

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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W16a

Addendum

March 3, 2011

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item W16a**, Coastal Commission Permit Application
6-10-067 (California State Parks Torrey Pines trail improvements, San Diego) for the Commission Meeting of March 9, 2011

Staff recommends the following changes be made to the above-referenced staff report:

1. On Page 1 of the staff report, the second paragraph of the Summary of Staff Recommendation shall be revised as follows:

The subject portion of the Reserve proposed for modifications is located on the elevated eastern terraces of the park unit and is largely comprised of Coastal Sage Scrub and Southern Maritime Chaparral ESHA. Overall, the proposed project will maintain, preserve, and enhance the ESHA that is widespread throughout the subject project areas. However, Component 1 of the project will necessitate removal of 200-400 sq. ft. of Southern Maritime Chaparral ESHA. This encroachment raises consistency issues with Section 30240 (a) and (b) of the Coastal Act, which protects environmentally sensitive habitat areas from any significant disruption and only allows uses dependent on the resources to be permitted. Staff recommends the Commission endorse the proposed trail improvements given that the improvements facilitate expanded and accessible public use of this State Park facility for both educational and recreational purposes; the proposed encroachment has been minimized to the fullest extent and other alternatives would be more damaging to the Park's overall amenities and resources. (see ESHA findings beginning on Page 11). ~~As Such~~ To address the proposed ESHA impacts, the applicant has submitted a habitat restoration and monitoring plan that proposes to revegetate approximately 5,000 sq. ft. of barren or disturbed 'volunteer trail' area crisscrossing native Southern Maritime Chaparral and Coastal Sage Scrub habitat. In order to ensure effective implementation of the proposed Draft Revegetation and Monitoring Plan, staff is recommending Special Condition 1, which would require submittal of a comprehensive final revegetation and monitoring plan for review and approval of the Executive Director prior to permit issuance. As conditioned, the proposed project can be found as a resource dependent use necessary for the continued operation of the Natural Reserve. Overall, the project will expand the availability of interpretive and educational signage for public benefit and will increase public accessibility to highly scenic ocean overlook areas within the

existing Reserve, while still concentrating public traffic to designated trail areas away from ESHA habitat. As such, staff is recommending approval of the proposed project with special conditions addressing the Revegetation and Monitoring Plan, Final Plans, timing and staging of construction, and archaeological resources.

2. On Page 4 of the staff report, please add Special Condition 4 as follows:

4. Final Plans. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the Permittee shall submit two copies of Final Project Plans to the Executive Director for review and approval. The Final Project plans shall be substantially in conformance with the draft project materials dated 9/2/10, except that they will be revised and supplemented to include the following:

- (a) Parry Grove Trail Project Component 1.

- Final project plans and engineering cross-sections shall be submitted detailing the proposed new trail dimensions of the Parry Grove trail section to be installed within the existing ESHA habitat. The subject final plans shall document that this ADA accessible trail segment has been designed with the minimum width necessary to accommodate ADA/wheelchair access. Specifically, the 70ft. long Parry Grove Trail segment proposed to encroach into ESHA habitat will not exceed 4ft. in width and will not involve excavation or grading of more than 1ft in depth into the existing grade of the trail and adjoining ESHA area. Furthermore, the final plans will specify that no more than 400sq. ft. of ESHA will be impacted by this project component.

- (b) Interpretive Signage.

- Final Project plans specifying and showing the exact location of interpretive/educational signage existing within the Torrey Pines State Natural Reserve boundaries as well as the proposed locations of all new signage associated with the proposed project. All proposed ADA accessible signage to be installed along existing trail sections or trailheads shall incorporate an interpretive/educational signage component regarding the surrounding Natural Reserve habitat.

- (c) Design.

- The final project plans shall clearly identify all elements of the project that would add or replace any structural components to the existing Torrey Pines State Natural Reserve. These final plans would detail the materials and design of the proposed new benches, post and cable fencing, puncheon bridges, wooden stairs, retaining walls, and railing. All of these proposed structural additions or replacements will incorporate designs, materials, and finishes that blend in with the surrounding environment and maintain the rural open space theme and aesthetic currently existing within the Torrey Pines State Natural Reserve.

The applicant 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 an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. On Page 6 of the staff report, the second sentence in the last paragraph shall be revised as follows:

The primary components of the proposed project would install 1.5 miles of ADA accessible trails, providing access to ~~two~~ three separate scenic outlooks on the northwestern, southwestern and the northeastern sides of the Reserve.

4. On Page 7 of the staff report, the first complete paragraph titled Proposed Project Overview shall be revised as follows:

B. Proposed Project Overview.

As proposed, the improvements to the Torrey Pines State Reserve will result in an overall enhancement to existing public access and involve six separate components : (1) Improvements to the existing Parry Grove Trail in order to establish an ADA accessible pathway, (2) Partial realignment of a 600ft long section of the existing Reserve Road, (3) Repair and improvements to an existing drainage channel, (4) Minor grading and overlook reconstruction in the eastern Discovery Trail area to establish an ADA accessible pathway, (5) Improvements to approximately 2,764 linear feet of existing Broken Hill southern trails to involve grading and trail surface reconstruction as well as installation of two wooden puncheon bridge structures, and (6) Establishment of a new overlook area at the terminus of the Broken Hill Trail south fork to involve installation of interpretive signage and benches. As listed above, the proposed improvements start in the northern portions of the park and progress south. To ensure that the applicant submits final plans in substantial conformance with the cumulative project description included herein as well as the submitted project materials and plans, Staff is recommending Special Condition No. 4. This Special Condition requires the applicant to submit final plans, including specific plans of the Parry Grove project component, to the Executive Director for review and approval prior to permit issuance. Each of the six project components is discussed in greater detail below.

5. The last sentence on Page 9 of the staff report, continuing onto Page 10, shall be revised as follows:

Construction activities will include restriping and repaving of the existing adjacent east parking lot handicapped parking spaces to identify ADA accessibility, 680ft. of trail fill/grading, ADA accessible bench installation, posting of new informational ADA accessible trail signage at the east parking lot trailhead and the intersection of Discovery Trail and the Reserve roadway (adjacent to the Visitors Lodge), and reconstruction of the fencing in the existing Discovery trail overlook including

replacement of the existing post and cable fencing with 126 ft of ~~peeler pole~~ new post and cable fencing.

6. The last full paragraph on page 17 of the staff report shall be revised as follows:

While the design of the project is consistent with Coastal Act policies, a separate public access concern relates to temporary access impacts due to construction. Because construction activities and staging areas can affect public access, Special Condition #3 is included to prohibit ~~construction during the summer months, between Memorial Day weekend and Labor Day.~~ The condition also requires that the use of public parking areas for construction staging or storage be minimized. the storage of construction materials within ESHA or other off trail areas other than existing paved parking lots. Special Condition #3 also requires any construction access corridors to be located in a manner that has the least impact on public access to and along the shoreline and between existing trails within the Reserve.

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W16a

Filed: 9/2/10
 49th Day: 10/21/10
 180th Day: 3/1/11
 270th Day: 5/30/11
 Staff: MA-SD
 Staff Report: 2/24/11
 Hearing Date: 3/9/11

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-10-067

Applicant: California Department of Parks and Recreation Agent: Darren Smith

Description: Modifications of existing trail routes at Torrey Pines State Natural Reserve including addition of 1.5 miles of ADA accessible trail portions, reconfiguration of existing paved road to accommodate improved pedestrian route, trail improvements to reduce erosion, and grading and fill activities to level existing trail sections. Project will also involve removal of approximately 200-400 sq. ft. of Maritime Chaparral and associated revegetation and on site mitigation activities.

Lot Area	61 Acres
Parking Spaces	549
Zoning	Park
Plan Designation	Park

Site: Torrey Pines State Reserve, San Diego, San Diego County
 APN: 310-010-03

Substantive File Documents: Wildlife Management Plan for Torrey Pines State Preserve November 1997, Torrey Pines State Reserve Trails Management Plan December 15, 2005 Draft, Trail Connection and Roadway relocation Plans Dated 08/20/09, CA Department of Parks and Recreation Archaeological Review dated 11/17/09, CA Department of Parks and Recreation Historical Review dated 07/20/09, State of California Environmental Review Memorandum dated 12/09/09, Draft Revegetation Plan dated 01/03/11

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: The proposed project is comprised of six (6) separate components, all of which aim to improve and maintain the existing public

accessways within the Torrey Pines State Natural Reserve. However, the main impetus for the proposed project is to bring the existing Reserve into compliance with the Americans with Disabilities Act. California State Parks' Accessibility Guidelines, the federal access board's outdoor recreation guidelines, and the accessibility mandates included in the *Tucker v. California Department of Parks and Recreation* consent decree require that the Torrey Pines State Natural Reserve provide at least 1.5 miles of ADA accessible trails. Components 1, 2, and 4, 5 and 6 of the proposed development all function to modify existing Reserve Trails in order to facilitate 1.5 miles of ADA accessible pathways.

The subject portion of the Reserve proposed for modifications is located on the elevated eastern terraces of the park unit and is largely comprised of Coastal Sage Scrub and Southern Maritime Chaparral ESHA. Overall, the proposed project will maintain, preserve, and enhance the ESHA that is widespread throughout the subject project areas. However, Component 1 of the project will necessitate removal of 200-400sq. ft. of Southern Maritime Chaparral ESHA. As such, the applicant has submitted a habitat restoration and monitoring plan that proposes to revegetate approximately 5,000 sq. ft. of barren or disturbed 'volunteer trail' area crisscrossing native Southern Maritime Chaparral and Coastal Sage Scrub habitat. In order to ensure effective implementation of the proposed Draft Revegetation and Monitoring Plan, staff is recommending Special Condition 1, which would require submittal of a comprehensive final revegetation and monitoring plan for review and approval of the Executive Director prior to permit issuance. As conditioned, the proposed project can be found as a resource dependent use necessary for the continued operation of the Natural Reserve. Overall, the project will expand the availability of interpretive and educational signage for public benefit and will increase public accessibility to highly scenic ocean overlook areas within the existing Reserve, while still concentrating public traffic to designated trail areas away from ESHA habitat. As such, staff is recommending approval of the proposed project with special conditions addressing the Revegetation and Monitoring Plan, timing and staging of construction, and archaeological resources.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-10-067 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.

1. **Final Monitoring & Revegetation Program.** **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the Permittee shall submit for Executive Director review and approval a Final Revegetation and Monitoring Plan. The Plan shall provide for the restoration, enhancement, and long-term management of the subject project areas proposed for revegetation. The Plan shall be prepared by a qualified expert in restoration ecology for each of the habitat types, and shall take into account the specific conditions of the site as well as restoration, enhancement, and management goals. The Plan shall be substantially in conformance with the Draft Revegetation Plan documents submitted to the Coastal Commission on 01/03/11, provided it complies with the following requirements and includes:

- (a) A baseline assessment, including photographs, of the current physical and ecological condition of the restoration and enhancement areas. All existing topography, wet features, and vegetation shall be depicted on a map.
- (b) A description of the goals of the plan in terms of topography, hydrology, vegetation, sensitive species, and wildlife usage.
- (c) A description of planned site area preparation and invasive plant removal.
- (d) Any planting either of seeds or container plants shall be made up exclusively of native taxa that are appropriate to the habitat and the Torrey Pines State Natural Reserve. Seed and/or vegetative propagules shall be obtained from local natural habitats so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used.
- (e) A plan for monitoring and maintenance of habitat areas in perpetuity, including:

- A schedule.
 - A description of field activities, including monitoring studies.
 - Monitoring study design for each habitat type, including, as appropriate: goals and objectives of the study; field sampling design; study sites, including experimental/revegetation sites and reference sites; field methods, including specific field sampling techniques to be employed (photo monitoring of experimental/re-vegetation sites and reference sites shall be included); data analysis methods; presentation of results; assessment of progress toward meeting success criteria; recommendations; and monitoring study report content and schedule.
 - Adaptive management procedures, including provisions to allow for modifications designed to better restore, enhance, manage, and protect habitat areas.
 - Provision for submission of reports of annual monitoring reports to the Executive Director for five years , beginning the first year after initiation of implementation of the plan. Each Monitoring Report shall be cumulative and shall summarize all previous results. Each report shall clearly document the condition of the habitat areas, including in narrative (and supporting monitoring data) and with photographs taken from the same fixed points in the same directions as the baseline assessment and prior Monitoring Reports. Each report shall include a performance evaluation section where information and results from the monitoring program are used to evaluate the status of the restoration, enhancement, and long-term management in relation to the interim performance standards and final success criteria. To allow for an adaptive approach, each report shall also include a recommendations section to address changes that may be necessary in light of monitoring results and/or other information, including with respect to current restoration information and data related to the habitat areas in question, and to ensure progress toward and achievement of success criteria. Actions necessary to implement the recommendations shall be implemented within 30 days of Executive Director approval of each Monitoring Report, unless the Executive Director identifies a different time frame for implementation.
- (f) Final success criteria.
- (g) Implementation procedures, cost estimates, identification of funding, and related reporting procedures.

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

2. Area of Archaeological Significance. If an area of cultural deposits is discovered during the course of the project, all construction shall cease and shall not recommence except as provided in subsection (a) hereof; and a qualified cultural resource specialist shall analyze the significance of the find.

a. A permittee seeking to recommence construction following discovery of the cultural deposits shall submit a supplementary archaeological plan for the review and approval of the Executive Director.

1. If the Executive Director approves the Supplementary Archaeological Plan and determines that the Supplementary Archaeological Plan's recommended changes to the proposed development or mitigation measures are de minimis in nature and scope, construction may recommence after this determination is made by the Executive Director.

2. If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not de minimis, construction may not recommence until after an amendment to this permit is approved by the Commission.

3. Construction Access/Staging Area/Project Timing. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit plans showing all locations that will be used as staging and storage areas for materials and equipment during the construction phase of this project. The staging/storage plan shall be subject to review and written approval of the Executive Director and include the following:

a. No overnight storage of equipment or materials shall occur within existing trail parameter. During the construction stages of the project, the permittee shall not store any construction materials or waste within ESHA or other off trail areas of the Reserve other than the existing paved parking lots.

b. Access corridors shall be located in a manner that has the least impact on public access to and along the shoreline and between existing trails within the Reserve

c. The applicant shall submit evidence that the approved plans/notes have been incorporated into construction bid documents. The staging site shall be removed and/or restored immediately following completion of the development.

The permittee shall undertake development in accordance with the approved staging/storage plan. Any proposed changes to the approved staging/storage plan shall be reported to the Executive Director. No changes to the approved staging/storage plan shall occur without a Commission 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.

A. Project Location.

Torrey Pines State Reserve is a 1,500 acre coastal state park that extends from the Torrey Pines and Southern Del Mar beach areas into steep coastal bluffs and further inland to maritime chaparral habitat terraces. Eight miles of existing trail systems within Torrey Pines State Reserve allow the public to transition from the inland blufftop portions of the park down steeply sloping coastal bluffs to the existing beach area. Alternatively, members of the public also have access to various shorter trails which lead out to designated scenic outlooks where benches and interpretive signage are present and expansive ocean views are available. Various other Torrey Pines State Reserve trails crisscross the relatively level upper bluff portions of the site and lead through native maritime chaparral habitat areas. Torrey Pines State Reserve is comprised of expansive Environmentally Sensitive Habitat Areas (ESHA) that are, for the most part, preserved in their natural state with minimal human disturbance or alterations. The ESHA present throughout the Reserve supports many federally endangered and threatened plant and animal species that are recognized by state and federal authorities as having unique significance within the native Chaparral biomes of the Southern California Coast. The Torrey Pines State Reserve trail system concentrates foot traffic to small areas of the preserve removed from the majority of sensitive resource areas in order to protect the existing natural resources and sensitive native habitat located on site.

The existing 1,500 acre property that comprises Torrey Pines State Reserve was first purchased in the early 1900's by Ellen Browning Scripps, a well known San Diego philanthropist. She placed the Reserve in a land trust to be managed by the City of San Diego. Between 1910-1950, a lodge, small residence, accessory structures and roadway were constructed within the grounds of the reserve to accommodate a brief military presence as well as local preservation activists who first established trail systems throughout the park. However, it was not until 1959 that the City of San Diego transferred the title of the Torrey Pines Preserve to the State of California. Under the purview of the Department of Parks and Recreation, the Reserve has been maintained as a popular scenic coastal destination for the public that provides many unique recreational opportunities.

While the existing trail systems within Torrey Pines State Reserve provide the public with an array of dirt pathways that vary in difficulty, environmental surroundings and available coastal views, no ADA accessible trails currently exist within the boundaries of the park. The primary components of the proposed project would install 1.5 miles of ADA accessible trails, providing access to two separate scenic outlooks on the northwestern and the northeastern sides of the Reserve. Through settlement of a lawsuit,

Tucker v. California Department of State Parks and Recreation, the Department of Parks and Recreation agreed to improve access to parks for visitors with mobility and sensory disabilities. Through the proposed development, the Department of Parks and Recreation seeks to improve disabled access to Torrey Pines State Reserve Natural Reserve. The proposed accessible trail project implementation will meet accessibility requirements and guidelines as stated in “California State Parks Accessibility Guidelines”, the federal access board’s outdoor recreation guidelines, and the accessibility requirements included in the *Tucker v. California Department of Parks and Recreation* consent decree. All proposed accessibility improvements are consistent with the Torrey Pines State Natural Reserve Trails Management Plan. The proposed project would increase public accessibility to highly scenic coastal areas of the Reserve. Other components of the proposed project involve grading activities, modifications to a portion of an existing paved roadway, installation of new benches and signage, drainage improvements, construction of retaining walls and habitat restoration.

B. Proposed Project Overview.

As proposed, the improvements to the Torrey Pines State Reserve will result in an overall enhancement to existing public access and involve six separate components : (1) Improvements to the existing Parry Grove Trail in order to establish an ADA accessible pathway, (2) Partial realignment of a 600ft long section of the existing Reserve Road, (3) Repair and improvements to an existing drainage channel, (4) Minor grading and overlook reconstruction in the eastern Discovery Trail area to establish an ADA accessible pathway, (5) Improvements to approximately 2,764 linear feet of existing Broken Hill southern trails to involve grading and trail surface reconstruction as well as installation of two wooden puncheon bridge structures, and (6) Establishment of a new overlook area at the terminus of the Broken Hill Trail south fork to involve installation of interpretive signage and benches. As listed above, the proposed improvements start in the northern portions of the park and progress south. Each of the six project components is discussed in greater detail below.

(1) Parry Grove Trail Improvements. As proposed, this component of the project involves the existing Parry Grove Trail Area and associated Parry Grove Trail overlook. The Parry Grove Trail is a .5 mile compressed dirt path that leads from the top of the main Reserve Road westward through the historic Whitaker garden to a popular overlook that provides expansive vistas of the ocean and San Diego coastline.

This project component proposes to provide ADA access to the entire Parry Grove Trail and Parry Grove Overlook. In order to establish a pathway with an adequately level grade to facilitate wheelchair access with the least amount of alteration to the existing natural landscape, the applicant has indicated that removal of approximately 200-400sq. ft. of the adjoining native chaparral habitat would be necessary. In discussing the project alternatives for this component, the applicant has identified that two alternative trail alignments would involve removing an existing ‘high point’ within the trail parameters, extensive grading, alteration of the natural landforms, and installation of retaining walls and a railing. The preferred project alternative identified by the applicant would instead establish a level pathway that goes around this ‘high point’, eliminating the impacts

associated with removal of the 'high point.' Due to the existing location and dimensions of this elevated area within the trail boundaries, successfully establishing a level path that diverts around the 'high point' would require encroaching into the adjacent Southern Maritime chaparral habitat. Therefore, as part of this proposed project component, the applicant has submitted an alternatives analysis as well as a revegetation and monitoring plan. The proposed removal of ESHA as well as the associated mitigation plan and project alternatives will be discussed at length in the consistency analysis section of this report.

Included in this project component is the proposed reconstruction of an existing stairway connecting the Whitaker Garden to a portion of the Parry Grove Trail, installation of a new ADA accessible bench in the designated overlook area, as well as installation of accessible trail information and interpretive signage at the Parry Grove trailhead and at the intersection of the Parry Grove and Whitaker Garden Trails. Symbolic fencing and informational trail closure signage would be used around the proposed project areas to inform the public of the temporary trail closure and to explain the proposed trail improvements.

(2) Main Reserve Road Modifications. The second main component of the proposed project involves the realignment of a portion of the existing Reserve road, located in the northern blufftop portion of the Reserve adjacent to the existing visitors lodge and the Parry Grove Trailhead. The proposed work would realign 600ft of the existing paved asphalt road to accommodate a new pedestrian route on the seaward side of the road. This proposed pedestrian route would provide improved public access to existing trailheads seaward of the paved roadway and eliminate existing public safety concerns associated with vehicular traffic on the Reserve Road. Currently, the Reserve road forms the only accessway connecting the lower main parking lot and Park entrance with the upper blufftop regions of the park where the majority of the trailheads and the Torrey Pines Reserve Lodge visitors center are located. All types of pedestrians, cyclists and vehicles conjoin on this accessway when travelling between the upper and lower regions of the Reserve. Additionally, as there is no existing designated bike or pedestrian walkway established alongside or within the existing paved Reserve Road, pedestrians, cyclists, and vehicular traffic are forced to commingle within the parameters of the roadway, creating safety concerns for park visitors. The proposed road realignment would improve public access and safety conditions in this area of the Reserve.

Proposed construction activities would realign an approximately 600ft portion of the existing paved road, located between the Parry Grove trailhead and the Torrey Pines Lodge Visitor Center, six (6) feet inland of its existing location to accommodate an ADA-required pedestrian route on the ocean side of the road. The area where the new section of paved roadway would be installed currently contains bare disturbed ground and thus no habitat impacts are associated with this part of the project. Subsequent to the realignment of the Reserve Road, a new pedestrian walkway would be established for 600 linear ft. along on the seaward side of the shifted Reserve Road. Installation of the walkway would involve minor grading and leveling of the area as well as construction of a new road curb to be placed 5ft. inland of the existing road curb. This road curb will

distinguish the pedestrian walkway from the Reserve Roadway and is an ADA accessibility requirement as it prevents wheelchair users from entering the adjoining roadway. Additionally, a 50 ft long and 5 ft tall structural retaining wall is proposed on the inland shoulder of the pavement to support the new roadway configuration. The proposed structural retaining wall will be built on the inland shoulder of the proposed roadway and will only be minimally visible to the public. No public coastal views or scenic vistas will be obstructed as part of this project component. No habitat impacts are associated with construction of this proposed structural retaining wall.

The Torrey Pines Park Road or the 'Reserve Road' is a designated historic resource listed on the national register of Historic Places. According to the CA Department of Parks and Recreation Historical Review submitted by the applicant, asphalt blacktop installed in the 1970's extends over the lower and blufftop portion of the roadway, but ends after the entrance to the two blufftop parking areas, at which point the original 1915 Portland cement roadway becomes exposed. The portion of the road paved over with asphalt is approximately seven (7) ft. wider than the original 18 ft wide historic concrete roadway. While the proposed Reserve roadway alterations require the use of non-historic asphalt surface and curbing, they do not involve modifications to the historic configuration of the roadway, the route, or the road's shoulderless feature. Thus, this proposed project component will not adversely impact the underlying historic roadway materials or impact the overall historic character of the Torrey Pines State Reserve.

(3) West Parking Lot Drainage Improvements. The third component of the proposed project involves repair of a drainage channel located adjacent to the existing upper western parking lot within the Torrey Pines State Reserve boundaries. Runoff from the subject west parking lot currently drains into an open ditch and culvert drainage system, which directs the water flow westward and over a nearby canyon bluff edge. As a result, the existing system results in increased rates of blufftop, bluffsides and lower canyon erosion. To remediate this issue, this proposed project component will daylight the existing drainage system and regrade the surrounding disturbed dirt area to redirect flow back into naturally occurring drainages. The dirt area that currently surrounds the existing drainage system and functions as a shortcut path to surrounding trails will be revegetated with native Southern Maritime Chaparral as part of this proposed project. Symbolic fencing and signage will be utilized around the revegetated areas to protect the restoration efforts. Informational signage would notify members of the public that they are not to traverse the former dirt drainage area to access adjacent trails. Construction of the proposed drainage improvements will not result in impacts to surrounding ESHA or impede public access to the adjacent public parking facilities.

(4) Discovery Trail Improvements. This component of the proposed project is located in an eastern area of the subject Reserve adjacent to the Torrey Pines Reserve Visitors Lodge and the upper eastern parking lot. The proposed project component will result in modifications to the existing .5 mile Discovery Trail and Discovery Trail overlook area in order to facilitate ADA access in this area of the Reserve. Construction activities will include restriping and repaving of the existing adjacent east parking lot handicapped parking spaces to identify ADA accessibility, 680ft. of trail fill/grading, ADA accessible

bench installation, posting of new informational ADA accessible trail signage at the east parking lot trailhead and the intersection of Discovery Trail and the Reserve roadway (adjacent to the Visitors Lodge), and reconstruction of the fencing in the existing Discovery trail overlook including replacement of the existing post and cable fencing with 126 ft of peeler pole post and cable fencing. This component of the proposed project will expand public access opportunities in this area of the Reserve and will not involve any impacts to the existing on site ESHA.

The Discovery Trail is an existing .5 mile trail system within the northeastern area of the Torrey Pines State Reserve adjacent to the historic Torrey Pines Reserve Lodge Visitors Center. The existing Discovery Trail provides expansive views of the Los Penasquitos Lagoon and the South Del Mar beach shoreline that can be easily accessed from the main Reserve Road or from the upper east parking lot. As the Discovery Trail is already relatively level, this component of the proposed project necessitates only minor construction work that will not involve extensive grading or ground disturbance in order to establish ADA accessible trails.

(5) Broken Hill Trail Improvements. For this part of the Project, the applicant proposes to fill and grade approximately 2,764 linear ft. of existing trail routes located in the southwest portion of the existing Broken Hill Trail system. Storm waters and various hydrological forces have substantially eroded the existing Broken Hill Trail system so that the majority of the trail surface is now lowered from the native habitat and soil bordering the trail. The grooves and channels cut into the existing Broken Hill Trails through these erosion processes have left the roots of adjoining native chaparral plants exposed. When the roots of these various chaparral plants become exposed, the health of the plant begins to deteriorate. The purpose of this proposed component is to fill these entrenched trail portions with native soils in order to protect and cover any exposed root systems and ensure the proliferation of the native Southern Maritime Chaparral habitat in this area of the Reserve. The proposed fill and grading will also provide ADA access along this section of the trail. Associated interpretive and informational signage will be posted at the Broken Hill Trailhead. No adverse impacts to ESHA will result from this component of the proposed project.

In addition to proposed fill and leveling of the Broken Hill Trail system, this part of the proposed project also involves the installation of two separate wooden puncheon bridges. There are three existing puncheon bridges already established in this area of the reserve that function to protect sensitive native species and also to elevate the public walking trails above areas subject to seasonal or temporal flooding. In this region of the Reserve, *Dudleya blochmaniae*, listed by the State of California as endangered, is often found in the shallow sandy soils of the bare ground mesas located adjacent to or below the existing puncheon bridges. The proposed puncheon bridges would each be approximately 75 ft. in length and would be installed across two known drainages located within the Broken Hill Trail system. Installation of the proposed bridges would not result in impacts to ESHA or impede public access to the existing Broken Hill trail system. The work proposed in this project component will not result in the establishment of any ADA

accessible trails; however, it will maintain and improve the trail surface of one mile of existing public Reserve pathways.

(6) Broken Hill Trail Overlook. The applicant is also proposing to install a formal overlook area along the Broken Hill South Fork Trail. This proposed overlook would be established as the terminus of the existing Broken Hill South Fork pathway. The Broken hill trail section proposed for fill and grading would accomodate ADA access and would lead out to this proposed overlook site. The existing trail area proposed for an overlook is a bare dirt section located entirely within the parameters of the existing trail. As such, no impacts to ESHA would be associated with this proposed project component. In order to create the proposed overlook area, the applicant is proposing to install one accessible bench within the subject outlook area as well as associated signage and arrows at the Broken Hill North Trailhead. This portion of the proposed project would result in the establishment of an additional ADA accessible public overlook that provides scenic vistas of the southern Torrey Pines landscape and coastline, but would not shorten or modify any existing Reserve Trail systems.

2. Environmentally Sensitive Habitat Areas. Coastal Act Section 30107.5 defines “environmentally sensitive habitat area” as:

...any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Coastal Act Section 30240 states, in part:

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

The subject 1,500 acre State Reserve supports a variety of sensitive native habitat areas that range from shoreline tide pools to blufftop chaparral. In 1971, the subject Park area was divided into two distinct sections, with approximately 70 acres designated as state beach and the remaining acreage designated as State Natural Reserve. The subject State Natural Reserve area supports approximately 500 acres of protected coastal salt marsh and riparian forest marsh wetlands, and 1,000 acres of upland habitat including southern maritime chaparral, Torrey pine woodland, coastal sage scrub, and coastal bluff scrub. The majority of the undeveloped land within the Torrey Pines state Reserve constitutes ESHA habitat pursuant to Chapter 3 policies of the California Coastal Act and provides habitat for the federally listed endangered California Least Tern, the California state listed endangered Light-foot Clapper Rail, Federally listed endangered California

Gnatcatcher, the Federally and State listed endangered Least Bell's Vireo and the California State listed Endangered Belding's Savannah Sparrow among various other sensitive native avian, reptilian, and mammalian species.

Torrey Pines State Reserve, including Penasquitos Marsh Natural Preserve, is the largest area of protected coastal habitat remaining within the City limits of San Diego and, as such, provides vital habitat for endemic plant communities and animal species. Historically, the subject Reserve formed the western terminus of a large spread of undeveloped land that stretched eastward into the coastal mountain ranges. The recent development and urbanization of this region of San Diego, that includes Carmel Valley, Carmel Mountain, and Sorrento Valley, has resulted in the fragmentation of the open space connection between the subject Reserve and inland native habitat areas. The Torrey Pines State Reserve Wildlife Management Plan identifies that as the park unit becomes increasingly isolated from other local habitat biomes, maintaining indigenous species diversity within the Reserve is a necessity for ensuring long term habitat preservation. Past Commission actions in the State Reserve have reiterated the importance of protecting and enhancing the Reserve's Environmentally Sensitive Habitat Areas.

Commission sanctioned projects within the boundaries of the subject Reserve have included modifications and improvements to the lower parking lot and entrance kiosk structures (Ref. CDP 6-99-014, 6-87-346, 6-90-077, and 6-94-187), improvements and repair activities to a storm damaged beach access stairway and trail (Ref. CDP 6-06-092), and two controlled burns in the southeastern blufftop portion of the Reserve (Ref. CDP 6-86-618 and 6-88-413). The proposed trail and Reserve Road improvements would result in modifications to the upper blufftop portions of the reserve and would not involve development in lower bluff, wetland, and lower parking lot or beach areas. All proposed development and improvement activities would take place within the boundaries of the existing trail, Reserve roadway, or bare outlook areas, except for the proposed improvements to the .5 mile Parry Grove Trail.

No portion of the proposed project will involve ground disturbance in excess of one ft. below the existing grade of the natural Torrey Pines Reserve roadway, trail or overlook surfaces. The only portion of the proposed project that will necessitate one ft of disturbance is the installation of new post and cable fencing. All other ground disturbance will likely not be in excess of 6" and will only be required for the proposed removal of an existing drainage culvert as well as during construction of a .5 mile ADA accessible trail. As such, no impacts to potential archaeological resources contained in any of the proposed project areas are anticipated. However, to ensure that all existing archaeological resources on site are protected should they be discovered after the start of construction, Special Condition #3 requires that a certified Archaeological Monitor be present on site during all of the proposed construction activities. The subject Archaeological monitor will have the authority to stop work if cultural resources are discovered or unearthed at any time during implementation of the proposed project.

As proposed, the various modifications to existing trail systems within the Torrey Pines State Reserve would result in some impacts to ESHA, namely the removal of 200-400 sq. ft. of Southern Maritime Chaparral located on the seaward side of the existing Parry Grove Trail. While approval of the proposed project would involve this limited removal of ESHA, the Commission finds that the proposed project is necessary for the continued operation and public use of the subject Natural Reserve.

A. Analysis of Coastal Act Consistency.

Section 30240(a) of the Coastal Act limits activities within environmentally sensitive habitat areas (ESHAs) to only uses that are dependent on the resources of the ESHA. In addition, ESHA must be protected against any significant disruption of habitat values. Section 30240(b) requires that development in areas adjacent to ESHA and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and that development shall be compatible with the continuance of those habitat and recreation areas.

Torrey Pines State Reserve is comprised of a variety of ESHA that extends from the lower shoreline levels of the subject site up into coastal bluffs and Torrey pine woodland to chaparral and sage scrub terraces. The subject area proposed for development is located in the upper mesa portion of the Reserve where most of the habitat can be classified as Southern Maritime Chaparral and Coastal Sage Scrub ESHA. In San Diego, Chaparral and Coastal Sage Scrub provide vital habitat for indigenous and sensitive flora and fauna. These dynamic vegetation communities favor shallow sandy soils and take decades to become fully established, yet can be easily disturbed or destroyed by human activities and development. Native Southern Maritime Chaparral and Coastal Sage Scrub habitats once formed an extensive vegetation network that spanned throughout coastal San Diego. Due to the intensification of urban development throughout Southern California, increasing coastal erosion rates and the invasion of non-native species among other driving factors, the distribution of native Chaparral habitat on the Southern Pacific coast has greatly receded over the last century. As such, protection and enhancement of the remaining Southern Maritime Chaparral and Coastal Sage Scrub within Torrey Pines State Reserve is particularly important for the continued ecological productivity of native species within the immediate State Reserve property and throughout San Diego County.

The proposed trail improvement portion of the project is dual purposed; it will result in improved public access on existing trails within the subject reserve as well as expand the interpretive and educational signage available to the public. The proposed trail improvements will (a) create and update existing overlook sites, (b) establish 1.5 miles of ADA accessible trails, (c) modify the existing Reserve road to improve public safety and access, (d) rectify damaging drainage patterns along an existing trail, and (e) add interpretive signage and new post and rail fencing to line some existing Trails. All parts of the proposed project would function to further establish official Reserve Trail parameters and reduce potential visitor traffic through ESHA. Additionally, interpretive signage is proposed as part of the project in order to educate public visitors about the natural chaparral and sage scrub habitat they are passing through. Cumulatively, the Reserve Trail improvements, as proposed and conditioned, would result in increased

public awareness about and access to the complex and sensitive chaparral and sage scrub habitat within the subject reserve.

While the proposed trail improvements would ultimately result in an enhancement of the existing public trail system within Torrey Pines State Reserve, the existing Parry Grove Trail improvements (Component 1 of the proposed project) would involve the removal of 200-400 sq. ft. of ESHA on the seaward side of the existing Trail area. To be found consistent with Coastal Act Section 30240, the proposed removal of ESHA within the Reserve must be found as a resource dependent use.

Southern Coastal Maritime chaparral habitat banks the Parry Grove Trail existing trail on either side and is segregated from the compressed pathway and outlook area by established post and cable fencing. The start of the current Parry Grove Trail is initially level with the Main Reserve road and relatively flat; however, as the trail progresses westward towards the designated overlook, it becomes increasingly hilly and bumpy until it reaches one high slope, drops back down in elevation and then rises again upon reaching the established overlook. The fluctuating grade of the existing trail, specifically the incline of one main hill near the overlook, is prohibitive for wheelchair access. In order to establish an ADA accessible pathway, the applicant has proposed to circumvent the existing 'high point' within the trail as opposed to two separate alternatives that were initially considered. In establishing a new pathway around this 'high point', the applicant is proposing to encroach seaward beyond the existing Trail parameters into Southern Maritime Chaparral ESHA. The proposed new 70ft. long, four (4) ft wide, accessible pathway would be limited in configuration and design to have the minimum width necessary to meet ADA requirements. In determining the project component alternative that would have the least impact on the natural and visual resources of the existing Parry Grove trail system, the applicant initially considered two other alternatives. The preferred alternative, which circumvents the existing 'high point', was selected as the project with the smallest overall impact on the natural resources of the subject Reserve.

1. Component 1 (Parry Grove Trail Improvements) Project Alternatives.

The two alternatives presented by the applicant include Alternative 2 'the Big Wall Option', and Alternative 3 'The Throughcut Option'. Each alternative presents a different method of dealing with the constrictive 'high point' in the existing trail in order to facilitate wheelchair access. Alternative 2 would involve bridging and then filling the depression between the 'high point' within the trail and the existing Parry Grove overlook area. This alternative proposes construction of three 3-4 ft. tall rock walls along approximately 108 ft of the seaward side of the trail and 120 feet of the inland side of the trail, followed by the fill of the trail area contained by the rock wall up until the grade between the existing overlook and the trail high point is adequate to accommodate ADA access. A 40 inch railing would then need to be installed atop the seaward rock wall for safety purposes. While this alternative would not necessitate removal of any ESHA, it would involve a greater alteration of existing natural landforms as well as increased construction activities within the trail area. This alternative would also result in greater visual impacts to the surrounding Parry Grove Trail area than the smaller and shorter rock walls proposed in the preferred alternative.

Alternative 3 considers grading through the trail's 'high point' to create a throughcut. This option would establish a 2-3 ft. deep channel within the high point necessitating the installation of 3-5 ft. tall and 40 ft. long retaining walls on either side of the new pathway to address potential sloughing and erosion processes. Excavation of this channel would leave a 12-18ft band of ESHA on the seaward side of the trail (essentially the same 200-400sq. ft. proposed for removal in the preferred alternative) elevated from the lowered trail throughcut. This 12-18 ft band of habitat is located on the top portion of a hill that slopes down and seaward. While this option would avoid the outright removal of any ESHA, the applicant's engineer has indicated that the proposed excavation activities are likely to result in disturbance of surrounding soil structure and existing ESHA root systems and could potentially cause the ground supporting the subject 12-18 ft wide band of ESHA to weaken and slough seaward. As such, Alternative 3 could result in indirect impacts equal to or potentially greater than the proposed removal of 200-400sq ft. of ESHA involved with the preferred alternative. Therefore, while the preferred alternative results in 200-400 sq. ft. of ESHA removal, it entails the least amount of landform alteration and will result in the smallest impact to the scenic coastal resources of the Parry Grove Trail.

2. Revegetation and Monitoring Plan.

In order to mitigate for the proposed impacts to 200-400sq. ft. of ESHA, the applicant has submitted a Draft Revegetation and Monitoring Plan that involves the revegetation of on-site areas within the Torrey Pines State Reserve. The draft plan indicates that all plant material (seeds or cuttings) will be collected from onsite or from appropriate local sources (for example, the watershed within 3 miles of coast for wind dispersed perennials). All annual plants used will be from material collected near restoration sites. Cumulatively, the Mitigation/revegetation plan would restore approximately 5,000 sq. ft. of native Southern Maritime Chaparral and Coastal sage scrub. The proposed revegetation sites are located in existing disturbed or barren ground areas along the Parry Grove Trail (4,000 sq. ft. of Southern maritime Chaparral to be established), the western parking lot area (1,000 sq. ft of Coastal Sage Scrub to be established), the Broken Hill North Fork Trailhead (300sq. ft. of Coastal Sage Scrub to be established), and the proposed Broken Hill Trail Overlook (200sq. ft. of Southern Maritime Chaparral to be established). A monitoring report consisting of detailed cover values of individual species and growth form categories along with evaluations of the target success criteria will be required for annual submittal to the Executive Director for a period of 5 years. Final monitoring for success will be quantitative and based on replicated visual estimates of actual cover within plots or replicated transects using line-intercept or point-contact methods. In order to ensure the successful implementation of the revegetation plan staff is recommending Special Condition 1, which requires the applicant to submit a final Revegetation and Monitoring plan for review of the Executive Director prior to the issuance of the permit.

B. Conclusion.

The proposed project would further establish the protection of the sensitive native habitat areas within Torrey Pines State Reserve, while improving existing public trails and

expanding public awareness of the Reserve's ESHA. Installation of the ADA accessible trail improvements as well as the various modifications to existing pathways within the subject Reserve will function to concentrate public traffic onto designated trails and away from ESHA. The proposed revegetation plan will also result in establishment of an approximate 5,000 sq. ft. of new Southern Maritime Chaparral and Coastal Sage Scrub habitat within the existing Torrey Pines State Reserve. Additionally, educational and interpretive signage will be installed in association with the trail improvements in order to educate public visitors about the natural Chaparral and sage scrub habitat they are passing through, allowing for resource-dependent nature study, a permitted use under Section 30240(a). Thus, the proposed trail improvements, along with the preservation and revegetation of ESHA areas and the interpretive signage can be found consistent with Section 30240 a and b as a use dependent on the resource and compatible with the continuance of the habitat and recreation area. The impacts to ESHA are the minimum necessary to establish ADA accessibility while minimizing the alteration of natural landforms and reducing impacts to scenic resources. All project components have been sited and designed to prevent or minimize impacts to ESHA and will only involve pathway modifications and structural improvements that are compatible with the continuance of the surrounding Torrey Pines State Reserve ESHA. Therefore, the project as conditioned is consistent with the habitat protection policies of the Coastal Act.

4. Public Access and Recreation. The Coastal Act emphasizes the need to protect public recreational opportunities and to provide public access to and along the coast. The following Coastal Act policies, which address the protection of public access and recreational opportunities, are most applicable to the proposed project:

Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the needs to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

The Torrey Pines State Park Reserve is a popular public coastal amenity that provides expansive ocean vistas, as well as unique recreational trail opportunities throughout approximately 1,500 acres of relatively undisturbed native landscape. Allowable uses at Torrey Pines State Reserve include passive day-use recreation such as walking, hiking, jogging, bird watching and beachcombing. A historic lodge structure on the subject property also provides for an interactive educational experience involving the native flora

and fauna of the Reserve as well as important events throughout the Reserve's history. The main ingress and egress of the Reserve is located in the most northerly sector of the reserve, adjacent to the southbound lanes of Highway 101. This entrance point directs traffic to a State Park kiosk where a \$10 fee is required for the general public to proceed and park in the lower Reserve parking lot or to continue up the hill on the paved two lane Reserve road into two designated upper parking lot areas. An entrance fee is only required in order to utilize the Reserve's parking facilities, which provide a total of 549 parking spaces. Eight miles of designated pathways throughout the park currently provide the public with four main types of trails. The first type consists of short easy pathways that are centered around the Torrey Pines Lodge visitor center. The second main type of trails are medium grade dirt pathways that involve somewhat more incline and usually lead out to bluff-top scenic coastal overlooks. The third type of trails within the Reserve are more challenging and involve steep, winding, and rocky hikes that provide access from the blufftop regions of the Reserve all the way down to the beach. The public also has access to a fourth type of trail that consists of the paved Reserve road that leads up from the main park entrance and the historic level grade paved Highway 101 that traverses the blufftop portion of the Reserve from East to West. This historic Portland cement roadway is frequented by pedestrians and cyclists, but restricts access to vehicular traffic. The entire Torrey Pines State Reserve is open for public use from 8:00am to sunset daily.

The proposed project would expand public recreational opportunities throughout the upper eastern portions of the subject Reserve through establishment of 1.5 miles of ADA accessible trails as well as improvements to existing trail systems and installation of additional interpretive signage. Torrey Pines State Natural Reserve is designated as a Level 2 park for accessibility, which requires the Department of Parks and Recreation to provide at least 1.5 miles of accessible trail routes within the park unit. Once implemented, the proposed trail improvements within the subject Reserve would result in compliance with this ADA mandate. Each separate project component functions to improve the overall operation of the subject lower cost visitor-serving Natural Reserve and facilitate maintenance and enhancement of existing upland public trail systems. As such, the project, as proposed and conditioned, can be found consistent with the requirements of Coastal Act Section 30210, 30213, and 30223.

While the design of the project is consistent with Coastal Act policies, a separate public access concern relates to temporary access impacts due to construction. Because construction activities and staging areas can affect public access, Special Condition #3 prohibits construction during the summer months, between Memorial Day weekend and Labor Day. The condition also requires that the use of public parking areas for construction staging or storage be minimized.

5. Visual Resources. Section 30251 of the Coastal Act provides for the protection of scenic coastal resources, and states, in part:

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, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The proposed project sites within the Torrey Pines State Reserve are located in the upland areas of the park and provide scenic views of the ocean and coastline. These established overlook points are scattered throughout the upper areas of the subject Reserve and are a popular spot for all public visitors of the park. The proposed project would not result in any significant or partial blockages of existing views, nor impede public access to the existing overlook points. Proposed benches, wooden puncheon bridges, and signage would all be sited and designed to blend in with the surrounding environment and would not impact any existing vistas or ocean views. While Component 1, the Parry Grove improvements, would involve some slight ground disturbance and structural development, the proposed 1.5-3 ft. retaining wall will be constructed with natural rocks and will not extend into any identified scenic viewsheds. The proposed wall and trail improvements will not be visible from any other areas of the Reserve. Additionally, the proposed revegetation along different trail segments and adjacent to the west parking lot will improve the visual quality of the area and enhance the visual continuity of the existing on-site habitat. As such, the proposed project will preserve and enhance all existing ocean and scenic views within the Torrey Pines State Reserve.

6. Local Coastal Planning. The Commission has certified a LUP for the University Community planning area of the North City LCP segment, and the City of San Diego has assumed coastal development permit authority for the majority of the community, including most of Torrey Pines State Reserve. However, the Commission still retains jurisdiction over some small portions of the Torrey Pines State Natural reserve. Pursuant to a request of the City and applicant to have the Coastal Commission process the entire development as a consolidated coastal development permit, the Commission has reviewed the proposal as a whole. Under Coastal Act Section 30601.3, Chapter 3 of the Coastal Act is the legal standard of review for the entire project, and the certified LCP has been used as guidance. The proposed project has been found consistent with all applicable Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the project will not prejudice the ability of the City of San Diego to continue implementation of its LCP in the University Community Plan area of the North City LCP segment.

7. 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.

As discussed herein and as conditioned, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project, as conditioned, has been found consistent with the biological protection policies of the Coastal Act. As conditioned, there are no other feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might 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.



EXHIBIT NO. 1
 APPLICATION NO.
6-10-67
 Site Overview

California Coastal Commission

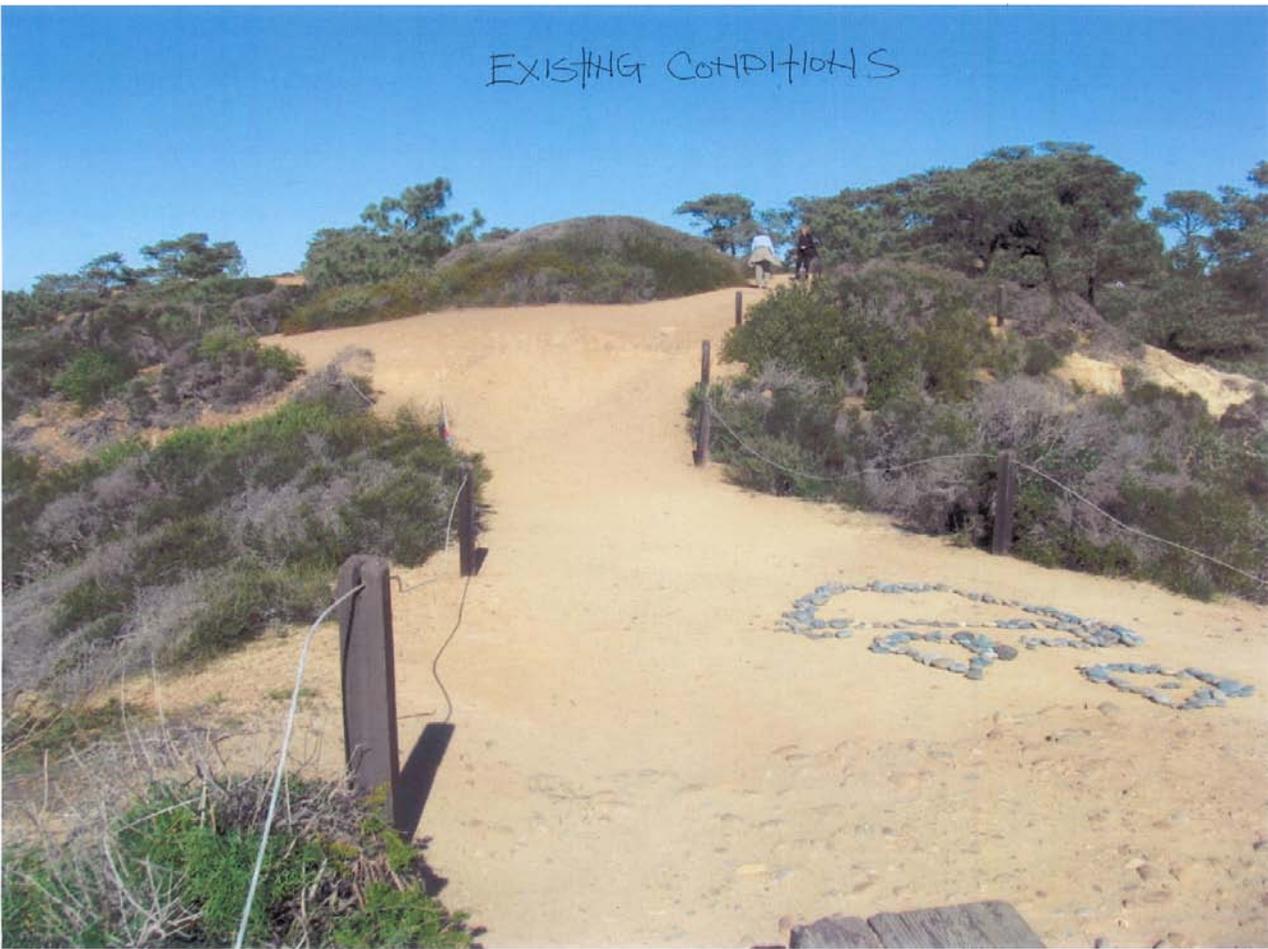


**ATTACHMENT A Adjacent Assessor's Parcel Boundaries
 ADA Trail and Overlook Project
 Torrey Pines State Natural Reserve**

0 250 500 1,000 1,500


EXHIBIT NO. 2
APPLICATION NO. 6-10-67
Project Overview
 California Coastal Commission

EXISTING CONDITIONS



PREFERRED ALTERNATIVE



EXHIBIT NO. 3

APPLICATION NO.

6-10-67

Alternatives Analysis

Page 1 of 2

California Coastal Commission

ALTERNATIVE #2 - BIG WALL OPTION



ALTERNATIVE #3 - THROUGH CUT OPTION





Photo 1. Site A



Photo 2. Site B.

EXHIBIT NO. 4
APPLICATION NO. 6-10-67
Revegetation Sites Page 1 of 2
 California Coastal Commission



Photo 3. Site C.

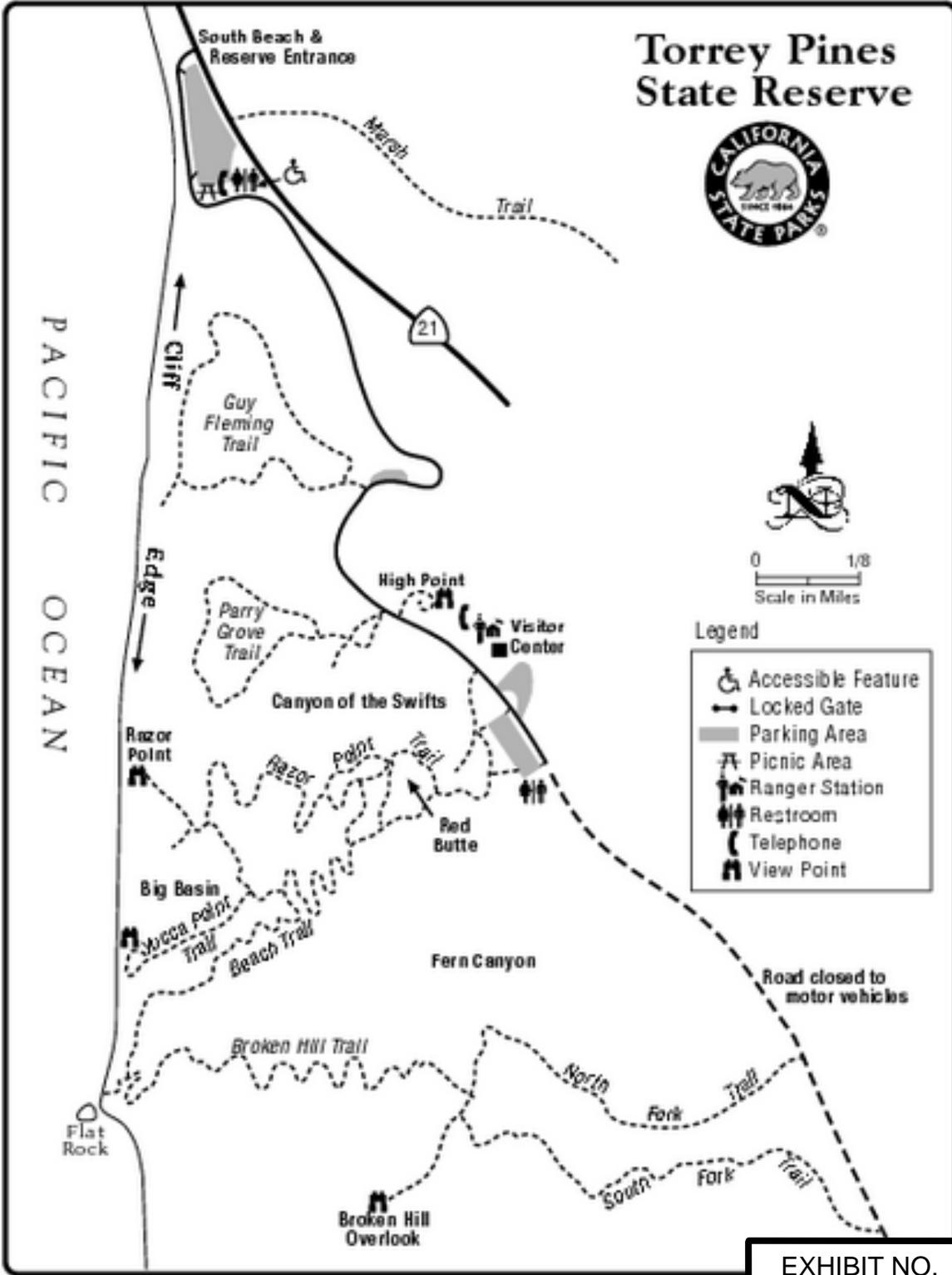


Photo 4. Site D.

Torrey Pines State Reserve



PACIFIC OCEAN



0 1/8
Scale in Miles

Legend

- Accessible Feature
- Locked Gate
- Parking Area
- Picnic Area
- Ranger Station
- Restroom
- Telephone
- View Point

Road closed to motor vehicles

EXHIBIT NO. 5
APPLICATION NO.
6-10-67
Trail Map
California Coastal Commission