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Allison Sherwood, Environmental Planner
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May 14, 2007

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Dear Ms. Sherwood:

This letter is submitted on behalf of the San Diego Sierra Club regarding the Salk Institute Master Plan, Project No. 44675, SCH No. 2004111049. In an effort to create a comprehensive record of all past, current, and proposed future development for CEQA alternatives and cumulative impacts consideration, we ask that records and documents from all past development on the entire site be incorporated into the public record and made available for consideration by decision makers in the current hearing process.

We would appreciate consideration by decision makers of the following concerns.

1. PLEASE CORRECT CITY FAILURE TO PROVIDE PUBLIC NOTICE & DEIR DISTRIBUTION TO KNOWN INTERESTED PARTIES, SUCH AS 1991 APPELLANTS; KAHN HEIRS SUE ANN & NATHANIEL KAHN; AND JULIA CONVERSE (OR CURRENT DIRECTOR OR CURATOR OF KAHN FILES) AT PENNSYLVANIA STATE UNIVERSITY.
2. PLEASE PROVIDE ORIGINAL 1961 SALK/KAHN MODEL, AVAILABLE AT THE INSTITUTE, ALONG WITH A FULL TO-SCALE MODEL OF THE CURRENT PROPOSAL FOR COMPARISON PURPOSES BY DECISION MAKERS, INTERESTED PARTIES, AND MEMBERS OF THE PUBLIC.
3. MAJOR THRESHOLD ISSUE: HOW CAN THE APPLICANT PARLAY A 1961 GRANT OF 500,000 SQ. FT. INTO A 2007 VESTED RIGHT CLAIM WHEN THE PROJECT HAS CHANGED SO DRAMATICALLY, AND WHEN 2007 EXISTING CONDITIONS DIFFER SO RADICALLY FROM 1961?
4. WE NOTE THAT THIS SITE LIES WITHIN THE BOUNDARIES OF PROPOSITION D COASTAL HEIGHT LIMIT OVERLAY ZONE (LDC SECTION 132.0505 AND MAP 132-05A) WHICH SPECIFICALLY PROHIBITS ANY EXCEPTIONS TO THE 30' HEIGHT LIMIT. PLEASE



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IDENTIFY ALL ELEMENTS OF THE PROJECT WITH CURRENTLY PROPOSED OR FUTURE PROPOSED HEIGHTS ABOVE 30'.

5. WE STRONGLY OPPOSE THE PROPOSED SUBDIVISION OF THE SITE INTO 4 PARCELS. SUCH ACTION COULD RESULT IN PIECEMEAL REDEVELOPMENT AND/OR POSSIBLE SALES, WHICH COULD DESTROY ARCHITECTURAL AND HISTORICAL INTEGRITY OF THE SITE AS A WHOLE.

SHOULD THE SUBDIVISION BE APPROVED IN SPITE OF OBJECTIONS, WE STRONGLY OPPOSE ANY INTENTION TO USE THE RESULTING SUBDIVIDED PARCELS AS THE BASIS FOR MASTER PLANNED DEVELOPMENT PERMIT DEVIATIONS TO ZONE REQUIREMENTS. TO INSURE FURTHER ENVIRONMENTAL REVIEW, WE STRONGLY RECOMMEND A PROGRAM EIR.

6. SIERRA CLUB AND AUDUBON RECENTLY DISCOVERED THAT LONGTIME PRESCRIPTIVE PUBLIC ACCESS FROM SALK INSTITUTE RD. TO TORREY PINES CITY PARK, BOX CANYON, AND BEACHES BELOW, HAS BEEN CLOSED OFF BY A LOCKED GATE, IN APPARENT VIOLATION OF CALIFORNIA COASTAL ACT SECTION 30211. PLEASE SEE CALIFORNIA COASTAL RECORDS PROJECT IMAGE #9476. WE ASK THE CITY TO DIRECT THE APPLICANT TO REMOVE THE LOCK AND REOPEN THE GATE IMMEDIATELY.
7. WE BELIEVE ENVIRONMENTALLY SENSITIVE LANDS ON THE SALK SITE, SUCH AS THE VERNAL POOL COMPLEX, STEEP HILLSIDES, AND ENVIRONMENTALLY SENSITIVE HABITAT, BOTH ON SITE AND IN THE ADJOINING TORREY PINES CITY PARK, WOULD CONTINUE TO BE VULNERABLE UNDER THE CURRENT PROPOSAL. WHEN LAST ON THE SITE MAY 13, WE SAW NO NORTH - SOUTH PROPERTY LINE MARKERS BETWEEN SALK PROPERTY AND THE PARK.

IS THE 100' VERNAL POOL BUFFER PROPOSED ONLY UNDER THE REDUCED PROJECT ALTERNATIVE? PLEASE CLARIFY.



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INCLUDE THE COYLE LETTER COMMENTS, P. 36, CITING
 FIGURE 5.3-2 SHOWING PRIOR SALK DEVELOPMENT ALREADY
 WITHIN THE BUFFER. HOW WILL THESE IMPACTS BE MITIGATED?

8. ALTERNATIVES AND CUMULATIVE IMPACTS UNDER CEQA MUST
 BE GIVEN FAR BROADER AND DEEPER ANALYSIS THAN EXISTS IN
 THE DEIR. MOST IF NOT ALL OF THE ANALYSIS INVOLVES
 INTERNAL ALTERNATIVES, WITH LITTLE OR NO CONSIDERATION
 OF OFF-SITE JOINT USE OR SHARING.

FOR EXAMPLE, WHERE IS CUMULATIVE IMPACT AND
 ALTERNATIVES ANALYSIS OF AREA REDEVELOPMENT
 CURRENTLY PROPOSED ON THE UCSD-SALK-BURNHAM STEM CELL
 RESEARCH SITE, SCRIPPS GREEN HOSPITAL SITE, SCRIPPS
 MEMORIAL HOSPITAL, UCSD THORNTON-SHILEY-MOORES
 COMPLEX, SITE 653, AND MULTIPLE OTHER UCPG DEVELOPMENT
 PROPOSALS?

Comments submitted by the UCPG and by the La Jolla Farms homeowners have
 provided invaluable analysis and insights into the proposed redevelopment for decision
 makers and all interested parties. We are grateful for their contributions. In conclusion,
 we reiterate what we consider to be the threshold issue:

**HOW CAN THE RIGHT TO BUILD REMAIN VESTED WHEN SALK
 HAS CHANGED THE ORIGINAL PROJECT SO SUBSTANTIALLY?**

Thank you for your consideration.

Joanne H. Pearson
 Chair, San Diego Sierra Club Coastal Committee

Cc: Hon. Scott Peters, District 1
 Jim Waring, Director of Land use and economic Development
 City Attorney Michael Aguirre
 Laurinda Owens, California Coastal Commission
 Linda Colley, University City Planning Group