



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 13, 2014 **REPORT NO.** PC-14-018

ATTENTION: Planning Commission, Agenda of March 27, 2014

SUBJECT: SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION
IMPROVEMENTS: PROJECT NO. 236548. PROCESS 3

REFERENCE: Hearing Officer Report

**OWNER/
APPLICANT:** City of San Diego Public Works Department/Engineering and Capital
Projects

SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of the Hearing Officer's decision to approve a Coastal Development Permit/Site Development Permit for improvements to the Sunset Cliffs Natural Park within the Peninsula Community Plan Area?

Staff Recommendations:

1. **APPROVE** the appeal with a modified project or;
2. **DENY** the appeal and **APPROVE** Coastal Development Permit No. 850065/Site Development Permit No. 850066 as approved by the Hearing Officer.

Community Planning Group Recommendation: On July 21, 2011, the Peninsula Community Planning Board voted 10-1-0 to recommend approval of the proposed project with no conditions (Attachment 5).

Other Recommendations: On February 25, 2014, the Sunset Cliffs Natural Park Council, officially designated advisory committee to the Park, voted in favor of the modified project approved by the Hearing Officer (Attachment 6).

Environmental Review: A Subsequent Project Findings to the Master Environmental Impact Report (MEIR) for the Sunset Cliffs Natural Park Master Plan was prepared for the project. There were no substantial changes, new information or new impacts that would have required preparation of a subsequent or supplemental environmental impact

report or mitigated negative declaration.

Fiscal Impact Statement: The project is funded by the Regional Park Fund No. 200391 through the Park and Recreation Department and is expected to be approximately \$47,000 for processing costs.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project site is located south of Ladera Street east of the Pacific Ocean, west of Point Loma Nazarene University (PLNU) and north of federal land managed by the U.S. Navy. The site is zoned OP-1-1 and designated as Park within the Peninsula Community Plan. The site contains Environmentally Sensitive Lands in the form of sensitive biological resources, steep hillsides, coastal bluffs, and coastal beaches. The site is located in the Hillside Section of the Sunset Cliffs Natural Park and in the Coastal Overlay Zone (appealable).

The project would implement the Sunset Cliffs Natural Park (SCNP) Master Plan by improving existing trails and observation points, removing and re-vegetating an abandoned ball field, implementing a phased re-vegetation program to remove non-native plants and improving a combination eight-foot sewer easement and public access path to comply with the Americans with Disabilities Act (ADA) requirements. The project also includes a new drainage swale that will reduce runoff impacts. Following a fire in 2013 on the site, structures were burned and subsequently demolished. The project includes removing an associated concrete slab and revegetating the area with native plants. In addition, the project as approved by the Hearing Officer included drainage pipes to carry runoff water to an existing outfall at Garbage Beach (Attachment 3).

The SCNP Master Plan was adopted by the San Diego City Council in 2004, followed by the California Coastal Commission approval in July 2005. In 2008, the City Council established a new Capital Improvement Project (CIP) for the SCNP Hillside Section Improvements and authorized City staff to apply for grant funding for the CIP. The SCNP Master Plan divides the Park into a northern 180-acre Linear Park and a southern 50-acre Hillside Section. This project is located in the Hillside Section. The SCNP Master Plan identifies improvements within the Hillside Section, some of which have been implemented. An athletic field was eliminated and associated fencing, baseball equipment and field irrigation were removed. New stairs at the northern end of the Hillside Section were constructed and the existing lower parking lot has been repaved.

DISCUSSION

On December 11, 2013, the Hearing Officer approved the project and on December 24, 2013, Dr. Crag Barilotti appealed that decision (Attachment 1). The appellant's primary objection to the project is the proposed inclusion of drainage piping that would direct run-off from the project area to an established discharge location at Garbage Beach (see Attachment 3) via an existing

outfall. The appellant states in his appeal that he is not opposed to the trails and re-vegetation portion of the project and only opposes the inclusion of the drainage pipes.

Since the appeal was filed, the applicant has met with the appellant and developed a mutually acceptable compromise that, in general, removes the proposed drainage pipes proposed to carry project site run-off to the Garbage Beach outfall, along with other minor changes.

The compromise provides the following project modifications:

1. Eliminating the drainage catch basins and pipes and in their place installing gravel under-trail drains at approximately 50 feet on-center (Attachment 3);
2. Widening and deepening the project bio-swales where conditions allow on the uphill sides of the ADA and multi-use trails;
3. Reviewing the proposed plantings for the bio-swales and, if appropriate, planting *Juncus patens* or *J. acutus* in the bio-swales to absorb more water; and
4. At the curb outlet dissipaters located along the lower edge of the upper parking lot, the rock energy dissipaters will have filter fabric underlayment and any runoff from these structures will be released at non-erosive velocities.

Based on a communication with the appellant (Attachment 4), it is anticipated that, if these changes are incorporated into the project, the appellant will agree to no longer oppose the project as modified. Staff has evaluated these changes, found them to be acceptable, determined that no new environmental impacts are expected with these modifications and no additional environmental review would be necessary.

Staff has determined that there could be some increase in trail erosion as a result of implementing the modified project instead of directing all run-off water to drain pipes as originally proposed. However, staff believes this would likely occur only during unusually heavy rain events and that any repair work associated with the modified project would be absorbed by maintenance crews who routinely perform regular trail and park maintenance.

If the appellant does not agree to withdraw opposition to the project as modified, staff would recommend the Planning Commission deny the appeal and approve the project as approved by the Hearing Officer.

Reasons for the Appeal

One of the basic tenants to the appeal is that the project should address the long-standing drainage issues in the immediate area. The project is primarily a trails project, but also includes non-native plant removal, commensurate re-vegetation, elimination of unauthorized trails and associated re-vegetation, and some drainage work to improve and preserve the integrity of the existing and proposed trail improvements respectively. These improvements will incidentally address drainage issues in the area, but the project is not intended or designed to address those longstanding drainage problems in the area. The proposed re-vegetation of compacted areas currently containing non-native vegetation will improve infiltration of storm water and reduce erosion. Although this will reduce the amount of sediments reaching the drainage outfall and the

ocean, it will not solve the overall drainage issues at the Park.

The appeal cited a large variety of issues. Staff has condensed these appeal issues into seven general areas below and included staff responses to each as follows:

Appeal Issue 1.

The amount of sediment runoff that would reach the ocean is underestimated.

Staff Response

The amount of sediment runoff that would reach the ocean with the implementation of the project would be less than currently exists. Unauthorized trails would be closed and those areas de-compacted. Non-native plants would be removed and replaced with native plantings that have a greater ability to capture storm runoff. Bio-Swales would be constructed to protect trails that would slow runoff velocities, would reduce runoff volumes, and would allow for greater storm water infiltration (capture). As a result, the amount of sediment reaching the ocean and the main access point would be reduced.

Appeal Issue 2.

The existing problem of storm water pollution reaching the main access point will be exacerbated.

Staff Response

The public access point near the drainage outfall exists today. The project is a trails improvement project which includes drainage components designed to ensure trail protection and longevity. Re-vegetation and de-compaction components would reduce the volumes of Park runoff reaching trail improvements and the outfall, as well as improving the water quality of runoff reaching the outfall. Therefore, runoff reaching the public access point does not constitute a new drainage condition and the runoff would be both reduced in volume and improved in quality.

Appeal Issue 3.

The Master Environmental Impact Report (MEIR) is over five years old, has, therefore, expired, and is no longer valid.

Staff Response

In accordance with the provisions of CEQA [Article 2, Section 21157.1(c) and 21157.6], an Initial Study was prepared for the project which thoroughly examined all relevant issue areas in order to determine the potential for impacts from project implementation beyond those assumed in the MEIR. Where a project element appeared to be an issue that could result in additional impacts, staff from the Development Services Department recommended redesign or realignment in order to avoid and/or minimize the impact. This project level of analysis allowed staff to make

a consistency determination with the MEIR despite the original document being over five years old. Furthermore, although the MEIR was certified more than five years ago, use of the MEIR is not limited by the five year provision because the City, as Lead Agency in accordance with CEQA Section 21157.6, prepared an Initial Study Checklist which was used to review the adequacy of the MEIR. That review found no substantial changes, no new information or no new impacts that would have required preparation of a subsequent or supplemental environmental impact report or mitigated negative declaration.

Appeal Issue 4.

The hydrology study prepared for the project is inadequate.

Staff Response

The Nasland hydrology study prepared for the trail project was not intended to solve the wider parkland erosion issues. Run-off from Point Loma Nazarene University (PLNU) and is not a factor for the Hydrology Study related to the trail project. In addition, most of the run-off from PLNU flows down the Western Loop Road to an Arizona crossing and does not flow to the outfall at Garbage Beach (Attachment 3). Therefore, whether the project is implemented or not, the runoff from PLNU would reach the Pacific Ocean and would not be reduced in either volume or by the amount of sediment that is ultimately discharged.

Appeal Issue 5.

Elements of the project were not considered by the 2004 MEIR.

Staff Response

The Project was considered within the scope of analysis of the Sunset Cliffs Natural Park Master Plan as examined by the MEIR and pursuant to Section 21157.1 (c) of the Public Resources Code. The Subsequent Project Findings determined that implementation of the proposed project would not result in any additional significant effects on the environment beyond those identified in the MEIR, as defined in Subdivision (d) of Section 21158 of the Public Resources Code. As such, the proposed project would not require additional mitigation measures and/or alternatives analysis. No substantial changes have occurred with respect to the circumstances under which the MEIR was certified, there is no new available information which was not known and could not have been known at the time the MEIR was certified.

In accordance with the provisions of CEQA [Article 2, Section 21157.1(c) and 21157.6] an Initial Study was prepared for the project which thoroughly examined all relevant issue areas to determine the potential for impacts from project implementation beyond those assumed in the MEIR.

Appeal Issue 6.

The 2102 Dudek Drainage Study not considered by the 2004 MEIR.

Staff Response

The 2012 Dudek Sunset Cliffs Natural Park Drainage Study is a conceptual study only and not an approved project. The 2004 MEIR considered the run-off from PNLU and neighboring properties. The MEIR considered the erosion problems and drainage in the park through geology, soil, geotechnical and hydrology analyses. The 2004 MEIR acknowledges significant erosion problems from surface and subsurface runoff and developed numerous mitigation measures to address these issues. The trails project is designed in conformance with the mitigation measures for storm water runoff as required in the MEIR. Therefore, the information from the Dudek study does not raise important new issues about significant effects on the environment.

In accordance with the provisions of CEQA [Article 2, Section 21157.1(c) and 21157.6] an Initial Study was prepared for the project which thoroughly examined all relevant issue areas to determine the potential for impacts from project implementation beyond those assumed in the MEIR.

Appeal Issue 7.

Allowing sediment contaminated storm water to reach the ocean violates MS4 permit.

Staff Response

The proposal is not intended to repair the entire Park's drainage conditions or improve the overall area's drainage outfall. However, some conditions leading to slope erosion and sediment pollution will be improved by the Project. The proposed upslope re-vegetation, trail removal and de-compaction, and the replanting of those unauthorized trail areas will allow for increased storm water infiltration (capture), reduced Park runoff volumes and improved Park runoff quality reaching the outfall. The proposed swale adjacent to the ADA trail would capture a significant amount of storm water runoff. This would slow velocities and volumes reaching the outfall. In addition, directing drainage to the existing outfall would prevent runoff and erosion in areas below the swale. The runoff reaching the outfall would be less in volume, speed and be cleaner than if it were to be allowed to flow across the coastal bluff and in the ocean below. In addition, the bluff would be less likely to erode with lower volumes of runoff reaching it.

Conclusion:

Staff has proposed modifications to the project that address the major issues raised in the appeal from Dr. Barilotti. Staff understands that Dr. Barilotti concurs with the proposed modifications and, therefore, will agree to withdraw opposition to the project. Therefore, staff recommends that the Planning Commission approve the appeal with the proposed modifications as listed in this report and as shown on the attached aerial plan (Attachment 3).

ALTERNATIVES

1. **Deny** the appeal and approve the Coastal Development Permit/Site Development Permit

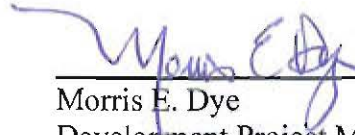
for the project as approved by the Hearing Officer.

2. **Approve** the appeal as submitted.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Morris E. Dye
Development Project Manager
Development Services Department

RV:MED

Attachments:

1. Appeal – Dr. Craig Barilotti
2. Hearing Officer Report
3. Modified Project - Aerial Plan
4. Letter to Dr. Barilotti
5. Peninsula Community Planning Board Vote
6. Sunset Cliffs Natural Park Council Vote



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101
(619) 446-5210

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031
OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- Process Two Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Planning Commission
- Process Four Decision - Appeal to City Council
- Environmental Determination - Appeal to City Council
- Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

Name: D. CRAIG BARILOTTI E-mail Address: craigbarilotti@gmail.com
 Address: 4369 OSPREY STREET City: SAN DIEGO State: CA Zip Code: 92107 Telephone: 619 223-9335

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.
CITY OF SAN DIEGO PUBLIC WORKS DEPARTMENT - ENGINEERING AND CAPITAL PROJECTS

4. Project Information Permit/Environmental Determination & Permit/Document No.: <u>COASTAL DEV PERMIT, SITE DEV PERMIT/MASTER EIR</u> <u>SUBSEQUENT PROJECT FINDINGS PROCESS 3, #236548</u>	Date of Decision/Determination: <u>DECEMBER 11, 2013</u>	City Project Manager: <u>MORRIS E. DYE</u>
Decision (describe the permit/approval decision): <u>APPROVED BY HEARING OFFICER</u>		

5. Grounds for Appeal (Please check all that apply)

- Factual Error
- Conflict with other matters
- Findings Not Supported
- New Information
- City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

PLEASE SEE ATTACHED DOCUMENT.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: D. Craig Barilotti Date: 24 DECEMBER 2013

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

Appeal Of The December 11, 2013 Hearing, City of San Diego Coastal Development Permit / Site Development Permit / Master Environmental Impact Report Subsequent Project Findings / Process 3 CEQA Decision for the Sunset Cliffs Natural Park Hillside Section (Park) Improvements, Project Number 236548 (Project)

**Appealed by D. Craig Barilotti PhD
Sunset Cliffs Association**

Pursuant to California Public Resources Code 21151, I request an Appeal of the CEQA decision of the Hearing Officer (HO) to the San Diego City Council. Pursuant to HO instructions, this request for an Appeal is made on Development Services (DS) Appeal Form DS-3031 as the first step of the appeal process needed to reverse the HO decision. This Appeal was endorsed by the Officers of the Sunset Cliffs Association (SCA) on December 22, 2013.

Reasons For Appeal

This Appeal is requested because the Project, as described by the City of San Diego, Public Works Department – Engineering and Capital Projects (Applicant), seriously underestimates the environmental impacts sediment pollution runoff from impervious Park surfaces and run-on from Point Loma Nazarene University (PLNU) are having, and that will be exacerbated because the Applicant proposes to concentrate and discharge them untreated to the main access location for Garbage Beach. This Project cannot be given adequate environmental review with the cursory Process 3 CEQA review the Project received. As a result, further environmental by the San Diego City Planning Commission and City Council is needed. The Process 3 review did not adequately review:

1. Environmental impacts to the Park and marine plants and animals discussed by the San Diego Water Board
2. Legal liabilities resulting from violations of the 2007 MS4 and the 2013 MS4 regulations, that became effective June 27, 2013, prohibiting the discharge of sediments and other pollutants found in urban runoff to marine waters
3. Exacerbation of current marine sediment pollution that the San Diego Water Board described in 1992 and asked the City to terminate before the next rainy season
4. Public health problems for surfers, divers, tide-poolers, and beach goers that will be incurred as a result of proposed erosion sediment and other pollutant discharges that will be discharged from the new drainage system to the primary Garbage Beach entry and exit location
5. Implementation of Low Impact Development (LID) and Best Management Practices (BMPs) to harvest, treat, and use stormwater for irrigation purposes rather than discharge it to Garbage Beach
6. Environmental impacts of excavation for and installation of the 2,500 linear feet of 18-inch drainage pipe

The grounds for this Appeal apply only to drainage elements of the Project, not other aspects of the Project, including the trails and revegetation, which we support. The basis for our Appeal is described below in the four DS categories listed on Form 3031. They are: **(1) Factual errors, (2) New information, (3) Conflict with other matters, and (4) Findings not supported.**

Factual Errors

**Appeal of Dec. 11, 2013 Hearing Re: Hillside Park Improvements, Project #236548
December 24, 2013**

1. The Master Environmental Impact Report (Master EIR, LDR No. 91-0644) was certified on December 7, 2004, for five years. The Master EIR (MEIR) is no longer valid under CEQA and changed circumstances require a supplemental or subsequent EIR, or a mitigated negative declaration. Thus, the use of the expired 2004 MEIR in the Hearing Process is a factual error, and one of the reasons for this Appeal. There have been changes that have not been given environmental review, and a review of these changes is required by CEQA for a Project element, like the Drainage System, which has major adverse environmental impacts. Such review by the Lead Agency as to the adequacy of the MEIR, must certify that the MEIR is valid and can be used for the Project with either of the following methods:
 - a. There have been no substantial changes since the MEIR was certified, which we plan to show in the appeal process that there have been significant changes that were not discussed by the Applicant, or
 - b. Pursuant to the findings of the Initial Study certifies a subsequent or supplemental EIR that updates or revises the MEIR, so it is relevant to the Project (see Todd Cardiff letter delivered to Myra Herrmann November 22, 2013 for inclusion in the hearing proceedings) or a mitigated negative declaration must be prepared.

Under CEQA 15179 (a), because the Applicant has not prepared any of these 3 environmental documents, the expired MEIR cannot be used to environmentally justify the Project, as was mistakenly done in the Hearing process.

2. The January 28, 2013 Hydrology Study Prepared by Nasland Engineering (N.E. Job. No. 110-091.1.1-13) for the Project, is incorrect in several ways.
 - It does not incorporate or address hydrological facts contained in the final Dudek Hydrology Study, 2011. In fact, it fails to refer to this document as a basis for the Nasland Hydrology Study.
 - The Dudek 2011 analysis pointed out the existing storm drain outfall, that was built in the early 1980s and which the Project proposes to use, is not functional.
 - The Dudek 2011 analysis indicates that run-on from the PLNU campus accounts for 72% of runoff that runs through the Hillside Park (Table 4, Page 14). Parkland erosion damage due to PLNU runoff is not discussed in the Nasland Hydrology Study.
 - Nasland makes the assumption, in their calculations of Park surface water flow rates, that runoff is due to rainfall incident to the Park and do not account for either runoff or run-on. During major storm periods, that occur every 5 or 10 years, it is probable that the unaccounted for runoff and run-on, plus natural runoff, will wash out the bioswales and fill them with sediment from upslope erosion (see Sunset Cliffs Association material provided to the Hearing Officer. Sediments clogging the drainage pipes will be discharged to the sea, polluting marine waters and adding maintenance costs.
 - The Hydrology Report only used the Rational Method for estimating surface water flows. The Rational Method provides a simple measure of surface runoff due to natural incident rainfall running off the land, but it is not reasonable to use it alone when there are water courses running through the drainage basin that transport water from outside the basin (analogous to estimating flows in the Grand Canyon Basin without including the Colorado River).
 - At the December 11, 2013 Hearing, it was proposed by the Applicant to consider revegetation as a LID method to control runoff. This is in conflict with the 2012 Dudek

**Appeal of Dec. 11, 2013 Hearing Re: Hillside Park Improvements, Project #236548
December 24, 2013**

Drainage Study that states on page 2-5: "the one thing that LID strategies should not be expected to do is to use the park's areas to reabsorb, or infiltrate the excess surface runoff generated off-site in such a manner as to endanger either the bluff faces through over saturation or to transport hazardous materials to the near shore receiving waters".

- Taken together, the inadequate Project Hydrology Analyses constitute a breach of CEQA and engineering practice, and are a basis for our requested Appeal.

New Information

1. The proposed Project Drainage System, and the Upper Parking Lot storm water velocity dissipater system constitute new features that will change drainage runoff patterns, causing erosion, and environmental impacts. These new features were not discussed in the expired 2004 MEIR, have not been given environmental review, and thus represent changed circumstances that need to be given supplemental or subsequent environmental review to make the 2004 MEIR valid under CEQA Section 15179 guidelines. There was no or negligible discussion about the environmental impacts of these new features in the Hearing process on which the HO decision was based.
2. The 2012 Dudek Sunset Cliffs Natural Park Drainage Study provides new information not found in the expired 2004 Master EIR, and not discussed in the findings for the Project. This new information includes runoff and run-on data that is important to use in designing Project trails protection, many of which the Project proposes to build in runoff channels or water courses that the 2012 Drainage Study highlights as a significant source of runoff and run-on.
3. The 2007 MS4 regulations, that the Applicant recognizes they are regulated by, clearly states, on page 13, Section B 1, dealing with Non-Storm Water Discharges such as sediment contaminated storm water, that "Each Copermitttee shall effectively prohibit all types of non-storm water into its MS4 unless such discharges are either authorized by a separate National Pollutant Discharge Elimination System (NPDES) permit" or special circumstances not applicable to the Applicant. The 2013 MS4 Permit has similar prohibitions for the discharge of sediment contaminated storm water, so by planning, designing and ultimately building the Project a drainage system that will discharge sediments into the nearshore waters adjacent to the Park, the City would be in violation of their MS4 permit, a legal problem that should resolved.
4. No or minimal treatment will be given to runoff when it leaves the Park to flow into the nearshore waters through the Garbage Beach Gunite Swale the Project proposes to use, a violation of both the 2007 and 2013 MS4 regulations, and County and Federal Clean Water Act storm water regulations that prohibit discharging sediments and other pollutants into marine receiving waters.
5. No installation of LID/BMPs is planned to eliminate or reduce sediment discharges at the source on Parkland or the PLNU Campus as recommended in the 2013 MS4. On page 9 in Finding 16, it states: "Pollution prevention is the reduction or elimination of pollutant at its source and is the best "first line of defense". This is a major reason for this Appeal.
6. No treatment is proposed for runoff when it leaves the impervious Upper Parking Lot surface.
7. The Point Loma Nazarene University Project No. 224803 construction plans to install a new storm drain system constitutes new information and changed circumstances. This Project

**Appeal of Dec. 11, 2013 Hearing Re: Hillside Park Improvements, Project #236548
December 24, 2013**

was not given environmental review, because PLNU used a private Ministerial Permit process that did not require CEQA environmental review. The Project needs to provide an environmental review of how the PLNU Project will impact trails, with the review being used by the lead agency to assess the adequacy of the Applicant's proposals to protect proposed trails, Park landforms, and two registered archeological sites; only one of two were discussed by the Applicant, from PLNU Project 224803 environmental impacts.

Conflicts with Other Matters

1. The City has failed to comply with the 1992 Water Board request to stop the marine pollution due to erosion sediments that is causing habitat degradation.
2. The Applicant failed to discuss the environmental impacts of adding sediment discharges from the Project Drainage System outfall at Garbage Beach to the already polluted nearshore waters
3. The Project is in conflict with both the 2007 and 2013 MS4 Storm Water Regulations, that the City is a Copermittee to, that prohibit discharging, since it illegal to discharge sediments and other pollutants into marine waters receiving waters, or adversely impairing the health of marine plants and animals, or impacting beneficial uses.
4. The Project has consistently avoided discussing runoff and run-on issues, as was pointed out by the Sunset Cliffs Association in November 2011, as part of the first public written response that was allowed (Project 60% drawings).

Findings Not Supported

The findings for the Project rely entirely on the expired 2004 MEIR, as evidenced throughout Hearing findings, without considering the substantial changed circumstances. Without a supplemental or subsequent environmental impact report, or a mitigated negative declaration, the expired 2004 MEIR is not supported by CEQA Section 15179 guidelines and the MEIR is invalid.



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 11, 2013 REPORT NO. HO 13-106

ATTENTION: Hearing Officer

SUBJECT: SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION
IMPROVEMENTS
PROJECT NUMBER: 236548

LOCATION: South of Ladera Street east of the Pacific Ocean, west of Point Loma
Nazarene University

APPLICANT: City of San Diego Public Works Department – Engineering and Capital
Projects

SUMMARY

Issue: Should the Hearing Officer approve the construction of improvements to the Sunset Cliffs Natural Park (SCNP) within the Peninsula Community Plan Area?

Staff Recommendation: APPROVE an application for Coastal Development Permit No. 850065/Site Development Permit No. 850066.

Community Planning Group Recommendation – On July 21, 2011, the Peninsula Community Planning Board voted 10-1-0 to recommend approval of the proposed project with no conditions.

Environmental Review: A Subsequent Project Findings to the Master Environmental Impact Report for the Sunset Cliffs Natural Park Master Plan was prepared for the project.

BACKGROUND

The project is located south of Ladera Street east of the Pacific Ocean, west of Point Loma Nazarene University and north of federal land managed by the U.S. Navy in the OP-1-1 zone and within the Peninsula Community Plan Area (Attachment 3). The project site contains Environmentally Sensitive Lands in the form of sensitive biological resources, steep hillsides, the coastal bluff, and coastal beaches. The site is designated as Open Space park. The site is located in the Hillside Section of the Sunset Cliffs Natural Park and in the Coastal Overlay (appealable),

Coastal Height Limit Overlay, First Public Roadway, and the Federal Aviation Administration (FAA) Part 77 overlay area.

The project would implement the Sunset Cliffs Natural Park Master Plan (SCMP) by improving existing trails and observation points, removing and revegetating an abandoned ball field, implementing a phased revegetation program to remove non-native plants and improving an eight-foot sewer easement access path to comply with Americans with Disabilities Act (ADA) requirements. The project also includes a new drainage swale that will reduce runoff and the removal of a concrete slab remaining from demolition of properties in the park following a fire and associated revegetation of the area with native plants.

The SCNP Master Plan was adopted by the San Diego City Council in 2004, followed by California Coastal Commission approval in July 2005. In 2008, the City Council established a new Capital Improvement Project (CIP) for the SCNP Hillside Section Improvements and authorized City staff to apply for grant funding for the CIP. The SCNP Master Plan divides the Park into a northern 18-acre Linear Park and the southern 50-acre Hillside Section. The project is located in Hillside Section. The SCNP Master Plan identified improvements within the Hillside Section and some of which have been implemented. An athletic field was eliminated and fencing, baseball equipment and irrigation was removed. New stairs at the northern end of the Hillside Section were constructed and the existing lower parking lot has been repaved.

Project Description:

The current project initially included demolition of both a northern and an abandoned southern Ladera Street property. However, in April 2013, a fire occurred at the southern property located at 4401 Ladera Street and the structure was subsequently demolished. The remaining northern Ladera Street property located at 4515 Ladera Street was re-evaluated as part of this current review in accordance with Historical Resources Regulations and Guidelines and determined to be eligible for local historic designation. As such, the proposed trail alignment avoids this potential resource.

Project improvements also include widening primary trails to six feet in width with natural surfacing or decomposed granite (DG) to connect the park to various uses, link observation points and link the park to the surrounding community. Secondary trails would also be improved with natural surfacing and an ADA trail would be created to allow access from a lower parking lot to an observation point. Secondary and tertiary trails that are not part of the planned trail system would be restored with native vegetation to mirror the surrounding native vegetation. A new drainage swale vegetated with native plants would be created on the slope above the new multi-use trail to reduce runoff crossing the trail from the hillside.

Community Plan Analysis:

The Peninsula Community Plan designates the project site for park space and indicates the area should remain free of development. The Plan also calls for increasing access to the shoreline area of the Sunset Cliffs Park and for providing visual access where physical access is restricted

due to safety concerns. The project proposes to enhance trails and access points by physically improving the trails and making them ADA compliant where possible. These trail and access improvements increase visual access to the shoreline, also called for in the Local Coastal Program. In addition, the project proposes to remove foundations associated with buildings damaged by fire, thus removing developments from the Park, consistent with the Plan. By eliminating trails near the coastal bluff edge, that are not planned as part of the park trail system, the coastal bluff resource would be further protected and trail user safety would be increased. These areas would also be revegetated with native plants.

Conclusion:

The project would implement the Peninsula Community Plan/Local Coastal Program and the Sunset Cliffs Natural Park Master Plan by enhancing the Hillside Section of the Park with improved trails, by revegetating areas that currently have non-natives species with native plants and by removing a structural foundation and ball field not consistent with the Master Plan. The project is consistent with the applicable land use policies in effect for the site. As such, staff is recommending approval of the project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 850065/Site Development Permit No. 850066, with modifications.
2. Deny Coastal Development Permit No. 850065/Site Development Permit No. 850066, if the findings required to approve the project cannot be affirmed.

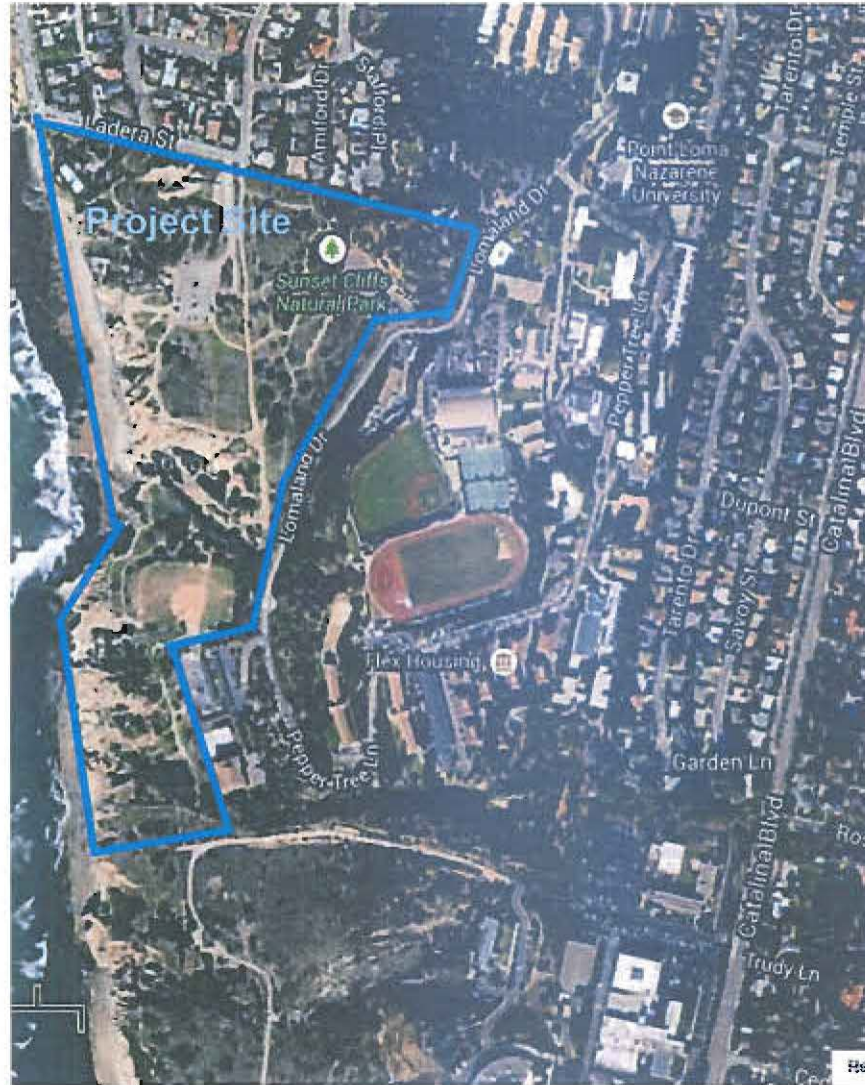
Respectfully submitted,



 Morris E. Dye, Development Project Manager

Attachments:

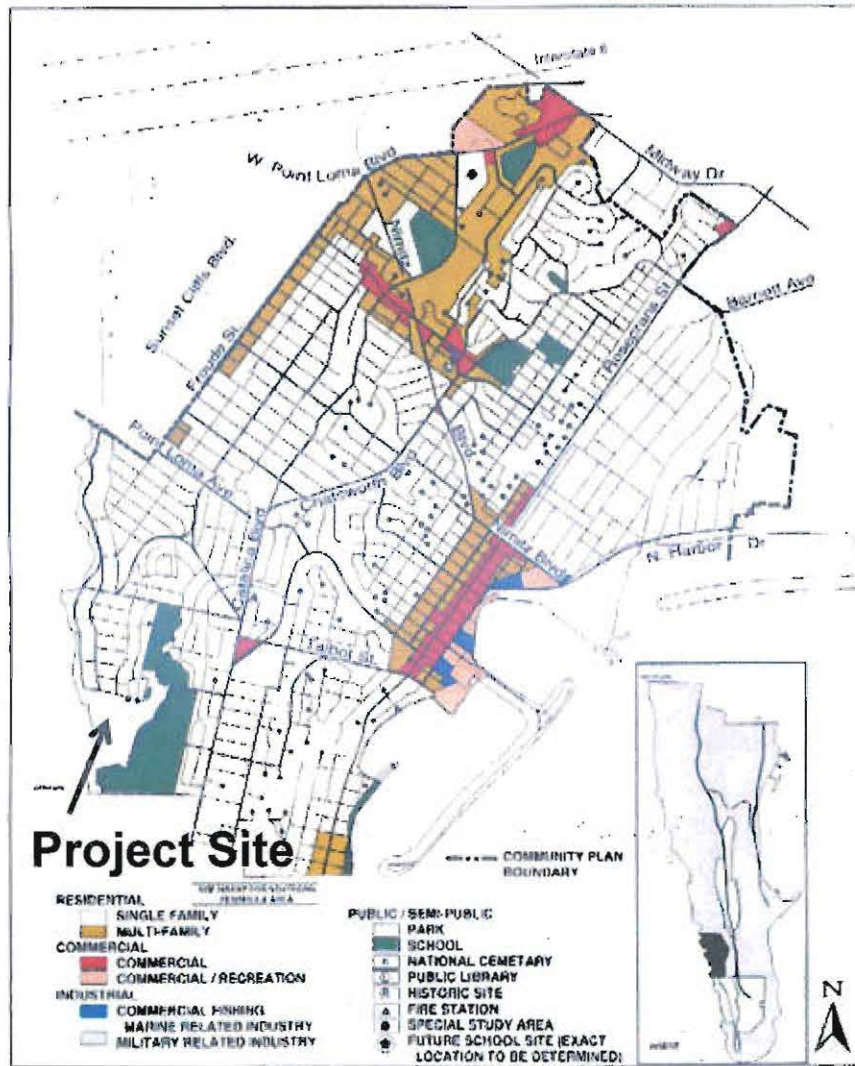
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Resolution
7. Community Planning Group Recommendation
8. Project Plans Excerpts



Location Aerial Photo

Sunset Cliffs Natural Park Hillside Improvements – South of Ladera Street
PROJECT NO. 236548





 **Peninsula Community Plan**
CITY OF SAN DIEGO • PLANNING DEPARTMENT

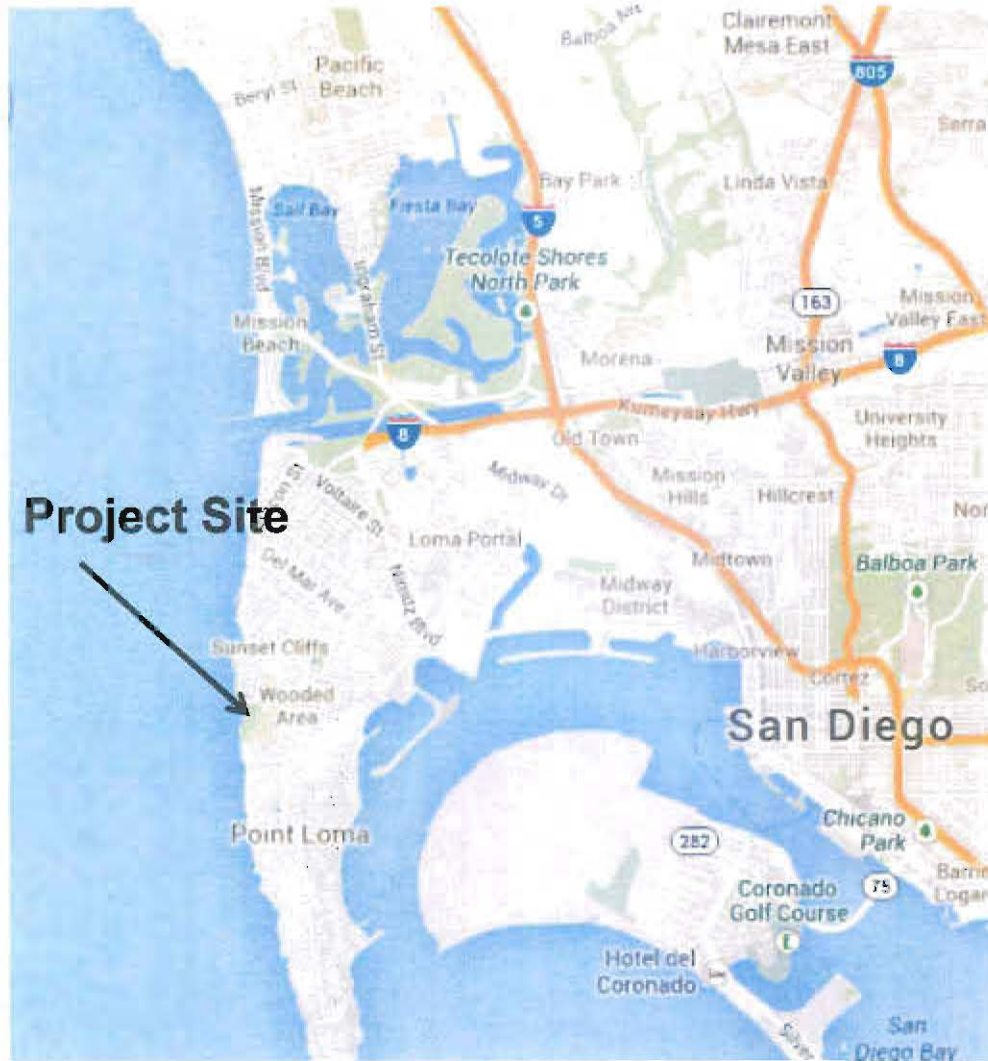
Figure
2-200-001



Land Use Map

Sunset Cliffs Natural Park Hillside Improvements – South of Ladera Street
PROJECT NO. 236548





Project Site



Project Location Map

Sunset Cliffs Natural Park Hillside Improvements – South of Ladera Street

PROJECT NO. 236548



HEARING OFFICER
 RESOLUTION NO. _____
 COASTAL DEVELOPMENT PERMIT NO. 850065
 SITE DEVELOPMENT PERMIT NO. 850066
SUNSET CLIFFS HILLSIDE PARK PROJECT NO. 236548
MMRP

WHEREAS, the City of San Diego, Public Works-Engineering and Capital Projects Department of the City of San Diego, Owner/Permittee, filed an application with the City of San Diego to allow a pedestrian trail and associated appurtenances, observation point improvements, implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of a former ball field within the Hillside Section of the Sunset Cliffs Natural Park (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 850065/Site Development Permit No. 850066) on portions of a 50-acre site.

WHEREAS, the Sunset Cliffs Natural Park project site is located south of Ladera Street east of the Pacific Ocean, west of Point Loma Nazarene University and north of federal land managed by the U.S. Navy in the OP-1-1 zone and within the Peninsula Community Plan area.

WHEREAS, on December 11, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 850065/Site Development Permit No. 850066 pursuant to the Land Development Code of the City of San Diego.

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 11, 2013.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The Peninsula Community Plan/Local Coastal Program indicates that there are shoreline views from Sunset Cliffs Natural Park, but does not identify any planned or existing physical access points within the Park to the shoreline. As the primary purpose of the project is to improve an existing pedestrian trail system that provides physical and visual public access along the Pacific Ocean shoreline, provides improvements to associated appurtenances and observation points located within the Sunset Cliffs Natural Hillside Park, the project would enhance and protect views along the ocean and other scenic coastal areas. The Peninsula Community Plan and Local Coastal Program recommend improving the access in the Park. The project would improve access trails to meet City Park and Recreation design standards and comply with Americans with Disabilities Act (ADA) accessibility requirements. Trail improvement would include natural surfacing and linking observation points and linking trails and the Park to the surrounding community. Bicycle access through the park would also be improved by the project. Improved physical access to the shoreline in the park provides improved access to scenic coastal areas and public views within the Park.

As access to views and the shoreline would be enhanced by trail and other improvements in the Park, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project site contains Environmentally Sensitive Lands in the form of sensitive biological resources, steep hillsides, the coastal bluff, and coastal beaches. Following the preparation of a Sunset Cliffs Natural Park Master Plan, Master Environmental Impact Report (MEIR) No. 91-0644, a Master Environmental Impact Report Subsequent Project Findings document was prepared. Through its Initial Study that document identified that the project could have significant environmental effects in the areas of: Land Use (Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA)); Biological Resources; Historical Resources (Archaeology); and Paleontological Resources. The proposed project is within the scope of analysis of the Sunset Cliffs Natural Park Master Plan as examined by the MEIR. No substantial changes have occurred with respect to the circumstances under which the MEIR was certified. The project now includes mitigation that would avoid or mitigate any potentially significant environmental effects to these resources.

A Brush Management Zone is located along the northeastern edge of the project site. The project is designed to comply with the City of San Diego's Brush Management regulations in that target non-native/invasive plant species would be removed during Phase 2 revegetation efforts. In addition, Tier I-III habitats on the site would be flagged and avoided during construction. Trail

construction would impact 0.28-acre of Tier I-III B upland habitat and that impact would be mitigated on site as part of the project. Phase 2 revegetation would result in excess habitat (7.71 acres) that could be used for future mitigation needs of projects, consistent with the MEIR.

As the project would avoid or mitigate for potential impacts to environmentally sensitive lands, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The Peninsula Community Plan/Local Coastal Program designates the project site for Park space and that the area should remain free of development. It also calls for increasing access to the shoreline area of the Sunset Cliffs Park and for providing visual access where physical access is restricted due to safety concerns. The project proposes to enhance trails and access points by physically improving the trails and making them ADA compliant where possible. These trail and access improvements increase visual access to the shoreline, also called for in the Local Coastal Program. In addition, the project proposes to remove foundations associated with buildings damaged by fire, thus removing developments from the Park, consistent with the Plan.

Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the Certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project site is located within the nearest public roadway in Ladera Street. For private developments, Chapter 3 of the California Coastal Act addresses the requirement for new developments to not impede public access to Coastal amenities. Although the project is a public development, the primary purpose of the project is to increase safe public access to the shoreline at the Sunset Cliffs Natural Hillside Park and its visual access points. The project would improve trails and provide bicycle access through the Park. Therefore, the project would not impede

public access to the nearby coastal amenity. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The Peninsula Community Plan/Local Coastal Program designates the project site for Park space and that the area should remain free of development. It also calls for increasing access to the shoreline area of the Sunset Cliffs Park and for providing visual access where physical access is restricted due to safety concerns. The project proposes to enhance trails and access points by physically improving the trails and making them ADA compliant where possible. These trail and access improvements increase visual access to the shoreline, also called for in the Local Coastal Program. In addition, the project proposes to remove foundations associated with buildings damaged by fire, thus removing developments from the Park, consistent with the Plan. As the project improves access to the shoreline and coastal viewpoints called for in the Local Coastal Program the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

An integral purpose of the project is to improve public safety through access trail improvement. The project will connect observation points and link the trail system to the surrounding community. Paths would be leveled and cleared. Slope erosion and trail wash out would also be reduced through revegetation of other closed trails and restoring the ball field to pre-existing contours and replanting with native plants. In addition, an Americans with Disabilities Act (ADA) trail would be created to allow access from a lower parking lot to an observation point. Also, a new drainage swale vegetated with native plants would be created on the slope above a new multi-use trail to reduce the amount of runoff crossing the trail from the hillside above. These collective improvements would help direct park users to designated safe trails and reducing the potential for injury.

As the project would reduce runoff, improve trail conditions, would link observation points and would link the Park to the surrounding community, the proposed development will not be detrimental to the public health, safety and welfare.

3 The proposed development will comply with the applicable regulations of the Land Development Code;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

No deviations to applicable regulations are proposed. The project includes improvements to an eight-foot sewer easement access path that would comply with ADA accessibility requirements. The project would adhere to the ESL 40-foot setback requirement for sensitive coastal bluffs for all improvements. In addition, all proposed landscape improvements would comply with the City of San Diego Landscape Technical Manual.

The project would comply with all Land Development Code requirements and, therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

B. Supplemental Findings—Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project would improve existing trails, and close other trails close to the sensitive coastal bluff and remove non-native vegetation. This proposal would reduce the impact on sensitive biology, the sensitive coastal bluff and provide for the minimum disturbance to environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in the minimum disturbance to environmentally Sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work

within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project includes trail improvements to existing trails or will improve disturbed areas by revegetation, restoring land forms to their natural state. Much of the landscape had been disturbed by a high level of park activity and the use of unauthorized trails. Remaining native vegetation would be fenced off and preserved in place during construction activities. The project would also include removing non-native vegetation throughout the park and replant with native species. The revegetation would slow the flow of runoff water down the slopes of the park and to the coastal bluff, reducing erosion in the area. The project is not located within a special flood hazard area.

As the project would minimize the impact on native vegetation and replace non-native plants with native vegetation, and reduce water runoff the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

This project has been designed to preserve the highest quality biological resources on site. Sensitive vegetation communities occurring on site have been mapped during biological surveys performed by a qualified URS biologist. This map was provided to the design team and used to avoid impacts to sensitive plant species occurring on site. The proposed improvements and trail alignments have been sited to impact the least sensitive vegetation to the greatest extent possible. Much of the landscape has been disturbed by the high level of park activity and the use of unauthorized trails. Stands of native vegetation will be fenced off and preserved in place during construction. Areas impacted during construction will be revegetated with native plants and at a future time a second phase will include an effort to remove non-native plants throughout the park and replant with native species to create high quality habitat within the park.

In many areas trails were shifted further from the bluff edge than was approved in the SCNP master plan to provide greater safety for park users and protect the stability of the bluffs. The proposed project does not propose any improvement to occur closer to the bluff edge than currently exists and all work within 40 feet of the bluff edge will involve restoring previously disturbed areas with native plants to stabilize the soils and reduce erosion.

As the project would preserve biological resources on site and shift park use away from the sensitive coastal bluff, the proposed development would be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park (SCNP) in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project site is located within the Multiple Species Conservation Program's Multi-Habitat Planning Area (MHP) area. The project will not involve impacts to sensitive plant species. In 2011, spring surveys for sensitive plant species (San Diego sand aster, cliffspurge, Orcutt's spineflower and wart stemmed ceanothus) were performed by qualified URS biologists as required in the Master Environmental Impact Report for SCNP. Rare plant surveys were conducted on foot for the entire project site to determine the presence or absence, location, and abundance of special status plant species. Additional individual special status species were identified in approximately nine locations during those surveys. In construction areas near special status species, the following mitigation measures will be implemented to ensure these plants are not damaged: Special status plant species will be avoided by flagging individual plants within 20 feet of proposed construction activities to alert construction crews of their presence. These individuals may also be fenced off, if necessary, to ensure avoidance. The biological monitor present during construction activities will also ensure that construction crews avoid rare plants. For the protection of other protected species, specifically the California gnatcatcher, no work will occur within the breeding season without performing pre-construction protocol surveys during the appropriate time of year. These efforts are consistent with the MSCP Subarea Plan. Therefore the proposed development will be consistent with the City of San Diego's MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project site is immediately adjacent to the Pacific Ocean. The proposed project has been designed to reduce erosion occurring on site and to protect the adjacent public beach from disturbance. This project proposes to install low-impact storm water improvements such as vegetated swales, water bars, revegetation of bare areas, removal of an existing turf field and hardscape from the burned down southern Ladera Street properties and restoration with native plants. These efforts will help increase on site infiltration and reduce erosion of soils within the park slopes and to coastal bluffs. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project would construct a pedestrian trail, associated appurtenances and observation point improvements, and implementation of a phased revegetation program, removal of non-native vegetation, re-contouring and revegetation of a former ball field and removed foundation work within the Hillside Section of the Sunset Cliffs Natural Park in the OP-1-1 zone and within the Peninsula Community Plan Area.

The project proposes to implement the recommendations of the Sunset Cliffs Natural Park Master Plan. Project improvements include improvement of existing trails to meet City Park and Recreation design standards, revegetation of trails currently not suitable for safe use, removal of the remaining southern Ladera Street building foundations and restoration of the developed areas with native plants, removal of the existing ball field and revegetation with native plants, construction of a vegetated swale and storm water improvements to capture flow and reduce erosion of the park slopes, ADA improvements to provide better access to the park, and installation of viewpoints, trash cans, hand railings and a new entry monument sign.

All improvements are proposed to implement the recommendations of the SCNP Master Plan. Mitigation measures included in the SCNP Master Plan MEIR have been incorporated and modified where necessary to provide the greatest protection for on-site resources possible. Many project impacts were avoided through redesign of the project where needed to reduce the level of impacts and preserve resources in place. Updated mitigation measures were incorporated into the report recommendations to comply with the current standards for archaeological and cultural resources on site. An historical evaluation report was prepared for the Ladera Street house to identify the significance of the structure and the architect, Richard Lareau.

This project will provide restoration of upland habitat in the form of Tier I and Tier II to mitigate for direct impacts to Tier I, II and IIIB habitat consisting of 0.01 acre of Maritime Succulent Scrub (Cactus scrub), 0.01 acre of unvegetated sandstone, <0.01 acre of cliff face, beach and rocky shore, 0.15 acre of coastal sage scrub (including 0.10 of disturbed habitat) and 0.11 acre of non-native grassland within the MHPA via restoration of 0.30 acres of habitat, consisting of 0.02 acre of Maritime Succulent Scrub (Cactus scrub), 0.02 acre of unvegetated sandstone, <0.01 acre of cliff face, beach & rocky shore, 0.15 acres of Diegan coastal sage scrub and 0.11 acres of non-native grassland. All work will occur as outlined in the conceptual *Revegetation Plan (Plan)* prepared by URS Corporation (April 2013).

The revegetation plan exceeds the mitigation requirement by providing for a total net increase of 6.96 acres of sensitive vegetation (Tiers I, II and IIIB) in Phase 1 and a total net increase of 7.71 acres of sensitive vegetation (Tiers I and II) in Phase II. Phase II revegetation would remove ruderal habitat, non-native grassland and eucalyptus trees and revegetate the areas to maritime succulent scrub (Tier I) and coastal sage scrub (Tier II) habitats. After Phase 2, the 37.95 acre Project site should support 34.78 acres of Tier I and Tier II habitat (Table 8) for a total net increase of 14.67 acres. Areas successfully restored beyond the 0.30 acres required as mitigation for the project shall be available to offset mitigation requirements for future projects consistent with the MEIR within SCNP. Consultation with DSD Environmental and MSCP staff along with approval by the Wildlife Agencies (if applicable) shall be required prior to sign-off in order to

verify that project types within SCNP (and their location) would be able to use excess the mitigation credits.

As the project would revegetate and restore sensitive habitat within the project site as described, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 850065/Site Development Permit No. 850066 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 850065/Site Development Permit No. 850066, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: November 20, 2013

Job Order No. S.10091.02.06

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: S.10091.02.06

COASTAL DEVELOPMENT PERMIT NO. 850065
 SITE DEVELOPMENT PERMIT NO. 850066
SUNSET CLIFFS NATURAL PARK HILLSIDE IMPROVEMENTS - MMRP
PROJECT NO. 236548
HEARING OFFICER

This Coastal Development Permit No. 850065/Site Development Permit No. 850066 is granted by the Hearing Officer of the City of San Diego to the City of San Diego, Public Works-Engineering and Capital Projects Department, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and SDMC section 143.0110. The project site is located along the coastline south of Ladera Street and west of Lomaland Drive to the Naval Facilities Engineering Command in the OP-1-1 zone of the Peninsula Community Plan Area.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee allow a pedestrian trail and associated appurtenances, observation point improvements, implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of a former ball field within the Hillside Section of the Sunset Cliffs Natural Park as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 11, 2013 on file in the Development Services Department.

The project shall include:

- a. Improvements to a pedestrian trail, associated appurtenances and observations points.
- b. Implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of a former ball field.
- c. Removal of concrete slab remaining from demolition of Ladera Street properties destroyed by fire and revegetation of the area with native plants.

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENGINEERING REQUIREMENTS:

11. The City Engineer shall ensure that the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

12. The City Engineer shall ensure that the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards, satisfactory to the City Engineer.

13. The drainage system proposed for this development is subject to approval by the City Engineer.

14. The City Engineer shall ensure that the Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

15. The City Engineer shall ensure that development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit, Order No. 2009-009(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

16. The City Engineer shall ensure that a copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-009 DWQ.

LANDSCAPING REQUIREMENTS:

17. Prior to approval of 100% completion of construction documents, the Permittee Department shall ensure said documents to be prepared in accordance with the Land Development Code - Landscape Regulations and Biology Guidelines to include the revegetation and hydroseeding of all disturbed land and brush management adjacent to structures within 100-ft of native/naturalized vegetation. Construction Documents shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

18. The Permittee Department shall be responsible for the establishment and maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards and Exhibit "A" Conceptual Revegetation Plan.

ENVIRONMENTAL REQUIREMENTS:

19. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

20. The applicant shall comply with the MMRP as specified in MASTER ENVIRONMENTAL IMPACT REPORT SUBSEQUENT PROJECT FINDINGS NO. 236548, Findings to MEIR No 91-0644, SCH No.97101071 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Land Use(MSCP/MHPA), Biological Resources, Historical Resources (Archaeology), and Paleontological Resources.**

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

APPROVED by the Hearing Officer of the City of San Diego on December 11, 2013 and Resolution No. _____.

Coastal Development Permit No. 850065/Site Development Permit No. 850066
December 11, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Morris E. Dye
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Joseph Diab

By _____
Joseph Diab, Engineering and Capital
Projects, City of San Diego

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

RESOLUTION NUMBER R- _____

ADOPTED ON _____

**A RESOLUTION ADOPTING FINDINGS AND MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE
SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS
PROJECT NO. 236548**

WHEREAS, on May 10, 2011, the City of San Diego Public Works Department submitted an application to City of San Diego, Development Services Department for a COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) to allow for the improvement of a pedestrian trail system, associated appurtenances and observation points, implementation of a phased revegetation program, removal of non-native vegetation and re-contouring and revegetation of the former ball field within the Hillside Section of the Sunset Cliffs Natural Park (SCNP) south of Ladera Street (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on December 11, 2013; and

WHEREAS, the City Council had previously certified Master Environmental Impact Report (MEIR) No. 91-0644 and adopted the Sunset Cliffs Natural Park Master Plan (Master Plan) on December 7, 2004; and

WHEREAS, the Sunset Cliffs Natural Park Hillside Section Improvements project site is within the Sunset Cliffs Natural Park Master Plan area; and

WHEREAS, in connection with the consideration of the Project the Hearing Officer considered Findings (No. 236548) to MEIR No. 91-0644, and the Initial Study prepared for the Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that it makes the following findings with respect to the Sunset Cliffs Natural Park Hillside Section Improvements Project in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the findings reflect the independent judgment of the City of San Diego as Lead Agency, and that the information contained in Findings (No. 236548) to MEIR No. 91-0644, the Initial Study prepared for the Project, and any comments received during the public review process, has been reviewed and considered by the Hearing Officer:

- a) Implementation of the proposed project would not result in any additional significant effects on the environment beyond those identified in the Master Environmental Impact Report, as defined in Subdivision (d) of Section 21158 of the Public Resources Code. As such, the proposed project would not require additional mitigation measures and/or alternatives analysis, and the Sunset Cliffs Natural Park Hillside Section Improvements project Project is within the scope of the MEIR No. 91-0644.
- b) No substantial changes have occurred with respect to the circumstances under which the Sunset Cliffs Natural Park Master Plan, Master Environmental Impact Report No. 91-0644 was certified, there is no new available information which was not known and could not have been known at the time that the MEIR was certified has become available.

BE IT RESOLVED, that pursuant to State CEQA Guidelines Section 15177(d) and California Public Resources Code Section 21081.6, the Hearing Officer hereby adopts the project-specific Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT RESOLVED, that the Findings (No. 236548) to MEIR No. 91-0644, and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101 or CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that the Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED:

By: _____
Morris Dye
Development Project Manager

ATTACHMENT: Exhibit A - Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

**COASTAL DEVELOPMENT PERMIT (CDP) No. 850065 AND
SITE DEVELOPMENT PERMIT (SDP) NO. 850066
SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS
PROJECT NO. 236548**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Advanced Planning and Engineering Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in Findings No. 236548 to MEIR No.91-0644 shall be made conditions of **CDP No. 850065 & SDP No. 850066** as may be further described below.

A. GENERAL REQUIREMENTS – PART I**Plan Check Phase (prior to permit issuance)**

1. Prior to issuance of a Notice to Proceed (NTC) or any construction permits, including but not limited to the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, or any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II**Post Plan Check (After permit issuance/Prior to start of construction)**

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division

and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants as necessary:

Project Biologist/Monitors
Landscape Contractor
Archaeologist/Monitors
Native American Observer/Monitors
Paleontologist/Monitors

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division**
858-627-3200

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 236548 or for subsequent future projects the associated PTS No, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency as applicable.

NONE REQUIRED FOR THIS PROJECT

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.
5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General meeting	Consultant Qualification Letters	Prior to Pre-construction
General Biology	Consultant Const. Monitoring Revegetation/Restoration Plans	Prior to or at Pre-Con Meeting Limit of Work Verification/site observations
Biology	Biology Monitoring Reports	Precon survey/monitoring reports
Archaeology meeting	Consultant Qualifications	Prior to Pre-Construction
Archaeology final)	Archaeology Monitoring Reports	Monitoring Reports (draft +
Paleontology final)	Paleontological Monitoring Reports	Monitoring Reports (draft +
Final MMRP	Final monitoring reports	Final MMRP inspection

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES (MITIGATION FOR DIRECT IMPACTS TO TIER 1 – IIIB HABITAT)

THIS PROJECT REQUIRES IMPLEMENTATION OF MITIGATION FOR DIRECT IMPACTS TO TIER I-IIIIB HABITAT IN ACCORDANCE WITH THE *BIOLOGICAL RESOURCES TECHNICAL REPORT FOR THE SUNSET CLIFFS NATURAL PARK HILLSIDE SECTION IMPROVEMENTS* prepared by URS (APRIL 2013) AND AS INDICATED IN TABLE 1 BELOW:

I. Entitlement Plan Check - Prior to Permit Issuance

- a. Prior to Permit Issuance and/or the Notice to Proceed (which will be sent to DSD), the Owner/Permitee shall provide detailed plans and specifications to DSD for review for the restoration of upland habitat satisfactory to the City Manager to mitigate for direct impacts to Tier I, II and IIIIB habitat consisting of 0.01 acre of Maritime Succulent Scrub (Cactus scrub), 0.01 acre of unvegetated sandstone, <0.01 acre of cliff face, beach and rocky shore, 0.15 acre of coastal sage scrub (including 0.10 of disturbed habitat) and 0.11 acre of non-native grassland within the MHPA via restoration of 0.30 acres of habitat, consisting of 0.02 acre of

Maritime Succulent Scrub (Cactus scrub), 0.02 acre of unvegetated sandstone, <0.01 acre of cliff face, beach& rocky shore, 0.15 acres of Diegan coastal sage scrub and 0.11 acres of non-native grassland. Specifications must be found to be in conformance with the conceptual *Revegetation Plan (Plan)* prepared by URS Corporation (April 2013).

TABLE 1
SENSITIVE VEGETATION IMPACTS AND MITIGATION FOR TRAIL IMPROVEMENTS

VEGETATION COMMUNITY	MSCP TIER	EXISTING ACRES	MITIGATION RATIO	ACRES IMPACTED	REQUIRED MITIGATION	ACRES REMAINING & PRESERVED ON-SITE
Maritime Succulent Scrub (Cactus Scrub)	I	1.87	2:1	0.01	0.02	1.86
Unvegetated Sandstone	I	3.18	2:1	0.01	0.02	3.17
Cliff Face, Beach and Rocky Shore	I	1.00	2:1	<0.01	<0.01	1.00
Coastal Sage Scrub	II	3.16	1:1	0.05	0.05	3.11
Disturbed Coastal Sage Scrub	II	7.08	1:1	0.10	0.10	6.98
Non-Native Grassland	IIIB	4.10	1:1	0.11	0.11	3.99
TOTAL				0.28	0.30	20.11

- b. **Note:** The revegetation plan exceeds the mitigation requirement by providing for a total net increase of 6.96 acres of sensitive vegetation (Tiers I, II and IIIB) in Phase 1 and a total net increase of 7.71 acres of sensitive vegetation (Tiers I and II) in Phase II. Phase II revegetation would remove ruderal habitat, non-native grassland and eucalyptus trees and revegetate the areas to maritime succulent scrub (Tier I) and coastal sage scrub (Tier II) habitats. After Phase 2, the 37.95 acre Project site should support 34.78 acres of Tier I and Tier II habitat (Table 8) for a total net increase of 14.67 acres. Areas successfully restored beyond the 0.30 acres required as mitigation for the project shall be available to offset mitigation requirements for future projects consistent with the MEIR within SCNP. Consultation with DSD Environmental and MSCP staff along with approval by the Wildlife Agencies (if applicable) shall be required prior to sign-off in order to verify that project types within SCNP (and their location) would be able to use excess the mitigation credits.

1. Mitigation Goal: The project shall mitigate for impacts to 0.28 acres of upland habitat through the restoration of 0.02 acre of Cactus scrub, 0.02 acre of unvegetated sandstone, <0.01 acre of cliff face/beach/rocky shore, 0.15 acre Diegan coastal sage and 0.11 acre of non-native grassland within the Sunset Cliffs Natural Park Hillside Section as detailed in the Plan.
2. Responsibilities: The Contractor shall be responsible for all grading and contouring, clearing and grubbing, installation of plant materials and native seed mixes, and any necessary maintenance activities or remedial actions required during installation and the 120-day plant establishment period as detailed in the Mitigation Plan. Standard Best Management Practices shall be implemented to insure that sensitive biological resources would not be impacted by water runoff.
3. Biological Monitoring Requirements: All biological monitoring in or adjacent to wetlands shall be conducted by a qualified wetland biologist. The biologist shall conduct construction monitoring during all phases of the project. Orange flagging shall be used to protect sensitive habitat. Construction related activity shall be limited to the construction corridor areas as identified on the construction plans. Both a detailed Performance Criteria plan and all the maintenance requirements are found in the Offsite Mitigation Plan.
4. Notification of Completion: At the end of the fifth year, a final report shall be submitted to Mitigation Monitoring Coordination section evaluating the success of the mitigation. The report shall make a determination of whether the requirements of the mitigation plan have been achieved. If the final report indicates that the mitigation has been in part, or whole, unsuccessful, the Applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original mitigation program which were not successful. At such time, the Applicant must consult with the Development Services Department. The Applicant understands that agreed upon remedial measures may result in extensions to the long-term maintenance and monitoring.

II. Prior to Construction

- A. **Biologist Verification** -The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora

surveys/salvage.

- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Regulation (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** –Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

III. During Construction

- A. **Monitoring**- All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on “Exhibit A” and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.-

IV. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 90 days of construction completion.

GENERAL NESTING BIRD MITIGATION

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

LAND USE – MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP/MHPA)

- I. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:
 - A. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
 - B. **Drainage** - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- C. **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: "*All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.*"
- D. **Invasives**- No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- E. **Noise** - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

SPECIAL STATUS BIRD CONDITIONS

All maintenance activities shall be conducted outside established breeding seasons for the following special-status birds (i.e., August 15 through March 1, annually) which are known to occur within the study area: California gnatcatcher.

CALIFORNIA GNATCATCHER (STATE ENDANGERED/FEDERALLY ENDANGERED)

No clearing, grubbing, grading, or other construction activities shall occur between *March 1st and August 15th*, the breeding season of the California Gnatcatcher, until the following requirements have been met to the satisfaction of the ADD/Environmental Designee:

- A. A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) recovery permit) shall survey those areas that would be subject to construction noise levels exceeding 60 decibels [db(a)] hourly average for the presence of the California gnatcatcher. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the

breeding season prior to the commencement of construction. If the California Gnatcatcher is present, then the following conditions must be met:

- I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied California gnatcatcher_habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
 - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 db(a) hourly average at the edge of occupied California Gnatcatcher or habitat. An analysis showing that noise generated by construction activities would not exceed 60 db(a) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked, fenced or flagged under the supervision of a qualified biologist; or
 - III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 db(a) hourly average at the edge of habitat occupied by the California Gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 db(a) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).
- * Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 db(a) hourly average or to the ambient noise level if it already exceeds 60 db(a) hourly average. If not, other measures shall be implemented in consultation with the biologist and the add/environmental designee, as necessary, to reduce noise levels to below 60 db(a) hourly average or to the ambient noise level if it already exceeds 60 db(a) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.
- B. If California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ADD/Environmental Designee and

applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1st and August 15th as follows:

1. If this evidence indicates the potential is high for California gnatcatcher to be present based on historical records or site conditions, then condition A. III., shall be adhered to as specified above.
2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor

(where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of

fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section

15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally

appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective

measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

- A. Entitlements Plan Check
1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or

suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Peninsula Community Planning Board Minutes
July 21, 2011
Meeting Room Pt. Loma Library

I. Parliamentary items:

Meeting called to order by Chair S. Khalil approx. 6:44 pm with Pledge of Allegiance

(note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

- A. **Approval of Agenda** –G. Page i) requested that in order to save time, that the Chair move three of his Chair Report items to when those topics would be discussed later in the meeting, ii) noted that the use of a Consent Agenda was new to the PCPB and objected to its use for tonight's agenda, iii) noted that while the Board appreciates the Information Items on the agenda, that the Action Items (and the people who have come to present those items) should take precedent and that Information Items should be moved to after the subcommittee reports, iv) again noted that all Community Members on the PCPB subcommittees should be approved by the Board and he did not see that on the agenda, and v) requested that a Procedural Matters Discussion be added to the end of the agenda to discuss several topics that he wished the Board to discuss. J. Shumaker noted that he believed that any person from the audience or the Board could remove an item from the Consent Agenda by objecting and Mr. Page noted that he would do so at that portion of the meeting. The Chair noted that with respect to the Information Items being moved to the front portion of the agenda, it was done in large part because our District 2 City Councilman Kevin Faulconer would be speaking tonight, and that his schedule required that he leave the meeting by 7:15 pm, so that change was being made to accommodate the Councilman's schedule. Separately, J. Gott noted that the phone numbers for the Airport Noise Compliance and the Neighborhood Code Compliance, which, historically, had been included at the bottom of the Agenda, had not been included this month and requested that they be re-inserted into the Agenda on a go-forward basis; the Chair noted that both those numbers are available on the Board's web site, but that he would include them going forward. The Agenda was then approved with no objections.
- B. **Attendance** – Board Members Present: S. Khalil, R. Michael, J. Gott, C. Veum, P. Clark, G. Page, J. Ross, J. Shumaker, N. Allenby, P. Nystrom, M. Ryan, and P. Webb. Absent: H. Kinnaird, N. Graham, and A. Jones. Community Attendance – see sign-in sheet posted on PCPB web site.
- B. **Approval of Minutes** – the minutes to the PCPB meeting on June 16, 2011 PCPB were presented by J. Gott for Board approval. A motion by P. Webb to approve the minutes, was seconded and they were approved MSP (11 RM, JG, CV, PC, GP, JR, JS, NA, PN, MR, PW) – (0) – (0).
- D. **Treasurer** – N. Graham was not in attendance and no report was given.

I. Information Items:

- A. **Councilman Kevin Faluconer's community updates:** San Diego City District 2 Councilman Kevin Faulconer made a presentation which started by him thanking the Board and the public in attendance for participating in our Community. He then noted that the City Redistricting Commission is moving towards a "final" proposed map which will not split the Peninsula (and Ocean Beach) communities into two separate districts, but rather redraw District 2 to include the Peninsula, Ocean Beach, Mission Beach & Bay, Pacific Beach, the Midway area and western portions of Linda Vista and Clairemont Mesa; the Final Proposal should be out within the next couple of weeks. Mr. Faulconer then introduced Michael Patton, representative and policy advisor to Mr. Faulconer for the Peninsula, Midway/North Bay, and Ocean Beach communities. He noted that the free Summer Concert Series has begun for 2011 and encouraged everyone to attend the concerts at the Point Loma Little League field / Point Loma Park. With respect to the SANDAG RTP 2050 plan, he noted that the missing I-8 / I-5 interconnects were still a need for the Community and that both "transit" and "mass transit" be prioritized on a balanced basis as the 2050 plan progresses. With respect to the Sunset Cliffs Natural Park, drainage remains a major issue and focus which he continues to support. With regard to moving forward with a full update of the Peninsula Community Plan update, funding in the current environment will be difficult to obtain. And finally, he thanked the public for supporting to keep all community libraries open as a resource to the communities. Questions were asked and observations made, and a discussion ensued. Two items of note were that another community of San Diego was pursuing the use of Redevelopment Funds to update their Community Plan and Mr. Faulconer said that would be worth looking into, and with regard to the jet fuel pipeline that runs from Naval Base Point Loma to the Marine Corp Air Station Miramar, he too was concerned with its age and condition and was supporting working with the Navy to address and advise the community as to its condition and plans for future use. S. Khalil requested support from Kevin Faulconer's Office for PCPB's efforts to bring forth a collaborative approach to solving SCNP Comprehensive Drainage Study issues that would require all City Water/Sewer/Park departments and stakeholders (PCPB/PLNU) to be involved. Mr. Faulconer stated he would support this effort.

I. Parliamentary items:

E. Non Agenda Public Comment –

Julia Quinn - commented that the new seating arrangement for the PCPB meeting made it difficult for the audience to see the projection screen. A discussion ensued with it noted that the arrangement may also have been less desirable from a fire safety perspective. The Chair noted that the rearrangement was a work in progress and that these comments would be taken into consideration for the next meeting.

II. Consent Agenda Items:

G. Page requested that all three Consent Agenda Items on the Agenda be moved to Action Items. The Chair acknowledged the request.

I. Information Items:

B. **San Diego Regional Airport Authority** - Ted Anasis, Manager of Airport Planning, San Diego Regional Airport Authority provided an update on "The Green Build" airport construction project; the steel framing for Terminal 2 has now been completed, the parking apron for planes for Terminal 2 has been installed; construction of the 2-level roadway (separating arrivals from departures) has started; a new blast fence has been constructed; a temporary parking lot has been established; and the Terminal 2 baggage system has been submitted for approval. Preconditioned air systems will be installed at the new gates, 50 electrical vehicle charging stations will be installed in the parking and exterior areas of the airport, and a new "Car 2 Go" program is expected to be accommodated. Separately, the Northside Improvements project is still in the EIR process and they are analyzing design options; when the final EIR is produced, a copy will be made available. With regard to the Noise Monitoring System (on the Agenda), Dan Frazee will speak on that topic at the next PCPB meeting in August. During the presentation and after, questions were asked and discussions ensued.

IV. Subcommittee Presentations:

A. **Form Base (Long Range Planning)** – J. Shumaker – noted that the subcommittee has received assistance from the New School of Architecture which has established a Summer Session Program for two of its students (John Martinez and Kyle Peterson) where the students will work on a project to work with members from the community to develop a long range vision for the community. Next steps will include arranging meetings to obtain community input. John Martinez was in attendance and introduced himself.

I. Information Items:

D. **H2O Futures** – Ned Daugherty and Terشيا d'Elgin presented an overview of an array of water conservation and water re-use projects and strategies that have been developed and implemented around the globe. Projects used untreated sea water, brackish water and also moderately treated waste water to develop and produce aquaculture, agriculture and various staged cleaner and clean water. They have received notice from the California Coastal Commission that they are approved for a \$50,000 grant to demonstrate such systems, and they have identified a potential site on the east side of the NTC Boat Channel where there is also proximity to the USGS San Diego Hydrogeology Project Office and also the SDSU Coastal Waters Laboratory as well as one of San Diego Wastewater's Pump Stations. The project would be intended to be an educational "waterhood park" where the public would be encouraged to walk through the park/project. Questions were asked and discussions ensued.

C. **San Diego County Taxpayer's Association – redistricting map** – no representative was present and no presentation was given.

IV. Subcommittee Presentations:

B. **Parks & Recreation** – Mike Ryan – noted that Building 619 at Liberty Station will be part of planned pool complex (the Aquatic Complex is still in the design phase); ground squirrels have returned along the boat channel at Liberty Station; at Dusty Rhodes Dog Park, there is no gate between the "large dog" and "small dog" zones – Mr. Ryan phoned a fence builder who indicated it would run approximately \$500 to install a gate; also there have been some discussions about turning the USS Recruit (former training ship on the NTC property) over to Parks and Recreation or to create a non-profit organization to acquire the structure (and hopefully restore it).

II. Consent Agenda / Action Items (now, all Action Items):

- A. **Sunset Cliffs Hillside Park Project #236548:** Joseph Diab, Project Manager City of San Diego, Joe Esposito, Consultant w/ Estrada Land Planning and Ali Darvishi, Chief Engineer, City of San Diego, all provided input into phased improvements planned for the "Hillside Section" of the Park, including discussions on phases and strategies for addressing drainage and types of native vegetation, strategies to provide signage, and also cable "fencing" to keep visitors on the trails. It was noted that the PCPB Project Review subcommittee had voted 6-0-0 to support the project. Significant questions were asked and a full discussion ensued. For more information on the Sunset Cliffs Natural Park (SCNP) and its Master Plan – see www.sunsetcliffs.info. A motion by P. Webb to recommend approval and implementation of the Coastal Development Permit (CDP) and the Site Development Permit (SDP) while the PCPB concurrently works collaboratively with the SCNP Committee and cooperatively with the Point Loma Nazarene University to address and resolve drainage concerns was approved MSP (10 RM, JG, CV, PC, JR, JS, NA, PN, MR, PW) – (1 GP) – (0).
- B. **AT&T Rosecrans LTE Substantial Conformance Review / CUP 3276 Rosecrans:** Kerrigan Deihl presented the request to use the 12 existing cell antennas mounts (with 6 currently in use) to install 12 newer generation technology antennas. C. Veum noted that the Project Review subcommittee had voted 3-0-1 to approve the request. After a discussion, a motion by R. Michael to approve the project / request was approved MSP (10 RM, JG, CV, PC, JR, JS, NA, PN, MR, PW) – (1 GP) – (0).
- C. **Rosecrans Starbuck's Zoning Violation:** John Alpert, Design Manager for Starbuck's presented the history regarding the construction of the windows facing Rosecrans and Carleton Streets, and the limitations to converting those windows into fully transparent views into the Starbuck's establishment. Mr. Alpert noted that projected costs to redesign the coffee shop to be fully compliant would make the location unsuccessful. Therefore, initially, Starbucks had proposed installing window coverings that were predominantly Starbuck's branding images – but that proposal was not received positively, so they developed new graphics with a collage of local images (provided by the Portuguese Historical Center and JVA Art Group) that would be installed on the exterior of the windows. Discussion ensued, with it being noted as to if the currently proposed solution would be less subject to weather and vandalism if the images were installed on the interior of the windows, but Mr. Alpert noted that some of the windows were not accessible from the inside, and thus that would not be possible. C. Veum noted that the Project Review Subcommittee had reviewed the proposal and had voted 4-0-0 to approve subject to a letter from the City (preferably the Zoning Administrator Bob Vacci) 1) stating what the City considers a satisfactory resolution of the issue, and 2) confirming that there are no other open issues. A motion by N. Allenby to approve the proposal subject to the same conditions noted by the Project Review Subcommittee (i.e.: receipt of a letter from the City (preferably the Zoning Administrator Bob Vacci) 1) stating what the City considers a satisfactory resolution of the issue, and 2) confirming that there are no other open issues) was approved MSP (10 RM, JG, CV, PC, GP, JS, NA, PN, MR, PW) – (1 JR) – (0).
- D. **Sunset Cliffs Natural Park Ad Hoc Subcommittee (per Agenda: "III Action Item b"):** The Chair suggested the formation of an Ad Hoc Subcommittee to review issues and recommendations regarding the Sunset Cliffs Natural Park as a PCPB Ad Hoc subcommittee & an adjunct to the Environment / Water Subcommittee. SCNP Ad Hoc Subcommittee members recommended were Norm Allenby (Chair), Paul Webb, Suhail Khalil (ex-officio), and from the community, Craig Barilotti, Camilla Ingram, Ann Swanson and Ned Daugherty. The formation of the SCNP Ad Hoc subcommittee and the composition was approved without any opposition.
- E. **PCPB Traffic & Transportation Subcommittee request (per Agenda: "III Action Item a"):** P. Nystrom, Chair of the subcommittee noted that comments on the City's Smart Growth Concept Map could be provided to Tait Galloway, Senior Planner for the City of San Diego by August 1, 2011. It was noted that the Rosecrans corridor was currently showing as "mixed use transit corridor" and it did not include Liberty Station in the area. After a good deal of discussion, a motion by J. Shumaker that the land use designation for the area extending down from Talbot north to Lytton be designated as a commercial town center rather than as a mixed use transit corridor was approved MSP (9 RM, JG, CV, PC, JS, NA, PN, MR, PW) – (2 GP, JR) – (0). Additionally, P. Nystrom noted that community member Anthony (Tony) Reid, Ministry Leader with the Rock Church Parking Ministry, was interested in joining the PCPB Traffic and Transportation Subcommittee. Mr. Reid introduced himself and provided a bit of his background and interest in joining the subcommittee. Mr. Reid's addition to the subcommittee was approved without any objection.

There being no more time left for additional items on the agenda, the meeting was adjourned.

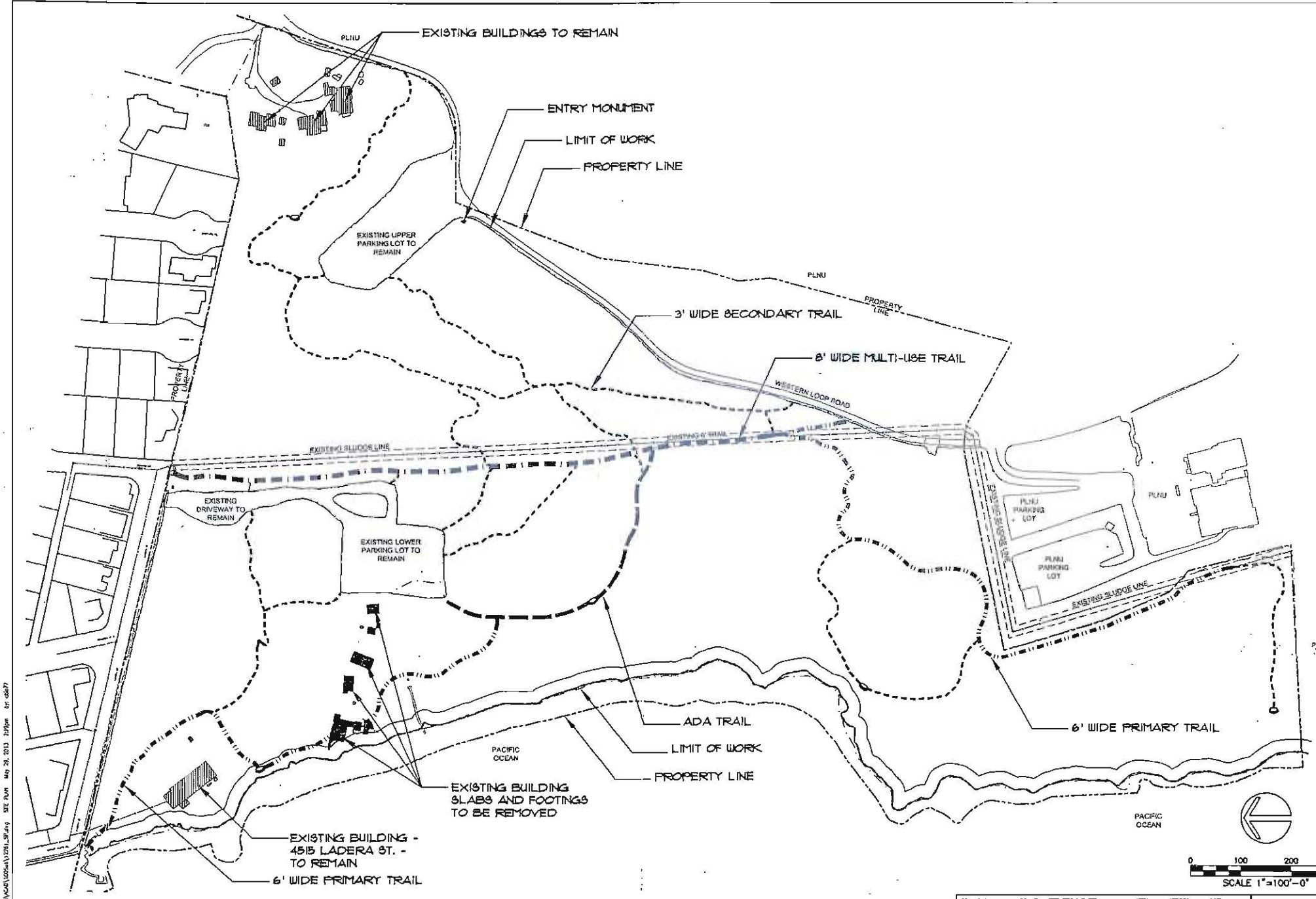
V. Adjournment: 9:45 pm

Next PCPB monthly meeting 3701 Voltaire August 18, 2011 at 6:30 PM Pt. Loma Hervey Library.

**Airport Noise Compliance 619-400-2799
Neighborhood Code Compliance 619-236-5500**

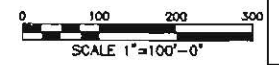
Prepared by: John Gott, Secretary
FINAL: August 18, 2011

SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL



IMPROVEMENT DETAIL KEY

DESCRIPTION	SYMBOL
ADA TRAIL - 6' WIDE	
MULTI-USE TRAIL - 8' WIDE	
PRIMARY TRAIL - 6' WIDE	
SECONDARY TRAIL - 3' WIDE	
PARK BOUNDARY	



SP-1

**PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
IMPROVEMENT PLAN**

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 2 OF 78 SHEETS

FOR CITY ENGINEER	DATE	PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	ELP	DATE
		FILED
		PROJECT ENGINEER
		COORD. COORDINATOR
		CCOMB COORDINATOR
CONTRACTOR	DATE STARTED	36768-2-D
SUPERVISOR	DATE COMPLETED	

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEY DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC WORKS PROJECT**



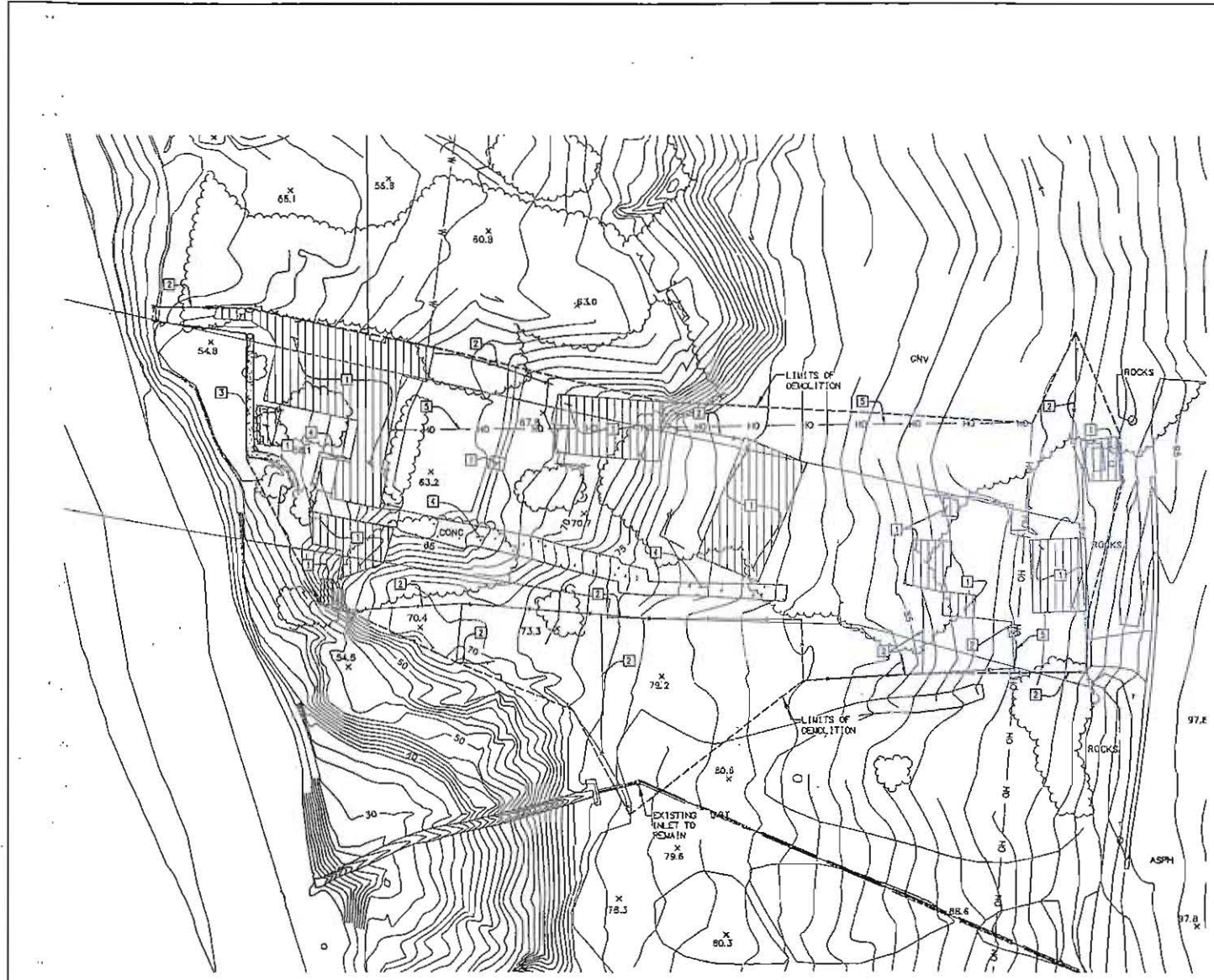
CONSULTANT

Estrada Land Planning
Urban Design Landscape Architecture Computer Imaging

019.236.0140
225 Broadway, Suite 1150
San Diego, California 92101
019.236.0578 Fax
ELP@EstradaLandPlan.com





SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL




- DEMOLITION NOTES:**
- 1 REMOVE EXISTING BUILDING FOOTINGS, CONCRETE SLAB AND ALL UTILITIES WITHIN. CONTRACTOR RESPONSIBLE FOR OBTAINING A DEMOLITION PERMIT.
 - 2 EXISTING FENCE AND FOOTINGS TO BE REMOVED.
 - 3 EXISTING BLOCK WALL AND FOOTINGS TO BE REMOVED.
 - 4 EXISTING CONCRETE TO BE REMOVED.
 - 5 EXISTING OVERHEAD POWER LINES TO BE REMOVED. CONTRACTOR TO COORDINATE WITH SOGEE.

DEMOLITION LEGEND:

EXISTING BUILDING 

EXISTING CONCRETE 

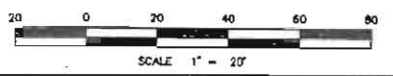
LIMITS OF DEMOLITION 

C-2

PLAN DATE IDENTIFIER
DATE OF LAST REVISION OR NEW PLAN
05/29/2013
DATE OF THIS SHEET
05/21/2013

PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
DEMOLITION PLAN

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 4 OF 78 SHEETS		ISS: _____ REV: _____
FOR CITY ENGINEER	DATE	PROJECT MANAGER
DESCRIPTION	BY APPROVED DATE PLANNED	PROJECT ENGINEER
ORIGINAL	N.E.	COST COORDINATOR
CONTRACTOR DATE STARTED		COST COORDINATOR
INSPECTOR DATE COMPLETED		36768-4-D



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REVISION	DATE	BY	PROJECT
ORIGINAL	05/29/13	CS	ENGINEER: CORY SCHBACK
			DESIGNED BY: CS
			DRAWN BY: CS
			SCALE: AS SHOWN
			JOB NO. 110-091.1



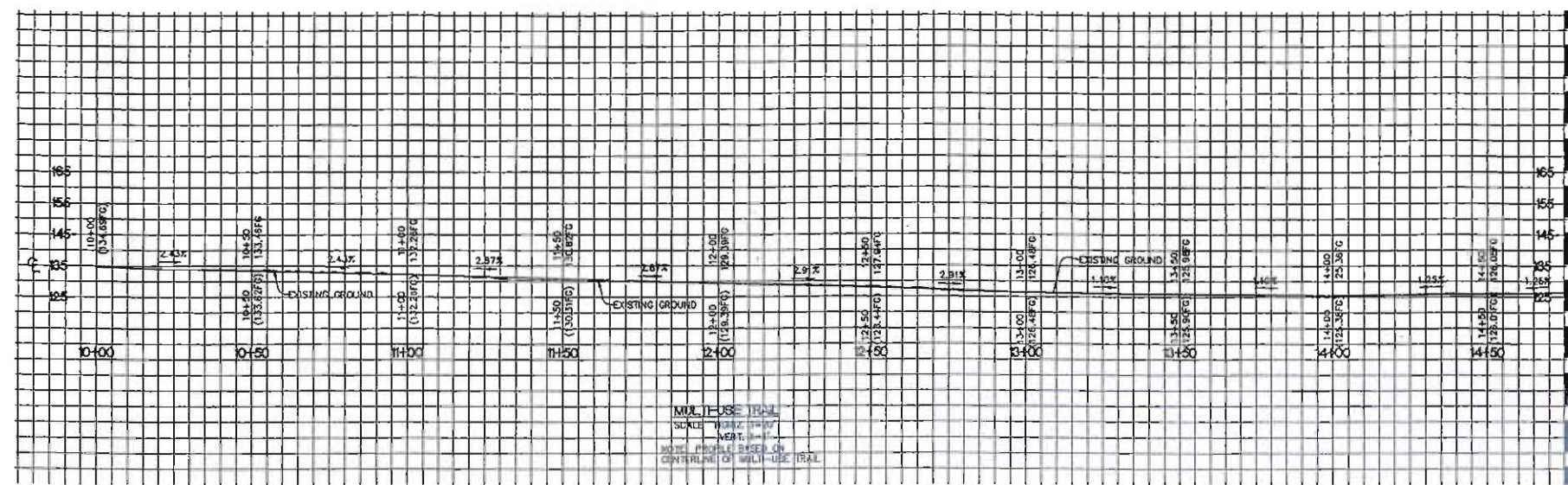
CONSTRUCTION CHANGE / ADDENDUM			WARNING
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

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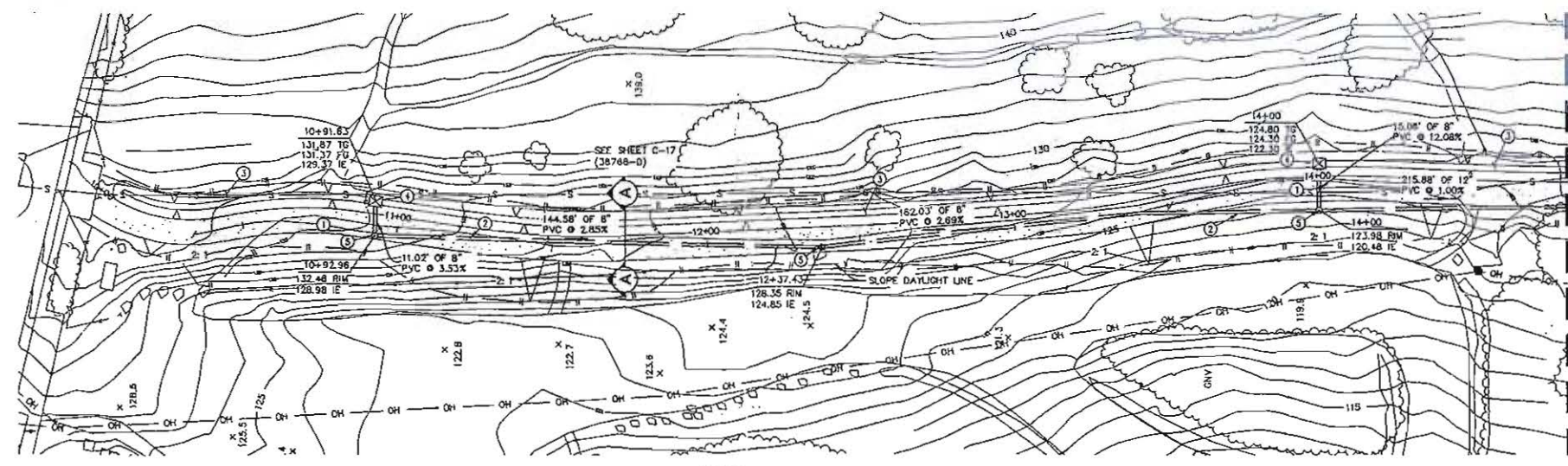
CITY OF SAN DIEGO
PUBLIC WORKS PROJECT



SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL



PROFILE VIEW



PLAN VIEW

LEGEND

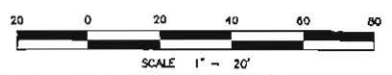
GRADING DAYLIGHT LIMITS	— — — — —
MULTI-USE TRAIL LIMITS	— — — — —
TYPE G1 GRATED INLET	□
STORM DRAIN CLEANOUT	○

- CONSTRUCTION NOTES**
1. CONSTRUCT MULTI-USE TRAIL PER DETAIL SHEET C-15 (36768-0)
 2. INSTALL PVC SDR-35 STORMDRAIN, SIZE AND SLOPE AS SHOWN ON PLAN. CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILL.
 3. CONSTRUCT 8" WIDE VEGETATED SWALE PER DETAIL SHEET C-15 (36768-0)
 4. INSTALL TYPE G1 GRATED INLET PER DETAIL SHEET C-15 (36768-0)
 5. INSTALL STORM DRAIN CLEANOUT PER DETAIL SHEET C-15 (36768-0)
 6. CONSTRUCT ADA TRAIL PER DETAIL SHEET C-15 (36768-0)
 7. CONSTRUCT 4" WIDE VEGETATED SWALE PER DETAIL SHEET C-15 (36768-0)

MATCHLINE - SEE SHEET C-6

MATCHLINE - SEE SHEET C-6

C-5



CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

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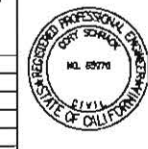
CITY OF SAN DIEGO
PUBLIC WORKS PROJECT



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CIVIL ENGINEERING & SURVEYING & LAND PLANNING
6740 Rutland Street, San Diego, California 92121-4500-4500-7700

REVISION	DATE	BY	PROJECT ENGINEER/ARCHITECT
ORIGINAL	02/20/13	CB	DESIGNED BY: CB
			DRAWN BY: CB
			SCALE: AS SHOWN
			JOB NO. 110-091.1

PLAN DATE IDENTIFIED
DATE OF LAST REVISION
05/21/2013



**PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
MULTI-USE TRAIL - PLAN AND PROFILE**

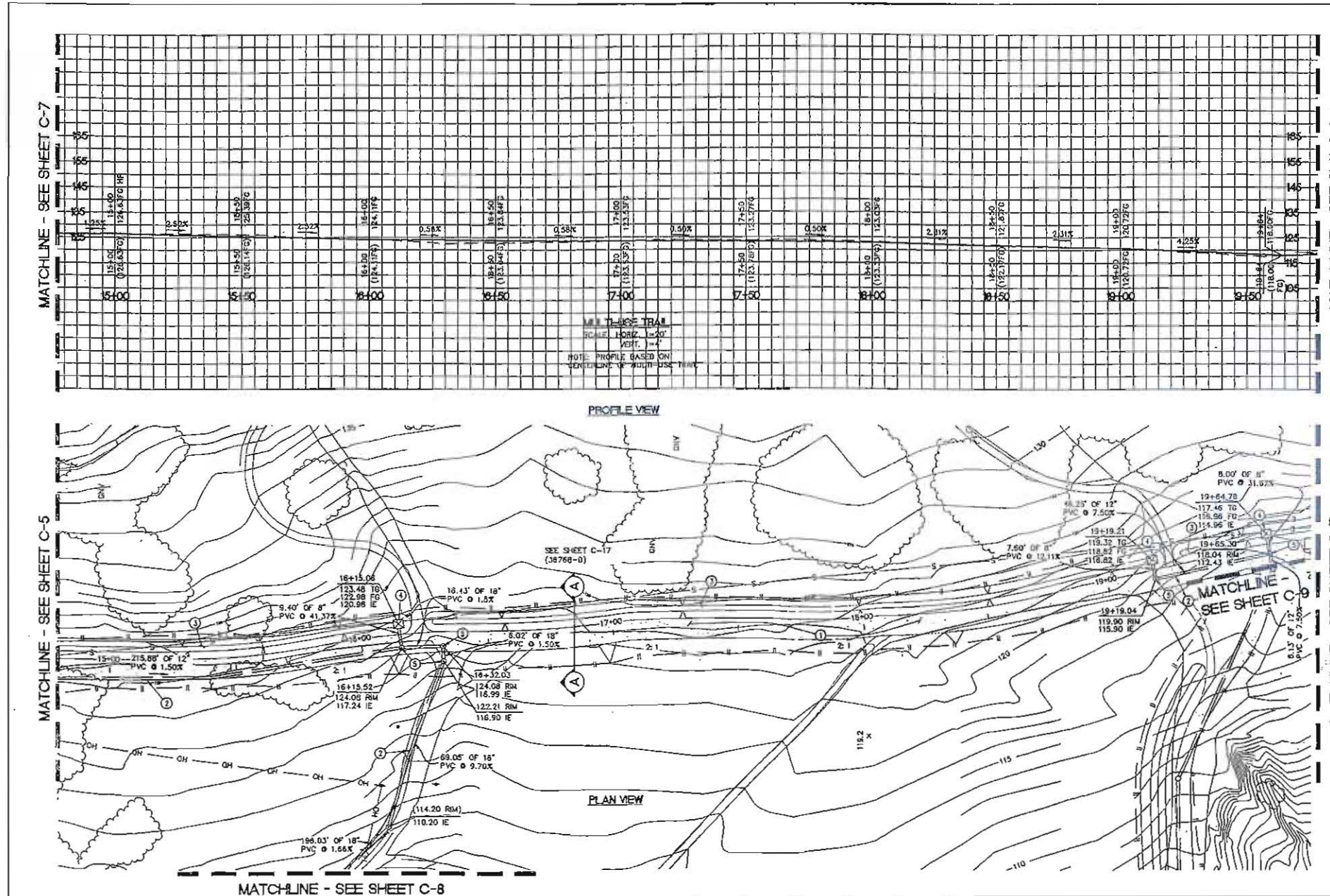
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 7 OF 78 SHEETS

FOR CITY ENGINEER	DATE	PROJECT MANAGER

DESCRIPTION	BY	APPROVED	DATE	FILED	PROJECT ENGINEER
ORIGINAL	N.E.				

CONTRACTOR: _____ DATE STARTED: _____ DATE COMPLETED: _____

36768-7-D



LEGEND

GRADING DAYLIGHT LIMITS	---
MULTI-USE TRAIL LIMITS	---
TYPE G1 GRATED INLET	□
STORM DRAIN CLEANOUT	○

- CONSTRUCTION NOTES**
- CONSTRUCT MULTI-USE TRAIL PER DETAIL SHEET C-15 (36768-D)
 - INSTALL PVC 30R-35 STORMDRAIN, SIZE AND SLOPE AS SHOWN ON PLAN. CONTRACTOR IS RESPONSIBLE FOR TRENCHING AND BACKFILL.
 - CONSTRUCT 8" WIDE VEGETATED SWALE PER DETAIL SHEET C-15 (36768-D)
 - INSTALL TYPE G1 GRATED INLET PER SORSO D-8
 - INSTALL STORM DRAIN CLEANOUT PER DETAIL SHEET C-15 (36768-D)
 - CONSTRUCT ADA TRAIL PER DETAIL SHEET C-15 (36768-D)
 - CONSTRUCT 4" WIDE VEGETATED SWALE PER DETAIL SHEET C-15 (36768-D)

PLAN DATE IDENTIFIER
 PUBLIC WORKS PROJECT
 05/21/2013

C-6

**PLANS FOR
 SUNSET CLIFFS NATURAL PARK
 HILLSIDE IMPROVEMENTS
 MULTI-USE TRAIL - PLAN AND PROFILE**

CITY OF SAN DIEGO, CALIFORNIA		DESIGNING AND CAPITAL PROJECTS DEPARTMENT		SHEET 8 OF 78 SHEETS	
FOR CITY ENGINEER	DATE	BY	APPROVED	DATE	FILED
DESCRIPTION	N.E.				
ORIGINAL					
CONTRACTOR				DATE STARTED	DATE COMPLETED
					36768-8-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
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**CITY OF SAN DIEGO
 PUBLIC WORKS PROJECT**

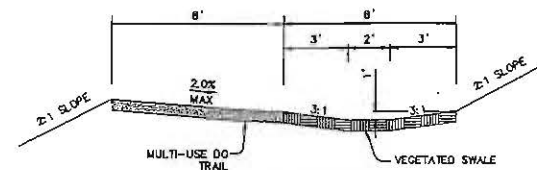


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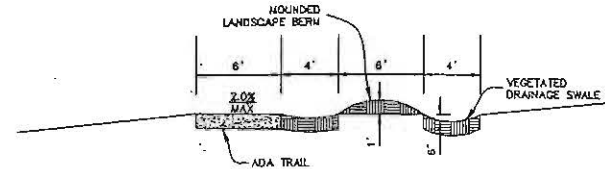
REVISION	DATE	BY	PROJECT
ORIGINAL	05/20/13	CB	ENGR. COREY SCHACK
			DESIGNED BY: CB
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			SCALE: AS SHOWN
			JOB NO. 110-091.1



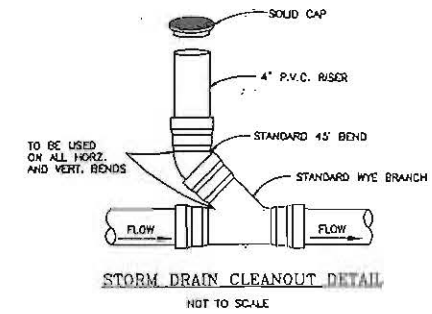
SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL



REFER TO LANDSCAPE PLANS FOR PLANTING MATERIAL AND ADDITIONAL DETAILS FOR THE MULTI USE TRAIL.
SECTION A-A
MULTI-USE TRAIL TYPICAL SECTION
 NOT TO SCALE



REFER TO LANDSCAPE PLANS FOR PLANTING MATERIAL AND ADDITIONAL DETAILS FOR THE ADA TRAIL.
SECTION B-B
ADA TRAIL TYPICAL SECTION
 NOT TO SCALE



CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

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CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

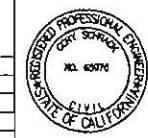


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REVISION	DATE	BY	PROJECT	ENGINEER
ORIGINAL	02/20/13	CB	ENCL-GORY SCHRACK	CB

DESIGNED BY: CB
 DRAWN BY: CB
 SCALE: AS SHOWN
 JOB NO. 110-091.1.

PLAN DATE IDENTIFIER
 02/20/13



PLANS FOR SUNSET CLIFFS NATURAL PARK HILLSIDE IMPROVEMENTS DETAILS AND SECTIONS

CITY OF SAN DIEGO, CALIFORNIA
 ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
 SHEET 17 OF 78 SHEETS

FOR CITY REVIEW	DATE	PROJECT MANAGER

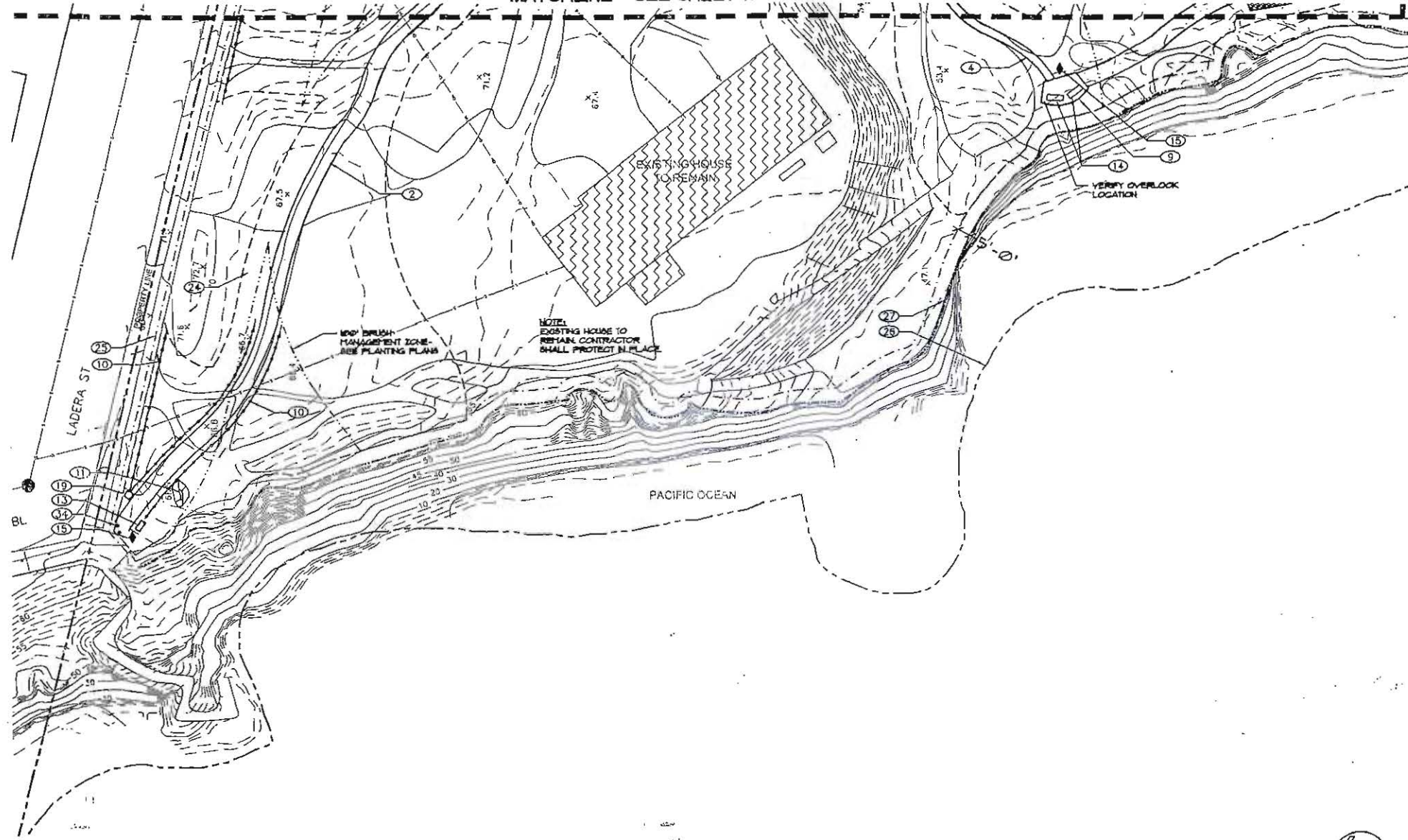
DESCRIPTION	BY	APPROVED	DATE	FILED	PROJECT ENGINEER
ORIGINAL	N.E.				

CONTRACTOR: _____ DATE STARTED: _____
 INSPECTOR: _____ DATE COMPLETED: _____

36768-17-D

C-15

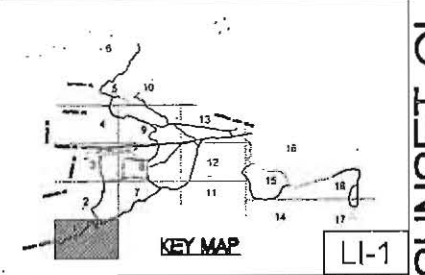
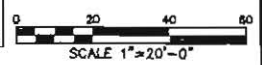
MATCHLINE - SEE SHEET 19



NUM	DESCRIPTION	SYMBOL	REFERENCE
1	DG MULTI-USE TRAIL / BUDGE LINE ACCESS MAINTENANCE EASEMENT - 8' WIDE	[Symbol]	A/36 (LD-1)
2	PRIMARY TRAIL - NATIVE SOIL 6' WIDE	[Symbol]	.....
3	DG ADA TRAIL - 6' WIDE	[Symbol]	A/36 (LD-1)
4	SECONDARY TRAIL - NATIVE SOIL - 3' WIDE	[Symbol]	.....
5	DISPATCHER	[Symbol]	D/31 (LD-2)
6	NEW AC CURB	[Symbol]	SDRSD G-9 (TYPE B)
7	PEDESTRIAN BRIDGE	[Symbol]	F/31 (LD-2)
8	CRIB LADDER STAIRWAY	[Symbol]	F/36 (LD-1)
9	OVERLOOK	[Symbol]	C/36 (LD-1)
10	POST AND CABLE RAILING	[Symbol]	D/36 (LD-1)
11	ENTRY MONUMENT	[Symbol]	G/36 (LD-1)
12	INFORMATIONAL SIGN	[Symbol]	I/36 (LD-1)
13	INTERPRETIVE SIGN	[Symbol]	D/36 (LD-1)
14	WOOD BENCH	[Symbol]	E/36 (LD-1)
15	REVEGETATION IN PROGRESS SIGN	[Symbol]	B/31 (LD-2)
16	END OF TRAIL SIGN	[Symbol]	B/31 (LD-2)
17	DIRECTIONAL SIGN INDICATING PARKING LOTS	[Symbol]	B/31 (LD-2)
18	ADA DIRECTIONAL SIGN	[Symbol]	A/31 (LD-2)
19	TRASH RECEPTACLE	[Symbol]	.....
20	PROPOSED SWALE	[Symbol]	SEE CIVIL DWS
21	STORM DRAIN INLET	[Symbol]	SEE CIVIL DWS
22	STORM DRAIN CLEAN OUT	[Symbol]	SEE CIVIL DWS
23	STORM DRAIN MAN LINE	[Symbol]	SEE CIVIL DWS
24	PHASE I REVEGETATION BOUNDARY	[Symbol]	.....
25	LIMIT OF WORK LINE	[Symbol]	.....
26	PROPERTY LINE	[Symbol]	.....
27	TOP OF BLUFF LINE	[Symbol]	.....
28	GRADE DIP	[Symbol]	C/31 (LD-2)
29	TEMPORARY AC DRIVE	[Symbol]	SDRSD G-9 (TYPE D)
30	EXISTING CATHODIC TEST STATION	[Symbol]	SEE AG-31A-TS
31	EXISTING BLOW-OFF VAULT	[Symbol]	SEE AG-31A-TS
32	RAISED CALIBRAY	[Symbol]	A/36 (LD-3)
33	TIMBER CRIB WALL	[Symbol]	B/36 (LD-3)
34	REMOVABLE BOLLARD	[Symbol]	SDRSD M-16

- NOTES:**
- PRIOR TO CONSTRUCTION, A NESTING SURVEY FOR RAPTORS WILL BE CONDUCTED. RAPTORS THAT POTENTIALLY NEST WITHIN THE PROJECT AREA INCLUDES COOPER'S HAWK, RED-SHOULDERED HAWK, AND WHITE-TAILED KITE.
 - IN ADDITION, A SURVEY SHALL BE CONDUCTED WITHIN 500 FEET OF IMPACT AREAS TO IDENTIFY IF THERE ARE POTENTIAL NESTING BURROWS OF THE BURROUGHS OUL.
 - NO IMPROVEMENTS ARE TO BE MADE DURING RAPTOR OR OUL BREEDING SEASONS.
 - NESTING BIRD DISCLOSURE - PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION AND ARE PROTECTED UNDER U.S. AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR CA LAW: FISH AND GAME CODE 38000.
 - CORP CODE 38000 STATES: "IT IS UNLAWFUL TO TAKE POSSESSION, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."
 - THERE IS THE POSSIBILITY OF ENCOUNTERING BURIAL ASH AND WASTE DURING CONSTRUCTION. CONTRACTOR SHALL ADHERE TO THE COMMUNITY HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN.

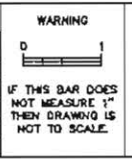
SEE SHEET 36, SHEET 31 AND SHEET 38 FOR CONSTRUCTION DETAILS.
SEE SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 18 OF 78 SHEETS		ISS: _____
FOR CITY ENGINEER:		PROJECT MANAGER:
DATE:	BY:	PROJECT ENGINEER:
APPROVED:	DATE:	COORDINATOR:
FILED:	DATE:	COORDINATOR:
CONTRACTOR INSPECTOR:		DATE STARTED: _____
		DATE COMPLETED: _____

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.



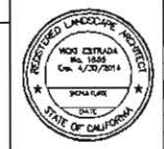
CITY OF SAN DIEGO
PUBLIC WORKS PROJECT



CONSULTANT

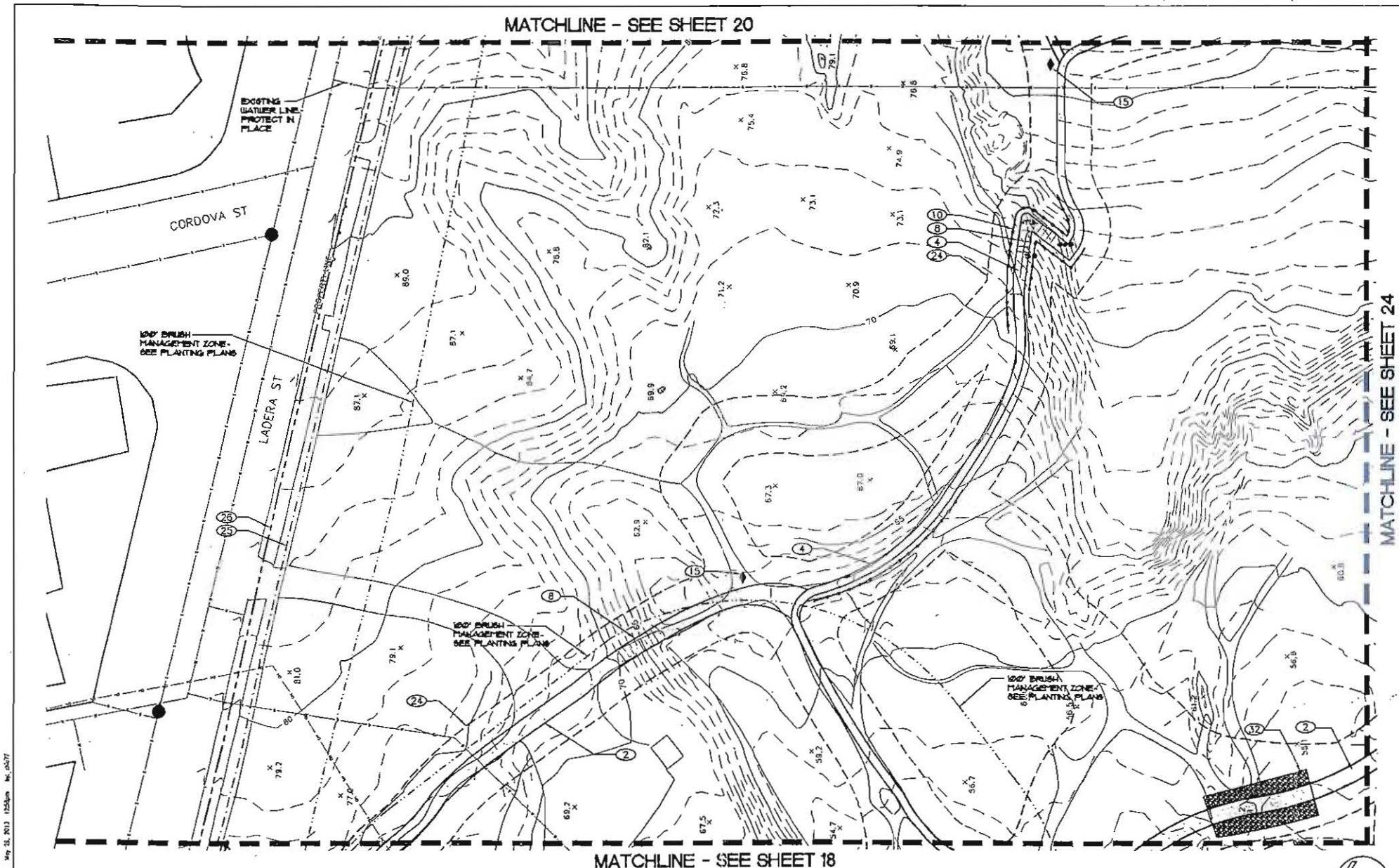
Estrada Land Planning
Urban Design Landscape Architecture Computer Imaging

619.238.0443
225 Broadway, Suite 1650
San Diego, California 92101
619.238.0578 Fax
ELP@estrada_landplanning.com

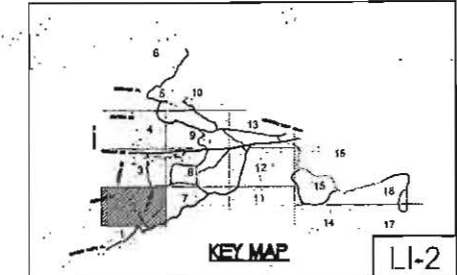


SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL

Drawing Name: N:\Projects\100% Submittal\100% Submittal\100% Submittal.dwg 11-1 8/21/2013 12:59pm 104807



NUM.	DESCRIPTION	SYMBOL	REFERENCE
1	DG MULTI-USE TRAIL / BLUDGE LINE ACCESS MAINTENANCE EASEMENT - 8' WIDE	[Symbol]	A/26 (LD-1)
2	PRIMARY TRAIL - NATIVE SOIL 6' WIDE	[Symbol]	-----
3	DG ADA TRAIL - 6' WIDE	[Symbol]	A/26 (LD-1)
4	SECONDARY TRAIL - NATIVE SOIL - 3' WIDE	[Symbol]	-----
5	DISSEMPATER	[Symbol]	D/31 (LD-2)
6	NEW AC CURB	[Symbol]	BORSO G-5 (TYPE B)
7	PEDESTRIAN BRIDGE	[Symbol]	F/31 (LD-2)
8	CRIB LADDER STAIRWAY	[Symbol]	F/30 (LD-1)
9	OVERLOOK	[Symbol]	C/26 (LD-1)
10	POST AND CABLE RAILING	[Symbol]	B/36 (LD-1)
11	ENTRY MONUMENT	[Symbol]	G/26 (LD-1)
12	INFORMATIONAL SIGN	[Symbol]	I/36 (LD-1)
13	INTERPRETIVE SIGN	[Symbol]	D/36 (LD-1)
14	WOOD BENCH	[Symbol]	E/36 (LD-1)
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17	DIRECTIONAL SIGN INDICATING PARKING LOTS	[Symbol]	B/31 (LD-2)
18	ADA DIRECTIONAL SIGN	[Symbol]	A/31 (LD-2)
19	TRASH RECEPTACLE	[Symbol]	-----
20	PROPOSED SWILE	[Symbol]	SEE CIVIL DESIG.
21	STORM DRAIN INLET	[Symbol]	SEE CIVIL DESIG.
22	STORM DRAIN CLEAN OUT	[Symbol]	SEE CIVIL DESIG.
23	STORM DRAIN MAIN LINE	[Symbol]	SEE CIVIL DESIG.
24	PHASE I REVEGETATION BOUNDARY	[Symbol]	-----
25	LIMIT OF WORK LINE	[Symbol]	-----
26	PROPERTY LINE	[Symbol]	-----
27	TOP OF BLUFF LINE	[Symbol]	-----
28	GRADE DIP	[Symbol]	C/21 (LD-2)
29	TEMPORARY AC DRIVE	[Symbol]	BORSO G-5 (TYPE B)
30	EXISTING GATHING TEST STATION	[Symbol]	SEE AS-BUILTS
31	EXISTING BLOW-OFF VAULT	[Symbol]	SEE AS-BUILTS
32	RAISED CALENSIAT	[Symbol]	A/30 (LD-3)
33	TIPPER CRIB WALL	[Symbol]	B/30 (LD-3)
34	REMOVABLE BOLLARD	[Symbol]	BORSO 11-16



NOTES:

- PRIOR TO CONSTRUCTION, A NESTING SURVEY FOR RAPTORS WILL BE CONDUCTED. RAPTORS THAT POTENTIALLY NEST WITHIN THE PROJECT AREA INCLUDE COOPER'S HAWK, RED-SHOULDERED HAWK, AND WHITE-TAILED KITE.
- IN ADDITION, A SURVEY SHALL BE CONDUCTED WITHIN 300 FEET OF IMPACT AREAS TO IDENTIFY IF THERE ARE POTENTIAL NESTING BURROWS OF THE BURROUGHS OWL.
- NO IMPROVEMENTS ARE TO BE MADE DURING RAPTOR OR OWL BREEDING SEASONS.
- NESTING BIRD DISCLOSURE - PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER U.S. AND STATE LAWS INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR, CA LAWS: FISH AND GAME CODE 38001.
- CODS CODE 3609 STATES: "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."
- THERE IS THE POSSIBILITY OF ENCOUNTERING BURIAL AND WASTE CURBS. CONSTRUCTION CONTRACTOR SHALL ADHERE TO THE COMMUNITY HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN.

SEE SHEET 30, SHEET 31 AND SHEET 38 FOR CONSTRUCTION DETAILS.
SEE SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SCALE 1"=20'-0"

CONSTRUCTION CHANGE / ADDENDUM			WARNING
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT



CONSULTANT

Estrada Land Planning
Urban Design Landscape Architecture Computer Imaging

819.236.0143
225 Broadway, Suite 1180
San Diego, California 92101
819.236.0578 Fax
ELP@EstradaLandPlan.com

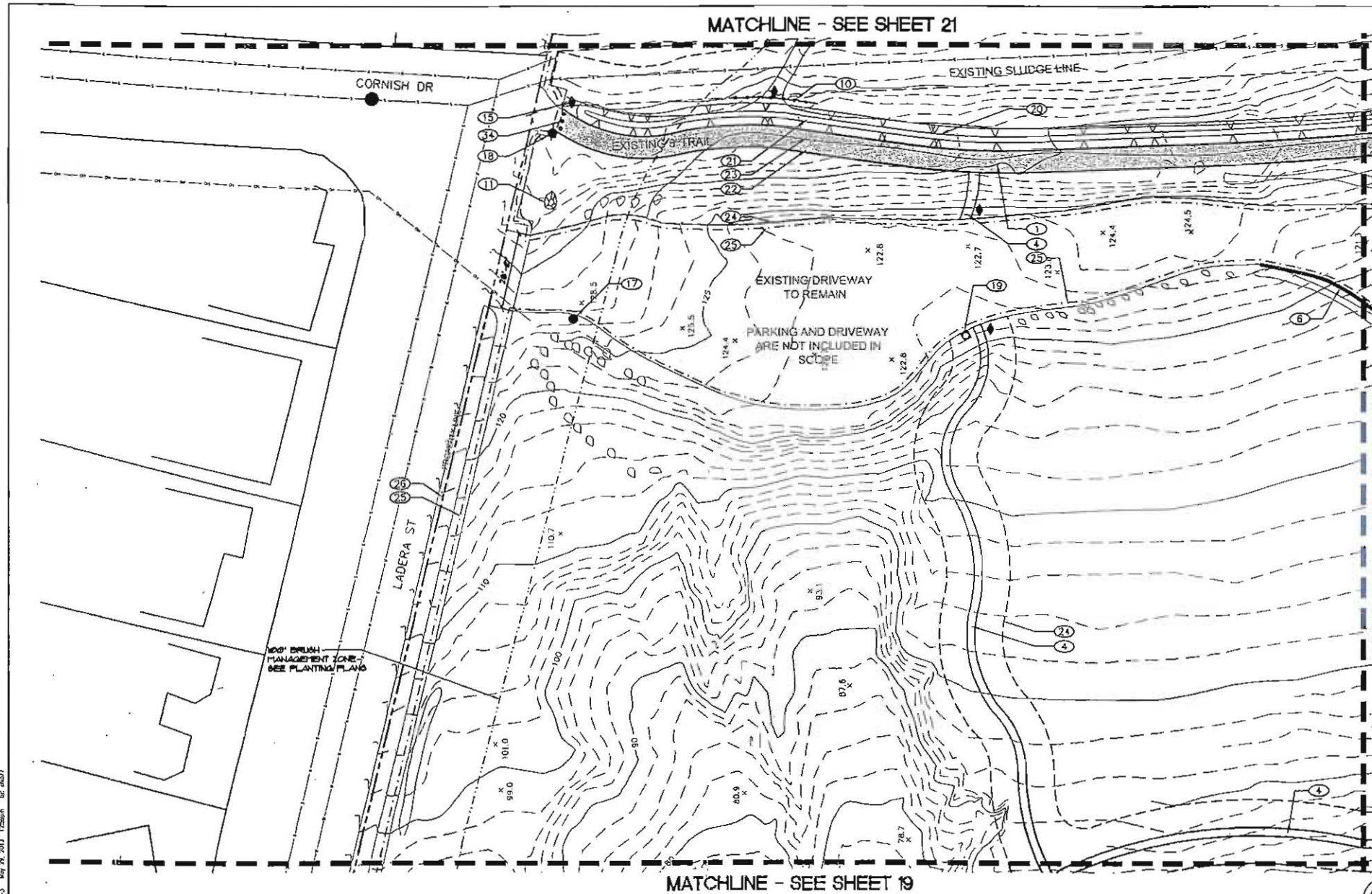
REGISTERED LANDSCAPE ARCHITECT
NO. 15234
EX. 1/20/2014
STATE OF CALIFORNIA

PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
IMPROVEMENT PLAN

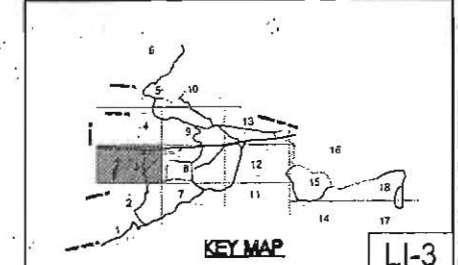
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 19 OF 78 SHEETS

CONTRACTOR: DATE STARTED: DATE COMPLETED: 36768-19-D

SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL



NUM	DESCRIPTION	SYMBOL	REFERENCE
1	DG MULTI-USE TRAIL / SLUDGE LINE ACCESS MAINTENANCE BASEMENT - 8' WIDE	[Symbol]	A/36 (LD-1)
2	PRIMARY TRAIL - NATIVE SOIL 6' WIDE	[Symbol]	-----
3	DG ADA TRAIL - 6' WIDE	[Symbol]	A/36 (LD-1)
4	SECONDARY TRAIL - NATIVE SOIL - 3' WIDE	[Symbol]	-----
5	DIMPATER	[Symbol]	D/31 (LD-2)
6	NEW AC CURB	[Symbol]	SORSO G-5 (TYPE B)
7	PEDESTRIAN BRIDGE	[Symbol]	F/31 (LD-2)
8	CRIB LADDER STAIRWAY	[Symbol]	F/26 (LD-1)
9	OVERLOOK	[Symbol]	C/36 (LD-1)
10	POST AND CABLE RAILING	[Symbol]	B/36 (LD-1)
11	ENTRY MONUMENT	[Symbol]	G/36 (LD-1)
12	INFORMATIONAL SIGN	[Symbol]	U/36 (LD-1)
13	INTERPRETIVE SIGN	[Symbol]	D/36 (LD-1)
14	WOOD BENCH	[Symbol]	E/36 (LD-1)
15	VEGETATION IN PROGRESS SIGN	[Symbol]	B/31 (LD-2)
16	END OF TRAIL SIGN	[Symbol]	B/31 (LD-2)
17	DIRECTIONAL SIGN INDICATING PARKING LOTS	[Symbol]	B/31 (LD-2)
18	ADA DIRECTIONAL SIGN	[Symbol]	A/31 (LD-2)
19	TRASH RECEPTACLE	[Symbol]	-----
20	PROPOSED SWALE	[Symbol]	SEE CIVIL DWGS.
21	STORM DRAIN INLET	[Symbol]	SEE CIVIL DWGS.
22	STORM DRAIN CLEAN OUT	[Symbol]	SEE CIVIL DWGS.
23	STORM DRAIN MAIN LINE	[Symbol]	SEE CIVIL DWGS.
24	PHASE I REVEGETATION BOUNDARY	[Symbol]	-----
25	LINE OF WORK LINE	[Symbol]	-----
26	PROPERTY LINE	[Symbol]	-----
27	TOP OF BLUFF LINE	[Symbol]	-----
28	GRADE DIP	[Symbol]	C/31 (LD-2)
29	TEMPORARY AC DIKE	[Symbol]	SORSO G-5 (TYPE D)
30	EXISTING CATHODIC TEST STATION	[Symbol]	SEE AS-BUILTS
31	EXISTING BLOW-OFF VAULT	[Symbol]	SEE AS-BUILTS
32	RAISED CAUSWAY	[Symbol]	A/36 (LD-3)
33	TIMBER CRIB WALL	[Symbol]	B/36 (LD-3)
34	REMOVABLE BOLLARD	[Symbol]	SORSO M-16



- NOTES:**
- PRIOR TO CONSTRUCTION, A NESTING SURVEY FOR RAPTORS WILL BE CONDUCTED. RAPTORS THAT POTENTIALLY NEST WITHIN THE PROJECT AREA INCLUDE COOPER'S HAWK, RED-SHOULDERED HAWK, AND WHITE-TAILED KITE.
 - IN ADDITION, A SURVEY SHALL BE CONDUCTED WITHIN 300 FEET OF IMPACT AREAS TO IDENTIFY IF THERE ARE POTENTIAL NESTING BURROWS OF THE SURROUNDING OIL.
 - NO IMPROVEMENTS ARE TO BE MADE DURING RAPTORS OR OIL BREEDING SEASONS.
 - NESTING BIRD DISCLOSURE - PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION AND ARE PROTECTED UNDER US AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR, CA LAWFISH AND GAB'S COPE 3862.
 - CODG CODE 3563 STATES: "IT IS UNLAWFUL TO TAKE POSSESSION, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO.
 - THERE IS THE POSSIBILITY OF ENCOUNTERING BURN ASH AND WASTE DURING CONSTRUCTION. CONTRACTOR SHALL ADHERE TO THE COMMUNITY HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN.

SEE SHEET 34, SHEET 31 AND SHEET 36 FOR CONSTRUCTION DETAILS.
SEE SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

TEMPORARY IMP CONSTRUCTION SEE STORM WATER PRIORITIES HIGH MEDIUM LOW SPEC. NO.

SCALE 1" = 20'-0"

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT



CONSULTANT

Estrada Land Planning
Urban Design Landscape Architecture Computer Imaging

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PLANS FOR SUNSET CLIFFS NATURAL PARK HILLSIDE IMPROVEMENTS IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 20 OF 78 SHEETS

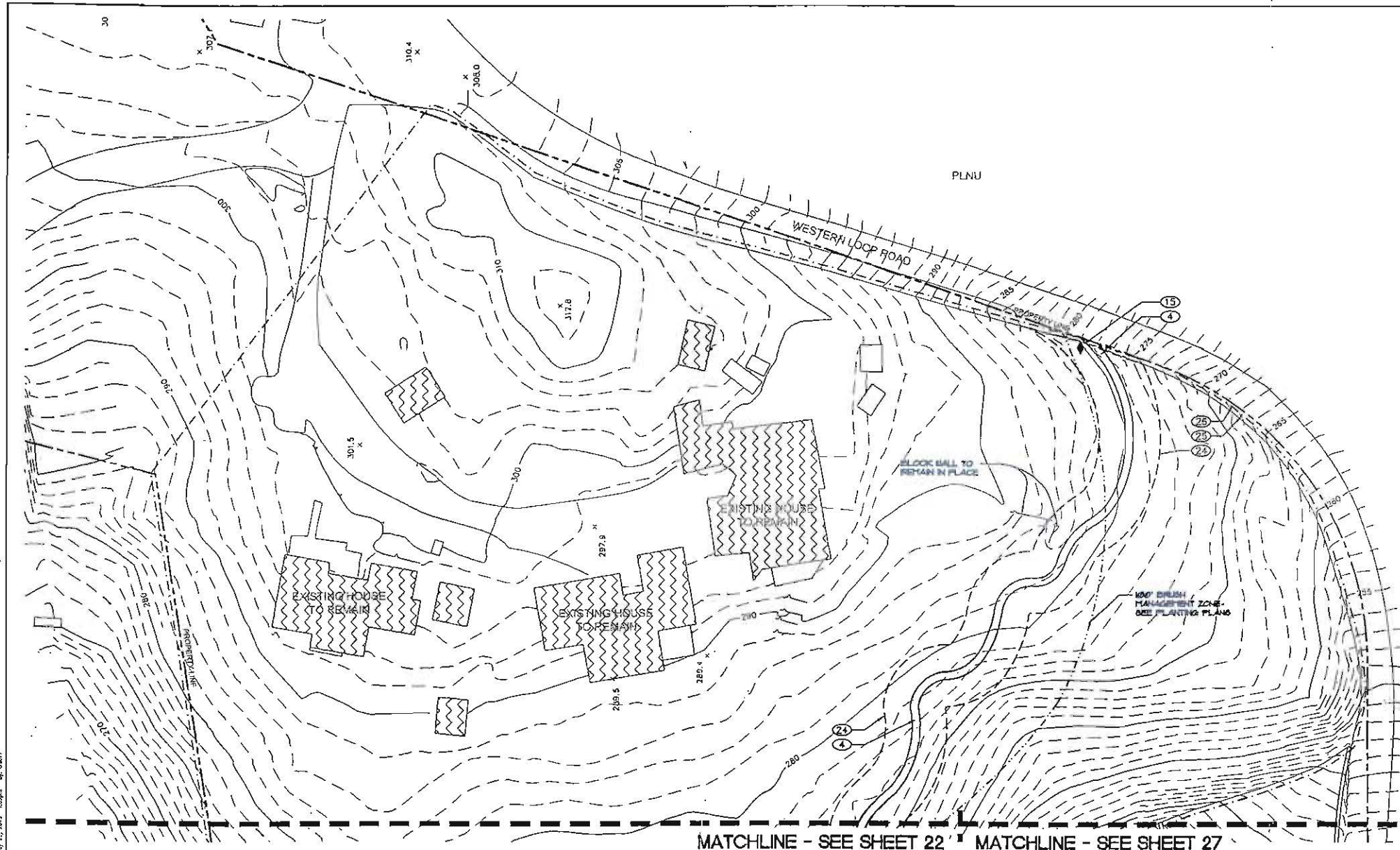
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NO: _____

FOR CITY ENGINEER	DATE	PROJECT MANAGER

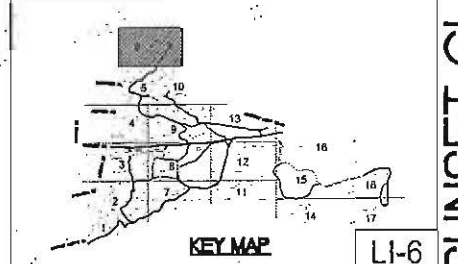
DESCRIPTION	BY	APPROVED	DATE	PLAID	PROJECT ENGINEER

CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____

36768-20-D



NO.	DESCRIPTION	SYMBOL	REFERENCE
1	DG MULTI-USE TRAIL / SLUDGE LINE ACCESS MAINTENANCE EASEMENT - 8' WIDE	[Symbol]	A/26 (LD-1)
2	PRIMARY TRAIL - NATIVE SOIL 6' WIDE	[Symbol]	-----
3	DG ADA TRAIL - 6' WIDE	[Symbol]	A/26 (LD-1)
4	SECONDARY TRAIL - NATIVE SOIL - 3' WIDE	[Symbol]	-----
5	DRAINAGE	[Symbol]	D/31 (LD-2)
6	NEW AG CURB	[Symbol]	SDRSO G-5 (TYPE B)
7	PEDESTRIAN BRIDGE	[Symbol]	F/31 (LD-2)
8	CRUISE LADDER STAIRWAY	[Symbol]	F/36 (LD-1)
9	OVERLOOK	[Symbol]	C/26 (LD-1)
10	POST AND CABLE RAILING	[Symbol]	B/26 (LD-1)
11	ENTRY MONUMENT	[Symbol]	G/26 (LD-1)
12	INFORMATIONAL SIGN	[Symbol]	I/26 (LD-1)
13	INTERPRETIVE SIGN	[Symbol]	D/26 (LD-1)
14	WOOD BENCH	[Symbol]	E/26 (LD-1)
15	'REVEGETATION IN PROGRESS' SIGN	[Symbol]	B/31 (LD-2)
16	'END OF TRAIL' SIGN	[Symbol]	B/31 (LD-2)
17	DIRECTIONAL SIGN INDICATING PARKING LOTS	[Symbol]	B/31 (LD-2)
18	ADA DIRECTIONAL SIGN	[Symbol]	A/31 (LD-2)
19	TRASH RECEPTACLE	[Symbol]	-----
20	PROPOSED SWALE	[Symbol]	SEE CIVIL DUGS.
21	STORM DRAIN INLET	[Symbol]	SEE CIVIL DUGS.
22	STORM DRAIN CLEAN OUT	[Symbol]	SEE CIVIL DUGS.
23	STORM DRAIN MAIN LINE	[Symbol]	SEE CIVIL DUGS.
24	PHASE I REVEGETATION BOUNDARY	[Symbol]	-----
25	LEFT OF WORK LINE	[Symbol]	-----
26	PROPERTY LINE	[Symbol]	-----
27	TOP OF BLUFF LINE	[Symbol]	-----
28	GRADE DIP	[Symbol]	C/31 (LD-2)
29	TEMPORARY AG DIKE	[Symbol]	SDRSO T-5 (TYPE D)
30	EXISTING CATHODIC TEST STATION	[Symbol]	SEE AS-PULL-TS
31	EXISTING BLOW-OFF VAULT	[Symbol]	SEE AS-PULL-TS
32	RAISED CAUSEWAY	[Symbol]	A/28 (LD-3)
33	TIMBER CRIB WALL	[Symbol]	B/26 (LD-3)
34	REMOVABLE BOLLARD	[Symbol]	SDRSO T-14



NOTES:

- PRIOR TO CONSTRUCTION, A NESTING SURVEY FOR RAPTORS WILL BE CONDUCTED. RAPTORS THAT POTENTIALLY NEST WITHIN THE PROJECT AREA INCLUDE COOPER'S HAWK, RED-SHOULDERED HAWK, AND WHITE-TAILED KITE.
- IN ADDITION, A SURVEY SHALL BE CONDUCTED WITHIN 300 FEET OF IMPACT AREAS TO IDENTIFY IF THERE ARE POTENTIAL NESTING BURROWS OF THE BURROUGHS OIL.
- NO IMPROVEMENTS ARE TO BE MADE DURING RAPTORS OR OIL BREEDING SEASONS.
- NESTING BIRD DISCLOSURE - PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER US AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR, CA LAW-FISH AND GAME CODE 3669.

CGRS CODE 3669 STATES: "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."

B. THERE IS THE POSSIBILITY OF ENCOUNTERING BURN ASH AND WASTE DURING CONSTRUCTION. CONTRACTOR SHALL ADHERE TO THE COMMUNITY HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN.

SEE SHEET 24, SHEET 31 AND SHEET 38 FOR CONSTRUCTION DETAILS.
SEE SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SCALE 1"=20'-0"

CONSTRUCTION CHANGE / ADDENDUM			WARNING
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

CONSULTANT

Estrada Land Planning
Urban Design Landscape Architecture Computer Imaging

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619.236.0578 Fax
ELP@EstradaLandPlan.com

PLANS FOR SUNSET CLIFFS NATURAL PARK HILLSIDE IMPROVEMENTS IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 23 OF 78 SHEETS

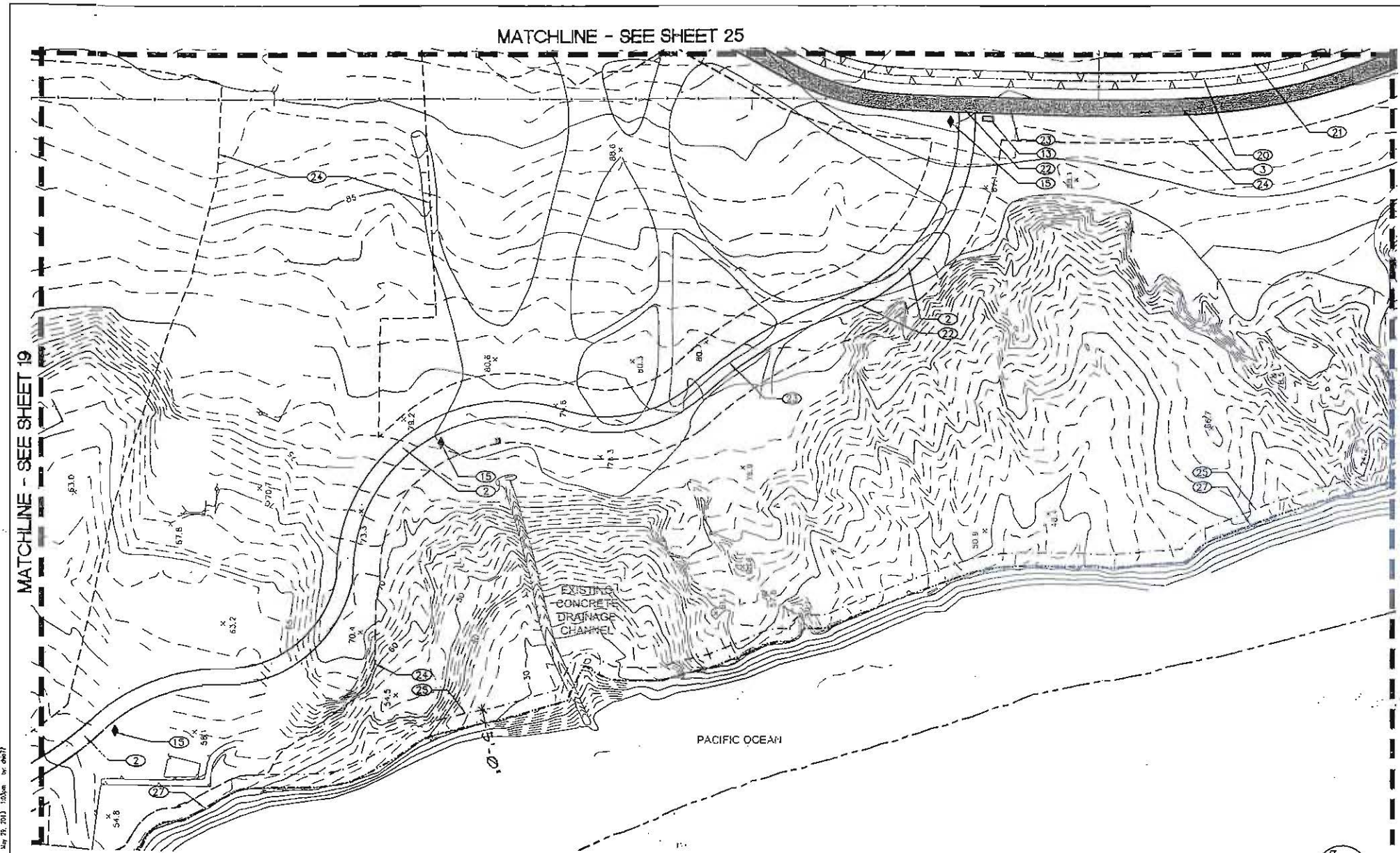
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INSPECTOR: _____

PROJECT MANAGER: _____
PROJECT ENGINEER: _____
COORDINATOR: _____

36768-23-D

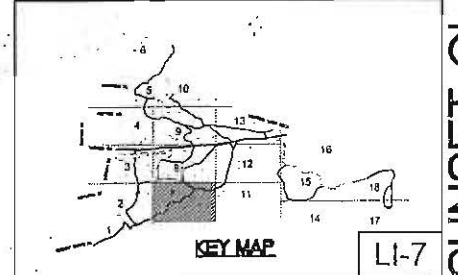
SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL



NUM	DESCRIPTION	SYMBOL	REFERENCE
1	DG MULTI-USE TRAIL / BUDGE LINE ACCESS MAINTENANCE BASEMENT - 8' WIDE	[Symbol]	A/26 (LD-1)
2	PRIMARY TRAIL - NATIVE SOIL 6' WIDE	[Symbol]	.....
3	DG ADA TRAIL - 6' WIDE	[Symbol]	A/26 (LD-1)
4	SECONDARY TRAIL - NATIVE SOIL - 3' WIDE	[Symbol]	.....
5	DISSEMPATER	[Symbol]	D/31 (LD-2)
6	NEW AC CURB	[Symbol]	SCRSO G-9 (TYPE B)
7	PEDESTRIAN BRIDGE	[Symbol]	F/31 (LD-2)
8	CRIB LADDER STAIRWAY	[Symbol]	F/36 (LD-1)
9	OVERLOOK	[Symbol]	C/26 (LD-1)
10	POST AND CABLE RAILING	[Symbol]	B/36 (LD-1)
11	ENTRY MONUMENT	[Symbol]	G/26 (LD-1)
12	INFORMATIONAL SIGN	[Symbol]	I/36 (LD-1)
13	INTERPRETIVE SIGN	[Symbol]	D/36 (LD-1)
14	WOOD BENCH	[Symbol]	E/26 (LD-1)
15	REVEGETATION IN PROGRESS SIGN	[Symbol]	BV/31 (LD-2)
16	END OF TRAIL SIGN	[Symbol]	BV/31 (LD-2)
17	DIRECTIONAL SIGN INDICATING PARKING LOTS	[Symbol]	BV/31 (LD-2)
18	ADA DIRECTIONAL SIGN	[Symbol]	A/31 (LD-2)
19	TRASH RECEPTACLE	[Symbol]	.....
20	PROPOSED SWALE	[Symbol]	SEE CIVIL DWS
21	STORM DRAIN INLET	[Symbol]	SEE CIVIL DWS
22	STORM DRAIN CLEAN OUT	[Symbol]	SEE CIVIL DWS
23	STORM DRAIN MAN LINE	[Symbol]	SEE CIVIL DWS
24	PHASE I REVEGETATION BOUNDARY	[Symbol]	.....
25	LIMIT OF WORK LINE	[Symbol]	.....
26	PROPERTY LINE	[Symbol]	.....
27	TOP OF BLUFF LINE	[Symbol]	.....
28	GRADE DIP	[Symbol]	C/31 (LD-3)
29	TEMPORARY AC DIKE	[Symbol]	SCRSO G-5 (TYPE D)
30	EXISTING CATHODIC TEST STATION	[Symbol]	SEE AS-BUILTS
31	EXISTING IN-COU-OFF VAULT	[Symbol]	SEE AS-BUILTS
32	RAISED CAUSEWAY	[Symbol]	A/26 (LD-3)
33	TIMBER CRIB WALL	[Symbol]	B/36 (LD-3)
34	REMOVABLE BOLLARD	[Symbol]	SCRSO H-16

NOTES:

- PRIOR TO CONSTRUCTION A NESTING SURVEY FOR RAPTORS WILL BE CONDUCTED. RAPTORS THAT POTENTIALLY NEST WITHIN THE PROJECT AREA INCLUDE COOPER'S HAWK, RED-SHOULDERED HAWK, AND WHITE-TAILED KITE.
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- NO IMPROVEMENTS ARE TO BE MADE DURING RAPTOR OR OUL BREEDING SEASONS.
- NESTING BIRD DISCLOSURE - PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION AND ARE PROTECTED UNDER U.S. AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR CA LAW: FISH AND GAME CODE 3062.
- CDCS CODE 3503 STATES: "IT IS UNLAWFUL TO TAKE POSSESSION OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."
- THERE IS THE POSSIBILITY OF ENCOUNTERING BURIAL ASH AND WASTE DURING CONSTRUCTION. CONTRACTOR SHALL ADHERE TO THE COMMUNITY HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN.




CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CITY OF SAN DIEGO
PUBLIC WORKS PROJECT**

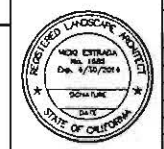


SEE SHEET 34, SHEET 31 AND SHEET 30 FOR CONSTRUCTION DETAILS.
SEE SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

CONSULTANT

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Urban Design Landscape Architecture Computer Imaging

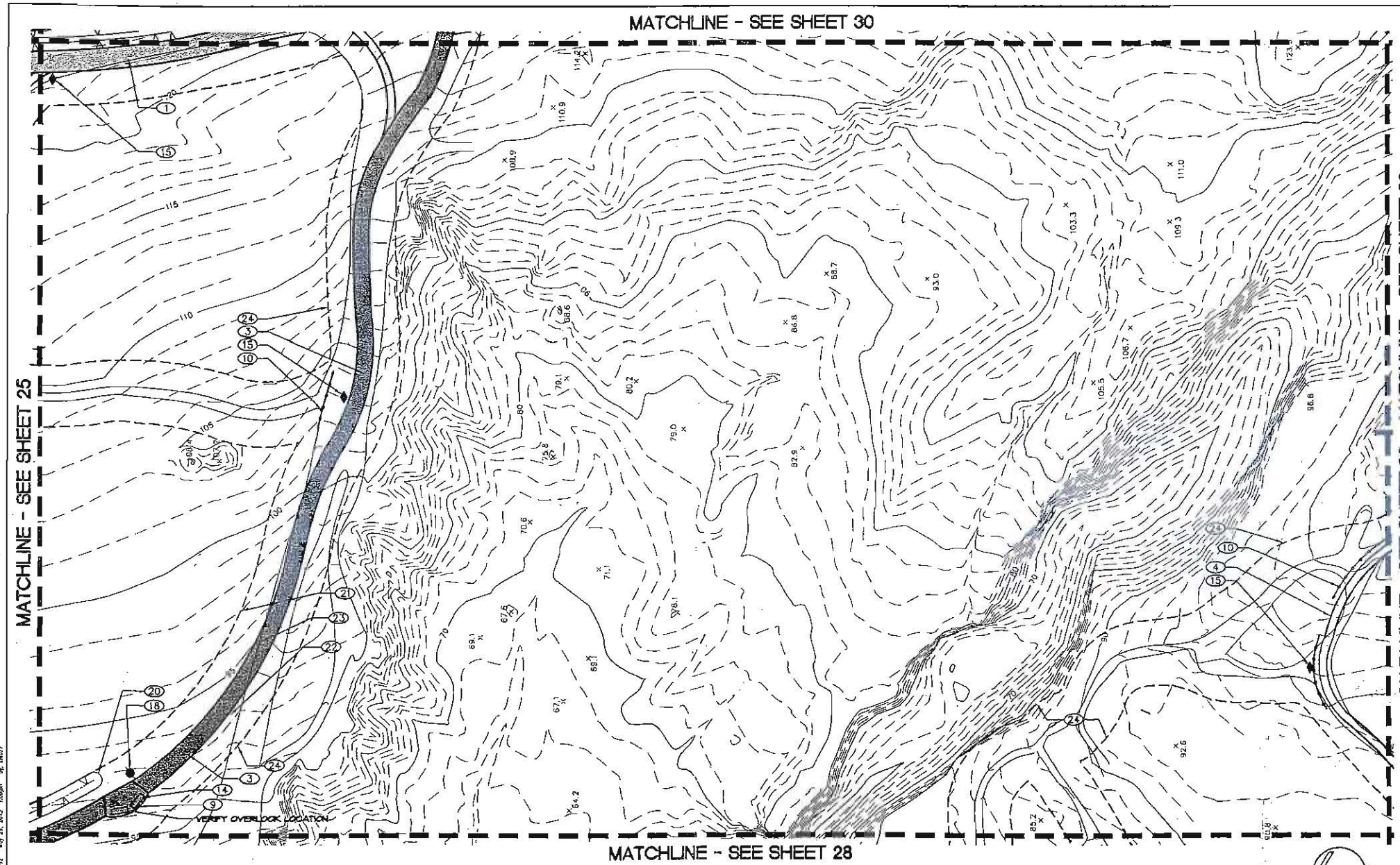
619.238.0143
225 Broadway, Suite 1160
San Diego, California 92101
619.238.0578 Fax
ELP@EstradaLandPlan.com



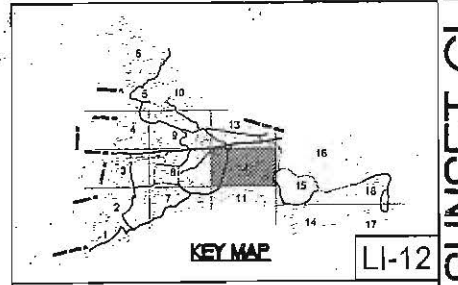
**PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
IMPROVEMENT PLAN**

CITY OF SAN DIEGO, CALIFORNIA		ENGINEERING AND CAPITAL PROJECTS DEPARTMENT	SHEET 24 OF 78 SHEETS
FOR CITY ENGINEER	DATE	PROJECT MANAGER	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ELP		
CONTRACTOR	DATE STARTED	DATE COMPLETED	36768-24-D

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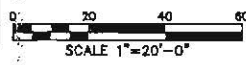
N.I.M.	DESCRIPTION	SYMBOL	REFERENCE
1	DG MULTI-USE TRAIL / BLUDGE LINE ACCESS MAINTENANCE EASEMENT - 8' WIDE	[Symbol]	A/36 (LD-1)
2	PRIMARY TRAIL - NATIVE SOIL 6' WIDE	[Symbol]	A/36 (LD-1)
3	DG ADA TRAIL - 6' WIDE	[Symbol]	A/36 (LD-1)
4	SECONDARY TRAIL - NATIVE SOIL - 3' WIDE	[Symbol]	A/36 (LD-1)
5	DISSEMPATER	[Symbol]	D/31 (LD-2)
6	NEW AC CURB	[Symbol]	SDRSD G-5 (TYPE B)
7	PEDESTRIAN BRIDGE	[Symbol]	F/31 (LD-2)
8	CRIB LADDER STAIRWAY	[Symbol]	F/36 (LD-1)
9	OVERLOOK	[Symbol]	C/36 (LD-1)
10	POST AND CABLE RAILING	[Symbol]	B/36 (LD-1)
11	ENTRY MONUMENT	[Symbol]	G/36 (LD-1)
12	INFORMATIONAL SIGN	[Symbol]	I/36 (LD-1)
13	INTERPRETIVE SIGN	[Symbol]	D/36 (LD-1)
14	WOOD BENCH	[Symbol]	E/36 (LD-1)
15	REVEGETATION IN PROGRESS SIGN	[Symbol]	B/31 (LD-2)
16	END OF TRAIL SIGN	[Symbol]	B/31 (LD-2)
17	DIRECTIONAL SIGN INDICATING PARKING LOTS	[Symbol]	B/31 (LD-2)
18	ADA DIRECTIONAL SIGN	[Symbol]	A/31 (LD-2)
19	TRASH RECEPTACLE	[Symbol]	.....
20	PROPOSED SWALE	[Symbol]	SEE CIVIL DUGS
21	STORM DRAIN INLET	[Symbol]	SEE CIVIL DUGS
22	STORM DRAIN CLEAN OUT	[Symbol]	SEE CIVIL DUGS
23	STORM DRAIN MAIN LINE	[Symbol]	SEE CIVIL DUGS
24	PHASE I REVEGETATION BOUNDARY	[Symbol]	.....
25	LIMIT OF WORK LINE	[Symbol]	.....
26	PROPERTY LINE	[Symbol]	.....
27	TOP OF BLUFF LINE	[Symbol]	.....
28	GRADE DIP	[Symbol]	C/31 (LD-2)
29	TEMPORARY AC DIKE	[Symbol]	SDRSD G-5 (TYPE D)
30	EXISTING CATHODIC TEST STATION	[Symbol]	SEE AS-BUILTS
31	EXISTING BLOW-OFF VAULT	[Symbol]	SEE AS-BUILTS
32	RAISED CAUSEWAY	[Symbol]	A/36 (LD-3)
33	TIMBER CRIB WALL	[Symbol]	B/38 (LD-3)
34	REMOVABLE BOLLARD	[Symbol]	SDRSD M-16



NOTES:

- PRIOR TO CONSTRUCTION, A NESTING SURVEY FOR RAPTORS WILL BE CONDUCTED. RAPTORS THAT POTENTIALLY NEST WITHIN THE PROJECT AREA INCLUDE COOPER'S HAWK, RED-SHOULDERED HAWK, AND WHITE-TAILED KITE.
- IN ADDITION, A SURVEY SHALL BE CONDUCTED WITHIN 300 FEET OF IMPACT AREAS TO IDENTIFY IF THERE ARE POTENTIAL NESTING BURROWS OF THE SURROUNDING OIL.
- NO IMPROVEMENTS ARE TO BE MADE DURING RAPTORS OR OIL BREEDING SEASONS.
- NESTING BIRD DISCLOSURE - PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER US, AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR, CA LAW: FISH AND GAME CODE 3603.
- CORP CODE 3603 STATES: "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."
- THERE IS THE POSSIBILITY OF ENCOUNTERING BURN ASH AND WASTE DURING CONSTRUCTION. CONTRACTOR SHALL ADHERE TO THE COMMUNITY HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN.

SEE SHEET 26, SHEET 31 AND SHEET 32 FOR CONSTRUCTION DETAILS.
SEE SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



CONSTRUCTION CHANGE / ADDENDUM		
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT



CONSULTANT

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Urban Design Landscapes Architects Computer Imaging

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PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 29 OF 78 SHEETS

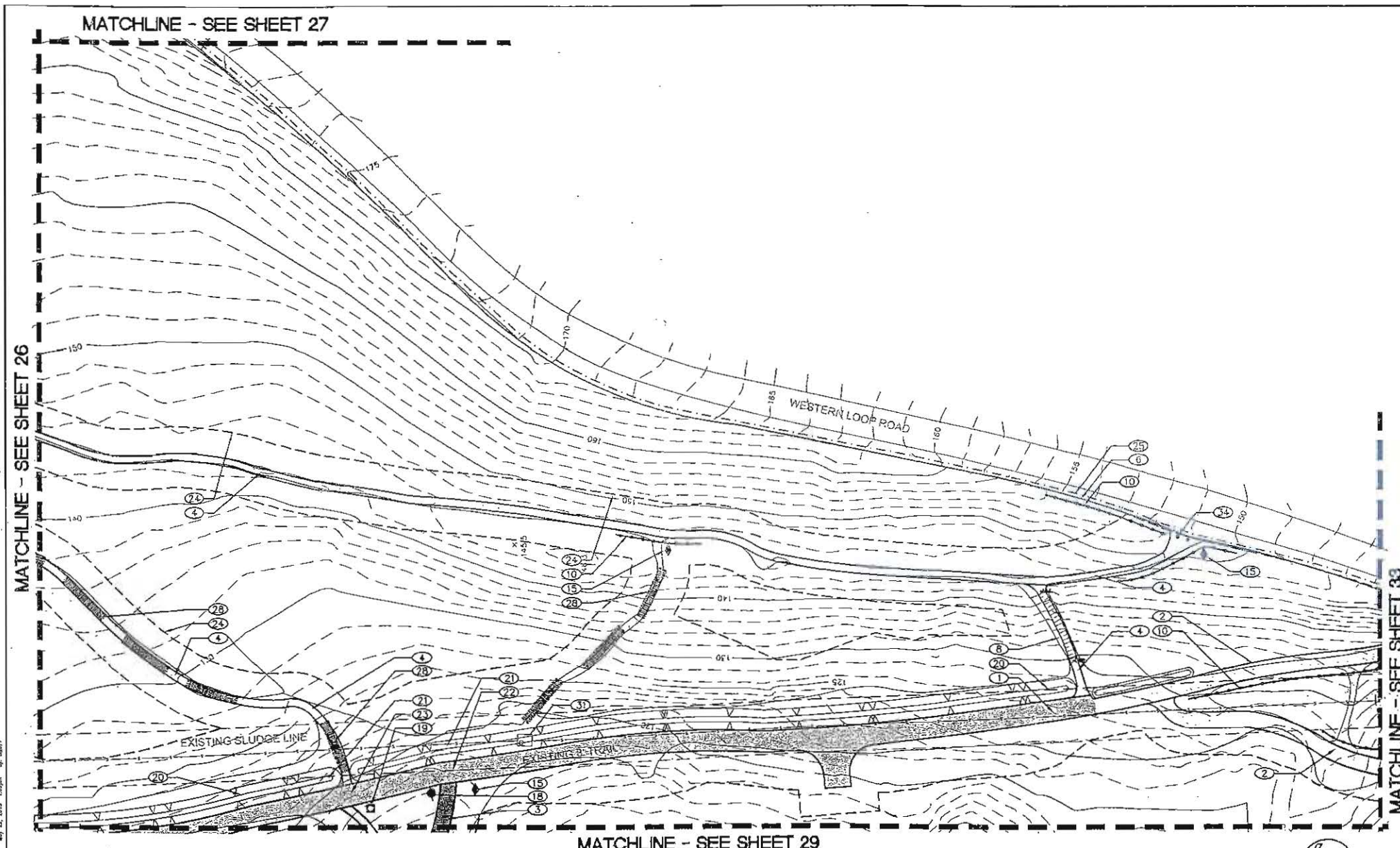
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MSS: _____

FOR CITY ENGINEER: _____ DATE: _____ PROJECT MANAGER: _____
DESCRIPTION: _____ BY: _____ APPROVED: _____ DATE: _____ FILED: _____ PROJECT ENGINEER: _____
ORIGINAL: _____ DATE: _____ COORDINATOR: _____
CONTRACTOR: _____ DATE STARTED: _____ DATE COMPLETED: _____ COORDINATOR: _____
INSPECTOR: _____

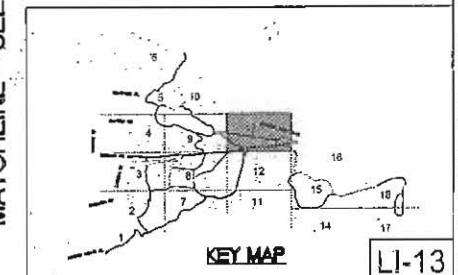
36768-29-D

SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL

SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL



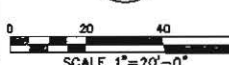
NO.	DESCRIPTION	SYMBOL	REFERENCE
1	DG MULTI-USE TRAIL / SLUDGE LINE ACCESS MAINTENANCE EASEMENT - 6' WIDE	[Symbol]	A/36 (LD-1)
2	PRIMARY TRAIL - NATIVE SOIL 6' WIDE	[Symbol]	-----
3	DG ADA TRAIL - 6' WIDE	[Symbol]	A/36 (LD-1)
4	SECONDARY TRAIL - NATIVE SOIL - 3' WIDE	[Symbol]	-----
5	DIMMATER	[Symbol]	D/31 (LD-2)
6	NEW AC CURB	[Symbol]	SORSO G-5 (TYPE B)
7	PEDESTRIAN BRIDGE	[Symbol]	F/31 (LD-2)
8	CRIB LADDER STAIRWAY	[Symbol]	F/36 (LD-1)
9	OVERLOOK	[Symbol]	C/36 (LD-1)
10	POST AND CABLE RAILING	[Symbol]	B/36 (LD-1)
11	ENTRY MONUMENT	[Symbol]	G/36 (LD-1)
12	INFORMATIONAL SIGN	[Symbol]	I/36 (LD-1)
13	INTERPRETIVE SIGN	[Symbol]	D/36 (LD-1)
14	WOOD BENCH	[Symbol]	E/36 (LD-1)
15	'REVEGETATION IN PROGRESS' SIGN	[Symbol]	B/31 (LD-2)
16	END OF TRAIL SIGN	[Symbol]	B/31 (LD-2)
17	DIRECTIONAL SIGN INDICATING PARKING LOTS	[Symbol]	B/31 (LD-2)
18	ADA DIRECTIONAL SIGN	[Symbol]	A/31 (LD-2)
19	TRASH RECEPTACLE	[Symbol]	-----
20	PROPOSED SWALE	[Symbol]	SEE CIVIL DwgS.
21	STORM DRAIN INLET	[Symbol]	SEE CIVIL DwgS.
22	STORM DRAIN CLEAN OUT	[Symbol]	SEE CIVIL DwgS.
23	STORM DRAIN MAIN LINE	[Symbol]	SEE CIVIL DwgS.
24	PHASE I REVEGETATION BOUNDARY	[Symbol]	-----
25	LIMIT OF WORK LINE	[Symbol]	-----
26	PROPERTY LINE	[Symbol]	-----
27	TOP OF BLUFF LINE	[Symbol]	-----
28	GRADE DIP	[Symbol]	C/31 (LD-2)
29	TEMPORARY AC DIKE	[Symbol]	SORSO G-5 (TYPE D)
30	EXISTING CATHODIC TEST STATION	[Symbol]	SEE AS-FULL-TS
31	EXISTING BLOW-OFF VAULT	[Symbol]	SEE AS-FULL-TS
32	RAISED CAUSEWAY	[Symbol]	A/36 (LD-3)
33	TIMBER CRIB WALL	[Symbol]	E/36 (LD-3)
34	REMOVABLE BOLLARD	[Symbol]	SORSO M-16



NOTES:

- PRIOR TO CONSTRUCTION, A NESTING SURVEY FOR RAPTORS WILL BE CONDUCTED. RAPTORS THAT POTENTIALLY NEST WITHIN THE PROJECT AREA INCLUDE COOPER'S HAWK, RED-SHOULDERED HAWK, AND WHITE-TAILED KITE.
- IN ADDITION, A SURVEY SHALL BE CONDUCTED WITHIN 300 FEET OF IMPACT AREAS TO IDENTIFY IF THERE ARE POTENTIAL NESTING BURROWS OF THE BURROUGHS OUL.
- NO IMPROVEMENTS ARE TO BE MADE DURING RAPTOR OR OUL BREEDING SEASONS.
- NESTING BIRD DISCLOSURE - PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER U.S. AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR, CA LAWFISH AND GAME CODE 38023.
- CDFG CODE 38023 STATES "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."
- THERE IS THE POSSIBILITY OF ENCOUNTERING BURN ASH AND SHARPE DURING CONSTRUCTION. CONTRACTOR SHALL ADHERE TO THE COMMUNITY HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN.

SEE SHEET 34, SHEET 31 AND SHEET 33 FOR CONSTRUCTION DETAILS.
SEE SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
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**CITY OF SAN DIEGO
PUBLIC WORKS PROJECT**



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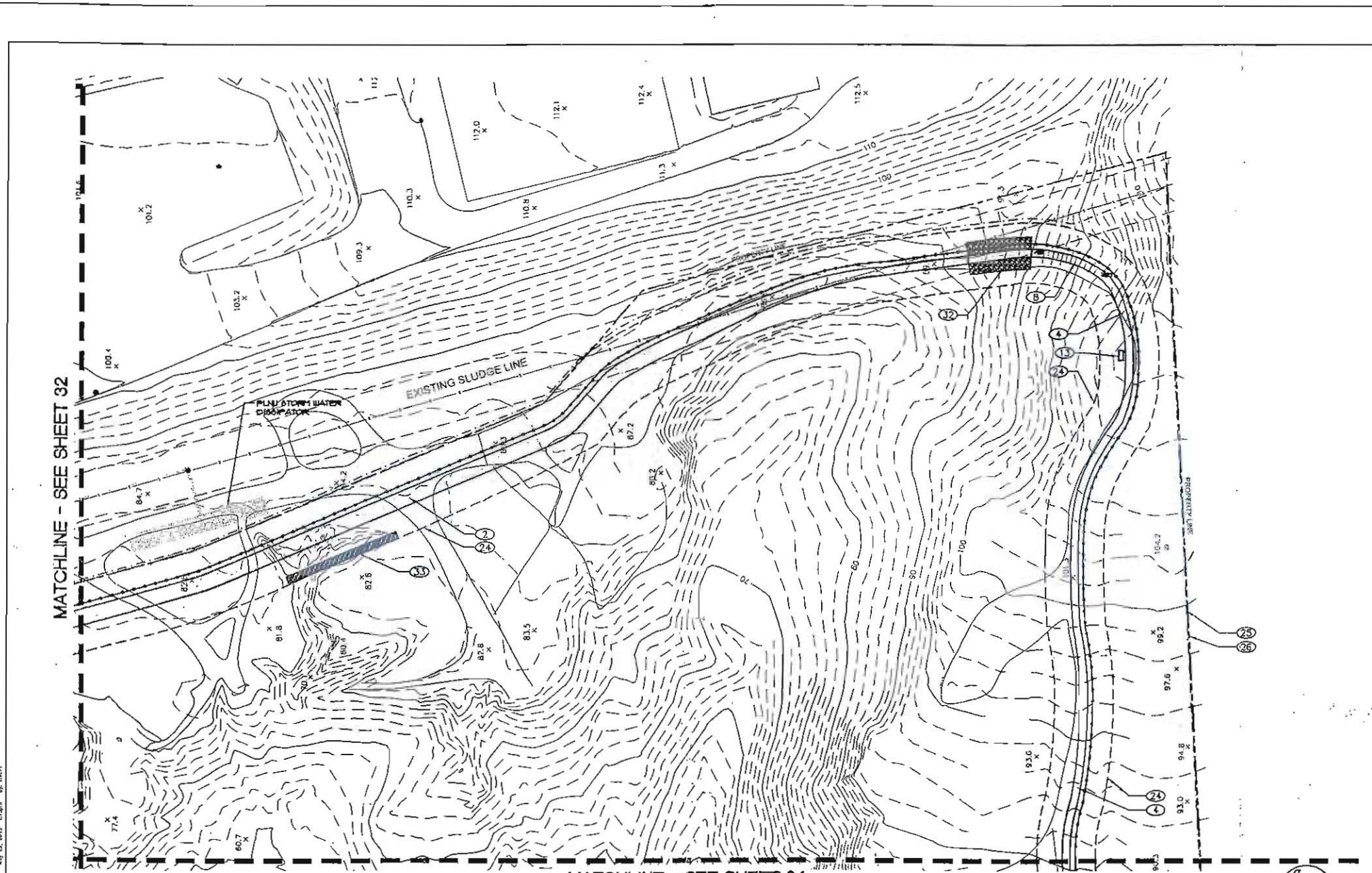


**PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
IMPROVEMENT PLAN**

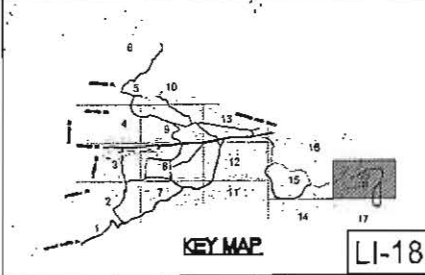
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 30 OF 78 SHEETS

ISS: _____
DATE: _____

FOR CITY ENGINEER: _____ DATE: _____ PROJECT MANAGER: _____
DESCRIPTION: _____ BY: _____ APPROVED: _____ DATE: _____ PROJECT ENGINEER: _____
ORIGINAL: _____ FILED: _____ COST COORDINATOR: _____
CONTRACTOR: _____ DATE STARTED: _____ DATE COMPLETED: _____ 36768-30-D



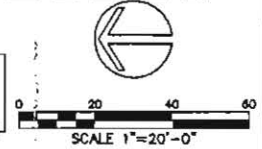
NUM	DESCRIPTION	SYMBOL	REFERENCE
1	OG MULTI-USE TRAIL / SLUDGE LINE ACCESS MAINTENANCE BASEMENT - 8' WIDE	[Symbol]	A/36 (LD-1)
2	PRIMARY TRAIL - NATIVE SOIL 6' WIDE	[Symbol]	-----
3	OG ADA TRAIL - 8' WIDE	[Symbol]	A/36 (LD-1)
4	SECONDARY TRAIL - NATIVE SOIL - 3' WIDE	[Symbol]	-----
5	DISSEMPATER	[Symbol]	D/31 (LD-2)
6	NEW AC CURB	[Symbol]	SORSO G-5 (TYPE B)
7	PEDESTRIAN BRIDGE	[Symbol]	F/31 (LD-2)
8	CRIB LADDER STAIRWAY	[Symbol]	F/36 (LD-1)
9	OVERLOOK	[Symbol]	C/36 (LD-1)
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11	ENTRY MONUMENT	[Symbol]	G/36 (LD-1)
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17	DIRECTIONAL SIGN INDICATING PARKING LOTS	[Symbol]	B/31 (LD-2)
18	ADA DIRECTIONAL SIGN	[Symbol]	A/31 (LD-3)
19	TRASH RECEPTACLE	[Symbol]	-----
20	PROPOSED BUFILE	[Symbol]	SEE CIVIL DUGS
21	STORM DRAIN INLET	[Symbol]	SEE CIVIL DUGS
22	STORM DRAIN CLEAN OUT	[Symbol]	SEE CIVIL DUGS
23	STORM DRAIN MAIN LINE	[Symbol]	SEE CIVIL DUGS
24	PHASE I REVEGETATION BOUNDARY	[Symbol]	-----
25	LIMIT OF WORK LINE	[Symbol]	-----
26	PROPERTY LINE	[Symbol]	-----
27	TOP OF BLUFF LINE	[Symbol]	-----
28	GRADE DIP	[Symbol]	C/31 (LD-2)
29	TEMPORARY AC DIKE	[Symbol]	SORSO G-5 (TYPE D)
30	EXISTING CATHODIC TEST STATION	[Symbol]	SEE AS-BUILTS
31	EXISTING BLOW-OFF VAULT	[Symbol]	SEE AS-BUILTS
32	RAISED CAUSEWAY	[Symbol]	A/36 (LD-3)
33	TIMBER CRIB WALL	[Symbol]	B/36 (LD-3)
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SEE SHEET 34, SHEET 31 AND SHEET 36 FOR CONSTRUCTION DETAILS.
 SEE SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



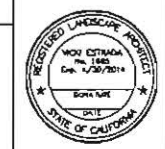
CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
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CITY OF SAN DIEGO
 PUBLIC WORKS PROJECT

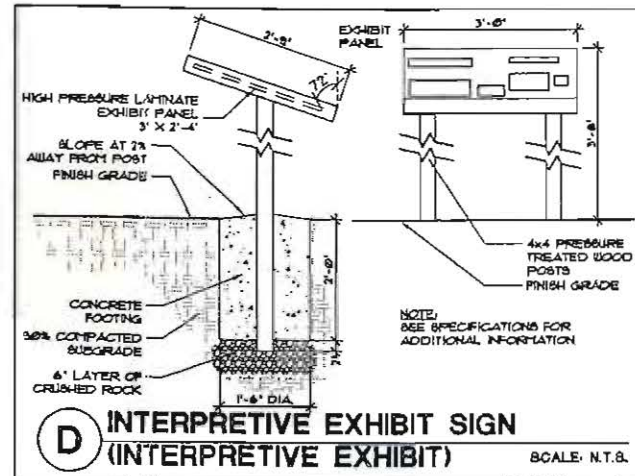


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 ELP@estrada.landpln.com

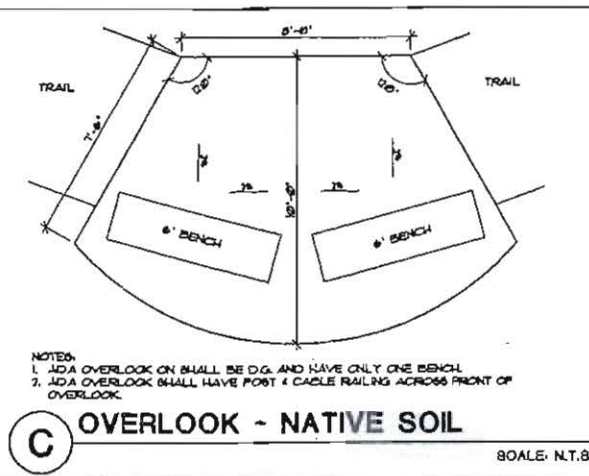


PLANS FOR
 SUNSET CLIFFS NATURAL PARK
 HILLSIDE IMPROVEMENTS
 IMPROVEMENT PLAN

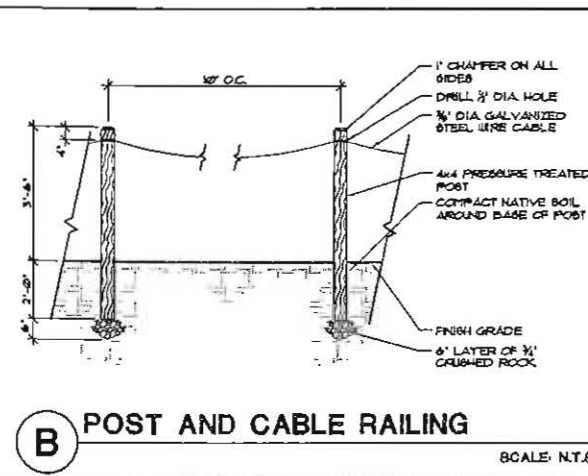
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 35 OF 78 SHEETS		NO. _____ MS. _____
FOR CITY ENGINEER	DATE	PROJECT MANAGER
DESCRIPTION	BY	APPROVED
ORIGINAL	ELP	DATE
		FILED
		PROJECT ENGINEER
		COORDINATOR
		COORDINATOR
CONTRACTOR	DATE STARTED	36768-35-D
INSPECTOR	DATE COMPLETED	



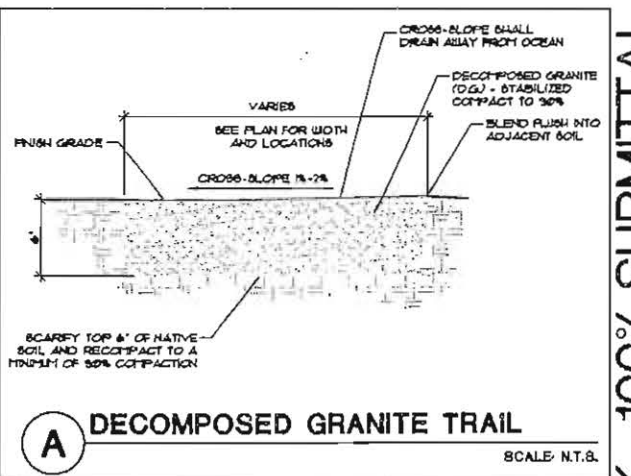
D INTERPRETIVE EXHIBIT SIGN (INTERPRETIVE EXHIBIT) SCALE: N.T.S.



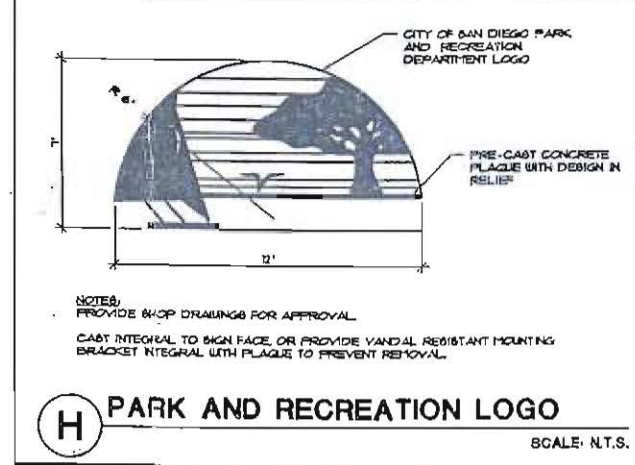
C OVERLOOK - NATIVE SOIL SCALE: N.T.S.



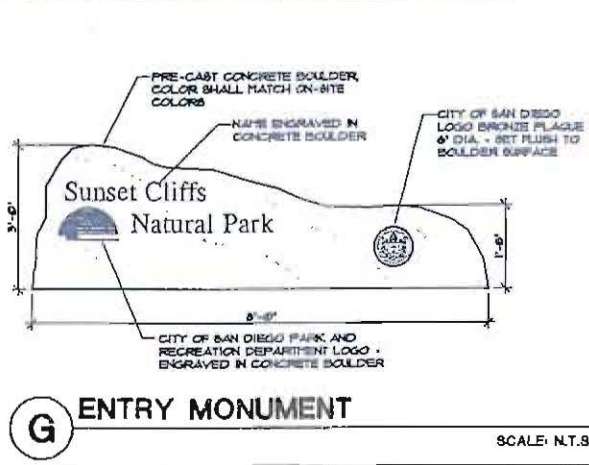
B POST AND CABLE RAILING SCALE: N.T.S.



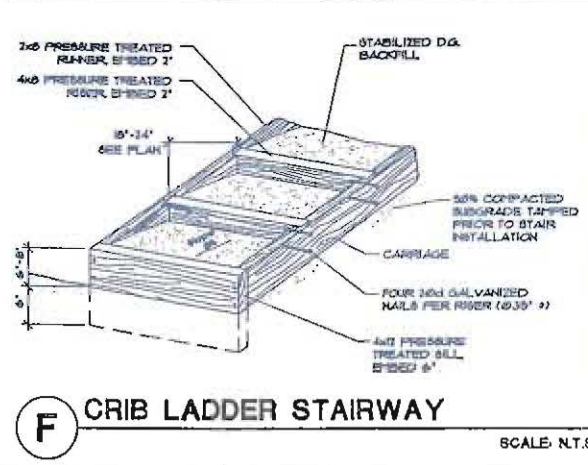
A DECOMPOSED GRANITE TRAIL SCALE: N.T.S.



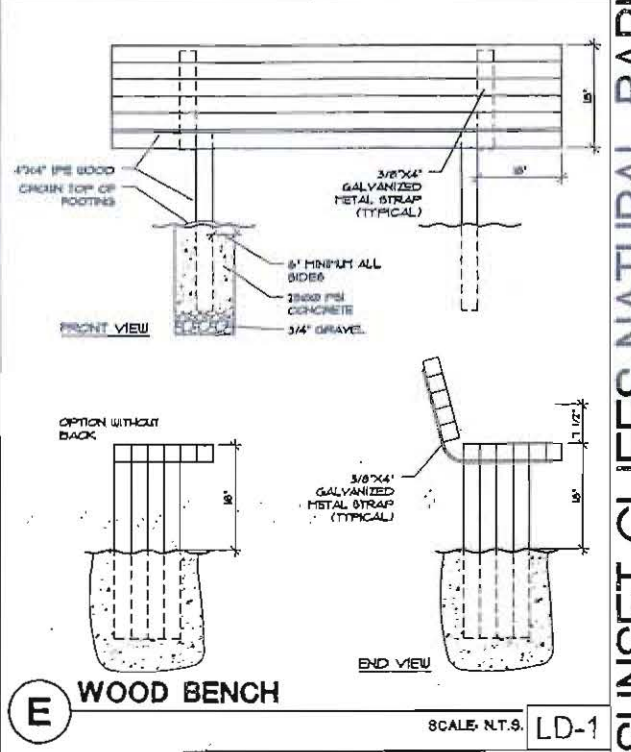
H PARK AND RECREATION LOGO SCALE: N.T.S.



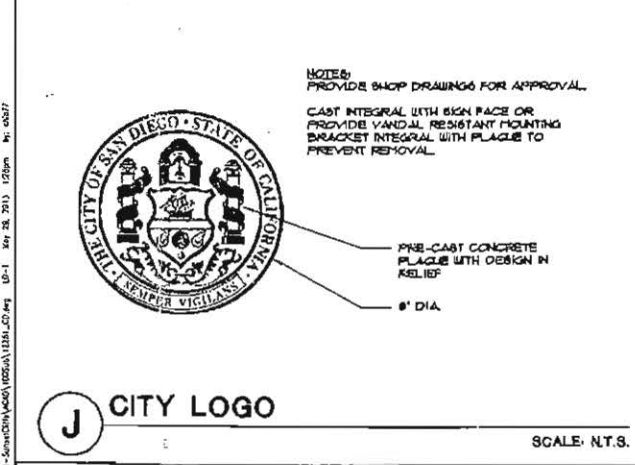
G ENTRY MONUMENT SCALE: N.T.S.



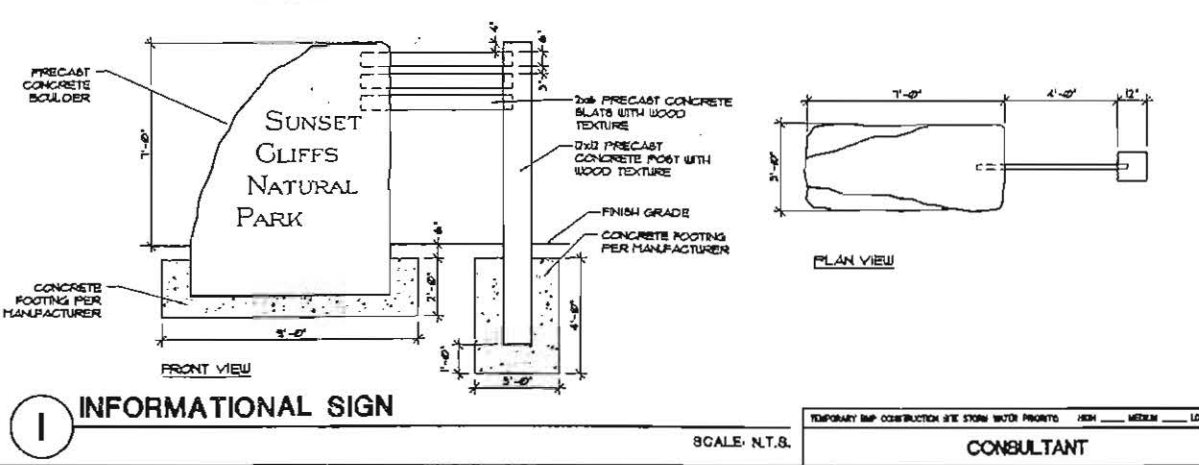
F CRIB LADDER STAIRWAY SCALE: N.T.S.



E WOOD BENCH SCALE: N.T.S. LD-1



J CITY LOGO SCALE: N.T.S.



I INFORMATIONAL SIGN SCALE: N.T.S.

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
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CITY OF SAN DIEGO
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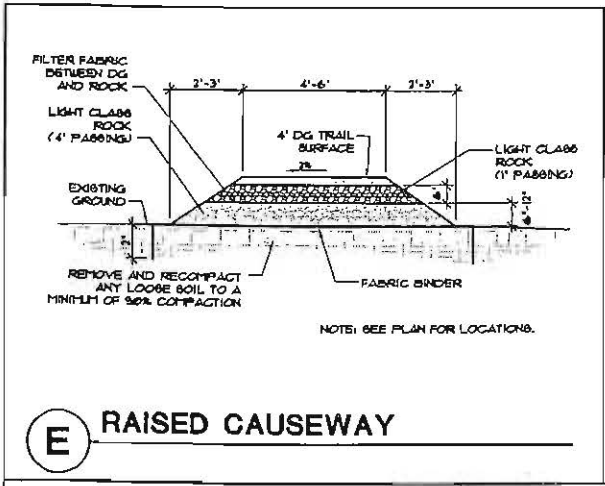


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ELP@EstradaLandPlan.com

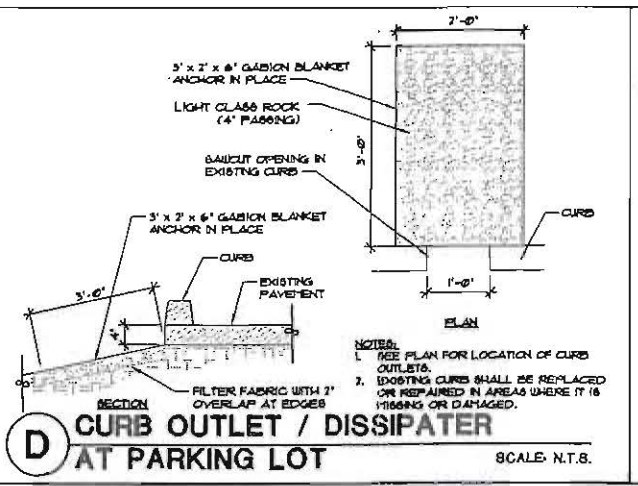


PLANS FOR SUNSET CLIFFS NATURAL PARK HILLSIDE IMPROVEMENTS IMPROVEMENT DETAILS					
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 36 OF 78 SHEETS					MS
DATE	BY	APPROVED	DATE	PLNG	PROJECT MANAGER
CONTRACTOR	DATE STARTED	DATE COMPLETED	36768-36-D		

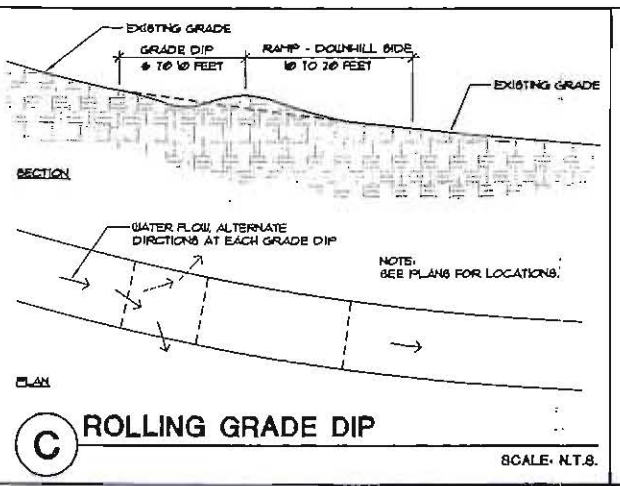
SUNSET CLIFFS NATURAL PARK 100% SUBMITTAL



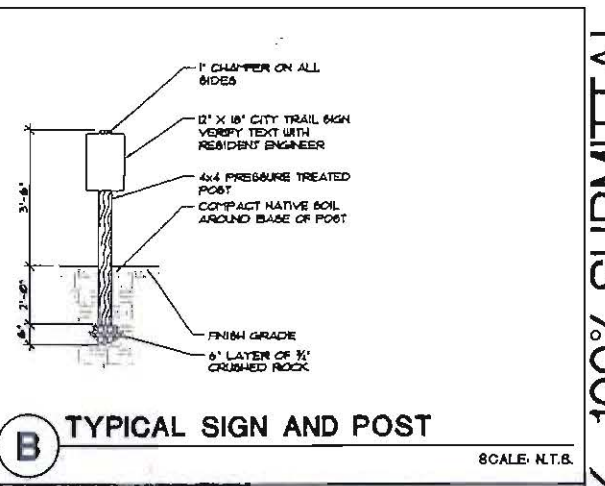
E RAISED CAUSEWAY



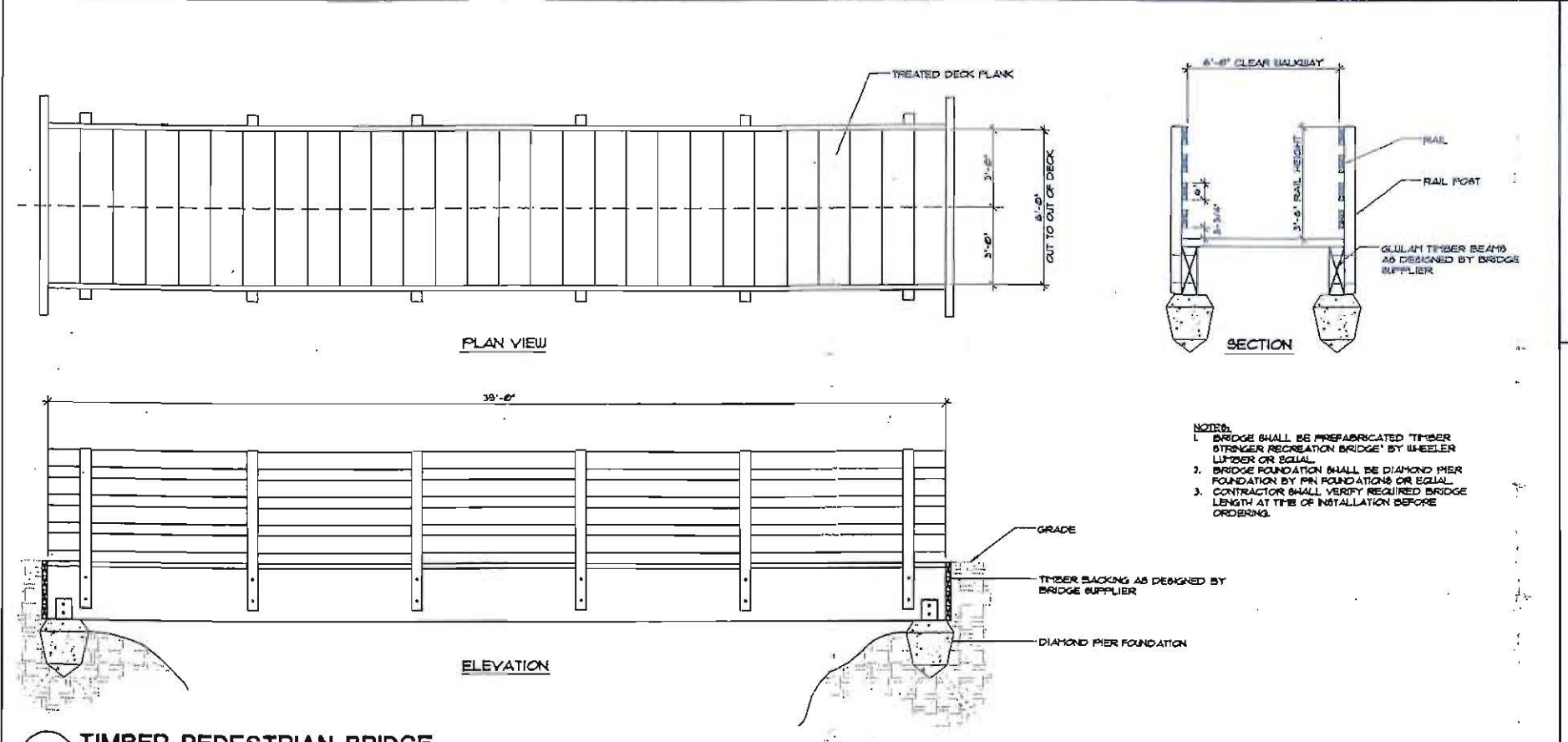
D CURB OUTLET / DISSIPATER AT PARKING LOT
SCALE: N.T.S.



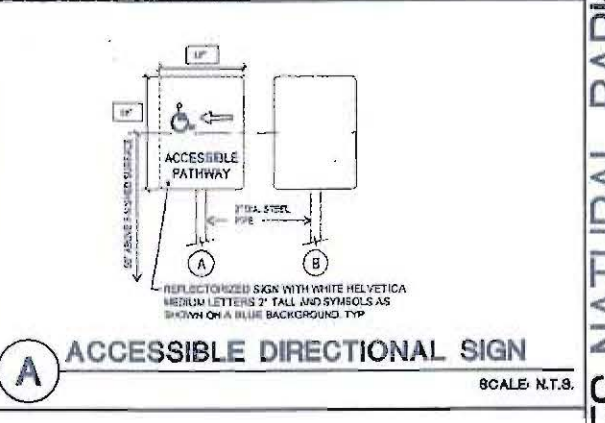
C ROLLING GRADE DIP
SCALE: N.T.S.



B TYPICAL SIGN AND POST
SCALE: N.T.S.



F TIMBER PEDESTRIAN BRIDGE
SCALE: N.T.S.



A ACCESSIBLE DIRECTIONAL SIGN
SCALE: N.T.S.

Drawing created by: [unreadable] 10/21/11 - 5:00 PM (PDT) 10/21/11 11:05 AM by: [unreadable]

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

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CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

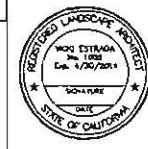


TEMPORARY SUP. CONSTRUCTION SITE FROM WATER RIGHTS HIGH MEDIUM LOW

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619.236.0578 Fax
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LD-2

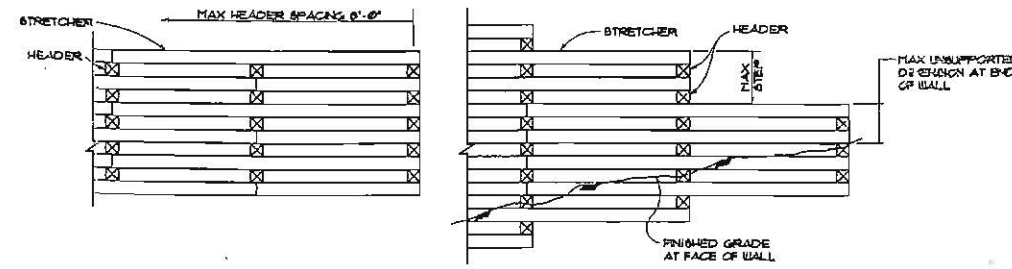
PLANS FOR
SUNSET CLIFFS NATURAL PARK
HILLSIDE IMPROVEMENTS
IMPROVEMENT DETAILS

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 37 OF 75 SHEETS

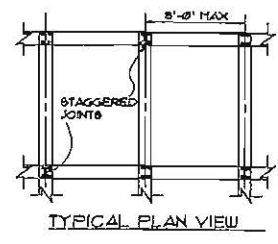
FOR CITY ENGINEER	BY	APPROVED	DATE	FILED	PROJECT MANAGER

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

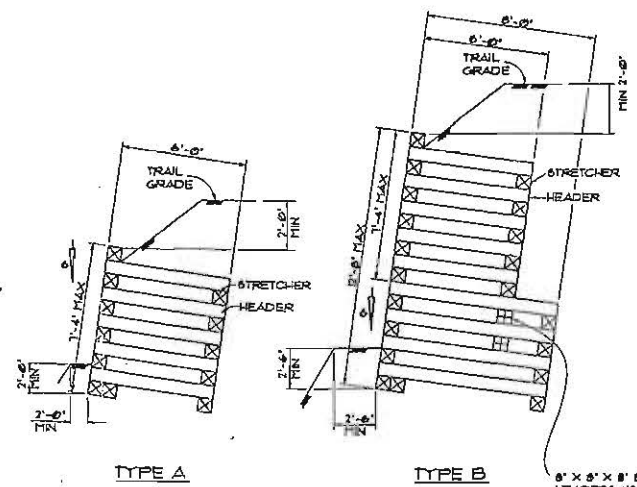
36768-37-D



OPEN FACE CRIB PARTIAL ELEVATIONS



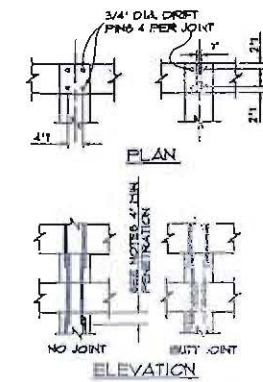
TYPICAL PLAN VIEW



TYPE A

TYPE B

NOTE: SEE PLAN FOR LOCATIONS.



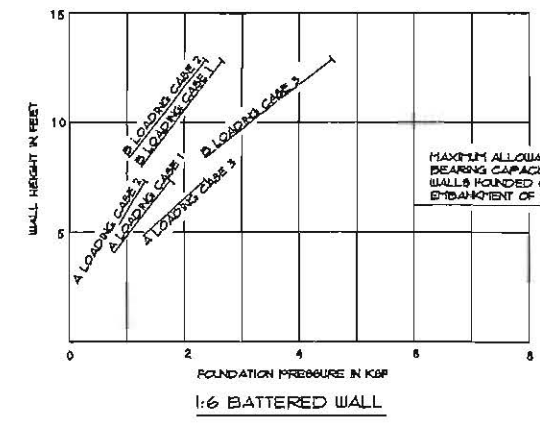
TYPICAL END CONNECTIONS

- NOTES:**
- ALL TIMBER TO BE TREATED 6" x 6" FULL SAIN NO. 1 GRADE DOUGLAS FIR-LARCH. ALL MEMBERS TO BE PRE-CUT BEFORE TREATMENT.
 - DRIFT PINS AND HOLES TO BE 3/4" DIA.
 - DRIFT PINS TO BE OF SUFFICIENT LENGTH TO PENETRATE THRU 2 MEMBERS AND 4" MINIMUM INTO THE THIRD MEMBER. DRIFT PINS SHALL CROSS EACH CONTACT JOINT BETWEEN HEADERS AND STRETCHERS. PINS MAY LAP, PROVIDED EDGE OR END DISTANCE TO PINS IS NOT LESS THAN 1/4".
 - ALL STRETCHERS TO BE LAID HORIZONTAL.
 - VERTICAL WALLS ARE NOT PERMITTED.
 - MAXIMUM ALLOWABLE HEIGHT IS 12'-0".
 - ALL WALLS SHALL HAVE DOUBLE BILLS AT FRONT AND SINGLE BILL AT REAR WHEN WALL EXCEEDS 7'-4" OR 12'-0". USE A MINIMUM OF TWO COURSES OF NEXT LARGER HEADERS.

HEIGHT OF WALL	TIMBER PER 3 FT CRIB SECTION		
	HEADERS	STRETCHERS	
4'-0"	3	6	
5'-0"	4	10	
7'-4"	5	14	
8'-0"	4	14	
10'-0"	5	16	
11'-4"	5	18	
12'-0"	5	20	

B TIMBER CRIB WALL

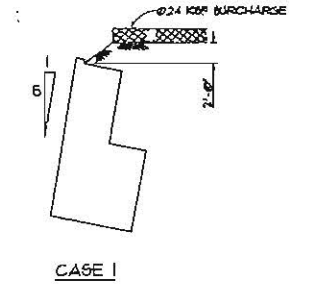
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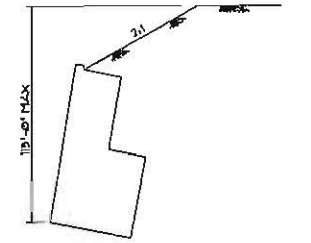
1:6 BATTERED WALL

- LEGEND FOR GRAPH:**
- A AND B = WALL TYPE
 - SOLID LINES INDICATE NORMAL RANGE OF WALL TYPE UPPER END OF LINE INDICATES MAXIMUM WALL HEIGHT.
 - FOR DESCRIPTION OF LOADING CASES SEE DETAIL OF DESIGN LOADING CASES.

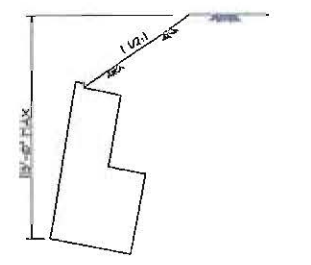
- DESIGN NOTES:**
- WALL BASE IN EMBANKMENT: A MINIMUM DEPTH OF 5' OF EMBANKMENT AT 100% RELATIVE SOIL COMPACTION IS REQUIRED BELOW THE BASE OF ALL WALLS IN ORDER TO CONSTITUTE AN EMBANKMENT CONDITION. WHEN THE FOUNDATION PRESSURE IS BETWEEN 3.0 KSF AND 8.0 KSF EMBANKMENT BELOW THE WALL SHALL CONSIST OF STRUCTURE BACKFILL MATERIAL AS SET FORTH IN SECTION 300-35 OF THE STANDARD SPECIFICATIONS (GREENBOOK). THE LIMITS OF RELATIVE COMPACTION (98%) SHALL BE AS SET FORTH IN SECTION 300-35 OF THE STANDARD SPECIFICATIONS (GREENBOOK).
 - WALL BUILT IN ORIGINAL GROUND: ALLOWABLE SOIL PRESSURE AT TOE OF WALL SHALL BE DETERMINED BY FOUNDATION SITE INVESTIGATION. WALLS THAT ARE TO RETAIN CUT SLOPES SHALL BE DESIGNED FOR SLOPES WITH WALL IN PLACE MUST BE ANALYZED. IF ORIGINAL GROUND SLOPES AWAY FROM TOE OF WALL, REDUCTION IN ALLOWABLE BEARING CAPACITY DUE TO SLOPE MUST BE CONSIDERED. WALLS SHALL NOT BE FOUNDED IN ORIGINAL GROUND HAVING AN ALLOWABLE BEARING CAPACITY OF LESS THAN 3.0 KSF. CONSIDERATION SHOULD BE GIVEN TO REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL WITH STRUCTURAL BACKFILL MATERIAL AS SET FORTH IN SECTION 300-35 OF THE STANDARD SPECIFICATIONS (GREENBOOK). THE LIMITS OF RELATIVE COMPACTION (98%) SHALL BE AS SET FORTH IN SECTION 300-35 OF THE STANDARD SPECIFICATIONS.
 - SOIL PARAMETERS:
BACKFILL - $\phi = 34^\circ$, $c = 0.0$ LB/FT²
FOUNDATION - $\phi = 34^\circ$
LATERAL EARTH PRESSURE DETERMINED BY RANKINE THEORY.



CASE 1



CASE 2



CASE 3

DETAIL OF DESIGN LOADING CASES

A TIMBER CRIB WALL - TYPE A and B DESIGN DATA

SCALE: N.T.S.

Drawn by: K. P. ...

CONSTRUCTION CHANGE / ADDENDUM			APPROVAL NO.
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	

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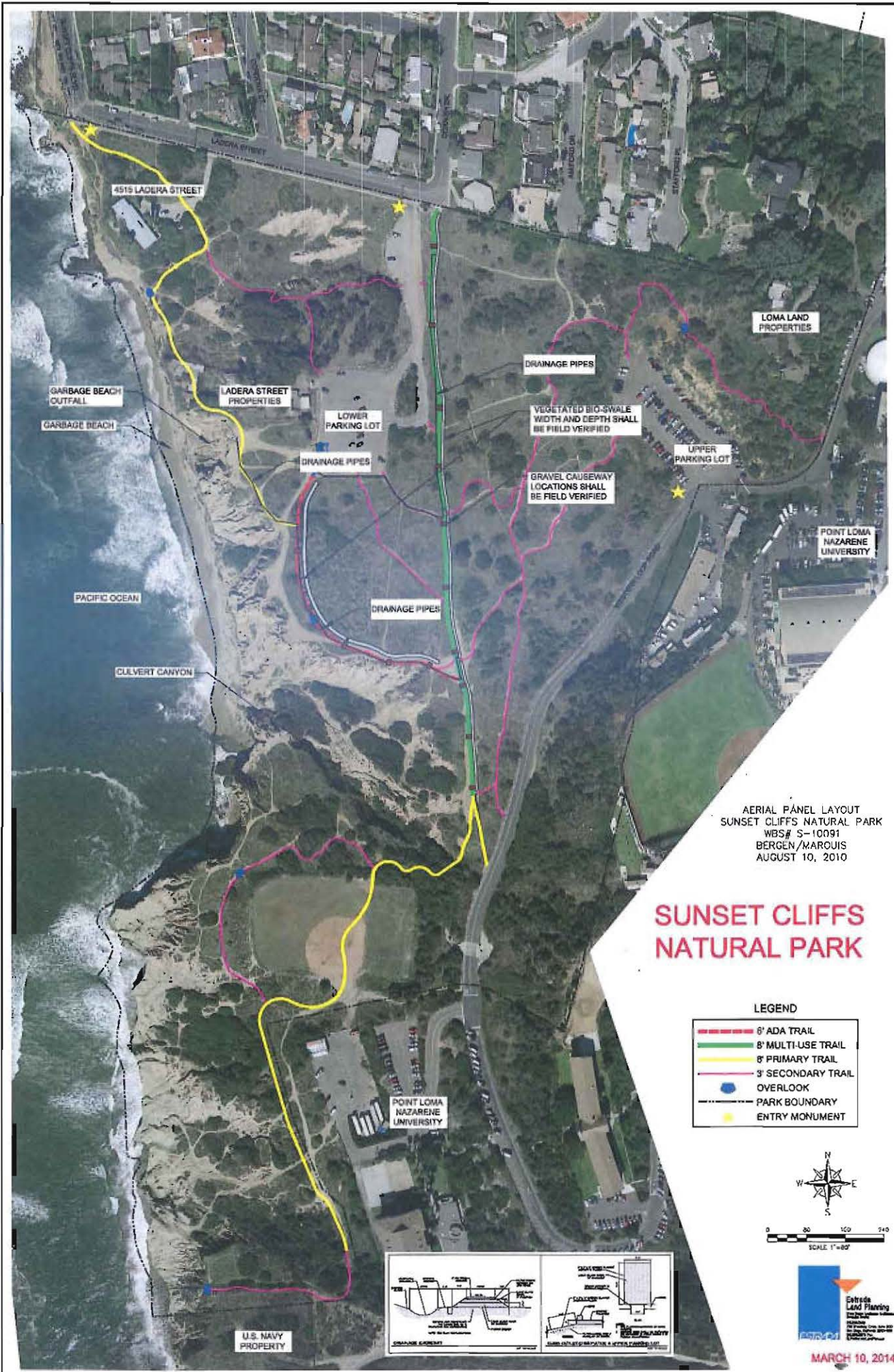
PLANS FOR
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IMPROVEMENT DETAILS

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 38 OF 78 SHEETS

PROJECT MANAGER	
PROJECT ENGINEER	
COST COORDINATOR	
COST COORDINATOR	

CONTRACTOR: 36768-38-D

LD-3

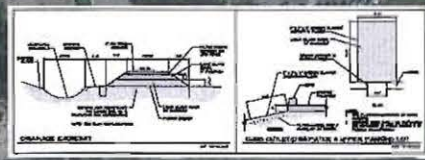


AERIAL PANEL LAYOUT
 SUNSET CLIFFS NATURAL PARK
 WBS# S-10091
 BERGEN/MARCOIS
 AUGUST 10, 2010

SUNSET CLIFFS NATURAL PARK

LEGEND

- 6' ADA TRAIL
- 8' MULTI-USE TRAIL
- 8' PRIMARY TRAIL
- 3' SECONDARY TRAIL
- OVERLOOK
- PARK BOUNDARY
- ★ ENTRY MONUMENT



MARCH 10, 2014



THE CITY OF SAN DIEGO

February 20, 2014

Dr. Craig Barilotti
4369 Osprey Street
San Diego, CA 92107

Reference: Sunset Cliffs Natural Park Hillside Improvement Project (DS No. 236548)
Appeal Settlement

Dear Dr. Barilotti,

The Sunset Cliffs Natural Park Hillside Improvement Project (DS No. 236548) was conceived as a major step in realizing the goals of the Sunset Cliffs Natural Park Master Plan by improving conditions in the Hillside section of the park. Specifically, the goals of the Project are to construct the network of trails and trail amenities called for in the Master Plan and, importantly, to also re-vegetate with native plants as much of the adjacent landform as budget constraints allow. Re-vegetation will significantly improve areas that have experienced *ad hoc* trail use, erosion, and non-native plant species invasion. As you know, this project was approved by the Hearing Officer on December 11, 2013 after which date you filed an appeal to this approval on December 24, 2013.

Since the filing of your appeal, staff has examined your objections, and we believe we can offer some changes to the project, which will satisfy your objections and allow you to withdraw your appeal of Project DS No. 236548. The modifications to the project we are willing to make in writing and orally at the Planning Commission hearing, scheduled for March 13, 2014, are as follows:

1. The drainage system of catch basins and pipes, designed to prevent runoff overtopping of the trails (see Exhibit E), will be eliminated entirely from the Project. In lieu of the drainage pipe network, a series of gravel under drains will be placed to provide a conveyance for stormwater to pass under the trails. These changes will be incorporated into the construction plans.
2. The bio-swales on the uphill sides of the ADA and multi-purpose trails will be enlarged and deepened where site conditions allow, to provide for additional treatment and temporary storage of surface runoff.

Administrative Services Division • Park and Recreation

202 C Street, MS 37C • San Diego, CA 92101

Tel (619) 525-8213 Fax (619) 525-8220

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Dr. Craig Barilotti
February 20, 2014

3. We will review the specified plantings for the bio-swales in view of the expected growing conditions. If appropriate, *Juncus patens* or *J. acutus* shall be planted in the bio-swales. Any changes to the plantings shall be reflected on the project drawings prior to the start of construction.
4. At the curb outlet dissipaters, located along the lower edge of the upper parking lot, the rock energy dissipaters will have filter fabric underlayment and we will verify that any runoff from these structures will be released from the energy dissipaters at a non-erosive velocity.

Beyond these changes to the project, there are other areas of concern you expressed that warrant addressing. As an ongoing objective for any development projects in the park, we can say that our ultimate objective is to reduce sediment and other pollutant discharges to natural levels. While no single project is likely to eliminate all such runoff, having this as a goal is consistent with our obligations as caretakers of the land for the public and the primary objective of the Sunset Cliffs Natural Park Master Plan.

To this end, we acknowledge the erosion problems uphill from the upper parking lot. As we move forward with the initial phases of the major storm drain project at "culvert canyon", we will include a scope of work item that examines the runoff patterns from the northeast quadrant of the park with the objective of reducing that runoff using Low Impact Development practices. The goal for such work would be to reduce or eliminate upslope erosion and pollutants at the source and to prevent their transport downslope. Where such work might affect PLNU, we will work cooperatively with them, as we have in the past, to produce an outcome most beneficial to both the park and the university. Also, implementation of low impact development and best management practices will be looked at wherever possible to reduce the amount of surface runoff in the Park, and to downsize the drainage pipes used and the size of the ocean outfall.

Our willingness to modify the Project is contingent upon withdrawal of the appeal you filed in its entirety. This would include abandoning all issues raised in the appeal document and expressing your willingness to do so in public at the Planning Commission hearing scheduled for March 13, 2014. Additionally you agree that no further appeals or legal action would be forthcoming from you in regards to Project DS No. 236548.

If you have further questions, feel free to contact my office at (619) 236-6643.

Sincerely,



Andrew Field
Interim Park and Recreation Department Director

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AF/pjj

cc: Stacey LoMedico, Assistant Chief Operating Officer
Ronald H. Villa, Deputy Chief Operating Officer
Kathleen Hasenauer, Deputy Director, Park and Recreation Department
Mark Nassar, Deputy Director, Public Works Department
Daniel Daneri, District Manager, Park and Recreation Department
Ali Darvishi, Senior Engineer, Public Works Department
Joe Diab, Associate Civil Engineer, Public Works Department
Morris Dye, Project Manager, Development Services Department
Jeanette DeAngelis, Senior Planner, Public Works Department
Myra Herrmann, Senior Planner, Development Services Department

Peninsula Community Planning Board Minutes
July 21, 2011
Meeting Room Pt. Loma Library

I. Parliamentary items:

Meeting called to order by Chair S. Khalil approx. 6:44 pm with Pledge of Allegiance

(note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

- A. **Approval of Agenda** –G. Page i) requested that in order to save time, that the Chair move three of his Chair Report items to when those topics would be discussed later in the meeting, ii) noted that the use of a Consent Agenda was new to the PCPB and objected to its use for tonight's agenda, iii) noted that while the Board appreciates the Information Items on the agenda, that the Action Items (and the people who have come to present those items) should take precedent and that Information Items should be moved to after the subcommittee reports, iv) again noted that all Community Members on the PCPB subcommittees should be approved by the Board and he did not see that on the agenda, and v) requested that a Procedural Matters Discussion be added to the end of the agenda to discuss several topics that he wished the Board to discuss. J. Shumaker noted that he believed that any person from the audience or the Board could remove an item from the Consent Agenda by objecting and Mr. Page noted that he would do so at that portion of the meeting. The Chair noted that with respect to the Information Items being moved to the front portion of the agenda, it was done in large part because our District 2 City Councilman Kevin Faulconer would be speaking tonight, and that his schedule required that he leave the meeting by 7:15 pm, so that change was being made to accommodate the Councilman's schedule. Separately, J. Gott noted that the phone numbers for the Airport Noise Compliance and the Neighborhood Code Compliance, which, historically, had been included at the bottom of the Agenda, had not been included this month and requested that they be re-inserted into the Agenda on a go-forward basis; the Chair noted that both those numbers are available on the Board's web site, but that he would include them going forward. The Agenda was then approved with no objections.
- B. **Attendance** – Board Members Present: S. Khalil, R. Michael, J. Gott, C. Veun, P. Clark, G. Page, J. Ross, J. Shumaker, N. Allenby, P. Nystrom, M. Ryan, and P. Webb. Absent: H. Kinnaird, N. Graham, and A. Jones. Community Attendance – see sign-in sheet posted on PCPB web site.
- B. **Approval of Minutes** – the minutes to the PCPB meeting on June 16, 2011 PCPB were presented by J. Gott for Board approval. A motion by P. Webb to approve the minutes, was seconded and they were approved MSP (11 RM, JG, CV, PC, GP, JR, JS, NA, PN, MR, PW) – (0) – (0).
- D. **Treasurer** – N. Graham was not in attendance and no report was given.

I. Information Items:

- A. **Councilman Kevin Faulconer's community updates:** San Diego City District 2 Councilman Kevin Faulconer made a presentation which started by him thanking the Board and the public in attendance for participating in our Community. He then noted that the City Redistricting Commission is moving towards a "final" proposed map which will not split the Peninsula (and Ocean Beach) communities into two separate districts, but rather redraw District 2 to include the Peninsula, Ocean Beach, Mission Beach & Bay, Pacific Beach, the Midway area and western portions of Linda Vista and Clairemont Mesa; the Final Proposal should be out within the next couple of weeks. Mr. Faulconer then introduced Michael Patton, representative and policy advisor to Mr. Faulconer for the Peninsula, Midway/North Bay, and Ocean Beach communities. He noted that the free Summer Concert Series has begun for 2011 and encouraged everyone to attend the concerts at the Point Loma Little League field / Point Loma Park. With respect to the SANDAG RTP 2050 plan, he noted that the missing I-8 / I-5 interconnects were still a need for the Community and that both "transit" and "mass transit" be prioritized on a balanced basis as the 2050 plan progresses. With respect to the Sunset Cliffs Natural Park, drainage remains a major issue and focus which he continues to support. With regard to moving forward with a full update of the Peninsula Community Plan update, funding in the current environment will be difficult to obtain. And finally, he thanked the public for supporting to keep all community libraries open as a resource to the communities. Questions were asked and observations made, and a discussion ensued. Two items of note were that another community of San Diego was pursuing the use of Redevelopment Funds to update their Community Plan and Mr. Faulconer said that would be worth looking into, and with regard to the jet fuel pipeline that runs from Naval Base Point Loma to the Marine Corp Air Station Miramar, he too was concerned with its age and condition and was supporting working with the Navy to address and advise the community as to its condition and plans for future use. S. Khalil requested support from Kevin Faulconer's Office for PCPB's efforts to bring forth a collaborative approach to solving SCNP Comprehensive Drainage Study issues that would require all City Water/Sewer/Park departments and stakeholders (PCPB/PLNU) to be involved. Mr. Faulconer stated he would support this effort.

II. Consent Agenda / Action Items (now, all Action Items):

- A. **Sunset Cliffs Hillside Park Project #236548:** Joseph Diab, Project Manager City of San Diego, Joe Esposito, Consultant w/ Estrada Land Planning and Ali Darvishi, Chief Engineer, City of San Diego, all provided input into phased improvements planned for the "Hillside Section" of the Park, including discussions on phases and strategies for addressing drainage and types of native vegetation, strategies to provide signage, and also cable "fencing" to keep visitors on the trails. It was noted that the PCPB Project Review subcommittee had voted 6-0-0 to support the project. Significant questions were asked and a full discussion ensued. For more information on the Sunset Cliffs Natural Park (SCNP) and its Master Plan – see www.sunsetcliffs.info. A motion by P. Webb to recommend approval and implementation of the Coastal Development Permit (CDP) and the Site Development Permit (SDP) while the PCPB concurrently works collaboratively with the SCNP Committee and cooperatively with the Point Loma Nazarene University to address and resolve drainage concerns was approved MSP (10 RM, JG, CV, PC, JR, JS, NA, PN, MR, PW) – (1 GP) – (0).
- B. **AT&T Rosecrans LTE Substantial Conformance Review / CUP 3276 Rosecrans:** Kerrigan Deihl presented the request to use the 12 existing cell antennas mounts (with 6 currently in use) to install 12 newer generation technology antennas. C. Veun noted that the Project Review subcommittee had voted 3-0-1 to approve the request. After a discussion, a motion by R. Michael to approve the project / request was approved MSP (10 RM, JG, CV, PC, JR, JS, NA, PN, MR, PW) – (1 GP) – (0).
- C. **Rosecrans Starbuck's Zoning Violation:** John Alpert, Design Manager for Starbuck's presented the history regarding the construction of the windows facing Rosecrans and Carleton Streets, and the limitations to converting those windows into fully transparent views into the Starbuck's establishment. Mr. Alpert noted that projected costs to redesign the coffee shop to be fully compliant would make the location unsuccessful. Therefore, initially, Starbuck's had proposed installing window coverings that were predominantly Starbuck's branding images – but that proposal was not received positively, so they developed new graphics with a collage of local images (provided by the Portuguese Historical Center and JVA Art Group) that would be installed on the exterior of the windows. Discussion ensued, with it being noted as to if the currently proposed solution would be less subject to weather and vandalism if the images were installed on the interior of the windows, but Mr. Alpert noted that some of the windows were not accessible from the inside, and thus that would not be possible. C. Veun noted that the Project Review Subcommittee had reviewed the proposal and had voted 4-0-0 to approve subject to a letter from the City (preferably the Zoning Administrator Bob Vacci) 1) stating what the City considers a satisfactory resolution of the issue, and 2) confirming that there are no other open issues. A motion by N. Allenby to approve the proposal subject to the same conditions noted by the Project Review Subcommittee (i.e.: receipt of a letter from the City (preferably the Zoning Administrator Bob Vacci) 1) stating what the City considers a satisfactory resolution of the issue, and 2) confirming that there are no other open issues) was approved MSP (10 RM, JG, CV, PC, GP, JS, NA, PN, MR, PW) – (1 JR) – (0).
- D. **Sunset Cliffs Natural Park Ad Hoc Subcommittee (per Agenda: "III Action Item b"):** The Chair suggested the formation of an Ad Hoc Subcommittee to review issues and recommendations regarding the Sunset Cliffs Natural Park as a PCPB Ad Hoc subcommittee & an adjunct to the Environment / Water Subcommittee. SCNP Ad Hoc Subcommittee members recommended were Norm Allenby (Chair), Paul Webb, Suhail Khalil (ex-officio), and from the community, Craig Barilotti, Camilla Ingram, Ann Swanson and Ned Daugherty. The formation of the SCNP Ad Hoc subcommittee and the composition was approved without any opposition.
- E. **PCPB Traffic & Transportation Subcommittee request (per Agenda: "III Action Item a"):** P. Nystrom, Chair of the subcommittee noted that comments on the City's Smart Growth Concept Map could be provided to Tait Galloway, Senior Planner for the City of San Diego by August 1, 2011. It was noted that the Rosecrans corridor was currently showing as "mixed use transit corridor" and it did not include Liberty Station in the area. After a good deal of discussion, a motion by J. Shumaker that the land use designation for the area extending down from Talbot north to Lytton be designated as a commercial town center rather than as a mixed use transit corridor was approved MSP (2 RM, JG, CV, PC, JS, NA, PN, MR, PW) – (2 GP, JR) – (0). Additionally, P. Nystrom noted that community member Anthony (Tony) Reid, Ministry Leader with the Rock Church Parking Ministry, was interested in joining the PCPB Traffic and Transportation Subcommittee. Mr. Reid introduced himself and provided a bit of his background and interest in joining the subcommittee. Mr. Reid's addition to the subcommittee was approved without any objection.

There being no more time left for additional items on the agenda, the meeting was adjourned.

V. Adjournment: 9:45 pm

Next PCPB monthly meeting 3701 Voltaire August 18, 2011 at 6:30 PM Pt. Loma Hervey Library.

Airport Noise Compliance 619-400-2799
Neighborhood Code Compliance 619-236-5500

Prepared by: John Gott, Secretary
FINAL: August 18, 2011

I. Parliamentary items:**E. Non Agenda Public Comment –**

Julia Quinn - commented that the new seating arrangement for the PCPB meeting made it difficult for the audience to see the projection screen. A discussion ensued with it noted that the arrangement may also have been less desirable from a fire safety perspective. The Chair noted that the rearrangement was a-work in progress and that these comments would be taken into consideration for the next meeting.

II. Consent Agenda Items:

G. Page requested that all three Consent Agenda Items on the Agenda be moved to Action Items. The Chair acknowledged the request.

I. Information Items:

- B. San Diego Regional Airport Authority** - Ted Anasis, Manager of Airport Planning, San Diego Regional Airport Authority provided an update on "The Green Build" airport construction project; the steel framing for Terminal 2 has now been completed, the parking apron for planes for Terminal 2 has been installed; construction of the 2-level roadway (separating arrivals from departures) has started; a new blast fence has been constructed; a temporary parking lot has been established; and the Terminal 2 baggage system has been submitted for approval. Preconditioned air systems will be installed at the new gates, 50 electrical vehicle charging stations will be installed in the parking and exterior areas of the airport, and a new "Car 2 Go" program is expected to be accommodated. Separately, the Northside Improvements project is still in the EIR process and they are analyzing design options; when the final EIR is produced, a copy will be made available. With regard to the Noise Monitoring System (on the Agenda), Dan Frazee will speak on that topic at the next PCPB meeting in August. During the presentation and after, questions were asked and discussions ensued.

IV. Subcommittee Presentations:

- A. Form Base (Long Range Planning) – J. Shumaker** – noted that the subcommittee has received assistance from the New School of Architecture which has established a Summer Session Program for two of its students (John Martinez and Kyle Peterson) where the students will work on a project to work with members from the community to develop a long range vision for the community. Next steps will include arranging meetings to obtain community input. John Martinez was in attendance and introduced himself.

I. Information Items:

- D. H2O Futures** – Ned Daugherty and Tershia d'Elgin presented an overview of an array of water conservation and water re-use projects and strategies that have been developed and implemented around the globe. Projects used untreated sea water, brackish water and also moderately treated waste water to develop and produce aquaculture, agriculture and various staged cleaner and clean water. They have received notice from the California Coastal Commission that they are approved for a \$50,000 grant to demonstrate such systems, and they have identified a potential site on the east side of the NTC Boat Channel where there is also proximity to the USGS San Diego Hydrogeology Project Office and also the SDSU Coastal Waters Laboratory as well as one of San Diego Wastewater's Pump Stations. The project would be intended to be an educational "waterhood park" where the public would be encouraged to walk through the park/project. Questions were asked and discussions ensued.

- C. San Diego County Taxpayer's Association – redistricting map** – no representative was present and no presentation was given.

IV. Subcommittee Presentations:

- B. Parks & Recreation – Mike Ryan** – noted that Building 619 at Liberty Station will be part of planned pool complex (the Aquatic Complex is still in the design phase); ground squirrels have returned along the boat channel at Liberty Station; at Dusty Rhodes Dog Park, there is no gate between the "large dog" and "small dog" zones – Mr. Ryan phoned a fence builder who indicated it would run approximately \$500 to install a gate; also there have been some discussions about turning the USS Recruit (former training ship on the NTC property) over to Parks and Recreation or to create a non-profit organization to acquire the structure (and hopefully restore it).

RECEIVED

ATTACHMENT 6

NOV 20 2013

Development Services

Sunset Cliffs Natural Park Council

*3770 Pio Pico Street
San Diego, California 92106*



To: City of San Diego Public Hearing Officer
1222 First Ave., MS501
San Diego, CA 92101

Date: November 21, 2013

Dear Hearing Officer,

The Sunset Cliffs Natural Park Council (SCNPC) has voted to submit the following comment for consideration during the December 11 hearing regarding project 236548, Sunset Cliffs Natural Park Hillside Section Improvements. This comment was passed by a vote of 19 for, 2 abstained and none opposed.

The Sunset Cliffs Natural Park Council is pleased that the environmental documents and permitting for Project No. 236548 (*Findings to MEIR no. 91-0644*), the *Sunset Cliffs Natural Park (SCNP) Hillside Sections Improvements*, have been completed. We appreciate the impressive level of detail and research in both the *Findings* and the *supporting technical documents*. We view the Findings as consistent with both the letter and the spirit of the *Sunset Cliffs Natural Park Master Plan* and the *Sunset Cliffs Natural Park Master Environmental Impact Report (No. 91-0644)*. The Sunset Cliffs Natural Park Council, the officially recognized advisory group to the City for the Park, recommends that the Hearing Officer approve the *Master Environmental Impact Report-Subsequent Project Findings No.: S-10091.02.06*, the Site Development Permit, and the Coastal Development Permit for Project No. 236548 (*Findings to MEIR no. 91-0644*), the *Sunset Cliffs Natural Park (SCNP) Hillside Sections Improvements*.

SCNPC, the officially designated advisory committee for Sunset Cliffs Natural Park, meets monthly and complies with the California Brown Act requirements to provide well-noticed, open, and transparent public meetings. The public is welcome and encouraged to participate in all regular and committee meetings. During the planning process for the Hillside Improvements Process, SCNPC carefully reviewed project details and forwarded all public input to Joe Diab, the Hillside Improvements Project manager who responded throughout the process to all public input. The SCNPC appreciates the project manager's responsiveness to the public as well as his professional coordination of this important project.

The SCNPC will be represented at the hearing to provide public testimony in favor of approval of the Coastal Development Permit and Site Development Permit. SCNPC members are eager for this vital project to proceed.

Respectfully,

A handwritten signature in black ink that reads "Gene Berger". The signature is written in a cursive, flowing style.

Gene Berger, SCNPC Chair

Copy to: Morris Dye, Development Project Manager