

CALIFORNIA COASTAL COMMISSION

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Th16b

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STAFF REPORT: REGULAR CALENDAR

Application No.: 6-13-0615

Applicant: University of California, San Diego

Agent: Anu Delouri

Location: On the Scripps Institution of Oceanography campus, long the top of a coastal canyon adjacent to Biological Grade, La Jolla, San Diego, San Diego County (APN No. 344-090-07-00)

Project Description: Construct an approximately 400-foot long, 6-foot wide public walkway with a central vista point and related landscaping between existing and planned public viewpoints.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval of this project, with conditions.

The proposed project raises issues of public access, habitat impacts, water quality, and visual resources. Public access issues arise because the property is located between the first public road and the sea and adjacent to an existing public access path. Habitat impacts and water quality issues arise because the property is located within open space atop a vegetated coastal canyon. Visual resource issues arise because the project site will be sited on a coastal canyon top overlooking the ocean in an area with high scenic quality.

While no direct impacts to native sensitive vegetation is proposed, there is the potential for impacts to adjacent sensitive areas. Recommended conditions include requiring the applicant to adhere to final construction, BMP, and landscaping plans to ensure that the finished walkway is constructed in a manner conforming to approved plans that limit impacts to views and surrounding habitat. Requiring the proposed development to conform to approved construction, BMP, and landscape plans will ensure that the development will not create unforeseen impacts and will proceed in a manner determined to be most protective of coastal resources.

Commission staff recommends **approval of** coastal development permit amendment 6-13-0615, as conditioned.

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I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit No. 6-13-0615 pursuant to staff recommendation.*

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:

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

This permit is granted subject to the following 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 applicant 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 of 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 applicant to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

The permit is subject to the following conditions:

1. **Revised Final Construction/BMP Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final project and BMP plans. Said plans shall in substantial conformance with the plans drafted by Gregory Kump and submitted on August 21, 2013, but shall be revised to include the following:

- a. A public access sign of Commission-approved design informing the public of the existence of the public access path along Biological Grade shall be installed along La Jolla Shores Drive near its intersection with Biological Grade.

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

2. **Final Landscape Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final landscape plans. Said plans shall be in substantial conformance with the plans drafted by Kurt Carlson and submitted on August 21, 2013, and shall include the following:

- a. A plan showing the type, size, extent and location of all trees/shrubs on the site and other landscape features. *Isicoma Menziessi* shall not be included in any revegetation plans.
- b. All landscaping shall be drought-tolerant native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
- c. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion of the approved construction.
- d. A written commitment by the applicant that all required plantings shall be maintained in good growing condition, and whenever necessary, shall be

replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.

- e. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- f. Five years from the date of issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, which certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

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

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION/HISTORY.

The proposed project is to construct an approximately 400-foot long, 6-foot wide public walkway with a central vista point and related landscaping between existing and planned public viewpoints. The southern half of the public walkway and the central viewpoint will be at-grade utilizing decomposed granite flanked by a retaining wall. The northern half of the public walkway will be an elevated boardwalk with periodic stairs. The project site is located along the top of a coastal canyon on the western side of Biological Grade on the Scripps Institution of Oceanography (“SIO”) campus of the University of California, San Diego (“UCSD”).

The project site is sparsely vegetated open space that slopes westward to a coastal canyon that subsequently drains into the adjacent bluff face and the beach area below. Biological Grade is an existing north-south paved road on the east side of the project site that serves various support facilities for the SIO and the Martin Johnson House, a popular bluff top venue for weddings and events.

UCSD currently has a campus-wide network of public trails that meanders throughout the campus area, both along the coast and inland. The majority of this trail system is interconnected, not having to greatly rely on paved sidewalks and streets for public passage. However, the project site represents one of the last significant “gaps” in the trail system, forcing people to walk onto steep, narrow Biological Grade as they traverse the trail system. Furthermore, due to location and topography, the project site has the potential to be one of the most visually significant portions of the trail system once the proposed public access walkway is completed.

Across Biological Grade to the east of the project site is the recently completed Marine Ecosystem Sensing, Observation, and Modeling (“MESOM”) Laboratory. This facility was approved by the Commission in April, 2011, in CDP No. 6-10-041. Special Condition No. 2 of that CDP required UCSD to construct two public viewpoints and related public parking spaces west of Biological Grade – a viewpoint south of the project site, which has already been constructed, and a second viewpoint north of the project site at the existing Southwest Fisheries Science Center. The Southwest Fisheries Science Center is a bluff top facility that is currently abandoned due to geological instability, and is slated for demolition. Once the building is removed, UCSD will be required to install the second viewpoint called for under CDP No. 6-10-041 in that space. The proposed public walkway would link the two aforementioned viewpoints.

The subject site is within the City of San Diego, which has a fully certified local coastal program. However, the University of California campus is not subject to the City of San Diego’s certified Local Coastal Program (LCP)¹, and as such, the provisions of the City’s

¹ 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.

LCP do not apply to the proposed project. The appropriate standard of review for this project is thus the Chapter 3 policies of the Coastal Act.

B. PUBLIC ACCESS.

The following Coastal Act policies are most pertinent to this issue, and state in part:

Section 30210 of the Coastal Act states:

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 need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212 of the Coastal Act states, in part:

- (a) *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

[...]

- (c) *Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.*

Section 30213 of the Coastal Act states, in part:

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

[...]

Section 30604 of the Coastal Act states, in part:

[...]

- (c) *Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200).*

The project site sits on the west side of Biological Grade, a narrow street branching to the west off La Jolla Shores Drive, a popular artery through the UCSD and Scripps Institute of Oceanography campus that affords expansive views of the Pacific Ocean, La Jolla Shores, and La Jolla Cove. Biological Grade grants access to various buildings west of La Jolla Shores Drive, such as MESOM and other facilities serving the SIO, as well as the Martin Johnson House, a popular bluff top venue for weddings and events. The project site sits between Biological Grade and a steep, narrow vegetated coastal canyon that slopes down to the bluffs and then onto the beach area below. Because the project site is located between the first public road and the sea, public access is a concern.

Currently, UCSD maintains a network of public trails throughout its campus property, both along the coast and inland. The majority of this trail system is completed and interconnected, not having to rely greatly on paved roads and sidewalks. There are public trails running along La Jolla Shores Drive and further south along Biological Grade. However, the project site represents one of the last significant gaps in this trail system. Members of the public walking along Biological Grade wishing to see the views must walk along the narrow road. With the presence of many SIO facilities in the area, including the just completed MESOM, traffic can be an issue, especially in the presence of pedestrians. Furthermore, the presence of the gap and the steep grade of Biological Grade may discourage pedestrians from continuing along the trail system. This is especially true for persons requiring reasonable access accommodations, as the road is too steep to meet current access standards. The proposed public walkway will further connect the trail system, while making it easier for individuals of all abilities to access the area by installing an at-grade paved walkway and viewpoint along Biological Grade.

Additionally, because Biological Grade is a narrow side road and is downhill from the popular La Jolla Shores Drive, it can be hard for the public to realize that there are public walkways and viewpoints down in that area. To enhance public awareness of these bluff top trails and better activate public usage, a public access sign will be installed near the intersection of La Jolla Shores Drive and Biological Grade.

To ensure that the applicant conducts development in a manner consistent with these findings, **Special Condition No. 1** requires the applicant to adhere to final plans that are in substantial conformance with the plans approved by the Commission as part of this application submittal to further ensure that public access is not adversely affected, but instead enhanced. While there are no access impacts, the proposed development actually enhances access in the Coastal Zone, and the proposed walkway will tie in with the public viewpoints and parking spaces required in the MESOM CDP No. 6-10-041. Therefore, the Commission finds that all access concerns associated solely with development approved herein are adequately addressed, and that the proposed development, as conditioned, is consistent with the cited policies of the Coastal Act.

C. BIOLOGICAL RESOURCES

Section 30240 of the Coastal Act 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.*

The project site sits on the west side of Biological Grade, a narrow street branching to the west off La Jolla Shores Drive, a popular artery through the UCSD and Scripps Institute of Oceanography campus that affords expansive views of the Pacific Ocean, La Jolla Shores, and La Jolla Cove. Biological Grade grants access to various buildings west of La Jolla Shores Drive, such as the Marine Ecosystem Sensing, Observation, and Modeling Laboratory (“MESOM”) and other facilities serving the Scripps Institute of Oceanography, as well as the Martin Johnson House, a popular bluff top venue for weddings and events. The project site sits between Biological Grade and a steep, narrow vegetated coastal canyon that slopes down to the bluffs and onto the beach area below. Because of the location of the project site adjacent to vegetated slopes, biological impacts are a concern.

A biomapping of the project area revealed that the majority of it is highly disturbed, that the majority of the vegetation consists of non-natives such as ice plant, and that what native vegetation is present is intermixed with non-natives. A visit to the project site by the Commission’s staff ecologist confirmed much of the findings and he found the proposed project would likely not result in substantial impacts to native vegetation. However, he did request of the applicant to undertake a more detailed biomapping of the northern portion of the project site, as that is where the original bio map indicated possible habitat impacts may occur. The applicant provided such a mapping, and revealed that much of the area had even more disturbed and non-native species than originally mapped, which is also what the Commission ecologist found during his site visit. Thus, because the vegetation in the project area is mostly non-native and not

sensitive habitat, the proposed walkway will not have substantial impacts on coastal biological resources.

The applicant proposes to remove all non-native plant material from the project site and revegetate the area with a plant palette consisting of plants native to the region. The Commission's staff ecologist reviewed the proposed plant palette and approved of it, save for one modification. It was recommended to the applicant that they remove *Isicoma Menziessi* from the palette, as it can sometimes grow too quickly and crowd out other native plants. The applicant agreed and will make the change accordingly. Supplemental hand watering in addition to natural rainfall will be utilized to sustain the plantings. Replacement of any failed plantings will ensure that revegetation is consistent. Thus, the proposed project will enhance biological resources, as non-native plants will be removed and replaced with native plants in an area of great habitat value to both plants and coastal wildlife.

Special Condition No. 1 requires the applicant to construct the development in conformance to approved final plans so as to ensure that impacts are properly mitigated and unforeseen impacts do not arise in the adjacent habitat areas. **Special Condition No. 2** requires the applicant to adhere to the approved landscaping plan so as to ensure the highest chance of success of the revegetation of the unimproved portions of project site.

Because the proposed walkway will not substantially impact native habitat vegetation and will enhance habitat value by replacing non-native plants with native plants, the proposed development will be a benefit to coastal resources. Therefore, as conditioned, the proposed development minimizes impacts to habitat resources, and the Commission finds the proposed project is consistent with Section 30240 of the Coastal Act.

D. WATER QUALITY

Section 30231 of the Coastal Act is states:

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, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The project site sits on the west side of Biological Grade, a narrow street branching to the west off La Jolla Shores Drive, a popular artery through the UCSD and Scripps Institute of Oceanography campus that affords expansive views of the Pacific Ocean, La Jolla Shores, and La Jolla Cove.

Because Biological Grade is a steep, paved road, it collects and directs the majority of runoff in the project area away from the project site. Currently, any rain or other water

that falls on the project site flows down into the coastal canyon and then onto the beach. To limit the amount of grading required by the project, only the southern half of the public walkway will be graded to create a grade accessible to wheelchairs, and even then a retaining wall up to 2 feet in height will further limit the amount of grading required to install the southern half of the walkway. Because the northern half of the public walkway will be an elevated boardwalk, the grading occurring in that half will consist of excavating the holes in which the support piers will be placed. In total, approximately 44 cubic yards of grading will occur on site.

The public walkway will be approximately 2,300 sq. ft. However, the design of the walkway will not greatly increase the amount of impervious surface, and will allow most runoff to percolate into the ground. This is because the southern half of the public walkway will consist of decomposed granite, which is crushed rock that resembles gravel and sand, while the northern half, being an elevated boardwalk, will have stone cobble placed under the footprint of the boardwalk. Both of these designs will allow any water falling onto the walkway's footprint to filter down into the ground. Jute netting will be placed over the vegetated areas to help hold the soil and plantings in place. No permanent irrigation will be utilized. These measures will ensure that runoff is captured by the BMPs or vegetation to be retained and filtered and minimize erosive effects.

The applicant has proposed, and this permit will require, the use of construction and permanent BMPs to minimize erosion on the project site. During construction, the applicant will utilize BMPs including fiber rolls and silt fences to handle runoff flowing down into the canyon. Permanent BMPs consist of installing permanent fiber rolls around the public walkway and placing cobble under the elevated boardwalk in the northern half. These measures, coupled with the retaining wall along the at-grade southern half, will minimize erosive impacts on the surrounding area and better handle runoff than what is currently on-site.

Therefore, **Special Condition No. 1** requires the submittal of and adherence to approved final plans ensuring that the development itself implements approved construction and permanent BMPs so as to control erosional forces and limit impacts to the coastal canyon and bluff systems. Thus, as conditioned, the development approved by this permit will conform to the policies of Chapter 3 of the Coastal Act.

E. VISUAL RESOURCES

Section 30251 of the Act addresses scenic and visual qualities, 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 public views to and along the ocean and scenic coastal areas and, where feasible, to restore and enhance visual quality in visually degraded areas...

The project site sits on the west side of Biological Grade, a narrow street branching to the west off La Jolla Shores Drive, a popular artery through the UCSD and SIO campus that affords expansive views of the Pacific Ocean, La Jolla Shores, and La Jolla Cove. Biological Grade grants access to various buildings west of La Jolla Shores Drive, such as the Marine Ecosystem Sensing, Observation, and Modeling Laboratory (“MESOM”) and other facilities serving the SIO, as well as the Martin Johnson House, a popular bluff top venue for weddings and events. Because Biological Grade is even closer to the bluff edge than La Jolla Shores Drive, it, too, affords expansive ocean views in the stretches not obstructed by existing buildings or Torrey Pines. Public access paths and lookout points along much of the bluff top along Biological Grade currently allow the public to walk, sit, and enjoy the views from this area.

The proposed development is located on the northern end of Biological Grade, near the intersection with La Jolla Shores Drive. The project site represents the last significant stretch of Biological Grade to not be serviced by a formal public access walkway, as well as the last major gap in UCSD’s campus-wide public trails system. Currently, the project site, due to its topography, does not contain any sidewalks or buildings, and, coupled with the absence of tall vegetation, offers some of the clearest views of the ocean from Biological Grade. Both drivers and pedestrians can currently enjoy those views, but due to the narrow, steep nature of this portion of Biological Grade and the absence of sidewalks, much focus must also be placed on navigating the road and avoiding traffic.

The proposed public access walkway will be located off of Biological Grade, west of the existing guard rail. The southern, at-grade half of the walkway will have post-and-rope fencing on its western side and retaining walls up to 2-feet in height on the eastern side. The northern half consisting of an elevated boardwalk will range from 6 inches to 6 feet above grade, depending on topography, with wood railings on both sides. Due to topography, the project site is at or below the grade of Biological Grade, and thus the proposed walkway will not substantially impact views from the road.

Indeed, the proposed development will not adversely impact visual resources but will instead enhance them by affording the public a much easier, better protected manner in which to take in the existing views. The walkway will allow pedestrians to be able to stop and enjoy the views without having to worry about traffic on the narrow road. Furthermore, the at-grade nature of the southern half of the public access walkway, coupled with the installation of an additional view point, will grant members of the public with disabilities an additional view point which they can more easily access (there are public parking spaces farther south on Biological Grade). Finally, because the public access walkway will be at or near grade and will not require any support structures, the walkway will not give rise to structures that will obstruct ocean views from either the walkway or Biological Grade.

To ensure that the final construction does not encroach into the scenic quality of the bluff top area, **Special Condition No. 1** requires that the applicant submit and adhere to final, approved construction plans. Thus, this permit, as conditioned, adheres to the visual resource protection policies contained in Chapter 3 of the Coastal Act.

F. LOCAL COASTAL PLANNING

Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

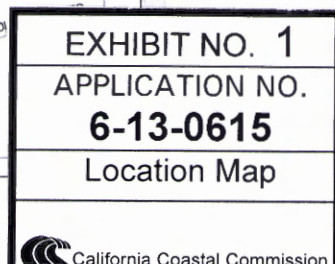
While UCSD has submitted a draft Long Range Development Plan (LRDP), its EIR and topographic maps to the Commission staff informally, as an aid in analyzing development proposals, the Coastal Commission has not yet formally reviewed the LRDP, and the University has not indicated any intention of submitting the LRDP for formal Commission review in the future.

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. Given that the applicant has demonstrated that the proposed revised access is the only means feasible to achieve access to the previously approved building and the access road can be constructed without impacts to coastal resources, the Commission finds the proposed development, as conditioned, consistent with the Coastal Act and that approval of the proposed amendment will not prejudice the ability of UCSD to prepare a certifiable Long Range Development Plan for its campus.

G. 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 visual resource, EHSA, and water quality policies of the Coastal Act. Mitigation measures, including conditions addressing biological resources, water quality, final plans, and landscaping 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.





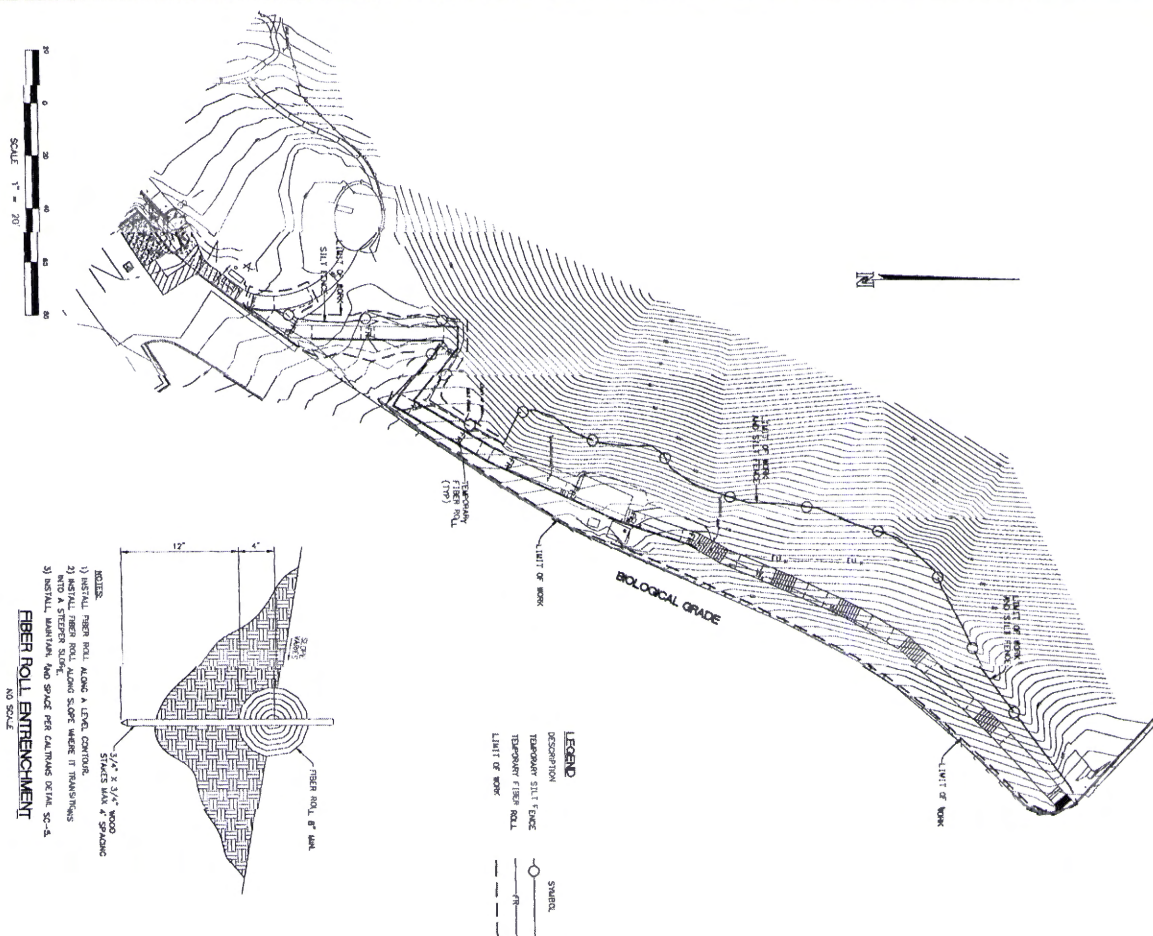
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EXHIBIT NO. 2
APPLICATION NO.
6-13-0615
Aerial View



BMP NOTES

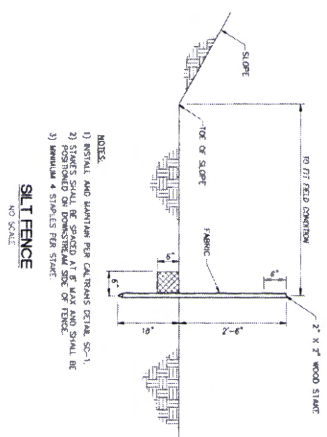
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EROSION AND SEDIMENT CONTROL NOTES

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NOTE

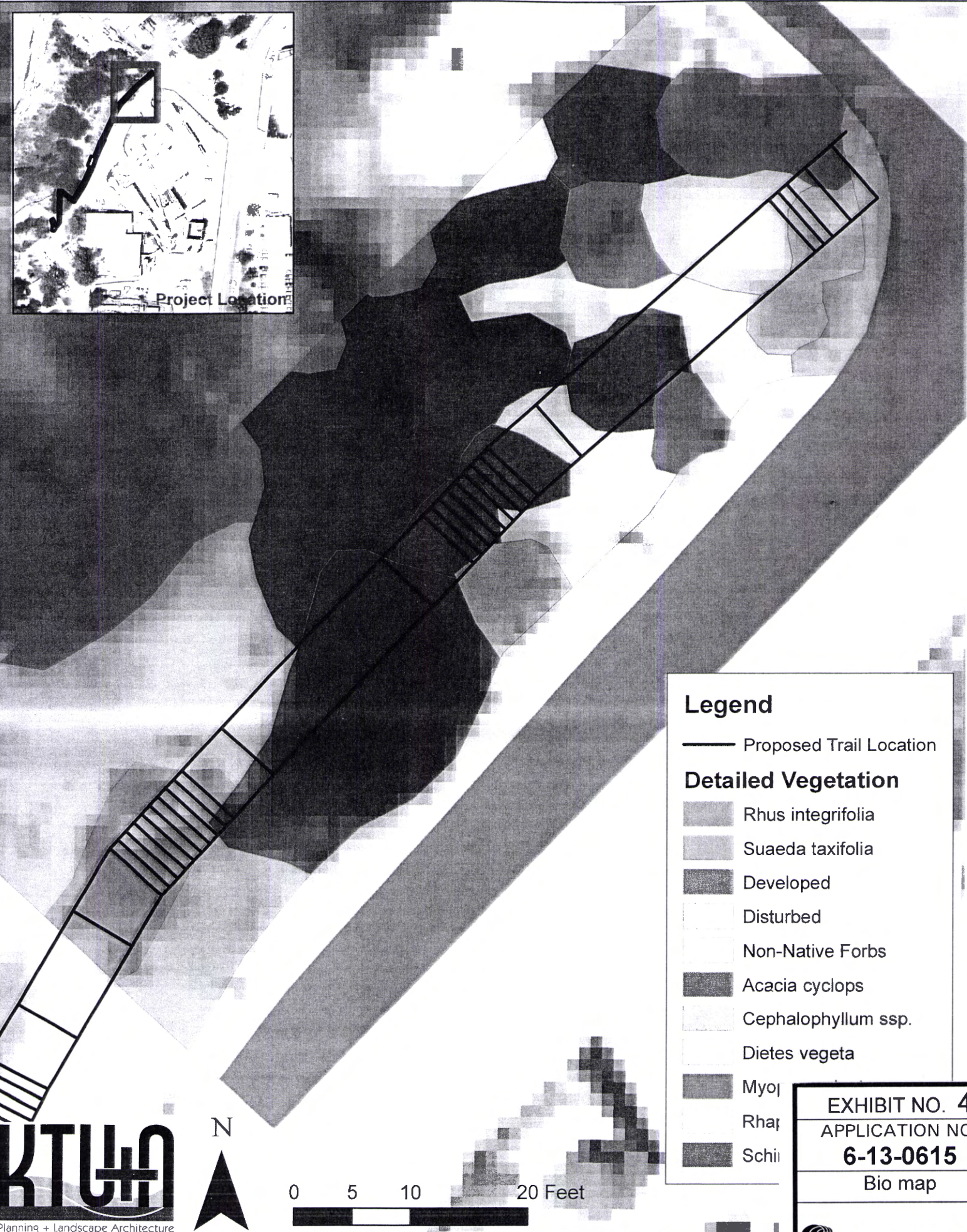
STANDARDIZED CONTROL MEASURES SHOWN HEREON ARE BEST MANAGEMENT PRACTICES FOR THIS SITE BASED ON THE ANTICIPATED PRESENCE OF THE MOORE. ADDITIONAL MEASURES MAY BE REQUIRED AT ANY TIME AT THE DISCRETION OF THE UNIVERSITY. BECAUSE OF THE MOORE PROHIBITION, IT IS THE UNIVERSITY'S RESPONSIBILITY TO ENSURE ADEQUATE PROTECTION IN PLACE AT ALL TIMES TO PREVENT ANY DEGRADATION OF POLLUTANTS, INCLUDING SEWAGE, FROM THE EXPOSED SITE AREAS.

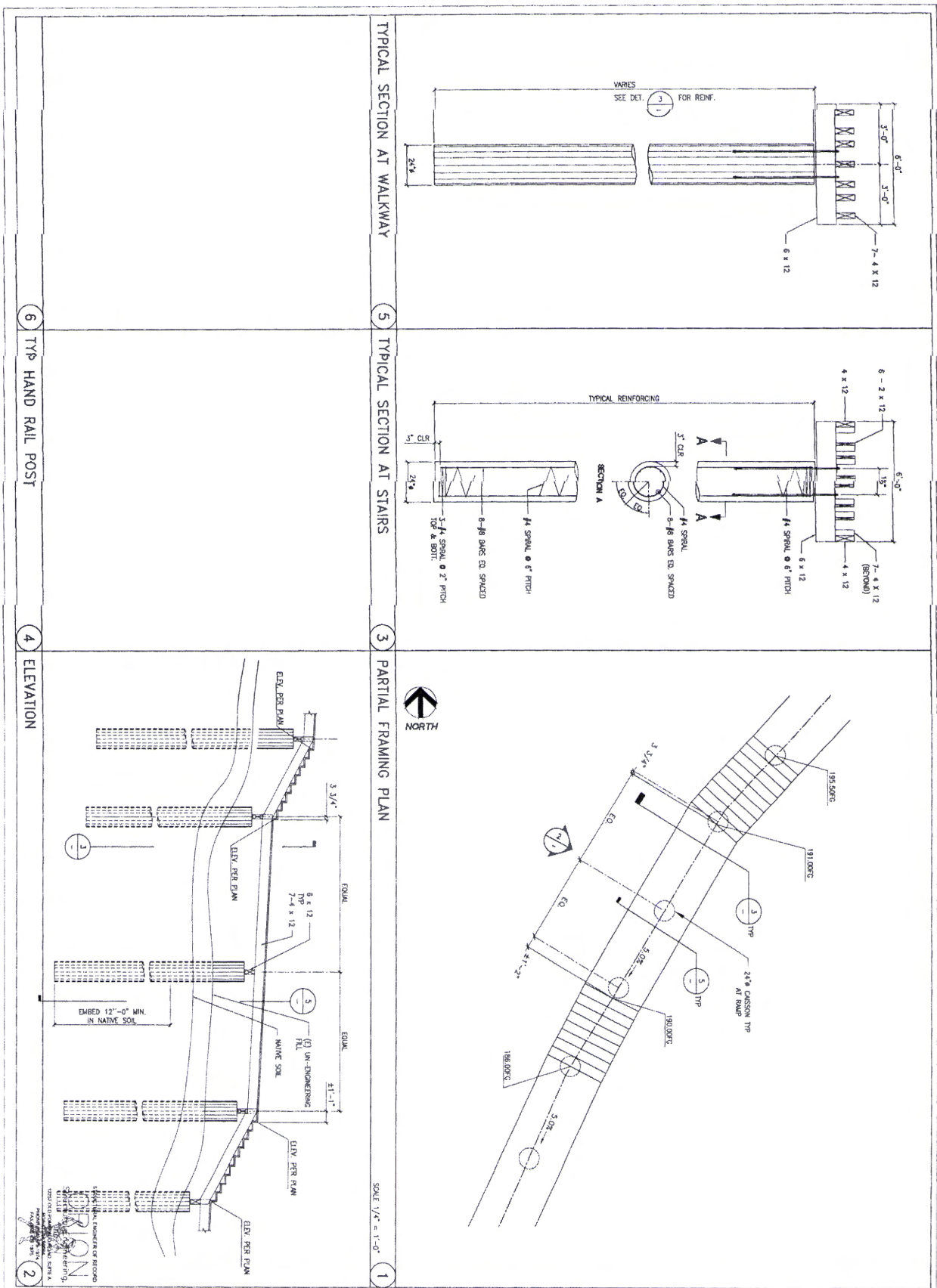


NO SCALE

- 1) INSTALL AND MAINTAIN PER CALTRANS DETAIL SC-1.
- 2) STAKES SHALL BE SPACED AT 8' MAX AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- 3) MINIMUM 4 STAKES PER STAKE.

SIO Coastal Meander, Revised Vegetation Map





<p>PRELIMINARY DESIGN DEVELOPMENT, LAYOUT AND GRADING PLAN</p> <p>S3.1</p>		<p>ISSUED FOR</p> <p>DATE</p> <p>BY</p> <p>FOR</p>	
<p>NOT FOR CONSTRUCTION</p>		<p>RTI 440</p>	

EXHIBIT NO. 5
APPLICATION NO.
6-13-0615
Elevation

California Coastal Commission



EXHIBIT NO. 6
APPLICATION NO.
6-13-0615
Site Photo