

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4421
 (619) 767-2370



Wed 4b

Filed: July 13, 2006
 49th Day: August 31, 2006
 180th Day: January 9, 2007
 Staff: D. Lilly-SD
 Staff Report: September 7, 2006
 Hearing Date: October 11-13, 2006

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-06-64

Applicant: Caltrans

Agent: Bruce April

Description: Construction of a new 22-foot-high 1,990 sq.ft. restroom/maintenance building at the southbound Aliso Creek Roadside Rest Area.

Site: Interstate 5 at the southbound Aliso Creek Roadside Rest Area, adjacent to Camp Pendleton USBC Base, San Diego County.

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Landscape Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final landscaping plans that specifically include the following:

Landscaping shall emphasize the use of drought-tolerant, native species, but use of drought-tolerant, non-invasive ornamental species is allowed as a small component of the overall landscaping. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.

The permittee shall undertake the development in accordance with the approved landscape plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed project is construction of a new, maximum 22-foot-high, 1,990 sq.ft. restroom/maintenance building at the Interstate 5 southbound Aliso Creek Roadside Rest Area. The proposed building (referred to as "Building 5") will replace a small existing snack vending building and will contain a new vending area, additional restrooms, and a maintenance crew room.

The subject rest area consists of a parking lot for trucks and cars, large turf areas with picnic tables, two existing restroom buildings, an existing snack vending kiosk, and a maintenance building. There is a small overlook path on the western side of the rest area. Mature trees surround the site, but there are blue-water ocean views across much of the site from the parking lot, grassy areas, and the overlook. There is a berm between most of the rest area and the adjacent freeway, and there are no views across the site to the ocean from the freeway itself.

The new building will be located in an existing turf area. Several existing picnic tables will be relocated elsewhere on the grass. The proposed building will block some existing ocean views as seen from the parking lot. Any new structure anywhere in the rest area greater than six feet or so in height would encroach on views. However, there will still be a large grassy area right behind the building and next to the building with views of the water. The new building will be located adjacent to the existing buildings, and not in the middle of the turf areas, which would be more disruptive to views and the scenic quality of the rest area. The proposed building will be taller than the existing buildings, but in

this area, the additional height will not result in more view blockage than a flat-roofed structure would, and the building has been angled perpendicular to the parking lot to minimize its visual impact and view blockage.

The project includes the removal of several unhealthy callistemon shrub/trees and myoporum shrub/trees. New landscaping will be provided, but final plans have not yet been designed. Special Condition #1 requires that final landscape plans be submitted that indicate that drought-tolerant and native or non-invasive plant species will be used for the landscaping.

The rest area is extremely well used and the existing restroom facilities are not always adequate to serve the demand. The proposed project will improve public amenities at the site with minimal impact to views.

The rest area is located in an unincorporated area of the County of San Diego. Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act.

Other improvements that have been proposed but do not require a coastal development permit include expanding the existing restroom buildings on both the subject site and on the northbound rest area, and removing and replacing fountains and picnic tables. At one point, the applicant had proposed temporarily closing the existing pedestrian overlooks at the rest areas on both sides of the freeway, but has since withdrawn that request.

B. Biological Resources. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Community Character /Visual Quality. The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

D. Local Coastal Planning. The County of San Diego does not have a certified LCP. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the County of San Diego to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

E. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

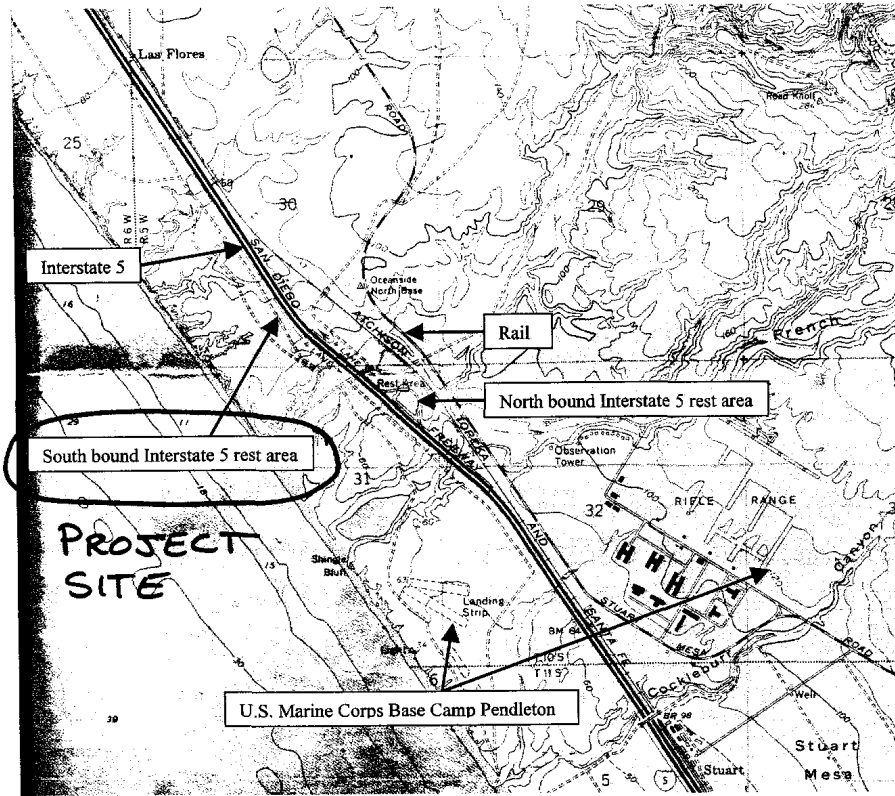


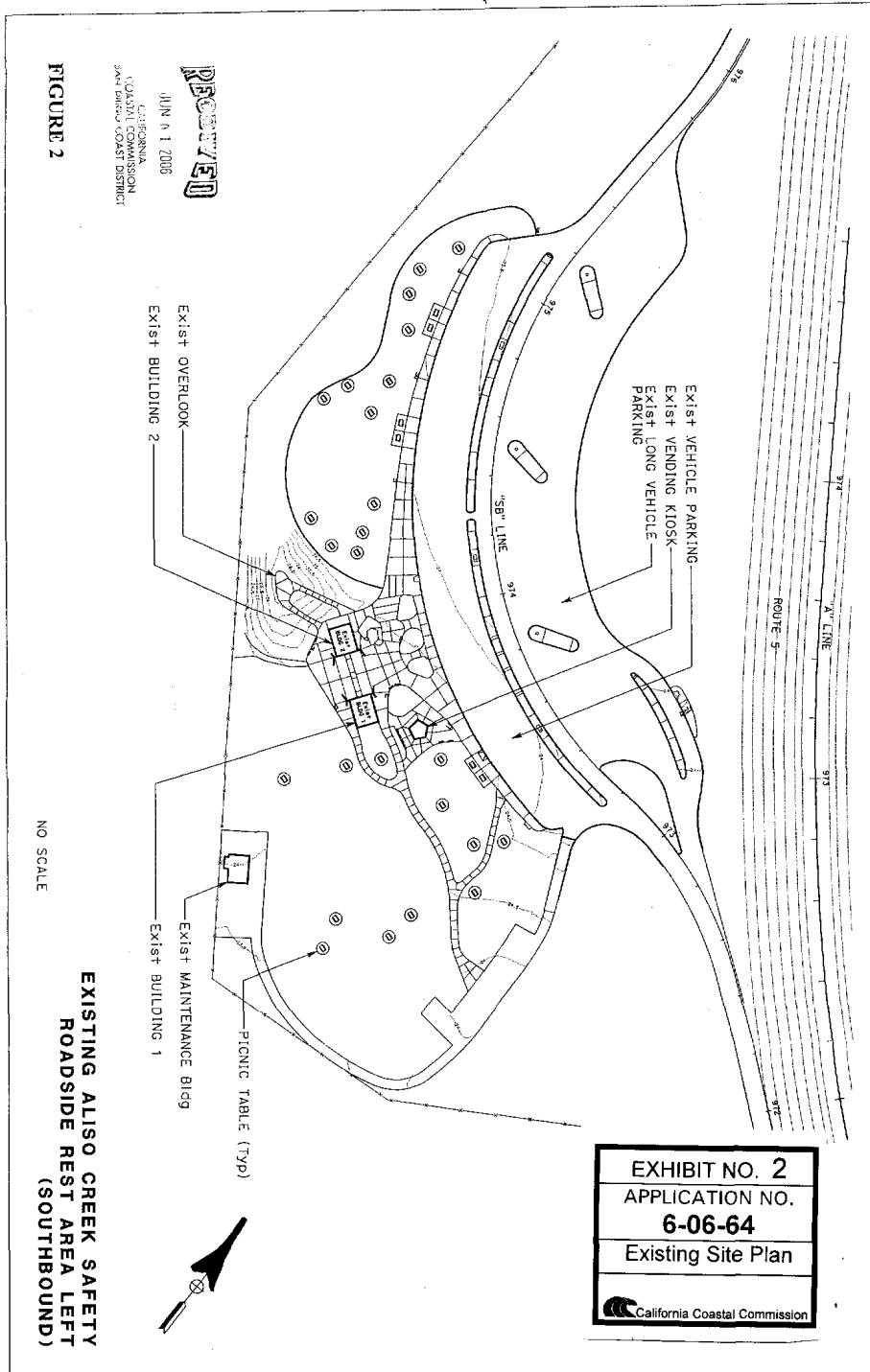
FIGURE 1a - LOCATION MAP

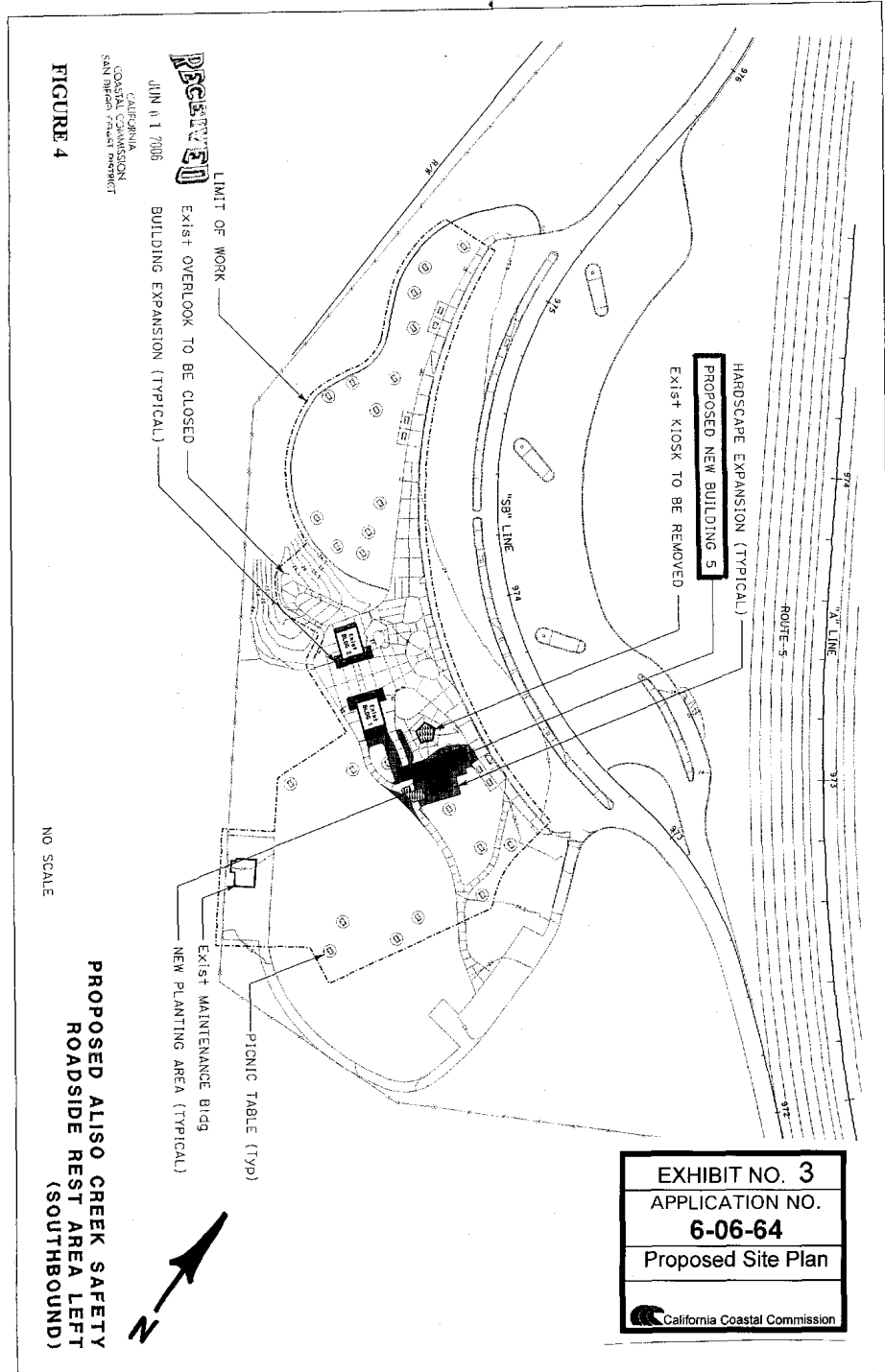
ALISON CREEK ROADSIDE REST AREAS

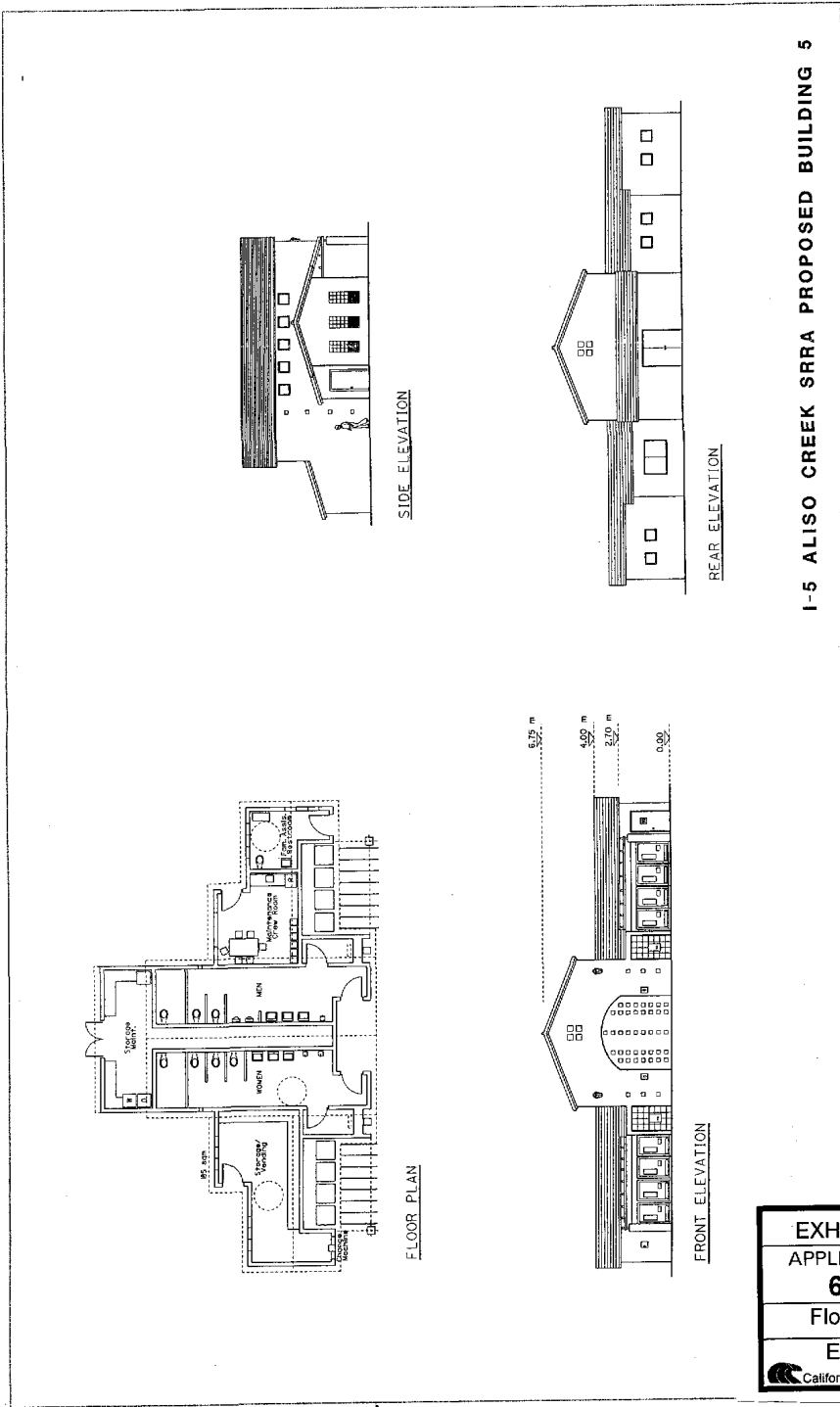
Las Pulgas Canyon Quadrangle
U.S.G.S. 7.5 Minute Series

04/24/06

EXHIBIT NO. 1
APPLICATION NO.
6-06-64
Location Map
California Coastal Commission







I-5 ALISO CREEK SRRA PROPOSED BUILDING 5

EXHIBIT NO. 4
APPLICATION NO.
6-06-64
Floor Plans &
Elevations
 California Coastal Commission