

## CALIFORNIA COASTAL COMMISSION

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



# F 3a

Filed: November 12, 2008  
49th Day: December 31, 2008  
180th Day: May 11, 2009  
Staff: Toni Ross-SD  
Staff Report: January 15, 2009  
Hearing Date: February 4-6, 2009

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-08-109

**Applicant:** California Department of Transportation (Caltrans)

**Agent:** Shahin Sepassi

**Description:** The construction of a high occupancy vehicle (HOV) lane, installation of a California Highway Patrol (CHP) pad and a ramp meter on an existing on-ramp to Southbound Interstate 5 (I-5) at Harbor Drive, Oceanside, San Diego County.

**Site:** Harbor Drive on-ramp to Southbound Interstate 5, adjacent to USMC Camp Pendleton, San Diego County.

**Substantive File Documents:** Biological Resources Memorandum prepared by Sue Scatolini for Caltrans, dated August 31, 2007, City of Oceanside certified LCP.

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### 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. Landscaping.** The landscape palate shall emphasize the use of drought-tolerant native species, but use of drought-tolerant, non-invasive ornamental species is allowed. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive 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.

**IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.**

The California Department of Transportation (Caltrans) is proposing to widen the onramp for southbound Interstate 5 at Harbor Drive in Camp Pendleton, just north of the City of Oceanside. The widening will accommodate a High Occupancy Vehicle (HOV) lane, and CHP pads. The added width on the ramp is proposed at 17.5 feet. The project also includes the installation of ramp meters.

This ramp is a busy interchange and has room for additional freeway onramp lanes in the surrounding ramp area. No significant vegetation was identified in the proposed construction area, as it is currently vegetated with ornamental plantings. The project includes the revegetation of any of the remaining undeveloped areas with non-invasive plants, and adds vegetated bioswales and biostrips too address water quality. With these water quality improvement, runoff from the existing and proposed impervious surfaces will be treated.

The proposed projects does not result in any other coastal resource concerns, and with decreasing traffic congestion in a main coastal route (Interstate-5), the project will positively impacts public access.

The project site is located in an unincorporated area of the County of San Diego, adjacent to the Camp Pendleton United States Marine Corps Base. Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act.

**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 any natural steep slopes or sensitive habitat, and will not result in erosion or adverse impacts to water quality. The project includes various construction phase best management practices (silt fencing, gravel bags, fiber rolls). The proposed project also includes permanent improvements to water quality through the construction of a vegetated bioswales and a biostrip 170' wide by 30' long. The vegetated bioswales will use native plants and the surrounding undeveloped land will be revegetated with the same non-invasive plantings that currently exist (African daisy). Thus, the project is consistent with applicable 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 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.



Harbor Drive Ramp-South Bound Exit, Oceanside, CA  
(Thomas Guide San Diego County 2008, P. 1085, J-5)

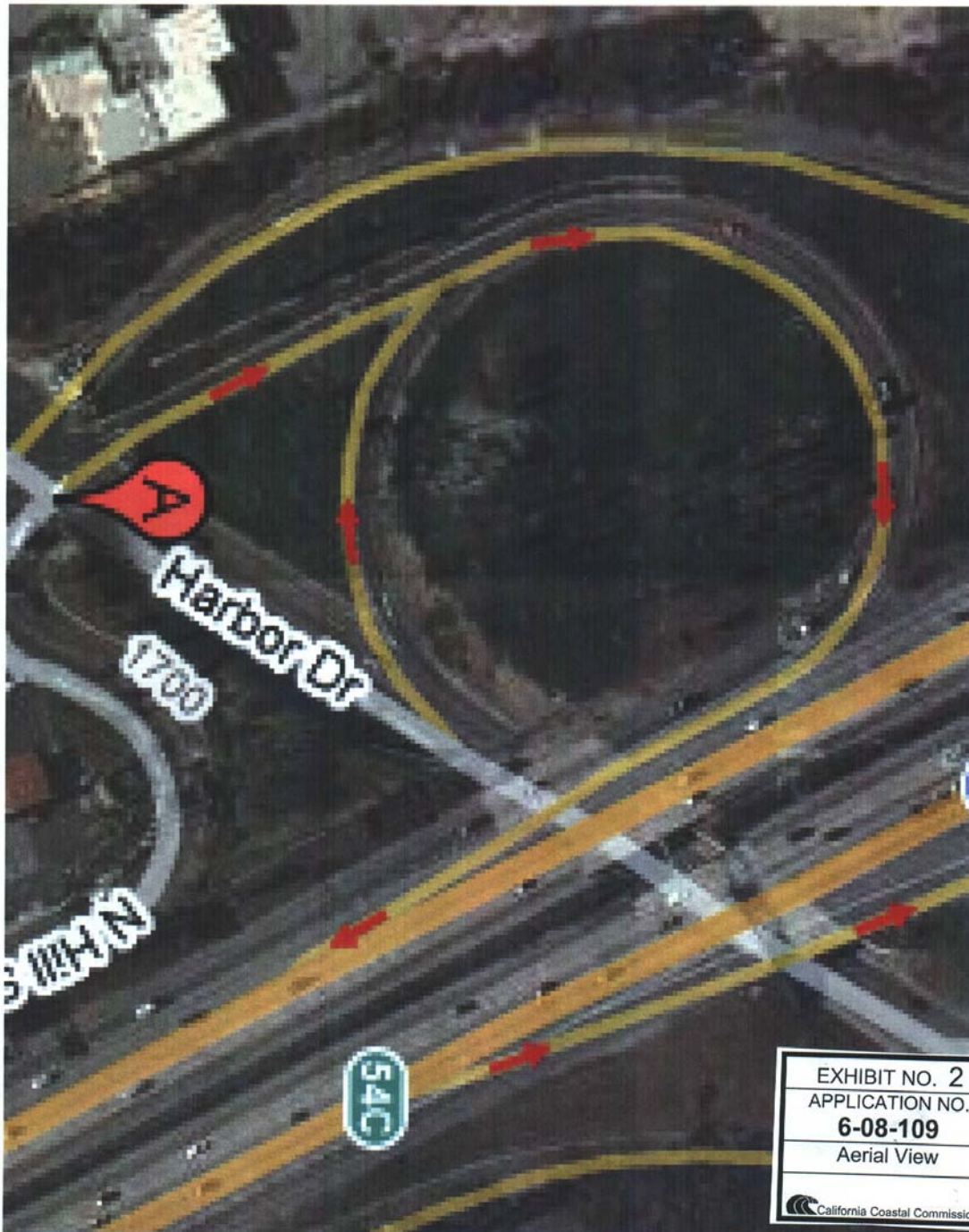
Figure 1

**RECEIVED**

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CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

|                                    |
|------------------------------------|
| EXHIBIT NO. 1                      |
| APPLICATION NO.<br><b>6-08-109</b> |
| Location Map                       |
| California Coastal Commission      |



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|---|
| EXHIBIT NO. 2   |
| APPLICATION NO.   |
| <b>6-08-109</b>   |
| Aerial View   |
|  California Coastal Commission |

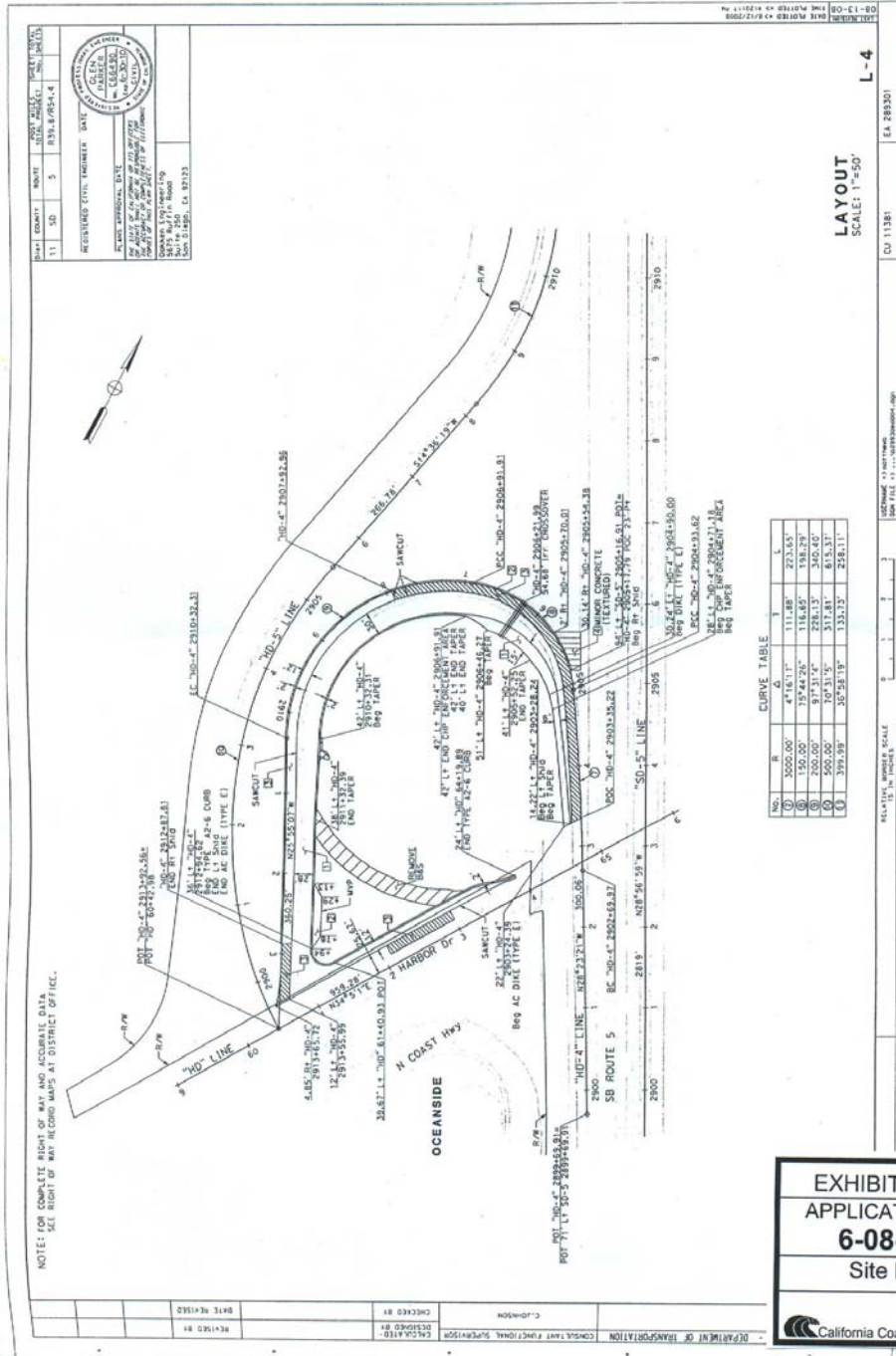


EXHIBIT NO. 3  
APPLICATION NO.  
**6-08-109**  
Site Plan



DATE: 11/11/09  
DRAWN BY: J. L. PETERSON  
CHECKED BY: J. L. PETERSON  
DATE REVISION: 11/11/09  
SCALE: 1"=50'

REGISTERED CIVIL ENGINEER STATE OF CALIFORNIA  
No. C-20010  
Exp. 12/31/11  
J. L. PETERSON  
18475 1/2" Road  
Box 5180, CA 92023

L-4  
SCALE: 1"=50'  
CU 11381  
EA 289301