems related to the drainage outfalls along the path. The project complies with LCP policies for protection of public views, for parking, and alternative transportation access, and the project design has been reviewed and approved by the City's Architectural Review Committee and Planning Commission for compliance with basic design standards, given the non-urban purpose of the use. There is demonstrated water and sewer availability although water pressure has been historically low due to pipe sizing and this will be remedied with increased pipe size to accomplish better water pressure. The new restrooms will all utilize water and energy conserving fixtures. The project complies with natural resource, habitat, and archaeological protection policies and avoids or protects existing riparian and wetland areas within the park. None of the proposed work will be located in the Environmentally Sensitive areas of Tannery Gulch, as identified on the General Plan/LCP map of such sites.

EXHIBIT NO. 3
APPLICATION NO.
A-3-CAP-03-052
PG 2 of 2
California Coastal Commission



KEY:

- ① CONCRETE ADA WALK TO MEET UP WITH WOODEN RAMP. DO NOT EXCEED 4" IN A CROSS SLOPE OF 2%. REFER TO ARCHITECTURE PLANS FOR FLOOR FINISH.
- ② CONCRETE WALK TO EXTEND FROM EXISTING WALK.
- ③ RAMPING PARKING TO BE CUT FROM EXISTING ASPHALT.
- ④ 6" WIDE CROSS WALK TO BE CENTERED ON 3' WALK. STRIPES TO BE 6" WIDE COAT WHITE PAINT.
- ⑤ CONCRETE WALK STOP TO BE ALIGNED AT EDGE OF PARKING STALLS. REFER TO DETAIL DL2.1.
- ⑥ CONCRETE WALK STOP TO BE PLACED AT THE END OF PLANTER AREAS. REFER TO DETAIL DL2.1.
- ⑦ HANDICAP PARKING, REFER TO DETAIL AL2.1.
- ⑧ 4" DARK MULCH TRAIL, REFER TO DETAIL DL2.1.

- ⑨ EXISTING INFORMATION KIOSK TO BE RELOCATED TO CONCRETE PLAZA.
- ⑩ EXISTING NEWS STANDS TO BE RELOCATED TO VISITOR CENTER PLAZA.
- ⑪ EXISTING TELEPHONES TO BE RELOCATED TO VISITOR CENTER PLAZA.
- ⑫ CONCRETE PLAZA CENTERED AROUND EXISTING REDWOOD TREE. CONTRACTOR TO FIELD VERIFY TREE LOCATION AND STAKE WALK AS APPROPRIATE FOR GRACES AND TREE ZONES. ALL STAKED WALKS TO BE RELOCATED WITH DIME PRIOR TO POURING CONCRETE. EXISTING REDWOOD SHALL BE PRUNED UP TO A CANOPY HEIGHT OF AT LEAST 1'-0".
- ⑬ HANDICAP PARKING, REFER TO AL2.1.
- ⑭ EXISTING MAIL BOX TO BE RELOCATED TO VISITOR CENTER PLAZA.

- ⑮ NEW SPLIT RAIL FENCE TO BE PLACED 2' OFF EDGE OF ASPHALT OR PER LAYOUT. REFER TO DETAIL DL2.12.
- ⑯ NEW FLAG POLES, REFER TO DETAIL DL2.12. EDGE OF ASPHALT OR PER LAYOUT. REFER TO DETAIL DL2.12.
- ⑰ EXISTING CONCRETE.
- ⑱ FLUSH WITH EXISTING GRADE.
- ⑲ POINT OF BEGINNING TO BE SET AT SOUTH EAST CORNER OF EXISTING BUILDING. CONTRACTOR TO SET BASELINE AS AN EXTENSION OF SOUTHERN WALL. ALL DIMENSIONS ARE TO BE MEASURED PERPENDICULAR FROM BASELINE.
- ⑳ STRIPES TO BE 2" WHITE PAINT WITH TWO COATS.
- ㉑ EXISTING TREES TO BE PROTECTED IN PLACE.

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS. IF EXISTING CONDITIONS AND DRAWINGS ARE IN CONFLICT, CONTRACTOR TO COORDINATE AMENITY LOCATIONS WITH DPR.

A Visitor Center and Parking Area

REFER TO SHEET L2.01 FOR LEGEND AND NOTES



The HLA Group Landscape Architects & Planners, Inc.
1990 Third Street, Suite 500/Sacramento, California 95814
916.447.7400/www.hla-group.com



SCALE 1"=30'-0"

EXHIBIT NO. 4
APPLICATION NO.
A-3-CAP-03-052
pg 1 of 6
California Coastal Commission

DEAN F. UNGER
AIA INC.
ARCHITECT AND
LANDSCAPE ARCHITECT
709 Alhambra Blvd
Sacramento, California
95816 916.447.7400
NEW BRIGHTON BEACH
REHABILITATE CAMPGROUND / DAY USE AREA
CAPITOLA, CALIFORNIA

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
RECEIVED
PROJECT NUMBER: 0000000000
201 THIRD STREET, SUITE 500
WEST SACRAMENTO, CA 95811
PROJECT DIRECTOR: KATHY WILSON
PHONE: (916) 331-1111
FAX: (916) 331-1111
EMAIL: kathy.wilson@dgs.ca.gov

revisions
This drawing is not final
and is not to be used
for construction until
signed by the architect
architect

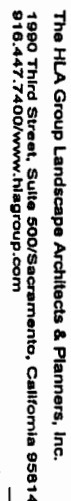
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L2.10

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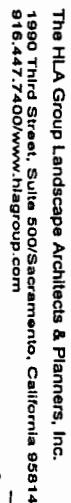
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pg 2 of 6
California Coastal Commission

she is










APPLICATION NO.

A-3-CAP-03-052

PG 3 of 6
California Coastal Commission

PLANT QUANTITIES		UNIT		TOTAL	
TYPE	DESCRIPTION				
5	QUALITY INSULATION				
6000	ANCHOR BOLTS - 1/2" DIA. X 8"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 12"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 16"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 20"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 24"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 28"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 32"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 36"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 40"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 44"	SA	50		
6100	ANCHOR BOLTS - 1/2" DIA. X 48"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 52"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 56"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 60"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 64"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 68"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 72"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 76"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 80"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 84"	SA	50		
6200	ANCHOR BOLTS - 1/2" DIA. X 88"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 92"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 96"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 100"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 104"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 108"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 112"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 116"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 120"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 124"	SA	50		
6300	ANCHOR BOLTS - 1/2" DIA. X 128"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 132"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 136"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 140"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 144"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 152"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 156"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 160"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 164"	SA	50		
6400	ANCHOR BOLTS - 1/2" DIA. X 168"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 176"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 180"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 192"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 196"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 200"	SA	50		
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6500	ANCHOR BOLTS - 1/2" DIA. X 208"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 216"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 224"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 228"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 232"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 236"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 240"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 244"	SA	50		
6600	ANCHOR BOLTS - 1/2" DIA. X 248"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 252"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 256"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 260"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 276"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 280"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 284"	SA	50		
6700	ANCHOR BOLTS - 1/2" DIA. X 288"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 292"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 296"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 300"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 304"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 308"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 312"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 316"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 320"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 324"	SA	50		
6800	ANCHOR BOLTS - 1/2" DIA. X 328"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 332"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 336"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 340"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 344"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 348"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 352"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 356"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 360"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 364"	SA	50		
6900	ANCHOR BOLTS - 1/2" DIA. X 368"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 372"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 376"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 380"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 384"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 388"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 392"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 396"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 400"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 404"	SA	50		
7000	ANCHOR BOLTS - 1/2" DIA. X 408"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 412"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 416"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 420"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 424"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 428"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 432"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 436"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 440"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 444"	SA	50		
7100	ANCHOR BOLTS - 1/2" DIA. X 448"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 452"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 456"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 460"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 464"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 468"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 472"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 476"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 480"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 484"	SA	50		
7200	ANCHOR BOLTS - 1/2" DIA. X 488"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 492"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 496"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 500"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 504"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 508"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 512"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 516"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 520"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 524"	SA	50		
7300	ANCHOR BOLTS - 1/2" DIA. X 528"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 532"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 536"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 540"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 544"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 548"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 552"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 556"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 560"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 564"	SA	50		
7400	ANCHOR BOLTS - 1/2" DIA. X 568"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 572"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 576"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 580"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 584"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 588"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 592"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 596"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 600"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 604"	SA	50		
7500	ANCHOR BOLTS - 1/2" DIA. X 608"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 612"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 616"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 620"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 624"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 628"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 632"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 636"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 640"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 644"	SA	50		
7600	ANCHOR BOLTS - 1/2" DIA. X 648"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 652"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 656"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 660"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 664"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 668"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 672"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 676"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 680"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 684"	SA	50		
7700	ANCHOR BOLTS - 1/2" DIA. X 688"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 692"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 696"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 700"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 704"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 708"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 712"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 716"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 720"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 724"	SA	50		
7800	ANCHOR BOLTS - 1/2" DIA. X 728"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 732"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 736"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 740"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 744"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 748"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 752"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 756"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 760"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 764"	SA	50		
7900	ANCHOR BOLTS - 1/2" DIA. X 768"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 772"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 792"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 796"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 800"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 804"	SA	50		
8000	ANCHOR BOLTS - 1/2" DIA. X 808"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 812"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 816"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 820"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 824"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 828"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 832"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 836"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 840"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 844"	SA	50		
8100	ANCHOR BOLTS - 1/2" DIA. X 848"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 852"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 856"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 860"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 864"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 868"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 872"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 876"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 880"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 884"	SA	50		
8200	ANCHOR BOLTS - 1/2" DIA. X 888"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 892"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 896"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 900"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 904"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 920"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 924"	SA	50		
8300	ANCHOR BOLTS - 1/2" DIA. X 928"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 932"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 936"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 940"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 944"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 948"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 952"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 956"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 960"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 964"	SA	50		
8400	ANCHOR BOLTS - 1/2" DIA. X 968"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 972"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 976"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 980"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 996"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 1000"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 1004"	SA	50		
8500	ANCHOR BOLTS - 1/2" DIA. X 1008"	SA	50		
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	ANCHOR BOLTS - 1/2" DIA. X 1016"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 1020"	SA	50		
	ANCHOR BOLTS - 1/2" DIA. X 1024				

MASTER PLAN LEGEND	
	WATER TOWER TO BE RELOCATED
	HOUSE TO BE RELOCATED
	SHEDS TO BE ADDED
	WATER TRUCK TO BE ADDED
	TO PROVIDE PARKING WITH A TRUCKED IN AREA 3.18 PAVED, WALK, BIKE TR. AND BIKEWAY LOCATED
	GAS STATION
	EXISTING BUILDING, FENCE, INDOOR SWIM POOL, TRAIL, FENCE, INDOOR SWIM

VEGETATION EXHIBIT



NEW BRIGHTON BEACH
REHABILITATE CAMPGROUND / DAY USE AREA
CAPITOLA, CALIFORNIA

DEAN F. UNGER
AIA INC.
ARCHITECTURE AND
ENVIRONMENTAL
PLANNING
700 Alhambra Blvd.
Sacramento, California
95816 916 443 5747



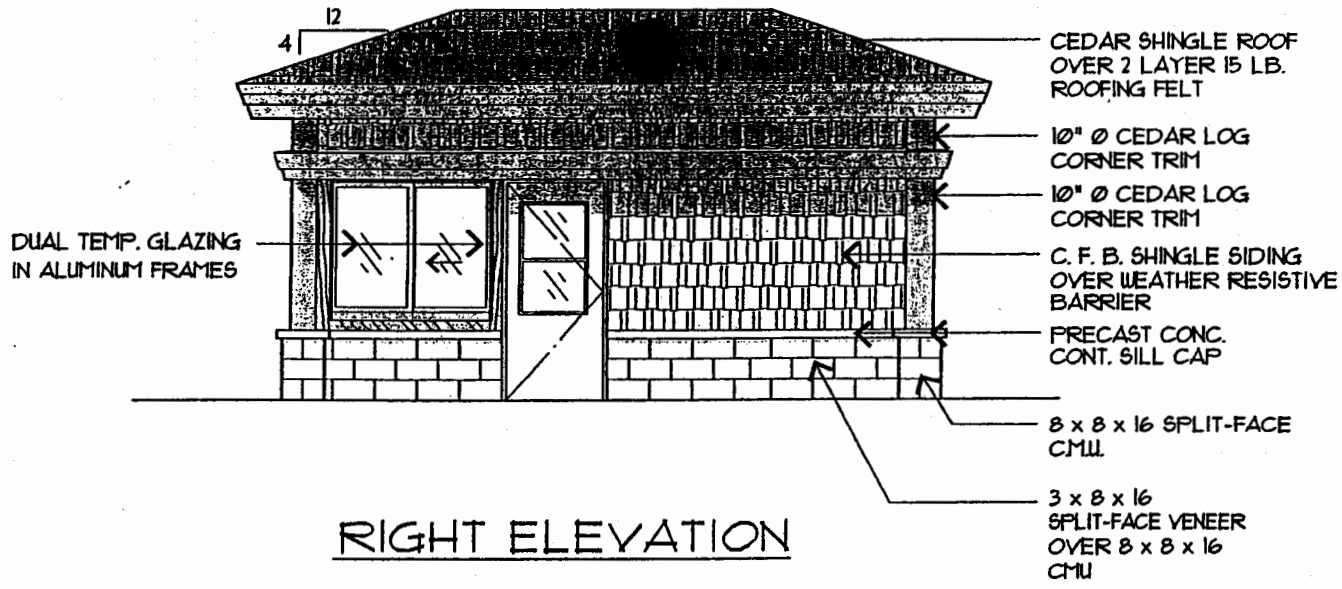
PROJECT MANAGER/GENERAL
MANAGER/ENGINEER, 300 E. J-305
WEST SACRAMENTO, CA 95605

<p>versions</p> <p>they drawing is not finished is not to be used for construction until signed by the Architect</p>	<p>architect</p>
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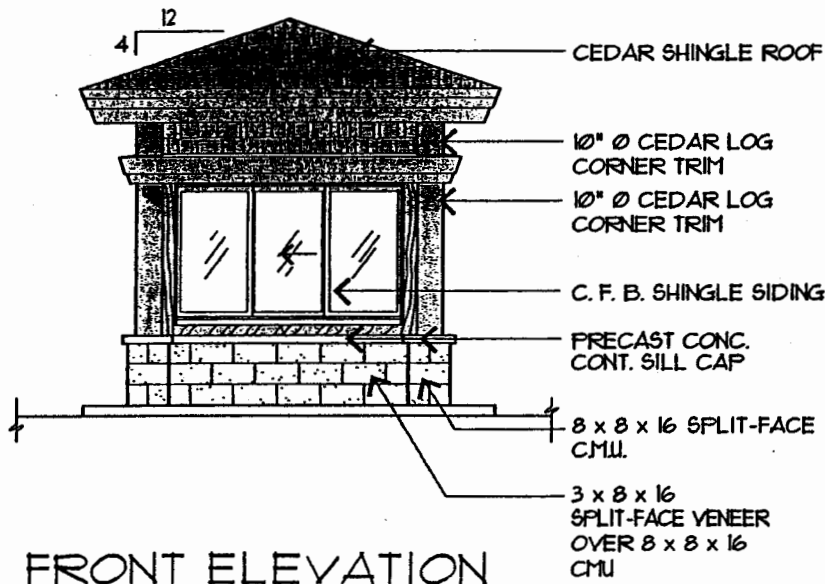
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checked by	CU
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diag no	

VEGETATION
EXHIBIT

sheet no.	sheet
1	



RIGHT ELEVATION

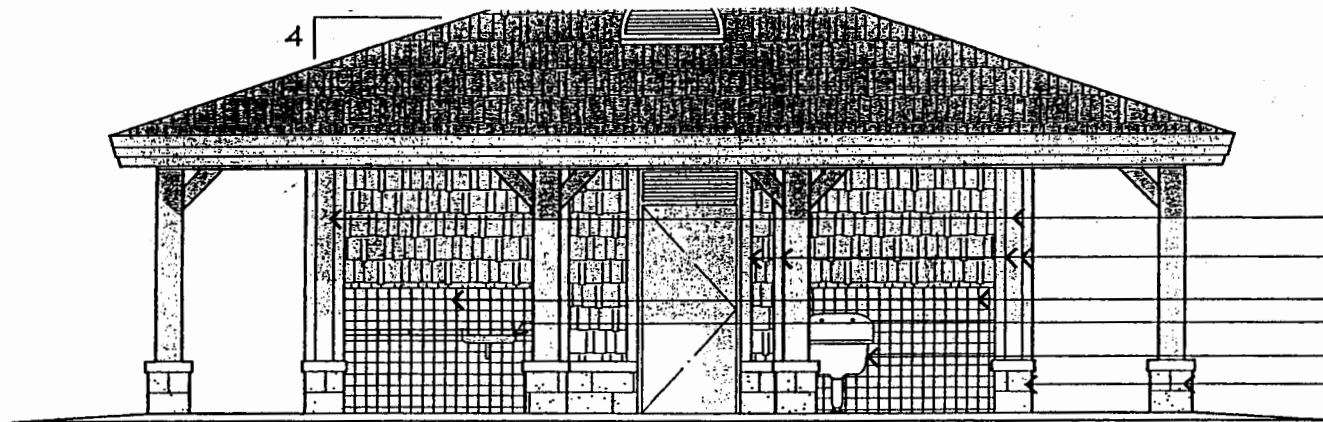


FRONT ELEVATION

ENTRANCE KIOSK

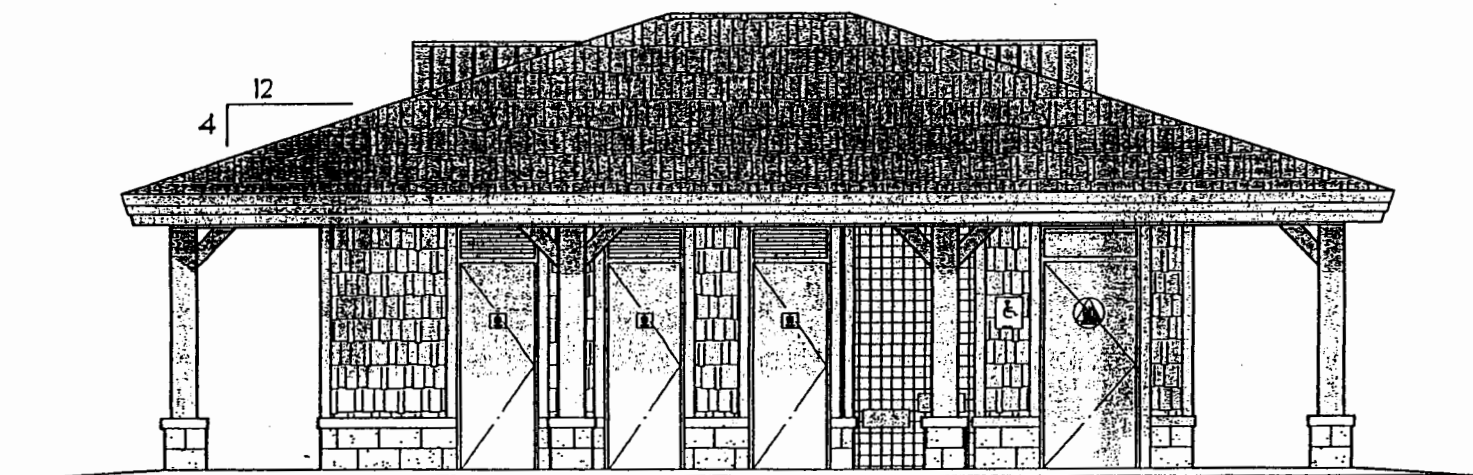
SCALE: 1/4" = 1'-0"

EXHIBIT NO. 4	APPLICATION NO.	A-3-CAP-03-052	PG 4 of 6
California Coastal Commission			



- CFB TRIM (PAINT)
- 1 x 4 CFB TRIM, (TYP.)
- CERAMIC TILE, SEE SPECIFICATIONS
- LAV.
- UTILITY SINK, SEE PLUMBING
- 8 x 8 x 16 SPLIT-FACE CMU, (TYP.)

WEST ELEVATION



SOUTH ELEVATION

EXHIBIT NO. 4
APPLICATION NO.
A-3-CAP-03-052
PR 5 of 6
California Coastal Commission

200 SERIES COMBINATION BUILDING
 SCALE: 1/4" = 1'-0"
(NEW RESTROOMS)

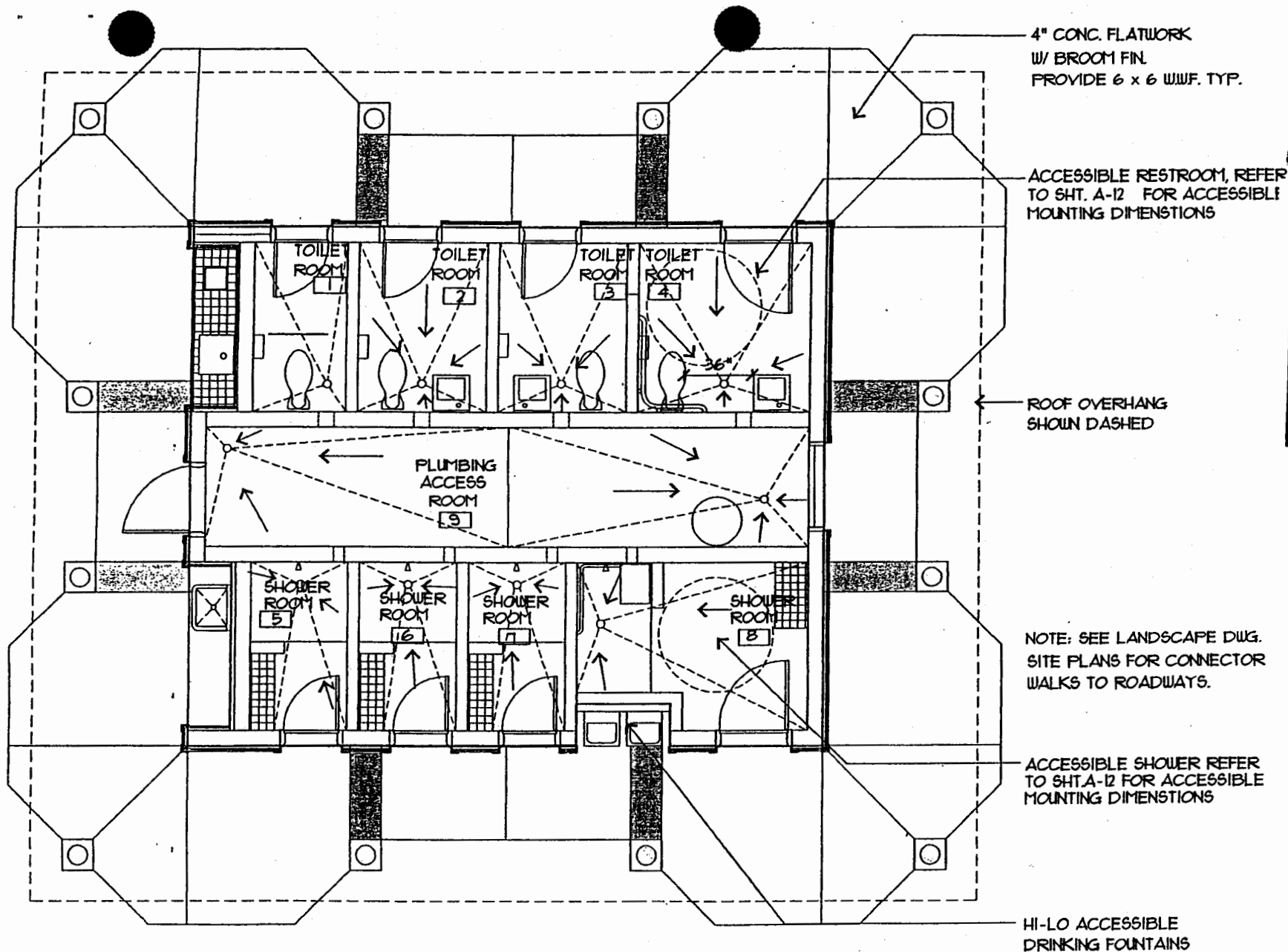


EXHIBIT NO. 4
APPLICATION NO.
A-3-CAP-03-002
PS 6056 California Coastal Commission

FINDINGS: An Initial Study has been prepared to assess the proposed project's potential effects on the environment and the significance of those effects. Based on the Initial Study, it has been determined that the proposed project would not have any significant effects on the environment once mitigation measures are implemented. This conclusion is supported by the following findings:

- ▶ The proposed project would have no effect on agricultural resources, land use, and mineral resources.
- ▶ The proposed project would not have significant impacts related to aesthetics, hydrology and water quality, population and housing, public services, recreation, transportation/traffic levels, and utilities and service systems.
- ▶ Mitigation is required to reduce potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise to a less-than-significant level.

The following mitigation measures will be implemented by DPR to avoid or minimize environmental impacts. Implementation of these mitigation measures will reduce the environmental impacts of the proposed project to a less-than-significant level.

MITIGATION MEASURE AQ-1 - CONSTRUCTION EMISSIONS CONTROLS

1. Water all active construction areas at least twice daily.
2. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
3. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
4. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
5. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
6. Equipment engines shall be maintained in good condition and in proper tune according to manufacturer's specifications.

MITIGATION MEASURE BIO-1 - NESTING RAPTORS

1. Prior to project construction, it shall be determined whether any construction or tree removal is proposed during the raptor nesting season (February 1 to August 31).
2. If no construction or tree removal shall occur during the raptor nesting season, no further mitigation shall be necessary.
3. If construction or tree removal is proposed during the raptor nesting season, a focused survey for raptor nests shall be conducted by a qualified biologist during the nesting season to identify

Exhibit 5

active nests within 500 feet of the project area. The survey shall be conducted no less than 14 days and no more than 30 days prior to the beginning of construction or tree removal.

4. If nesting raptors are found during the focused survey, no construction or tree removal shall occur within 500 feet of an active nest until the young have fledged (as determined by a qualified biologist).

MITIGATION MEASURE BIO-2 - COAST LIVE OAK TREES

The following measures, consistent with CDFG - Region 2 *Oak Protection Guidelines* (CDFG no date), are designed to reduce the potential of impacts to oak woodland.

1. Individual coast live oak trees or groups of trees to be retained should be protected during and following construction by establishing a root protection zone (RPZ) that is 1.5 times the distance from the trunk to the dripline. Temporary construction fencing should be installed and no grading, trenching, or vegetative alteration should be allowed in the RPZ.
2. Individual coast live oak trees that are unavoidably lost due to project implementation should be replaced by planting seedlings or acorns from local genetic stock. Replacement ratios and success criteria may be developed in coordination with CDFG. CDFG - Region 2 *Oak Protection Guidelines* (CDFG no date) recommend a replacement rate of 5:1 for loss of trees that are 2 inches (dbh) or greater, and 1:1 for trees that are less than 2 inch (dbh), with a success rate of 80% five years after planting. A Mitigation and Monitoring Plan should be completed for all oak mitigation plantings as part of the project. The plan should include appropriate irrigation schedules, monitoring schedule, success criteria, remedial measures, and a fact sheet describing the value and care of coast live oaks.

MITIGATION MEASURE BIO-3: NOXIOUS AND INVASIVE WEED CONTROL

1. Coordinate with CDFG to determine noxious and invasive weeds of concern in the proposed project area.
2. Stake noxious and invasive weed infestation areas prior to construction and clearly identify their locations on the construction drawings.
3. Control populations of existing, staked, noxious and invasive weeds of concern in the proposed project area prior to initiation of construction activities by applying an acceptable herbicide or by employing acceptable mechanical methods of removal.
4. Clean equipment at designated wash stations away from waterways prior to use in the project area and after leaving infestation areas.
5. Use certified weed-free imported materials (e.g., strawbales, erosion control seed).
6. Conduct follow-up monitoring and treatment of noxious and invasive weeds and pests introduced by project construction activities, if any, on lands (e.g., uncultivated grassland) and

waterways (e.g., infrequently maintained ditches) in the project area that are not under active cultivation or vegetation management.

MITIGATION MEASURE BIO-4 - PROTECTION OF WETLANDS

1. Prior to any grading or tree removal, DPR will identify all areas that could meet the criteria of USACE and/or Coastal Commission wetlands.
2. DPR will avoid all areas identified as potential wetland areas and establish buffer areas (i.e., undeveloped land surrounding the wetlands) of at least 100 feet from the outer edge of the wetland, or a sufficient distance to avoid indirect impacts to wetlands. DPR will install temporary fencing around the wetlands and the buffer areas prior to grading or tree removal. DPR will retain a qualified environmental compliance monitor to periodically inspect all construction activities to ensure that no wetland habitats are affected by the project.
3. If it is not feasible for DPR to avoid filling all potential wetlands, a formal delineation will be conducted by a qualified biologist through the formal USACE permit process and the coastal development permit process. If USACE and/or Coastal Commission jurisdictional wetlands would be filled as a result of project implementation, authorization from USACE and/or Coastal Commission will be secured prior to any grading or tree removal. Wetland fill will be minimized and will only occur for uses authorized by the Coastal Act.
4. The acreage of wetlands removed will be replaced or rehabilitated on a "no-net-loss" basis in accordance with USACE and/or Coastal Commission regulations. Habitat restoration, and/or replacement will be at a location and by methods agreeable to USACE and Coastal Commission.
5. To avoid indirect impacts to wetlands present in the vicinity of the proposed construction, erosion control measures will be developed by the project engineers in cooperation with the RWQCB and will be part of the project specifications provided to the project contractor. These measures will prevent sediment-laden runoff in areas containing sensitive biological communities.

MITIGATION MEASURE CULT-1 - ARCHAEOLOGICAL AND HISTORIC RESOURCES

1. If the comfort station near the campfire center, campground furniture, and/or other potential inground cultural resources are confirmed to be historical resources under §15064.5 of the State CEQA Guidelines, they will not be demolished as part of the project. Relocation and/or adaptive reuse will be allowed in a manner that does not materially impair their historic character.
2. A DPR qualified Cultural Resource Specialist must be onsite during major ground disturbing and structure movement/modifying construction related activities.
3. In the event that human remains are discovered, work shall cease immediately, and the County Coroner shall be contacted in accordance with §7050.5 of the State Health and Safety Code. If the coroner determines that the remains represent native American interment, the native American Heritage Commission in Sacramento shall be consulted to identify the most likely descendants and the appropriate disposition of the remains.

MITIGATION MEASURE GEO-1 - SLOPE STABILITY

1. DPR will continue to monitor the bluff above New Brighton SB in accordance with the New Brighton State Beach General Plan.
2. No new structures will be constructed within 100 feet of the existing bluff edge and/or the setback requirements prescribed in the New Brighton State Beach General Plan.

MITIGATION MEASURE GEO-2 - SOIL EROSION

Measures to minimize soil erosion that will be implemented during construction include, but is not limited to, the following:

1. Geotechnical engineering will continue as the campground loop road alignment is advanced in its design. DPR will prepare the design and construction documents to direct that the construction contractor to minimize erosion impacts.
2. Soils and geotechnical reports will be prepared by a California-Certified Engineering Geologist or Civil Engineer prior to construction.
3. Based on the findings of the soils and geotechnical reports, appropriate grading and construction plans will be designed by a civil or structural engineer in accordance with the UBC, CAL OSHA, and local ordinances, as applicable
4. Grading will occur during periods that avoid rainy conditions.
5. Sediment catchment basins or traps will be constructed to prevent sediment from entering into waterways prior to the commencement of the rainy season and in conjunction with initial grading operations.
6. All graded areas will be covered with protective material, such as mulch, temporary vegetation, or other suitable stabilization methods to protect soils subject to erosion.
7. All cut and fill slopes will be stabilized immediately with planting of native grasses and shrubs using accepted landscaping practices.
8. Drainage devices will be required to accommodate increased runoff resulting from construction activities.
9. Short-term erosion control measures will include measures to minimize water quality impacts, including filter berms, sandbags or straw bale barriers, siltation retention fences, vegetated buffer strips, vegetated swales, and spill containment provisions.

MITIGATION MEASURE HAZ-1 - HAZARDOUS MATERIALS

1. DPR will conduct a full pre-construction inspection of all structures scheduled for demolition for the presence of hazardous materials.
2. If the hazardous materials inspection discovers the presence of hazardous materials, DPR will remove all such materials in accordance with recommendations listed in the evaluation and all applicable rules and regulations.

EXHIBIT NO. 5
APPLICATION NO.
A-3-CAP-03-052
P8 4055 California Coastal Commission

MITIGATION MEASURE NOISE-1 - CONSTRUCTION NOISE

The following mitigation measures shall be implemented to reduce impacts to park visitors:

1. Construction of the proposed improvements would be limited to between the hours of 7:00 a.m. and 7:00 p.m.
2. Areas under active construction shall be closed to public access.

A copy of the Initial Study is attached. Questions or comments regarding this Mitigated Negative Declaration and Initial Study may be addressed to:

Mr. Rob Ueltzen
California Department of Parks & Recreation
Northern Service Center
P. O. Box 942896
Sacramento, CA 94296-0001
(916) 323-0975

Mr. Rob Ueltzen
California Department of Parks & Recreation
Northern Service Center
[To be signed upon approval of the project
after the public review period is completed.]

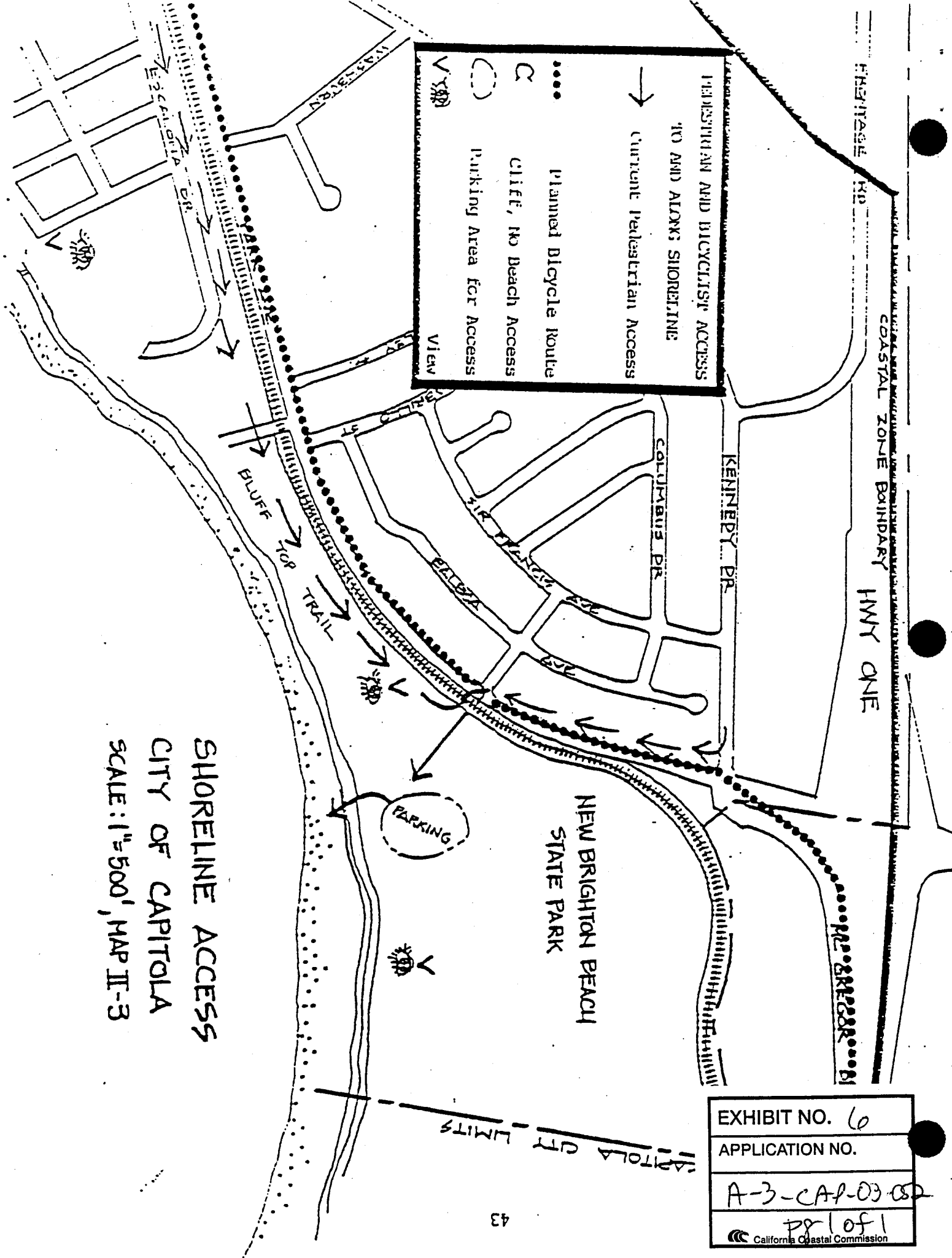
Date

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that the Initial Study and Negative Declaration reflect the independent judgement of the DPR. The lead agency further finds that the project mitigation measures will be implemented as stated in the Negative Declaration.

I hereby approve this project:

Mr. Rob Ueltzen
California Department of Parks & Recreation
Northern Service Center
[To be signed upon approval of the project
after the public review period is completed.]

EXHIBIT NO. 5
APPLICATION NO.
A-3-CAP-03-052
PR 5 of 5 California Coastal Commission



SHORELINE ACCESS
CITY OF CAPITOLA
SCALE: 1"=500', MAP II-3

EXHIBIT NO. 6
APPLICATION NO.
A-3-CAP-03-02
pg 1 of 1 California Coastal Commission

TO: SUSAN CRAIG

Alternative Dump Stations

KOA

(831) 384-6914

1186 San Andreas Rd.

Watsonville, CA 95076

Fee - \$8.00

Hours - Winter 8:30 am - 6:00 pm

Peak 8:30 am - 7:00 pm

RECEIVED

MAY 13 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Marina Dunes RV Park

(831) 384-6914

3330 Dunes Dr.

Marina, CA 93933

Fee - \$8.00

Hours - 9:00 am - 6:00 pm

Pinto Lake Park

(831) 722-8129

451 Green Valley Rd.

Watsonville, CA 95076

Fee - \$3.00

Hours - 8:00 am - 5:00 pm

SUSAN,

THESE ARE THE STATIONS THAT WE
ARE AWARE OF. THERE COULD BE MORE

JACK

EXHIBIT NO. 7
APPLICATION NO.
A-3-CAP-03-052
PS 1 of 1 California Coastal Commission

C. Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

(D.) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities, except that because they involve a risk of substantial adverse environmental impact a coastal development permit shall be required for any method of repair or maintenance of a seawall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar work that involves:

1. Repair or maintenance involving substantial alteration of the foundation of the protective work, including pilings and other surface or subsurface structures;

2. The placement, whether temporary or permanent, of rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or on a shoreline protective work except for agricultural dikes within enclosed bays or estuaries;

3. The placement of twenty percent or more of the materials of an existing structure with materials of a different kind; or

4. The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area or bluff or within twenty feet of coastal waters or streams or unless destroyed by natural disaster, the replacement of fifty percent or more of a seawall, revetments, bluff retaining wall, breakwater, groin or similar protective work under one ownership is not repair and maintenance under Public Resource Code Section 30610(b), but instead constitutes a replacement structure requiring a coastal development permit.

Notwithstanding the above provisions, the planning director shall have the discretion to exempt from this section ongoing routine repair and maintenance activities of local government, local agencies and public utilities involving shoreline work protecting transportation roadways

(E.) The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this chapter; provided, however, that the city may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.

F. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the height, or bulk of the destroyed structure

EXHIBIT NO. 8
APPLICATION NO.
A-3-CAP-03-02
PP 1 of 1 California Coastal Commission



State of California • The Resources Agency

Gray Davis, Governor

DEPARTMENT OF PARKS AND RECREATION • P. O. Box 942896 • Sacramento, CA 94296-0001

Ruth G. Coleman, Acting Director

(916) 445-7966

May 19, 2003

Ms. Diane Landry, District Manager
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, California 95060

Dear Ms. Landry:

New Brighton State Beach Coastal Development Permit

We respectfully request that the Commission find no substantial issue with the appeal and uphold the City of Capitola's approval of our Coastal Development Permit for rehabilitation of the campground at New Brighton State Beach. Any delays beyond June will jeopardize project funding and the subsequent loss of the entire project. We, therefore, request action be taken on the Appeal at the June hearing.

The California Legislature allocated funding for the project to remedy health and safety concerns at this aging and overused campground. Improvements are long overdue and are necessary for continued operation and maintenance of the campground for the public benefit, as well as protection and preservation of the natural and cultural resources present in the campground. California State Parks has worked closely with Commission and City staff to ensure that the project is consistent with applicable provisions of the certified Local Coastal Program. A Mitigated Negative Declaration (MND) had been prepared and certified. Additionally, a Mitigation Monitoring Program will be implemented during construction to mitigate and enforce all adopted mitigation measures.

The campground is a very popular facility that is heavily used year-round and has seen no major renovation in its 50+year history. Buildings are worn-out, no longer meet applicable codes and Americans with Disabilities Act regulations, and lack the amenities demanded by today's campers. While modernizing and enhancing the campground and beach access, State Park planners have been careful to retain those elements that contribute to its particular charm, historic integrity, scenic quality, habitat values, and popularity. Approval of the project Coastal Development Permit is essential to realization of much-needed improvements to the campground and beach access.

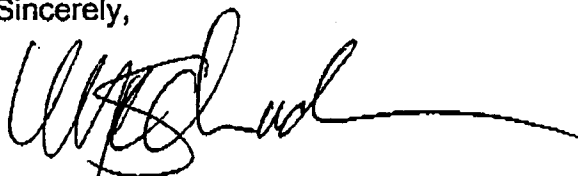
Exhibit 9
A-3-CAP-03-052
page 1 of 2

Ms. Diane Landry
May 19, 2003
Page Two

California State Parks staff will attend the Commission Hearing on June 12, 2003 to answer any questions. We respectfully request that the Commission make a decision on the Appeal at this hearing. The rehabilitation of the New Brighton State Beach Campground has been a high priority by the Legislature and the Governor's Office since 1993 when initial funding for project planning began. Their support culminated in a construction appropriation of nearly \$2,000,000 approved in the 2002 Budget Act. Improvements will ultimately benefit the environment and park users and provide for improved coastal access.

Should you have any questions, please feel free to contact Mr. Stuart Hong, Senior Landscape Architect, at (916) 445-8760.

Sincerely,



Dr. Mark Schrader, Deputy Director
Acquisition and Development

EXHIBIT NO. 9
APPLICATION NO.
A-3-CAP-03-052
PR 2 of 2 California Coastal Commission