

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
3111 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
521-8036

RECORD PACKET COPY



# Tue 10d

Filed: January 16, 2003  
49th Day: March 6, 2003  
180th Day: July 15, 2003  
Staff: KA-SD  
Staff Report: February 4, 2003  
Hearing Date: March 4-7, 2003

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-02-117

Applicant: City of San Diego, Environmental Monitoring and Technical Services      Agent: Marco Gallegos

Description: Enhancement of Famosa Slough, including construction of a sediment detention basin, removal of non-native vegetation, and restoration of lower coastal salt marsh habitat.

Site: Southeastern side of Famosa Slough, near intersection of W. Point Loma Blvd. and Famosa Blvd., Peninsula, San Diego, San Diego County. APN# 449-870-03

Substantive File Documents: Certified City of San Diego LCP; Famosa Slough Enhancement Plan (November 1993), Improvement Plans (City of San Diego, August 15, 2002), Section 1601 Streambed Alteration Agreement (California Dept. of Fish and Game, November 21, 2002), Mitigated Negative Declaration (City of San Diego, January 14, 2003), Famosa Slough Conceptual Restoration Plan (Dudek & Associates Inc., January 2003), Biological Resources Report and Impact Assessment (Dudek & Associates Inc., July 26, 2002), CCC File 6-99-082.

---

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: Staff recommends approval of the proposed development with special conditions addressing final plan compliance, post-construction verification, and mitigation and monitoring. This project is a restoration activity that will enhance the water quality and habitat of Famosa Slough. The primary issues are temporary impacts to .09 acre of brackish marsh and .02 acre of coastal salt marsh (.11 acre total) in order to implement long-term restoration measures. These impacts will be mitigated through restoration of .22 acres of coastal salt marsh, and .18 acre of upland habitat area.

---

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:**        *I move that the Commission approve Coastal Development Permit No. 6-02-117 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below, on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act, and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Modifications to Approved Final Plans: The permittee shall undertake development in accordance with the approved final plans, dated August 14, 2002; the conditions of the Mitigated Negative Declaration, dated January 14, 2003; and the Streambed Alteration Agreement, dated November 21, 2002. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Timing of Construction: Construction activities that may occur during the breeding seasons of sensitive species are subject to the restrictions of the Mitigated Negative Declaration, dated January 14, 2003, as provided in conditions V. 1-8 of that document. Additionally, a qualified avian biologist shall be present during any clearing or grading activities within wetland areas.

3. Mitigation, Monitoring and Reporting: PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, a final mitigation and monitoring plan designed by a qualified wetland biologist. Said program shall be in substantial conformance with the general monitoring parameters included in the 1993 Famosa Slough Enhancement plan, approved in concept by the Coastal Commission in February 1996. The applicant shall also comply with the Mitigation, Monitoring and Reporting Program included in the Mitigated Negative Declaration, dated January 14, 2003, and the Famosa Slough Conceptual Restoration Plan, dated January 2003. In addition, the permittee shall:

- a. Submit monitoring reports on the extent of coverage, rate of growth and species composition of all created wetland areas to the Executive Director on an annual basis for five years following project completion;
- b. At the end of the five-year period, submit a more detailed report prepared in conjunction with a qualified wetland biologist to the Executive Director. This report shall include a description of all maintenance activities required during the five-year monitoring program and an analysis of the success of said maintenance. If the report indicates that the mitigation has been, in part, or in whole, unsuccessful, the applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original program, which were not successful. The revised mitigation program, if necessary, shall be processed as an amendment to the coastal development permit.
- c. Conduct grading, vegetation removal and other construction-related activities in a manner that complies with conditions V.3.-8. of the Mitigated Negative Declaration to avoid impacts to sensitive species.

Any proposed changes to the approved program or the restoration plan shall be reported to the Executive Director. No changes to the approved program or restoration plan shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. Post-Construction and Maintenance: Within 30 days of completion of construction of the sediment detention basin and restoration, an as-built plan, verifying that the project has been built according to the approved final plans, shall be submitted to the Executive Director for review and written approval.

The permittee or its authorized assignees shall maintain the sedimentation basin and associated storm water facilities authorized by CDP #6-02-117 in a functional condition throughout the life of the approved development. This shall include removal of sediment, vegetation and debris as necessary to maintain the proper function and operation of the storm water facilities, and to ensure that appropriate water quality and flow conditions exist for the implementation of approved wetland mitigation measures and the support of restored wetland area and surrounding coastal salt marsh habitat. Removal of vegetation for maintenance of the completed project shall not take place from March 15 to July 15 to avoid impacts to nesting birds. Additionally, maintenance shall be conducted in accordance with conditions V.4.-5. of the Mitigated Negative Declaration dated January 14, 2003.

5. Other Permits. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, the applicant shall submit to the Executive Director for review and written approval, copies of all other required local, state or federal discretionary permits for the development authorized by CDP #6-02-117. The applicant shall inform the Executive Director of any changes to the project required by such bodies. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this permit, unless the Executive Director determines that no amendment is legally required.

#### IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description and History. The City of San Diego's Environmental Monitoring and Technical Services Division is proposing to construct a sediment detention basin, remove non-native vegetation, and restore coastal salt marsh habitat in Famosa Slough. The 1.3 acre project site is located at the southeastern end of Famosa Slough, an existing 37-acre wetland resource area located partially within the Peninsula Community and partially within Mission Bay Park; the subject site is in the Peninsula Community. The site is designated as open space and preserve area in the San Diego County Multiple Species Conservation Plan (MSCP). The project development will involve a site that currently includes .09 acre of brackish marsh, .02 acre of coastal salt marsh, .39 acre of ornamental trees, and .03 acre of non-native grassland.

The proposal includes improvement of water quality by capturing urban runoff and sediment before they enter the Famosa Slough water body, and restoration of local degenerated marsh area to historical habitat values. A detention basin will be constructed on the southeast side of Famosa Slough where an existing storm drain outlets to the slough water body. Currently, there is no sediment removal or water quality treatment for this outlet location. The proposed basin will provide for long-term sediment control and water quality improvements that were planned in the 1993 Famosa Slough Enhancement Plan. Runoff will be treated with biofiltration such as native bulrushes and other appropriate marsh species. The project also includes long-term maintenance of the basin to remove accumulated sediment and vegetation to assure it continues to function as designed. Over the years, sedimentation from uncontrolled

storm water flow into the slough at this point have created a "delta" at the outlet location that has facilitated the establishment and growth of non-native, invasive trees. Coastal salt marsh has converted in areas to brackish marsh due to excessive freshwater flow disturbing historic habitat conditions. The proposal is to remove this sediment, non-native vegetation, and brackish marsh conditions, and recontour the area so that coastal salt marsh habitat can be successfully restored.

The applicant proposes mitigation of impacts to .09 acre of brackish marsh and .02 acre of coastal salt marsh (.11 acre total) through restoration of .22 acres of coastal salt marsh in the area adjacent to the proposed sediment basin site. An additional .18 acre of upland area within the project disturbance area, consisting of disturbed area and non-native grassland, will be revegetated with coastal sage scrub species as appropriate to the historic habitat type.

The project is one component of the Famosa Slough Enhancement Plan, which was reviewed by the Commission and approved in concept in 1996, pursuant to Coastal Development Permit #6-95-128. The Commission at that time gave specific approval for several relatively small components (fencing, trails, signage and exotics removal) and one major feature, installation of new hydraulic gates to regulate tidal flow in the slough. At the same time, the Commission identified a number of key components that would require separate action by the Commission in the future, since plans for those components were not available when the overall plan was presented, but supported the overall enhancement goals of the plan.

Most recently, the Commission approved CDP# 6-99-082 for construction of three wetland treatment ponds at the southern end of Famosa Slough. The proposal included excavation of the ponds, creation of berms/access roads for ongoing pond maintenance, installation of drainage facilities to direct existing stormwater discharges into the ponds and a system of pipes connecting the three ponds and outletting into the main body of the slough, to enhance water quality and restore historic habitat.

Famosa Slough is a tideland area and is thus within the Coastal Commission's area of original permit jurisdiction. Development is reviewed by the Commission with Chapter 3 of the Coastal Act being the standard of review.

2. Wetlands/Sensitive Biological Resources. The following Chapter 3 policies of the Coastal Act apply to the subject proposal and state, in part:

**Section 30230**

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

**Section 30233**

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities....

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

**Section 30240**

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

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The overall project site is comprised of a number of habitat types, including disturbed fields (non-native grasses), brackish marsh (disturbed marsh area), exotic/invasive ornamentals, and coastal salt marsh. Coastal salt marsh and developed area are located just outside the project site, immediately adjacent to portion of the proposed development. Construction of the project will require removal of non-native, invasive trees, creation of a sedimentation basin in upland area, creation of salt marsh habitat and associated grading to re-establish tidal inundation, and revegetation for mitigation and erosion control.

The proposed project raises issues under Section 30233 of the Coastal Act since it will directly impact existing wetlands. As cited above, under the Coastal Act, dredging and/or filling wetlands is severely constrained. Coastal Act Section 30233(a) sets forth a three-part test for all projects involving the fill of coastal waters and wetlands. These are:

- 1) That the project is limited to one of the eight stated allowable uses;
- 2) That the project has no feasible less environmentally damaging alternative; and,
- 3) That adequate mitigation measures have been provided to minimize adverse environmental effects.

In this particularly case, the proposed development meets the above requirements. As a restoration project, the development is allowed in wetlands under Section 30233(7). There is no way to complete the restoration project without impacting existing lower coastal salt marsh habitat, since the proposed grading is necessary to lower existing elevations due to sediment deposits in that area to historic levels so that the tidal influences which are necessary for the re-establishment of salt marsh habitat in the restoration can be successfully implemented. The proposed wetland impacts are not associated with the construction of the sedimentation basin; they are associated solely with actions necessary to remove sediments and recontour the area for restoration of coastal salt marsh. Impacts have been minimized to the maximum extent feasible, and only that grading necessary to restore habitat and construct the sedimentation basin is proposed. The resource agencies are supporting the project and accept the proposed mitigations.

The applicant is proposing to mitigate the loss of .11 acre of brackish marsh and coastal salt marsh through recreation of .22 acres of coastal salt marsh. Moreover, the project has additional habitat benefits in that the non-native grasses and exotic/invasive ornamentals within the project footprint will be removed, along with the Brazilian pepper trees and any other non-native vegetation, and approximately .18 acre of disturbed upland area will be restored to coastal sage scrub. The Commission's staff biologist has

reviewed the project and concurs that it represents a restoration project and that the proposed mitigation is appropriate and adequate.

Conditions #2 and 3 address the biological aspects of the proposed development and mitigation for proposed impacts. The permittee is required to submit a final monitoring and mitigation plan, comply with the project's Mitigation, Monitoring and Reporting Program and the Famosa Slough Conceptual Restoration Plan, and observe appropriate seasonal restrictions for construction and maintenance to avoid impacts to sensitive species. This condition also requires submittal of all monitoring reports to the Executive Director. In addition, Special Condition #4 requires submittal of "as-built" plans for the development and requires that the applicant maintain the sediment basin in the future to assure it continues to function as proposed.

The proposed project is consistent with Section 30230 of the Coastal Act, in that the wetland resources of the project area and overall water quality of Famosa Slough will be enhanced through the installation of the sediment detention basin and biofiltration facilities, and the restoration of coastal salt marsh and adjacent upland habitat.

Although there is upland environmentally sensitive habitat areas (ESHA) in proximity to the project site, no sensitive upland habitats will be affected by the proposed development. In addition, along with restoration of coastal salt marsh, the project includes creation of .18 acres of coastal sage scrub habitat to provide upland transition for the slough. Therefore, as a restoration project, the proposed development will restore historical habitat values and functionality for this area, and will contribute to improvement of water quality within Famosa Slough and not significantly disrupt habitat values, nor degrade ESHA or other park and recreation areas, consistent with Section 30240 of the Coastal Act.

In summary, the Commission finds that the proposed restoration project is a permitted use within a wetland pursuant to Section 30233 of the Coastal Act, impacts to 0.09 acre of brackish marsh and .02 acre of coastal salt marsh have been minimized to the maximum extent feasible, and are adequately compensated by the proposed mitigation, which includes creation of 0.22 acre of coastal salt marsh and .18 acre of native upland habitat. Native species will be planted in the mitigation site to restore historic wetland and upland communities that existed previously, and all existing non-native vegetation within the project footprint will be removed. The proposed project is also consistent with the San Diego MSCP. Thus, although the identified impacts are unavoidable, they have been reduced to the maximum extent feasible and adequately mitigated. Therefore, the Commission finds that the proposed development, as conditioned, is consistent with the cited resource protection policies of the Coastal Act.

3. Water Quality. The following Coastal Act policy is applicable to the proposed development and states:



**Section 30231**

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The project site is located at the southern end of Famosa Slough, an existing wetland resource area, and is proposed as a means to improve water quality in the slough and restore degraded habitat. Storm water and surface runoff entering the slough in this area is not treated or detained in any way and deposits quantities of sediment and pollutants from urban runoff into the slough. Although the area surrounding the slough is fully built-out, there are nearby natural landforms that contribute sediments. Trash and other pollutants from domestic pets, fertilizers, pesticides, etc. also accumulate in the storm drains and are washed downstream.

The proposed development will create a sedimentation basin and biofiltration area that will detain the stormwater inflows to allow sediments to settle out, and absorb and contain the pollutants. The vegetation (cattails and bullrushes) will be periodically cleared out and replanted as it becomes saturated with pollutants, so that the contaminants do not re-enter the slough. The vegetation will also aid in moderating the inflow of water to ensure optimum marsh restoration conditions. The proposed treatment methods are not anticipated to have any adverse impacts on existing water quality; in fact, water quality should be significantly improved through the operation of the sedimentation basin and biofiltration area. The additional surface water storage area and the pollution removal capabilities of the wetland vegetation are expected to have a beneficial effect and serve to minimize sedimentation. Therefore, the Commission finds that the development, as conditioned to address other concerns, is consistent with Section 30231 of the Act.

4. Public Access. Many policies of the Coastal Act address the provision, protection and enhancement of public access opportunities, particularly access to and along the shoreline. In the subject inland area, the following policies are most applicable, and state, in part:

**Section 30210**

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

**Section 30213**

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

**Section 30223**

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

Famosa Slough is within the highly urbanized Point Loma/Ocean Beach area of San Diego, and West Point Loma Boulevard, which separates the main body of the slough from the northern channel connecting with the San Diego River, is a major coastal access route to the municipal beaches west of the site. Implementation of the proposed development will not require any closures of West Point Loma Boulevard, nor will it affect beach access in any way.

The slough includes public trails and interpretive signage and provides a low-cost form of public recreation. Access to the public trails in the northern part of the slough will remain open during construction, but the actual area surrounding the construction site will be temporarily closed to public use. However, there is adequate parking available for slough visitors along Famosa Boulevard and at several cul-de-sacs along the western edge of the slough. Access to the portions of the slough not directly impacted by project construction will not be affected by the proposed development. Additionally, the construction impacts will be temporary in nature. The Commission thus finds that the proposed project will not have a significant adverse impact on existing public access in the area, even during construction. Therefore, the Commission finds the development, as conditioned to address other concerns, consistent with the cited access policies of the Coastal Act.

5. Visual Resources. The following policy of the Coastal Act addresses visual resources, and states, in part:

**Section 30251**

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...

The subject site is located within a highly urbanized area of the City of San Diego and provides a needed area of open space. The proposed development will remove existing non-native species and replace them with the proposed sedimentation pond and biofiltration vegetation, and native marsh and upland habitat. Upon completion of the

project, the overall area will not look significantly different than it does today, but will be somewhat more natural in appearance with the removal of exotic plants. Construction impacts on visual resources will be short term and unavoidable. Therefore, the Commission finds that the proposed development is consistent with Section 30251 of the Act.

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

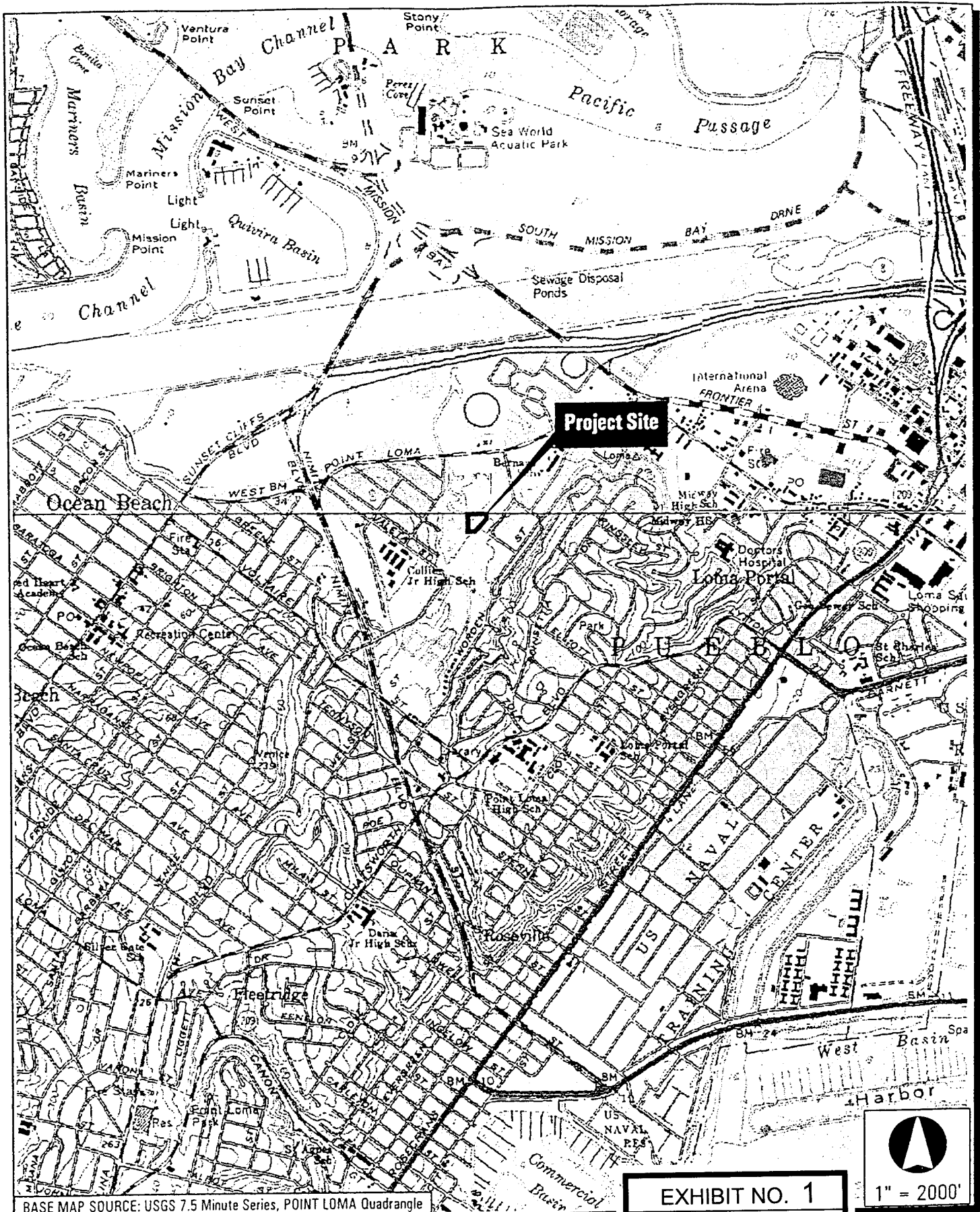
Famosa Slough is designated as Open Space in the certified Peninsula Community Plan and zoned as Park. The proposed improvements are fully consistent with those designations. The site is within the Commission's area of original jurisdiction, and is being reviewed under Chapter 3 of the Coastal Act. The preceding findings have demonstrated that the proposal, as conditioned, is consistent with all applicable Chapter 3 policies. Additional permits may be required from other state and federal agencies, including the California Department of Fish and Game and the RWQCB. Special Condition #5 requires submittal of these permits, and advises that amendments to this permit could be required if the other agencies significantly modify the project through their approval processes. Therefore, the Commission finds that approval of the development, as conditioned, should not prejudice the ability of the City of San Diego to continue implementation of their fully certified LCP.

7. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project, as conditioned, has been found consistent with the biological and marine resources, water quality, visual resource and public access policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.



BASE MAP SOURCE: USGS 7.5 Minute Series, POINT LOMA Quadrangle

EXHIBIT NO. 1  
 APPLICATION NO.  
**6-02-117**  
 Vicinity Map

California Coastal Commission

1" = 2000'

FIGURE  
 2

Famosa Slough Suppleme

ct  
 ap

DP 311  
EDGEWATER  
BEACH  
PAR C

MAP 5491  
LOMA RIVIERA  
5341

MAP 1082  
PM. 2005  
PAR D

5911  
PAR B  
BLVD.

M 8608

POINT

Subject  
LOMA ALTA 2

FAMOSA

MAP 1082

SLOUGH

ROS. 6197  
PAR 1  
PAR 2  
STREET

UNIT 3 MAP 3798

SCC  
BARNARD RD.  
ELEMENTARY SCHOOL  
5137 6

MAP 3724  
LOMA PALISADES UNIT

LOMA PALISADES  
ADRIAN ST.

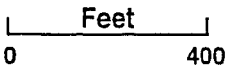
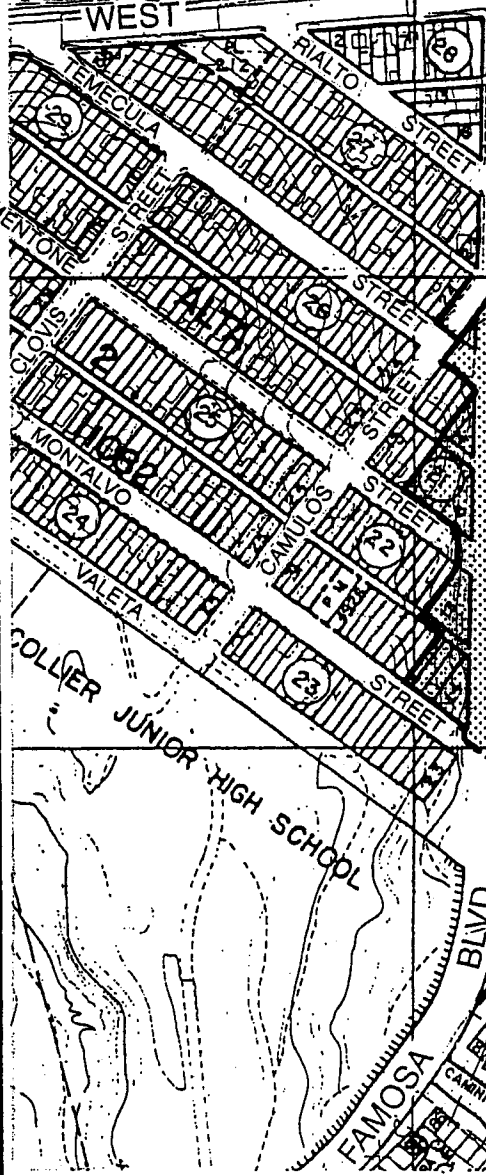
LOMA PALISADES  
UNIT MAP 3768

POINT LOMA  
TENNIS  
MAP 6150  
CLUB

MAP 6476  
LOT 1  
LOT 2

LOMA PALISADES UNIT 5  
MAP 3851

MAP 3837  
UNIT 4  
MAP 3837



42-0408

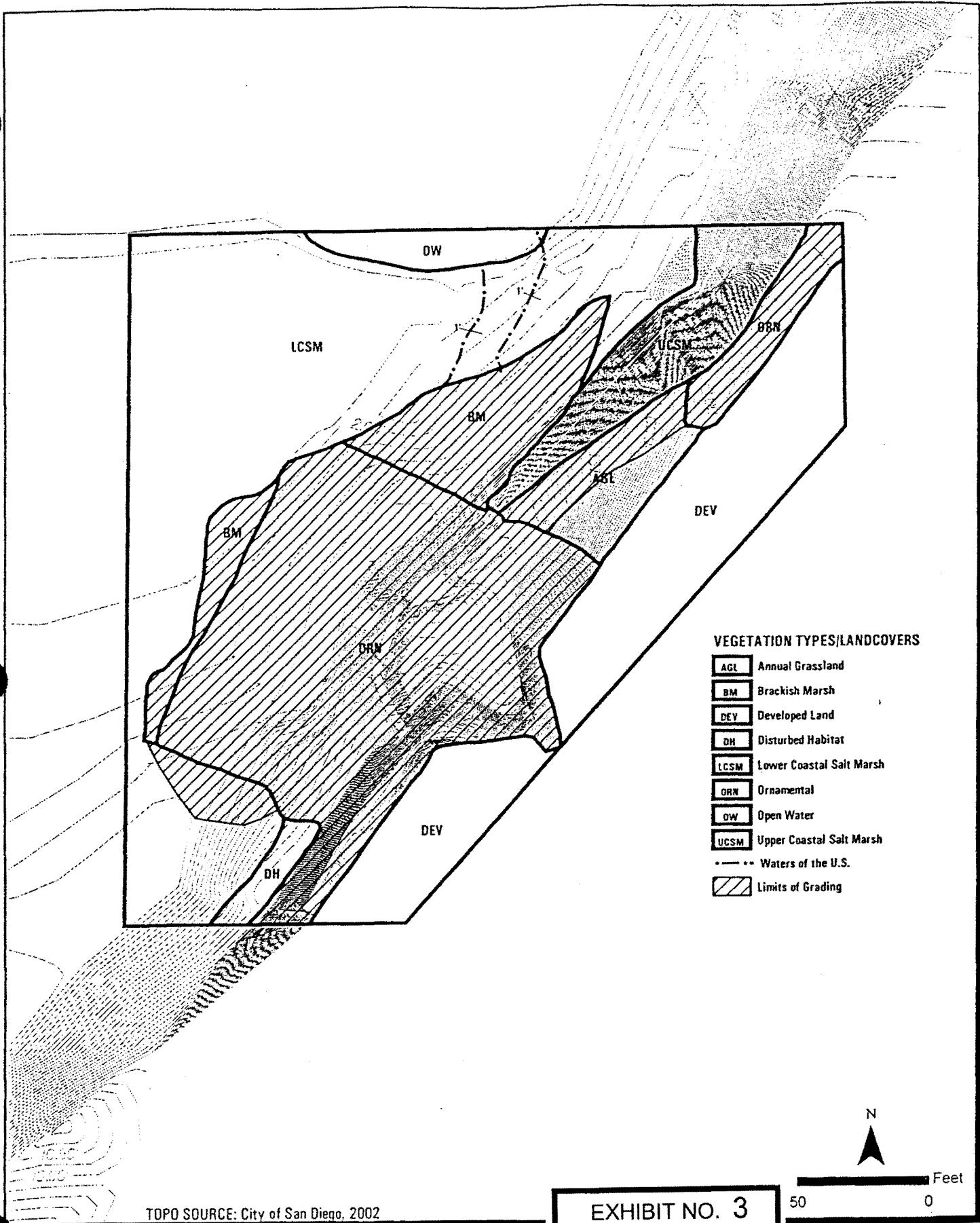


# LOCATION MAP

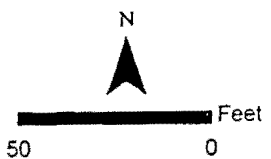
Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

EXHIBIT NO. 2  
APPLICATION NO.  
6-02-117  
Location Map



TOPO SOURCE: City of San Diego, 2002

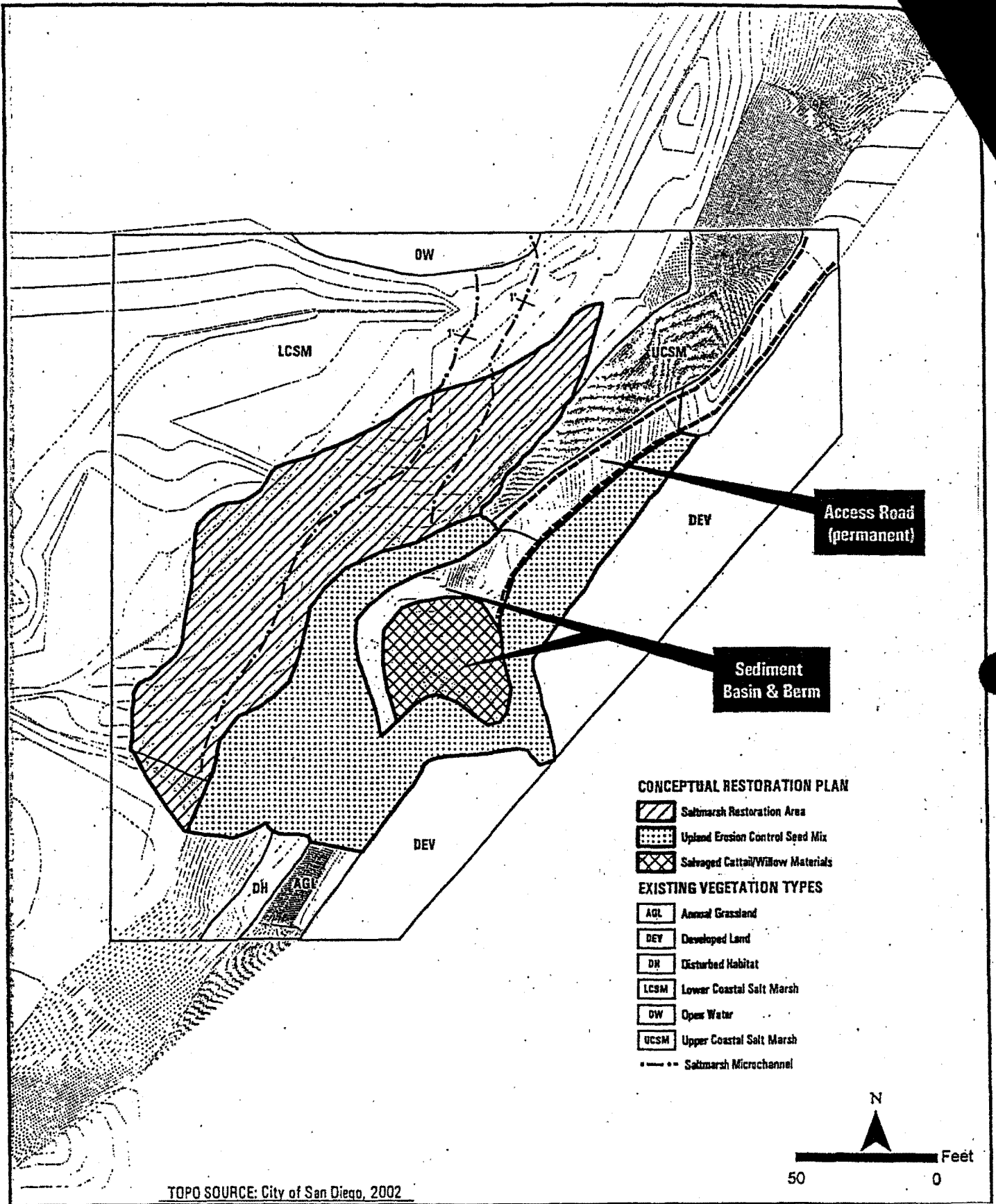


Famosa Slough Su  
**Biological Resources Ma**

**EXHIBIT NO. 3**  
**APPLICATION NO.**  
**6-02-117**  
**Biological Resources**  
**and Grading**

al Project  
**Grading**

**FIGURE**  
**4**



# CONCEPTUAL RESTORATION PLAN

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

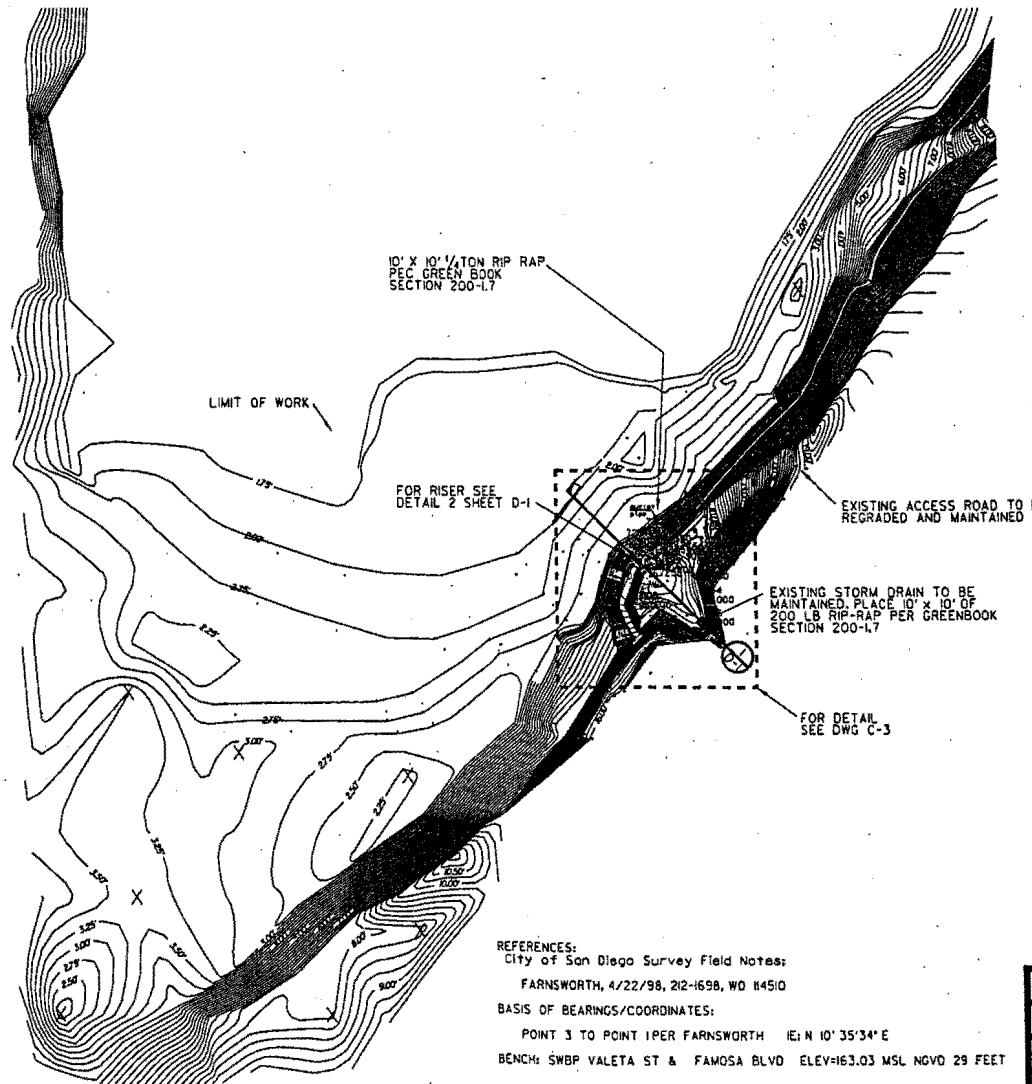
EXHIBIT NO. 4  
 APPLICATION NO.  
**6-02-117**  
 Conceptual  
 Restoration



6-02-117



SCALE 1"=40'  
FEET



Pt. No.	Northing	Easting	Elev.
726	1853899.223	6260970.985	3.000
727	1853929.353	6260982.136	3.000
728	1853944.185	6260987.448	3.000
729	1853952.427	6260993.977	3.000
730	1853959.983	6261007.208	3.000
731	1853978.528	6261031.952	3.000
732	1853900.269	6261008.256	7.000
733	1853909.579	6261003.908	6.500
734	1853931.302	6261011.672	6.250
735	1853933.474	6261019.590	6.000
736	1853938.207	6261046.413	7.000
737	1853947.689	6261043.003	9.000
738	1853909.482	6260997.225	9.500
739	1853908.495	6260993.689	9.500
740	1853887.521	6261004.310	11.000
741	1853889.565	6261007.418	11.000
742	1853916.334	6260995.222	9.500
743	1853912.821	6260998.340	9.500
744	1853935.270	6261002.701	9.500
745	1853935.076	6261005.139	9.500
746	1853939.036	6261005.620	8.500
747	1853936.307	6261008.539	8.500
748	1853947.240	6261022.320	8.500
749	1853942.491	6261025.670	8.500
750	1853948.574	6261026.101	9.500
751	1853945.828	6261026.969	9.500
752	1853960.857	6261045.623	9.500
753	1853956.687	6261046.491	9.500
754	1853913.281	6261046.318	8.000
755	1853929.501	6261042.985	8.000
756	1853943.404	6261034.870	8.000
757	1853939.494	6261040.956	8.000
758	1853944.128	6261045.159	9.000

LIMIT OF WORK

10' X 10' 1/2\"/>

FOR RISER SEE  
DETAIL 2 SHEET D-1

EXISTING ACCESS ROAD TO BE  
REGRADED AND MAINTAINED

EXISTING STORM DRAIN TO BE  
MAINTAINED. PLACE 10' X 10'  
200 LB RIP-RAP PER GREENBOOK  
SECTION 200-1.7

FOR DETAIL  
SEE DWG C-3

**NOTE:**

1. EARTHWORK SHALL COMPLY WITH SECTION 300 OF THE GREENBOOK.

REFERENCES:  
City of San Diego Survey Field Notes:  
FARNSWORTH, 4/22/98, 212-1698, WD 14510  
BASIS OF BEARINGS/COORDINATES:  
POINT 3 TO POINT 1 PER FARNSWORTH IE: N 10° 35' 34\"/>

DRAWING NO. <b>C-2</b>	PLANS FOR THE IMPROVEMENT OF FAMOSA SLOUGH BASINS
SHEET NO.	<b>PROPOSED GRADING PLAN</b>
SP. NO.	
SPECIFICATION NO.	
CITY OF SAN DIEGO, CALIFORNIA SHEET OF SHEETS	DATE: _____ BY: _____
	APPROVED: _____ DATE: _____
	PROJECT MANAGER: _____
	DESIGNER: _____
	CHECKER: _____
	DATE: _____
	BY: _____
	DATE: _____

DRAWING STATUS						
NO.	DATE	REVISION DESCRIPTION	DRAWN	CHKD	APP'D	BY

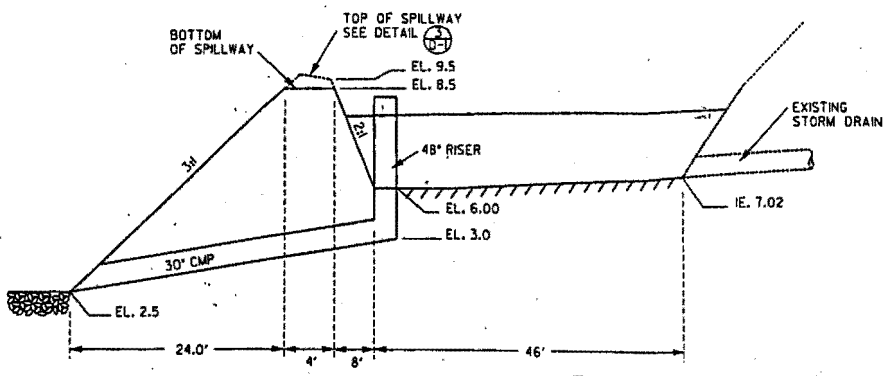
SCALE	HORIZONTAL
	VERTICAL

**METROPOLITAN WASTEWATER DEPARTMENT**  
City of San Diego

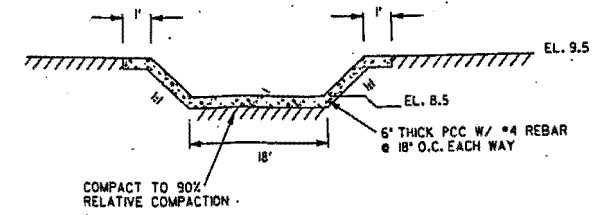


EXHIBIT NO. 5  
APPLICATION NO.  
**6-02-117**  
Grading Plan  
California Coastal Commission

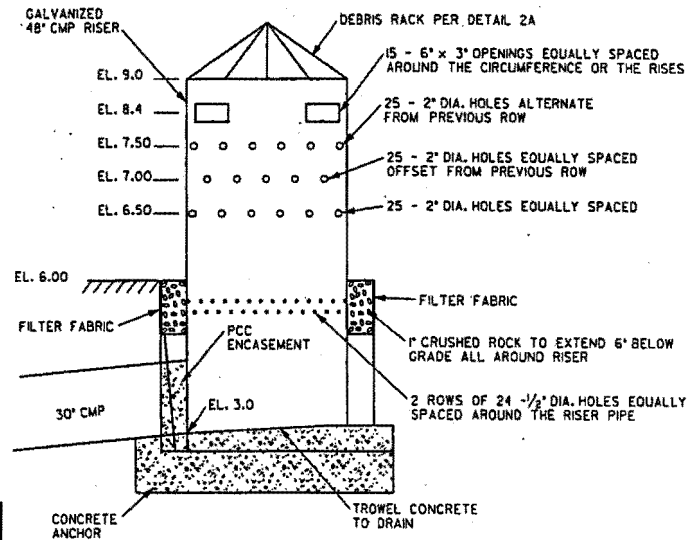
6-02-117



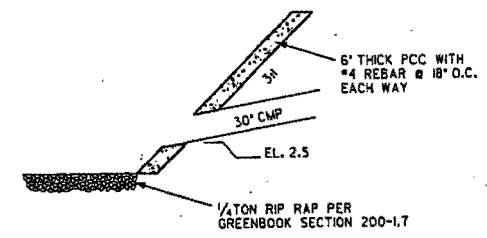
SECTION **1**  
C-2  
NOT TO SCALE



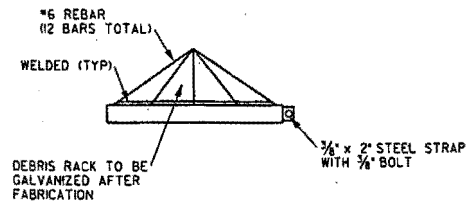
DETAIL 3  
SPILLWAY  
NOT TO SCALE



DETAIL 2  
RISER SECTION  
NOT TO SCALE



DETAIL 4  
PIPE OUTLET DETAIL  
NOT TO SCALE



DETAIL 2A  
DEBRIS RACK  
NOT TO SCALE

03-JUL-2002 13:21

EXHIBIT NO.  
 APPLICATION NO.  
**6-02-117**  
 Cross-Sections

WARNING IF THIS BAR DOES NOT MEASURE IF THEN DRAWING IS NOT TO SCALE.	SCALE	HORIZONTAL
		VERTICAL

**METROPOLITAN WASTEWATER DEPARTMENT**  
City of San Diego



DRAWING STATUS						
NO.	DATE (YY)	REVISION DESCRIPTION	DRAWN	CHK.	APP.	BY

DRAWING NO. D-1	PLANS FOR THE IMPROVEMENT OF FAMOSA SLOUGH BASINS
SHEET NO.	
OP. NO.	DETAILS
SPECIFICATION NO.	
CITY OF SAN DIEGO, CALIFORNIA	DATE
SHEET OF SHEETS	NO. OF SHEETS
DESIGNED BY	APPROVED BY
CHECKED BY	DATE
DATE STARTED	DATE COMPLETED