

## CALIFORNIA COASTAL COMMISSION

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## RECORD PACKET COPY



# Wed 16c

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 Staff: LRO-SD  
 Staff Report: 11/18/04  
 Hearing Date: 12/8-10/04

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-04-105

Applicant: University of California, San Diego      Agent: Milt Phegley

Description: Construction of Phase I of the Rady School of Management consisting of a 4-story, 58-ft. high 80,000 sq.ft. building to include classrooms, seminar rooms, faculty and administrative offices, conference rooms, student work and study areas, a multi-purpose room, dining areas and landscaping to be constructed partially over an existing parking lot eliminating 72 parking spaces.

Lot Area	80,000 sq. ft.
Building Coverage	17,400 sq. ft. (22%)
Pavement Coverage	37,000 sq. ft. (46%)
Landscape Coverage	25,600 sq. ft. (32%)
Parking Spaces	84
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	58 feet

Site: North Campus, north of Eleanor Roosevelt College and west of Ridge Walk, UCSD, La Jolla, San Diego, San Diego County. APN 310-010-24

STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff recommends approval of the subject permit with a special condition addressing landscaping. The primary issue raised by the proposed development relates to proposed landscaping. The applicant proposes to install several new Eucalyptus trees east of the proposed development adjacent to Ridge Walk, a campus pedestrian walkway in the north campus. The walkway is near the central historic Eucalyptus grove on the campus and contains a landscape theme of existing Eucalyptus trees. Approximately 20 new Eucalyptus trees are proposed to be planted on both sides of the pedestrian walkway to maintain the continuity of the landscape theme of this part of the campus. The project site is not adjacent to or in close proximity to any of the environmentally sensitive habitat

areas located on the campus. UCSD has developed an overall landscape theme and strategy for future development on campus that eliminates use of Eucalyptus trees on or near environmentally sensitive habitat area and proposes retention and enhancement of Eucalyptus trees on those portions of the campus that are far removed from any sensitive habitat areas and which are adjacent to the existing groves of Eucalyptus trees on the campus.

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Substantive File Documents: University of California, San Diego "Draft" Long Range Development Plan; certified La Jolla Community Plan and Local Coastal Program Land Use Plan; CDPs #6-04-13, 6-04-12, 6-03-113, 6-03-4, 6-02-164, 6-02-24, 6-01-186 and 6-01-186; Project Level Environmental Impact Analysis for the University of California, San Diego Rady School of Management Project, by PBSJ, September 2004; Survey of Parking Space Occupancy Levels, Summer 2004.

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I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve Coastal Development Permit No. 6-04-105 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

### III. Special Conditions.

The permit is subject to the following conditions:

1. Final Landscaping Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval a final detailed landscape plan indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Said plan shall be in substantial conformance with the landscape plans submitted with this application by Ellerbe Becket stamp dated 9/15/04 except that they shall be modified such that drought tolerant, native or non-invasive plant species shall be utilized with the exception of the proposed Eucalyptus trees.

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

2. Construction Access. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final construction schedule, which shall be incorporated into construction bid documents. The schedule and construction documents shall specify that access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes (i.e., North Torrey Pines Road). No public street closures shall be permitted.

The permittee shall undertake development in accordance with the approved schedule. Any proposed changes to the approved schedule shall be reported to the Executive Director. No changes to the schedule shall occur without an approved 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:

1. Detailed Project Description. Proposed is construction of Phase I of the new Rady School of Management at the North Campus of the University of California San Diego (UCSD) in La Jolla. The proposed project consists of a 4-story, 58-ft. high 80,000 sq.ft. building and central courtyard including an access road and vehicle drop-off circle just north of the school. The building will include classrooms, seminar rooms, faculty and administrative offices, conference rooms, student work and study areas, a multi-purpose room and dining areas. Also proposed is the installation of landscaping including several new trees near Ridge Walk, a campus pedestrian walkway located

immediately east of the project site. Grading is proposed consisting of 17,000 cy. of cut material which is proposed to be disposed at a site outside of the coastal zone.

The proposed project site is located east of North Torrey Pines Road between Scholars Drive North and Ridge Walk, just north of Eleanor Roosevelt College. The project site will be constructed on a portion of Parking Lot 351 and will result in the removal of 72 parking spaces. The remainder of the project will be situated on what is now a recreation area (turf area).

The project site is within the Commission's area of permit jurisdiction. Thus, the standard of review is the Chapter 3 policies of the Coastal Act.

2. Public Access/Parking/Traffic Circulation. Section 30252 of the Coastal Act states, in part:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation...

With respect to projects on UCSD's Main Campus, which is not between the sea and the first coastal roadway, nor within walking distance of shoreline recreational areas, the primary concern is maintaining free-flowing traffic on the major coastal access routes surrounding the campus. These include I-5, Genesee Avenue, North Torrey Pines Road and La Jolla Shores Drive. The Commission has taken the position that on-campus parking problems on the main campus are not a Coastal Act issue unless they result in spill-over effects within the surrounding off-campus area, particularly North Torrey Pines Road and La Jolla Shores Drive, which serve as major coastal access routes. In the case of the subject proposal, the proposed development will not have any such effect.

As noted in the project description the project site is located east of North Torrey Pines Road in the north campus of UCSD. The proposed Phase I construction of the Rady School of Management ("management school" or "school of management") will be situated in an existing parking lot (Lot 351) where there are a total of 156 spaces. Seventy-two (72) spaces will be removed as a result of the proposed structure. However, there are a number of nearby parking lots that the applicant has identified where there will be ample excess parking that can be used to offset the loss of the 72 parking spaces in the north campus through the subject proposal. These include:

[see table next page]

<u>Lot</u>	<u>Existing Spaces</u>	<u>Peak Occupancy Percentage</u>	<u>Available Spaces @ Peak Occupancy</u>
355	368	99	2
356	369	96	13
357	575	92	48
435	968	91	83

Parking lots P355, P356 and P357 are all in the immediate vicinity of the subject site (ref. Exhibit No. 1). Parking Lot P435 consists of the Pangea Parking Structure which is located 1,200 feet (approximately ¼ mile) southwest of the subject site

The above-depicted parking analysis and table demonstrates that there are four other parking lots in the nearby area which are not filled to capacity and at peak occupancy levels, there will be approximately 146 spaces in those lots which can also accommodate any parking needs for this portion of the campus.

Currently there is adequate parking to meet existing uses on campus. Although it is difficult to determine an approximate parking ratio for the wide variety of campus uses and facilities, especially when a large percentage of students live on campus, there is no apparent shortage of parking to serve the University's existing and proposed needs. However, with the construction of the proposed Rady School of Management project there will be an increase of faculty, staff, and students and, thus, an increase in the demand for campus parking space capacity as well as displacement of a portion of existing parking in Lot P351 (72 spaces).

The University provides ongoing parking surveys with current information with each coastal development permit application documenting the adequacy of on-site campus parking. Presently, the total parking inventory on the UCSD campus is 17,308 parking spaces (as of Summer Quarter, 2004), less 72 parking spaces that will be removed as a result of the subject project. Thus, the total campus parking figure including the subject project is 17,236 spaces. The latest occupancy numbers revealed that the overall occupancy rate at peak use was at 61%. In this particular case, although 72 parking spaces will be removed from the parking lot, this will not result in any shortages of parking in the area.

In summary, construction of the proposed Rady School of Management project would not create inadequate on-campus parking capacity during either the regular or the summer academic sessions. As such, the proposed project will not result in any spill-over effects on the major coastal access routes in the area, and is thus consistent with Coastal Act policies.

With regard to potential impacts to traffic circulation, according to the Draft Environmental Impact Report for the proposed project dated September 2004, the Level of Service (LOS) of surrounding roadways near the proposed Rady School of Management were evaluated. The closest major surface streets to the project site are North Torrey Pines Road, a major coastal access route, and Genesee Avenue. North

Torrey Pines Road operates at LOS D between Genesee Avenue and North Point Drive (the latter of which is north of the project site). Genesee Avenue operates at LOS C between North Torrey Pines Road and Science Center Drive (the latter of which is north of the project site). On-campus roadways were not evaluated because they do not meet the criteria for analysis based upon the Congestion Management Program (CMP) update prepared by SANDAG (2003). As cited in the report, there is ample parking in the area in the parking lots noted previously in this report. In addition, UCSD Transportation and Parking Services operates an extensive network of free shuttle routes to the campus population. The proposed Rady School of Management would generate traffic consistent with overall campus-wide growth as discussed in the 2004 LRDP EIR. Although additional traffic will be generated as a result of the new school, in terms of overall student population, this increase has already been accounted for and planned for in the LRDP. No change to the LOS is proposed as a result of either this project or any future projects which have been planned for in the Long Range Development plan.

Construction-related road closures will be temporary until the project is completed. Mitigation measures include the use of a traffic control plan to assure that traffic moves efficiently and safely in and around the campus. The plan may also include measures such as signage, detours, temporary traffic signal, signal cameras, flag-men and other appropriate traffic controls. With implementation of these measures, the proposed project will not have an adverse cumulative effect on traffic circulation in the area and will not result in any decreases to the existing LOS along the major roadways adjacent to the public site (i.e., North Torrey Pines Road).

Therefore, inasmuch as adequate parking is available in the north campus for the new structure(s) and the proposed development will not result in any adverse impact to public access or traffic circulation in the area, the Commission finds the proposed development consistent with the Chapter 3 policies of the Coastal Act addressing protection of public access

3. Visual Resources. Section 30251 of the Act states the following:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas,...

In addition, Section 30240 also states the following:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts

which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

UCSD is a very large campus which is located within the geographic area of the community of La Jolla. While some portions of the campus are located nearshore (i.e., the Scripps Institution of Oceanography), other portions are located much further inland. For those areas of the campus that are nearshore, potential impacts on scenic views of the ocean are a concern. In addition, several of the streets that the campus adjoins are major coastal access routes and/or scenic roadways (as designated in the certified La Jolla Community Plan and Local Coastal Program Land Use Plan).

In this particular case, the proposed new structure will be located on a portion of the campus that is well inland of North Torrey Pines Road, a major coastal accessway in the La Jolla community. The proposed new structure consists of a 4-story, 58- ft. high 80,000 sq. ft. management school. The building is going to be located in an area that presently consists of a parking lot and a recreation area.

A landscape plan has been submitted with the proposed project which shows the planting of several new plant elements in the courtyard of the structure that include large trees to help soften views of the building from the west. Although no Eucalyptus trees are proposed in association with the project itself, the project is located adjacent to, and immediately west of, Ridge Walk. There are existing Eucalyptus trees along both sides of Ridge Walk south and north of the project site and it is a major landscape theme for the pedestrian walkway. Ridge Walk follows the path of the old historic Route 101. Because the project site is adjacent to Ridge Walk, UCSD proposes to plant several Eucalyptus trees adjacent to the walkway along with the landscaping that is proposed for the new management school. Through the planting of additional Eucalyptus trees along Ridge Walk near the project site, UCSD will create a landscape continuity including a second linear row of trees at a more uniform spacing and size. The applicant has submitted a conceptual landscape plan which shows approximately 20 Eucalyptus trees that are proposed to be planted along both sides of Ridge Walk immediately adjacent to, and east of, the new management school.

There are several areas on the campus where historic groves of Eucalyptus trees are prevalent and where UCSD would like to keep the theme of these trees intact. In this particular case, the proposed management school is located near, although not immediately adjacent to, the historic Eucalyptus woodland on campus (ref. Exhibit No. 3). The use of Eucalyptus trees as a landscape element on the UCSD campus has been addressed in several past projects reviewed by the Coastal Commission. Most recently, the issue was discussed at the May, 2004 hearing when CDPs Nos. 6-04-12 and 6-04-13 were reviewed and approved by the Commission. As was stated in the findings for CDP No. 6-04-13, although the Commission agrees that Eucalyptus trees are not as "invasive" as other tree/plant species, they still do not meet the criteria for a "native, drought-tolerant" plant element. Given the San Diego region is located in an arid climate, it is important to conserve water. One way to do this is to utilize drought tolerant plants to reduce the need for irrigation. The main concern with the use of Eucalyptus trees, as

noted by the Commission staff biologist, is that Eucalyptus trees generally do not provide habitat for native species. Although there are some exceptions to this rule (i.e., Monarch butterflies and raptors that use trees for perching, roosting, nesting) very few insects use the understory of Eucalyptus trees as generally it is very sterile. In addition, the trees have a negative effect on songbirds due to their gooey sap. In addition, the flowers and other tree materials can clog the nostrils of birds and not much grows in the understory of these trees because of the materials in the leaves. Sometimes wind rows of Eucalyptus trees can be seen in areas that used to be agriculture indicating that wind can carry the seeds of such trees and they can re-establish themselves in other areas. For these reasons, the planting of such trees near natural areas containing sensitive native plant and animal species, could result in the significant degradation of an environmentally sensitive habitat area. Not only are invasive plants a concern, but it is also important to use native plants adjacent to natural areas.

In its review of CDP Nos. 6-04-12 and 6-04-13, the Commission made it very clear that the use of Eucalyptus trees could not be supported on the campus if they were located adjacent to an environmentally sensitive habitat area such as the natively vegetated canyons located on the campus. The Commission indicated concerns with the general use of this plant element elsewhere on the campus. However, at the time UCSD did not have an overall landscape theme proposed and routinely proposed the use of Eucalyptus trees in most of their development proposals. As a result, the Commission has required in past decisions (including, but not limited to, CDPs #6-03-113, 6-03-4, 6-02-164, 6-02-24, 6-01-186 and 6-01-186) that any new trees approved on the UCSD campus be native, drought-tolerant plant species (which does not include Eucalyptus trees).

In response to the Commission's direction at the May, 2004 Commission meeting, UCSD has now developed a draft plan for landscaping throughout the campus. In light of several new projects that are in the works on the college campus, UCSD recently met with Commission staff to review these projects and to discuss the draft landscape plan. UCSD has identified three major groves on the campus that currently and historically contain Eucalyptus trees. These include the north grove, the central grove and the Scripps Institution (SIO) grove. In addition, they have identified ecological reserve and restoration lands on the campus. In those areas where there is a preserve, UCSD will avoid the use of Eucalyptus trees. In the north grove location, UCSD does not propose to do anything to change the natural selection or succession of existing trees and habitat that is occurring there. In other words, as Eucalyptus trees die, they will be removed but they will not be replanted if they are adjacent to native habitat areas. Likewise, if native habitat takes over, UCSD will allow this natural process to prevail.

For the central grove on the main campus and the grove on the SIO campus, UCSD would like to be able to carry the Eucalyptus tree theme over to projects that are adjacent to these areas and also to Ridge Walk, as is the subject project. As noted earlier, Ridge Walk is the remnant of Old Highway 101. Portions of Ridge Walk are currently lined with Eucalyptus trees. As projects are developed adjacent to Ridge Walk, UCSD proposes to add Eucalyptus trees to maintain that theme along the walkway. In addition, there is a loop road that runs through the entire campus. In the past, UCSD has wanted to

line the entire roadway with Eucalyptus trees. However, this loop road runs through several of the preserve areas where there is native habitat and chaparral. In light of the Commission's concerns with regard to Eucalyptus trees near these habitat areas, UCSD has since abandoned their plans to use Eucalyptus trees on the campus loop road.

In summary, for those projects west of the grove, along Ridge Walk and some areas along North Torrey Pines Road, UCSD proposes to allow Eucalyptus to be planted. For those areas that are further inland, adjacent to, or in close proximity to the natural preserve areas, UCSD proposes to avoid the use of Eucalyptus trees. In this particular case, the management school is adjacent to the grove, although not directly connected to it. As such, they are not proposing any Eucalyptus trees for the project itself or interior courtyards associated with it, but on Ridge Walk instead in order to continue with that landscape theme. For each new project that is submitted to the CCC, UCSD plans to provide information relative to how close a project is to the sensitive areas or to the existing grove of Eucalyptus trees. With this information, it can then be determined whether or not the use of Eucalyptus trees is appropriate or not on a case-by-case basis. Based on this approach and in particular the subject proposal, the Commission finds the installation of Eucalyptus trees adjacent to the Ridge Walk will not result in impacts to ESHA.

In addition, with regard to potential impacts on public views and visual resources, portions of the proposed project will be visible from North Torrey Pines Road, a major coastal access route. Although the project site will be visible from North Torrey Pines Road it will be set back some distance from this roadway. In addition, the site itself is far inland from the coast. As such, no public views to the ocean will be affected. The proposed Phase I of the Rady School of Management will incorporate new buildings that have been designed to be similar to the newly constructed Eleanor Roosevelt College (ERC) south of the project site. The proposed structure will have ample areas of landscaping to the south of the site. In addition, the proposed project will also be consistent with the existing development theme of "smaller, discrete landscapes among the building masses" as noted in the draft EIR. To the north and east of the project site is the north campus recreation area, to the south is Eleanor Roosevelt College and the Institute of the Americas and the San Diego Supercomputer Center, and to the west is Scholars Drive North, three campus parking lots and North Torrey Pines Road. As such, the proposed development will be visually compatible with surrounding development. Therefore, as conditioned, the proposed landscaping will not result in any adverse impacts to environmentally sensitive resources or to visual resources/public views and will be visually compatible with the surrounding development, consistent with Sections 30240 and 30251 of the Act.

4. Water Quality. Sections 30230 and 30231 address water quality and state the following, in part:

Section 30230

Marine resources shall be maintained, enhanced, and where feasible, restored....

### Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, ....

The proposed project involves construction of new 4-story, 80,000 sq.ft. building. However, because the structure will be located in an area that presently consists of a parking lot, no new impervious surface area is being created. In addition, the site is located well inland of the ocean and all runoff from impervious surfaces will be directed toward the proposed landscaped areas that will surround the proposed structure. Directing runoff through landscaping for filtration of on-site runoff in this fashion is a well-established Best Management Practice for treating runoff from development such as the subject proposal. Irrigation and use of fertilizers and pesticides can cause polluted runoff. Special Condition No. 1 requires submittal of a final landscape plan that identifies the proposed irrigation system and other landscape features and requires the use of drought-tolerant native or non-invasive plant species with the exception of the proposed Eucalyptus trees near Ridge Walk. Existing runoff from the project site will also remain unchanged and will continue to be directed toward proposed landscaped areas adjacent to the new structure. Therefore, because runoff is proposed to be directed toward landscaping and away from water courses and the campus has a reasonable plan for dealing with runoff through their Phase II Stormwater Management Plan, the Commission finds the proposed development, as conditioned, consistent with the water and marine resource policies of the Coastal Act.

5. Local Coastal Planning. The University of California campus is not subject to the City of San Diego's certified Local Coastal program (LCP), although geographically the Scripps Institution 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.

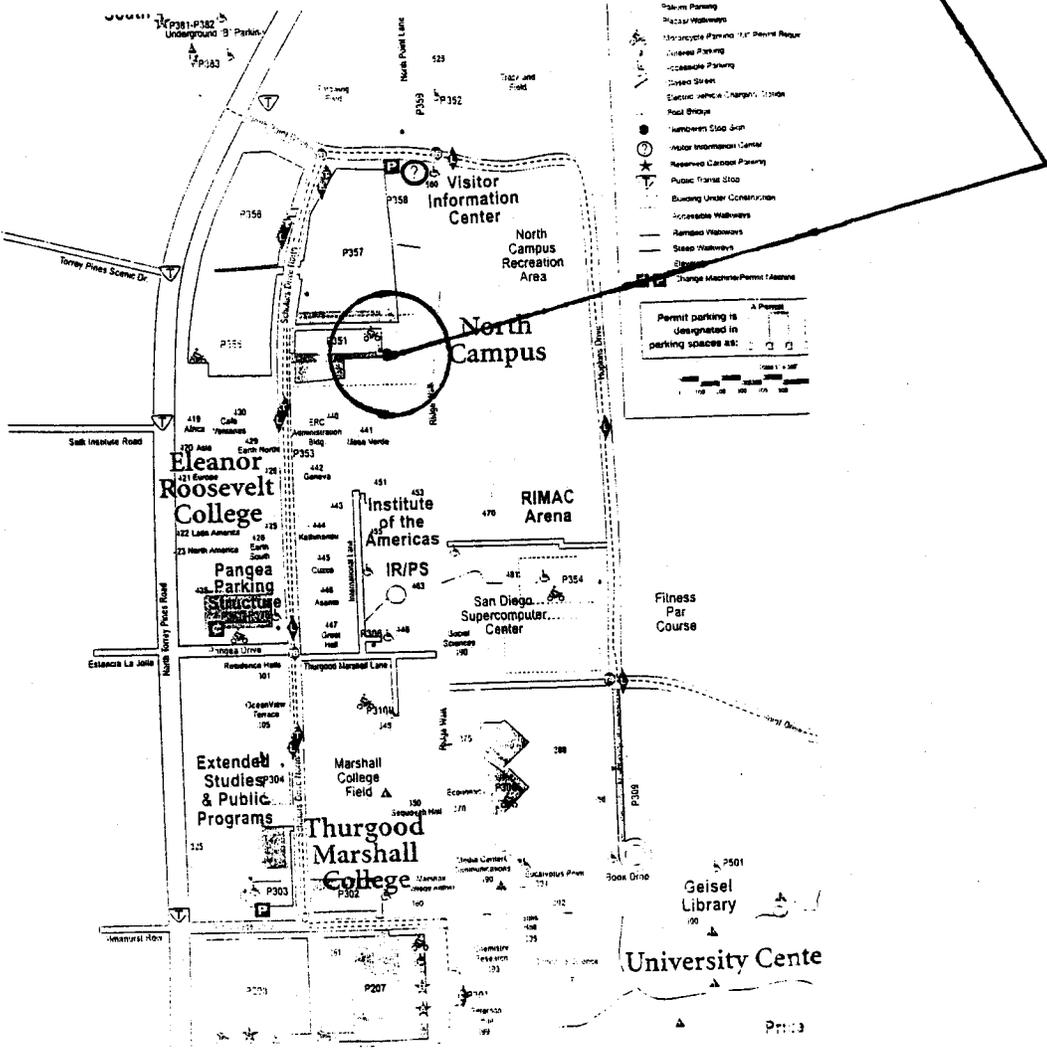
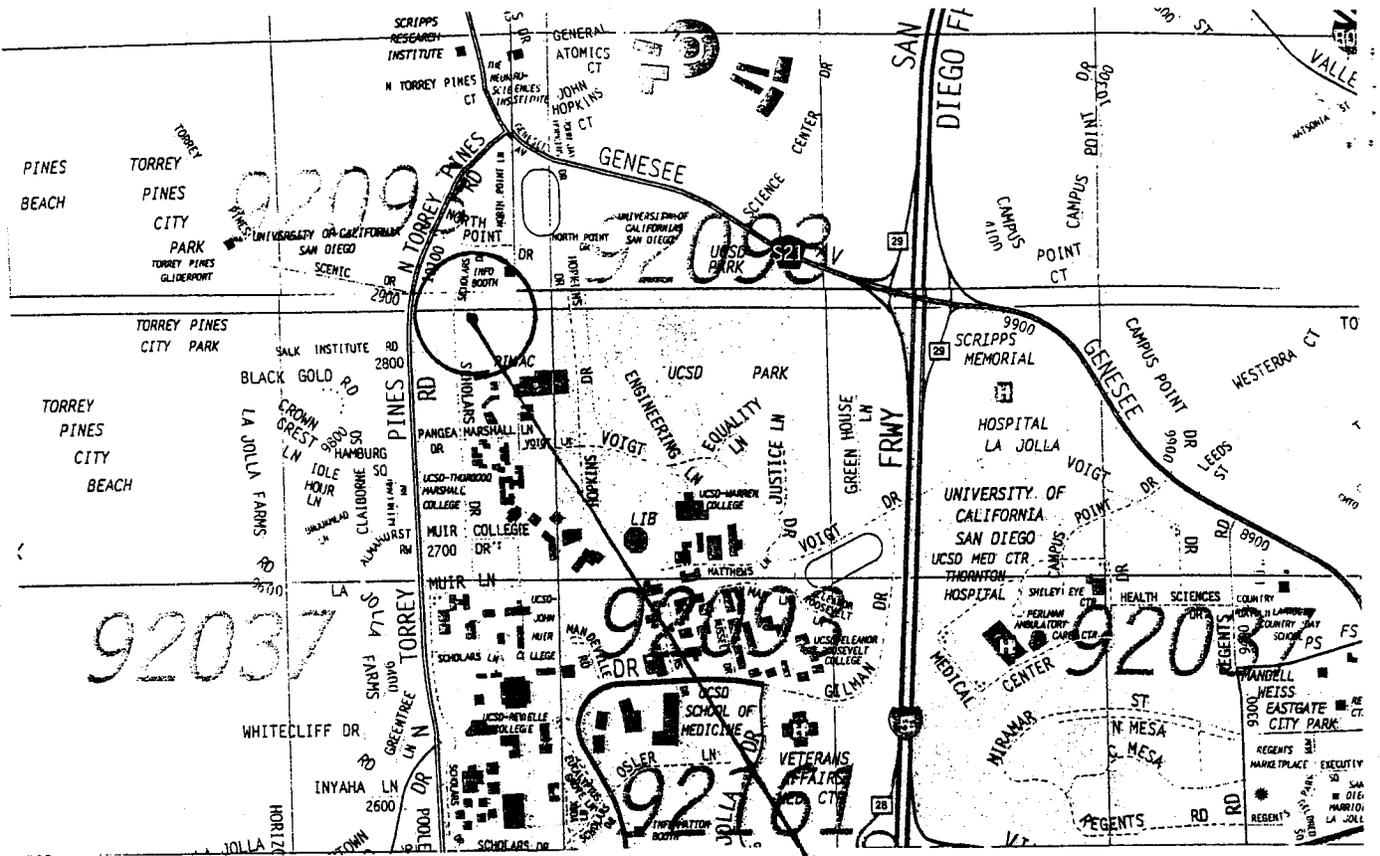
6. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. Mitigation measures, including conditions addressing submittal of final landscape plans will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

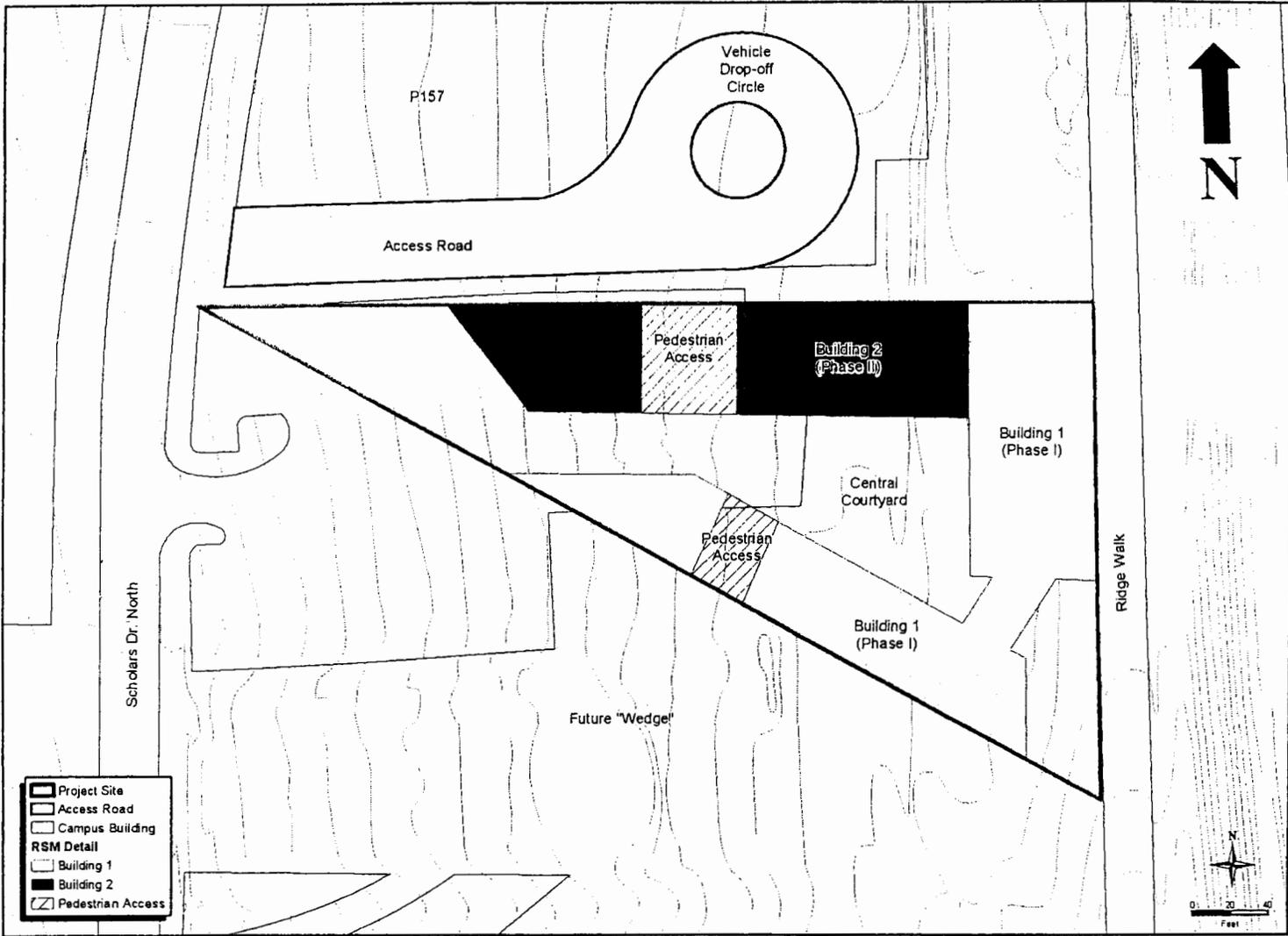
1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. 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.



SITE



EXHIBIT NO. 1  
 APPLICATION NO.  
 6-04-105  
 Location Map



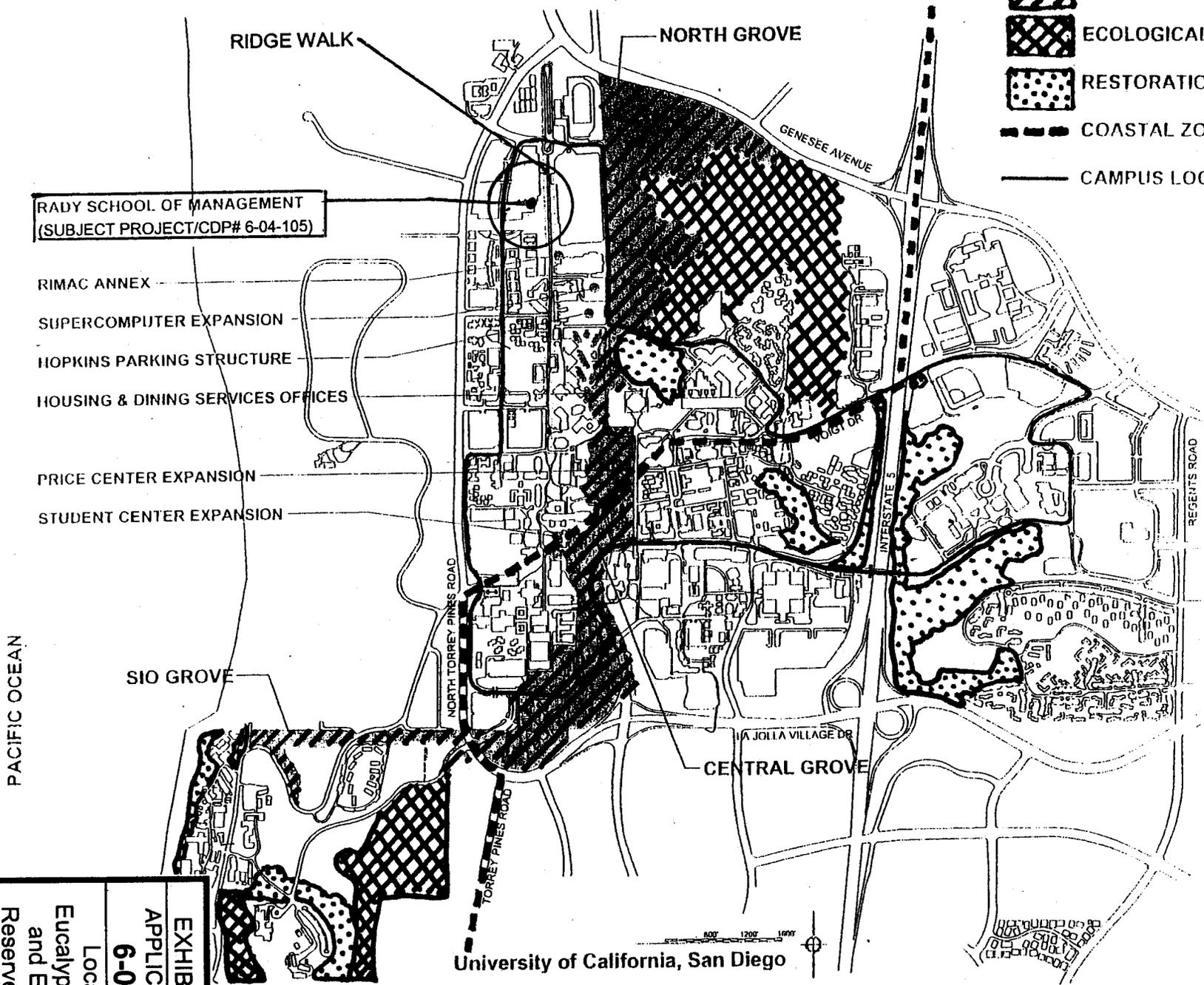
Source: UCSD 2003

PBSJ

**RADY SCHOOL OF MANAGEMENT - DETAIL SITE MAP**

EXHIBIT NO. 2
APPLICATION NO.
<b>6-04-105</b>
Site Plan
 California Coastal Commission

-  GROVE RESERVE
-  ECOLOGICAL RESERVE
-  RESTORATION LANDS
-  COASTAL ZONE BOUNDARY
-  CAMPUS LOOP ROAD



RADY SCHOOL OF MANAGEMENT  
(SUBJECT PROJECT/CDP# 6-04-105)

RIMAC ANNEX

SUPERCOMPUTER EXPANSION

HOPKINS PARKING STRUCTURE

HOUSING & DINING SERVICES OFFICES

PRICE CENTER EXPANSION

STUDENT CENTER EXPANSION

PACIFIC OCEAN

SIO GROVE

NORTH TORREY PINES ROAD

TORREY PINES ROAD

NORTH GROVE

GENESEE AVENUE

INTERSTATE 5

REGENT'S ROAD

LA JOLLA VILLAGE DR

CENTRAL GROVE

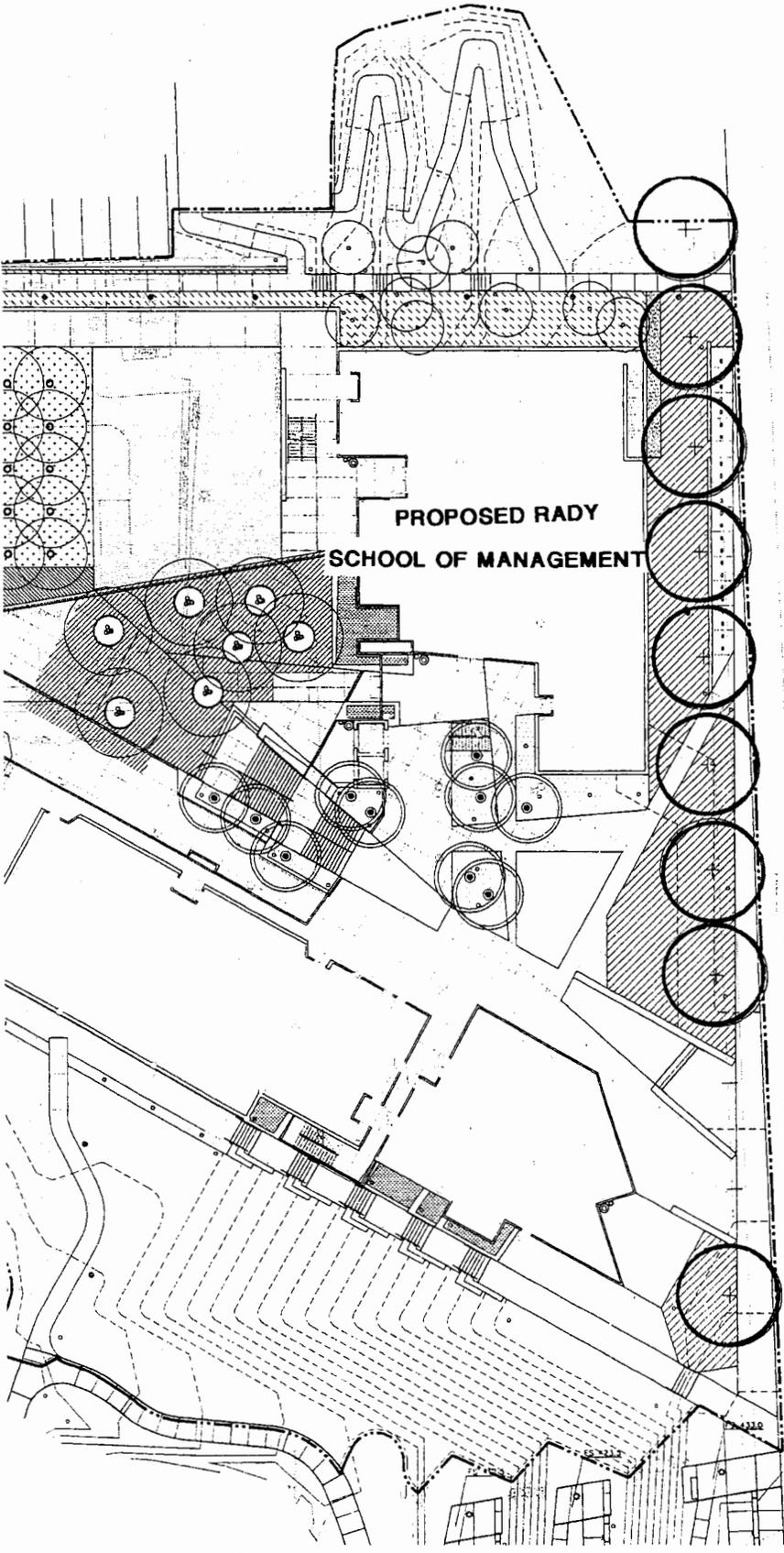
University of California, San Diego



 California Coastal Commission	EXHIBIT NO. 3 APPLICATION NO. 6-04-105
	Location of Eucalyptus Groves and Ecological Reserve on UCSD campus

DEPARTMENT  
of the Environment & Parks

FIGURE 1:  
UPCOMING PROJECTS IN THE COASTAL ZONE



PROPOSED EUCALYPTUS TREES

RIDGE WALK

UNIVERSITY OF CALIFORNIA  
 SAN DIEGO  
 RADY SCHOOL OF MANAGEMENT  
 Phase-I  
 La Jolla, California

ELLERBE BECKS



1000 10th Avenue, Suite 1000, San Diego, CA 92161



**EXHIBIT NO. 4**  
**APPLICATION NO.**  
**6-04-105**  
 Proposed Landscape  
 Plan



