

N16 (Coastal Zone Management)
x D22 (Museum Storage Facility)

January 28, 2003

Mr. Mark Delaplaine
Federal Consistency Supervisor
California Coastal Commission
45 Fremont Street, Suites 1900 & 2000
San Francisco, California 94105-2219

Dear Mr. Delaplaine:

In accordance with the Federal Coastal Zone Management Act of 1972 as amended, Section 307c(1), the National Park Service (NPS) has determined that the construction of the museum storage facility within the maintenance compound at Cabrillo National Monument will not affect the coastal zone and therefore, does not require a consistency determination. Cabrillo NM is located at the southern end of the Point Loma peninsula in San Diego.

The proposal to construct an environmentally-controlled storage facility for its museum collection and archives is in the approved Cabrillo National Monument General Management Plan/ Environmental Impact Statement (February 1996). The Coastal Commission reviewed the Draft GMP/EIS with regard to access to coastal resources. In its response, it stated that a consistency determination for the GMP would be necessary. On December 14, 1995, the Coastal Commission concurred with the Federal consistency determination the NPS had prepared for the GMP. The commission informed the NPS that consistency determinations or negative determinations might be required for several projects in the GMP, including the construction of the museum storage facility, identified as the Old Maintenance Site Storage Building on page 120 of the GMP.

The NPS proposes to build a single-story, 2,016 sq. ft. (72 ft. x 28 ft.) cement block, storage facility with Boston hip, asphalt shingled roof, within the fenced maintenance compound on the east side of Cabrillo Memorial Drive. See the enclosed map. The reasons for building the museum storage facility at this site are to provide adequate, environmentally-controlled (temperature and relative humidity) storage room, artifact treatment work area, receiving area and office for the monument's growing collection of cultural and natural history objects and archives, and dry storage for the Cabrillo National Monument Foundation. The monument's museum objects are currently stored in a 300 sq. ft. room in the compound's maintenance building, in unsecured rooms in that building, and in large metal storage containers in the maintenance yard. This is one of only two buildable sites within the monument available to the NPS for this project. The

site has nearby utilities (water, electricity and telephone) and provides ready access for park staff and researchers.

The NPS has determined that the proposed action, as described above, would occur outside the coastal zone. As defined in Section 304 of the Act, the term “coastal zone” does not include “lands the use of which is by law subject solely to the discretion of or which is held in trust by the Federal government.” This section of Point Loma is within the Federal reservation and is wholly owned and operated by the National Park Service, Department of the Interior, and therefore is excluded from the coastal zone.

However, the NPS recognizes that actions outside the coastal zone may affect land or water uses or natural resources along the coast and therefore are subject to the provisions of the Act. Consequently, an analysis of the impacts of the proposed action on the coastal zone was conducted. Building the museum storage facility may have impacts on aesthetics (visual quality), natural resources and traffic.

Aesthetics (Visual Quality)

Constructing the museum storage facility will not adversely affect the views available to travelers on Cabrillo Memorial Drive (formerly State Highway 209), the only road in and out of the monument. The proposed site is approximately 375 feet east of Cabrillo Memorial Drive, at elevation 350 feet. The height of the building is approximately 15 feet. The elevation of Cabrillo Memorial Drive is 354 feet. The west and north sides of the maintenance compound are partially screened by native vegetation. Visitors will briefly see the new building, along with the existing maintenance building, as they enter and leave the park. Visitors driving, bicycling and walking southward into the park will see the north and west elevations of the new storage facility. However, it will not unduly interfere with the view of the city from the entrance road. Construction of the building will improve the aesthetics of the maintenance compound from the entrance road by eliminating the need for the two large metal storage containers on the north side.

The museum storage facility has been designed to be architecturally similar to the existing maintenance building on the south side of the compound. The storage facility will also have tan-colored, cement block walls, brown trim, a Boston hip roof and tan-colored asphalt shingles.

Once constructed, the maintenance yard will be encompassed with a new 6 foot high, black vinyl clad chain-link fence, similar to the nearby Navy security fence. This black fence will help mask the appearance of the compound from Cabrillo Memorial Drive. In addition, native shrubbery will be planted along the fence to soften its visual impact.

Natural Resources

The site for the museum storage facility is completely within the existing perimeter of the asphalt-paved maintenance yard. The limits of construction may extend a few feet beyond the existing fence line on the north side of the building, and some non-sensitive

native vegetation may have to be removed to facilitate construction. However, once construction is finished, native plants grown from seed collected on Point Loma and propagated in the monument's green house, will be replanted outside the perimeter of the fence.

Traffic

Construction of the museum storage facility will not affect visitor traffic arriving at or departing the monument, nor will it interfere with access to coastal resources, in particular the tidepools on the southwest tip of Point Loma. The site is located east of Cabrillo Memorial Drive at the end of a short service road/parking area that is for authorized personnel only. This service road may be accessed from both the southbound and northbound lanes. It is used only by the park staff, primarily the maintenance crew, rangers and historian. There is a stop sign at the east end of this service road where it intersects Cabrillo Memorial Drive. This intersection is slightly south of the site of the new entrance station.

Once the new entrance station is built (see Negative Determination ND-99 [Entrance Station Relocation, Cabrillo National Monument] August 17, 1999), there will be a stop sign in the southbound lane for those paying the entrance fee, a stop sign on the south side of the entrance station for those who chose not to enter the monument and wish to turn around, and the one at the exit to the service road. These traffic control devices should help ensure safe access and egress to the site of the museum storage facility.

The National Park Service has determined that the construction of the museum storage facility within the maintenance compound on the east side of Cabrillo Memorial Drive would not affect the aesthetics, natural resources, traffic or access to the coastal zone on Point Loma, San Diego. If you need additional information, or if you have any questions, please do not hesitate to call me at (619) 523-4560, or email me at terry_dimattio@nps.gov.

Sincerely,

Terry M. DiMattio
Superintendent

Enclosures