

CALIFORNIA COASTAL COMMISSION

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W7b

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180th Day:	6/16/2013
Staff:	A. Llerandi-SD
Staff Report:	1/11/2013
Hearing Date:	2/6-8/2013

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-12-086

Applicant: California Department of Parks and Recreation

Agent: Lisa Fields

Location: San Onofre Bluffs Campground, San Onofre State Beach,
San Diego County (APN # 101-520-011)

Project Description: Regrade and place roadbase at eight existing individual campsites and one existing group campsite for ADA compliance, and convert three existing parking spots into two handicap parking spots.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with conditions. The proposed project is primarily to bring the campground into compliance with accessibility requirements by leveling some areas and restriping existing parking to provide two handicap parking spots.

The primary issues raised by the proposed development relate to public access and runoff. The presence of workers and equipment in such a densely populated, popular camping area could impact public access by occupying public parking spaces for storage or blocking public right-of-ways to and along the bluffs, especially during the summer months when bluff use is at its peak. The close proximity of the project site to the edge

of the San Onofre Bluffs increases the risk that runoff from the newly graded campsites could flow over the bluff edge and contribute to erosion and geological instability.

Recommended conditions to minimize these impacts include requirements to not conduct any development during the peak summer months and to assure that any runoff is directed away from the bluff edge.

Commission staff recommends **approval** of coastal development permit application 6-12-086 as conditioned.

TABLE OF CONTENTS

I. MOTION AND RESOLUTION.....4

II. STANDARD CONDITIONS.....4

III. SPECIAL CONDITIONS.....4

IV. FINDINGS AND DECLARATIONS.....6

 A. PROJECT DESCRIPTION.....6

 B. COMMUNITY CHARACTER/VISUAL QUALITY.....6

 C. PUBLIC ACCESS/PARKING.....7

 D. LOCAL COASTAL PROGRAM.....7

 E. CALIFORNIA ENVIRONMENTAL QUALITY ACT.....7

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Aerial View

I. MOTION AND RESOLUTION

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 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.

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.

III. SPECIAL CONDITIONS

1. **Final Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final project plans. Said plans shall first be approved by the City of San Diego and be in substantial conformance with the plans submitted by Lisa Fields on 12/17/12 and shall include the following:
 - a. Construction notes on plans shall indicate that all drainage from the regraded campsites shall be directed away from the bluff edge.

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

2. **Timing of Development.** No development activity may occur between Memorial Day and Labor Day of any year.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION.

The proposed project is to regrade and place roadbase at eight individual campsites and one group campsite for ADA compliance and to restripe three existing parking spots into two handicap parking spots at San Onofre Bluffs Campground in San Onofre State Park in the County of San Diego. Wooden borders will be installed around all of the campsites and a total of approximately 170 cubic yards of fill will be placed within them so as to create a flat grade. Despite the project site's close proximity to the bluff, the relatively minor nature of the grading raised no issues with the Commission's staff Geologist.

The project site is at the southern end of San Onofre State Park, facing west. The campground is a popular bluff top camping spot, especially during the summer. Because the project is located between the first public road and the sea, there is the potential for the project to impact access to the shoreline from Old Highway 101. The Commission typically reviews projects to ensure that any new development does not encroach into the public areas which could impede public access and views to and along the ocean.

In this particular project, there is potential for construction activity to impede access to the bluff trails and beach below by occupying public parking spaces or blocking public right-of-ways with materials or debris.

Additionally, the San Onofre Bluffs already experience gradual erosion and slides due to natural forces of climate and the ocean. The proposed regrading of the campsites could contribute to this erosion should runoff be allowed to flow over the bluff edge and down the bluff face.

To minimize these potential impacts, Special Condition #1 requires the applicant to construct the home in substantial conformance with the plans submitted to the Commission. Special Condition #2 prohibits any development during the busy summer peak months.

The subject site 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.

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. PUBLIC ACCESS/PARKING.

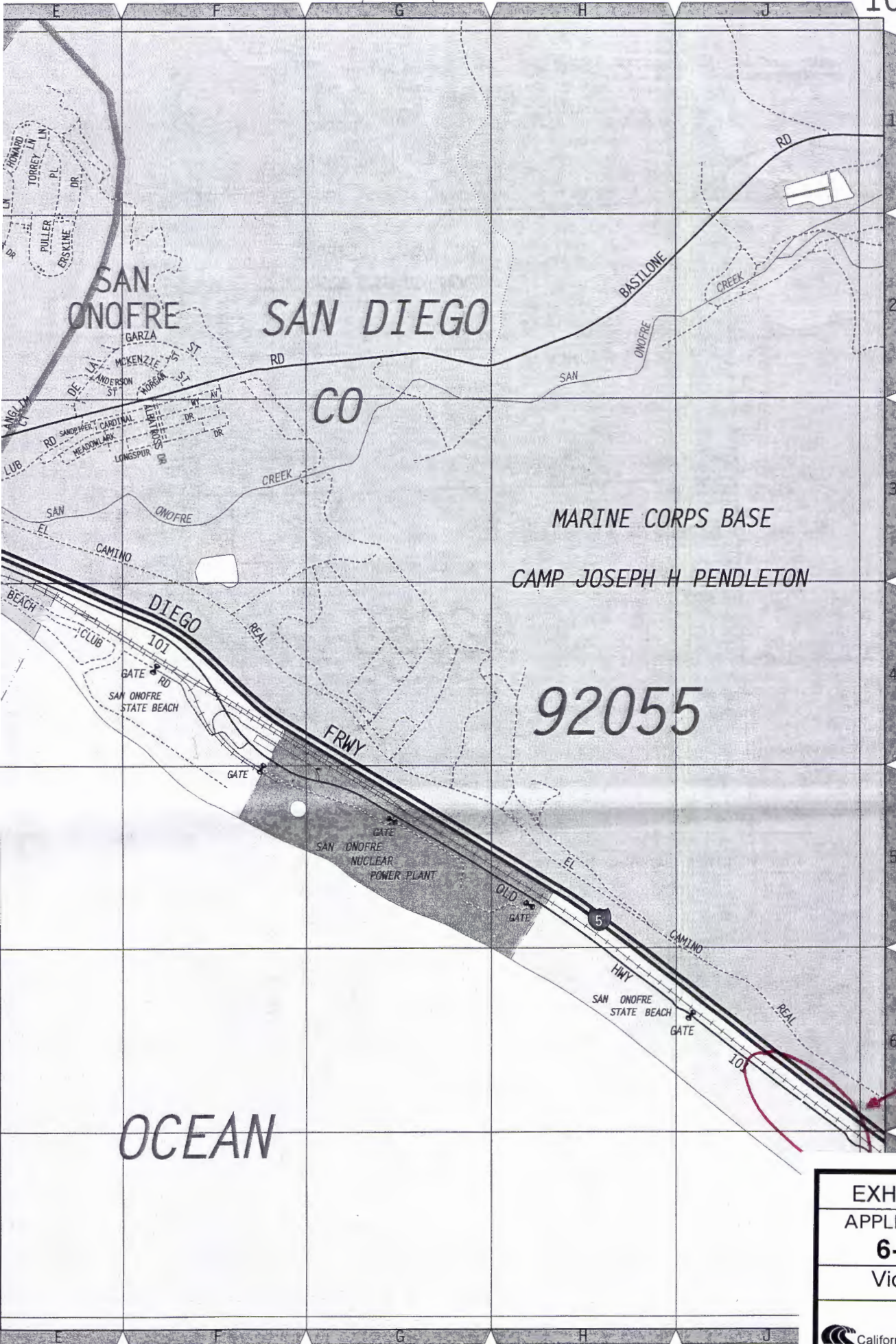
As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

D. 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.

E. 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.



SAN DIEGO CO.

MARINE CORPS BASE
CAMP JOSEPH H PENDLETON

92055

SEE 408 MAP

Project Site

EXHIBIT NO. 1
APPLICATION NO.
6-12-086
Vicinity Map
California Coastal Commission



Google earth



EXHIBIT NO. 2
APPLICATION NO.
6-12-086
Aerial View
 California Coastal Commission