

CALIFORNIA COASTAL COMMISSION

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



**Th6b**

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Staff: Gabriel Buhr - SD  
Staff Report: December 15, 2010  
Hearing Date: January 12 - 14, 2011

**STAFF REPORT: CONSENT CALENDAR**

**Application No.:** 6-10-081

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

**Agent:** Bruce April

**Description:** The proposed project includes the widening of the offramp from northbound Interstate 5 (I-5) to Las Pulgas Road from one to two lanes, and the widening of a portion of eastbound Las Pulgas Road from one to two lanes. All proposed work would occur within the State's right of way.

**Site:** The project site is located at the Las Pulgas Interchange on I-5, adjacent to Camp Pendleton (San Diego County).

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**SUMMARY OF STAFF RECOMMENDATION**

The applicant proposes to widen the northbound I-5 offramp to Las Pulgas Road from one to two lanes to relieve existing morning traffic queues for motorists entering the marine base. The major issues with this development involve construction timing and methods, and potential impacts on water quality.

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with **Three (3) special conditions** addressing: **1)** construction methods; **2)** construction timing; and **3)** conformance with submitted drainage and run-off control plans.

**LIST OF EXHIBITS**

1. Location Map
  2. Site Conditions
  3. Site Plan
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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. **Construction Methods.** The permittee shall comply with the following construction-related requirements:

- Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity;
- No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain
- All trash and debris shall be disposed in the proper trash or recycling receptacle at the end of every construction day.
- Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
- Construction debris and sediment shall be removed from construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;

- The discharge of any hazardous materials into any receiving waters shall be prohibited;
- A pre-construction meeting shall be held for all personnel to review procedural and BMP/GHP guidelines;
- All BMPs shall be maintained in a functional condition throughout the duration of the project.

Debris shall be disposed at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

**2. Timing of Construction.** To avoid potential impacts to the Least Bells' Vireo and the Coastal California Gnatcatcher breeding period, construction will not be permitted between the dates of February 15<sup>th</sup> and September 15<sup>th</sup> of any year, unless written approval is received from USFWS and CDFG and provided to the Executive Director for review.

**3. Drainage and Run-Off Control Plan.** The applicant shall conform to the drainage and run-off control plan received on November 9, 2010 showing all drainage and runoff directed to area collection drains and sub-drain systems on site for discharge to existing adjacent drainage channel system.

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

#### **IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** The subject site is located on northbound I-5 adjacent to Marine Corps Base Camp Pendleton, in northern San Diego County, approximately 9 miles south of the Orange County Line (Exhibit #1). The subject site is surrounded primarily by extensive undeveloped open space on the adjacent Marine Base. The area within the proposed project footprint consists of either bare ground or disturbed habitat (Exhibit #2).

Las Pulgas Road is one of four primary access points to Marine Corps Base Camp Pendleton from I-5. The northbound offramp from I-5 at the Las Pulgas Road interchange presently consists of a single lane. Due to heightened security measures coupled with the limited access available to the base, morning traffic queues routinely extend onto the northbound traffic lanes of I-5 resulting in traffic delays and safety issues. In order to reduce traffic congestion and facilitate access onto the marine base,

Caltrans proposes to improve the conditions of the northbound offramp at this interchange. The proposed project includes the widening of the northbound offramp from I-5 to Las Pulgas Road from one to two lanes, and the widening of a portion of eastbound Las Pulgas Road from one to two lanes, beginning just east of the freeway bridge and terminating approximately 150 feet east at the end of the State's right of way. All proposed work would occur within the State's right of way (Exhibit #3).

The subject 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 project as sited and designed would avoid the adjacent habitats and populations of the endangered least Bell's vireo (*Vireo pusillus bellii*) and threatened coastal California gnatcatcher (*Poliptilia californica californica*), and construction for the proposed project is further restricted to occur outside of the nesting season for these species (**Special Condition #2**).

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Due to this, the Commission has imposed **Special Condition #1**, which requires the applicant to comply with construction-related requirements related to storage of construction materials, mechanized equipment and removal of construction debris, and **Special Condition #3**, which requires the applicant to conform to the submitted drainage and pollution runoff control plan that includes the direction of run-off to adjacent drainage systems.

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 proposed improvements to the existing offramp are compatible with the character and scale of the adjacent I-5 freeway corridor. The proposed improvements located on the subject site will not impair or reduce the visual aesthetics currently available to visitors, and no existing public ocean views will be impacted by the proposed development. The subject site is located below the grade of the freeway, and no new vertical structures are proposed.

The development is located within an existing disturbed area entirely within the Caltrans right of way and, as conditioned, will be compatible with the character and scale of the surrounding area, and has been designed to assure structural integrity. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250 and 30251 of the Coastal Act.

**D. Public Access/Parking.** The I-5 corridor functions as a vital link in coastal access by connecting the coastal communities of San Diego and Orange Counties through Marine Corps Base Camp Pendleton. Coastal visitors travelling laterally along the coast in a northern direction currently may experience delays due to traffic delays emanating from existing conditions at the subject site. The improvements proposed with this project would reduce freeway congestion in the immediate vicinity and would improve coastal access in the adjoining coastal counties.

As conditioned, the proposed development will not have any new adverse impacts on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 and 30252(4) of the Coastal Act.

**E. Local Coastal Program.** 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.

**F. California Environmental Quality Act.** As conditioned, 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, as conditioned to mitigate the identified impacts, 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.

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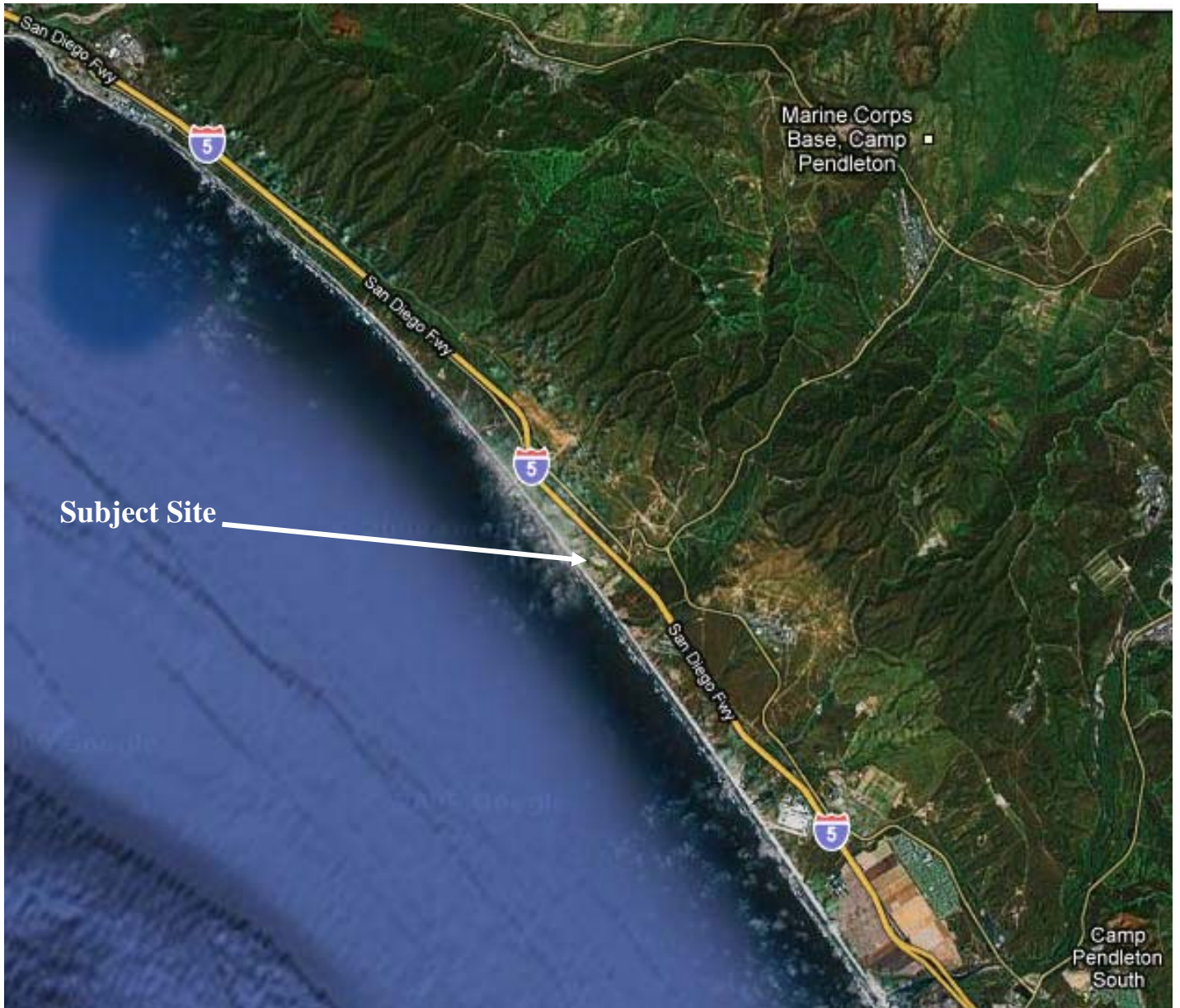


EXHIBIT NO. 1
APPLICATION NO. <b>6-10-081</b>
Location Map
 California Coastal Commission





EXHIBIT NO. 2
APPLICATION NO. <b>6-10-081</b>
Site Conditions
 California Coastal Commission

