

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036



Page 1 of 4
Permit Application No. 6-96-81/LM
Date July 24, 1996

ADMINISTRATIVE PERMIT

APPLICANT: Scripps Institute of Oceanography

PROJECT DESCRIPTION: Temporary placement (one-time only) of two approximately 112 sq. ft. portable office trailers, one portable bathroom and 15Kw portable generator on the public beach adjacent to the bluff. Also proposed is the installation (buried under the sand) of approximately 25 pressure sensors and data cables extending in a single line from the trailers to a point approximately 300 meters offshore for a research experiment.

PROJECT LOCATION: Torrey Pines State Beach, approximately 1.5 miles north of UCSD beach access road, La Jolla, San Diego, San Diego County.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, 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:

DATE and TIME: August 14, 1996 LOCATION: Crown Plaza - Holiday Inn
10:00 a.m., Wednesday 5985 West Century Boulevard
Los Angeles, Ca

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

For this permit to become effective 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 acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: 

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. 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.
7. 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, 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, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

Proposed is the temporary placement of two (2) approximately 112 sq. ft. portable office trailers, a portable bathroom and a 15Kw portable generator on the beach adjacent to the bluff. Also proposed is the installation of approximately 25 pressure sensors buried under the sand and data cable extending from the trailers to a point approximately 300 meters offshore. The development is part of an experiment proposed to investigate the interactions

between tides, wave run-up, and the watertable within a sandy beach. The request is for a one-time only placement of these structures for an approximately two month period (September 15, 1996 until November 15, 1996).

The development will occur on Torrey Pines State Beach, approximately 1.5 miles north of the UCSD beach access road within the La Jolla community of the City of San Diego. Although the proposal involves only temporary development (two months) for scientific research purposes, a coastal development permit is required because the proposal involves the placement of structures (trailers, restroom and generator) on the sandy beach.

The public access and recreation policies of the Coastal Act provide for maximum public access and recreation opportunities, protection of lower cost visitor and recreational facilities and that development not interfere with the public's right of access to the sea. As stated, the subject development is proposed on the sandy beach at Torrey Pines State Beach. As the proposed development will occur on the beach, the potential for adverse impacts on public access and recreational opportunities exists. While access by the public to this area of the State beach is limited because of the steep coastal bluffs and minimal formal access points, the public does utilize this beach area for recreational purposes that includes body surfing, swimming, sunbathing and strolling.

Although the development will occur on a public beach, impacts to public access will be minimal. The beach in this location is fairly wide (approximately 150 wide at normal high tides). In addition, the proposed temporary office trailers, restroom and generator will be located adjacent to the toe of the coastal bluff and cover only a small area of the sandy beach. Also, the proposed experiment is only temporary, with the structures to be on the beach for only a two month period during the non-summer months (September 15 to November 15).

Other than some minor controlled access during delivery and removal of the structures and placement of the sensors, no limitations on lateral public access or use of the beach or water in this location will occur as a result of the proposed development. In addition, and as noted previously, the sensors and cable will be buried beneath the sand and once installed will have no adverse impact on the public's ability to utilize this area for recreational purposes.

Section 30251 of the Coastal Act requires that the scenic and visual quality of coastal areas be protected. Because the proposed development involves the placement of structures on the beach in an otherwise "undeveloped" and scenic area of the coast, impacts to visual resources may occur. However, the proposed development is proposed for scientific research purposes and will only be temporary during the non-summer months. In addition, the proposed portable structures are minimal in size and will be placed at the toe of the bluff. As such, impacts on visual resources will be minimal and temporary.

To assure that the proposed development is only temporary, Special Condition #1 has been proposed. This condition states that the permit is only for a

one-time only placement of structures for the period from September 15 to November 15, 1996. The condition further states that all structures must be removed and the beach returned to its previous condition prior to December 1, 1996.

The proposed development is located in the City of San Diego on Torrey Pines State Beach, within Commission's permit jurisdiction. The applicant has received approval from State Parks and Recreation for the development. The proposed development, as conditioned, is consistent with Section 30251 and all other applicable public access and Chapter 3 policies of the Coastal Act and no adverse impacts to coastal resources are anticipated.

SPECIAL CONDITIONS: 1. Term of Permit. This permit is for one-time only placement of temporary facilities (trailers, bathroom, generator, sensors and cabling) on the beach for the period of September 15 to November 15, 1996. All temporary facilities must be removed and the beach returned to its previous condition prior to December 1, 1996.

ACKNOWLEDGEMENT 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

(6081R)