

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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W7dPermit Application No. **5-13-076**

Date: April 18, 2013

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**ADMINISTRATIVE PERMIT****APPLICANT:** California Department of Parks and Recreation**PROJECT****DESCRIPTION:** Americans with Disabilities Act (ADA) compliant modifications and improvements to an existing campground Campfire Center, routes of travel, display panels, nine camp sites and respective camp site water stations**PROJECT****LOCATION:** San Clemente State Beach Campground, San Clemente, Orange County**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Wednesday, May 8, 2013
8:30 am
Marin Civic Center
Board of Supervisors Chamber
3501 Civic Center Drive
San Rafael, CA 94903

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

CHARLES LESTER
Executive Director

By: Liliana Roman
Title: Coastal Program Analyst

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 this permit is voted on by the Commission. 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 term or 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.

SPECIAL CONDITIONS: See pages five to seven.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special

Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. Project Location and Description

The project site is the public campground located within San Clemente State Beach, at 225 Avenida Calafia, San Clemente, Orange County (Exhibit 1). The San Clemente State Beach is characterized by a wide sandy beach, 150' high sandstone coastal bluffs with developed campground on the bluff top. The State Beach/Park is bordered by residential uses at its north and southern ends, the Pacific Ocean to the west and Interstate 5 to the east. The State Beach/Park provides 160 developed campsites including 72 RV sites, group camping area, and a 200 space day visitor parking lot. Access to the beach from the bluff top is provided along two trails down the bluff face.

The proposed development is an operational improvement project which proposes to update existing structures for compliance with the Americans with Disabilities Act (ADA) within the State Beach/Park campground. The proposed modifications and improvements within the State Beach/Park are to an existing campground Campfire Center, routes of travel, display panels, nine campsites and respective water stations on the bluff top areas of the campground. No work is proposed on the bluff face or beach.

Nine out of 160 campsites will be re-graded to ensure a level and firm surface and a 4"x6" pressure treated Douglas Fir border installed around the perimeter of the campsite for improved wheelchair accessibility and safety, the existing wood lattice shade structure, fire ring, pedestal BBQ and table will be demolished/removed and replaced, the camp site number will be painted blue and two new blue parking bumpers will be installed. Modifications to the water stations corresponding to the nine camp sites (total of 7 water stations) are also proposed to ensure ADA compliant wheelchair access from the Park road with new curb cuts and curb ramps. Existing display panels throughout the State Park at four sites adjacent to bathroom facilities are proposed to be made wheelchair accessible from the restrooms by construction of a bordered access path and the existing displays will be reset at proper height and provided a minimum of 36" clearance on all sides. The existing Trail from the Day Use Parking Area to Campground Loop Road will be leveled, bordered and backfilled and new sidewalk curb cuts apron with truncated domes are proposed for wheelchair access. Additionally, the Campfire Center ADA compliant modifications include removal of an existing 12' x 20' raised wood stage and construction of a new concrete stage 6" above ground level in the existing footprint, original size and shape with an entrance ramp to the left of the new concrete slab stage; adjustment of the existing podium height for proper height and clearances; modification of existing bench seating to include four ADA compliant seating areas with companion seating; and modifications (e.g., may require a change of up to 3 inches by excavation or addition of compacted ½" minus class A road base) to the existing routes of travel/pathways within the Campfire Center to create an access aisle to wheelchair seating areas and modify

pathways to and from the Campfire Center to ensure the pathways are level and firm. Exhibit 2 provides proposed project plans and photographs. Construction is proposed to occur in the off-peak season between October 15 and March 15.

Resources

The San Clemente State Park includes sensitive coastal bluff landforms and native coastal sage scrub habitat along fenced off bluff top areas. Public access trails meander adjacent to native coastal sage scrub along coastal canyon areas inland of the coastal bluffs. No sensitive or special-interest plants or animals that may occur within coastal bluff scrub habitat have been observed in the vicinity of the camp sites or Campfire Center. The proposed work is along developed campground areas on the bluff top and are setback at least 100 feet from the bluff edge. The Day-Use Visitor parking lot and picnic areas are the closest development to the coastal bluff edge, and no work is proposed at these locations.

However, due to the proximity to sensitive coastal bluff and canyon landforms and to relatively undisturbed native vegetation, there is a potential for indirect impacts during construction such as activities of equipment or personnel outside designated construction areas, erosion, water runoff, soil disturbances that enhance germination and proliferation of nonnative and invasive plant species.

As proposed a minimal amount of soil area will be disturbed by the re-grading/leveling of existing roads/pathways and drilling of holes for the installation of the wood lattice shade structures at nine of the camp sites. To avoid adverse impacts to biological resources and address water quality concerns during construction, the applicant proposes to implement BMPs for temporary sediment control, temporary soil stabilization, scheduling, and materials handling. The proposed project does not include any drainage improvements. Furthermore, **Special Condition #1** requires the applicant comply with construction best management practices (BMPs).

Public Access

Public access during construction is not anticipated to be adversely impacted during project construction due to the brief construction period and the minimal amount of heavy work proposed in the project areas. The proposed project will enhance accessibility to the public facilities at the State Beach/Park for a wider segment of the public. The nine campsites proposed to be modified to accommodate guests requiring the use of wheelchairs for mobility will not be removed from the pool of campsites available to the general public. Members of the public without a state issued Disabled Person Parking Placard will still be able to utilize the ADA compliant campsites if those sites are available when all other campsites in the campground are in use on a per single night at a time basis (if the site is not reserved by a guest with a Disabled Person Parking Placard by 2pm, the site is made available to the general public). Furthermore, the applicant proposes, and **Special Condition #3** requires, construction to take place during the off-season in order to minimize impacts to public access. **Special Condition #2** also requires the applicant designate specific staging area(s) that avoid impacts to public access, to beach areas and to sensitive habitat areas.

B. Water Quality

The proposed development has a potential for discharge of polluted runoff from the project site into nearby coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be discharged into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

C. Local Coastal Program

The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

D. California Environmental Quality Act (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that 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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

1. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:
 - (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
 - (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.

- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
 - (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
 - (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
 - (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
 - (g) Debris shall be disposed of 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 unless the Executive Director determines that no amendment or new permit is legally required.
 - (h) All stock piles and construction materials shall be covered with a sheeting material that will prevent dispersal of the stock pile and construction materials, enclosed on all sides, and shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
 - (i) Construction equipment or activity shall not occur outside the staging or storage area.
 - (j) Public parking areas shall not be used for staging or storage of equipment.
 - (k) Habitat areas shall not be used as staging or storage areas.
 - (l) Machinery and equipment shall be maintained and washed in confined areas, specifically designed to control runoff and contaminants. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
 - (m) The discharge of any hazardous materials into any receiving waters shall be prohibited.
 - (n) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
 - (o) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity
 - (p) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
2. **Construction Staging Area.** The permittee shall comply with the following construction staging area(s) restrictions to avoid impacts to public access, to beach areas or to sensitive habitat areas.
- (a) Construction equipment or activity shall not occur outside the staging area

- (b) Day-Use Visitor public parking areas shall not be used for staging or storage of equipment
- (c) Beach areas shall not be used as staging or storage areas
- (d) Vegetated areas shall not be used as staging or storage areas
- (e) The staging and storage area for construction of the project shall not obstruct vertical or lateral access to the beach.

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

3. **Timing of Construction.** Construction activities authorized pursuant to Coastal Development Permit #5-13-076 shall not obstruct public beach access from the two designated San Clemente State Beach access ways or limit access/availability of camp sites during the peak use season, defined as the period starting the day before the Memorial Day weekend and ending the day after the Labor Day weekend of any year.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing