

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

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STAFF REPORT: CONSENT CALENDAR

Application No.: 6-03-003

Applicant: University of California, San Diego (UCSD) Agent: Milt Phegley

Description: Proposed is the temporary use (through 2007) of a 30 acre undeveloped and unimproved site for construction staging and storage, contractor parking as needed, golf tournament parking, and glider operations.

Site: North of Torrey Pines Scenic Drive and west of North Torrey Pines Road, La Jolla, San Diego, San Diego County. APN 342-010-18

Substantive File Documents: University of California, San Diego "Draft" Long Range Development Plan; CDP #6-00-93 & 6-00-93-A1

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. **Water Quality/Best Management Practices (BMPs).** The applicant shall comply with the following BMPs for the construction staging and parking area:

- a) No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain leading to the ocean;
- b) Fuel and vehicle maintenance staging areas shall be located away from all drainage courses and designed to control runoff;
- c) Maintenance and washing of equipment and machinery shall occur only in confined areas specifically designed to control runoff; and
- d) Adequate disposal facilities for solid waste, including provision of trash receptacles at the proposed parking lot shall be provided to discourage littering by patrons or construction workers.

2. **Term of Permit.** The use of temporary use of the subject site for construction staging and storage, contractor parking, golf tournament parking and glider operations is authorized through the end of 2007. At that time, all fencing, lighting and other related improvements shall be removed and the site shall be restored to its former condition.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. Proposed is the temporary use (through 2007) of a 30-acre undeveloped and unimproved site for construction staging and storage, contractor parking as needed, golf tournament parking, and glider operations. The subject site has been used annually for parking for the Buick Invitational Golf Tournament and for full scale glider operations, the latter of which occurs for a few weeks each spring. The use of the subject site for these latter events are proposed to be continued. The subject proposal will be phased such that different portions of the site will be used for construction staging and storage at different times of the year so that different land uses can be met.

The site consists of six parcels (A-F) owned by UCSD for construction staging/storage and contractor parking (reference Exhibit No. 2). Also proposed is the retention of temporary power lines on four 20-ft. high poles and security lights on two 16 ft. high poles. All proposed staging or storage activities will be enclosed with a 6-ft. high chain-link fence with screening material. No vegetation removal is proposed nor grading other than for minor leveling of the site, as needed. During the next few years there will be on-

going and future UCSD campus construction projects. The subject site (UCSD Gliderport property) has proven to be the most advantageous for parking for such uses.

The use of this property has been previously permitted under Coastal Development Permit No. 6-00-93. That permit was subsequently amended to also include the temporary placement of two boulders and 26-foot wide metal gate across existing previously permitted western driveway of the subject site. That permit expired in October, 2002. Also proposed to be retained through the subject permit application is the driveway access points to Parcels "B" and "C" which were installed pursuant to CDP #6-00-93. All proposed uses are considered temporary and the site will be returned to its existing condition by late 2007. Special Condition #2 mirrors this requirement and states that use of the subject site is authorized through the end of 2007 and at that time, all improvements such as lighting, fencing, etc., shall be removed and the site restored to its former condition.

The applicant is proposing a number of BMPs to assure no off-site water quality concerns are raised by the development. These include, in part, that staging areas for fuel and maintenance vehicles be located away from drainage courses and be designed to control runoff, that washing of such vehicles only occur in confined areas designed to control runoff and that adequate trash receptacles be placed in the parking lot to discourage litter, etc.

The subject site is located on the north side of Torrey Pines Scenic Drive, west of North Torrey Pines Road in close proximity to the Torrey Pines City Park and Torrey Pines Gliderport. The surrounding area is relatively flat and situated atop coastal bluffs which overlook canyons which lead down to the beach below. The subject parcel of land is owned by the University and is immediately north and northeast of the cul-de-sac of the improved Torrey Pines Scenic Drive (refer to Exhibit No. 2). To the southeast of the cul-de-sac is an unimproved City-owned parcel that provides parking for recreational users and public access (i.e., parking for users of the gliderport and for surfers, swimmers, etc., who walk down the trails along the cliffs to surf at the beach below). On the south side of Torrey Pines Scenic Drive is the Salk Institute. To the north of the street on the other side of the subject parcel is the Torrey Pines Golf Course.

The University of California campus is not subject to the City of San Diego's certified Local Coastal program (LCP). Until such time that UCSD submits a Long Range Development Plan (LRDP) for Commission review and certification, the Commission retains permit jurisdiction for those areas of the campus that are within the coastal zone. The subject site is within the Commission's area of permit jurisdiction. Thus, the standard of review is Chapter 3 policies of the Coastal Act.

B. Biological Resources/Water Quality. 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 construction best management practices will be implemented to reduce or eliminate polluted runoff from the site. Thus, the project is consistent with the resource protection 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 be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

D. 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.

E. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. The University of California campus is not subject to the City of San Diego's certified Local Coastal program (LCP), although geographically the Scripps Institute of Oceanography (SIO) campus is within the La Jolla Shores segment or the City's LCP. UCSD does, however, have the option of submitting an LRDP for Commission review and certification.

While UCSD has submitted a draft LRDP, its EIR and topographic maps to the Commission staff informally, as an aid in analyzing development proposals, the Coastal Commission has not yet formally reviewed the LRDP, and the University has not indicated any intention of submitting the LRDP for formal Commission review in the future. The proposed structure is consistent with the University's draft LRDP to accommodate campus growth.

As stated previously, Chapter 3 policies of the Coastal Act are the standard of review for UCSD projects, in the absence of a certified LRDP. Since the proposed development, as conditioned, has been found consistent with all applicable Chapter 3 policies, the Commission finds that approval of the proposed project, will not prejudice the ability of UCSD to prepare a certifiable Long Range Development Plan for its campus.

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 can be found 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.



SITE

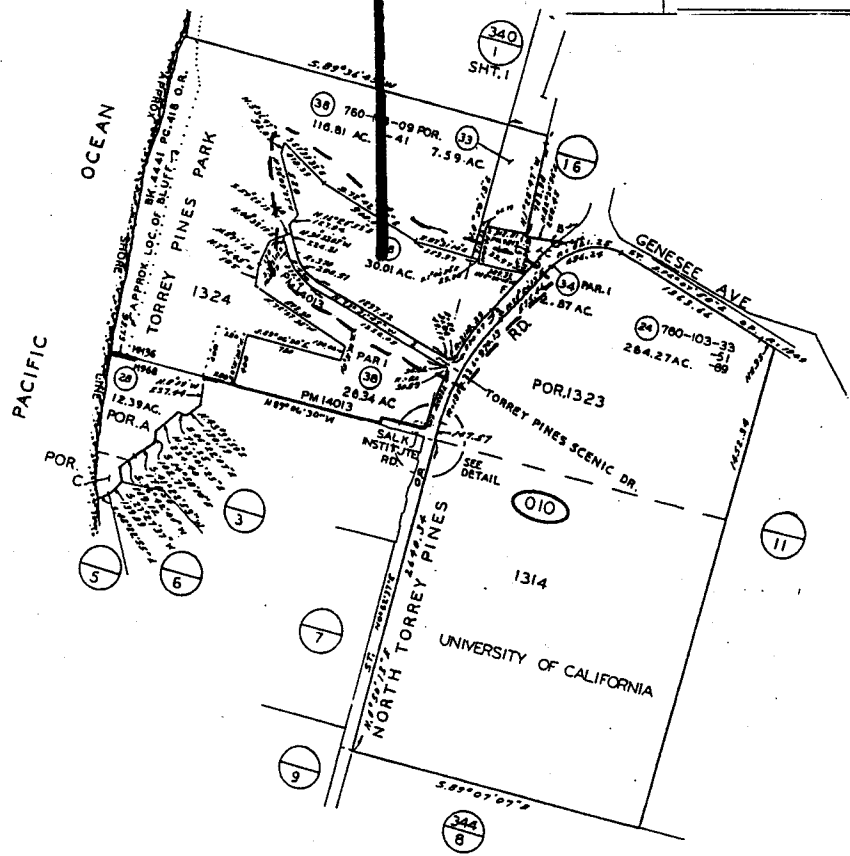
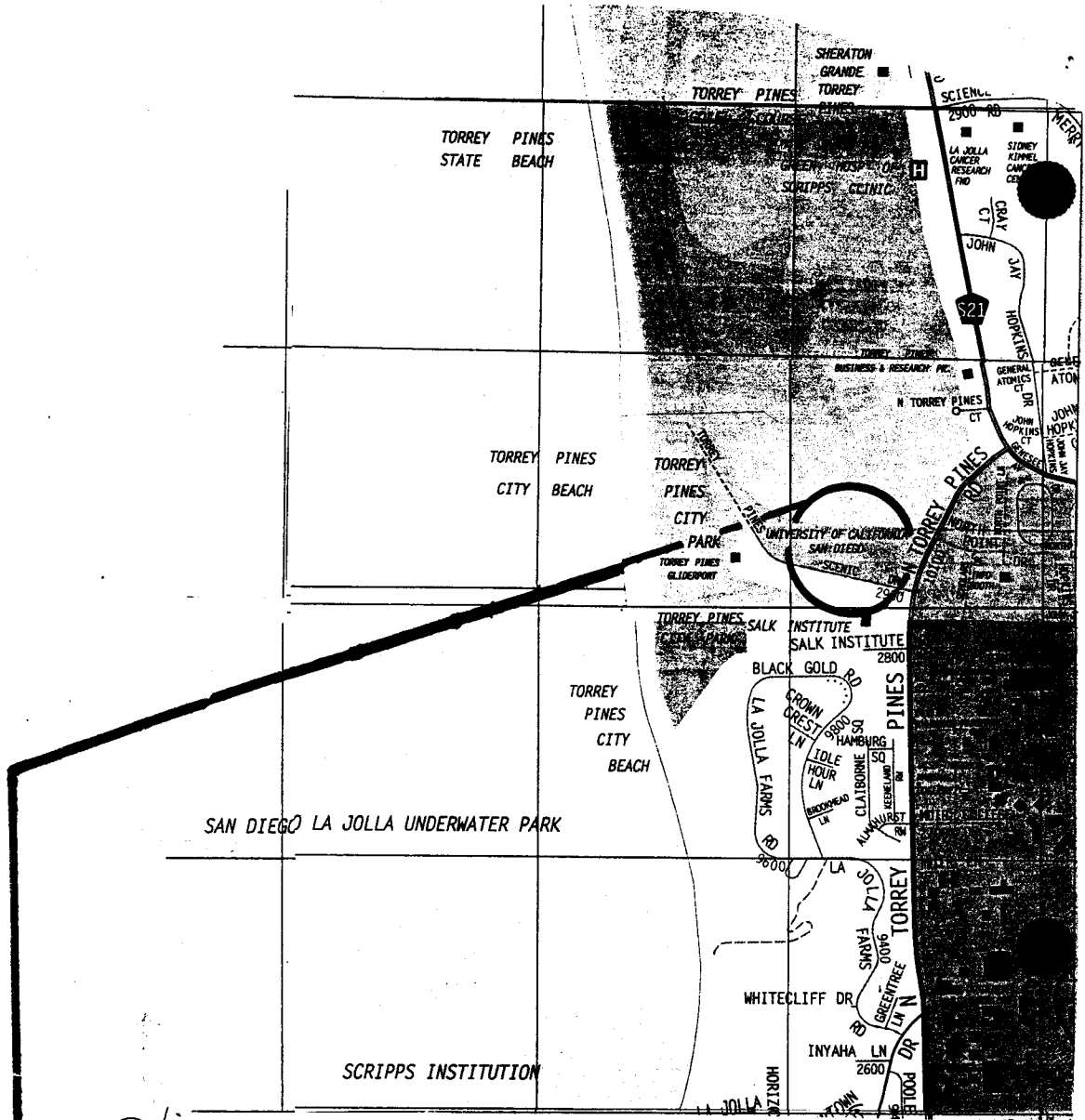

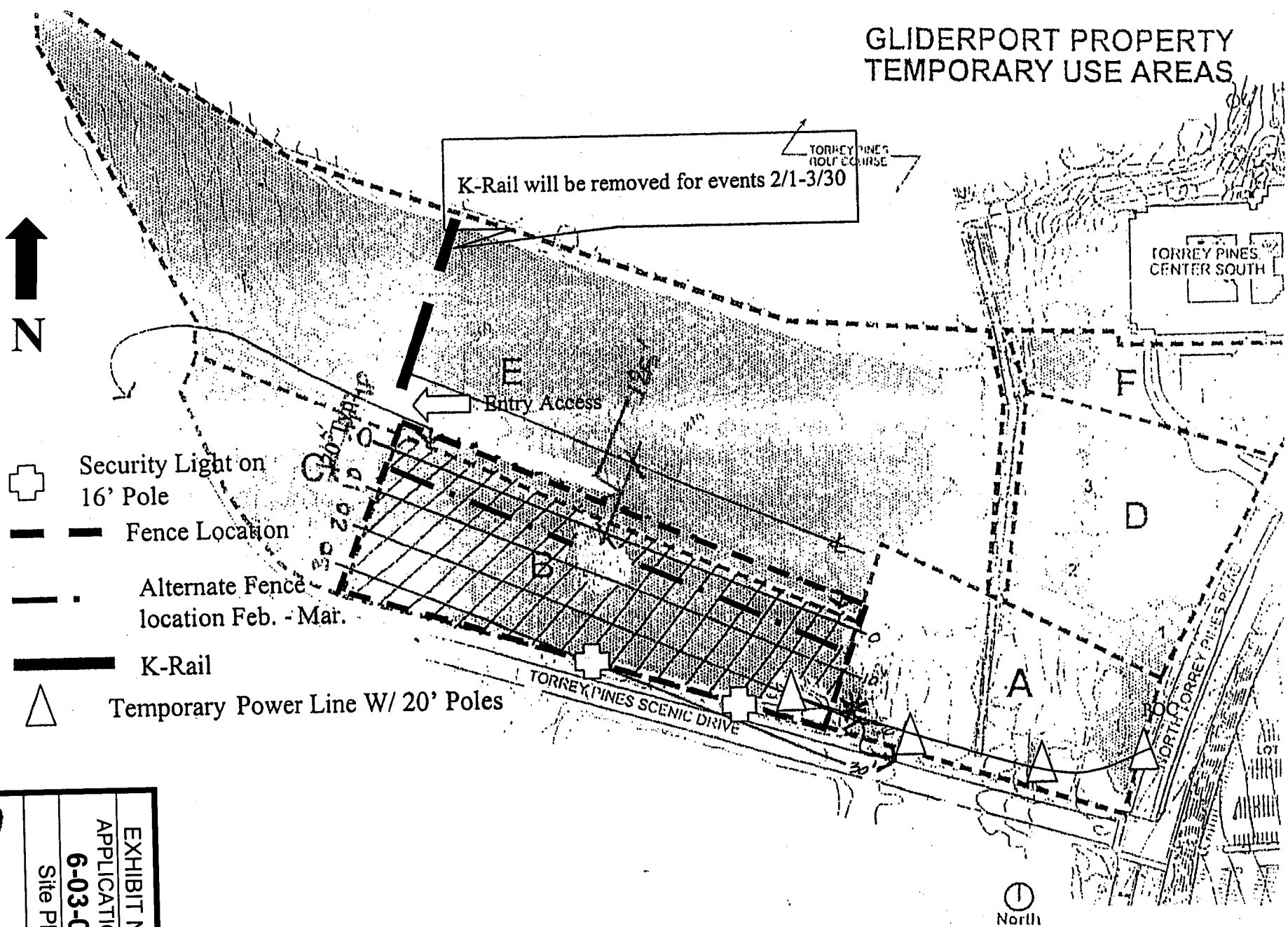








EXHIBIT NO. 1
APPLICATION NO
6-03-003
Location Maps
 California Coastal Commission

GLIDERPORT PROPERTY TEMPORARY USE AREAS



-  Security Light on 16' Pole
-  Fence Location
-  Alternate Fence location Feb. - Mar.
-  K-Rail
-  Temporary Power Line W/ 20' Poles

 California Coastal Commission	EXHIBIT NO. 2
	APPLICATION NO.
	6-03-003
Site Plan	

