

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



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original staff report

W14d

Addendum

December 5, 2016

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item W 14d**, Coastal Commission Permit Application
#6-16-0807 (Black Mountain Ranch LLC), for the Commission Meeting
of December 7, 2016

The purpose of this addendum is to make minor corrections to several of the proposed special conditions, and to clarify the project description as well as existing traffic patterns. Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by a ~~strike through~~ and additions shall be underlined:

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- a. The design report ~~WQTR~~ shall demonstrate, at a minimum, that the project:
 - i. Minimizes disturbance of coastal waters and natural drainage features; minimizes removal of native vegetation; and avoids, to the extent feasible, covering or compaction of highly permeable soils;
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The permittee shall undertake development in accordance with the final Water Quality Design Technical Report (WQTR). Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the plan shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

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18. Other Agency Approvals. PRIOR TO COMMENCEMENT OF

CONSTRUCTION, the Permittee shall submit to the Executive Director written evidence that all necessary permits, permissions, approvals, and/or authorizations for the approved project have been granted, including by the ~~U.S. Army Corps of Engineers, the Monterey Bay National Marine Sanctuary,~~ Regional Water Quality Control Board, U.S. Fish and Wildlife Service, ~~National Marine Fisheries Service~~ and the California Department of Fish and Wildlife. Any changes to the approved project required by these agencies shall be reported to the Executive Director. No changes to the approved project shall occur without a Commission amendment to this CDP unless the Executive Director determines that no amendment is legally necessary.

12. On Page 20, the last sentence of the first full paragraph shall be revised as follows:

“construction of retaining walls ranging in height from 2 to 14 feet, drainage improvements, street lighting and utility locations.”

13. On Page 21, first sentence of the third paragraph shall be revised as follows:

“As proposed, the project includes the construction of a number of water quality improvements to treat all runoff from the existing/new roadway. These include...”

14. On Page 21, the last sentence of the fourth paragraph shall be revised as follows:

“These block walls would remain in place with the implementation of the project and will protect the roadway, drivers, bicyclists, and pedestrians from falling rock and landslides.”

15. On Page 21, the last paragraph shall be revised as follows:

“In addition, this section of Via de la Valle exceeds its maximum desired capacity and has been given a Level of Service (LOS) of “F.” According to a traffic study of the intersection of Via de la Valle and Via del Cañon conducted by RECON in 2011, the City has long sought to have the existing two lane roadway improved to a four lane major roadway. The impetus for expanding the roadway at this time is related to t The applicant, Black Mountain Ranch LLC, is proposing a large-scale mixed use development plan for a 1,408-acre area located east of the project site, outside of the coastal zone.”

16. On Page 32, a paragraph shall be added following the second full paragraph as follows:

“and Rancho Peñasquitos communities with access to the beach and other coastal cities.

The RECON traffic study conducted in 2011 found that this area of Via de la Valle (from El Camino Real to Via del Cañon) had a Level of Service (“LOS”) rating of “F,” with close to an average of 5,000 more trips daily than the roadway was designed to handle. The study further found that widening to four lanes would raise the rating to LOS “C.”

The proposed road expansion area...”

17. On Page 34, the last sentence of the first full paragraph shall be revised as follows:

~~In addition, San Dieguito Lagoon is identified by the Department of Fish and Wildlife as one of the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", which under Section 30233(c) of the Coastal Act shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay.~~

18. On Page 34, the second complete paragraph shall be modified as follows:

Typically, the Commission requires the use of Low Impact development (LID) improvements to treat runoff from roadways. Examples of LIDs include bioretention systems such as vegetated swales, rain gardens (shallow depressions planted with deep-rooted native plants that capture and filter runoff), and permeable pavements. However, in this case, the project’s footprint is highly constrained, and most LID type treatment options require a significant amount of land to properly filter runoff. Therefore, the applicant has proposed a number of water quality treatment facilities that will treat runoff, but require less space. In order to better facilitate this, the applicant has included a number of treatment facilities identified by the USEPA’s Green Streets Municipal Handbook. The Green Streets Municipal Handbook was published by the USEPA to provide resources regarding Green Streets elements, and effective implementation strategies. As described by the book the intent is to “provide source control of stormwater, limit its transport and pollutant conveyance to the collection system, restore predevelopment hydrology to the extent possible, and provide environmentally enhanced roads”. This document is cited as a resource in the 2013 MS4 Permit, and the City of San Diego Storm Water Standards.

19. On Page 38, the second full paragraph shall be revised as follows:

The walls along the north side of the roadway will be between 3.0-7.5 feet tall and vary in distance from 105-380 feet in length. In 2003, the Commission approved the construction of three retaining walls (Retaining Wall Nos. 1, 4, 5) and that staff report (CDP No.6-03-095) included the following findings:

20. On Page 40, the first full paragraph shall be revised as follows:

“As described above under Section C (Public Access) the project is also being proposed to help alleviate peak hour/special event traffic congestion along a significant route to the beach and coastal resources. Although not part of the City’s LCP, the Via de la Valle was approved by the City of San Diego in 1984, and has identified this section of roadway to be four-lanes since its inception. In addition, the traffic study for the area and the environmental document for the Black Mountain development (multi-use 1400-acre development plan) ~~that facilitated the subject proposal~~ indicates that the Level of Service (LOS) for this section of Via de la Valle is already failing at LOS F. The Commission therefore finds...”

21. On Page 44, the first paragraph shall be revised as follows:

As noted previously in this report, aspects of the proposed project are ~~is~~ inconsistent with Section 30240, which bars all development in ESHA that does not depend on the resource and bars development in ESHA buffers that could disrupt the habitat. The addition of retaining walls and the improved drainage facilities, which could be approved as their own projects (see, e.g., CDP No.6-03-095), impact ESHA and buffers, both during construction and permanently. However, as explained below, denying or modifying these aspects of the proposed project to eliminate the inconsistency would lead to nonconformity with other Coastal Act policies; namely, the requirements of Section 30210 to maximize public access to coastal resources and the requirements of Sections 30230 and 30231 to protect water quality. The project also maximizes ~~promotes~~ access via the fulfillment of Coastal Act Sections 30252 (facilitating public transit) and 30253 (compliance with air quality requirements and minimization of energy and of automobile miles traveled); as well as preventing road closures due to landslides or rockfalls.

22. On Page 44, the last paragraph shall be revised as follows:

Step 1—inconsistency

For the Commission to apply Section 30007.5, a proposed project must be inconsistent with an applicable Chapter 3 policy. As explained above, approval of the proposed development would be inconsistent with provisions of Coastal Act Section 30240(a), which strictly limits development in ESHA to uses dependent on the resource and ensures that development in buffers will not significantly degrade the resource.

23. On Page 45, the first paragraph shall be revised as follows:

While the applicant has avoided and minimized the project’s impacts to ESHA as much as is feasible, the drainage improvements and the addition of retaining walls ~~Via de la Valle widening~~ will nevertheless impact approximately 0.15 acres of Coastal Sage Scrub, which the Commission’s biologist has determined to be ESHA. These aspects of the project and the development generally are ~~Widening the road is not~~ considered a resource dependent use. Thus, the project is inconsistent with this Chapter 3 policy.

24. On Page 45, the fourth and fifth paragraphs shall be revised as follows:

This project would facilitate and increase public access to the coast. As detailed above in the Public Access section, the widening would alleviate unacceptable levels of traffic along a major corridor to the beach. As previously described, Via de la Valle is a part of a major east-to-west accessway, and provides the only major coastal access route between State Routes 78 and 56. Additionally, this section of Via de la Valle is often subject to unusually high amounts of traffic associated with both the San Diego County Fair and the Del Mar horse racing season, which periodically and regularly impacts coastal access. As such, if allowed to remain at its current width, traffic will continue to remain at a LOS F level at certain times, interfering with the public's access to the coast and possibly discouraging recreational opportunities at the beach. Hampering access is inconsistent with the Section 30210 of the Coastal Act. The addition of retaining walls to protect the roadway, bicycle lanes, and pedestrian path further maximizes access because the walls will help prevent landslides and rockfalls, which could shut down the road, bike lanes, or path. The retaining walls also help ensure safety, as required for all projects by Section 30253 (minimizing risk to life and property; ensuring structural integrity).

The project also promotes the fulfillment of Coastal Act Sections 30230 (marine resources; maintenance) and 30231 (biological productivity; waste water). The Commission has an affirmative mandate to maintain and enhance the waters of the lagoon, to sustain its biological productivity, as well as to control runoff and to minimize the adverse effects of waste water discharges into the lagoon. As detailed above in the Water Quality section, currently only a portion of the runoff from the existing roadway is treated, and all of the runoff currently flows to the San Dieguito Lagoon. The mouth of the San Dieguito River is listed as a 303(d)-impaired water body for elevated coliform bacteria. Post-construction, the drainage improvements will treat all runoff ~~will be treated by the proposed water quality improvements~~, thereby reducing the pollutant load and bacteria levels reaching lagoon waters.

25. On Page 46, the third full paragraph shall be revised as follows:

The project, if approved, would result in tangible resource enhancement over existing conditions. First, the expanded roadway will help maximize access to the coast by providing faster access along a major route to the beach that is typically subject to large amounts of traffic. Second, the retaining walls help prevent closures and promote safe travel. ~~Second~~ Third, the project will improve the water quality of the adjacent lagoon by providing new, improved, and additional treatment to the roadway runoff.

26. On Page 47, the second paragraph shall be revised as follows:

“The main purpose of this project is to widen part of a major corridor that reaches the beach, improve safety, improve the treatment of runoff from the existing and proposed roadway, encourage recreation and alternate transit...”

27. On Page 47, the last full paragraph shall be revised as follows:

Thus, at this time there is no viable alternative that would satisfy all Chapter 3 policies. Building this project will impact about .15 ~~a half~~-acre of ESHA. As the project would avoid ESHA and minimize impacts to ESHA by its design, further reduction of impacts is infeasible.

28. On Page 48, the second full paragraph shall be revised as follows:

The Commission finds that on balance, approval of the project as conditioned is most protective of the significant coastal resources. This will achieve the underlying goals in the proposed project while maximizing access, improve water quality in the adjacent San Dieguito River/Lagoon watershed, and additionally will promote safety and alternate transit, and reduce vehicle miles traveled.

29. On Page 50 – Appendix A, the following shall be added to the Substantive File Documents:

- Traffic Memo for Via de la Valle and Via del Canon Intersection Analysis prepared by KOA and dated September 12, 2011

30. Add the attached email supporting staff’s recommendation from Tim Daly, Planner at the City of San Diego as Exhibit No. 17.

From: [Daly, Tim](#)
To: [Ross, Toni@Coastal](mailto:Ross.Toni@Coastal)
Cc: ["Dale R. Greenhalgh"](#)
Subject: Application 6-16-0807, Black Mtn Ranch LLC - Via de la Valle Roadway Widening
Date: Thursday, December 01, 2016 11:20:46 AM
Attachments: [image001.png](#)

Dear Ms. Ross,

The City of San Diego's Via De La Valle Specific Plan (Specific Plan) and the North City Future Urbanizing Area (NCFUA) Framework Plan Subarea II both identify Via De La Valle as ultimately becoming a four-lane major roadway to accommodate future traffic. The Specific Plan identifies Via De La Valle as a part of the Specific Plan roadway network and indicates it is to be improved along the Specific Plan frontage. The primary regional access route available to the Specific Plan area is Interstate 5, located approximately 1,200 feet east of the I-5 interchange with Via De La Valle. Via De La Valle, which fronts these Specific Plan properties, provides the major surface circulation route. This street is the connection to community and coastal beach areas of Del Mar and Solana Beach to the west, and Rancho Santa Fe, Fairbanks Ranch Country Club, and the Black Mountain Ranch Subarea communities to the east. Via De La Valle also connects to El Camino Real, which provides access to the south to San Dieguito Road and to the Carmel Valley community.

In October of 1995, the Black Mountain Ranch Limited Partnership received approval from the San Diego City Council for use and phased development of 4,677 acres of their ownership under the terms of Vesting Tentative Map (VTM)/ Planned Residential Development (PRD) Permit No. 95-0173, and its associated resource protection ordinance permit, development agreement, and Final Environmental Impact Report for the Black Mountain Ranch Vesting Tentative Map/ Planned Residential Development City of San Diego (DEP No.95-0173). The conditions of the VTM/PRD require Black Mountain Ranch Limited Partnership to provide transportation circulation improvements to include Via de la Valle widening from San Andreas to El Camino Real West. This roadway segment is also identified in the City's Black Mountain Ranch Public Facilities Financing Plan, Project No. T-32.1, VIA DE LA VALLE WIDENING (W. EL CAMINO REAL TO SAN ANDRES DR) - ADD 2 LNS, CIP No. RD-11001

On April 15, 2014, the City of San Diego approved Black Mountain Ranch LLC's Site Development Permit No. 26336 to construct approximately 5,470 linear feet of public right-of-way improvements for modified four-lane major roadway within Via De La Valle between San Andres Drive and El Camino Real West. While the roadway would be modified from a City standard four-lane roadway, the project would comply with the intent of the roadway designation and provide the capacity to accommodate existing and future traffic.

Therefore, the City of San Diego supports the actions and recommendations as described in Coastal Commission Staff Report, dated 11/17/16, to recommend the Coastal Commission approve Coastal Development Permit Application No. 6-16-0807 as conditioned.

Should you have any questions, please contact me.
Sincerely,

Tim Daly

Development Project Manager
City of San Diego Development Services Dept., MS-501
1222 First Ave., San Diego, CA 92101
☎ 619.446.5356 | ✉ tpdaly@sandiego.gov
Office Hours: 6:00am - 3:00pm, Mon. - Fri.

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EXHIBIT NO. 17
APPLICATION NO. 6-16-0807
Email of support from City of San Diego
 California Coastal Commission



CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

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- 11. On Page 19, Special Condition No. 18 shall be corrected as follows:

18. Other Agency Approvals. PRIOR TO COMMENCEMENT OF

CONSTRUCTION, the Permittee shall submit to the Executive Director written evidence that all necessary permits, permissions, approvals, and/or authorizations for the approved project have been granted, including by the ~~U.S. Army Corps of Engineers, the Monterey Bay National Marine Sanctuary,~~ Regional Water Quality Control Board, U.S. Fish and Wildlife Service, ~~National Marine Fisheries Service~~ and the California Department of Fish and Wildlife. Any changes to the approved project required by these agencies shall be reported to the Executive Director. No changes to the approved project shall occur without a Commission amendment to this CDP unless the Executive Director determines that no amendment is legally necessary.

12. On Page 20, the last sentence of the first full paragraph shall be revised as follows:

“construction of retaining walls ranging in height from 2 to 14 feet, drainage improvements, street lighting and utility locations.”

13. On Page 21, first sentence of the third paragraph shall be revised as follows:

“As proposed, the project includes the construction of a number of water quality improvements to treat all runoff from the existing/new roadway. These include...”

14. On Page 21, the last sentence of the fourth paragraph shall be revised as follows:

“These block walls would remain in place with the implementation of the project and will protect the roadway, drivers, bicyclists, and pedestrians from falling rock and landslides.”

15. On Page 21, the last paragraph shall be revised as follows:

“In addition, this section of Via de la Valle exceeds its maximum desired capacity and has been given a Level of Service (LOS) of “F.” According to a traffic study of the intersection of Via de la Valle and Via del Cañon conducted by RECON in 2011, the City has long sought to have the existing two lane roadway improved to a four lane major roadway. The impetus for expanding the roadway at this time is related to t The applicant, Black Mountain Ranch LLC, is proposing a large-scale mixed use development plan for a 1,408-acre area located east of the project site, outside of the coastal zone.”

16. On Page 32, a paragraph shall be added following the second full paragraph as follows:

“and Rancho Peñasquitos communities with access to the beach and other coastal cities.

The RECON traffic study conducted in 2011 found that this area of Via de la Valle (from El Camino Real to Via del Cañon) had a Level of Service (“LOS”) rating of “F,” with close to an average of 5,000 more trips daily than the roadway was designed to handle. The study further found that widening to four lanes would raise the rating to LOS “C.”

The proposed road expansion area...”

17. On Page 34, the last sentence of the first full paragraph shall be revised as follows:

~~In addition, San Dieguito Lagoon is identified by the Department of Fish and Wildlife as one of the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", which under Section 30233(c) of the Coastal Act shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay.~~

18. On Page 34, the second complete paragraph shall be modified as follows:

Typically, the Commission requires the use of Low Impact development (LID) improvements to treat runoff from roadways. Examples of LIDs include bioretention systems such as vegetated swales, rain gardens (shallow depressions planted with deep-rooted native plants that capture and filter runoff), and permeable pavements. However, in this case, the project’s footprint is highly constrained, and most LID type treatment options require a significant amount of land to properly filter runoff. Therefore, the applicant has proposed a number of water quality treatment facilities that will treat runoff, but require less space. In order to better facilitate this, the applicant has included a number of treatment facilities identified by the USEPA’s Green Streets Municipal Handbook. The Green Streets Municipal Handbook was published by the USEPA to provide resources regarding Green Streets elements, and effective implementation strategies. As described by the book the intent is to “provide source control of stormwater, limit its transport and pollutant conveyance to the collection system, restore predevelopment hydrology to the extent possible, and provide environmentally enhanced roads”. This document is cited as a resource in the 2013 MS4 Permit, and the City of San Diego Storm Water Standards.

19. On Page 38, the second full paragraph shall be revised as follows:

The walls along the north side of the roadway will be between 3.0-7.5 feet tall and vary in distance from 105-380 feet in length. In 2003, the Commission approved the construction of three retaining walls (Retaining Wall Nos. 1, 4, 5) and that staff report (CDP No.6-03-095) included the following findings:

20. On Page 40, the first full paragraph shall be revised as follows:

“As described above under Section C (Public Access) the project is also being proposed to help alleviate peak hour/special event traffic congestion along a significant route to the beach and coastal resources. Although not part of the City’s LCP, the Via de la Valle was approved by the City of San Diego in 1984, and has identified this section of roadway to be four-lanes since its inception. In addition, the traffic study for the area and the environmental document for the Black Mountain development (multi-use 1400-acre development plan) ~~that facilitated the subject proposal~~ indicates that the Level of Service (LOS) for this section of Via de la Valle is already failing at LOS F. The Commission therefore finds...”

21. On Page 45, the last (partial) paragraph shall be revised as follows:

“Furthermore, the addition of the retaining walls promotes safety and minimizes risk (Coastal Act Section 30253). Likewise, the addition of bicycle lanes and pedestrian sidewalks, in addition to directly providing a safer, more useable public accessway, will better facilitate non-motorized transportation, which promotes the fulfillment of Coastal Act Sections 30253(d) (minimization of automobile miles traveled). Finally, the extension of the roadway will facilitate better public transit and shuttle services and will therefore promote the fulfillment of 30252 (facilitating public transit).

22. On Page 47, the second paragraph shall be revised as follows:

“The main purpose of this project is to widen part of a major corridor that reaches the beach, improve safety, improve the treatment of runoff from the existing and proposed roadway, encourage recreation and alternate transit...”

23. On Page 50 – Appendix A, the following shall be added to the Substantive File Documents:

- Traffic Memo for Via de la Valle and Via del Canon Intersection Analysis prepared by KOA and dated September 12, 2011

24. Add the attached email supporting staff’s recommendation from Tim Daly, Planner at the City of San Diego as Exhibit No. 17.

From: [Daly, Tim](#)
To: [Ross, Toni@Coastal](mailto:Ross.Toni@Coastal)
Cc: ["Dale R. Greenhalgh"](#)
Subject: Application 6-16-0807, Black Mtn Ranch LLC - Via de la Valle Roadway Widening
Date: Thursday, December 01, 2016 11:20:46 AM
Attachments: [image001.png](#)

Dear Ms. Ross,

The City of San Diego's Via De La Valle Specific Plan (Specific Plan) and the North City Future Urbanizing Area (NCFUA) Framework Plan Subarea II both identify Via De La Valle as ultimately becoming a four-lane major roadway to accommodate future traffic. The Specific Plan identifies Via De La Valle as a part of the Specific Plan roadway network and indicates it is to be improved along the Specific Plan frontage. The primary regional access route available to the Specific Plan area is Interstate 5, located approximately 1,200 feet east of the I-5 interchange with Via De La Valle. Via De La Valle, which fronts these Specific Plan properties, provides the major surface circulation route. This street is the connection to community and coastal beach areas of Del Mar and Solana Beach to the west, and Rancho Santa Fe, Fairbanks Ranch Country Club, and the Black Mountain Ranch Subarea communities to the east. Via De La Valle also connects to El Camino Real, which provides access to the south to San Dieguito Road and to the Carmel Valley community.

In October of 1995, the Black Mountain Ranch Limited Partnership received approval from the San Diego City Council for use and phased development of 4,677 acres of their ownership under the terms of Vesting Tentative Map (VTM)/ Planned Residential Development (PRD) Permit No. 95-0173, and its associated resource protection ordinance permit, development agreement, and Final Environmental Impact Report for the Black Mountain Ranch Vesting Tentative Map/ Planned Residential Development City of San Diego (DEP No.95-0173). The conditions of the VTM/PRD require Black Mountain Ranch Limited Partnership to provide transportation circulation improvements to include Via de la Valle widening from San Andreas to El Camino Real West. This roadway segment is also identified in the City's Black Mountain Ranch Public Facilities Financing Plan, Project No. T-32.1, VIA DE LA VALLE WIDENING (W. EL CAMINO REAL TO SAN ANDRES DR) - ADD 2 LNS, CIP No. RD-11001

On April 15, 2014, the City of San Diego approved Black Mountain Ranch LLC's Site Development Permit No. 26336 to construct approximately 5,470 linear feet of public right-of-way improvements for modified four-lane major roadway within Via De La Valle between San Andres Drive and El Camino Real West. While the roadway would be modified from a City standard four-lane roadway, the project would comply with the intent of the roadway designation and provide the capacity to accommodate existing and future traffic.

Therefore, the City of San Diego supports the actions and recommendations as described in Coastal Commission Staff Report, dated 11/17/16, to recommend the Coastal Commission approve Coastal Development Permit Application No. 6-16-0807 as conditioned.

Should you have any questions, please contact me.
Sincerely,

Tim Daly

Development Project Manager
City of San Diego Development Services Dept., MS-501
1222 First Ave., San Diego, CA 92101
☎ 619.446.5356 | ✉ tpdaly@sandiego.gov
Office Hours: 6:00am - 3:00pm, Mon. - Fri.



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EXHIBIT NO. 17
APPLICATION NO. 6-16-0807
Email of support from City of San Diego
California Coastal Commission



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CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



W 14d

Filed: 9/15/2016
180th Day: 3/14/17
Staff: T. Ross-SD
Staff Report: 11/17/16
Hearing Date: 12/7-9/16

STAFF REPORT: REGULAR CALENDAR

Application No.: 6-16-0807

Applicant: Black Mountain Ranch LLC

Agent: Craig Kahlen

Location: Via de la Valle between San Andreas Drive and El Camino Real, San Diego, San Diego County

Project Description: The expansion of Via de la Valle, from 2-lane (24-40 feet wide) roadway to 4-lane roadway (60 and 106 feet wide) for a distance of approx. 5,470 linear feet to include a center median, 6-ft. wide bike lanes on both sides, traffic signal at Via del Cañon, and 6-ft. wide pedestrian pathway running continuously along south side, construction of retaining walls ranging in height from 2 to 14 feet, street lighting and utility relocations.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

The proposed roadway expansion raises a number of Coastal Act concerns. The project is surrounded by sensitive habitat, with gnatcatcher-occupied coastal sage scrub – ESHA - to the north of the site and private development and San Dieguito River and Lagoon to the south. As originally proposed, the project would have resulted in impacts to 0.72-acres of ESHA. The applicant and Commission staff have worked cooperatively over the past two years to examine project alternatives and redesigns to avoid and reduce impacts to sensitive habitat, including reducing construction areas, relocating work to the areas most adjacent to the roadway that contain non-native stands of habitat, and shifting the

roadway an additional five feet to the south. However, the project as currently proposed would still result in impacts to 0.15 acres of ESHA. Section 30240 of the Coastal Act limits development within ESHA to only uses that are dependent on those resources. In this case, the expansion of an existing roadway cannot be considered a resource dependent use and is therefore not allowed.

However, the proposed project would also result in significant improvements to coastal resources, specifically, public access and water quality. The new road will improve public access by providing additional traffic, bike, and pedestrian lanes on a major coastal road that is frequently congested, particularly during the summer months. Thus, the project will reduce traffic congestion that would otherwise adversely affect the ability of the public to reach the coast along this primary coastal access corridor.

In addition, the project will result in significant improvements to water quality. Runoff from the roadway is collected into four outfall structures, which eventually drain into San Dieguito River and Lagoon. Currently, only half the runoff from the existing roadway is treated. As proposed, all runoff from the roadway will be treated through the incorporation of a cobble median and 15 treatment facilities called “modular wetlands.” Both the cobble median and modular wetlands have been reviewed by technical staff and have been determined to effectively treat known roadway contaminants.

In cases like these, where the project as a whole presents conflicts among Chapter 3 policies, the Coastal Act conflict resolution provisions of Sections 30007.5 and 30200(b) allow for such conflicting policy requirements to be resolved “in a manner which on balance is the most protective of significant coastal resources.” In this case, the project has been designed to avoid impacts to sensitive habitat to the greatest extent feasible, while providing important benefits to public access and water quality. Therefore, allowing the project to go forward as conditioned will provide the greatest benefits to coastal resources.

Remaining issues addressed by conditions of approval include **Special Condition No. 1** which requires the applicant to submit final plans, included the most recent revision to the proposed development designed to further minimize the proposed impacts to ESHA to a total of 0.15-acres. **Special Condition Nos. 2-5** that would further protect both the identified sensitive habitat as well as provide adequate protection of sensitive species (coastal gnatcatchers) and institute the proposed upland mitigation requirements. In addition, Commission staff is also recommending **Special Condition Nos. 6-10** that would protect water quality. **Special Conditions Nos. 11-13** are recommended to address the project’s geologic stability and protection of visual resources.

Commission staff therefore recommends **approval** of coastal development permit application 6-16-0807 as conditioned herein.

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EXHIBITS

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[Exhibit 6 – Traffic Plans](#)

[Exhibit 7 – Location of Restoration Site](#)

[Exhibit 8 – Location of Wetlands](#)

[Exhibit 9 – Surrounding Highways](#)

[Exhibit 10 – Existing Views](#)

[Exhibit 11 – Location of Floodplain](#)

[Exhibit 12 – Location of All Creatures Deed Restriction](#)

[Exhibit 13 – Letter from the City of San Diego](#)

[Exhibit 14 – Ex Parte from Commissioner Cox](#)

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[Exhibit 16 – Retaining Wall Plans](#)

6-16-0807 (**Black Mountain Ranch LLC**)

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit Application No. 6-16-0807 subject to the conditions set forth in the staff recommendation.*

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

Resolution:

The Commission hereby approves coastal development permit 6-16-0807 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the 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 of 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.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Revised Final Plans.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit one full-size set final plans for review and written approval of the Executive Director. Said plans shall be in substantial conformance with the plan submitted by Wilmer Yamade and Caughey dated 08/02/16 (Revision No. 9) and shall include the proposed revision as indicated by the applicant via e-mail on November 3, 2016.
2. **Upland Habitat Revegetation / Mitigation / Monitoring Plan.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final detailed mitigation and monitoring plan for all impacts to sensitive biological resources. Said plan shall be in substantial conformance with the plan submitted by RECON Environmental on August 3, 2016, and shall include the following:
 - a. Preparation of detailed site plans identifying all impacted upland habitat areas, clearly delineating all areas and their exact acreage. Both temporary and permanent impacts shall be included in this delineation;
 - b. All impacts to upland habitat (temporary and permanent) shall be mitigated through restoration/enhancement of Diegan coastal sage scrub habitat within the proposed 15.4-acre mitigation site, and as shown in attached Exhibit No. X. In addition, a detailed site plan of the mitigation areas shall be included; and
 - c. All land currently vegetated with sensitive habitat and identified as a “construction area” but not included as part of the development shall be restored with the same native vegetation community that was removed prior to construction.
 - d. A Restoration and Monitoring Plan shall be prepared by a qualified restoration ecologist and shall at a minimum include the following:

- i. A baseline assessment, including photographs, of the current physical and ecological condition of the proposed restoration site, including, as appropriate, a wetland delineation conducted according to the definitions in the Coastal Act and the Commission's Regulations, a description and map showing the area and distribution of vegetation types, and a map showing the distribution and abundance of sensitive species. Existing vegetation, wetlands, and sensitive species shall be depicted on a map that includes the footprint of the proposed restoration;
- ii. A description of the goals of the restoration plan, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage;
- iii. A description of planned site preparation and invasive plant removal;
- iv. A restoration plan including the planting palette (seed mix and container plants), planting design, source of plant material, plant installation, erosion control methods, irrigation plan, and remediation. The planting palette shall be made up exclusively of native plants that are appropriate to the habitat and region and that are grown from seeds or vegetative materials obtained from local natural habitats so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used;
- v. A plan for documenting and reporting the physical and biological "as built" condition of the mitigation site within 30 days of completion of the initial restoration activities. This is a simple report describing the field implementation of the approved restoration program in narrative and photographs, and reporting any problems in the implementation and their resolution. The "as built" assessment and report shall be completed by a qualified biologist, who is independent of the installation contractor;
- vi. A plan for interim monitoring and maintenance, including, at a minimum:
 - A. A schedule;
 - B. Interim performance standards;
 - C. A description of field activities;
 - D. A monitoring period of not less than 5 years; and
 - E. Provisions for submission of annual reports of monitoring results to the Executive Director for the duration of the required monitoring period, beginning the first year after submission of the "as-built" report. Each report shall be cumulative and shall summarize all previous results. Each report shall document the condition of the restoration with photographs taken from the same fixed points in the same directions. Each report shall also include a "Performance Evaluation" section where information and results from the monitoring program are used to evaluate the status of the restoration project in relation to the interim performance standards and final success criteria, and any adaptive management measures implemented by site managers.

- vii. Final Success Criteria for each habitat type, including, as appropriate:
 - A. species diversity;
 - B. total ground cover of vegetation;
 - C. vegetative cover of dominant vegetation;
 - D. wildlife usage;
 - E. hydrology; and
 - F. presence and abundance of sensitive species or other individual “target” species.

- viii. The method by which “success” will be judged, including, at a minimum:

- A. Type of comparison. Possibilities include comparing a census of the restoration site to a fixed standard derived from literature or observations of natural habitats, comparing a census of the restoration site to a sample from a reference site, comparing a sample from the restoration site to a fixed standard, or comparing a sample from the restoration site to a sample from a reference site;

- B. Identification and description, including photographs, of any reference sites that will be used;

- C. Test of similarity. This could simply be determining whether the result of a census was above a predetermined threshold. Generally, it will entail a one- or two-sample t-test;

- D. The field sampling design to be employed, including a description of the randomized placement of sampling units and the planned sample size;

- E. Detailed field methods;

- F. Specification of the maximum allowable difference between the restoration value and the reference value for each success criterion; and

- G. Where a statistical test will be employed, a statistical power analysis to document that the planned sample size will provide adequate statistical power to detect the maximum allowable difference. Generally, sampling should be conducted with sufficient replication to provide 90% power with $\alpha=0.10$ to detect the maximum allowable difference. This analysis will require an estimate of the sample variance based on the literature or a preliminary sample of a reference site; and

- H. A statement that final monitoring for success will occur after at least 3 years with no remediation or maintenance activities other than weeding.

- ix. Provision for submission of a final monitoring report to the Executive Director at the end of the final monitoring period. The final report must be prepared by a

qualified restoration ecologist. The report must evaluate whether the restoration site conforms to the goals and success criteria set forth in the approved final restoration program.

x. Provision for possible further action. If the final report indicates that the restoration project has been unsuccessful, in part or in whole, based on the approved success criteria, the applicant shall submit within 90 days a revised or supplemental restoration program to compensate for those portions of the original program which did not meet the approved success criteria. The revised restoration program shall be processed as an amendment to this coastal development permit unless the Executive Director determines that no permit amendment is legally required.

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

3. **Landscaping Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and written approval by the Executive Director, two (2) full size sets of final landscaping plans prepared by a licensed landscape architect or a qualified resource specialist. The landscaping plans shall be reviewed and approved by the [insert reference to any relevant consultants] to ensure that the plans are in conformance with the consultants' recommendations. The consulting landscape architect or qualified landscape professional shall certify in writing that the final Landscape plans are in conformance with the following requirements:

a. It shall include a planting schedule that indicates that the planting plan shall be implemented within sixty (60) days of completion of construction.

b. All cut and fill slopes shall be stabilized with planting at the completion of final grading. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils.

c. To minimize the need for irrigation all landscaping shall consist of native drought tolerant plants, as listed by the California Native Plant Society. (See <http://www.cnps.org/cnps/grownative/lists.php>.) No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be planted or allowed to naturalize or persist on the site.

d. All landscaped areas on the project site shall be maintained in a litter-free, weed-free, and healthy growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements. Five years from the date of the issuance of the coastal development permit for the construction of the roadway expansion, the Permittee, or successor in interest, will submit for the review and written approval of the Executive Director a landscaping monitoring report, prepared by a licensed Landscape Architect or qualified resource specialist, that certifies whether the on-site landscaping is in conformance with the landscape plan approved pursuant to this special condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

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

e. The use of rodenticides containing any anticoagulant compounds is prohibited.

f. All irrigation systems shall limit water use to the maximum extent feasible. Use of reclaimed water for irrigation is encouraged. If permanent irrigation systems using potable water are included in the landscape plan, they shall use water conserving emitters (e.g., microspray) and drip irrigation only. Use of reclaimed water ("gray water" systems) and rainwater catchment systems are encouraged. Other water conservation measures shall be considered, including use of weather based irrigation controllers.

g. The Permittee shall undertake development in conformance with the approved final plans unless the Commission amends this permit or the Executive Director determines that no amendment is legally required for any proposed minor deviations.

4. **Storage, and Staging Areas.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final plans for the review and written approval of the Executive Director, showing the locations, both on- and off-site, which will be used as staging and storage areas for materials and equipment during the construction phase of this project. The applicant shall submit evidence that the approved plans/notes have been incorporated into construction bid documents and have been approved by the City of San Diego. The plans shall indicate that construction access corridors and staging areas shall be located in a manner that has the least impact on sensitive resources, and shall include the following items as written notes on the plans:

- (a) Habitat areas shall not be used as staging or storage areas;
- (b) The construction staging area will gradually be reduced as less materials and equipment are necessary;
- (c) Identification of limits of the staging area(s);
- (d) Identification of construction corridor(s); and
- (e) Identification of the location of construction fencing and temporary job trailers, if any.

The permittee shall undertake development in accordance with the approved final plans. 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 a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Construction Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final construction plans for the review and written approval of the Executive Director. The plans shall include the following items as written notes on the plans:

- (a) Prior to any construction activities a licensed biologist shall conduct an onsite educational session for all the construction crew regarding the need to avoid impacts to sensitive habitat areas located outside the approved construction area (including flagging particularly sensitive plants);
- (b) A licensed biologist shall supervise the installation of the limit of work fencing to protection biological resources;
- (c) A licensed biologist shall be onsite to prevent any new unauthorized disturbance to habitat, flora and/or fauna on site; and
- (d) Construction activities shall be limited between Memorial and Labor Days to weekdays only. Work during this time on weekends and holidays is prohibited.

The permittee shall undertake development in accordance with the approved final plans.

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 a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

6. Water Quality Technical Report for Post-Development Water Quality

Protection. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit for the review and written approval of the Executive Director a final Water Quality Technical Report (WQTR) for post-development water quality protection.

- a. The WQTR shall demonstrate, at a minimum, that the project:
 - i. Minimizes disturbance of coastal waters and natural drainage features; minimizes removal of native vegetation; and avoids, to the extent feasible, covering or compaction of highly permeable soils;
 - ii. Preferentially uses Low Impact Development (LID) techniques to retain and disperse runoff on site;
 - iii. Retain runoffs to the greatest possible extent and minimizes the addition of impervious surfaces. Where infiltration is not appropriate or feasible, uses alternative BMPs to minimize changes in the runoff flow regime (e.g., proprietary modular wetlands, cobble bioswales with engineered filter media);
 - iv. Directs drainage from all impervious surfaces to a) landscaped areas or open spaces capable of infiltration, b) flow-through biofiltration BMPs designed to treat, at a minimum, twice the 85th percentile one-hour storm event volume, accompanied by supporting calculations, d) proprietary filtration systems designed to treat, at a minimum, twice the 85th percentile one-hour storm event volume, accompanied by supporting calculations and product documentation;
 - v. Conveys excess runoff off-site in a non-erosive manner;
 - vi. Where flow-through BMPs are used, includes supporting calculations and product documentation; and
 - vii. Includes all maintenance and operating procedures that will be conducted to keep the water quality provisions effective for the life of the development
- b. The final Water Quality Technical Report (WQTR) shall be prepared by a qualified licensed professional and shall include, at a minimum:
 - i. The final plan shall include maps, drawn to scale, showing the property boundaries, highway footprint, runoff flow directions, relevant drainage and water quality features, impervious surfaces, permeable pavements, and landscaped areas;
 - ii. Maps showing the site's Drainage Management Areas, and calculations of the runoff volumes from these areas;
 - iii. Supporting information demonstrating the effectiveness of the BMPs to treat the pollutants anticipated to be present after development occurs;

- iv. Supporting calculations demonstrating that flow-based Treatment Control BMPs are designed to treat, at a minimum, twice the 85th percentile one-hour storm event volume. Documentation shall be included for proprietary Treatment Control BMPs that demonstrates treatment of the 85th percentile runoff event, at a minimum; and
- v. An alternatives analysis that demonstrates that no feasible alternative project design will substantially improve runoff retention.

The permittee shall undertake development in accordance with the final Water Quality Technical Report (WQTR). Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the plan shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

7. **Construction Pollution Prevention Plan (CPPP).** 30 DAYS PRIOR TO CONSTRUCTION, the permittee shall submit for the review and approval of the Executive Director, a Construction Pollution Prevention Plan (CPPP) prepared and signed by licensed engineer. To comply with the California State Water Resources Control Board (SWRCB) stormwater permit requirements, an applicant may be required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) that addresses construction activities. Applicable information provided in the SWPPP may also be included as part of the CPPP.

At a minimum, the Construction Pollution Prevention Plan shall demonstrate that the development complies with the following requirements:

- a. During construction, development shall minimize site runoff and erosion through the use of temporary BMPs, and shall minimize the discharge of sediment and other potential pollutants resulting from construction activities (e.g., chemicals, vehicle fluids, petroleum products, cement, debris, and trash);
- b. Development shall minimize land disturbance during construction (e.g., clearing, grading, and cut-and-fill) and shall phase grading activities, to avoid increased erosion and sedimentation. Development shall minimize soil compaction due to construction activities, to retain the natural stormwater infiltration capacity of the soil;
- c. Development shall minimize the damage or removal of non-invasive vegetation (including trees, native vegetation, and root structures) during construction, to achieve water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control;
- d. Development shall implement soil stabilization BMPs (such as mulching, soil binders, erosion control blankets, or temporary re-seeding) on graded or disturbed areas as soon as feasible during construction, where there is a potential for soil erosion to lead to discharge of sediment off-site or to coastal waters;

e. During construction, development shall avoid the use of temporary erosion and sediment control products (such as fiber rolls, erosion control blankets, mulch control netting, and silt fences) that incorporate plastic netting (such as polypropylene, nylon, polyethylene, polyester, or other synthetic fibers), in order to minimize wildlife entanglement and plastic debris pollution;

f. Development shall implement additional BMPs for construction taking place over, in, or adjacent to coastal waters, if there is a potential for construction chemicals or materials to enter coastal waters. BMPs shall include, where applicable:

i Tarps to capture debris and spills. Use tarps or other devices to capture debris, dust, oil, grease, rust, dirt, fine particles, and spills to protect the quality of coastal waters;

ii BMPs for preservative-treated wood. If preservative-treated wood is used, implement appropriate BMPs that meet standards for treatment, storage, and construction practices for preservative-treated wood; at a minimum, those standards identified by the American Wood Protection Association; and

iii Conduct fueling and maintenance of construction equipment and vehicles off site if feasible. Any fueling and maintenance of mobile equipment conducted on site shall take place at a designated area located at least 50 feet from coastal waters, drainage courses, and storm drain inlets, if feasible (unless these inlets are blocked to protect against fuel spills). The fueling and maintenance area shall be designed to fully contain any spills of fuel, oil, or other contaminants. Equipment that cannot be feasibly relocated to a designated fueling and maintenance area (such as cranes) may be fueled and maintained in other areas of the site, provided that procedures are implemented to fully contain any potential spills.

g. The Construction Pollution Prevention Plan shall include a construction site map and a narrative description addressing, at a minimum, the following required components:

i. A map delineating the construction site, construction phasing boundaries, and the location of all temporary construction-phase BMPs (such as silt fences, inlet protection, and sediment basins);

ii. BMPs that will be implemented to minimize land disturbance activities, the project footprint, soil compaction, and damage or removal of non-invasive vegetation;

iii. BMPs that will be used to identify, and remove or isolate soils, containing aurally deposited lead;

iv. BMPs that will be implemented to minimize erosion and sedimentation during construction activities, including:

A BMPs that will be implemented to stabilize soil during construction.

B BMPs that will be implemented to control erosion and sedimentation during construction.

C A schedule for installation and removal of temporary erosion and sedimentation control BMPs, and identification of temporary BMPs that will be converted to permanent post-development BMPs.

D BMPs that will be implemented to minimize polluted runoff from stockpiling soil and other excavated materials.

E A construction phasing schedule, if applicable to the project, with a description and timeline of significant land disturbance activities;

v. BMPs that will be implemented to minimize the discharge of other pollutants resulting from construction activities (such as paints, solvents, vehicle fluids, asphalt and cement compounds, trash, and debris) into runoff or coastal waters, including, at a minimum:

A. BMPs that will be implemented to minimize polluted runoff from staging, storage, and disposal of construction chemicals and materials; and

B. Site management “good housekeeping” BMPs that will be implemented during construction, such as maintaining an inventory of products and chemicals used on site, and having a written plan for the clean-up of spills and leaks.

vi. BMPs that will be implemented, if needed, to either infiltrate runoff or treat it prior to conveyance off-site during construction; and

vii. A schedule for the inspection and maintenance of construction-phase BMPs, including temporary erosion and sedimentation control BMPs, as needed to ensure that the Coastal Development Permit’s water quality requirements are met.

The applicant shall undertake development in accordance with the approved final plans. 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 a Commission amendment to this Coastal Development Permit unless the Executive Director determines that no amendment is legally required.

8. **Disposal of Export Material/Construction Debris.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the

location for the disposal of export material and construction debris. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission.

9. **Operation and Maintenance Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and written approval of the Executive Director, an Operation and Maintenance (O&M) plan that includes description of the long-term operation and maintenance requirements of proposed best management practices described in the Water Quality Technical Report described in **Special Condition #X** of this permit, and a description of the mechanisms that will ensure ongoing long-term maintenance. The O&M Plan shall include, at a minimum:

- a. A description of the proper operation of the project BMPs and required maintenance; and
- b. Documentation that the maintenance is completed as required.

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

10. **Grading/Erosion Control.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and written approval, final grading and erosion control plans that have been approved by the City of San Diego. The plans approved shall contain written notes or graphic depictions demonstrating that all permanent and temporary erosion control measures will be developed and installed prior to or concurrent with any on-site grading activities and include, at a minimum, the following measures:

- a. Placement of a silt fence around the project anywhere there is the potential for runoff. Check dams, sand bags, straw bales and gravel bags shall be installed as required in the City's grading ordinance. Hydroseeding, energy dissipation and a stabilized construction entrance shall be implemented as required. All disturbed areas shall be revegetated after grading;
- b. The site shall be secured daily after grading with geotextiles, mats and fiber rolls; only as much grading as can be secured daily shall be permitted. Concrete, solid waste, sanitary waste and hazardous waste management BMP's shall be used. In addition, all on-site temporary and permanent runoff and erosion control devices shall be installed and in place prior to commencement of construction to minimize soil loss from the construction site;
- c. If grading is to occur during the rainy season (October 1st to April 1st) of any year, the applicant shall submit to the Executive Director for review and written

approval, a program for monitoring the condition of erosion control devices and the effectiveness of the erosion control program. The monitoring program shall include, at a minimum, seasonal reports beginning November 1st of any year continuing to April 1st, which shall be submitted to the Executive Director at the end of each season. The reports shall be completed by a licensed engineer and shall describe the status of grading operations and the condition of erosion control devices. Maintenance of temporary erosion control measures is the responsibility of the applicant, including replacement of any devices altered or dislodged by storms. Desilting basin maintenance, including removal of accumulated silt, shall occur prior to the onset of the rainy season and on an as-needed basis throughout the season; and

d. Prior to October 1 of any year, landscaping shall be installed on all cut and fill slopes with temporary or permanent (in the case of finished slopes) erosion control methods. Said planting shall be accomplished under the supervision of a licensed landscape architect, shall provide adequate coverage within 90 days, and shall utilize vegetation of species compatible with surrounding native vegetation, subject to Executive Director approval.

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

11. Final Geological Retaining Wall Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final retaining wall plans for the existing and proposed retaining walls located north of Via de la Valle. Plans shall include details for both existing (reinforced) retaining walls and newly constructed retaining walls. Said plan shall be in substantial conformance with the plan submitted by Rick Engineering dated August 2, 2013 (Revision No. 11), and as amended on September 8, 2016, and shall include the following:

- a. Location of existing and proposed retaining walls;
- b. Height of existing and proposed retaining walls; and
- c. Orientation of interlocking block on existing and proposed retaining walls.

12. Final Mechanically Stabilized Earth (MSE) Wall Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final MSE wall plans for the retaining walls located south of Via de la Valle. Said plan shall be in substantial conformance with the plan submitted by Rick Engineering dated August 2,

2013 (Revision No. 11), and as amended on September 8, 2016, and shall include the following:

- a. The use of stone columns for foundation support to the maximum extent practicable;
- b. Location of geogrid placement;
- c. Amount of soil compaction utilized;
- d. Material used to face outer edge of the MSE wall structures (landscaping, interlocking blocks, etc.);
- e. Identification of maintenance practices for engineered slopes/MSE wall structures;
- f. Identification of parties responsible for maintenance of engineered slopes/MSE wall structures

- 13. Visual Quality/Retaining Walls.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval in writing of the Executive Director, a color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed retaining walls located north of Via de la Valle. The colors shall be restricted to color compatible with the surrounding environment (earth tones) including shades of green, brown, and gray, with no white or light shades and no bright tones. In addition, all retaining walls shall be constructed with a rough or decorative rock face finish.

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

- 14. Evidence of Amendments to Recorded Document.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee or the City of San Diego shall provide evidence that the following recorded document has been amended in a form and content reviewed and approved by the Executive Director, to conform to the terms and conditions of this CDP: Deed Restriction number 83-077291 recorded in the San Diego County Recorder's Office on March 11, 1983.

- 15. Evidence of CDP Amendment.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall provide evidence that the Permittee or the City of San Diego has amended CDP F9010, in a form and content reviewed and approved by the Executive Director, to conform to the terms and conditions of this CDP, and retain all other development limitations of CDP 6-82-519.

16. **Landowner Authorization.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall provide written evidence, for the review and approval of the Executive Director, that all other owners of property on which development authorized by this CDP will take place: (1) have provided the Permittee with the legal authority to undertake development on their property pursuant to the terms and conditions of this CDP; (2) have acknowledged that, as landowner of property on which a portion of the development covered by this permit will be undertaken, is bound by all terms and conditions of the CDP applicable to the portions of the project occurring on their property.
17. **Assumption of Risk, Waiver of Liability and Indemnity Agreement.** By acceptance of this permit, the applicant acknowledges and agrees (1) that the site may be subject to hazards from flooding; (2) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (3) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (4) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
18. **Other Agency Approvals.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director written evidence that all necessary permits, permissions, approvals, and/or authorizations for the approved project have been granted, including by the U.S. Army Corps of Engineers, the Monterey Bay National Marine Sanctuary, Regional Water Quality Control Board, U.S. Fish and Wildlife Service, National Marine Fisheries Service and the California Department of Fish and Wildlife. Any changes to the approved project required by these agencies shall be reported to the Executive Director. No changes to the approved project shall occur without a Commission amendment to this CDP unless the Executive Director determines that no amendment is legally necessary.
19. **Project Modifications.** Only that work specifically described in this permit is authorized. Any additional work requires separate authorization from the Executive Director. **If, during construction, site conditions warrant changes to the project, the San Diego District office of the Coastal Commission shall be contacted immediately prior to any changes to the project in the field.** No changes to the project shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.
20. **Other Special Conditions from City of San Diego.** Except as provided by this coastal development permit, this permit has no effect on conditions imposed by the City of San Diego pursuant to an authority other than the Coastal Act. In addition, except as revised herein, the applicant shall comply with the requirements of the Final Mitigation Monitoring and Reporting Program for the project as described by

Mitigated Negative Declaration Project No. 12657 as approved by the City of San Diego on April 15, 2014.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The proposed development consists of the widening of Via de la Valle between San Andreas Drive and El Camino Real West (approximately 5,470 linear feet). The project includes extending the existing roadway from a 2-lane (24-40 feet wide) roadway to 4-lane roadway (60 and 106 feet wide) for a distance of approx. 5,470 linear feet and includes the construction of a center median, 6-ft. wide bike lanes on both sides, a traffic signal at Via del Cañon, a 6-ft. wide pedestrian pathway along the south side, construction of three retaining walls ranging in height from 2 to 14 feet, street lighting and utility relocations.

The project site is located along Via de la Valle between San Andreas Drive and El Camino Real West, east of Interstate 5 (ref. Exhibit Nos. 1, 2, 3). The surrounding community is comprised of a mix of urbanized residential and commercial areas, rural equestrian areas, and open space land. The majority of the area immediately adjacent to Via de la Valle to the north consists of steep slopes vegetated with Diegan coastal sage scrub habitat (ESHA) and single-family residences above. South of Via de la Valle consists of an embankment which transitions into a flat area including the San Dieguito River Park open space area, Del Mar Horse Park stables and riding rings, All Creatures Hospital veterinary office, and Mary's Tack and Feed store. While not directly adjacent to the project site, the Del Mar Fair Grounds is located to the west of Interstate 5, and approximately 0.5 miles to the west.

Because the project site is highly constrained, bounded by ESHA to the north and private land and San Dieguito River/Lagoon to the south, the project has undergone several redesigns. Thus, the location for the expansion and the corresponding alignment of the road is limited. In addition, to best minimize impacts to coastal resources, various components of roadway has been reduced a number of times. This includes the width of the roadway itself, the width of the medians, the type of bike lanes proposed, and the construction of pedestrian access along one side of the roadway instead of along both sides. Again, all of these reductions/design features have been proposed in order to minimize the project footprint (while still gaining two lanes of traffic) and therefore minimizing impacts to coastal resources.

As proposed, the project would require the removal of 0.15-acres of California coastal sage scrub habitat (CSS) that is good-quality and is occupied by the California gnatcatcher and, has therefore, been determined as ESHA by the Commission's ecologist. The project will also result in the removal of approximately 4.16-acres disturbed, non-ESHA CSS. The applicant is proposing off-site restoration of 15.4 acres of coastal sage scrub vegetation to mitigate for the proposed impacts to native habitat.

While the project site contains no wetlands, an existing disturbed emergent wetland is located at the eastern end of the project approximately 70 feet from the proposed development (ref Exhibit No. 8). This reduced buffer area will remain unchanged.

The project would result in the removal of several eucalyptus and two mature Torrey Pine trees. Proposed landscaping would consist of native trees, shrubs, and slope hydroseed. The slope trees proposed include Torrey pines, Western redbud and coast live oak. To replace the two mature Torrey pines to be removed, the project includes the installation of ten 15-gallon Torrey pines. Street trees would include the strawberry tree, toyon, and coast live oak trees. Shrub and ground covers would include native plants such as vine hill manzanita, wild lilac, and toyon. The proposed hydroseed mixture would consist of a typical CCS vegetation types.

As proposed, the project includes the construction of a number of water quality improvements to treat runoff from the existing/new roadway. These include the construction of 15 new storm drain inlets, a cobble median and 15 linear modular wetlands.

The project would involve grading the entire 12.7 acre project site. Grading would include approximately 12,800 cubic yards (cy) of excavation and 82,300 cy of fill. Overall, the project would import 69,500 cy of clean fill. A Geological Investigation Report (GEOCON 2011), identified four potential landslides areas along the slopes to the north of the existing Via de la Valle roadway. The project includes the installation of block walls at three locations to mitigate for potential rock fall hazard during and post-construction. These block walls would remain in place with the implementation of the project.

The project would require the acquisition of additional ROW (Rights of Way) as well as a slope easement to accommodate the construction activities on the south side of Via de la Valle. ROW acquisition would be required from the San Diego River Park, All Creatures Veterinary Hospital, and the 22nd Agricultural District's Del Mar Horse Park property. Slope easement acquisition would be required for those same parcels and, in addition, Mary's Tack and Feed (ref. Exhibit No. 3). Because a portion of the area required for construction is within an area placed under an open space deed restriction by the Commission in 1982, the project will also require amendment to Coastal Development Permit CDP No. 6-82-519 to allow for the construction of the roadway within the deed restricted area.

The applicant for the project is Black Mountain Ranch LLC. However, the project will ultimately be a City of San Diego Public Works project. Although uncertified, the City's Via de la Valle Community Plan has identified this portion of roadway for expansion to four lanes. In addition, this section of Via de la Valle exceeds its maximum desired capacity and has been given a Level of Service (LOS) of "F." The impetus for expanding the roadway at this time is related to the applicant, Black Mountain Ranch LLC, proposing a large-scale mixed use development plan for a 1,408-acre area located east of the project site, outside of the coastal zone. This development includes a subarea plan

consisting of six different development areas including an industrial/ office/ high-density residential area; a resort; a 60-acre mixed use village; 340-acres of residential use; and 515-acres of perimeter ownership parcels. The environmental document associated with this development indicated that this two-lane section of Via de la Valle must be improved to a four lane roadway to accommodate existing traffic. The document further concluded traffic would worsen as a result of the development proposed by Black Mountain Ranch LLC. Therefore, a mitigation measure was included that required Black Mountain Ranch LLC to either fund or construct the expansion of this section of Via de la Valle. The applicant has chosen to construct the roadway, and is therefore the applicant for the subject CDP request. Once construction of the expansion is complete, the roadway and all associated improvements will be maintained by the City of San Diego.

The project is located within the City of San Diego. The City has two Community Plans that include this area; the North City Future Urbanizing Areas – Subarea II and the Via de la Valle Community Plan area. However, neither of these documents are a part of the City's LCP and the project site is located in an area of deferred certification, where the Commission retains permit authority and Chapter 3 of the Coastal Act remains the legal standard of review.

B. BIOLOGICAL RESOURCES

Section 30230 of the Coastal Act states:

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 30231 of the Coastal Act states:

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

Section 30233 of the Coastal Act states:

(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 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.*
 - (4) 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.*
 - (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.*
 - (6) Restoration purposes.*
 - (7) 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 these purposes to appropriate beaches or into suitable longshore current systems.*
- (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.*

For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed or improved, where the improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.

(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

Section 30240 of the Coastal Act states:

(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 proposed project includes the expansion of an existing roadway from two lanes to four lanes in an area surrounded by sensitive coastal resources. The project is bounded to the north by good-quality occupied Diegan coastal sage scrub (CSS). This habitat has been analyzed by the Commission's ecologists and has been determined to be an Environmentally Sensitive Habitat Area (ESHA). Specifically, the Commission's ecologist reviewed the biological technical report and made the following conclusions:

The ESHA policies of the Coastal Act are in place to protect rare species and habitats, with rarity defined in multiple ways. The Coastal Act defines ESHAs as areas that contain plant or animal species that are "either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." Species gain protective status, and are considered rare when they are listed as threatened or endangered under the state and/or federal endangered species act(s), (CESA and ESA respectively). Protective status is also granted when plant species are assigned one of a number of rare plant rankings by the California Native Plant Society, (CNPS).¹ A third rarity category that applies to wildlife is a CDFW designation of "species of special concern."² As defined in the Coastal Act, rarity is also associated with habitats when they are occupied by species that meet any of these criteria. As noted above, the Diegan Coastal Sage Scrub community to the north of Via de la Valle

¹ California Native Plant Society. The California Rare Plant Ranking System. Retrieved November 14, 2016, from <http://www.cnps.org/cnps/rareplants/ranking.php>.

² California Department of Fish and Wildlife. (2016). Species of Special Concern. from <https://www.wildlife.ca.gov/Conservation/SSC>.

supports the federally threatened Coastal California gnatcatcher, and therefore constitutes ESHA. The Diegan Coastal Sage Scrub in this location occurs as a large contiguous habitat, and begins at the edge of the roadway, continuing for some distance upslope, and along the length of project area. Therefore, the proposed impacts are in violation of the ESHA policies of the Coastal Act.

As such, and because this vegetation is considered to be ESHA, it is protected by Section 30240(a) of the Coastal Act against significant disruption of habitat values. The only allowable uses within ESHA are resource-dependent uses.

The area south of the project site is comprised of a mixture of developed and undeveloped areas. On the western portion the project is bounded by the San Diego River Park and the San Dieguito Lagoon restoration site. Immediately adjacent on this western section is a stand of disturbed CSS that is also within the project site. This habitat has been determined by the Commission's ecologists to be lower quality and found not to support the Coastal California gnatcatcher. Because it is unoccupied by gnatcatchers, it is not considered ESHA. The eastern portion of the site is bounded by a number of private developments including the 22nd Agricultural Districts Horse Park property, the All Creature Animal Hospital and Mary's Tack and Feed. In between these sites and the roadway is the continuation of the area of disturbed CSS not considered to be ESHA. Portions of the project site are also located within the 100-year floodplain, and within 100 feet of wetlands.

Proposed Impacts

As originally proposed the project included the removal of 0.72-acres of the CSS designated as ESHA. Through collaborative work with Commission staff, the impacts have been reduced twice; once to 0.55-acres of impacts, and most recently to 0.15-acres of impacts. These reductions were initially accomplished through reduction of construction areas and; most recently, through the realignment of the roadway five feet to the south. The applicant was not able to eliminate all impacts to ESHA and the proposed development will ultimately result in the removal of approximately 0.15-acres (6,510 sq. ft.) of ESHA.

Impacts to ESHA would occur through three different types of development including; 1) the construction of permanent drainage facilities (1,050 sq. ft.); 2) construction of retaining walls (2,170 sq. ft.); 3) necessary grading to facilitate construction of drainage facilities, and retaining walls (3,290 sq. ft.). The applicant has indicated that the construction of the drainage facilities and the retaining walls are both integral to public safety. Specifically, the retaining walls are necessary to ensure the safety of the public from rockfall events as the hillside slopes sharply upward along the north side of the roadway. The Commission's geologist has reviewed the project and agree the walls are necessary. The drainage improvements are necessary to keep runoff from sheet-flowing across the roadway. The drainage will prevent sheet flow and sediment deposition across and along the roadway during large rainfall events. Because they will permanently displace CSS habitat, both the drainage ditch and the retaining walls are permanent impacts to ESHA. Although temporary, the third aspect, grading associated with the

above-described improvements is also considered a permanent impact. Grading will require complete removal of CSS habitat prior to construction. Although the graded areas will be revegetated with a CSS palette following construction, restoration to its pre-construction condition will require greater than a year. Impacts that cannot be fully restored within a year are considered permanent impacts by the Coastal Commission. These graded areas constitute approximately one-half of the proposed impacts to ESHA.

In addition, the project will also result in impacts to the biological buffer for ESHA. Section 30240(b) of the Coastal Act requires that development be sited and designed to prevent impacts which would significantly degrade buffer areas. In this case, there will be no biological buffer between the roadway and habitat area. As described above, in some cases ESHA comes up to the edge of the roadway and thus no current biological buffer exists. In addition, the site is severely constrained and cannot be significantly realigned. However, the project will not result in any reduction of the area between the development and ESHA. The distance from ESHA will either remain unchanged (eastern portion of the project site) or will be increased by 5 feet (western portion of the subject site). Thus, it can be determined that the proposed development will not result in new or increased impacts to the ESHA buffer.

As described above, the majority of the proposed expansion will be located within the area south of the existing roadway much of which is vegetated with native habitat. The biological report submitted by the applicant indicates that this habitat is highly-degraded and includes a large portion of non-native species. It also does not support the Coastal California gnatcatcher, and thus, does not rise to the level of ESHA. Again, the Commission's staff ecologist has reviewed the submitted report and agrees that the vegetation located south of the existing roadway should not be considered ESHA. As proposed, the project will result in the removal of 4.16-acres of mixed native and non-native (non-ESHA) vegetation. While not considered to be ESHA, this vegetation still provides value to the ecosystem, especially given its proximity to ESHA as well as its proximity to San Dieguito River/Lagoon, and therefore such impacts must be mitigated.

Alternatives

The presence of sensitive areas immediately surrounding the roadway have limited the ability to design a project that does not result in any impacts to the identified resources. The applicant has looked at various alternatives and redesigned the project in several ways to reduce the impacts.

Because of these limitations and the alterations made to the project to reduce ESHA impacts, the chosen alternative represents the least environmentally damaging alternative. There is no feasible alternative within the existing alignment, and the roadway must be expanded within its current location. In addition, while the ROW extends between 15-20 feet beyond the existing paved area to the north, given the sensitivity of the habitat located within the ROW, the roadway cannot be expanded to the north. Thus, the project has been limited to expansion on the existing alignment and to the south. Typically, City of San Diego's design for a four-lane roadway includes a street 120 feet in width (San Diego Street Design Manual). However, through review by both the City's planning

department and through the subject CDP, the roadway has been reduced once to 93 feet wide and again to 75 feet wide in areas adjacent to ESHA. However, the complete elimination of impacts to the native vegetation on the north side of the road has not been accomplished.

Most recently, on November 3, 2016, the applicant submitted a draft revised project. The revisions to the project included shifting the western half of the roadway an additional five feet to the south. This shift will occur starting from the western boundary of the project site and continuing to just west of the residential development located north of Via de la Valle (ref. Exhibit Nos. 3, 5). The realignment will reduce the impacts to ESHA from 0.55-acres to 0.15-acres. Impacts to the disturbed habitat south of Via de la Valle would remain the same.

Although the above described impacts are proposed to be minimized in many significant ways, the project will still result in the loss of 0.15-acres of ESH and; therefore, is fundamentally inconsistent with Coastal Act policies that do not allow roadway uses in ESHA. As described in Section L of this report, the project can be approved under the conflict resolution provisions of the Coastal Act. That said, measures must be taken to mitigate the project's impacts ESHA.

Offsite Mitigation

The Commission's ecologist has reviewed the habitat areas, and has made the determination that the impacts to ESHA must be mitigated at a ratio not less than 3:1 (area mitigated: area impacted). The Commission's ecologist has further determined that impacts to non-ESHA native vegetation must be mitigated at a ratio not less than 2:1 (area mitigated: area impacted). Therefore, the project must include, at a minimum, the creation/substantial restoration of at least 8.77-acres of CSS habitat.

As noted, the proposed development will result in removal of 0.15-acres of ESHA and approximately 4.16-acres of non-ESHA. The applicant has submitted a draft restoration plan that includes the restoration of a 15.4-acre site to mitigation for these impacts (ref. Exhibit No. 7).

The restoration site was selected based on the desire to locate it within the coastal zone and in the vicinity of the project (ref. Exhibit No. 7). The off-site restoration area being restored with native coastal sage scrub plant species includes areas that were disturbed in the past from agricultural activities. This area has been fallow for at least 10 years and is not anticipated to naturally recover to native habitat. Existing coastal sage scrub habitat occurs adjacent to the proposed areas to be restored and the mitigation effort will increase the habitat quality of the preserved open space.

The proposed mitigation plan includes the following components:

- Mitigation Work Plan to include:
 - Maintenance Plan
 - Success Criteria

- Monitoring Requirements
- Long-term Management Plan
- Adaptive Management Plan
- Financial Assurances

The restoration site is located on an off-site lot that has been designated as biological open space by the City of San Diego. A previously-recorded easement protects the open space. In addition, the Commission reviewed a Coastal Development Permit application for the subdivision of land and associated residential development adjacent to the restoration site (ref. CDP No. 6-056/Pardee Homes). As conditions of this approval, the proposed mitigation site (called Parcel “A” in the Commission staff report) was further encumbered by a Deed Restriction, a Public Access easement as well as an Open Space Easement for habitat conservation. Given the number of encumbrances already protecting the proposed mitigation site, it can be determined that the development potential of the site has already been retired and no further open space easements/deed restrictions will be necessary to protect the mitigation site. In this case, the applicant has agreed to a larger mitigation site to account for the fact that the area has already been retired from development. Again, the minimum mitigation area was by the Commission to be not less than 8.77-acres. As proposed, the mitigation area includes 15.4-acres of CSS restoration. The Commission’s ecologist has reviewed the proposed mitigation site and made the following determination:

The off-site mitigation location chosen for this project is an appropriate choice for mitigation of the impacts associated with this project. The mitigation site is located in the coastal zone and very near to the site of project impacts – on the south side of the San Dieguito estuary, whereas the road widening project is just to the north of the estuary. The existing protected status of the site is also encouraging due to the designated land use as open space within the city of San Diego, ensuring continued protection in perpetuity. The site was disturbed more than a decade ago for agricultural purposes. It has not returned to native Coastal Sage Scrub vegetation in the intervening time period, in large part due to the prolonged disturbance and subsequent colonization by invasive plants. The existing plant community, with its high presence of invasive species, is likely to preclude native plant establishment in the future, absent management intervention as is proposed here. Moreover, the surrounding vegetation is Coastal Sage Scrub. Therefore, the restoration, if followed as detailed in the restoration mitigation plan, is likely to be successful. I am also satisfied with the success criteria outlined in the restoration document and in the procedure followed in sampling the adjacent site to determine the plant palette.

Therefore, while the proposed project will include impacts to native vegetation, the applicant has submitted a restoration plan that has been reviewed by Commission staff and has been determined as adequate to mitigate for the proposed impacts. The Commission typically requires that mitigation be in the form of restoration of habitat on land that is subsequently protected from future development through an open space easement or deed restriction. Thus, mitigation is provided both in the form of new habitat created/restored and new land area set aside for habitat. In the case of the proposed project, the applicant has proposed to restore the habitat, but the restoration would occur

on land that has already been protected against future development. Thus, in order to provide the same level of mitigation typically required to offset impacts to sensitive habitat, **Special Condition No. 2** requires the applicant to submit a final and detailed restoration plan that is in conformance to the proposed mitigation plan, and includes the necessary components and monitoring/reporting requirements to ensure that mitigation is undertaken consistent with the above findings.

Additionally, because the development is located adjacent to occupied CSS, a number of special conditions have been included to assure that no impacts to sensitive/protected birds occur associated with construction noise, equipment storage/staging etc.

Specifically, **Special Condition No. 20** requires the applicant to adhere to the mitigation measure identified as necessary to protect the California coastal gnatcatcher, as determined by the Mitigated Negative Declaration and as required by the City of San Diego's Site Development Plan (ref. Exhibit No. 15). This measure includes the prohibition of clearing, grubbing, grading between March 1 and August 15, unless a qualified biologist is present and noise levels are maintained at levels less than 60 dB(A). **Special Condition No. 4** further requires that habitat areas shall not be used as staging or storage areas. Finally, **Special Condition No. 5** requires the applicant to submit final construction plans that include the following: (a) Prior to any construction activities a licensed biologist shall conduct an onsite educational session for all the construction crew regarding the need to avoid impacts to sensitive habitat areas located outside the approved construction area (including flagging particularly of sensitive plants); (b) A licensed biologist shall supervise the installation of the limit of work fencing to protect biological resources; (c) A licensed biologist shall be onsite to prevent any new unauthorized disturbance to habitat, flora and/or fauna on site.

Wetland Buffer

As proposed, a small portion of the project site is located within 100 feet of wetlands. Specifically at the eastern edge of the project near the intersection of Via de la Valle and El Camino Real, there is disturbed wetlands habitat located in an existing drainage ditch located within 70 feet of the project site (ref. Exhibit No. 8). The wetlands are surrounded by a parking lot to the west, Via de la Valle to the north, and development to the east and south; and are therefore considered significantly isolated. In addition, wetland habitat functions and values for these offsite wetlands are relatively low due to edge effects from close proximity to existing roads, the narrow channels that limit the extent of wetland habitat, and the presence of invasive non-native plants species. Section 30233 of the Coastal Act prohibits fill of wetlands. In this case, the project can be found consistent with 30233 because no development is proposed within the wetlands, and the existing buffer distance (70 Feet) will be maintained. The Commission's ecologist has reviewed the wetlands and the buffer for wetlands and agrees that given the nature of the wetlands, proximity to development and that there will be no adverse impacts to the identified wetlands beyond existing conditions, the project can be found to be consistent with Section 30233 as proposed.

Landscaping

The proposed project would result in the removal of several eucalyptus and two mature Torrey Pine trees. The proposed landscaping would consist of slope trees, Torrey pine replacement trees, street trees, slope native shrubs, and slope hydroseed. The slope trees would be planted in the south side of via de la Valle and would include Torrey pines, Western redbud and coast live oak. To replace the two mature Torrey pines to be removed, the project as proposed includes the installation of ten 15-gallon Torrey pines. Street trees would include the strawberry tree, toyon, and coast live oak trees. Shrub and ground covers would include native plants such as vine hill manzanita, wild lilac, and toyon.

The proposed landscaping plan has been reviewed by the Commission and determined to be adequate, with one exception. As proposed, the landscaping includes the use of non-native vegetation. The use of non-native vegetation is inappropriate in this case given the site's proximity to ESHA, wetlands, and the San Dieguito River and Lagoon specifically. As such, **Special Conditions No. 3** requires the applicant to submit revised final landscape plans to include only the use of native vegetation types.

Conclusion

In conclusion, although the project has undergone a number of design revisions in order to minimize impacts to sensitive habitat areas to the maximum extent practicable, the proposed development will include impacts to CSS identified the Commission as ESHA and native habitat (non-ESHA CSS). The proposed impacts will require mitigation for which the applicant has submitted a draft mitigation plan. The plan includes the creation/substantial restoration of a 15.4 acre site located just inland of the subject development. The Commission's ecological has reviewed the proposed mitigation and agrees that it is appropriately sized, is located in an area suitable for mitigation, and will include the necessary restoration, monitoring and reporting efforts. A number of special conditions have been incorporated herein to assure the adequate protection of the biological resources both on- and off-site consistent with the applicable policies of the Coastal Act.

Despite efforts to avoid, minimize and mitigate direct impacts to ESHA, some CSS that constitutes ESHA will be removed, which conflicts with Section 30240 of the Coastal Act. The Commission may nevertheless approve the proposed project through conflict resolution, which is described in greater detail in Section L below.

C. PUBLIC ACCESS

Section 30210 of the Coastal Act states:

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

Section 30211 of the Coastal Act states:

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

Section 30212 of the Coastal Act states:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. ...

Section 30214 of the Coastal Act states:

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- (1) Topographic and geologic site characteristics.*
- (2) The capacity of the site to sustain use and at what level of intensity.*
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.*
- (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.*

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. ...

Section 30252 states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The proposed development includes the expansion of Via de la Valle, an existing two-lane roadway, to a four-lane roadway including both bicycle and pedestrian improvements. Via de la Valle is a major coastal access route and this portion of the roadway is located less than two miles from the beach. The existing roadway does not currently provide any pedestrian access, and has only intermittent bicycle access on the north side of the roadway.

As proposed, the existing two-lane roadway will be widened to accommodate existing and peak time usage. Additionally, the proposed roadway will be improved to include contiguous bike lanes on both sides of the roadway and a new pedestrian access on the south side of the roadway. Thus, as proposed, the project will provide significantly improved public access amenities.

Via de la Valle, located in the Cities of San Diego and Del Mar, is a highly utilized coastal access route. Its location bisects the 13 mile separation between state highways 56 and 78 (ref. Exhibit No. 9). Via de la Valle connects to inland routes, Del Dios Highway as well as San Dieguito Road, and therefore provides a number of residents living in the Escondido, 4s Ranch, Fairbanks Ranch, Poway, and Rancho Peñasquitos communities with access to the beach and other coastal cities.

The proposed road expansion area is also located less than one mile from the Del Mar Fair Grounds and thus is subject to extremely high levels of traffic during the San Diego Fair and Del Mar Horse Race seasons. To provide some perspective, the San Diego County Fair has 1.6 million annual visitors (ref. <http://sdfair.com/?fuseaction=info.attendance>) and the Horse Races sees attendance as high as 40,000 for opening day (ref. <http://www.drf.com/news/del-mar-opening-day-attendance-breaks-record-handle>). In addition, the City of Del Mar has indicated that its beaches receive an annual attendance of approximately 2 million visitors. Due to these confounding pressures on the roadway, this 2-lane section of Via de la Valle often bottlenecks and creates traffic impediments during the entire summer season. The applicant is proposing to add single lane in both directions, as well as improve pedestrian and bicycle access in order to alleviate some of this peak traffic.

In addition, the Horse Park property located south of the roadway is used as a parking reservoir during the fair, and shuttles make frequent trips to transport patrons parking at the Horse Park property to the Fair. The proposed added lanes of traffic will also provide improved shuttle access from the Horse Park property to the fairgrounds.

Therefore, the proposed development will facilitate improved access via automobile, shuttle, bicycle and by foot and can therefore be found consistent with the applicable policies of the Coastal Act as proposed by the applicant. In order to ensure these improvements are constructed, **Special Condition No. 1** requires the applicant to submit final plans that include construction of the bicycle and pedestrian accessways. Additionally, **Special Condition No. 19** requires the applicant to contact the Commission if there are any modifications to the project identified during construction.

The construction activities necessary to widen the roadway will require portions of Via de la Valle to be closed. As proposed, the project would maintain two lanes of traffic (one in each direction) open during all phases of construction. Thus, the existing access will not be significantly restricted. However, the construction area will require drivers to reduce speeds, and may therefore impede access during those periods when usage is at its highest. As such, **Special Condition No. 5** limits construction work during the summer season (between Memorial and Labor days) to week days only. **Special Condition No. 5** will therefore prohibit construction activities on weekends and holidays during the peak summer season.

In conclusion, the proposed development can be considered to be a project that will provide improved public access amenities and will continue to facilitate access to the coast. The proposed development will enhance not just vehicular access to inland residents and travelers alike, but will also enhance access via shuttle, bicycle and on foot. The project has been conditioned to ensure these amenities will be provided, and will protect access during construction. Thus, the project, as conditioned herein, can be found to be consistent with the applicable policies of the Coastal Act.

D. WATER QUALITY

Section 30230 of the Coastal Act states:

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 longterm commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

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

The existing roadway consists of two lanes (one in each direction), and the proposed widening will provide an ultimate roadway width of four lanes. Proposed impervious features of the project will include the expansion of the roadway from the existing varied 24-40 foot wide road to a varied 93-103 foot wide road. This equates to the existing roadway being comprised of approximately 126,000-211,000 sq. ft. of impervious surface and the expanded roadway between 490,000-543,000 sq. ft. of impervious surface. Thus, at its maximum, the project will result in an increase of approximately, 416,000 sq. ft. of

new impervious surface. The proposed increase, if not properly mitigated, could have significant impacts on surrounding water quality, including the lagoon, which as it feeds ocean and contains brackish water is a marine resource. In order to be found consistent with Sections 30230 and 30231 of the Coastal Act, the project must maintain, or restore, where feasible, water quality. In addition, Section 30231 of the Coastal Act requires that any adverse effects of runoff be minimized to protect the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes.

Currently, all runoff drains through the site from north to south and is transferred to four outfall structures. Two of the four outfalls include water quality treatment facilities (baffle boxes). Thus, the current conditions treat approximately half of the runoff from the existing roadway. The other half of the runoff is currently not treated. All flows leaving the site directly enter the San Dieguito River, which is listed on California's Feral Clean Water Act Section 303(d) list as a category 5a water body (a water segment where standards are not met). Listed pollutants consist of enterococcus, fecal coliform, nitrogen, phosphorus, total dissolved solids, and toxicity. The San Dieguito River ultimately discharges into the Pacific Ocean. In addition, San Dieguito Lagoon is identified by the Department of Fish and Wildlife as one of the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", which under Section 30233(c) of the Coastal Act shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay.

Typically, the Commission requires the use of Low Impact development (LID) improvements to treat runoff from roadways. Examples of LIDs include bioretention systems such as vegetated swales, rain gardens (shallow depressions planted with deep-rooted native plants that capture and filter runoff), and permeable pavements. However, in this case, the project's footprint is highly constrained, and most LID type treatment options require a significant amount of land to properly filter runoff. Therefore, the applicant has proposed a number of water quality treatment facilities that will treat runoff, but require less space.

The project includes the construction of 15 new storm drain inlets installed to capture flow from the road. These storm drains will be improved with modular wetlands, a type of stormwater treatment system described below, designed to effectively treat all of the runoff before entering into San Dieguito River/Lagoon. The project will also include a small median which will be designed to catch super-elevated flows that may not otherwise reach the storm proposed storm drain system. The proposed median will then treat runoff by filtration through a modified cobble stone - rain garden. These elements will be implemented throughout the project footprint and within the public right-of-way. The modular wetland systems will be located directly adjacent to the curb inlets along the south side of the project.

Description of Rain Garden

The Rain Garden will treat for sediment, trash, metals, bacteria, oil and grease and organics at a high level of removal efficiency. The Rain Garden provides a higher level of treatment for several pollutants of concern in comparison to alternative Green Streets Elements. In the event that low runoff occurs during a water quality storm event, the Rain Garden was configured in such a way as to receive, collect, and treat runoff from the super elevated portion of Via De La Valle.

Description of Modular Wetlands

Fifteen (15) Linear Hybrid Stormwater Filtration Systems are proposed and can be described as a self-contained treatment system that includes capture of runoff, screening for large debris, removal of sediment, and filtration, prior to conveyance of the runoff to the San Dieguito River and Lagoon.

The Commission's water quality technical staff have reviewed the water quality treatment proposal and concluded that as proposed, the project will adequately treat all runoff prior to the water entering into the watershed. Technical staff also agrees that the proposed improvements will result in a significant improvement over existing conditions. In order to ensure that the development includes the proposed water quality improvements, **Special Conditions No. 6** requires the applicant to submit, for review and approval of the Executive Director, a final Water Quality Technical Report for Post-Development Water Quality Protection that is in substantial conformance to previously submitted proposals. In addition, **Special Condition No. 9** further requires the applicant to submit an Operation and Maintenance plan to ensure that both the proposed rain garden and modular wetlands are maintained in good working order.

The proposed development will also require a significant amount of grading. Specifically, the expansion of the roadway and various associated improvements will result in approximately 12,800 cubic yards (cy) of excavation and 82,300 cy of fill. Thus, overall, the project would import 69,500 cy of clean fill. Due to the amount of proposed grading, as well as the site's proximity to an impaired coastal water body, the project has the potential to temporarily impact the surrounding water quality during construction. To date, the applicant has not submitted a plan for how to prevent, minimize, and/or mitigate for these potential impacts. As such, a number of special conditions have been imposed to assure proper and adequate protection of surrounding water quality. Specifically, **Special Condition No. 7** requires the applicant to submit a Construction Phase Management Plan for the review and approval of the Executive Director that includes measures that directly address construction phase water quality concerns, such as removal of debris, proper handling of petroleum products, as well as spill prevention and control measures. In addition, **Special Condition No. 10** requires the applicant to submit a Grading/Erosion Control Plan. **Special Condition No. 10** includes measures such as placement of silt fencing, sand bags and gravel bags during grading activities, additional restriction if grading is proposed during the rainy season, installation of landscaping on cut and fill slopes, and requires the site to be "secured" daily including through placement of geotextiles, mats, fiber rolls, etc. It is only through the incorporation of the above described conditions of approval that concerns regarding construction phase

impacts to water quality have been appropriately addressed, consistent with the applicable policies of the Coastal Act.

E. GEOLOGIC STABILITY

Section 30253 of the Coastal Act states:

New development shall do all of the following:

(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed development includes the expansion of an existing roadway in an area that is subject to geological hazards. The project site consists of moderate to steep canyon and ridge topography to the north of the existing roadway and relatively flat to moderately sloping terrain to the south. Stabilized Earth (MSE) retaining walls with a maximum height of approximately 14 feet are proposed along the south side of the roadway. In addition, several smaller retaining walls are proposed on the north and south sides of the roadway (ref. Exhibit No. 16).

Geotechnical hazards have been identified within the vicinity of the project site. Specifically, a geotechnical report submitted by the applicant identified two known and two suspected landslide areas along the slopes to the north of the existing Via de la Valle roadway. The project's geotechnical consultant conducted gross slope stability analyses of the existing slopes on the north side of Via de la Valle and identified two slopes with a factor of safety of less than 1.5 under static conditions. In addition, several areas were identified with potential surficial instability including rockfall and sloughing. The project includes the installation of block walls at three locations and will increase the height of one existing retaining wall in order to mitigate for potential rock fall hazard and safely protect the roadway.

As previously described, due to the presence of ESHA along the north side of the roadway, the majority of the expansion will occur south of the existing roadway. This area is a mix of relatively flat land on the western portion of the project site, to moderately sloping terrain on the eastern portion of the roadway. As such, a significant amount of grading/fill will be necessary to create a level and stable area upon which to expand the roadway. To facilitate this, an additional three additional retaining walls will be constructed along the south side of the proposed roadway. Again, the Commission's engineer and geologist have reviewed these proposed structures and agree that they are necessary to construct the roadway and have been properly engineered.

To conclude, a number of geotechnical concerns have been raised by Commission staff associated with the proposed development. Included in this are potential landslides events falling onto the roadway along the north side of Via de la Valle, and adequate engineering of the retaining walls proposed on the south side of the expanded roadway. The Commission's staff engineer and geologist have reviewed the proposed geotechnical evaluations of the site as well as the proposed plans and have determined that the proposed project can be found consistent with Coastal Act Section 30253. To ensure that the development is undertaken as proposed, **Special Condition Nos. 11 & 12** require the applicant to submit final plans for the retaining walls proposed on the north and the south side of Via de la Valle respectively. These special conditions specifically call out and include all components of such plans that have been identified as critical through the review of the subject CDP.

F. PUBLIC VIEWS

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to 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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed project includes the expansion of an existing roadway from two to four lanes. The expansion of the roadway will require the construction of retaining walls north and south of the roadway and will include the planting of trees along the both sides of the roadway. The project site is bounded by steep slopes to the north and an embankment to the south. As one travels along this section of Vie da le Valle views of the San Dieguito River Valley are available to the south along the San Dieguito River Park property starting from the easternmost boundary the proposed expansion and continue east until the Del Mar Horse Park property. There are also views of natural sand stone bluffs and native habitat along the slopes north of the roadway (ref. Exhibit No. 10). In order to be found consistent with Section 30251 of the Coastal Act, development along this roadway will need to protect the existing views to the maximum extent practicable.

As proposed, the majority of development being proposed includes only at-grade improvements and thus do not raise any concerns. However, the development will also include the construction and/or re-enforcement of a number of retaining walls and vegetation. Specifically, post-construction there will be a total of 6 retaining walls along the north side of the roadway, and 4 retaining walls on the south side of the roadway. Three of the retaining walls along the north side were previously constructed, and one of

these walls (Retaining Wall No. 5) will be re-enforced as a component of the proposed project. Specific dimensions for all the walls are provided in the table below:

Table 1

Retaining Wall No.	Height (Maximum)	Length (feet)
1	7.5 feet tall	175
2	3 feet tall	105
3	3 feet tall	165
4	5 feet tall	380
5	7.5 feet tall	365
6	5 feet tall	235
7	14 feet tall	410
8	14 feet tall	1610
9	3 feet tall	70
10	6 feet tall	310

The walls proposed on the south side of the roadway (retaining wall Nos. 7-10) will be below the elevation of the proposed roadway and thus will not obstruct any existing views to the river valley. The retaining walls will not be visible from surrounding lagoon trails. Thus, as proposed, the retaining walls proposed along the south side of Via de la Valle can be found consistent with Section 30251 of the Coastal Act.

The walls along the north side of the roadway will be between 3.0-7.5 feet tall and vary in distance from 105-380 feet in length. In 2003, the Commission approved the construction of three retaining walls (Retaining Wall Nos. 1, 4, 5) and that staff report included the following findings:

The applicant proposes to address three potentially unstable rock areas along the bikeway alignment on the north side of Via de la Valle by installing block walls or k-rails along with partial or complete removal of existing slope wash consisting of loose soil and rocks. There will be one wall approximately 5-7 feet high and 141 feet long, one wall approximately 2-4 feet high and 363 feet long, and one wall approximately 2-4 feet high and 366 feet long. The walls will be adjacent to existing sandstone bluffs, and will not impact current views to the south which include the San Dieguito River valley.

The applicant currently proposes to make all of the walls over six feet in height and over 50 feet long an earthtone/sandstone color and textured with a decorative rock face finish to help the walls blend with the adjacent sandstone slopes and minimize visual impacts. However, for consistency and a continuous appearance of natural surfaces, Special Condition #5 requires that all walls be finished as described above, for maximum protection of visual resources. Therefore, the Commission finds the proposed development, as conditioned, consistent with Section 30251 of the Act.

The Commission finds that the above conclusions also apply to the current proposal. Specifically, the proposed retaining walls are of similar height and will be colored and

textured to match the surrounding sandstone bluff. As such, **Special Condition No. 13** requires that all walls be finished as described above, for maximum protection of visual resources. Therefore, the Commission finds the proposed development, as conditioned, consistent with Section 30251 of the Act.

With regard to proposed landscaping, trees of various heights including Torrey Pines are proposed along the south side of Via de la Valle. Again, a portion of this area currently provides unobstructed views of the San Dieguito River Valley. Specifically, views are available along the San Dieguito River Park property starting from the beginning of the project site and continue east until you reach the Del Mar Horse Park property (ref. Exhibit No. 10). Once at the Horse Park, views become obstructed by both existing vegetation and various structures. As such, there is the potential that the trees proposed on the portion north of the San Dieguito River Park could obstruct existing views of the River Valley. However, the submitted landscaping plan includes three large view corridors (ref. Exhibit No. 4). Therefore, as proposed, a significant amount of the existing views will be preserved through the establishment of the proposed view corridors and, while some of the current views will be obstructed by the proposed trees, this vegetation will also serve to frame existing/maintained views, and trees also contribute to the scenic quality of the environment. In order to assure the landscaping will be installed as currently proposed by the applicant, **Special Condition No. 3** requires the applicant to undertake development in conformance with the approved final landscaping plans unless the Commission amends this permit or the Executive Director determines that no amendment is legally required for any proposed minor deviations.

G. GROWTH INDUCING DEVELOPMENT

Coastal Act Section 30250(a) states:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources

Given that the proposed development involves the widening of a major east/west coastal access route, the project raises the concern that road will be growth inducing in a location not appropriate to accommodate it. To be found consistent with Section 30250(a) of the Coastal Act, the Commission must find that the project is being proposed to serve existing development or that if it would accommodate new development, such development must be at planned and approved densities. In this case, both the project site as well as the surrounding area, San Dieguito River Valley, is an area of deferred certification and thus any such growth occurring within the coastal zone would need to be consistent with the Chapter 3 policies of the Coastal Act. In addition, while there is still some potential for development in this area, it is highly limited by existing development,

floodplain, open space/parkland land uses as well as the presence of ESHA (CSS as well as wetlands).

In addition, as detailed above under Section A (Project Description) the intent of the roadway expansion is to accommodate existing traffic. As described above under Section C (Public Access) the project is also being proposed to help alleviate peak hour/special event traffic congestion. Although not part of the City's certified LCP, the Via de la Valle Community Plan was approved by the City of San Diego in 1984, and has identified this section of roadway to be four-lanes since its inception. In addition, the environmental document for the Black Mountain development (multi-use 1400-acre development plan) that facilitated the subject proposal indicates that the Level of Service (LOS) for this section of Via de la Valle is already failing at LOS F. The Commission therefore finds that the proposed project will not be growth inducing in a manner that will result in development in areas not able to accommodate it, consistent with Section 30250 (a) of the Coastal Act.

H. CULTURAL RESOURCES

Coastal Act Section 30244 states:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Coastal Act Section 30244 states that reasonable mitigation measures shall be required where development would adversely impact archaeological and paleontological resources. These resources may include sacred lands, traditional cultural places and resources, and archaeological sites. The project is located in an area known to contain historic and cultural resources. In response to this, two field/archival investigations were undertaken associated with the review of the environmental document in 2011 and 2012. A total of five archeological sites were identified, three of which were determined to be significant. Specifically, a number of human remains, stone artifacts, marine shell, and ceramic sherds were identified. The County Medical Examiner's Office contacted the Native American Heritage Commission (NAHC) and the NAHC identified the Kumeyaay Cultural Repatriation Committee (KCRC) as the Most Likely Descendent of Contact. All probable human bone remains were delivered to a representative of the KCRC.

Because the proposed Via de la Valle road widening project would impact significant archeological resources, mitigation measures are required. The preferred mitigation is avoidance or preservation in place. Avoidance of the identified sites is not feasible because of the excavation required for construction of a stable roadway. As such, alternative measures have been required through the certification of Mitigated Negative Declaration for Project No. 12657, which includes measures from the Mitigation, Monitoring and Reporting Program as follows:

- 1) Implementation of an Archeological Data Recovery Program;
- 2) All excavation/fieldwork will be observed by a Native American Monitor;

- 3) Curation of all materials will be prepared in compliance with local, state and federal standards; and
- 4) All identified human remains shall remain in place until cleared by the Most Likely Descendent and the Project Archaeologist;

As such, the project, as modified by the Mitigated Negative Declaration, includes adequate mitigation measures to protect cultural resources consistent with Section 30244 of the Coastal Act. To assure that development is undertaken consistent with these requirements, **Special Condition No. 20** requires the applicant to adhere to all the conditions of approval associated with the City of San Diego's Site Development Plan including the requirements placed on the project by the Mitigation, Monitoring and Reporting Program for Mitigated Negative Declaration No. 12657 (ref. Exhibit No. 15). Thus, as conditioned, no impacts to cultural and paleontological resources are anticipated.

I. RIGHT-OF-WAY ACQUISITION AND ASSOCIATED AMENDMENTS TO CDP No. 6-82-519 AND DEED RESTRICTION No. 83-077291

A portion of the proposed development is located on property not currently owned by the applicant or the City of San Diego. As such, the project will include acquisition of land on a number of parcels. Specifically, the project will require Right-of-Way (ROW) or slope easement acquisition from the San Dieguito River Park, the 22nd DAA's Del Mar Horse Park property, Mary's Tack and Feed (private business) and All Creatures Veterinary Hospital (private business). The acquisition process associated with roadway expansions is typically lengthy and has not been completed or formalized to date for the subject project. As such, **Special Condition No. 16** requires the applicant to submit evidence that all other owners of property on which development authorized by this CDP will take place: (1) have provided the Permittee with the legal authority to undertake development on their property pursuant to the terms and conditions of this CDP; (2) have acknowledged that, as landowner of property on which a portion of the development covered by this permit will be undertaken, is bound by all terms and conditions of the CDP applicable to the portions of the project occurring on their property.

In addition, there is an existing CDP and Deed Restriction that will need to be amended in order to facilitate the proposed development. Specifically, a portion of the roadway and associated improvements is located in an area that has been restricted from development by the Coastal Commission. Coastal Development Permit No. 6-82-519 was approved by the Commission in 1982 and permitted the subdivision of a 2.94 acre parcel (All Creatures Veterinary site) and construction of an 8,000 sq. ft. commercial retail building and 50 space parking area, which is now Mary's Tack and Feed. As a condition of this approval, a deed restriction was required that prohibited development on an open space area in that was considered to be within the floodplain. The proposed road widening is located within this deed restricted area (ref. Exhibit No. 12).

However, in 2010, the owner of the All Creatures Veterinary Hospital submitted an amendment requesting removal of this development restrictions on this area. It was at this time that the Commission's engineer determined that since the time the open space

restriction was imposed, the site has been legally modified several times, including grading and improvements (driveways, parking, landscaping, etc.) within the restricted area and that these permitted activities resulted in a change to the location of the floodplain. Thus, the Commission approved modifying the location of the open space deed restricted area to better match the existing floodplain (ref. Exhibit No. 12). This permit, however, was never issued and has since expired. The outdated deed restricted area remains. The proposed road widening is located within the area of deed restriction that the Commission has already determined no longer contains floodplain. There are no other sensitive resources within the proposed development area. Thus, while it is necessary to amend the deed restriction to allow for construction of the roadway, such an amendment will not result in any impacts to coastal resources. To ensure the process is completed, **Special Condition Nos. 14 & 15** require the applicant to provide evidence that the deed restriction and CDP 6-82-519 have been amended to conform to the terms and conditions of this CDP.

J. DEVELOPMENT IN THE FLOODPLAIN

Coastal Act Section 30231 states:

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

Coastal Act Section 30236 states:

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

The subject site is located adjacent to and north of San Dieguito River and Lagoon (ref. Exhibit No. 3). Because of the potential for adverse impacts on both downstream areas and habitats, development in the floodplain is limited under the Coastal Act. Floodplains are an important part of many ecosystems and development within such floodplains can present a danger to the proposed structures as well as impact downstream resource.

In this case, the Mitigated Negative Declaration for the project includes a small portion of development located within the 100 year floodplain. This development includes a portion of one the proposed headwall/outlet structures, as well as a portion of a retaining wall and associated slope in the south side of the roadway just east of Via del Cañon.

However, in this particular case, the proposed structures have been designed such that they will be elevated above the 100-foot area, and thus will not substantially alter or channelize a river or stream. Furthermore, the proposed structures take up a very small section of the floodplain, would be able to stand periodic flooding and will not impede the flow of flood waters. Additionally, the Del Mar Horse Park is located between the river and the project site (ref. Exhibit No. 3) and includes a number of structures, stables, corrals, etc., thus the risk that flood waters would reach the project site is low. Therefore, the proposed development can be found consistent with Coastal Act Section 30236.

Special Condition No. 17 is imposed and requires the applicant to acknowledge that this facility is in a hazardous location and indemnify the Commission from any liability associated with the facilities approved herein.

As discussed in Section I above, a second portion of the proposed development is located in an area that was at one time considered floodplain (ref. Exhibit No. 11). However, in 2010 and associated with CDP No. 6-82-519-A3, the floodplain was reassessed by the Commission. It was determined at that time that the floodplain had shifted and was now located further south of the site. As such, this portion of the roadway is not located in a current floodplain and therefore does not raise any additional Coastal Act consistency concerns.

K. OTHER AGENCY APPROVALS

Other required approvals are from the City of San Diego and the County of San Diego. While the City has approved a site development plan for the project, no final approvals have been issued and thus, these considerations are in process. In order to assure that no unforeseen project changes are required with such approvals, **Special Condition No. 18** requires the applicant to submit evidence of other agency approvals prior to commencement of any construction activities associated with the subject CDP.

L. CONFLICT RESOLUTION

Coastal Act Section 30007.5 states:

The Legislature further finds and recognizes that conflicts may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources. In this context, the Legislature declares that broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies.

Coastal Act Section 30200(b) states:

Where the commission or any local government in implementing the provisions of this division identifies a conflict between the policies of this chapter, Section 30007.5 shall be utilized to resolve the conflict and the resolution of such conflicts shall be

supported by appropriate findings setting forth the basis for the resolution of identified policy conflicts.

As noted previously in this report, the proposed project is inconsistent with Section 30240, which bars all development in ESHA that does not depend on the resource and bars development in ESHA buffers that could disrupt the habitat. However, as explained below, denying or modifying the proposed project to eliminate the inconsistency would lead to nonconformity with other Coastal Act policies; namely, the requirements of Section 30210 to maximize public access to coastal resources and the requirements of Sections 30230 and 30231 to protect water quality. The project also promotes access via the fulfillment of Coastal Act Sections 30252 (facilitating public transit) and 30253 (compliance with air quality requirements and minimization of energy and of automobile miles traveled).

When a proposed project is inconsistent with a Chapter 3 policy, and denial or modification of the project would cause inconsistency with another policy, Section 30007.5 of the Coastal Act provides for resolution of the policy conflict. In this case, the Commission finds there is a conflict and further that it may be resolved via Section 30007.5.

Analysis

Based on the Commission's history and practice, resolving conflicts through application of Section 30007.5 is carefully analyzed according to the following seven steps:

- 1) The project, as proposed, is inconsistent with at least one Chapter 3 policy;
- 2) The project, if denied or modified to eliminate the inconsistency, would affect coastal resources in a manner inconsistent with at least one other Chapter 3 policy that affirmatively requires protection or enhancement of those resources;
- 3) The project, if approved, would be fully consistent with the policy that affirmatively mandates resource protection or enhancement;
- 4) The project, if approved, would result in tangible resource enhancement over existing conditions;
- 5) The benefits of the project are not independently required by some other body of law;
- 6) The benefits of the project must result from the main purpose of the project, rather than from an ancillary component appended to the project to "create a conflict"; and,
- 7) There are no feasible alternatives that would achieve the objectives of the project without violating any Chapter 3 policies.

Step 1—inconsistency

For the Commission to apply Section 30007.5, a proposed project must be inconsistent with an applicable Chapter 3 policy. As explained above, approval of the proposed development would be inconsistent with provisions of Coastal Act Section 30240(a), which strictly limits development in ESHA to uses dependent on the resource.

While the applicant has avoided and minimized the project's impacts to ESHA as much as is feasible, the Via de la Valle widening will nevertheless impact approximately 0.15 acres of Coastal Sage Scrub, which the Commission's biologist has determined to be ESHA. Widening the road is not considered a resource dependent use. Thus, the project is inconsistent with this Chapter 3 policy.

Step 2—affirmative mandates

The project, if denied or modified to eliminate the inconsistency, would affect coastal resources in a manner that is inconsistent with at least one other Chapter 3 policy. The inconsistency must arise from a policy that affirmatively mandates protection or enhancement of coastal resources.

In this case, the affirmative mandate is to maximize public access to the coast and coastal resources (§ 30210). Section 30210 further requires that recreational opportunities be provided for all the people as consistent with other legal rights and environmental protection.

This project would facilitate and increase public access to the coast. As detailed above in the Public Access section, the widening would alleviate unacceptable levels of traffic along a major corridor to the beach. As previously described, Via de la Valle is a part of a major east-to-west accessway, and provides the only major coastal access route between State Routes 78 and 56. Additionally, this section of Via de la Valle is often subject to unusually high amounts of traffic associated with both the San Diego County Fair and the Del Mar horse racing season, which periodically and regularly impacts coastal access. As such, if allowed to remain at its current width traffic will continue to remain at a LOS F level at certain times, interfering with the public's access to the coast and possible discouraging recreational opportunities at the beach. Hampering access is inconsistent with the access policies of the Coastal Act.

The project also promotes the fulfillment of Coastal Act Sections 30230 (marine resources; maintenance), and 30231 (biological productivity; waste water). The Commission has an affirmative mandate to maintain and enhance the waters of the lagoon, to sustain its biological productivity, as well as to control runoff and to minimize the adverse effects of waste water discharges into the lagoon. As detailed above in the Water Quality section, currently only a portion of the runoff from the existing roadway is treated, and all of the runoff currently flows to the San Dieguito Lagoon. The mouth of the San Dieguito River is listed as a 303(d)-impaired water body for elevated coliform bacteria. Post-construction, all runoff will be treated by the proposed water quality improvements, thereby reducing the pollutant load and bacteria levels reaching lagoon waters.

Furthermore, the addition of bicycle lanes and pedestrian sidewalks, in addition to directly providing a safer, more useable public accessway, will better facilitate non-motorized transportation, which promotes the fulfillment of Coastal Act Sections 30253(d) (minimization of automobile miles traveled). Finally, the extension of the

roadway will facilitate better public transit and shuttle services and will therefore promote the fulfillment of 30252 (facilitating public transit).

Step 3—approval to be consistent with affirmative mandates

The project, if approved, would be fully consistent with the policy that affirmatively mandates resource protection or enhancement. This ensures that the mandates not only form the basis for conflict resolution, at least in part, but also that the mandates are specifically fulfilled through approval of the project as conditioned. If the Commission were to interpret Section 30007.5 otherwise, then a proposal that offered slight improvements over existing conditions could result in a conflict that would allow the use of Section 30007.5. The Commission has previously found that the conflict resolution provisions were not intended to apply to such minor incremental improvements. (E.g., CDP No. 2-12-014.)

In this case, the proposed project, if approved as conditioned, would provide safe access to the coast and would improve water quality in the adjacent coastal lagoon; and, is therefore full consistent with the mandates maximizing public access (§ 30210) and protecting/improving water quality (§§ 30230, 30231). Access is also improved via facilitating public transit (§ 30252), and reducing miles traveled (§ 30253(d)).

Step 4—tangible resource enhancement

The project, if approved, would result in tangible resource enhancement over existing conditions. First, the expanded roadway will help maximize access to the coast by providing faster access along a major route to the beach that is typically subject to large amounts of traffic. Second, the project will improve the water quality of the adjacent lagoon by providing new, improved, and additional treatment to the roadway runoff.

As described above in the Public Access Section, the existing roadway only currently provides for motor vehicle access and limited bicycle access. The project will include the construction of bike paths on both side of the road as well as a pedestrian sidewalk on the south side of the road. Thus, the project will result in ensuring a more “complete street” (serving multiple modes of travel and promoting alternative modes of transportation).

Step 5—benefits separate from other legal requirements

The Commission may not use “outside” benefits to find tangible resource enhancement; the project’s anticipated benefits must be independent of other legal requirements. For example, mitigation required by federal agencies, such as for a clean water permit or a take permit, may not be used to support conflict resolution under section 30007.5.

In this case, the project’s benefits to coastal access and water quality are independent of other law. In particular, maximizing public access is one of the main principles of the Coastal Act, along with protecting and when feasible, enhancing natural resources in the Coastal Zone environment. (See § 30001.5(c).)

Step 6—benefits arise from the main purpose of the project

The benefits of the project must result from the main purpose of the project, rather than from an ancillary component appended to the project to artificially create a conflict. A project's benefits to coastal resources must be integral to the project purpose. If the project is inconsistent with a Chapter 3 policy, the main elements of the project must curtail the ongoing degradation of a resource the Commission is charged with enhancing. An applicant may not "create" a conflict by adding an independent component to the project to remedy the ongoing degradation of a resource protected by the Coastal Act because such actions would be ancillary to the project purpose, and not integral, as required by statute. Without this step, applicants could create a conflict and then request that the Commission use Section 30007.5 to approve otherwise unapprovable projects. The balancing provisions of the Coastal Act were not intended to foster such an artificial and easily manipulated process, and were not designed to barter amenities in exchange for project approval.

The main purpose of this project is to widen part of a major corridor that reaches the beach, improve the treatment of runoff from the existing and proposed roadway, encourage recreation and alternate transit by adding bicycle lanes, and relieve traffic congestion that can discourage drivers from going to the beach and enjoying coastal resources. The primary benefit of access to the coast and coastal access arises directly from the main purpose of the project.

Step 7—no feasible alternatives

There are no feasible alternatives that would achieve the objectives of the project without violating any Chapter 3 policies. AS explained above, the applicant and Commission staff worked exhaustively to avoid and minimize impacts to coastal resources by considering various designs to the project, to arrive at a feasible alternative that creates the fewest impacts. The only alternatives remaining would involve a different routing; however, other routing alternatives present the same Coastal Act inconsistency, as they would also go through habitat. Any alternative location that shifted the roadway to the south, potentially avoiding the particular ESHA impacts associated with the proposed project, would adversely affect the coastal resources of San Dieguito River and Lagoon, inconsistent with Coastal Act policies.

Thus, at this time there is no viable alternative that would satisfy all Chapter 3 policies. Building this project will impact about a half-acre of ESHA. As the project would avoid ESHA and minimize impacts to ESHA by its design, further reduction of impacts is infeasible.

Conclusion

Based on the above, the Commission finds that the proposed project presents a conflict between Section 30240 and Sections 30210, 30230, and 30231. Denial of the project

would interfere with the Commission's mandate to maximize access, protect the lagoon and maintain water quality.

The Commission may only resolve the conflict in a manner which on balance is the most protective of significant coastal resources. Alternatives that would avoid impacting ESHA is not feasible.

The Commission finds that on balance, approval of the project as conditioned is most protective of the significant coastal resources. This will achieve the underlying goals in the proposed project while maximizing access, improve water quality in the adjacent San Dieguito River/Lagoon watershed, and additionally will promote alternate transit and reduce vehicle miles traveled.

M. 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.

The project is located within the City of San Diego. The City has two Community Plans that include this area; the North City Future Urbanizing Areas – Subarea II and the Via de la Valle Community Plan area. However, neither of these documents are a part of the City's LCP and the project site is located in an area of deferred certification, where the Commission retains permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act, and thus, approval of the development, as conditioned, will not prejudice the ability of the City of San Diego to implement a certified LCP for the area.

N. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of 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 that the activity may have on the environment. The City of San Diego, acting as lead agency, prepared an Initial Study/Mitigated Negative Declaration (MND). The MND concluded that the project would cause significant impacts to biology, land use and historical resources and proposed various measures to mitigate all significant impacts. The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. The preceding coastal development permit findings discuss the relevant coastal resource issues with the proposal, and the permit conditions identify appropriate modifications to avoid and/or lessen any potential for adverse impacts to said resources.

All public comments received to date have been addressed in the findings above, which are incorporated herein in their entirety by reference.

The Commission finds that only as modified and conditioned by this permit will the proposed project avoid significant adverse effects on the environment within the meaning of CEQA. As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the proposed project, as conditioned, would have on the environment within the meaning of CEQA. Thus, if so conditioned, the proposed project will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A)

(I:\MSWord\W14d-12-2016.docx)

APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

- Mitigated Negative Declaration for Project No. 12657;
- City of San Diego Site Development Permit No. 12657;
- California Coastal Commission Coastal Development Permit No. F9010 & F9010-A3;
- California Coastal Commission Coastal Development Permit No. 6-82-519;
- California Coastal Commission Coastal Development Permit No. 6-08-056;
- California Coastal Commission Coastal Development Permit No. 6-03-095;
- California Coastal Commission Coastal Development Permit File No. 6-15-0279;
- John M. Monk Development & Construction Co. Recorded Document No. 83-077291
- Pardee Homes Deed Restriction Recorded Document No. 2010-0479329;
- Pardee Homes Deed Restriction Recorded Document No. 2010-0687461;
- Pardee Homes Public Access Deed Restriction Document No. 2012-0549750;
- Water Quality Technical Report for Via de la Valle prepared by Rick Engineering and dated (as revised) September 6, 2011;
- Addendum to Water Quality Technical Report for Via de la Valle prepared by Rick Engineering and dated March 30, 2012;
- Drainage Study for Via de la Valle prepared by Rick Engineering and dated (as revised) April 5, 2011;
- Biological Technical Report for Via de la Valle Widening Project prepare by recon and dated June 19, 2012;
- Coastal Sage Scrub Restoration Plan for the Via de la Valle Road Widening Project prepared by Recon and dated June 13, 2016 and as revised on August 3, 2016;
- Preliminary Geotechnical Investigation Via de la Valle Street Widening prepared by Geocon Incorporated and dated November 9, 2011;
- Final Summary of Compacted Fill letter from Construction Testing and Engineering, Inc., dated February 25, 2009;
- Letter from Recon dated February 3, 2016, March 7, 2016;
- Letters from Rick Engineering dated July 1, 2015, June 21, 2016; July 20, 2016; August 2, 2016; August 4, 2016; September 8, 2016; September 15, 2016 including all attachments;
- Letter from Geocon Inc. dated August 16, 2016 and as revised on August 17, 2016;
- Letter from the City of San Diego dated October 31, 2016



✱ Project Location

EXHIBIT NO. 1

APPLICATION NO.
6-16-0807

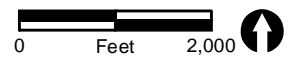
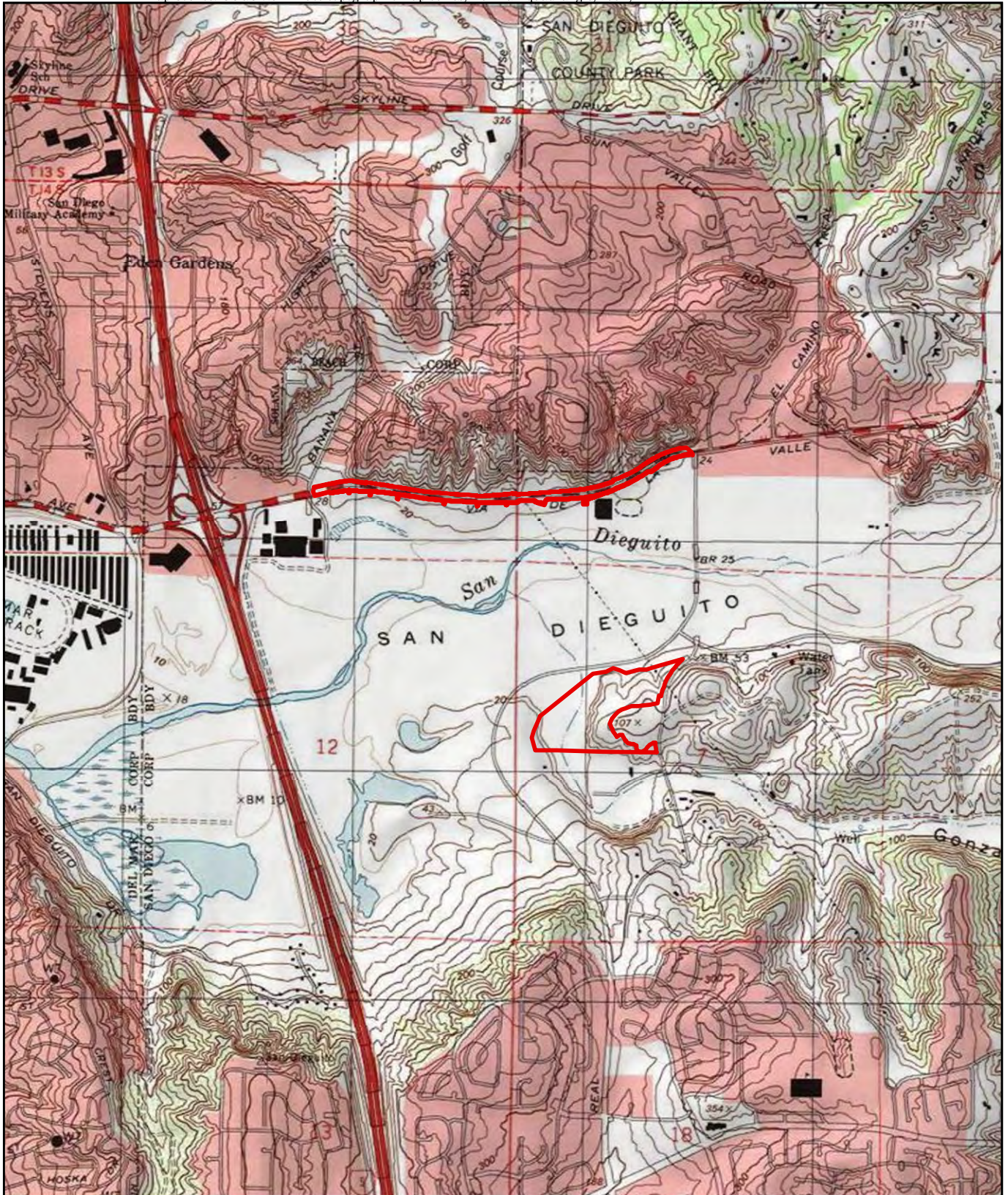
Project Vicinity



California Coastal Commission

RECON

M:\JOBS2\3728-2\common_gis\fig1_NCS.mxd 2/2/2016 ccn



Project Area

RECON

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Project Location

EXHIBIT NO. 2

APPLICATION NO.

6-16-0807

Project Location

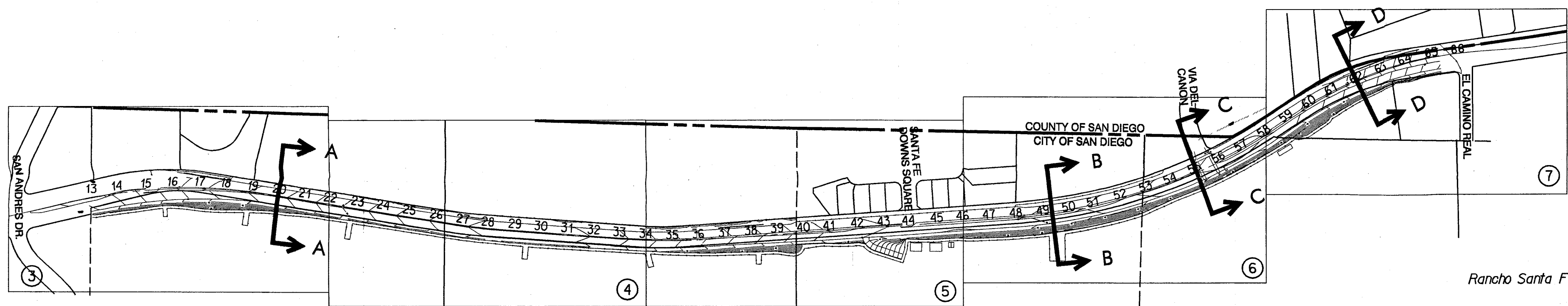


California Coastal Commission

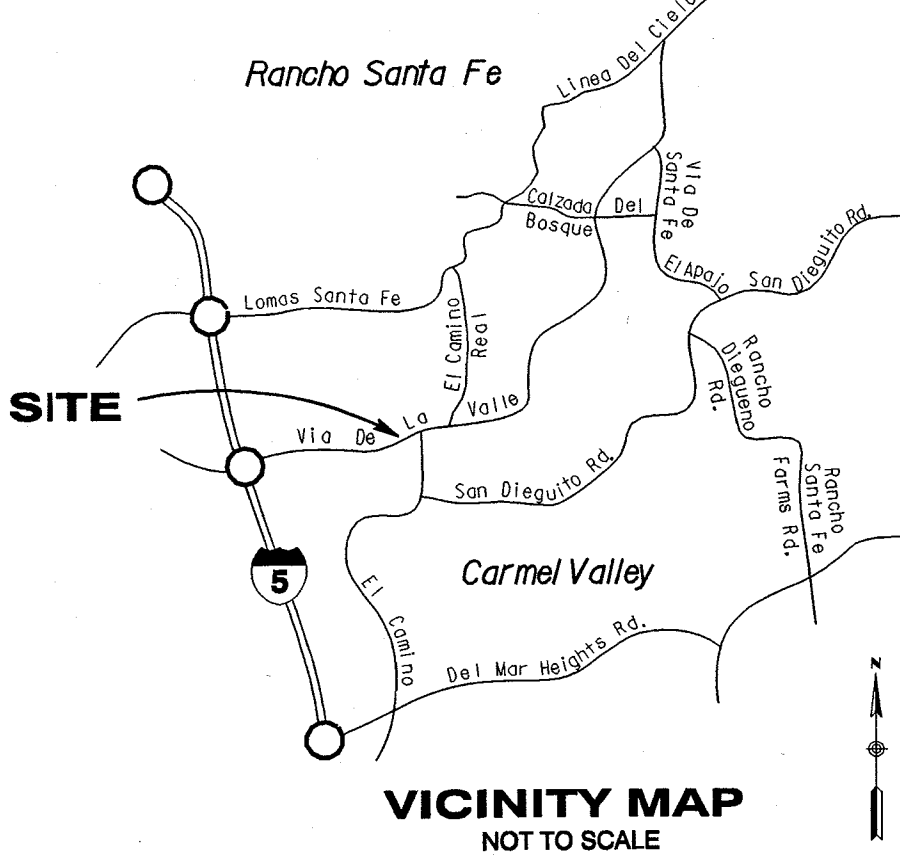


VIA DE LA VALLE

Site Development Plan



KEY MAP
NOT TO SCALE
SHEET NO. 3
COUNTY / CITY BOUNDARY



DEVELOPMENT SUMMARY

- PROJECT TEAM: A) RICK ENGINEERING COMPANY 5620 FRIARS ROAD SAN DIEGO, CA 92110 619-291-0707 B) UTILITY SPECIALISTS 4429 MORENA BLVD SAN DIEGO, CA 92117 C) WIMMER, YAMADA & CAUGHEY 3067 FIFTH AVENUE SAN DIEGO, CA 92103 619-232-4004 D) RECON 4241 JUTLAND DRIVE SUITE 201 SAN DIEGO, CA 92117 619-308-9333
- PERMITS REQUIRED: SITE DEVELOPMENT PLAN PERMIT, GRADING PERMIT AND COASTAL DEVELOPMENT PERMIT
- LEGAL DESCRIPTION: PORTION OF ROAD SURVEY 443
- ASSESSORS PARCEL NUMBER: N/A
- LAMBERT COORDINATES: 298 - 1713
- OWNER: CITY OF SAN DIEGO C/O REAL ESTATE ASSETS CIVIC CENTER PLAZA, MAIL STATION 51A 1200 THIRD AVENUE SAN DIEGO, CA 92110
- ENGINEER: RICK ENGINEERING COMPANY 5620 FRIARS ROAD SAN DIEGO, CALIFORNIA 92110 (619) 291-0707
- BUILDING CODE USED: N/A
- EXISTING ZONING: N/A
- PROPOSED ZONING: N/A
- PROPOSED STRUCTURES: 0
- ALLOWED F.A.R.: N/A PROPOSED F.A.R.: N/A
- PROPOSED DENSITY: N/A
- NO STRUCTURES EXIST
- SOIL CONDITION: UNDISTURBED & EXISTING ROADWAY FILL
- GROSS ACREAGE: 16.4 ACRES NET SITE AREA: 16.4 ACRES
- TOTAL NUMBER OF LOTS: 0 DWELLING UNIT TABULATION: 0
- UTILITIES: SEWER AND WATER: CITY OF SAN DIEGO STORM DRAIN: PUBLIC GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC: TELEPHONE: PACIFIC TELEPHONE FIRE: CITY OF SAN DIEGO TELEVISION: SCHOOL DISTRICT:
- SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY; DATED: 10-28-02/08/28/10
- THIS PROJECT IS THE WIDENING TO FULL WIDTH OF VIA DE LA VALLE, FROM SAN ANDRES TO EL CAMINO REAL
- MAXIMUM SLOPES ARE: 2:1 EXCEPT WHEN IN ACCORDANCE WITH SECTION 962.0415 OF THE MUNICIPAL CODE, SLOPES LESS THAN 10 FEET IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1.5:1. GRADING SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
- PED RAMPS WILL BE REQUIRED AT ALL INTERSECTIONS AND AS REQUIRED BY THE CITY ENGINEER PER CITY OF SAN DIEGO STANDARD DETAIL.
- ROAD CLASSIFICATION: 4 LANE MAJOR (55 MPH DESIGN SPEED)

LEGEND	CITY OF S.D. STD. DWGS. (U.O.N.)	SYMBOL
CITY OF SAN DIEGO/ COUNTY OF SAN DIEGO BOUNDARY	---	---
EASEMENT LINE	---	---
LOT LINE	---	---
CURB & GUTTER	G-2, SDG-100	---
5 FT. D.G. PATH (SHOWN ON PLAN-SOUTH SIDE-SEE L.S. PLAN)	---	---
EXIST. STORM DRAIN (PVT.)	---	---
EXIST. CURB INLET TYPE B,B-1,B-2	---	---
EXISTING BOX CULVERT	---	---
RIGHT-OF-WAY (R/W)	---	---
EXISTING PROPERTY LINE	---	---
EXIST. WING TYPE HEADWALL	---	---
STORM DRAIN PIPE (EXISTING)	---	---
STORM DRAIN STRUCTURE (EXISTING)	---	---
STORM DRAIN (PRIMARY SYSTEM) PUBLIC	D-60	---
WING TYPE HEADWALL PUBLIC	D-34	---
TYPE "A-4" CLEANOUT PUBLIC	D-9	---
TYPE "B" INLET	D-2	---
TYPE "U" INLET	D-45	---
TYPE "F" CATCH BASIN	D-7	---
EXISTING 8" PVC SEWER MAIN	---	---
EXISTING SEWER MANHOLE	---	---
PROPOSED AC PAVEMENT	SCHEDULE J SDG-113	---
STREET LIGHTS (180 WATT LPS)	E-2, SDE-101, I-15	---
STREET NAME SIGN PRIVATE	SDM-102	---
BROW DITCH DRAINAGE	D-75	---
BLADE SWALE	---	---
PROPOSED RETAINING WALL	---	---
6' HIGH STANDING WALL	---	---
GUARD RAIL	---	---
LIMIT OF CONSTRUCTION ACTIVITY	---	---
BIO-RETENTION	---	---

GRADING NOTES

- ALL FILL PLACED WITHIN THE SPECIAL FLOOD HAZARD AREA MUST BE COMPACTED TO 95% RELATIVE PROCTOR COMPACTION.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY GEOCON INCORPORATED DATED 12/03/04 FOR RECOMMENDED MITIGATION MEASURES.

DRAINAGE NOTES

- SURFACE DRAINAGE IS CONVEYED BY CURB AND GUTTER TO STORM WATER TREATMENT BMP'S AS IDENTIFIED IN THE WATER QUALITY TECHNICAL REPORT, AND THEN VIA PIPES TO THE NATURAL DRAINAGE COURSE
- OFFSITE DRAINAGE IS COLLECTED INTO THE PIPE SYSTEM & DISCHARGED BACK TO THE NATURAL DRAINAGE COURSE

WATER/SEWER NOTES

- RELOCATION OF EXISTING OR EXTENSION OF FUTURE WATER MAINS OR SANITARY SEWERS WITHIN THE PROJECT LIMITS SHALL BE SUBJECT TO A PARTICIPATION AGREEMENT ACCEPTABLE TO APPLICANT AND THE CITY OF SAN DIEGO.

SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	DETAIL SHEET
SHEETS 3-7:	PLANS SHEETS
SHEETS 8-16:	LANDSCAPE PLANS SHEETS

TOPOGRAPHY

TOPOGRAPHY BY RICK ENGINEERING COMPANY OCTOBER 28, 2002 AND AUGUST 1998-B.M.: NWBP STARGAZE AVENUE AND BLACK MOUNTAIN ROAD. ELEVATION = 825.208 PER NGVD-29 M.S.L.

PROJECT TABULATION

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 12.7 AC. % OF TOTAL SITE	100%
AMOUNT OF CUT: 12,800 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 10 FT	
AMOUNT OF FILL: 82,300 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 25 FT	
MAXIMUM HEIGHT OF FILL SLOPE(S): 16 FT 2:1 SLOPE RATIO.	
MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FT 2:1 SLOPE RATIO.	
AMOUNT OF IMPORT/EXPORT SOIL: 69,500 CUBIC YARDS.	
RETAINING WALLS: LENGTH 2,250 FT; MAXIMUM HEIGHT 14 FT.	

ENGINEER OF WORK

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
(619) 291-0707

JOHN D. GODDARD R.C.E. 33037 8/5/13
DATE

OWNER

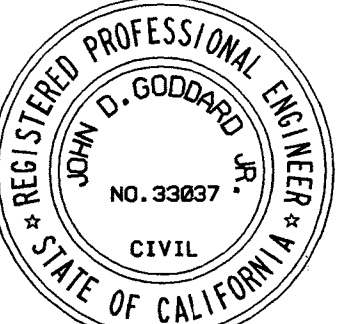
CITY OF SAN DIEGO C/O REAL ESTATE ASSETS
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
(619) 291-0707

DEVELOPER

BLACK MOUNTAIN RANCH LLC
16010 CAMINO DEL SUR
SAN DIEGO, CA 92127
PHONE (619) 794-7061

BY: WILLIAM OSTREM

8/1/13
DATE



APPROVED EXHIBIT "A"

PROJECT NO. 12657
APPROVAL NO(s). SDP 26306
APPROVED BY: DEV. SVCS. DEPT.
COMMISSION, CITY COUNCIL ON 4/15/14
SIGNATURE: [Signature]

ROAD ALIGNMENT AND GRADE STUDY APPROVAL:

JULIE BALLESTEROS - DEPUTY CITY ENGINEER
LAND DEVELOPMENT DIVISION

Prepared By:

Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.

SAN DIEGO, CA 92110

Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:

2600-3200 BLOCK OF

VIA DE LA VALLE

SAN DIEGO, CA 92130

Project Name:

Via De La Valle

Street Widening

Sheet Title:

Site Development Plan

Title Sheet

Revision 14:

Revision 13:

Revision 11:

Revision 10:

Revision 9:

Revision 8:

Revision 7:

Revision 6:

Revision 5:

Revision 4:

Revision 3:

Revision 2:

Revision 1:

Original Date:

08-29-03

Sheet 1 of 16

DEP # 42-1893

NOTE: SEE PRELIMINARY LANDSCAPE PLAN FOR MEDIAN SURFACE. WHERE MEDIAN OCCURS IN CLOSE PROXIMITY OR OVER EXISTING SEWER OR WATER UTILITIES, TYPE B-3 CURB DOWNELED INTO PAVING PER CURSD G-8 SHALL BE USED.

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San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

Site Development Plans

Package Copy

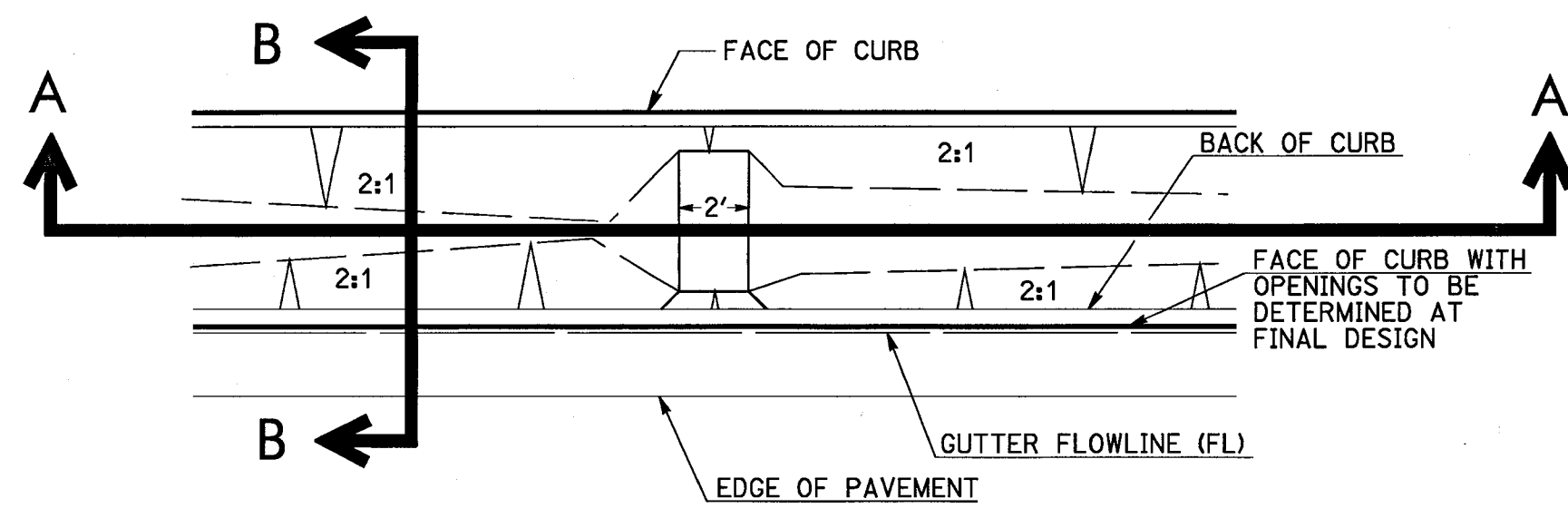
EXHIBIT NO. 4

APPLICATION NO. 6-16-0807

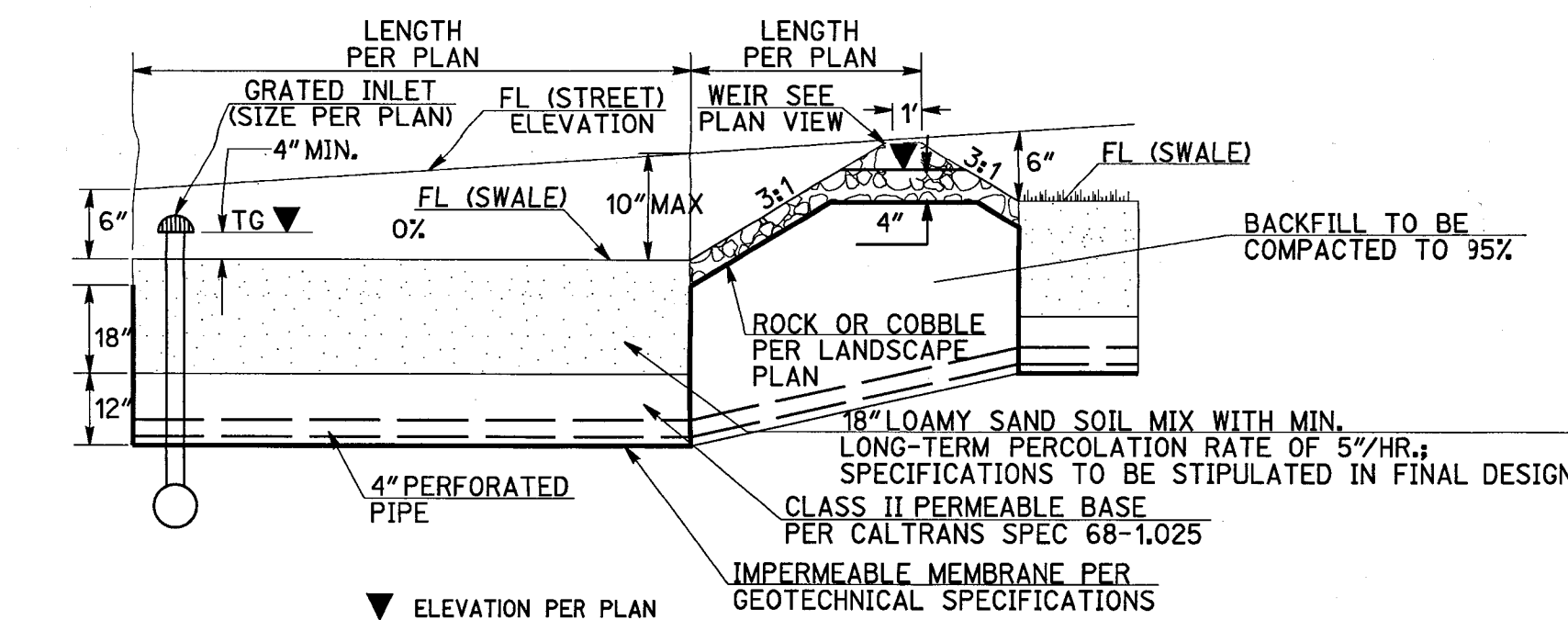
Site Plans

Page 1 of 16

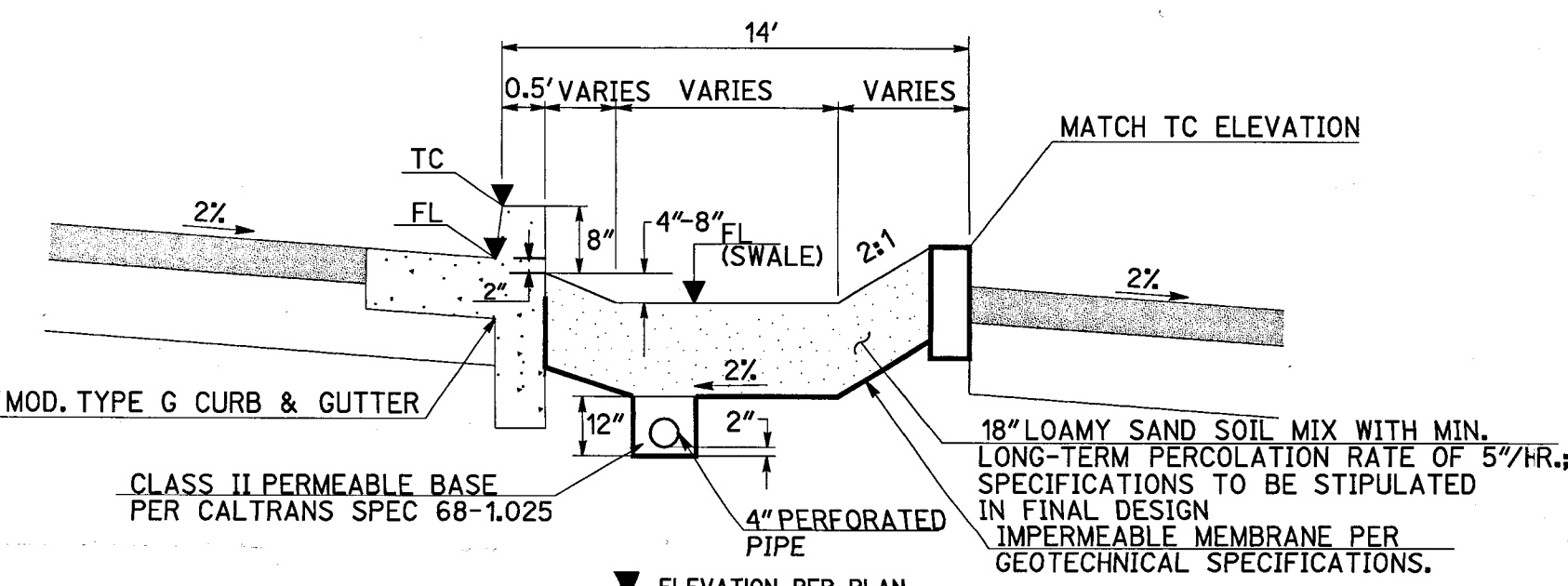
California Coastal Commission



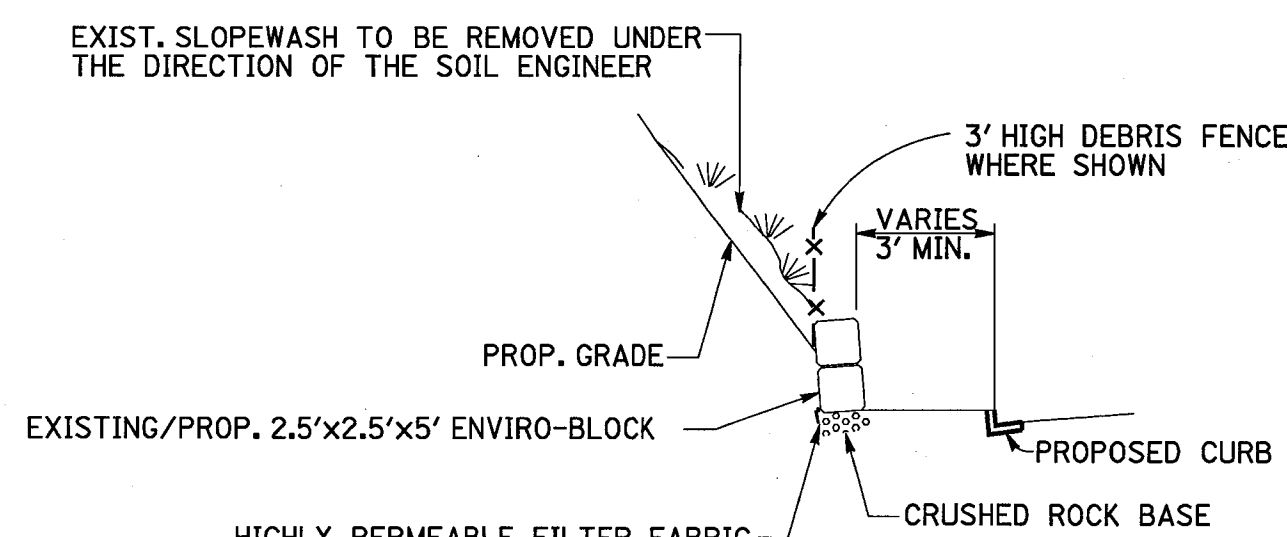
BIORETENTION BASIN (PLAN VIEW)
NO SCALE



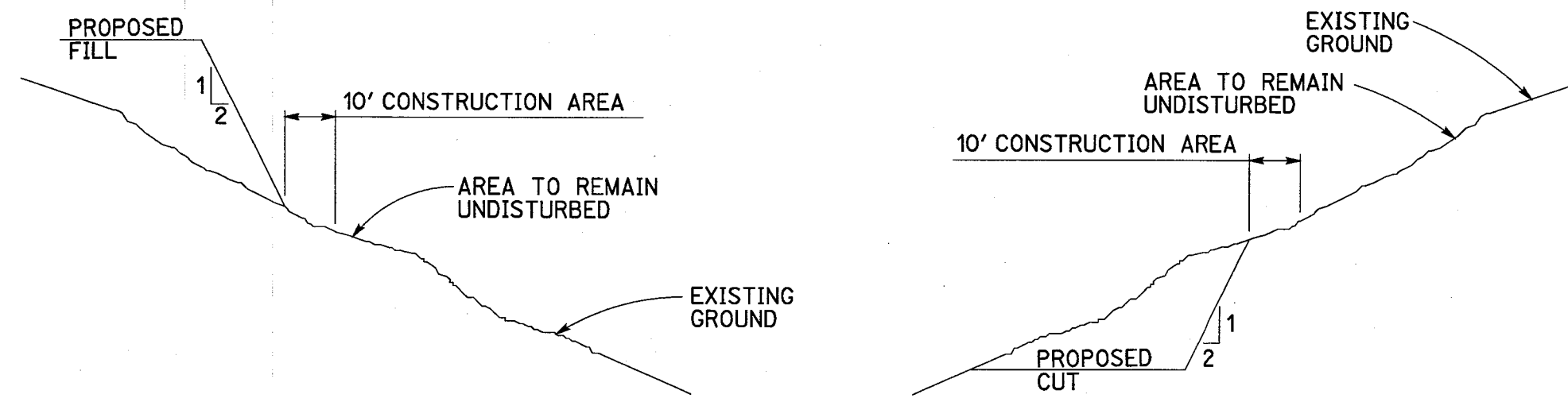
SECTION A-A: DROP STRUCTURE FOR WATER QUALITY BIORETENTION (LONGITUDINAL SECTION)
NO SCALE



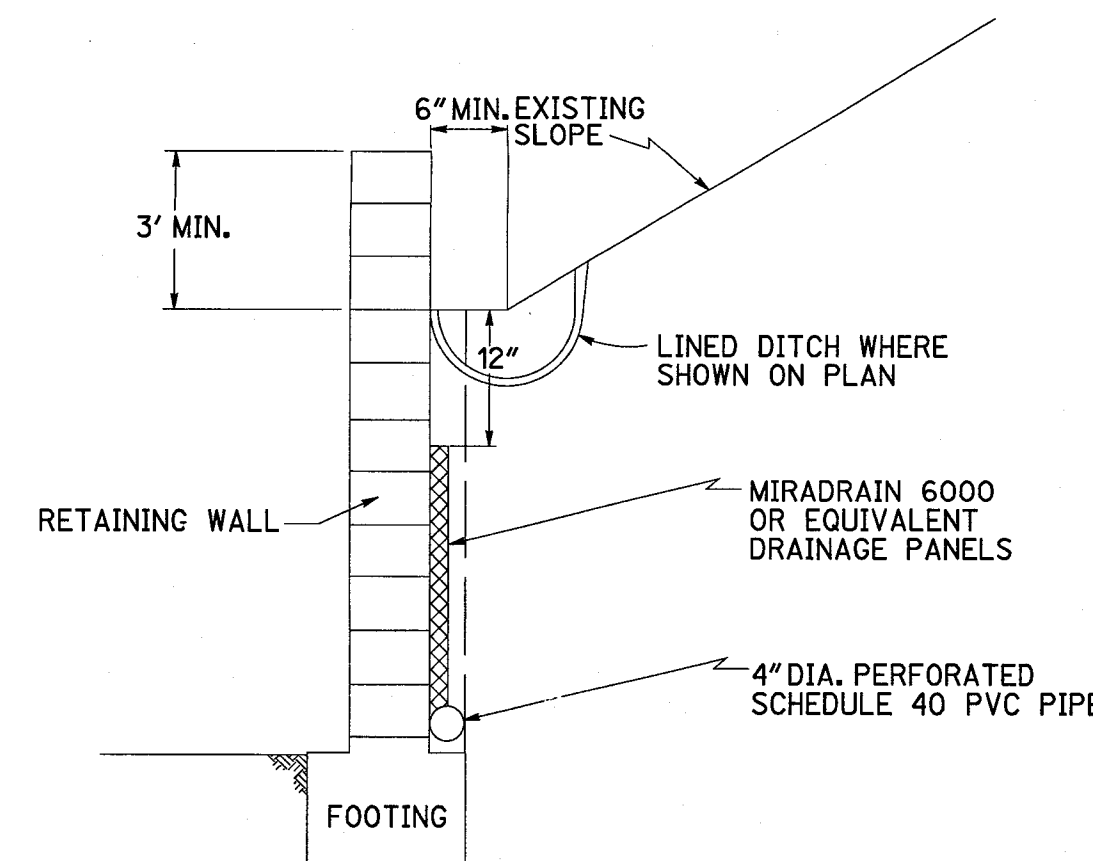
SECTION B-B: BIORETENTION - (TYP)
NO SCALE



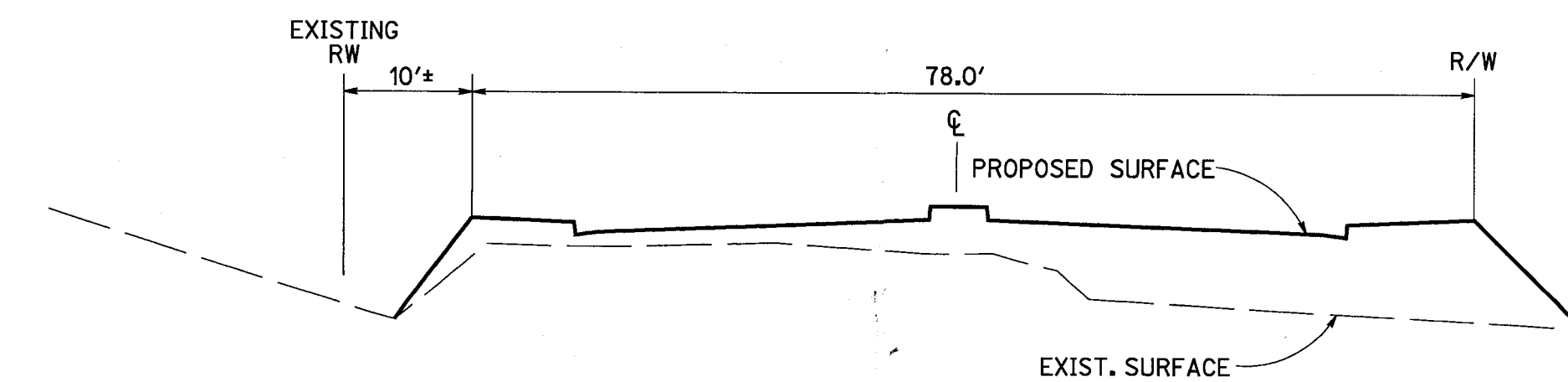
EXISTING/PROPOSED CITY OF SAN DIEGO WALL DETAIL
PER DWG. NO. 26881-D
NO SCALE



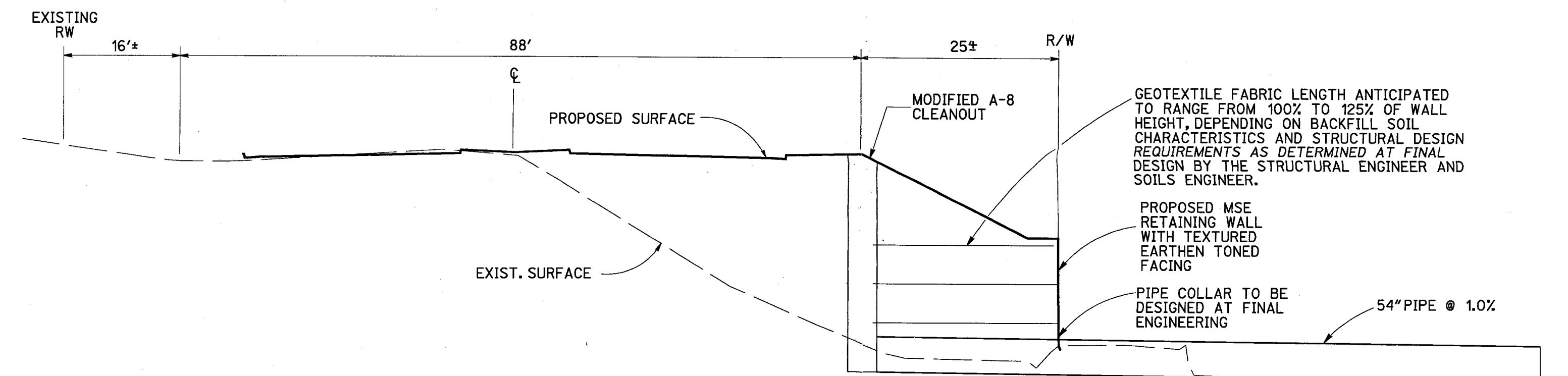
TYPICAL LIMIT OF CONSTRUCTION DETAIL
NO SCALE



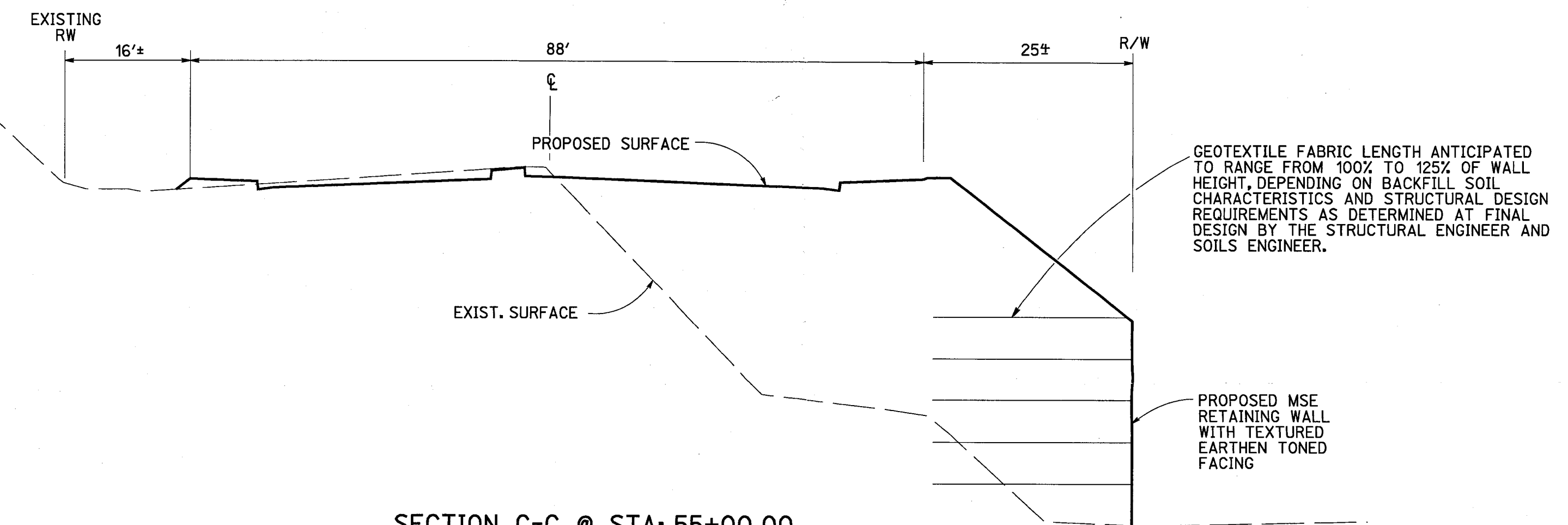
TYPICAL CMU RETAINING WALL SUB-DRAIN DETAIL
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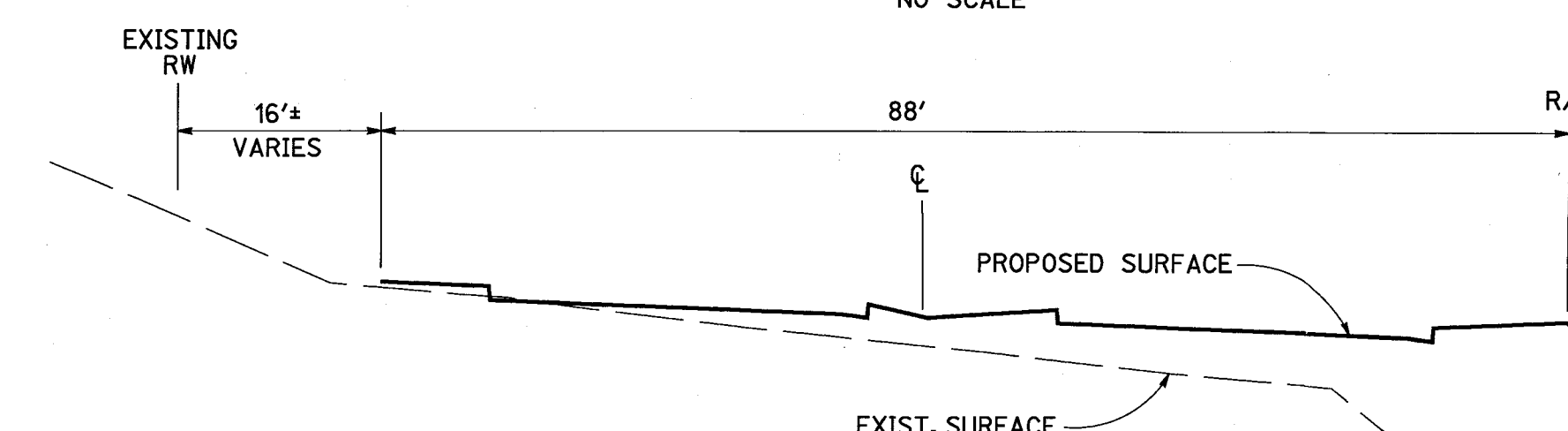
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NO SCALE



SECTION B-B @ STA: 49+35.00
NO SCALE



SECTION C-C @ STA: 55+00.00
NO SCALE



SECTION D-D @ STA: 62+00.00
NO SCALE

APPROVED EXHIBIT "A"

PROJECT NO. 12657

APPROVAL NO(s) SDP 26260

APPROVED BY: HEARING OFFICER - PLANNING

COMMISSION, CITY COUNCIL ON 4/11/14

SIGNATURE [Signature]

MSCP / MHPA NOTES:

1. BIORETENTION & STRUCTURAL BMP'S ARE PROPOSED TO BE PROVIDED FOR PURPOSES OF MAINTAINING WATER QUALITY PRIOR TO DISCHARGE INTO ADJACENT LANDS. FURTHER DETAILS AND MAINTANCE ARE ADDRESSED IN THE WATER QUALITY TECHNICAL REPORT.
2. REDUCED AND SHIELDED LIGHTING ADJACENT OT MHPA AREAS WILL BE PROVIDE) SUBJECT TO APPROVAL BY THE CITY ENGINEER
3. NON INVASIVE PLANT SPECIES ARE INCORPORATED INTO THE LANDSCAPE PLANS

Prepared By:
Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110

Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:
2600-3200 BLOCK OF
VIA DE LA VALLE
SAN DIEGO, CA 92130

Project Name: Via De La Valle
Street Widening

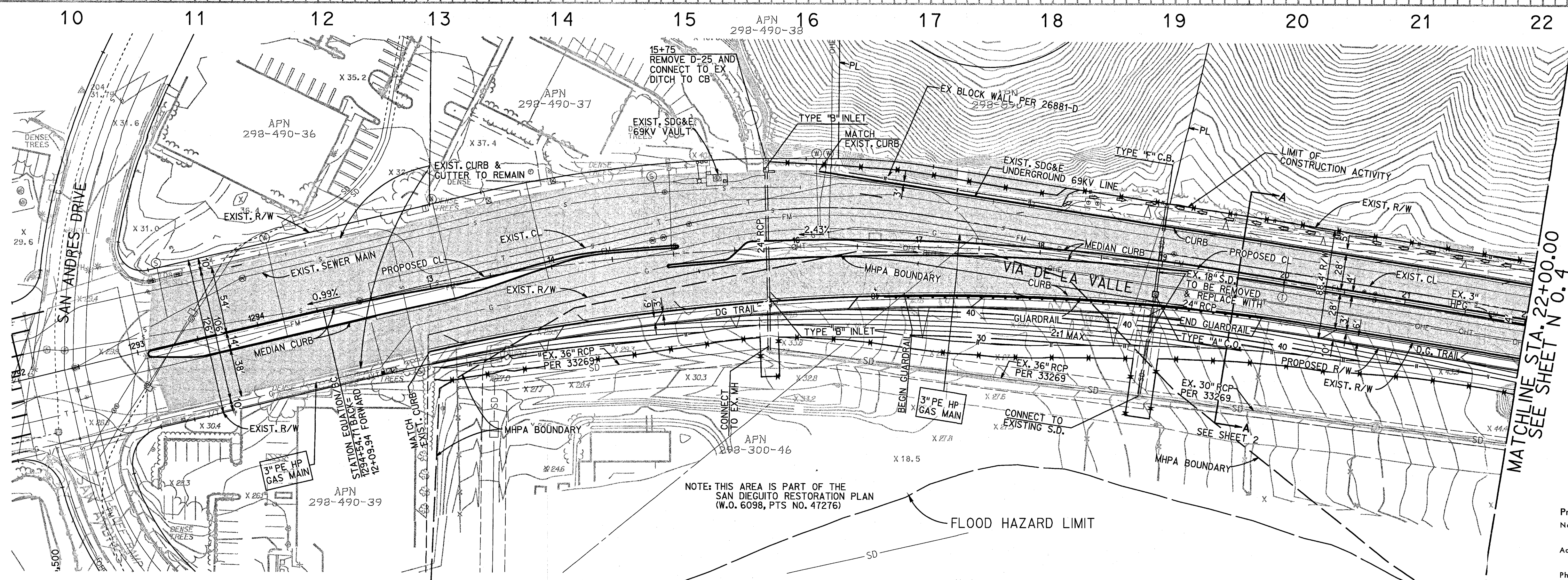
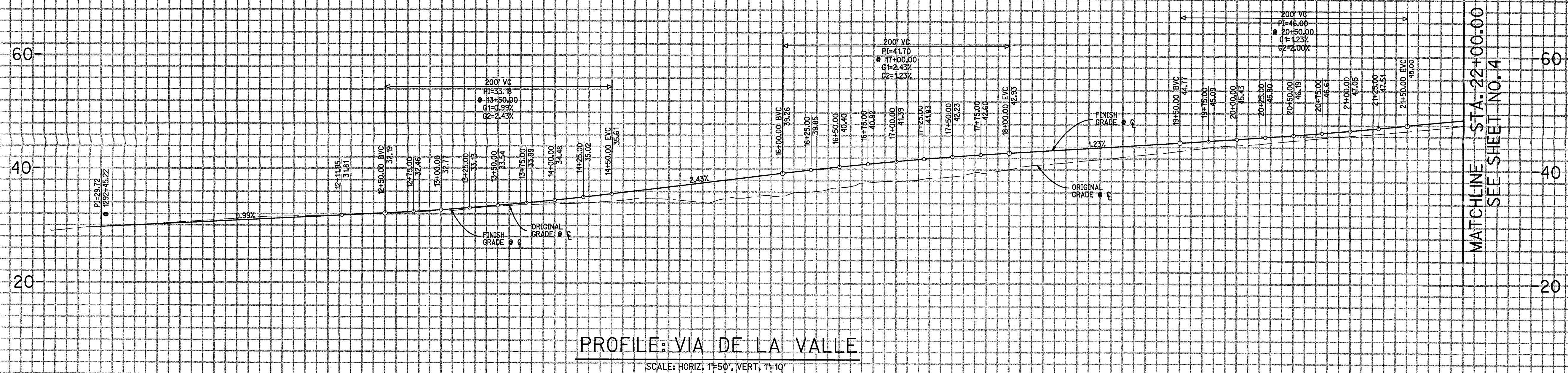
Sheet Title: Site Development Plan
Detail Sheet

Revision 14:	
Revision 13:	
Revision 12:	08-02-13
Revision 11:	04-16-13
Revision 10:	06-14-12
Revision 9:	12-06-11
Revision 8:	08-29-11
Revision 7:	04-03-11
Revision 6:	04-01-05
Revision 5:	11-24-04
Revision 4:	09-23-04
Revision 3:	08-27-04
Revision 2:	04-30-04
Revision 1:	

Original Date: 08-29-03

Sheet 2 of 16

DEP # 42-1893



APPROVED EXHIBIT "A"

PROJECT NO. 12657

APPROVAL NO(s) SDP 26366

APPROVED BY: HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 4/15/14

SIGNATURE [Signature]

Prepared By: RICK ENGINEERING COMPANY

Name: 5620 FRIARS RD.

Address: SAN DIEGO, CA. 92110

Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address: 2600-3200 BLOCK OF VIA DE LA VALLE

SAN DIEGO, CA 92130

Project Name: Via De La Valle

Street Widening

Sheet Title: Site Development Plan

Plan Sheet

Revision 14: _____

Revision 13: _____

Revision 12: 08-02-13

Revision 11: 04-16-13

Revision 10: 06-14-12

Revision 9: 12-06-11

Revision 8: 08-29-11

Revision 7: 04-03-11

Revision 6: 04-01-05

Revision 5: 11-24-04

Revision 4: 09-23-04

Revision 3: 08-27-04

Revision 2: 04-30-04

Revision 1: _____

Original Date: 08-29-03

Sheet 3 of 16

DEP # 42-1893

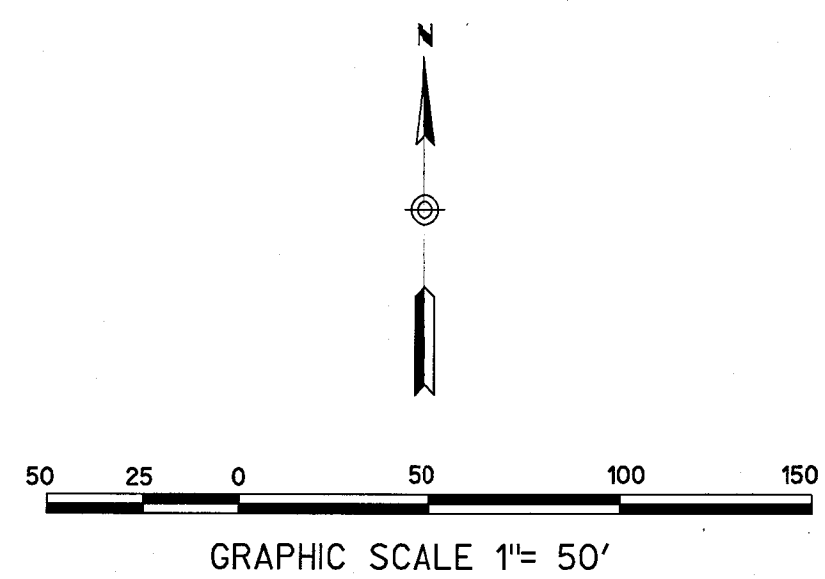
RICK ENGINEERING COMPANY

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165

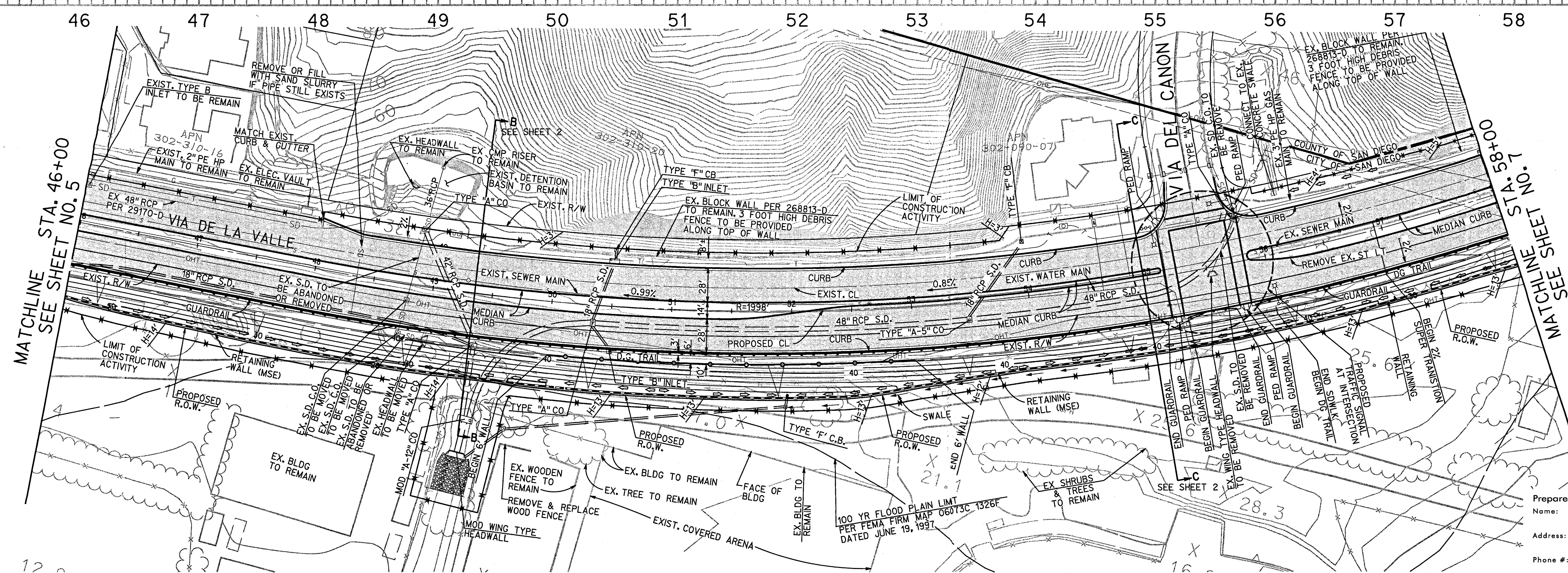
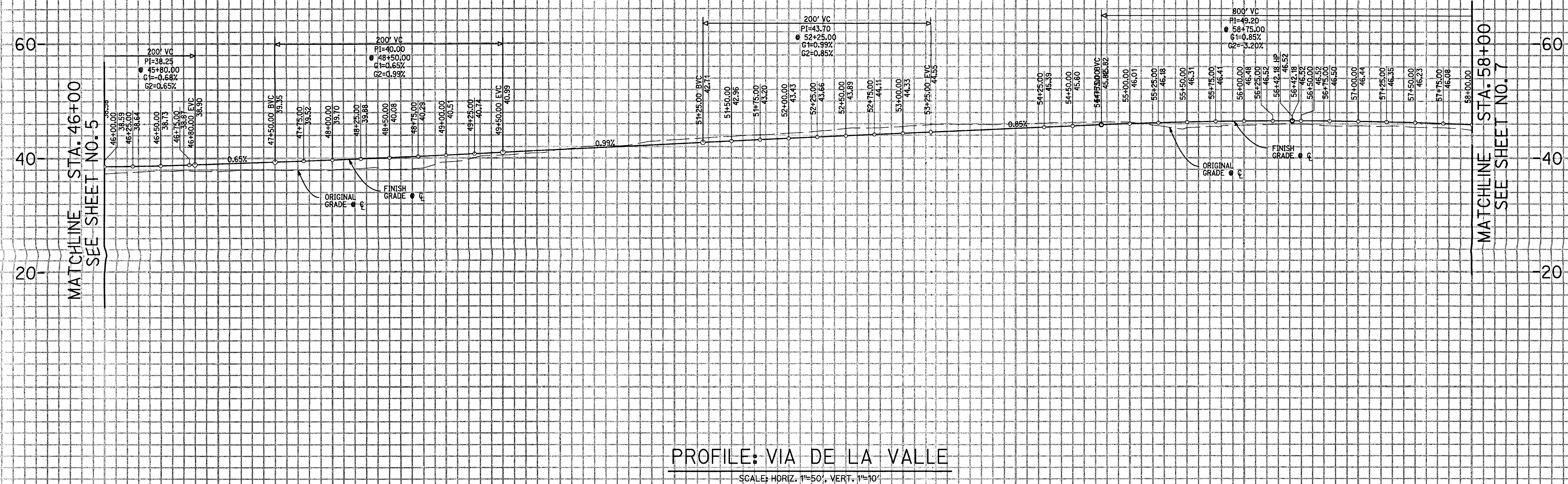
rickengineering.com

San Diego
Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

NOTE: EXISTING POWER POLES TO BE RELOCATED



SHEET 3



APPROVED EXHIBIT "A"

PROJECT NO. 62657

APPROVAL NO(S). SDP 2636P

APPROVED BY: DEP. SVCS DEPT.
HEARING OFFICER, PLANNING
COMMISSION, CITY COUNCIL ON 4/15/10

SIGNATURE [Signature]

Prepared By: _____
Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.
SAN DIEGO, CA. 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address: _____
2600-3200 BLOCK OF
VIA DE LA VALLE
SAN DIEGO, CA. 92130

Project Name: Via De La Valle
Street Widening

Sheet Title: Site Development Plan
Plan Sheet

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	08-02-13
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Revision 4:	11-24-04
Revision 3:	09-23-04
Revision 2:	08-27-04
Revision 1:	04-30-04

Original Date: 08-29-03

Sheet 6 of 16

DEP # 42-1893

MATCHLINE STA: 58+00
SEE SHEET NO. 6

PORTION OF
800' VC
PI=49.20
G1=0.85%
G2=-3.20%

58+00.00 45.88
58+10.00 45.88
58+20.00 45.88
58+30.00 45.88
58+40.00 45.88
58+50.00 45.88
58+60.00 45.88
58+70.00 45.88
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69+60.00 45.88
69+70.00 45.88
69+80.00 45.88
69+90.00 45.88
70+00.00 45.88

PROFILE: VIA DE LA VALLE

SCALE: HORIZ. 1"=50', VERT. 1"=10'

WORK TO BE COMPLETED
BY CITY OF SAN DIEGO
EL CAMINO REAL CIP PROJECT

APPROVED EXHIBIT "A"

PROJECT NO. 12657
APPROVAL NO(S) SDP 26366
DEV. SVCS DEPT.
APPROVED BY: HEARING OFFICER, PLANNING
COMMISSION, CITY COUNCIL ON 4/15/11
SIGNATURE *[Signature]*

Prepared By: RICK ENGINEERING COMPANY
Name: 5620 FRIARS RD.
Address: SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address: 2600-3200 BLOCK OF
VIA DE LA VALLE
SAN DIEGO, CA 92130

Project Name: Via De La Valle
Street Widening

Sheet Title: Site Development Plan
Plan Sheet

Revision 14:	
Revision 13:	
Revision 12:	08-02-13
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Revision 10:	06-14-12
Revision 9:	12-06-11
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Revision 7:	04-03-11
Revision 6:	04-01-05
Revision 5:	11-24-04
Revision 4:	09-23-04
Revision 3:	08-27-04
Revision 2:	08-27-04
Revision 1:	04-30-04

Original Date: 08-29-03

Sheet 7 of 16

DEP # 42-1893

NOTE: EXISTING POWER POLES TO BE RELOCATED



GRAPHIC SCALE 1"= 50'

SHEET 7



PARTIAL DEMOLITION KEYNOTE

SYMBOL	DESCRIPTION
D-101	EXISTING PLANTING TO REMAIN AND TO BE PROTECTED IN PLACE. INCLUDING EXISTING PINUS TORREYANA
D-102	EUCALYPTUS GROVE
D-103	EXISTING PLANTING TO REMAIN AND BE PROTECTED IN PLACE. INCLUDING EXISTING PINUS TORREYANA
D-104	EUCALYPTUS GROVE
D-105	EUCALYPTUS GROVE
D-106	EUCALYPTUS GROVE
D-107	EUCALYPTUS GROVE
D-108	EUCALYPTUS GROVE
D-109	EUCALYPTUS GROVE
D-110	EUCALYPTUS GROVE
D-111	EUCALYPTUS GROVE
D-112	EUCALYPTUS GROVE
D-113	EUCALYPTUS GROVE
D-114	EUCALYPTUS GROVE
D-115	EUCALYPTUS GROVE
D-116	EUCALYPTUS GROVE
D-117	PINUS TORREYANA
D-118	PINUS TORREYANA

-  EXISTING PLANTING TO REMAIN AND BE PROTECTED IN PLACE
-  EXISTING TREE OR GROVE OF TREES TO BE REMOVED

APPROVED EXHIBIT "A"

PROJECT NO. D-101

APPROVAL NO(s). SDP 20200

APPROVED BY: HEARINGS DEPT. PLANNING COMMISSION, CITY COUNCIL ON 4/15/24

SIGNATURE [Signature]

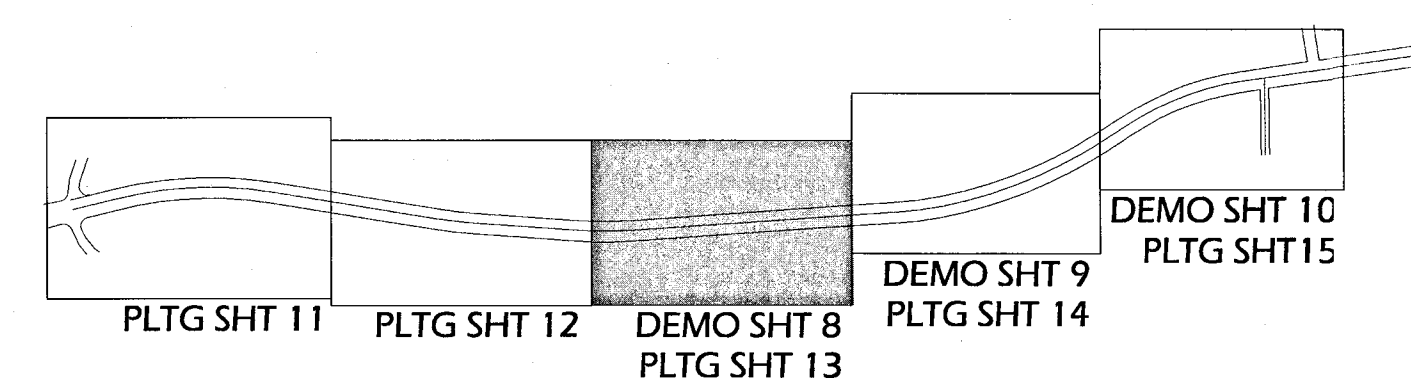
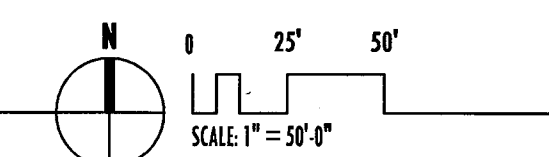
NOTES

1. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER MAIN OR SEWER LATERAL. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN ANY SEWER EASEMENT. NO PRESSURIZED LANDSCAPE IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENT.

REFERENCE NOTES

FOR FULL DEMOLITION LEGEND SEE SHEET 16

DEMOLITION PLAN



Prepared By:
Name: WIMMER YAMADA AND CAUGHEY

Address: 3067 Fifth Avenue
SAN DIEGO, CA. 92103

Phone #: (619) 232-4004

Project Address:
2600 - 3200 Block of
Via De La Valle
Street Widening

Project Name:
Via De La Valle
Street Widening

Sheet Title:
Landscape Development Plan
Demolition Plan

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: 08-02-13

Revision 8: 12-06-11

Revision 7: 08-29-11

Revision 6: 04-03-11

Revision 5: 04-01-05

Revision 4: 11-24-04

Revision 3: 09-23-04

Revision 2: 08-27-04

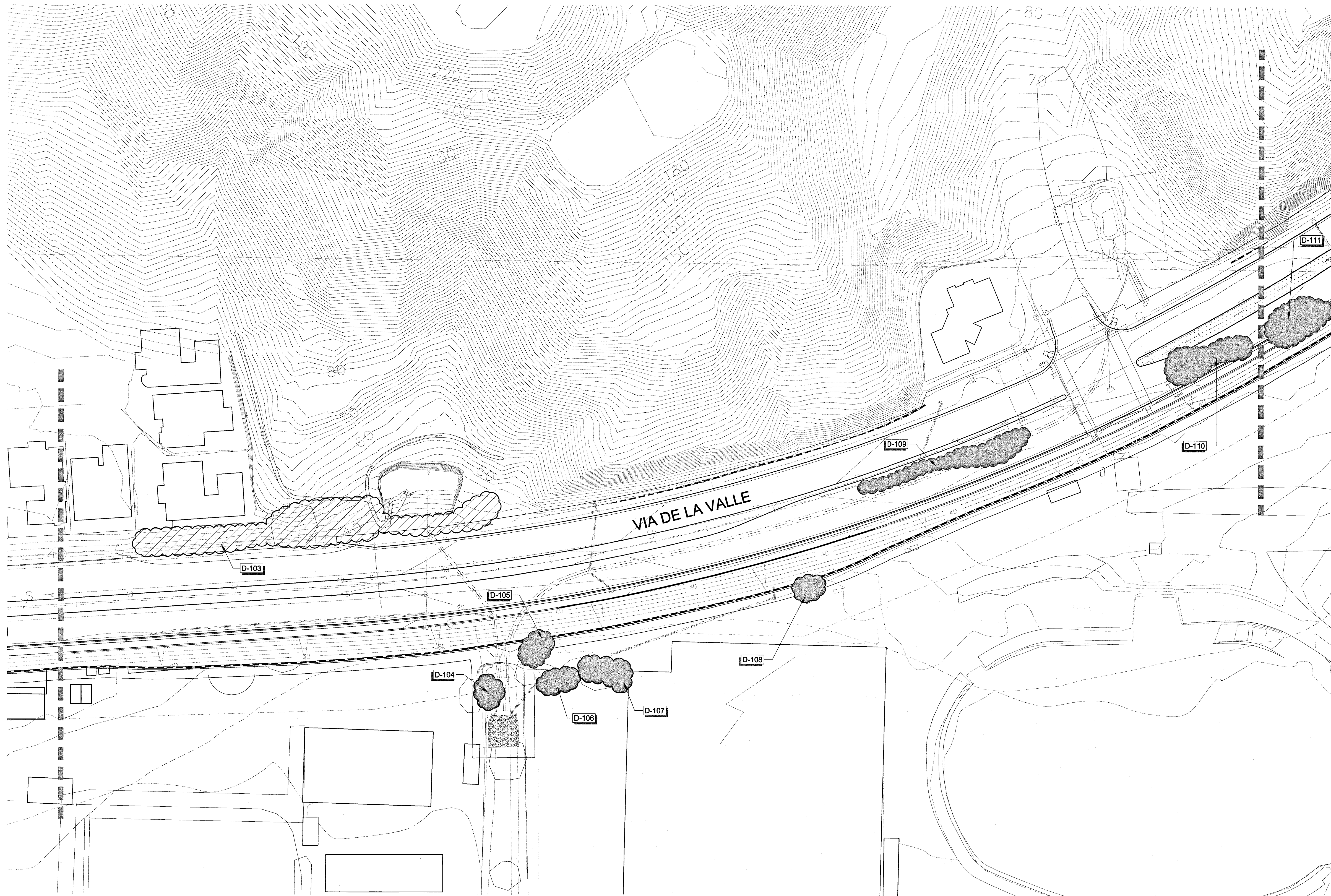
Revision 1: 04-30-04

Original Date: 07-30-03

Sheet 8 of 16

DEP # 42-1893



MATCHLINE SEE SHEET 8



MATCHLINE SEE SHEET 10

PARTIAL DEMOLITION KEYNOTE

SYMBOL	DESCRIPTION
D-101	EXISTING PLANTING TO REMAIN AND TO BE PROTECTED IN PLACE. INCLUDING EXISTING PINUS TORREYANA
D-102	EUCALYPTUS GROVE
D-103	EXISTING PLANTING TO REMAIN AND BE PROTECTED IN PLACE. INCLUDING EXISTING PINUS TORREYANA
D-104	EUCALYPTUS GROVE
D-105	EUCALYPTUS GROVE
D-106	EUCALYPTUS GROVE
D-107	EUCALYPTUS GROVE
D-108	EUCALYPTUS GROVE
D-109	EUCALYPTUS GROVE
D-110	EUCALYPTUS GROVE
D-111	EUCALYPTUS GROVE
D-112	EUCALYPTUS GROVE
D-113	EUCALYPTUS GROVE
D-114	EUCALYPTUS GROVE
D-115	EUCALYPTUS GROVE
D-116	EUCALYPTUS GROVE
D-117	PINUS TORREYANA
D-118	PINUS TORREYANA

-  EXISTING PLANTING TO REMAIN AND BE PROTECTED IN PLACE
-  EXISTING TREE OR GROVE OF TREES TO BE REMOVED

APPROVED EXHIBIT "A"

PROJECT NO. 12657
APPROVAL NO(S) SDP 26360
DEV. SVCS. DEPT.
APPROVED BY: HEARING OFFICER, PLANNING
COMMISSION, CITY COUNCIL ON 4/15/14
SIGNATURE [Signature]

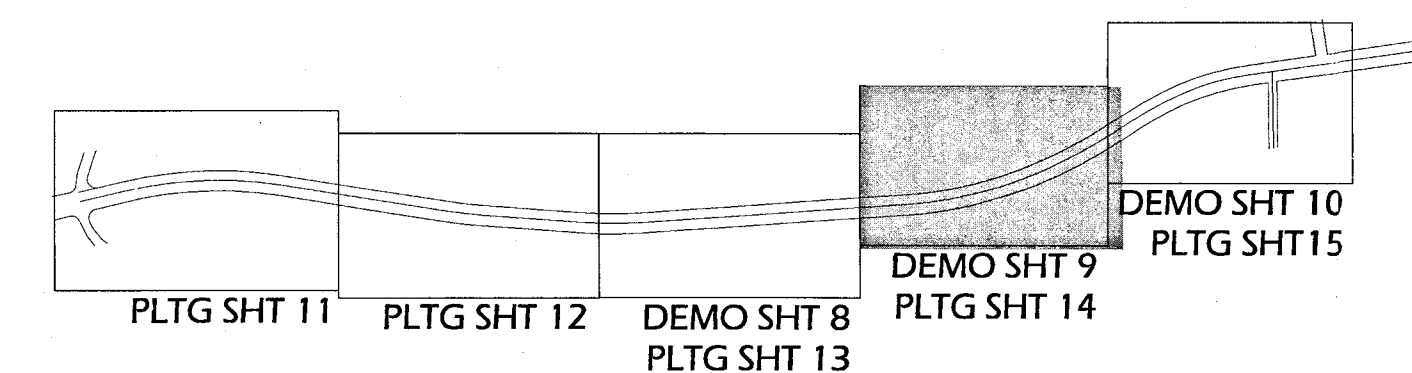
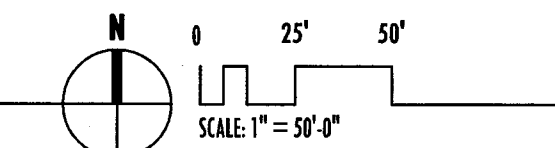
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1. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER MAIN OR SEWER LATERAL. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN ANY SEWER EASEMENT. NO PRESSURIZED LANDSCAPE IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENT.

REFERENCE NOTES

FOR FULL DEMOLITION LEGEND SEE SHEET 16

DEMOLITION PLAN



Prepared By:
Name: WIMMER YAMADA AND CAUGHEY

Address: 3067 Fifth Avenue
SAN DIEGO, CA. 92103
Phone #: (619) 232-4004

Project Address:
2600 - 3200 Block of
Via De La Valle
Street Widening

Project Name:
Via De La Valle
Street Widening

Sheet Title:
Landscape Development Plan
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Revision 4:	11-24-04
Revision 3:	09-23-04
Revision 2:	08-27-04
Revision 1:	04-30-04

Original Date: 07-30-03

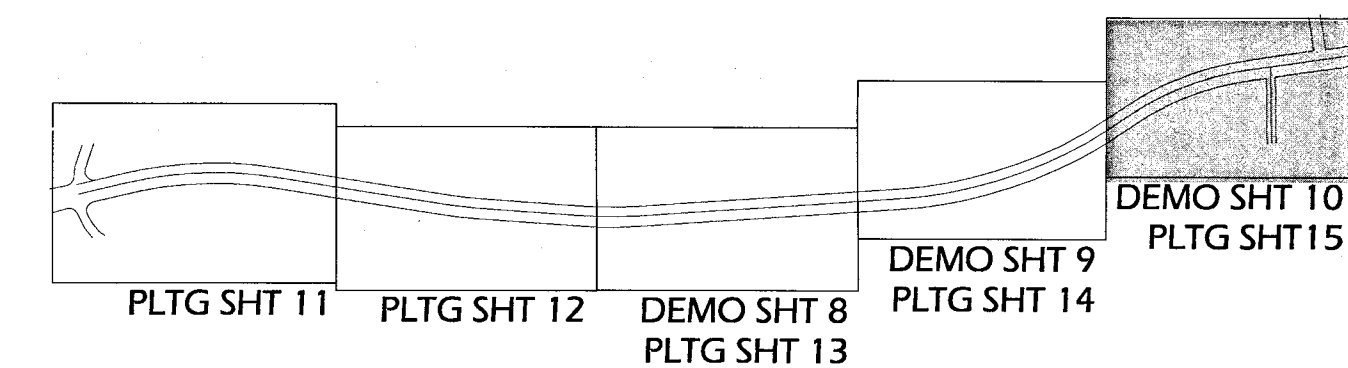
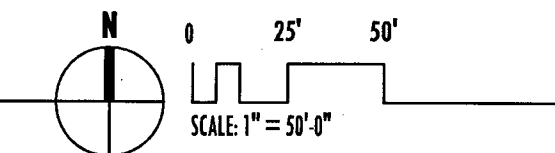
Sheet 9 of 16

DEP # 42-1893

MATCHLINE SEE SHEET 9



DEMOLITION PLAN



PARTIAL DEMOLITION KEYNOTE

SYMBOL	DESCRIPTION
	EXISTING PLANTING TO REMAIN AND TO BE PROTECTED IN PLACE, INCLUDING EXISTING PINUS TORREYANA
	EUCALYPTUS GROVE
	EXISTING PLANTING TO REMAIN AND BE PROTECTED IN PLACE, INCLUDING EXISTING PINUS TORREYANA
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	EUCALYPTUS GROVE
	PINUS TORREYANA
	PINUS TORREYANA

- EXISTING PLANTING TO REMAIN AND BE PROTECTED IN PLACE
- EXISTING TREE OR GROVE OF TREES TO BE REMOVED

APPROVED EXHIBIT "A"

PROJECT NO. 12657
APPROVAL NO(S) SDP 26300
DEV. SVCS DEPT
APPROVED BY: HEARING OFFICER, PLANNING
COMMISSION, CITY COUNCIL ON 4/15/14
SIGNATURE [Signature]

NOTES

1. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER MAIN OR SEWER LATERAL. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN ANY SEWER EASEMENT. NO PRESSURIZED LANDSCAPE IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENT.

REFERENCE NOTES

FOR FULL DEMOLITION LEGEND SEE SHEET 16

Prepared By: WIMMER YAMADA AND CAUGHEY

Name: WIMMER YAMADA AND CAUGHEY
Address: 3067 Fifth Avenue
SAN DIEGO, CA. 92103
Phone #: (619) 232-4004

Project Address: 2600 - 3200 Block of
Via De La Valle
Street Widening

Project Name: Via De La Valle
Street Widening

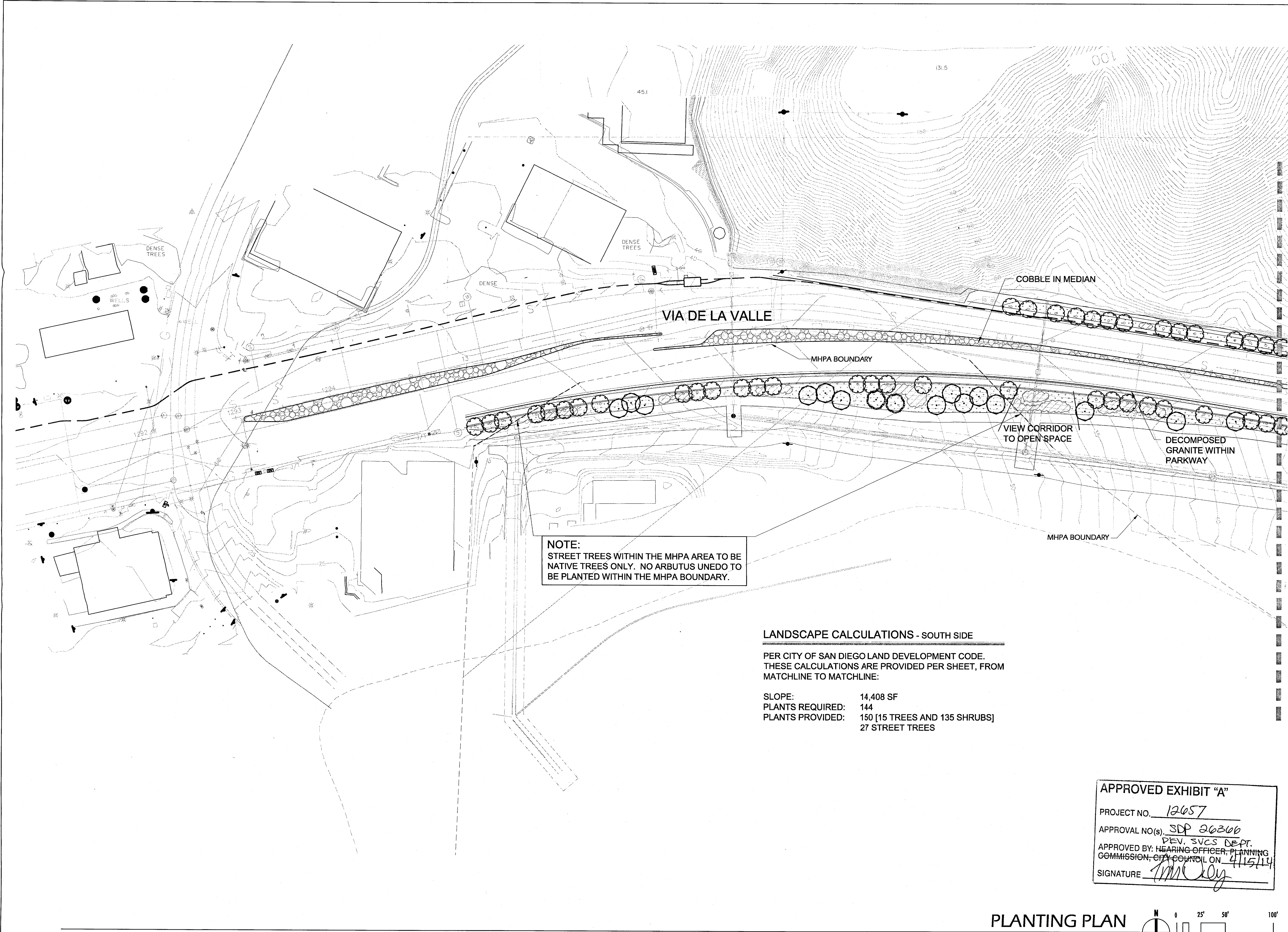
Sheet Title: Landscape Development Plan
Demolition Plan

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	08-02-13
Revision 8:	12-06-11
Revision 7:	08-29-11
Revision 6:	04-03-11
Revision 5:	04-01-05
Revision 4:	11-24-04
Revision 3:	09-23-04
Revision 2:	08-27-04
Revision 1:	04-30-04

Original Date: 07-30-03

Sheet 10 of 16

DEP # 42-1893



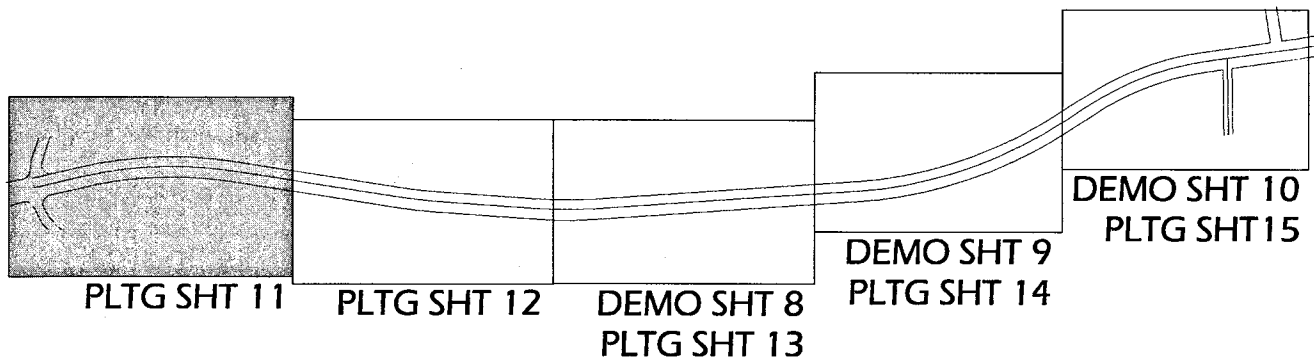
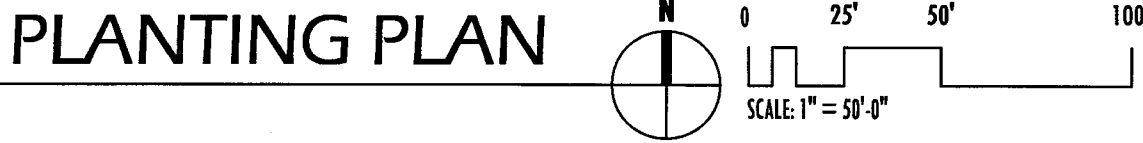
NOTE:
STREET TREES WITHIN THE MHPA AREA TO BE NATIVE TREES ONLY. NO ARBUTUS UNEDO TO BE PLANTED WITHIN THE MHPA BOUNDARY.

LANDSCAPE CALCULATIONS - SOUTH SIDE

PER CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
THESE CALCULATIONS ARE PROVIDED PER SHEET, FROM MATCHLINE TO MATCHLINE:

SLOPE:	14,408 SF
PLANTS REQUIRED:	144
PLANTS PROVIDED:	150 [15 TREES AND 135 SHRUBS] 27 STREET TREES

APPROVED EXHIBIT "A"
PROJECT NO. 12657
APPROVAL NO(s). SDP 26206
REV. SVCS DEPT.
APPROVED BY: HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 4/15/14
SIGNATURE [Signature]



PARTIAL PLANTING LEGEND

- SLOPE TREES**
25% 24" BOX, 75% 15 GALLON
CERCIS OCCIDENTALIS
PINUS TORREYANA
QUERCUS AGRIFOLIA
- TORREY PINE**
TORREY PINES TO BE PROVIDED AS MITIGATION MEASURE FOR THE REPLACEMENT OF THE TWO LARGES TORREY PINES WE ARE REMOVING. A TOTAL OF (10) 15 GALLON PROPOSED TORREY PINES SHALL BE INSTALLED.
PINUS TORREYANA
- STREET TREES**
100% 24" BOX
ARBUTUS UNEDO
HETEROMELES ARBUTIFOLIA
QUERCUS AGRIFOLIA
- SLOPE NATIVE SHRUB**
100% 1 GALLON
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
CEANOTHUS X 'JOYCE COULTER'
HETEROMELES ARBUTIFOLIA
OPUNTIA FICUS-INDICA
QUERCUS BERBERIDIFOLIA
RHAMNUS CALIFORNICA
SALVIA APIANA
SALVIA SONOMENSIS
YUCCA WHIPPLEI
- SLOPE HYDROSEED**
ARTEMISIA CALIFORNICA
ENCELIA CALIFORNICA
HETEROMELES ARBUTIFOLIA
LUPINUS TRUNCATUS
MIMULUS PUNICEUS
NASSELLA PULCHRA
PENSTEMON SPECTABILIS
PHACELIA CAMPANULARIA
RHUS INTEGRIFOLIA
RHUS OVATA
SISYRINCHIUM BELLUM

HARDSCAPE LEGEND

SYMBOL	LANDSCAPE CONSTRUCTION DESCRIPTION
[Symbol]	DECOMPOSED GRANITE
[Symbol]	COBBLE, REFER TO CIVIL FOR SIZE AND COLOR

NOTES

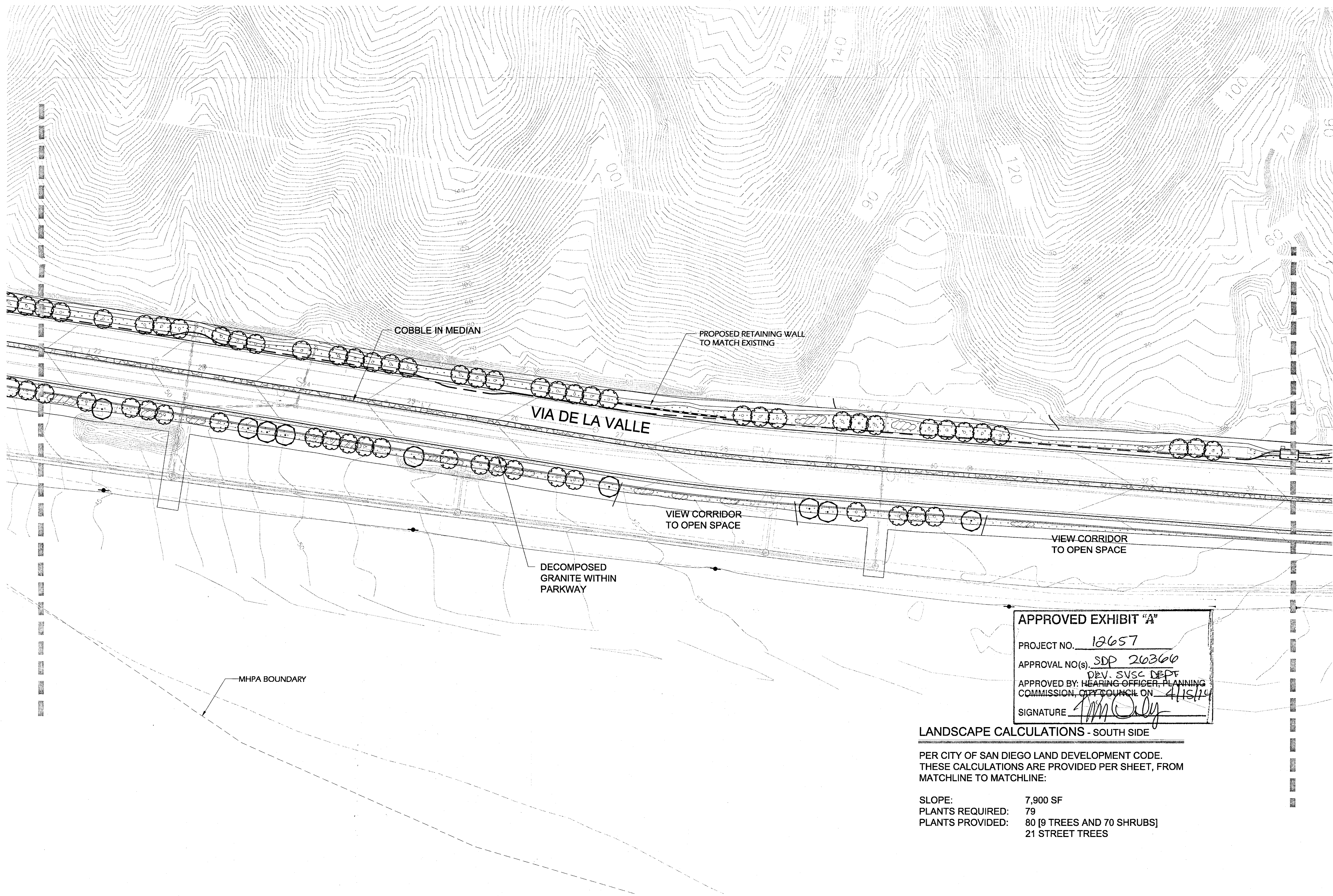
1. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER MAIN OR SEWER LATERAL. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN ANY SEWER EASEMENT. NO PRESSURIZED LANDSCAPE IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENT.

REFERENCE NOTES

FOR FULL PLANTING AND HARDSCAPE LEGEND SEE SHEET 16
FOR LANDSCAPE CONCEPT AND MAINTENANCE NOTES SEE SHEET 16

Prepared By:	Name: WIMMER YAMADA AND CAUGHEY	Revision 14:	
Address:	3067 Fifth Avenue SAN DIEGO, CA. 92103	Revision 13:	
Phone #:	(619) 232-4004	Revision 12:	
Project Address:	2600 - 3200 Block of Via De La Valle Street Widening	Revision 11:	
Project Name:	Via De La Valle Street Widening	Revision 10:	08-02-13
Sheet Title:	Landscape Development Plan Planting Plan	Revision 9:	12-06-11
		Revision 8:	08-29-11
		Revision 7:	04-03-11
		Revision 6:	04-01-05
		Revision 5:	11-24-04
		Revision 4:	09-23-04
		Revision 3:	08-27-04
		Revision 2:	04-30-04
		Revision 1:	
Original Date:	07-30-03		
Sheet	11 of 16		
DEP #	42-1893		

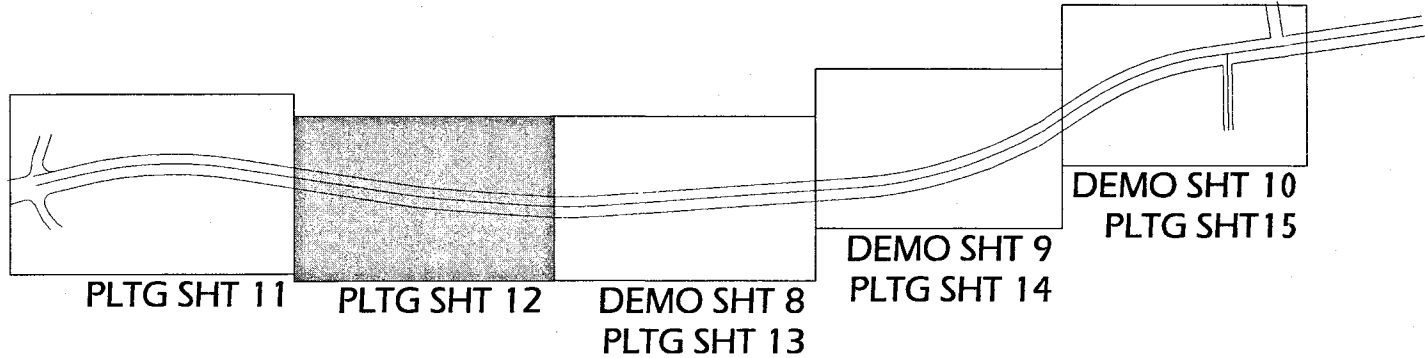
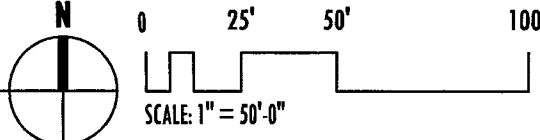
MATCHLINE SEE SHEET 11



APPROVED EXHIBIT "A"
PROJECT NO. 12657
APPROVAL NO(s) SDP 26366
DEV. SVSC DEPT
APPROVED BY: HEARING OFFICER, PLANNING
COMMISSION, CITY COUNCIL ON 4/15/14
SIGNATURE [Signature]

LANDSCAPE CALCULATIONS - SOUTH SIDE
PER CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
THESE CALCULATIONS ARE PROVIDED PER SHEET, FROM
MATCHLINE TO MATCHLINE:
SLOPE: 7,900 SF
PLANTS REQUIRED: 79
PLANTS PROVIDED: 80 [9 TREES AND 70 SHRUBS]
21 STREET TREES

PLANTING PLAN



PARTIAL PLANTING LEGEND

- SLOPE TREES**
25% 24" BOX, 75% 15 GALLON
CERCIS OCCIDENTALIS
PINUS TORREYANA
QUERCUS AGRIFOLIA
- TORREY PINE**
TORREY PINES TO BE PROVIDED AS MITIGATION
MEASURE FOR THE REPLACEMENT OF THE TWO
LARGES TORREY PINES WE ARE REMOVING. A TOTAL
OF (10) 15 GALLON PROPOSED TORREY PINES SHALL
BE INSTALLED.
PINUS TORREYANA
- STREET TREES**
100% 24" BOX
ARBUTUS UNEDO
HETEROMELES ARBUTIFOLIA
QUERCUS AGRIFOLIA
- SLOPE NATIVE SHRUB**
100% 1 GALLON
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
CEANOTHUS X 'JOYCE COULTER'
HETEROMELES ARBUTIFOLIA
OPUNTIA FICUS-INDICA
QUERCUS BERBERIDIFOLIA
RHAMNUS CALIFORNICA
SALVIA APIANA
SALVIA SONOMENSIS
YUCCA WHIPPLEI
- SLOPE HYDROSEED**
ARTEMISIA CALIFORNICA
ENCELIA CALIFORNICA
HETEROMELES ARBUTIFOLIA
LUPINUS TRUNCATUS
MIMULUS PUNICEUS
NASSELLA PULCHRA
PENSTEMON SPECTABILIS
PHACELIA CAMPANULARIA
RHUS INTEGRIFOLIA
RHUS OVATA
SISYRINCHIUM BELLUM

HARDSCAPE LEGEND

- LANDSCAPE CONSTRUCTION**
SYMBOL DESCRIPTION
- DECOMPOSED GRANITE
- COBBLE, REFER TO CIVIL FOR SIZE AND COLOR

NOTES

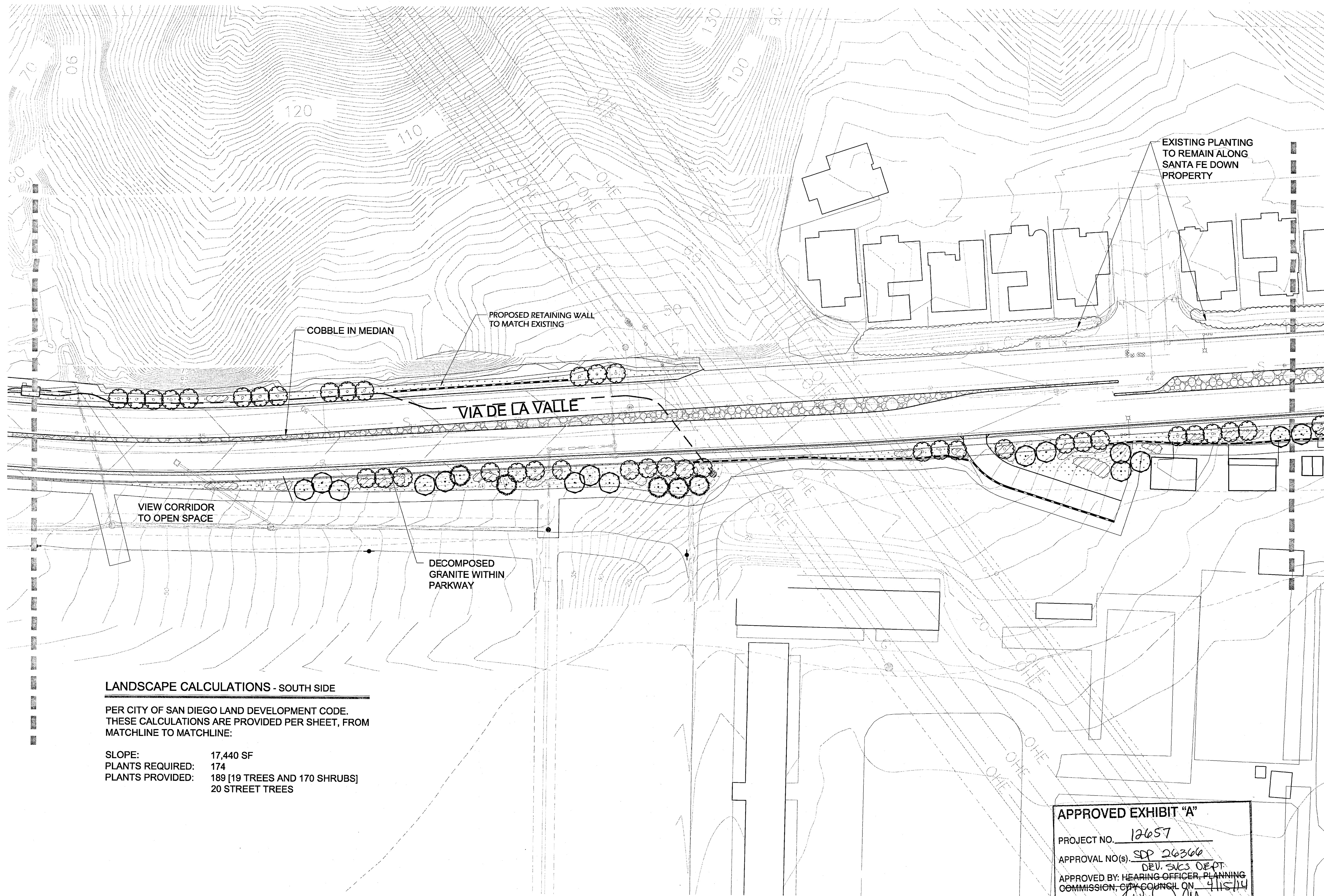
1. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER MAIN OR SEWER LATERAL. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN ANY SEWER EASEMENT. NO PRESSURIZED LANDSCAPE IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENT.

REFERENCE NOTES

FOR FULL PLANTING AND HARDSCAPE LEGEND SEE SHEET 16
FOR LANDSCAPE CONCEPT AND MAINTENANCE NOTES SEE SHEET 16

Prepared By:		Revision 14:	
Name: WIMMER YAMADA AND CAUGHEY		Revision 13:	
Address: 3067 Fifth Avenue		Revision 12:	
SAN DIEGO, CA 92103		Revision 11:	
Phone #: (619) 232-4004		Revision 10:	
Project Address:		Revision 9:	08-02-13
2600 - 3200 Block of		Revision 8:	12-06-11
Via De La Valle		Revision 7:	08-29-11
Street Widening		Revision 6:	04-03-11
Project Name:		Revision 5:	04-01-05
Via De La Valle		Revision 4:	11-24-04
Street Widening		Revision 3:	09-23-04
Sheet Title:		Revision 2:	08-27-04
Landscape Development Plan		Revision 1:	04-30-04
Planting Plan		Original Date:	07-30-03
Sheet 12 of 16		DEP #	42-1893

MATCHLINE SEE SHEET 12



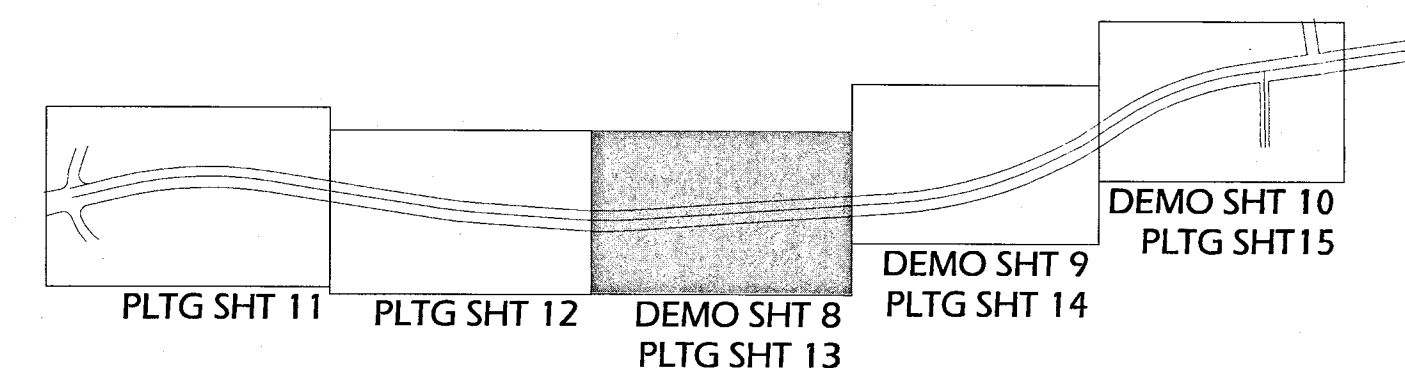
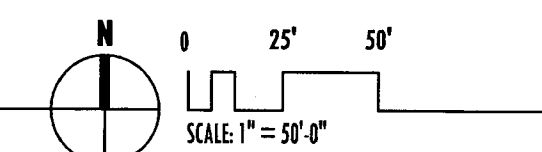
LANDSCAPE CALCULATIONS - SOUTH SIDE

PER CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
THESE CALCULATIONS ARE PROVIDED PER SHEET, FROM
MATCHLINE TO MATCHLINE:

SLOPE: 17,440 SF
PLANTS REQUIRED: 174
PLANTS PROVIDED: 189 [19 TREES AND 170 SHRUBS]
20 STREET TREES

APPROVED EXHIBIT "A"
PROJECT NO. 12657
APPROVAL NO(s) SDP 26366
DEV. SACS DEPT.
APPROVED BY: HEARING OFFICER, PLANNING
COMMISSION, CITY COUNCIL ON 9/15/14
SIGNATURE [Signature]

PLANTING PLAN



PARTIAL PLANTING LEGEND

	SLOPE TREES 25% 24" BOX, 75% 15 GALLON CERCIS OCCIDENTALIS PINUS TORREYANA QUERCUS AGRIFOLIA
	TORREY PINE TORREY PINES TO BE PROVIDED AS MITIGATION MEASURE FOR THE REPLACEMENT OF THE TWO LARGES TORREY PINES WE ARE REMOVING. A TOTAL OF (10) 15 GALLON PROPOSED TORREY PINES SHALL BE INSTALLED. PINUS TORREYANA
	STREET TREES 100% 24" BOX ARBUTUS UNEDO HETEROMELES ARBUTIFOLIA QUERCUS AGRIFOLIA
	SLOPE NATIVE SHRUB 100% 1 GALLON ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' CEANOTHUS X 'JOYCE COULTER' HETEROMELES ARBUTIFOLIA OPUNTIA FICUS-INDICA QUERCUS BERBERIDIFOLIA RHAMNUS CALIFORNICA SALVIA APIANA SALVIA SONOMENSIS YUCCA WHIPPLEI
	SLOPE HYDROSEED ARTEMISIA CALIFORNICA ENCELIA CALIFORNICA HETEROMELES ARBUTIFOLIA LUPINUS TRUNCATUS MIMULUS PUNICEUS NASSELLA PULCHRA PENSTEMON SPECTABILIS PHACELIA CAMPANULARIA RHUS INTEGRIFOLIA RHUS OVATA SISYRINCHIUM BELLUM

HARDSCAPE LEGEND

SYMBOL	LANDSCAPE CONSTRUCTION DESCRIPTION
	DECOMPOSED GRANITE
	COBBLE, REFER TO CIVIL FOR SIZE AND COLOR

NOTES

1. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER MAIN OR SEWER LATERAL. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN ANY SEWER EASEMENT. NO PRESSURIZED LANDSCAPE IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENT.

REFERENCE NOTES

FOR FULL PLANTING AND HARDSCAPE LEGEND SEE SHEET 16
FOR LANDSCAPE CONCEPT AND MAINTENANCE NOTES SEE SHEET 16

Prepared By:
Name: **WIMMER YAMADA AND CAUGHEY**
Address: **3067 Fifth Avenue**
SAN DIEGO, CA. 92103
Phone #: **(619) 232-4004**

Project Address: **2600 - 3200 Block of**
Via De La Valle
Street Widening

Project Name: **Via De La Valle**
Street Widening

Sheet Title: **Landscape Development Plan**
Planting Plan

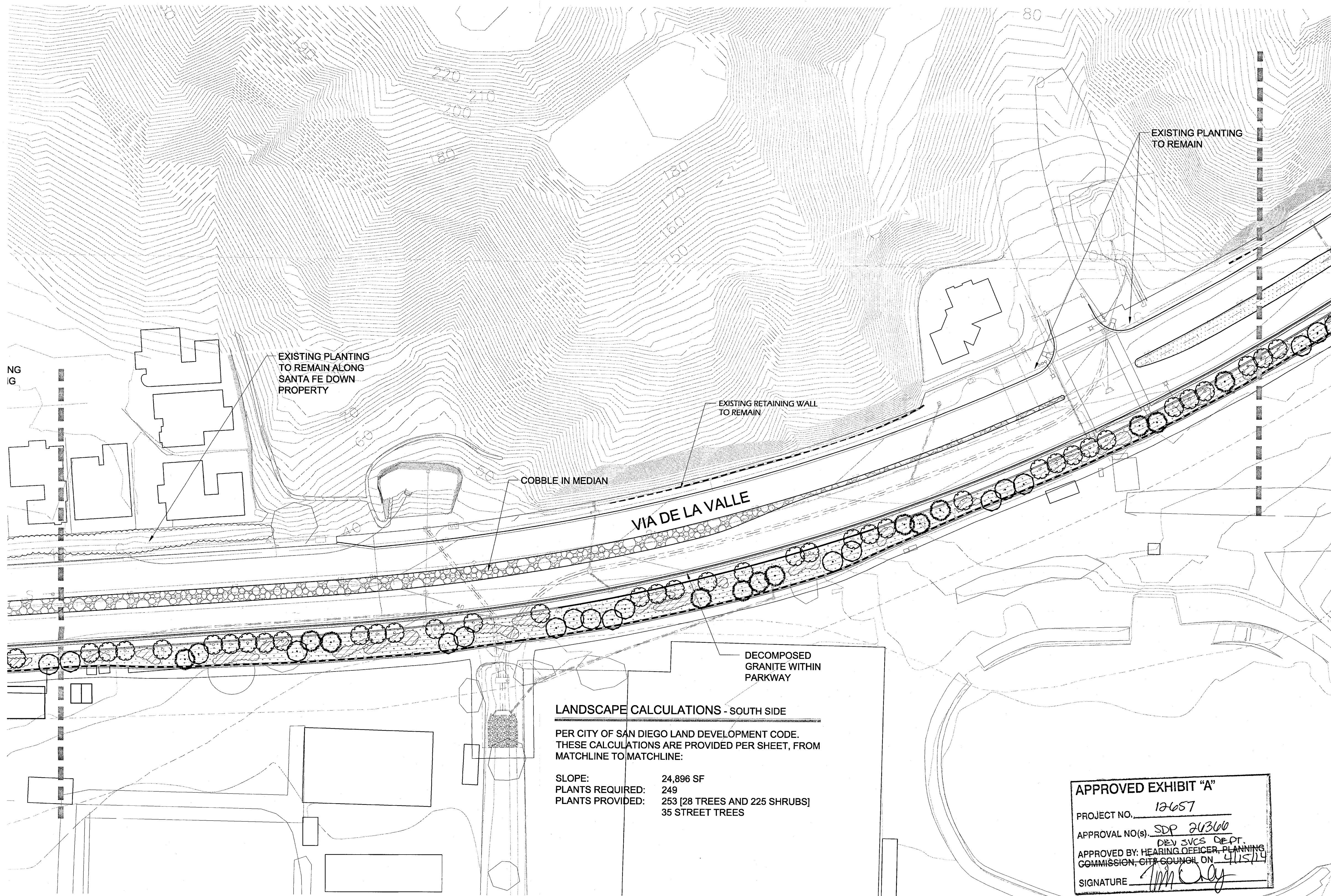
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Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	08-02-13
Revision 9:	12-06-11
Revision 8:	08-29-11
Revision 7:	04-03-11
Revision 6:	04-01-05
Revision 5:	11-24-04
Revision 4:	09-23-04
Revision 3:	08-27-04
Revision 2:	04-30-04
Revision 1:	

Original Date: **07-30-03**

Sheet **13** of **16**

DEP # **42-1893**

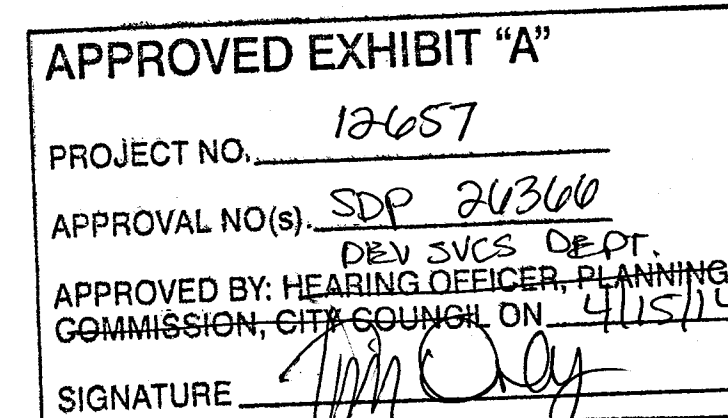
MATCHLINE SEE SHEET 13



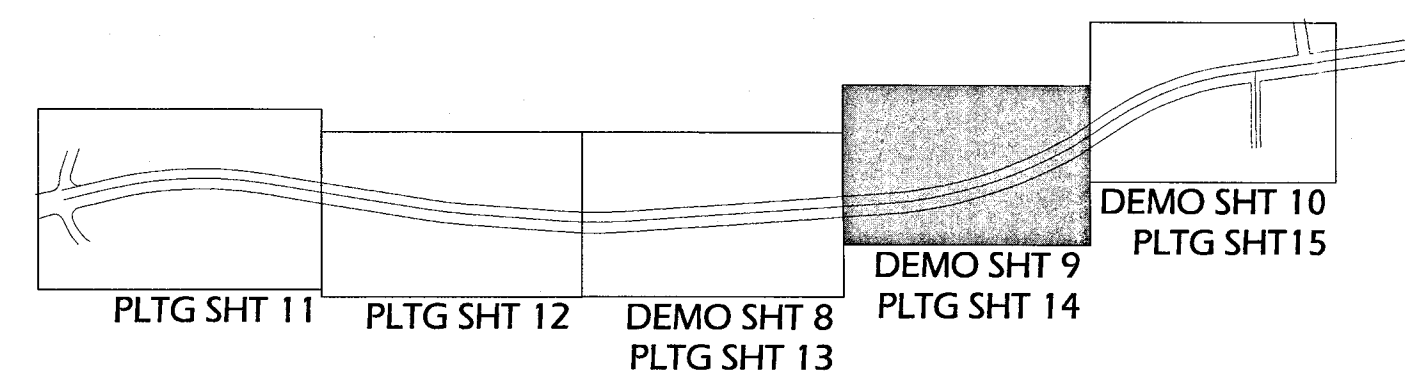
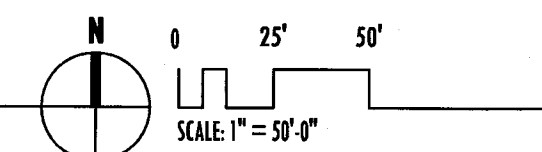
LANDSCAPE CALCULATIONS - SOUTH SIDE

PER CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
THESE CALCULATIONS ARE PROVIDED PER SHEET, FROM
MATCHLINE TO MATCHLINE:

SLOPE: 24,896 SF
PLANTS REQUIRED: 249
PLANTS PROVIDED: 253 [28 TREES AND 225 SHRUBS]
35 STREET TREES



PLANTING PLAN



PARTIAL PLANTING LEGEND

	SLOPE TREES 25% 24" BOX, 75% 15 GALLON CERCIS OCCIDENTALIS PINUS TORREYANA QUERCUS AGRIFOLIA
	TORREY PINE TORREY PINES TO BE PROVIDED AS MITIGATION MEASURE FOR THE REPLACEMENT OF THE TWO LARGES TORREY PINES WE ARE REMOVING. A TOTAL OF (10) 15 GALLON PROPOSED TORREY PINES SHALL BE INSTALLED. PINUS TORREYANA
	STREET TREES 100% 24" BOX ARBUTUS UNEDO HETEROMELES ARBUTIFOLIA QUERCUS AGRIFOLIA
	SLOPE NATIVE SHRUB 100% 1 GALLON ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' CEANOTHUS X 'JOYCE COULTER' HETEROMELES ARBUTIFOLIA OPUNTIA FICUS-INDICA QUERCUS BERBERIDIFOLIA RHAMNUS CALIFORNICA SALVIA APIANA SALVIA SONOMENSIS YUCCA WHIPPLEI
	SLOPE HYDROSEED ARTEMISIA CALIFORNICA ENCELIA CALIFORNICA HETEROMELES ARBUTIFOLIA LUPINUS TRUNCATUS MIMULUS PUNICEUS NASSELLA PULCHRA PENSTEMON SPECTABILIS PHACELIA CAMPANULARIA RHUS INTEGRIFOLIA RHUS OVATA SISYRINCHIUM BELLUM

HARDSCAPE LEGEND

SYMBOL	LANDSCAPE CONSTRUCTION DESCRIPTION
	DECOMPOSED GRANITE
	COBBLE, REFER TO CIVIL FOR SIZE AND COLOR

NOTES

1. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER MAIN OR SEWER LATERAL. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN ANY SEWER EASEMENT. NO PRESSURIZED LANDSCAPE IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENT.

REFERENCE NOTES

FOR FULL PLANTING AND HARDSCAPE LEGEND SEE SHEET 16
FOR LANDSCAPE CONCEPT AND MAINTENANCE NOTES SEE SHEET 16

Prepared By:
Name: **WIMMER YAMADA AND CAUGHEY**

Address: **3067 Fifth Avenue**
SAN DIEGO, CA. 92103
Phone #: **(619) 232-4004**

Project Address: **2600 - 3200 Block of**
Via De La Valle
Street Widening

Project Name: **Via De La Valle**
Street Widening

Sheet Title: **Landscape Development Plan**
Planting Plan

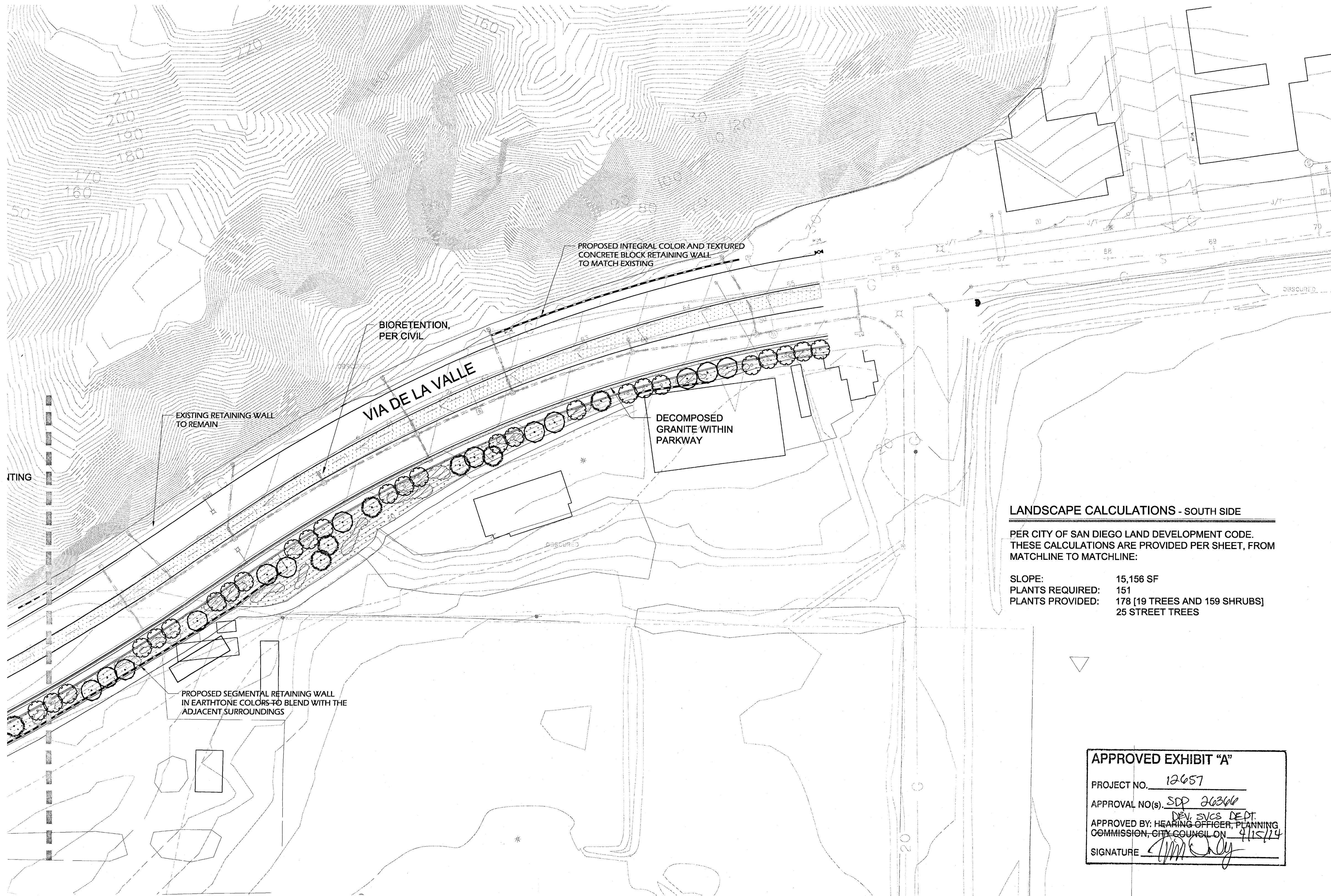
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Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	08-02-13
Revision 8:	12-06-11
Revision 7:	08-29-11
Revision 6:	04-03-11
Revision 5:	04-01-05
Revision 4:	11-24-04
Revision 3:	09-23-04
Revision 2:	08-27-04
Revision 1:	04-30-04

Original Date: **07-30-03**

Sheet **14** of **16**

DEP # **42-1893**

MATCHLINE SEE SHEET 14



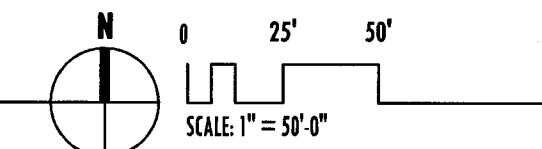
LANDSCAPE CALCULATIONS - SOUTH SIDE

PER CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
THESE CALCULATIONS ARE PROVIDED PER SHEET, FROM
MATCHLINE TO MATCHLINE:

SLOPE: 15,156 SF
PLANTS REQUIRED: 151
PLANTS PROVIDED: 178 (19 TREES AND 159 SHRUBS)
25 STREET TREES

APPROVED EXHIBIT "A"
PROJECT NO. 12657
APPROVAL NO(S). SDP 26360
DEV. SVCS. DEPT.
APPROVED BY: HEARING OFFICER, PLANNING
COMMISSION, CITY COUNCIL ON 4/15/14
SIGNATURE [Signature]

PLANTING PLAN



PARTIAL PLANTING LEGEND

- SLOPE TREES**
25% 24" BOX, 75% 15 GALLON
CERCIS OCCIDENTALIS
PINUS TORREYANA
QUERCUS AGRIFOLIA
- TORREY PINE**
TORREY PINES TO BE PROVIDED AS MITIGATION
MEASURE FOR THE REPLACEMENT OF THE TWO
LARGES TORREY PINES WE ARE REMOVING. A TOTAL
OF (10) 15 GALLON PROPOSED TORREY PINES SHALL
BE INSTALLED.
PINUS TORREYANA
- STREET TREES**
100% 24" BOX
ARBUTUS UNEDO
HETEROMELES ARBUTIFOLIA
QUERCUS AGRIFOLIA
- SLOPE NATIVE SHRUB**
100% 1 GALLON
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
CEANOTHUS X 'JOYCE COULTER'
HETEROMELES ARBUTIFOLIA
OPUNTIA FICUS-INDICA
QUERCUS BERBERIDIFOLIA
RHAMNUS CALIFORNICA
SALVIA APIANA
SALVIA SONOMENSIS
YUCCA WHIPPLEI
- SLOPE HYDROSEED**
ARTEMISIA CALIFORNICA
ENCELIA CALIFORNICA
HETEROMELES ARBUTIFOLIA
LUPINUS TRUNCATUS
MIMULUS PUNICEUS
NASSELLA PULCHRA
PENSTEMON SPECTABILIS
PHACELIA CAMPANULARIA
RHUS INTEGRIFOLIA
RHUS OVATA
SISYRINCHIUM BELLUM

HARDSCAPE LEGEND

SYMBOL	LANDSCAPE CONSTRUCTION DESCRIPTION
[Pattern]	DECOMPOSED GRANITE
[Pattern]	COBBLE, REFER TO CIVIL FOR SIZE AND COLOR

NOTES

1. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER MAIN OR SEWER LATERAL. NO TREES OR SHRUBS GREATER THAN 3 FEET IN HEIGHT AT MATURITY ALLOWED WITHIN ANY SEWER EASEMENT. NO PRESSURIZED LANDSCAPE IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENT.

REFERENCE NOTES

FOR FULL PLANTING AND HARDSCAPE LEGEND SEE SHEET 16
FOR LANDSCAPE CONCEPT AND MAINTENANCE NOTES SEE SHEET 16

Prepared By:
Name: WIMMER YAMADA AND CAUGHEY

Address: 3067 Fifth Avenue
SAN DIEGO, CA. 92103
Phone #: (619) 232-4004

Project Address: 2600 - 3200 Block of
Via De La Valle
Street Widening

Project Name: Via De La Valle
Street Widening

Sheet Title: Landscape Development Plan
Planting Plan

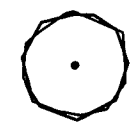
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Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	08-02-13
Revision 8:	12-06-11
Revision 7:	08-29-11
Revision 6:	04-03-11
Revision 5:	04-01-05
Revision 4:	11-24-04
Revision 3:	09-23-04
Revision 2:	08-27-04
Revision 1:	04-30-04

Original Date: 07-30-03


Sheet 15 of 16

DEP # 42-1893

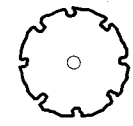
CONCEPT PLANT SCHEDULE



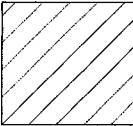
SLOPE TREES
25% 24" BOX, 75% 15 GALLON
CERCIS OCCIDENTALIS / WESTERN REDBUD
PINUS TORREYANA / 10 TORREY PINES ADDED FOR MITIGATION
QUERCUS AGRIFOLIA / COAST LIVE OAK



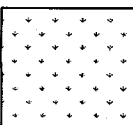
TORREY PINE
TORREY PINES TO BE PROVIDED AS MITIGATION MEASURE FOR THE REPLACEMENT OF THE TWO LARGES TORREY PINES WE ARE REMOVING. A TOTAL OF (10) 15 GALLON PROPOSED TORREY PINES SHALL BE INSTALLED.
PINUS TORREYANA / 10 TORREY PINES ADDED FOR MITIGATION



STREET TREES
100% 24" BOX
ARBUTUS UNEDO / STRAWBERRY TREE
HETEROMELES ARBUTIFOLIA / TOYON
QUERCUS AGRIFOLIA / COAST LIVE OAK

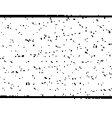


SLOPE NATIVE SHRUB
100% 1 GALLON
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / VINE HILL MANZANITA
CEANOTHUS X 'JOYCE COULTER' / CEANOTHUS JOYCE COULTER
HETEROMELES ARBUTIFOLIA / TOYON
OPUNTIA FICUS-INDICA / BARBARY FIG
QUERCUS BERBERIDIFOLIA / SCRUB OAK
RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY
SALVIA APIANA / WHITE SAGE
SALVIA SONOMENSIS / CREEPING SAGE
YUCCA WHIPPLEI / CHAPARRAL YUCCA

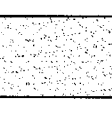


SLOPE HYDROSEED
ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH
ENCELIA CALIFORNICA / COAST SUNFLOWER
HETEROMELES ARBUTIFOLIA / TOYON
LUPINUS TRUNCATUS / NUTTAL'S LUPINE
MIMULUS PUNICEUS / RED MONKEY FLOWER
NASSELLA PULCHRA / PURPLE NEEDLE GRASS
PENSTEMON SPECTABILIS / SHOWY PENSTEMON
PHACELIA CAMPANULARIA / CALIFORNIA DESERT BLUEBELLS
RHUS INTEGRIFOLIA / LEMONADE BERRY
RHUS OVATA / SUGAR BUSH
SISYRINCHIUM BELLUM / BLUE EYED GRASS

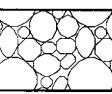
REFERENCE NOTES SCHEDULE



LANDSCAPE CONSTRUCTION
DESCRIPTION



DECOMPOSED GRANITE

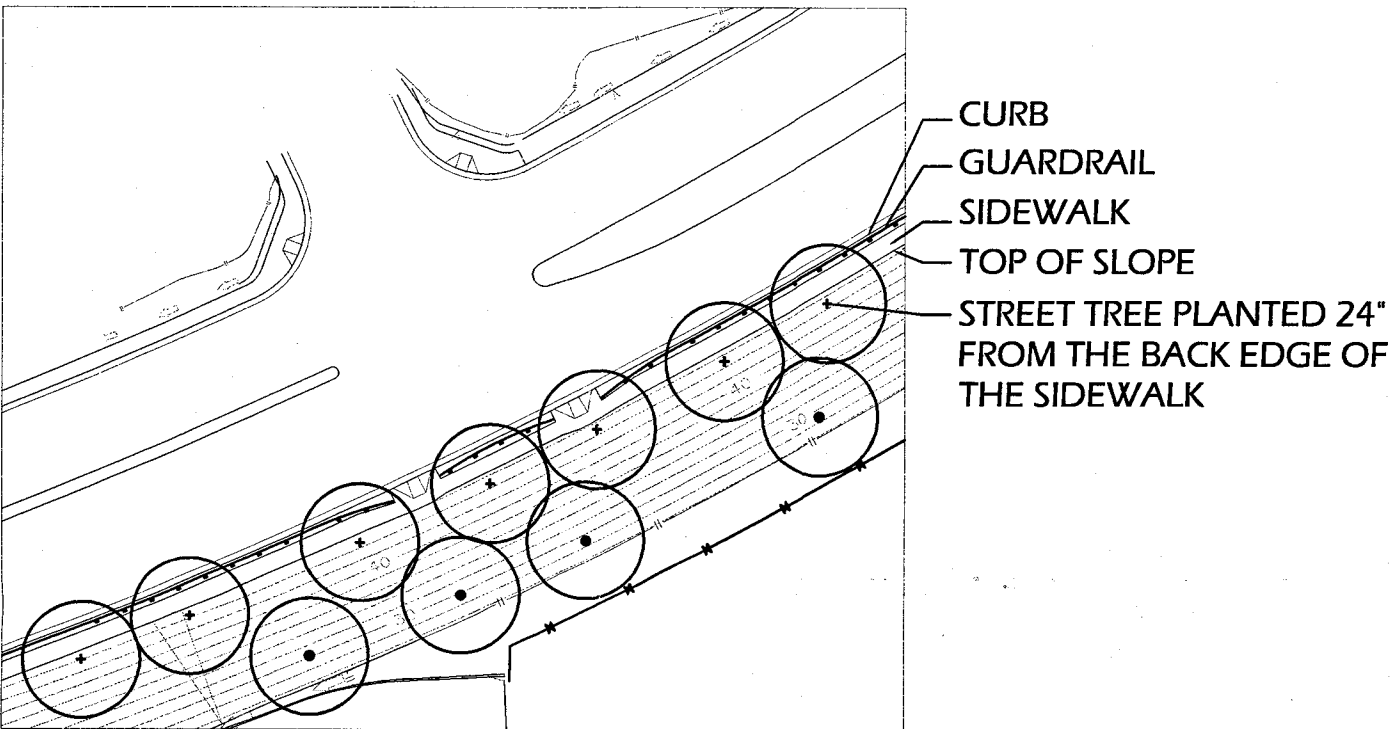


COBBLE, REFER TO CIVIL FOR SIZE AND COLOR

LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS

TOTAL LINEAR FOOTAGE - 5,260 L.F.
NUMBER OF STREET TREES REQUIRED - 175 (5,260 / 30)
PROVIDED - 128



DUE TO SITE RESTRICTIONS WITHIN THE RIGHT OF WAY, WE ARE LIMITED IN SPACE TO PLANT STREET TREES. THE ABOVE DIAGRAM SHOWS THE PROPOSED SOLUTION TO PROVIDE AN ADEQUATE QUANTITY OF TREES TO MEET THE SAN DIEGO DEVELOPMENT CODE.

STREET TREES BETWEEN THE CURB AND WALKWAY IS NOT POSSIBLE DUE TO NARROW SPACE AND THE LOCATION OF THE GUARD RAIL. THEREFORE TREES HAVE BEEN LOCATED BACK OF THE SIDEWALK.

DUE TO THE REQUIREMENTS DICTATED BY LONG-RANGE PLANNING, VIEW CORRIDORS SHALL BE IMPLEMENTED ALONG VIA DE LA VALLE TO THE SAN DIEGUITO RIVER. THIS REMOVES A CERTAIN NUMBER OF REQUIRED STREET TREES.

REFERENCE NOTES SCHEDULE

SYMBOL	DEMOLITION DESCRIPTION	QTY	HEIGHT	CANOPY SIZE	TRUNK CALIPER
D-101	EXISTING PLANTING TO REMAIN AND TO BE PROTECTED IN PLACE. INCLUDING EXISTING PINUS TORREYANA		42'	30'	1"-9" DIA.
D-102	EUCALYPTUS GROVE		60'	50'	-
D-103	EXISTING PLANTING TO REMAIN AND BE PROTECTED IN PLACE. INCLUDING EXISTING PINUS TORREYANA		32'	20'	18" DIA.
D-104	EUCALYPTUS GROVE		61'	51'	-
D-105	EUCALYPTUS GROVE		27'	17'	-
D-106	EUCALYPTUS GROVE		36'	26'	-
D-107	EUCALYPTUS GROVE		48'	38'	-
D-108	EUCALYPTUS GROVE		68'	58'	-
D-109	EUCALYPTUS GROVE		42'	32'	-
D-110	EUCALYPTUS GROVE		91'	81'	-
D-111	EUCALYPTUS GROVE		142'	132'	-
D-112	EUCALYPTUS GROVE		67'	57'	-
D-113	EUCALYPTUS GROVE		43'	33'	-
D-114	EUCALYPTUS GROVE		43'	32'	-
D-115	EUCALYPTUS GROVE		45'	35'	-
D-116	EUCALYPTUS GROVE		53'	43'	-
D-117	PINUS TORREYANA		70'	50'	3"-6" DIA.
D-118	PINUS TORREYANA		65'	45'	2"-6" DIA.

APPROVED EXHIBIT "A"

PROJECT NO. 12657
APPROVAL NO(s) SDP 26306
APPROVED BY: HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 4/15/14
SIGNATURE [Signature]

LANDSCAPE CONCEPT NOTES

- ALL PROPOSED LANDSCAPING WILL CONFORM TO THE REQUIREMENTS OF THE VIA DE LA VALLE SPECIFIC PLAN AND THE LAND DEVELOPMENT CODE FOR THE CITY OF SAN DIEGO.
- THE LANDSCAPE DESIGN WILL PROVIDE A NATIVE PLANT PALETTE OF LOW WATER USE/LOW MAINTENANCE MATERIALS.
- ALL STREET TREES WILL BE A MINIMUM OF 24" BOX SIZE OR LARGER AT INSTALLATION.
- ALL TREES AND SHRUBS SHALL BE ALLOWED TO TAKE ON THEIR NATURAL SIZE, SHAPE AND CHARACTER. IT IS THE INTENT OF THIS DESIGN TO MINIMIZE THE NEED FOR PRUNING AND EXTENSIVE MAINTENANCE.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED IN ACCORDANCE WITH THE STANDARDS OF THE LAND DEVELOPMENT CODE.
- A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

IRRIGATION SYSTEM NOTES:

IRRIGATION SYSTEM DESIGN WITH DETAILS AND SPECIFICATIONS WILL BE PROVIDED AS PART OF THE COMPLETE CONSTRUCTION DOCUMENT PACKAGE

- ALL IRRIGATION WORK SHALL CONFORM WITH THE SAN DIEGO LANDSCAPE REGULATIONS IRRIGATION SYSTEMS, AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR IRRIGATION INSTALLATION AND MAINTENANCE.
- THE SYSTEM SHALL BE A LOW-PRECIPITATION SPRAY TYPE SYSTEM WHICH INCLUDES THE FOLLOWING DESIGN FEATURES:
 - AN APPROVED BACKFLOW PREVENTION DEVICE.
 - AN AUTOMATIC CONTROLLER WITH WATER BUDGETING FEATURES.
 - SEPARATED VALVES FOR DIFFERENT SOLAR EXPOSURES, SLOPES, AND SHRUBS.
 - CONTROLLER SHALL BE EQUIPPED WITH A RAIN SHUT-OFF DEVICE.
 - OVERSPRAY ONTO WALKS AND PAVED AREAS SHALL BE MINIMIZED.
 - SPRINKLERS WILL HAVE INTEGRAL CHECK VALVES. WHERE NECESSARY, ANTI-DRAIN VALVES WILL BE PROVIDED TO PREVENT RUN-OFF
 - QUICK-COUPLING VALVES SHALL BE PROVIDED AT THE REQUIRED DISTANCE.
- ALL PLANTED AREAS AS SHOWN ON THIS PLAN SHALL RECEIVE 100 PERCENT IRRIGATION COVERAGE

LANDSCAPE MAINTENANCE NOTES

- THE DEVELOPER WILL PROVIDE A TWO-YEAR EXTENDED MAINTENANCE PERIOD FOLLOWING THE INITIAL INSPECTION AND APPROVAL OF THE LANDSCAPE AND IRRIGATION BY THE CITY OF SAN DIEGO. THE CITY OF SAN DIEGO SHALL TAKE OVER THE MAINTENANCE RESPONSIBILITIES AT THE END OF THE TWO YEARS.
- ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE LANDSCAPE STANDARDS AND BE KEPT FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND DISEASED OR DEAD PLANT MATERIAL SHALL BE REPLACED.

MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE

TRAFFIC SIGNALS / STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURE - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS - 25 FEET
SEWER MAINS & SEWER LATERALS - 10 FEET

Prepared By:

Name: WIMMER YAMADA AND CAUGHEY
Address: 3067 Fifth Avenue
SAN DIEGO, CA 92103
Phone #: (619) 232-4004

Project Address: 2600 - 3200 Block of
Via De La Valle
Street Widening

Project Name: Via De La Valle
Street Widening

Sheet Title: Landscape Development Plan
Planting Notes and Legend

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	08-02-13
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Revision 2:	08-27-04
Revision 1:	04-30-04

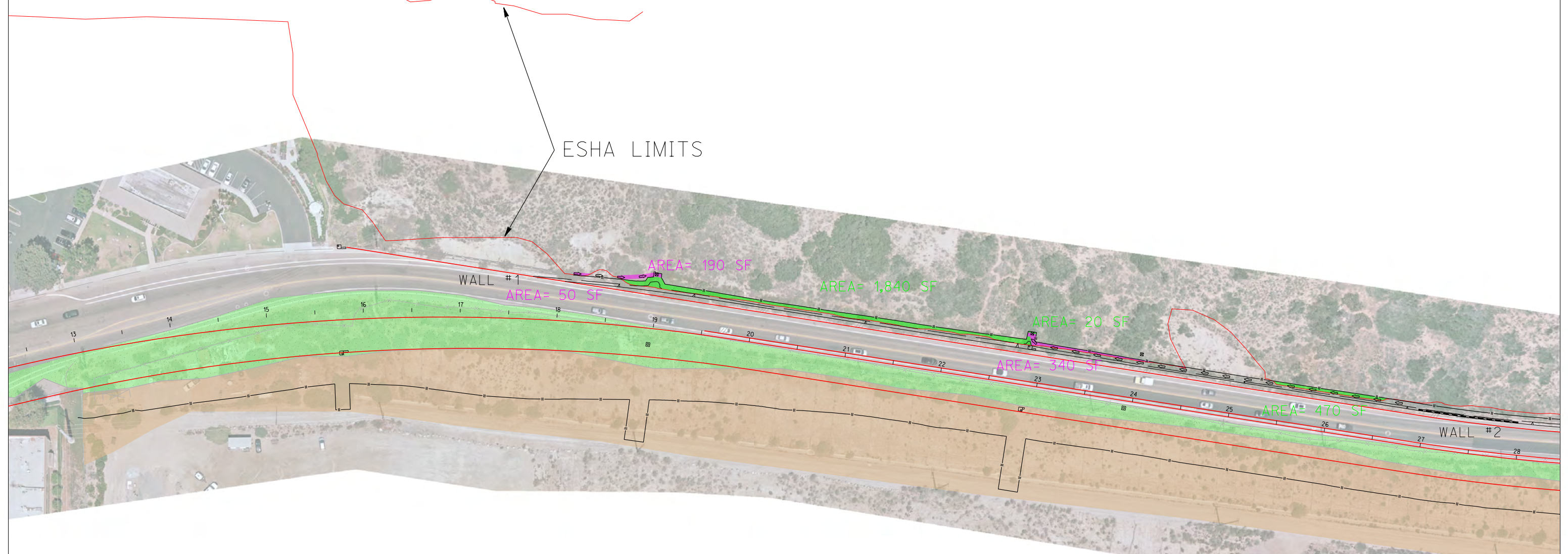
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DEP # 42-1893

VIA DE LA VALLE ESHA IMPACTS

(ROAD ALIGNMENT SHIFT 5' SOUTHERLY)



	PERMANENT DRAINAGE FACILITIES, DITCHES	1,050 SF
	WALL IMPACT	2,170 SF
	GRADING & TEMP WORK AREA - TO BE REVEGETATED	3,290 SF
	DISTURBED HABITAT	
	DISTURBED DIEGAN COASTAL SAGE SCRUB (NO CHANGE TO THE DISTURBED AREA)	



GRAPHIC SCALE 1" = 100'

FRIARS ROAD
SAN DIEGO, CA 92110
91-0707
619-291-4165

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J#14445
11/14/16
SHEET 1 OF 3

EXHIBIT NO. 5

APPLICATION NO.

6-16-0807

Impacts to ESHA

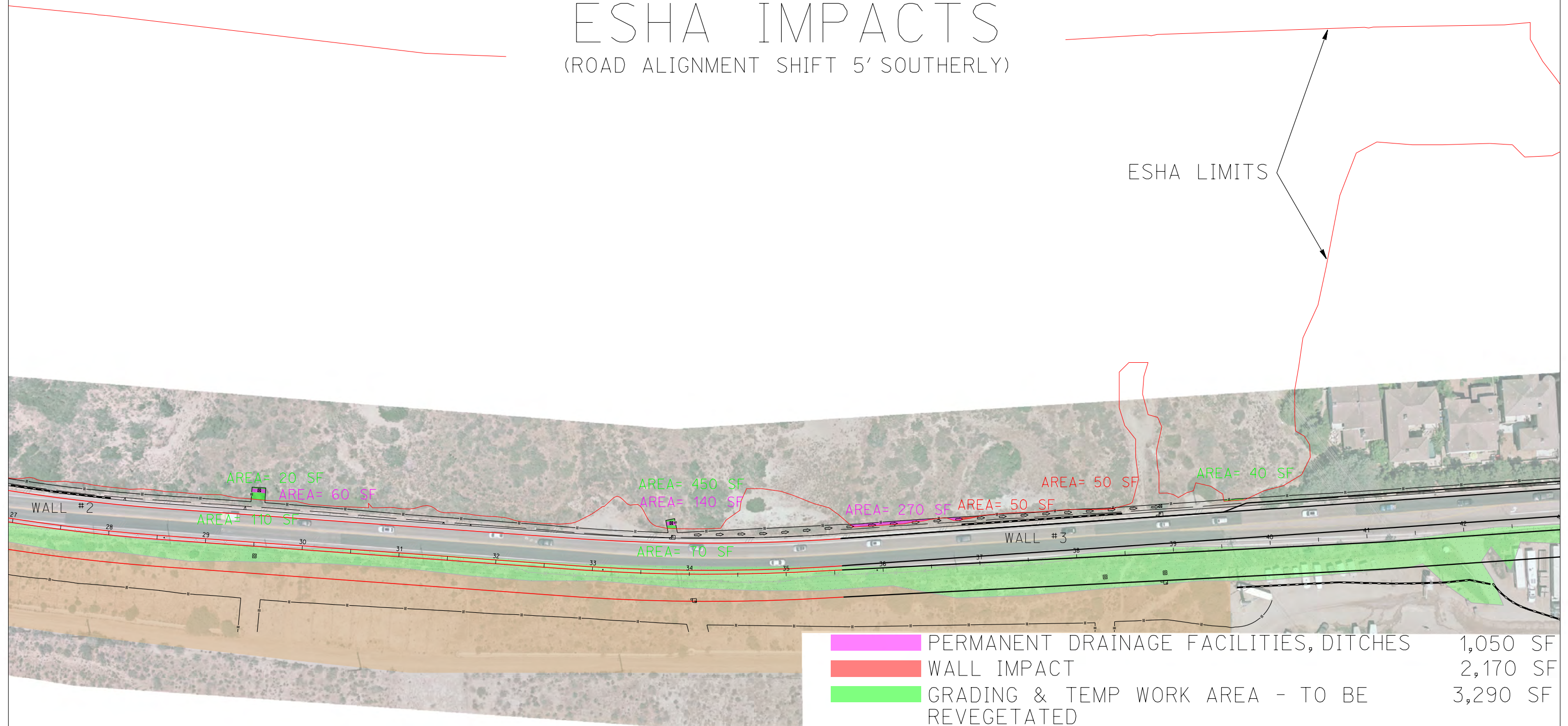
Page 1 of 3

California Coastal Commission

VIA DE LA VALLE

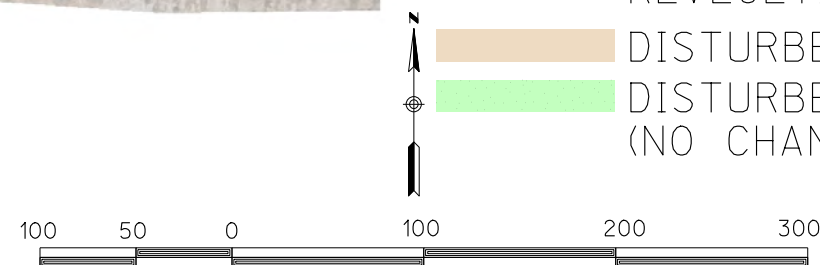
ESHA IMPACTS

(ROAD ALIGNMENT SHIFT 5' SOUTHERLY)



ESHA LIMITS

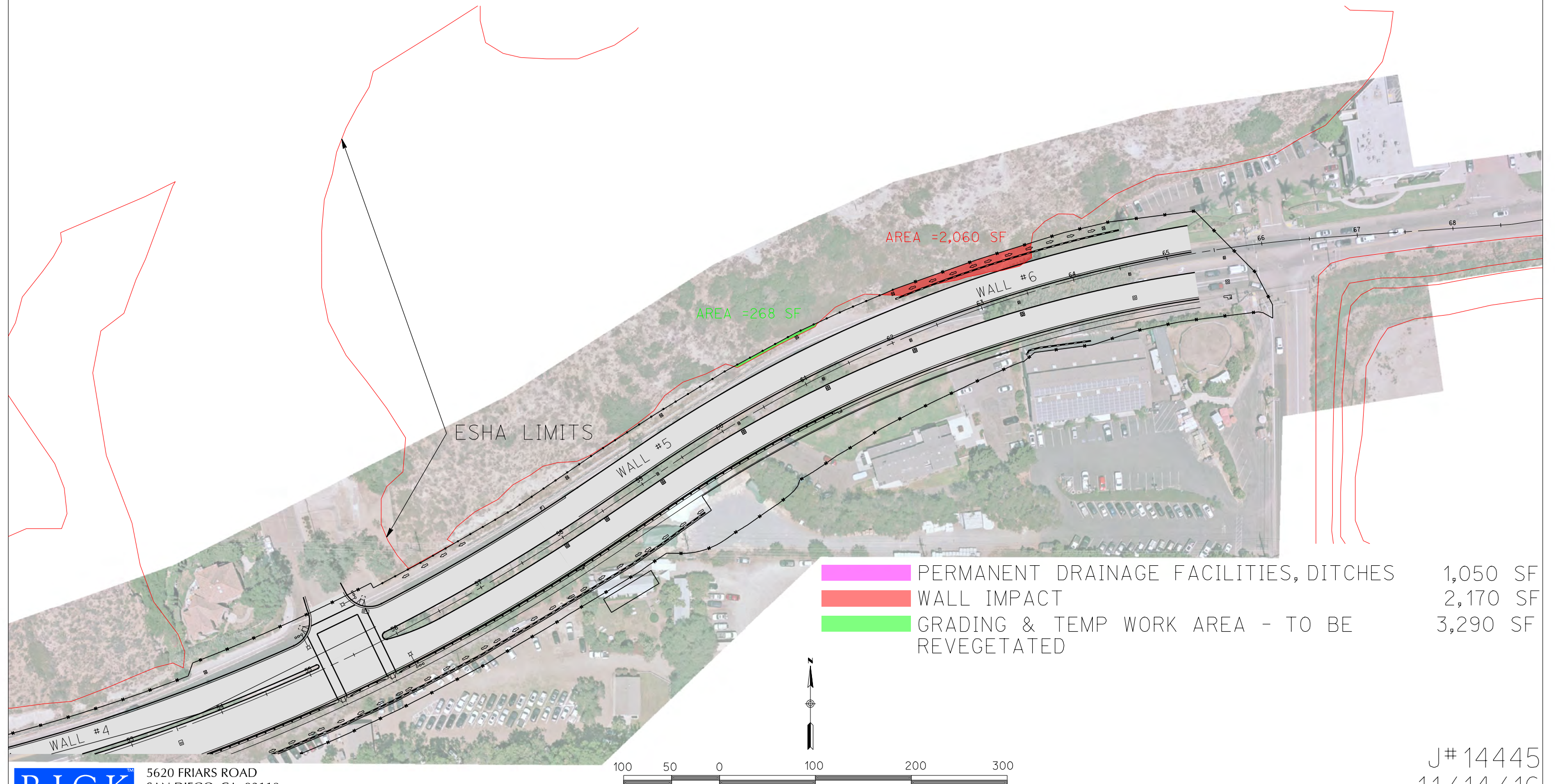
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DISTURBED DIEGAN COASTAL SAGE SCRUB (NO CHANGE TO THE DISTURBED AREA)	



5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165

J# 14445
11/14/16
SHEET 2 OF 3

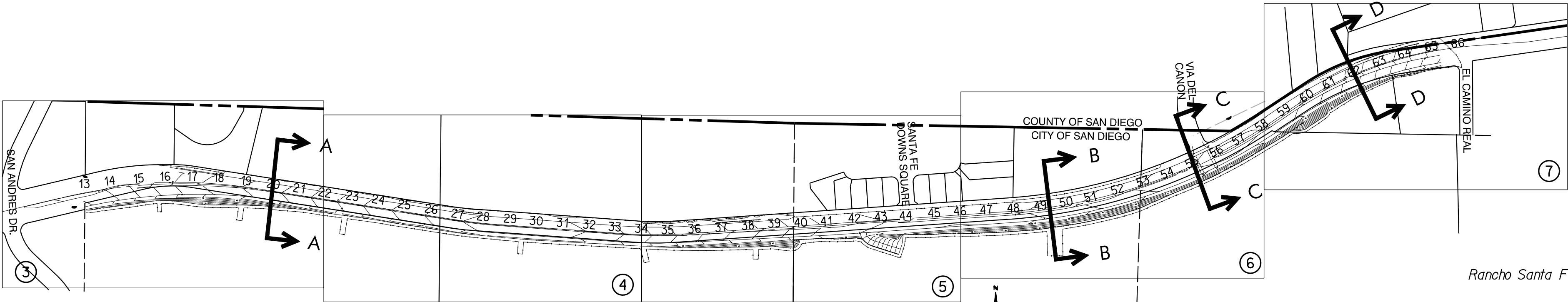
VIA DE LA VALLE ESHA IMPACTS



RICK
ENGINEERING COMPANY

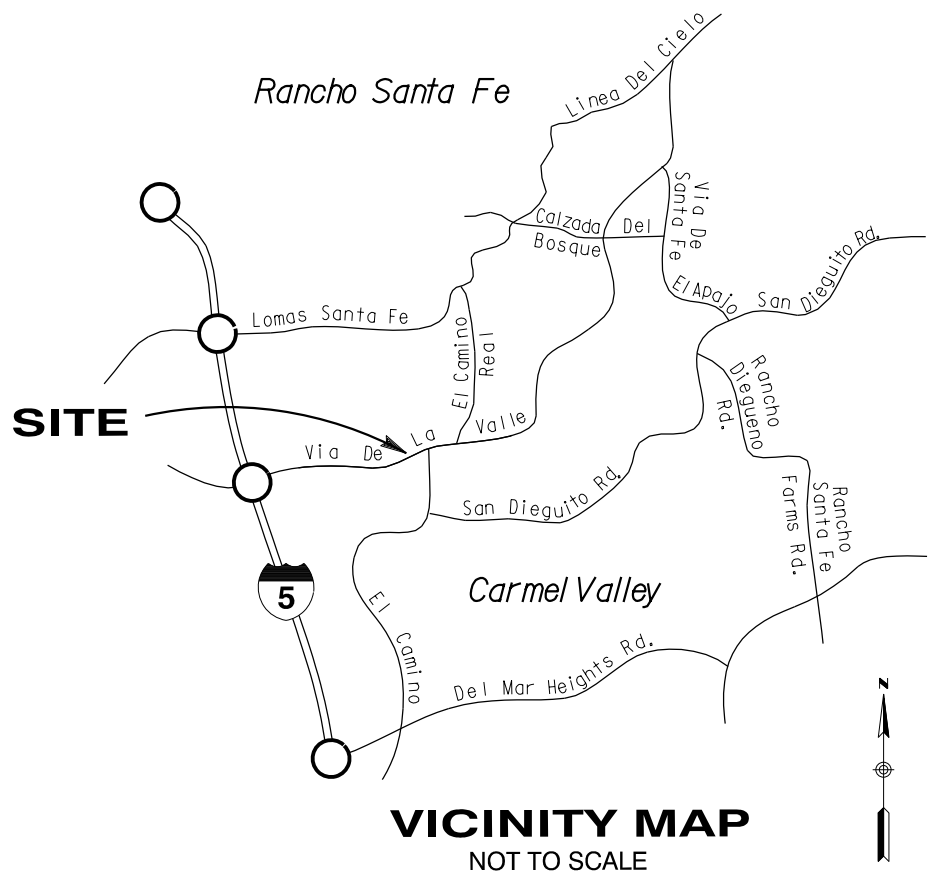
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165

EXHIBIT TO ILLUSTRATE
TRAFFIC & CONSTRUCTION PHASING
PHASE 1

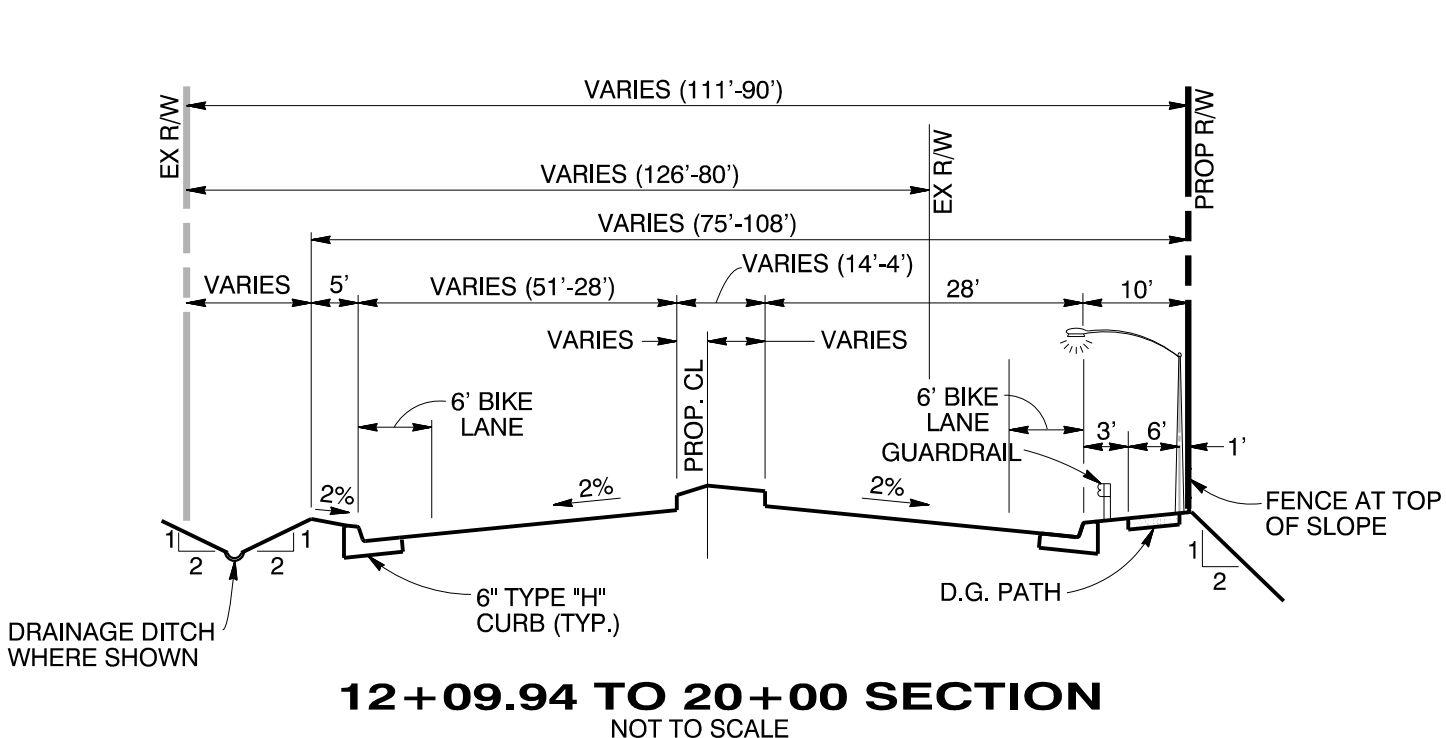


KEY MAP
NOT TO SCALE

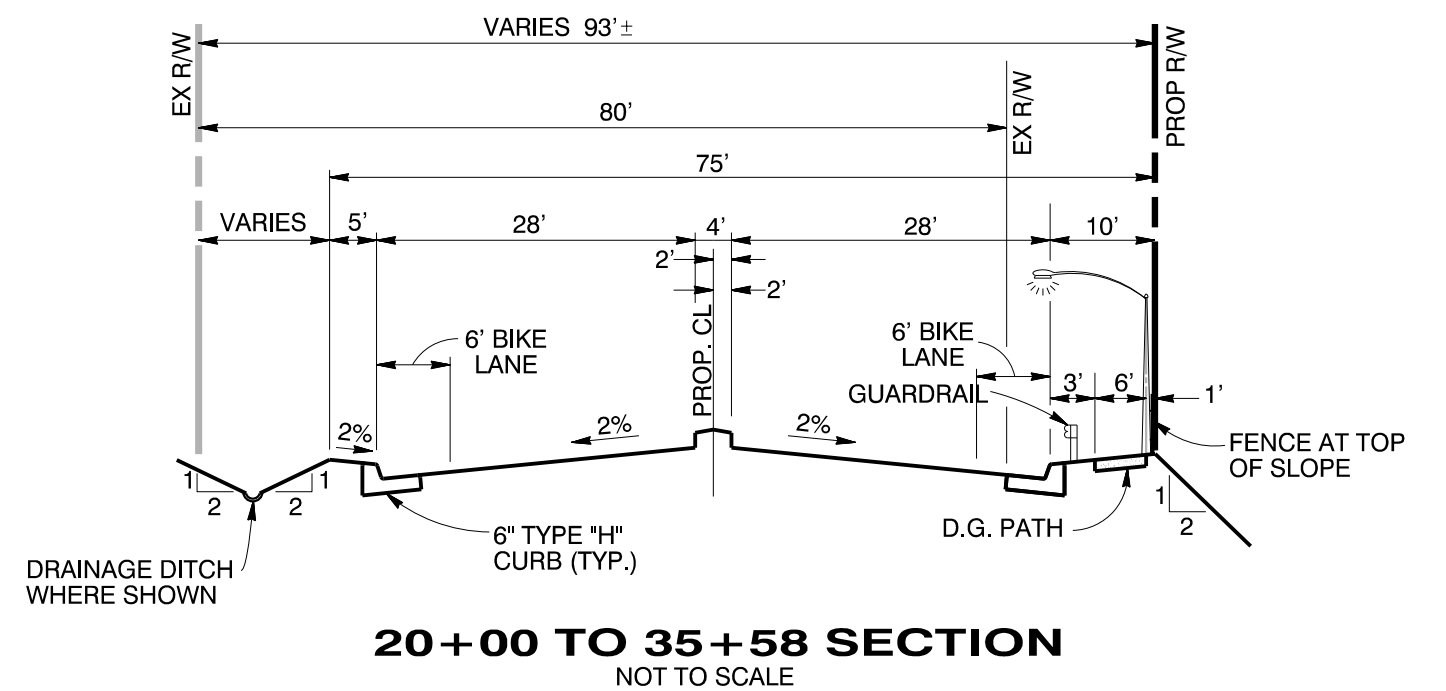
SHEET NO. 3
COUNTY / CITY BOUNDARY
PROPOSED RETAINING WALL



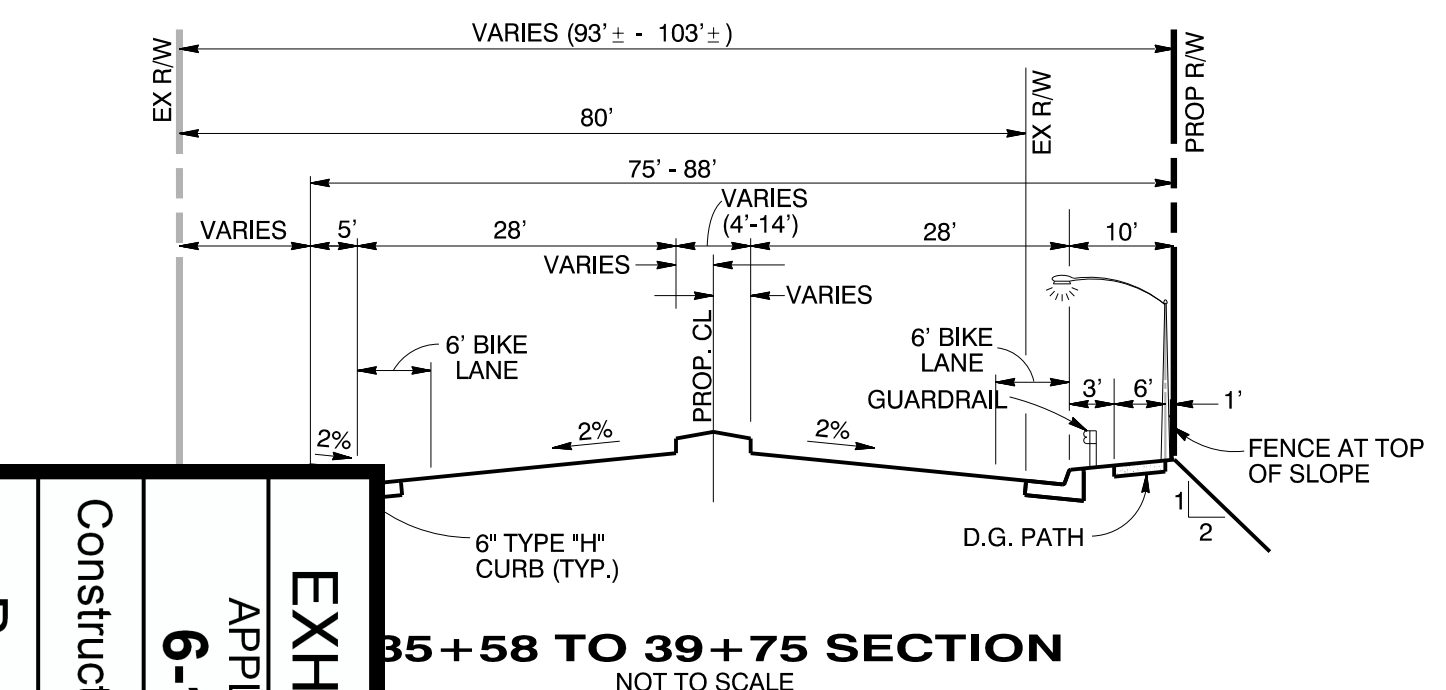
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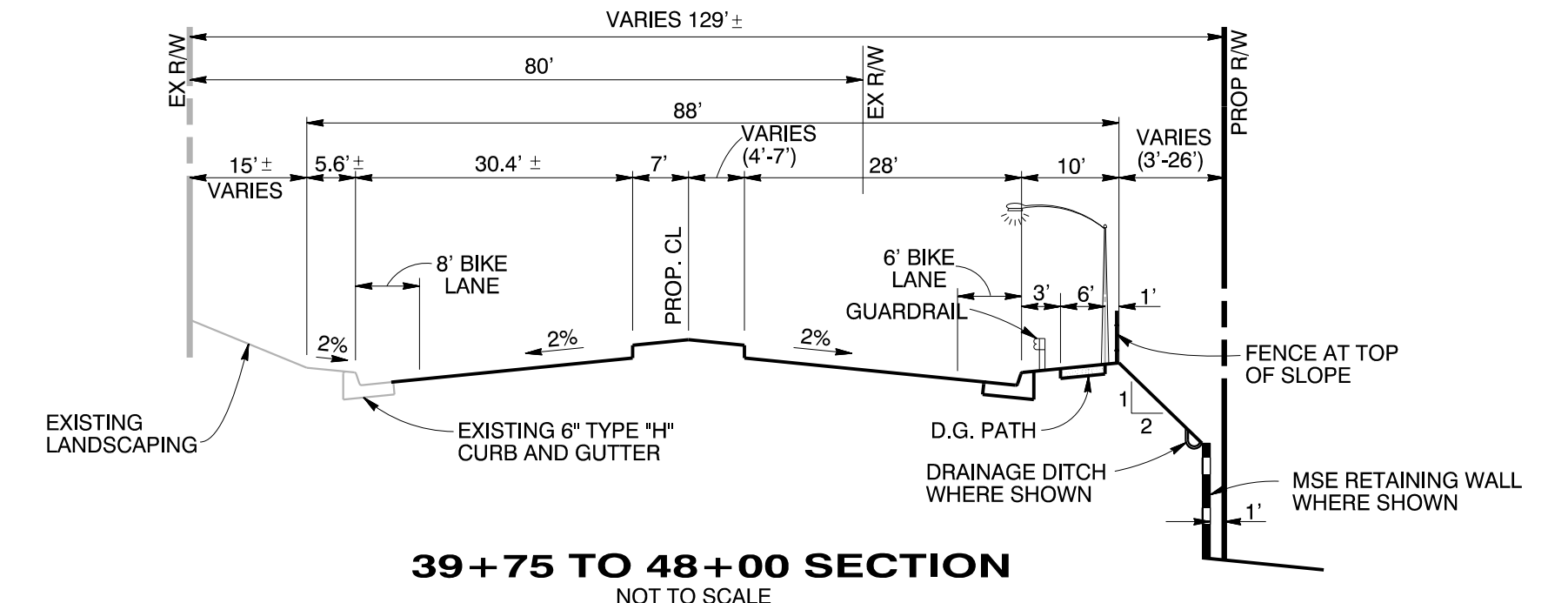
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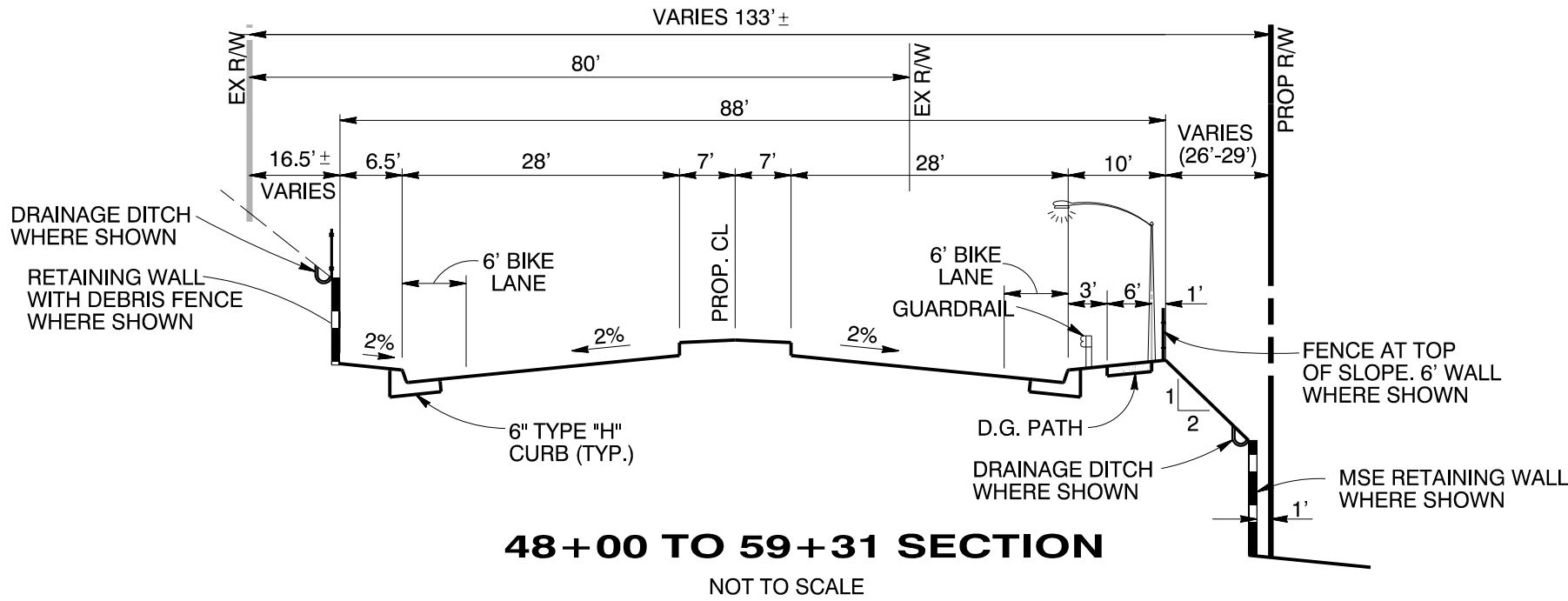
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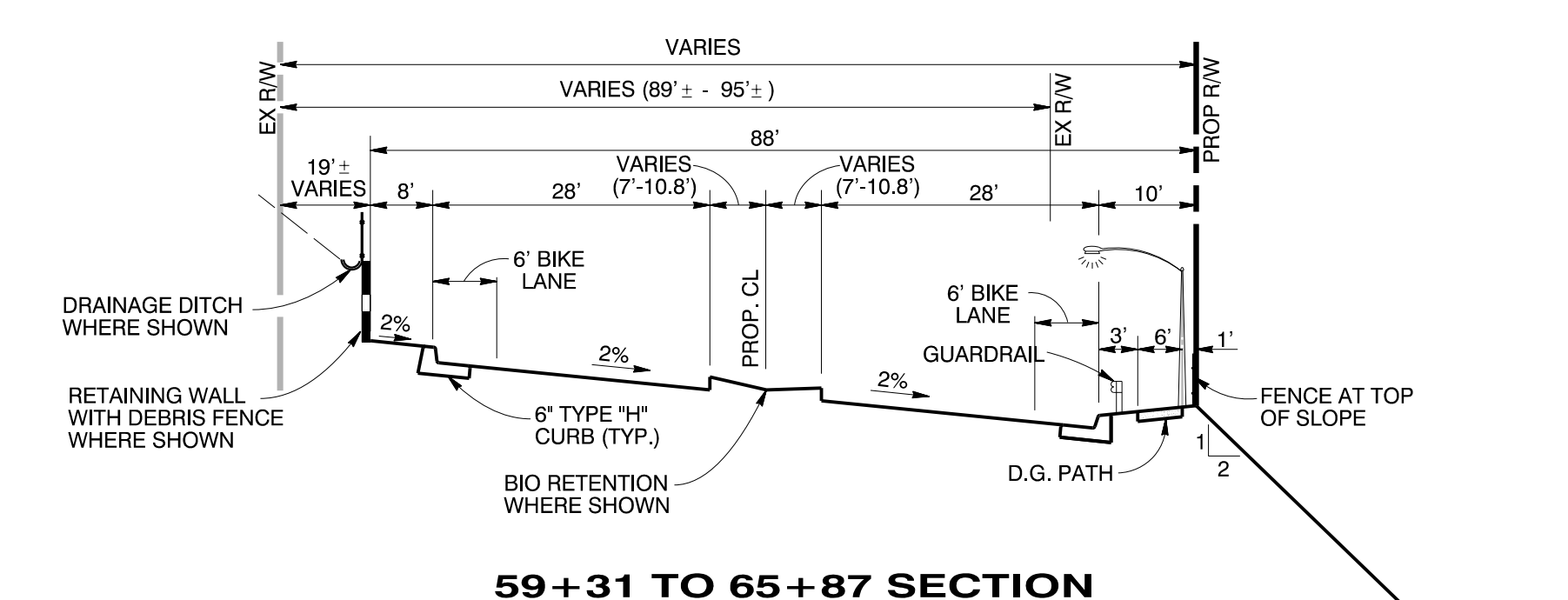
35+58 TO 39+75 SECTION
NOT TO SCALE



39+75 TO 48+00 SECTION
NOT TO SCALE



48+00 TO 59+31 SECTION
NOT TO SCALE



59+31 TO 65+87 SECTION
NOT TO SCALE

NOTE: SEE PRELIMINARY LANDSCAPE PLAN
FOR MEDIAN SURFACE.
WHERE MEDIAN OCCURS IN CLOSE
PROXIMITY OR OVER EXISTING
SEWER OR WATER UTILITIES, TYPE B-3
CURB DOWNELO INTO PAVING
PER SDRS G-6 SHALL BE USED.

LEGEND	CITY OF S.D. STD. DWGS. (U.O.N.)	SYMBOL
CITY OF SAN DIEGO/ COUNTY OF SAN DIEGO BOUNDARY	----	----
EASEMENT LINE	----	----
LOT LINE	----	----
CURB & GUTTER	----	----
5 FT. D.G. PATH (SHOWN ON PLAN-SOUTH SIDE-SEE L.S. PLAN)	----	----
EXIST. STORM DRAIN (PVT.)	----	----
EXIST. CURB INLET TYPE B,B-1,B-2	----	----
EXISTING BOX CULVERT	----	----
RIGHT-OF-WAY (R/W)	----	----
EXISTING PROPERTY LINE	----	----
EXIST. WING TYPE HEADWALL	----	----
STORM DRAIN PIPE (EXISTING)	----	----
STORM DRAIN STRUCTURE (EXISTING)	----	----
STORM DRAIN (PRIMARY SYSTEM) PUBLIC	D-60	----
WING TYPE HEADWALL PUBLIC	D-34	----
TYPE "A-4" CLEANOUT PUBLIC	D-9	----
TYPE "B" INLET	D-2	----
TYPE "U" INLET	D-45	----
TYPE "F" CATCH BASIN	D-7	----
EXISTING 8" PVC SEWER MAIN	----	----
EXISTING SEWER MANHOLE	----	----
PROPOSED AC PAVEMENT	SCHEDULE J SDG-113	----
STREET LIGHTS (180 WATT LPS)	E-2, SDE-101, I-15	----
STREET NAME SIGN PRIVATE	SDM-102	----
BROW DITCH DRAINAGE	D-75	----
BLADED SWALE	----	----
PROPOSED RETAINING WALL	----	----
6' HIGH STANDING WALL	----	----
GUARD RAIL	----	----
LIMIT OF CONSTRUCTION ACTIVITY	----	----
BIO-RETENTION	----	----

GRADING NOTES

- ALL FILL PLACED WITHIN THE SPECIAL FLOOD HAZARD AREA MUST BE COMPACTED TO 95% RELATIVE PROCTOR COMPACTION.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY GEOCON INCORPORATED DATED 12/03/04 FOR RECOMMENDED MITIGATION MEASURES.

DRAINAGE NOTES

- SURFACE DRAINAGE IS CONVEYED BY CURB AND GUTTER TO STORM WATER TREATMENT BMP'S AS IDENTIFIED IN THE WATER QUALITY TECHNICAL REPORT, AND THEN VIA PIPES TO THE NATURAL DRAINAGE COURSE
- OFFSITE DRAINAGE IS COLLECTED INTO THE PIPE SYSTEM & DISCHARGED BACK TO THE NATURAL DRAINAGE COURSE

WATER/SEWER NOTES

- RELOCATION OF EXISTING OR EXTENSION OF FUTURE WATER MAINS OR SANITARY SEWERS WITHIN THE PROJECT LIMITS SHALL BE SUBJECT TO A PARTICIPATION AGREEMENT ACCEPTABLE TO APPLICANT AND THE CITY OF SAN DIEGO.

SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	DETAIL SHEET
SHEETS 3-7:	PLANS SHEETS
SHEETS 8-16:	LANDSCAPE PLANS SHEETS

TOPOGRAPHY

TOPOGRAPHY BY RICK ENGINEERING COMPANY OCTOBER 28, 2002
AND AUGUST 1996-B.M.: NWBP STARGAZE AVENUE
AND BLACK MOUNTAIN ROAD.
ELEVATION = 525.208 PER NGVD-29 M.S.L.

PROJECT TABULATION

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 12.7 AC., % OF TOTAL SITE 100%
AMOUNT OF CUT: 12,800 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 10 FT
AMOUNT OF FILL: 82,393 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 23 FT
MAXIMUM HEIGHT OF FILL SLOPE(S): 16 FT 2:1 SLOPE RATIO.
MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FT 2:1 SLOPE RATIO.
AMOUNT OF IMPORT/EXPORT SOIL: 69,500 CUBIC YARDS.
RETAINING WALLS: LENGTH 2,250 FT; MAXIMUM HEIGHT 14 FT.

ENGINEER OF WORK

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
(619) 291-0707

JOHN D. GODDARD R.C.E. 33037 DATE

OWNER

CITY OF SAN DIEGO C/O REAL ESTATE ASSETS
CIVIC CENTER PLAZA, MAIL STATION 51A
1200 THIRD AVENUE
SAN DIEGO, CA 92110

DEVELOPER

BLACK MOUNTAIN RANCH L.L.C.
16010 CAMINO DEL SUR
SAN DIEGO, CA 92127
PHONE (858) 792-7061

BY: WILLIAM OSTREME DATE

PHASE 1

Prepared By:

Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.

SAN DIEGO, CA 92110

Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:

2600-3200 BLOCK OF

VIA DE LA VALLE

SAN DIEGO, CA 92130

Project Name: Via De La Valle

Street Widening

Sheet Title: Site Development Plan

Title Sheet

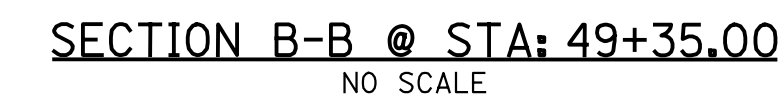
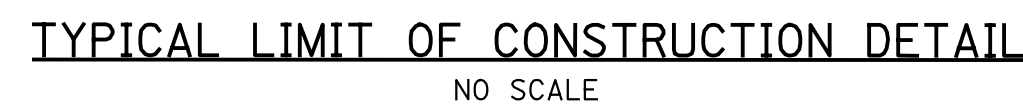
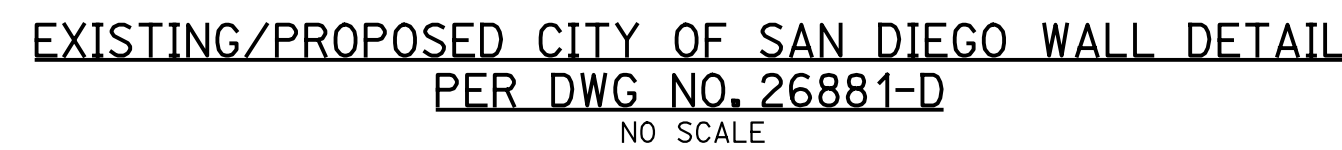
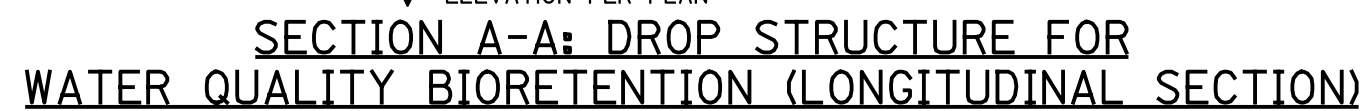
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Revision 4:	09-23-04
Revision 3:	08-27-04
Revision 2:	04-30-04

Original Date: 08-29-03

Sheet 1 of 16

DEP # 42-1893



DEP # 42-1893

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MATCHLINE STA. 22+00.00
SEE SHEET NO. 4

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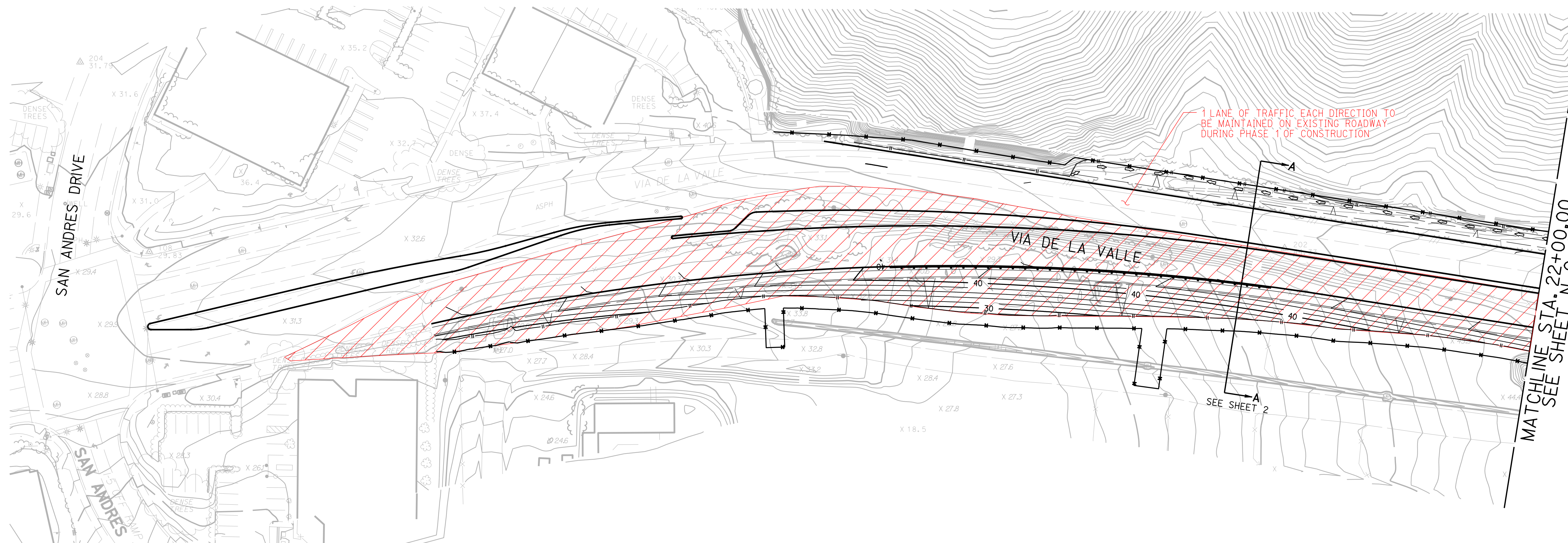
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PROFILE: VIA DE LA VALLE

SCALE: HORIZ. 1"=50', VERT. 1"=10'

10 11 12 13 14 15 16 17 18 19 20 21 22



MATCHLINE STA. 22+00.00
SEE SHEET N O. 4

PHASE 1

Prepared By:
Name: RICK ENGINEERING COMPANY
Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:
2600-3200 BLOCK OF
VIA DE LA VALLE
SAN DIEGO, CA 92130

Project Name: Via De La Valle
Street Widening

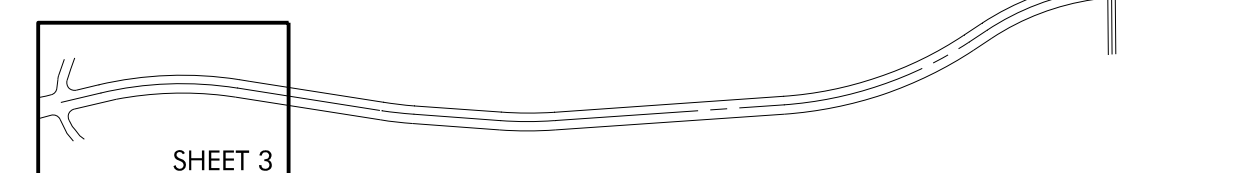
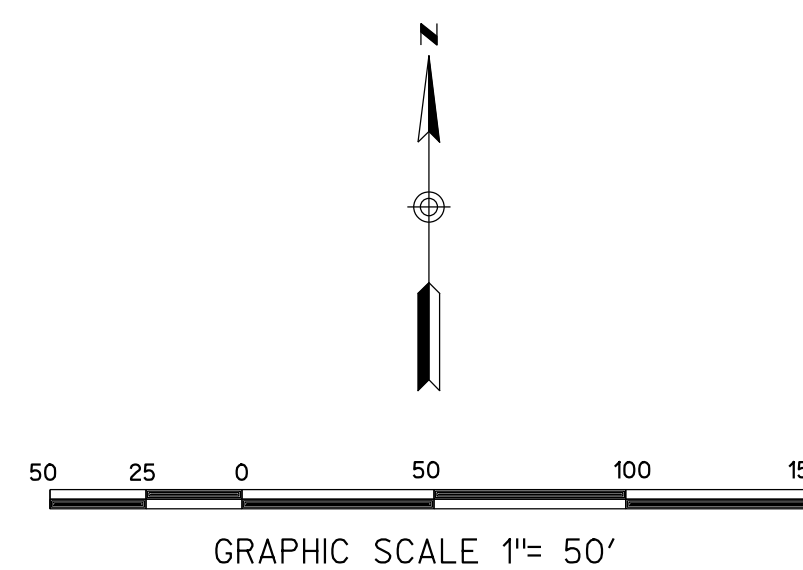
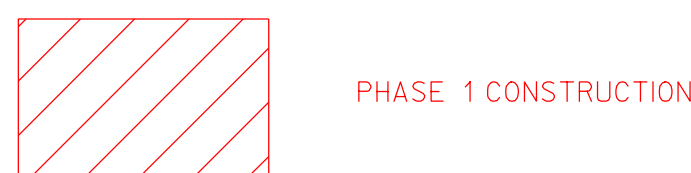
Sheet Title: Site Development Plan
Plan Sheet

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Revision 13: _____
Revision 12: _____
Revision 11: 08-02-13
Revision 10: 04-16-13
Revision 9: 06-14-12
Revision 8: 12-06-11
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Revision 1: 04-30-04

Original Date: 08-29-03

Sheet 3 of 16

DEP # 42-1893



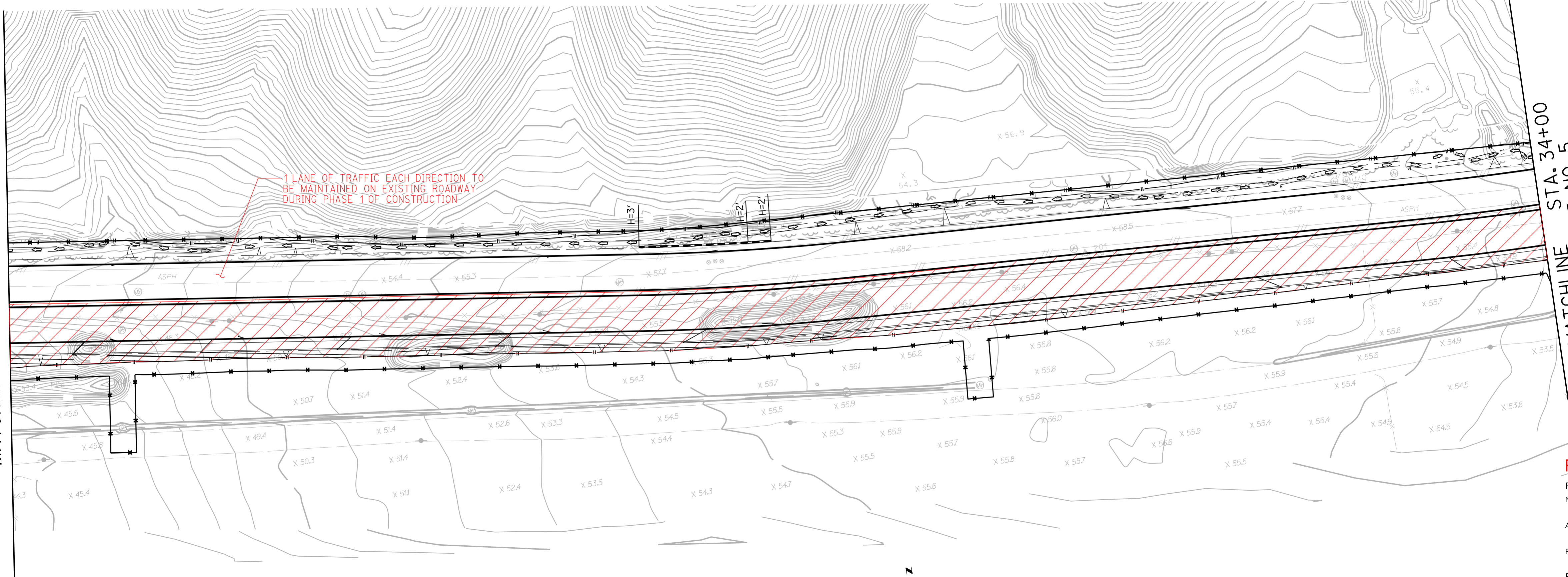
SEE SHEET NO. 3
MATCHLINE STA. 22+00

MATCHLINE STA. 34+00
SEE SHEET NO. 5

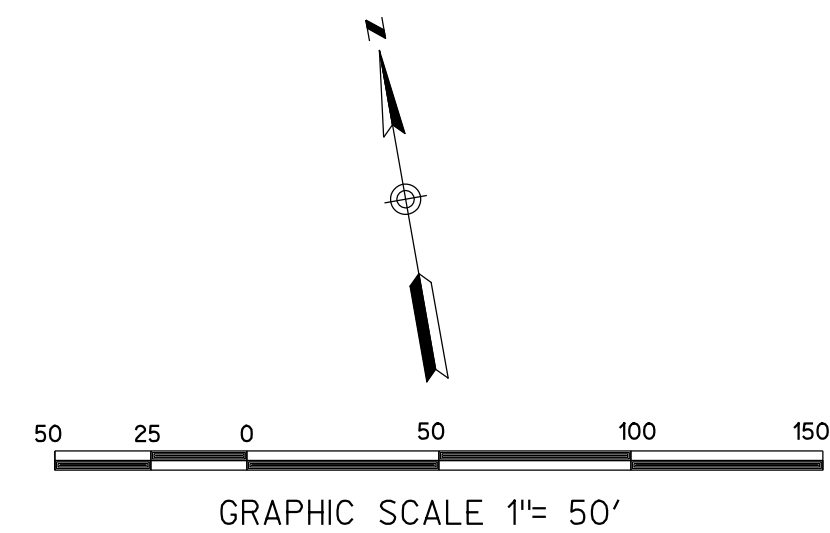
PROFILE: VIA DE LA VALLE
SCALE: HORIZ. 1"=50', VERT. 1"=10'

SEE SHEET NO. 3
MATCHLINE STA. 22+00

MATCHLINE STA. 34+00
SEE SHEET NO. 5



PHASE 1 CONSTRUCTION



SHEET 4

PHASE 1

Prepared By:
Name: RICK ENGINEERING COMPANY
Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165
Project Address:
2600-3200 BLOCK OF
VIA DE LA VALLE
SAN DIEGO, CA 92130
Project Name: Via De La Valle
Street Widening

Sheet Title: Site Development Plan
Plan Sheet

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	08-02-13
Revision 10:	04-16-13
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Revision 4:	11-24-04
Revision 3:	09-23-04
Revision 2:	08-27-04
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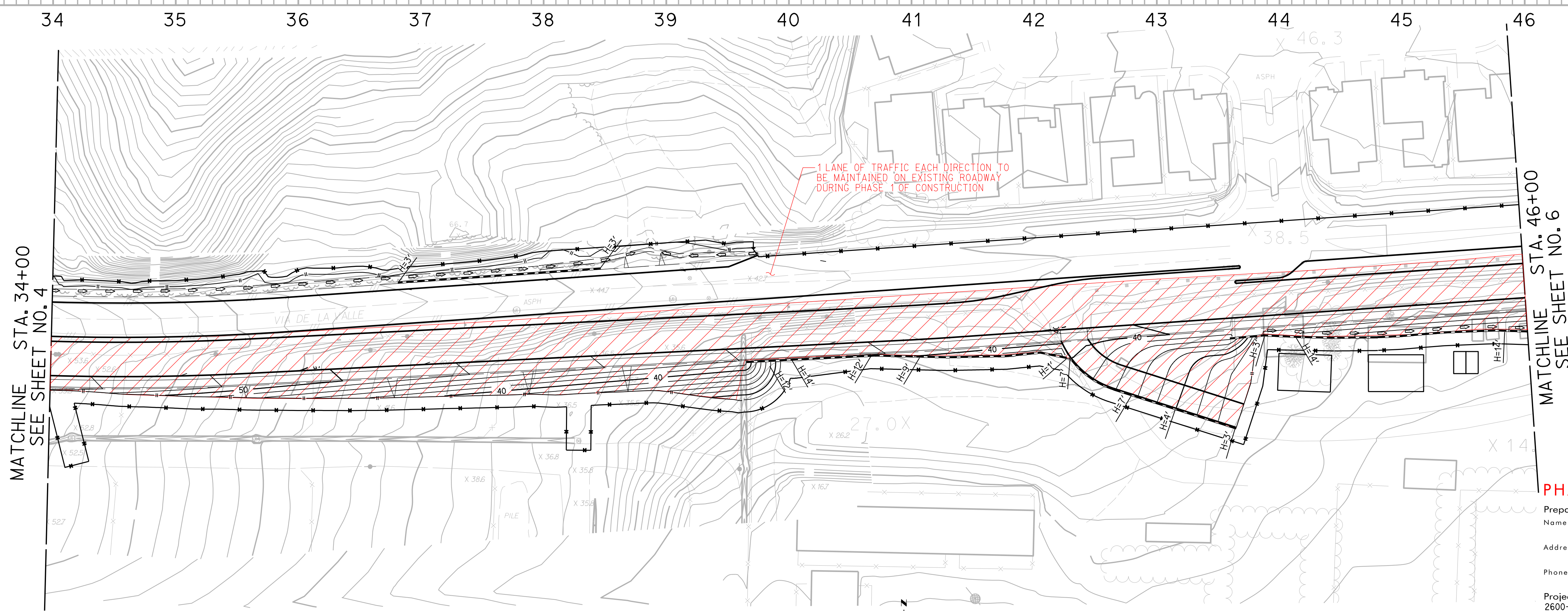
Original Date: 08-29-03
Sheet 4 of 16
DEP # 42-1893

MATCHLINE STA. 34+00
SEE SHEET NO. 4

MATCHLINE STA. 46+00
SEE SHEET NO. 6

PROFILE: VIA DE LA VALLE

SCALE: HORIZ. 1"=50', VERT. 1"=10'



MATCHLINE STA. 34+00
SEE SHEET NO. 4

MATCHLINE STA. 46+00
SEE SHEET NO. 6

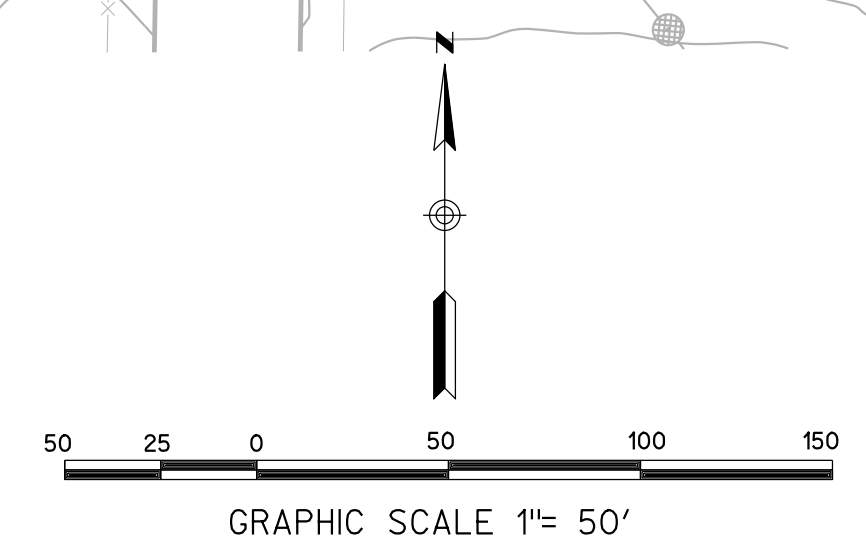
PHASE 1

Prepared By: RICK ENGINEERING COMPANY
Name: 5620 FRIARS RD.
Address: SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165
Project Address: 2600-3200 BLOCK OF
VIA DE LA VALLE
SAN DIEGO, CA 92130
Project Name: Via De La Valle
Street Widening

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PHASE 1 CONSTRUCTION



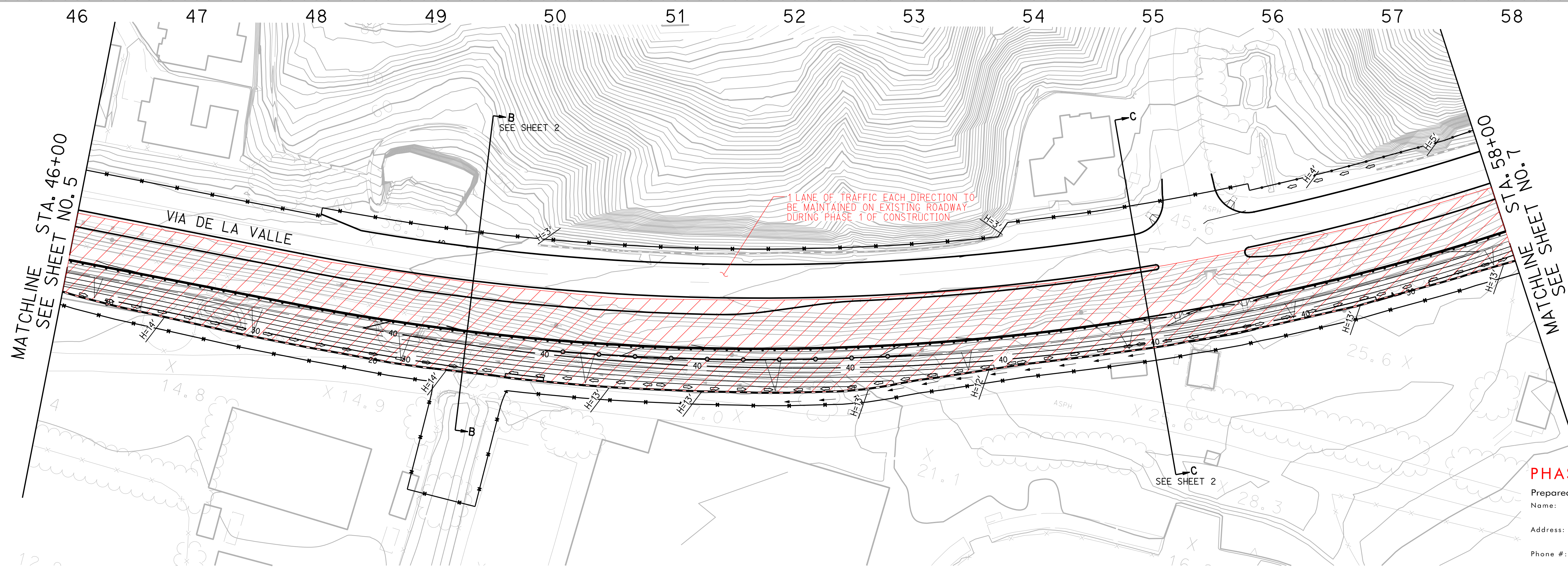
SHEET 5

MATCHLINE STA. 46+00
SEE SHEET NO. 5

MATCHLINE STA. 58+00
SEE SHEET NO. 7

PROFILE: VIA DE LA VALLE

SCALE: HORIZ. 1"=50', VERT. 1"=10'



PHASE 1

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Name: RICK ENGINEERING COMPANY
Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
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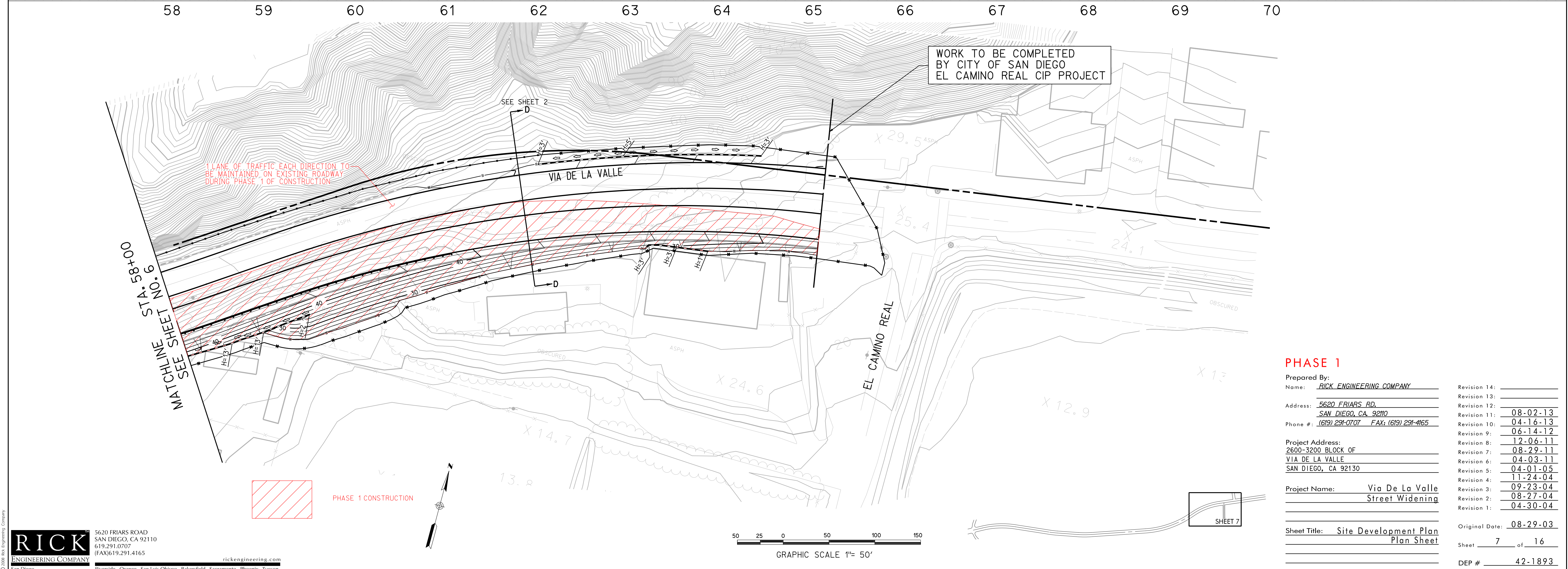
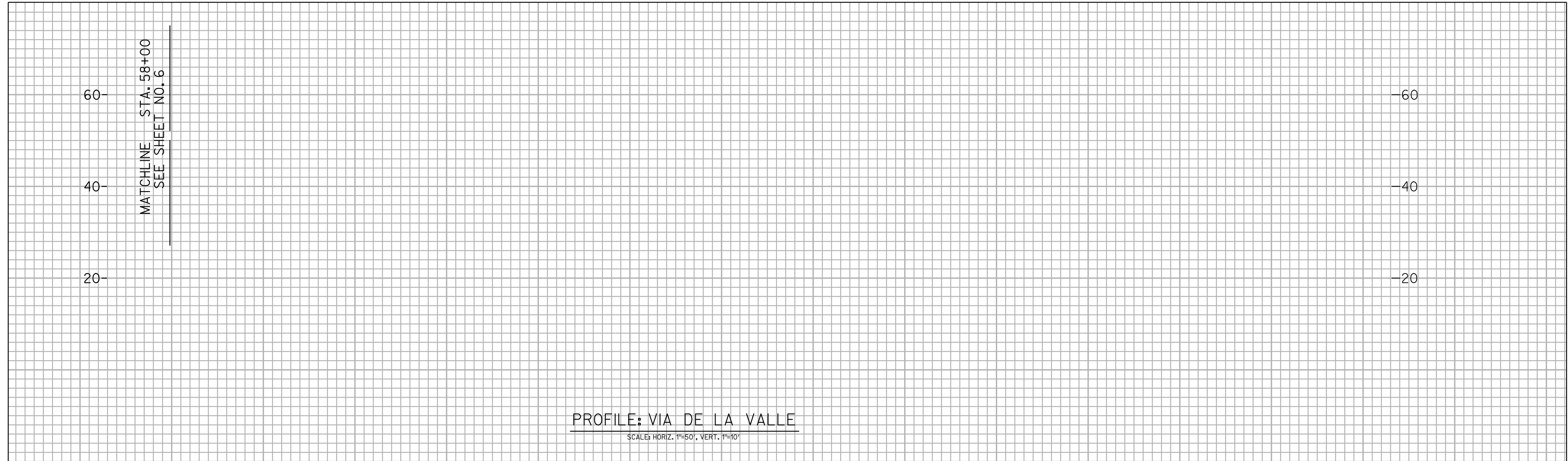
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PHASE 1

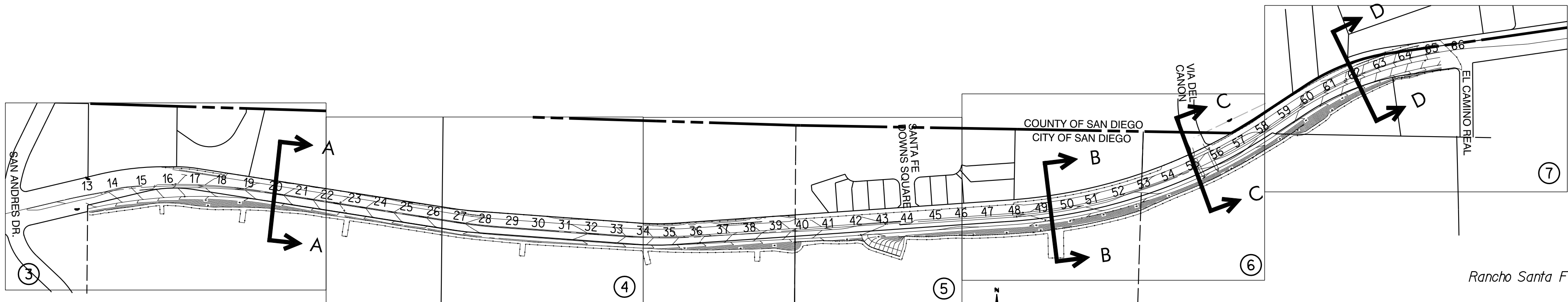
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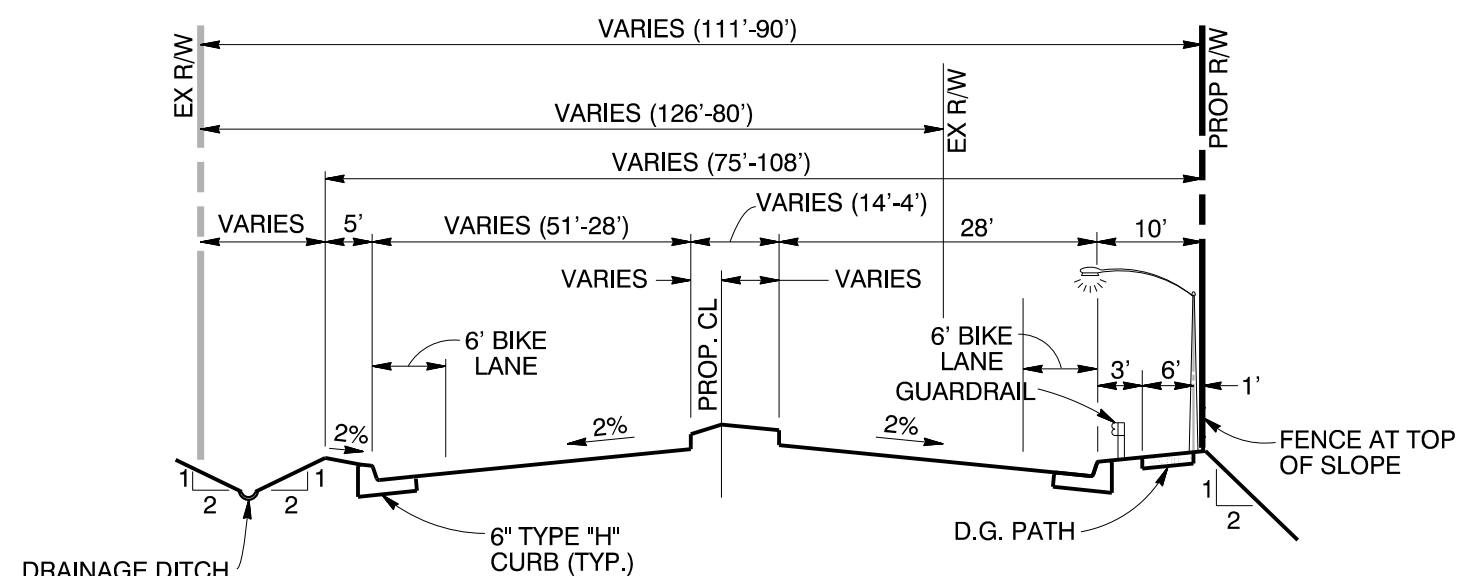
Original Date: 08-29-03
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EXHIBIT TO ILLUSTRATE
TRAFFIC & CONSTRUCTION PHASING
PHASE 2

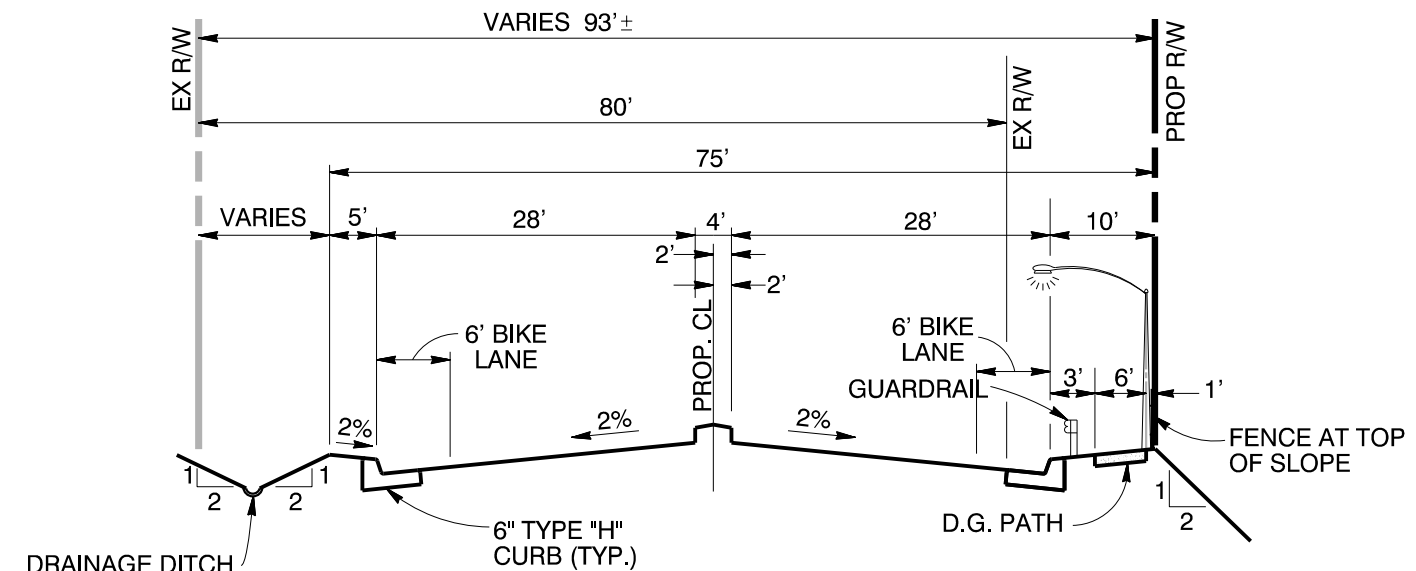


KEY MAP
NOT TO SCALE

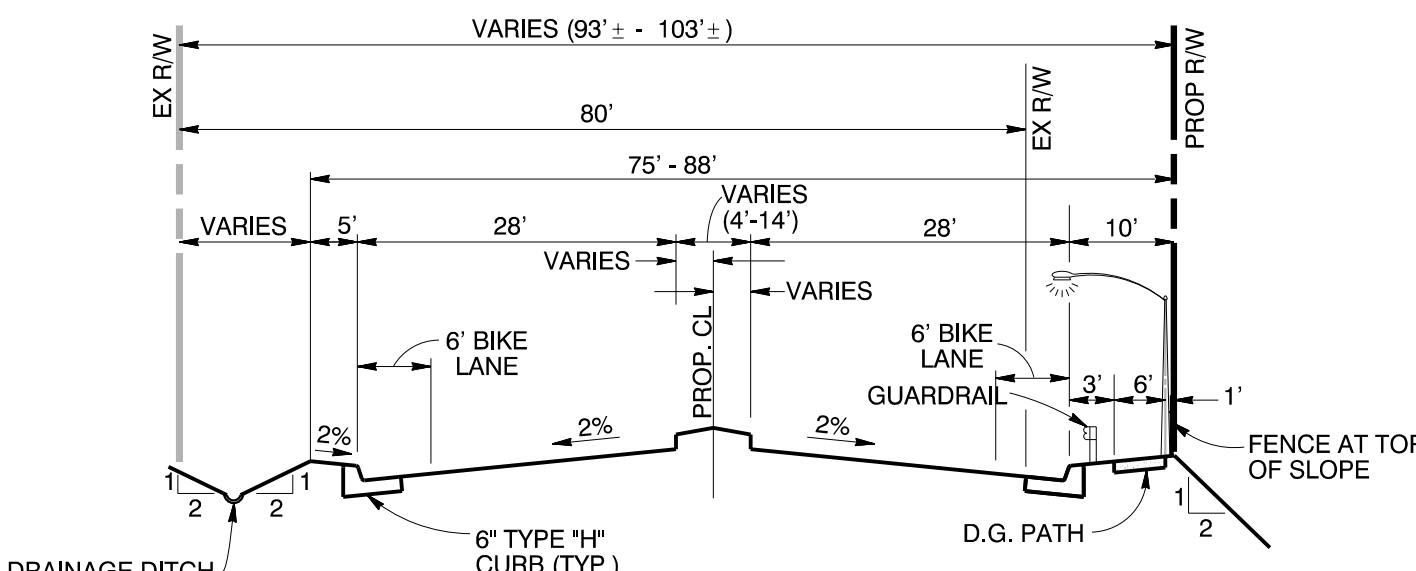
SHEET NO. 3
COUNTY / CITY BOUNDARY
PROPOSED RETAINING WALL



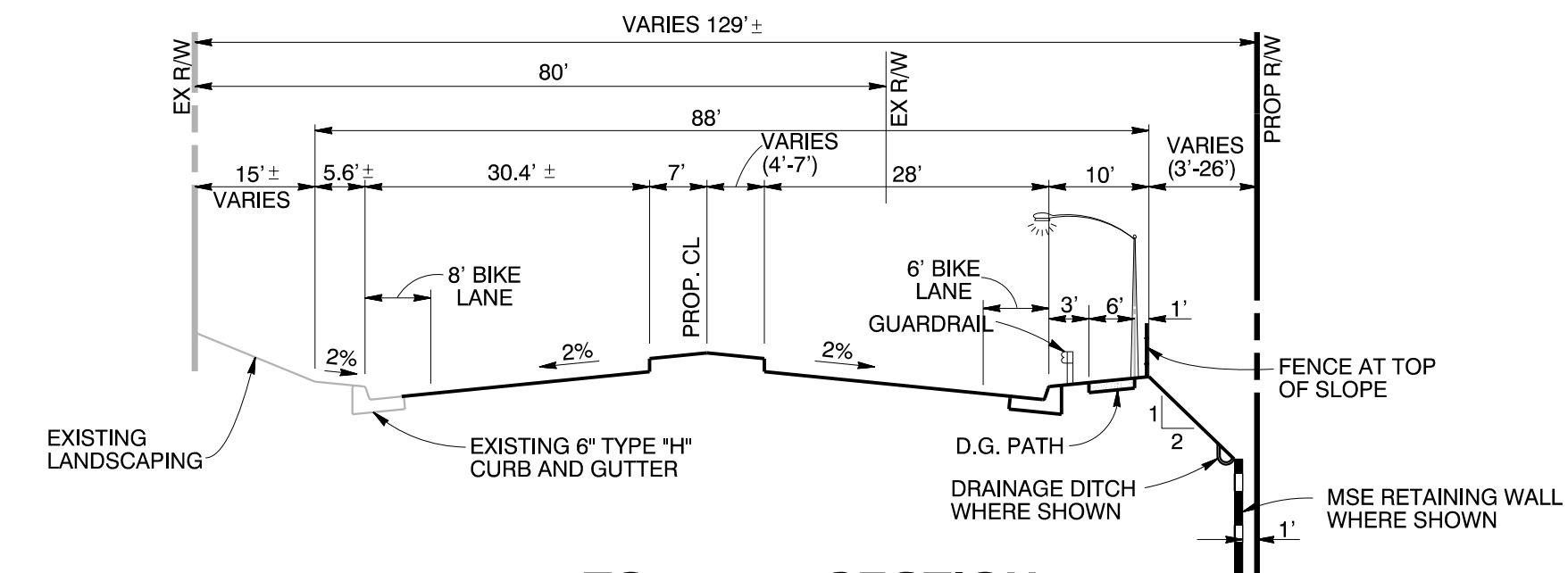
12+09.94 TO 20+00 SECTION
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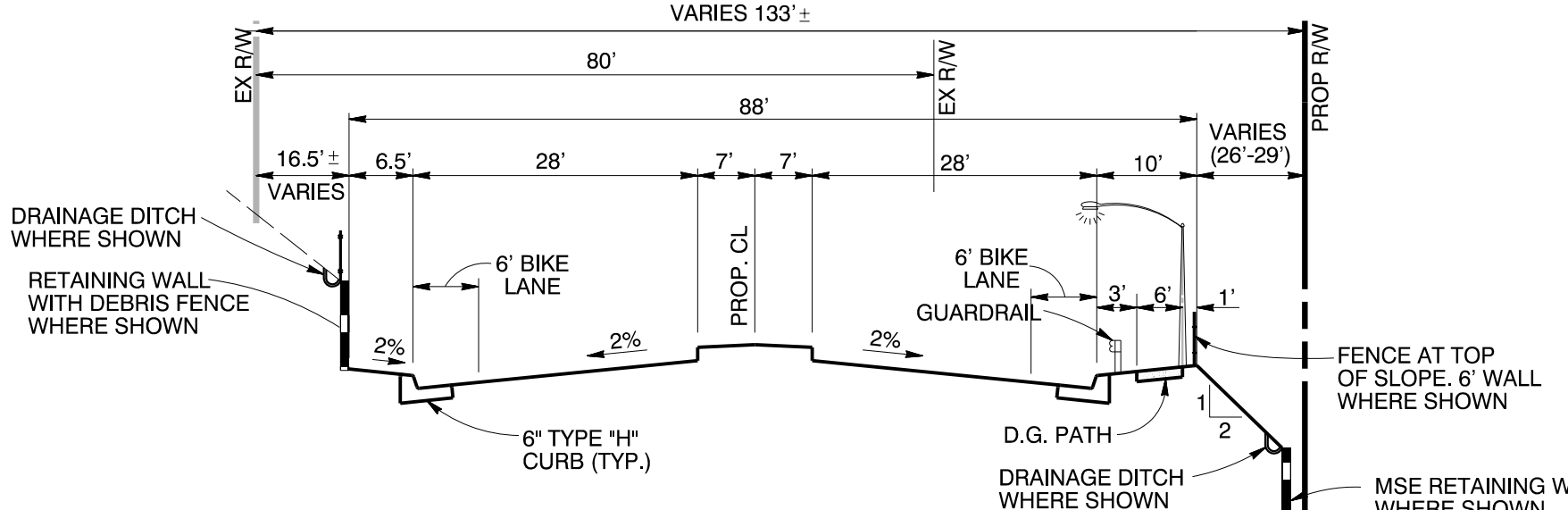
20+00 TO 35+58 SECTION
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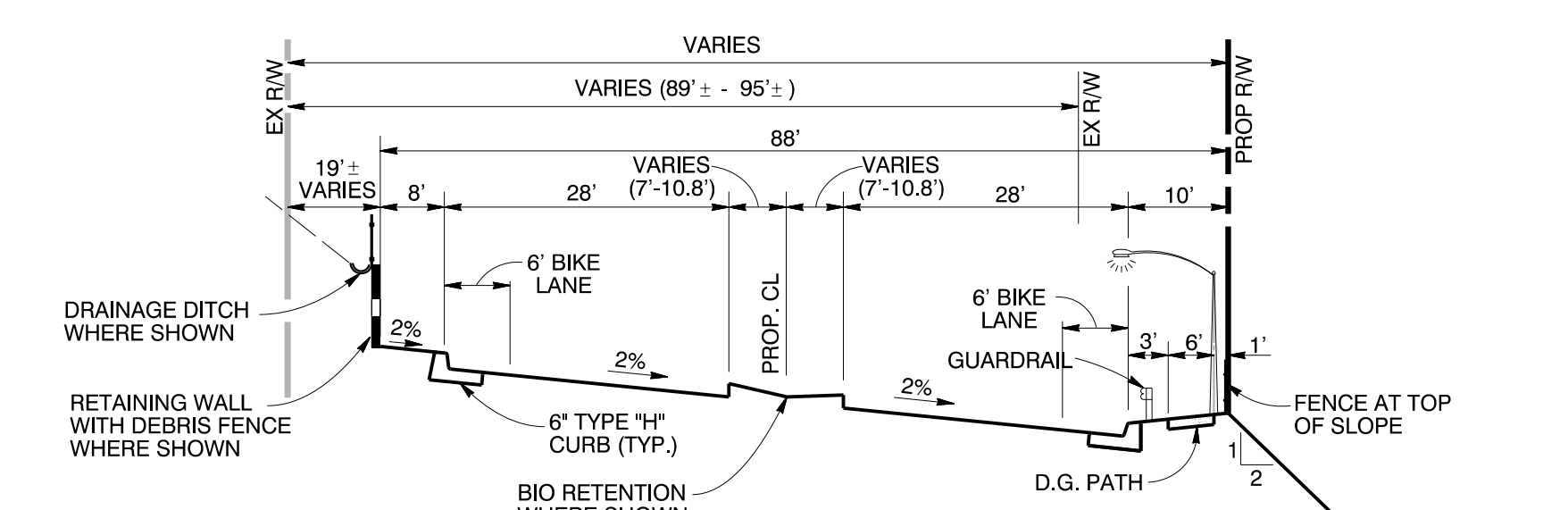
35+58 TO 39+75 SECTION
NOT TO SCALE



39+75 TO 48+00 SECTION
NOT TO SCALE

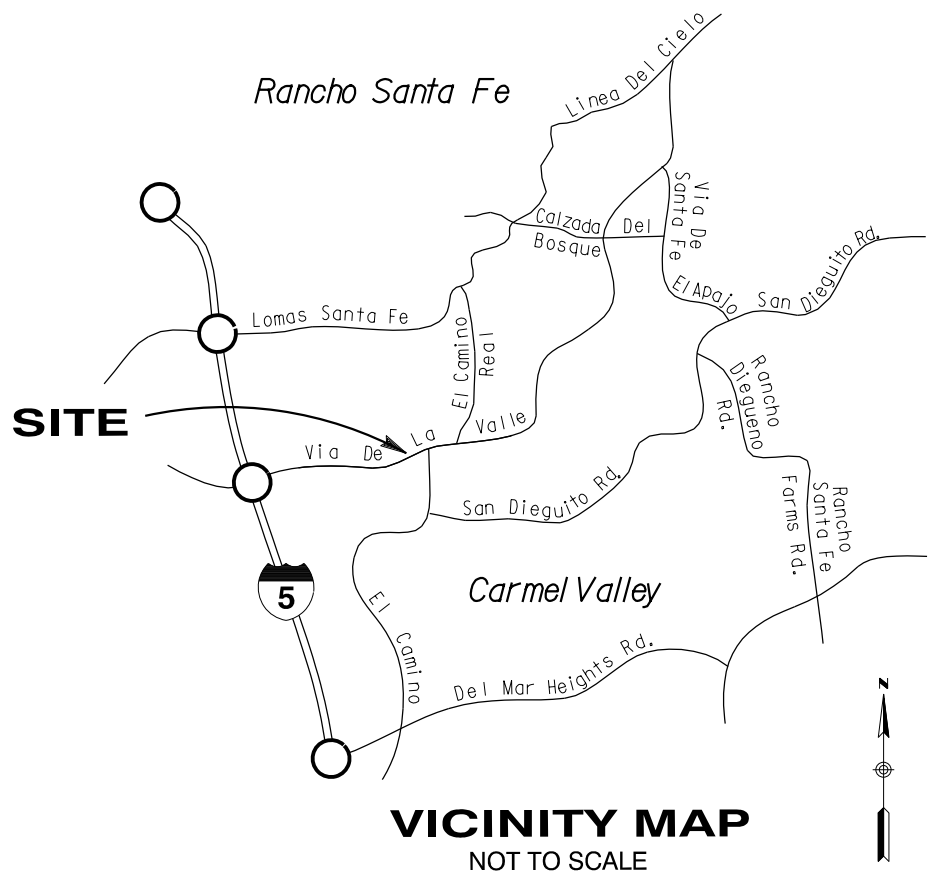


48+00 TO 59+31 SECTION
NOT TO SCALE



59+31 TO 65+87 SECTION
NOT TO SCALE

NOTE: SEE PRELIMINARY LANDSCAPE PLAN
FOR MEDIAN SURFACE
WHERE MEDIAN OCCURS IN CLOSE
PROXIMITY OR OVER EXISTING
SEWER OR WATER UTILITIES. TYPE B-3
CURB DOWNELO INTO PAVING
PER SDRS G-6 SHALL BE USED.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY

- PROJECT TEAM: A) RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
B) UTILITY SPECIALISTS
4429 MORENA BLVD
SAN DIEGO, CA 92117
C) WIMMER, YAMADA & CAUGHEY
3067 FIFTH AVENUE
SAN DIEGO, CA 92103
619-232-4004
D) RECON
4241 JUTLAND DRIVE SUITE 201
SAN DIEGO, CA 92117
619-308-9333
- PERMITS REQUIRED: SITE DEVELOPMENT PLAN PERMIT, GRADING PERMIT AND COASTAL DEVELOPMENT PERMIT
- LEGAL DESCRIPTION: PORTION OF ROAD SURVEY 443
- ASSESSORS PARCEL NUMBER: N/A
- LAMBERT COORDINATES: 298 - 1713
- OWNER: CITY OF SAN DIEGO C/O REAL ESTATE ASSETS
CIVIC CENTER PLAZA, MAIL STATION 51A
1200 THIRD AVENUE
SAN DIEGO, CA 92110
- ENGINEER: RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
(619) 291-0707
- BUILDING CODE USED: N/A
- EXISTING ZONING: N/A
- PROPOSED ZONING: N/A
- PROPOSED STRUCTURES: 0
- ALLOWED F.A.R.: N/A
PROPOSED F.A.R.: N/A
- PROPOSED DENSITY: N/A
- NO STRUCTURES EXIST
- SOIL CONDITION: UNDISTURBED & EXISTING ROADWAY FILL
- GROSS ACREAGE: 16.4 ACRES
NET SITE AREA: 16.4 ACRES
- TOTAL NUMBER OF LOTS: 0
DWELLING UNIT TABULATION: 0
- UTILITIES:
SEWER AND WATER: CITY OF SAN DIEGO
STORM DRAIN: PUBLIC
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: PACIFIC TELEPHONE
FIRE: CITY OF SAN DIEGO
TELEVISION: SCHOOL DISTRICT
- SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY; DATED: 10-28-02/08/26/10
- THIS PROJECT IS THE WIDENING TO FULL WIDTH OF VIA DE LA VALLE, FROM SAN ANDRES TO EL CAMINO REAL
- MAXIMUM SLOPES ARE : 2:1 EXCEPT WHEN IN ACCORDANCE WITH SECTION S62.0415 OF THE MUNICIPAL CODE. SLOPES LESS THAN 10 FEET IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1.5:1 GRADING SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
- PED RAMPS WILL BE REQUIRED AT ALL INTERSECTIONS AND AS REQUIRED BY THE CITY ENGINEER PER CITY OF SAN DIEGO STANDARD DETAIL.
- ROAD CLASSIFICATION: 4 LANE MAJOR (55 MPH DESIGN SPEED)

LEGEND	CITY OF S.D. STD. DWGS. (U.O.N.)	SYMBOL
CITY OF SAN DIEGO/ COUNTY OF SAN DIEGO BOUNDARY	----	----
EASEMENT LINE	----	----
LOT LINE	----	----
CURB & GUTTER	----	----
5 FT. D.G. PATH (SHOWN ON PLAN-SOUTH SIDE-SEE L.S. PLAN)	----	----
EXIST. STORM DRAIN (PVT.)	----	----
EXIST. CURB INLET TYPE B,B-1,B-2	----	----
EXISTING BOX CULVERT	----	----
RIGHT-OF-WAY (R/W)	----	----
EXISTING PROPERTY LINE	----	----
EXIST. WING TYPE HEADWALL	----	----
STORM DRAIN PIPE (EXISTING)	----	----
STORM DRAIN STRUCTURE (EXISTING)	----	----
STORM DRAIN (PRIMARY SYSTEM) PUBLIC	D-60	----
WING TYPE HEADWALL PUBLIC	D-34	----
TYPE "A-4" CLEANOUT PUBLIC	D-9	----
TYPE "B" INLET	D-2	----
TYPE "U" INLET	D-45	----
TYPE "F" CATCH BASIN	D-7	----
EXISTING 8" PVC SEWER MAIN	----	----
EXISTING SEWER MANHOLE	----	----
PROPOSED AC PAVEMENT	SCHEDULE J SDG-113	----
STREET LIGHTS (180 WATT LPS)	E-2, SDE-101, I-15	----
STREET NAME SIGN PRIVATE	SDM-102	----
BROW DITCH DRAINAGE	D-75	----
BLADED SWALE	----	----
PROPOSED RETAINING WALL	----	----
6' HIGH STANDING WALL	----	----
GUARD RAIL	----	----
LIMIT OF CONSTRUCTION ACTIVITY	----	----
BIO-RETENTION	----	----

GRADING NOTES

- ALL FILL PLACED WITHIN THE SPECIAL FLOOD HAZARD AREA MUST BE COMPACTED TO 95% RELATIVE PROCTOR COMPACTION.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY GEOCON INCORPORATED DATED 12/03/04 FOR RECOMMENDED MITIGATION MEASURES.

DRAINAGE NOTES

- SURFACE DRAINAGE IS CONVEYED BY CURB AND GUTTER TO STORM WATER TREATMENT BMP'S AS IDENTIFIED IN THE WATER QUALITY TECHNICAL REPORT, AND THEN VIA PIPES TO THE NATURAL DRAINAGE COURSE
- OFFSITE DRAINAGE IS COLLECTED INTO THE PIPE SYSTEM & DISCHARGED BACK TO THE NATURAL DRAINAGE COURSE

WATER/SEWER NOTES

- RELOCATION OF EXISTING OR EXTENSION OF FUTURE WATER MAINS OR SANITARY SEWERS WITHIN THE PROJECT LIMITS SHALL BE SUBJECT TO A PARTICIPATION AGREEMENT ACCEPTABLE TO APPLICANT AND THE CITY OF SAN DIEGO.

SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	DETAIL SHEET
SHEETS 3-7:	PLANS SHEETS
SHEETS 8-16:	LANDSCAPE PLANS SHEETS

TOPOGRAPHY

TOPOGRAPHY BY RICK ENGINEERING COMPANY OCTOBER 28, 2002
AND AUGUST 1996-B.M.: NWBP STARGAZE AVENUE
AND BLACK MOUNTAIN ROAD.
ELEVATION = 525.208 PER NGVD-29 M.S.L.

PROJECT TABULATION

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 12.7 AC., % OF TOTAL SITE 100%
AMOUNT OF CUT: 12,800 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 10 FT
AMOUNT OF FILL: 82,393 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 23 FT
MAXIMUM HEIGHT OF FILL SLOPE(S): 16 FT 2:1 SLOPE RATIO.
MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FT 2:1 SLOPE RATIO.
AMOUNT OF IMPORT/EXPORT SOIL: 69,500 CUBIC YARDS.
RETAINING WALLS: LENGTH 2,250 FT; MAXIMUM HEIGHT 14 FT.

ENGINEER OF WORK

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
(619) 291-0707

JOHN D. GODDARD R.C.E. 33037 DATE

OWNER

CITY OF SAN DIEGO C/O REAL ESTATE ASSETS
CIVIC CENTER PLAZA, MAIL STATION 51A
1200 THIRD AVENUE
SAN DIEGO, CA 92110

DEVELOPER

BLACK MOUNTAIN RANCH L.L.C.
16010 CAMINO DEL SUR
SAN DIEGO, CA 92127
PHONE (858) 792-7061

BY: WILLIAM OSTREIM DATE

PHASE 2

Prepared By:
Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:
2600-3200 BLOCK OF
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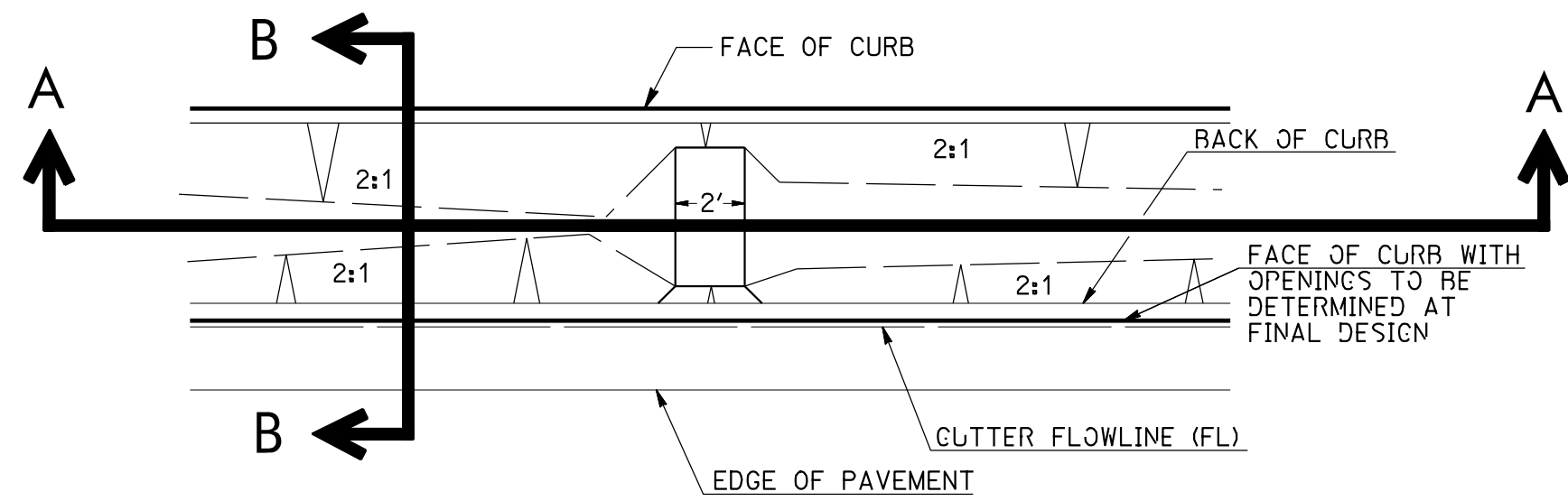
Sheet Title: Site Development Plan
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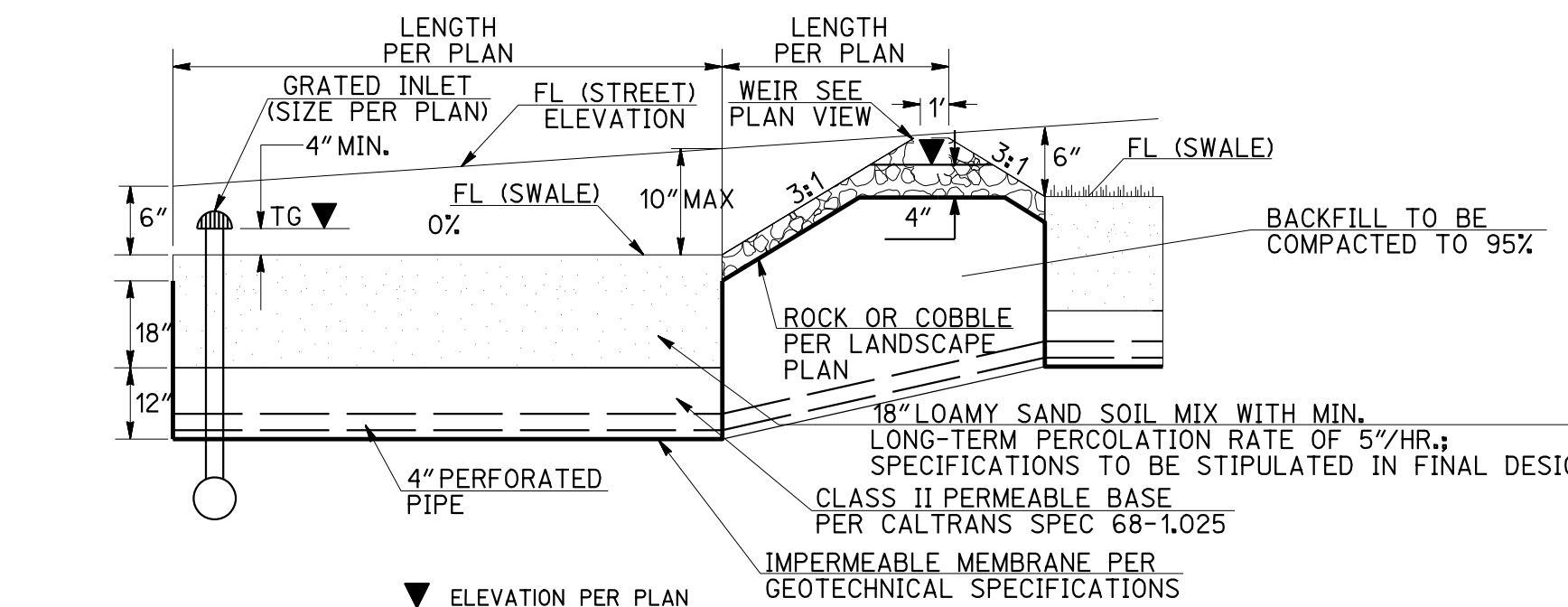
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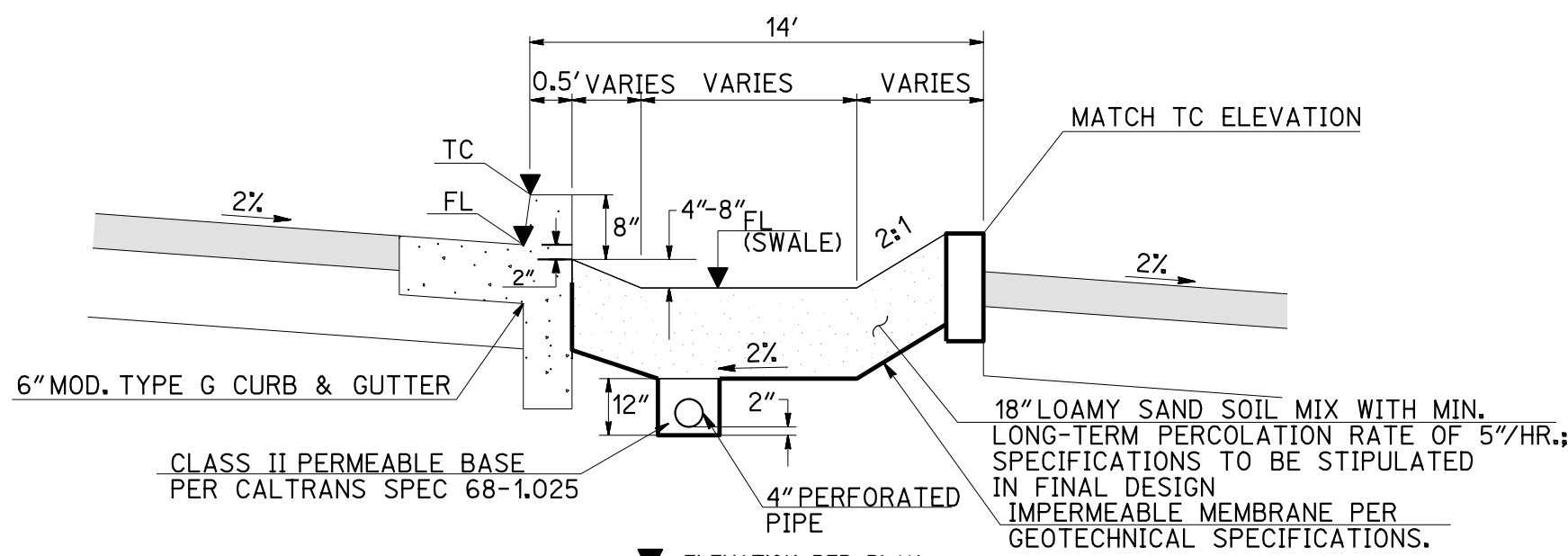
DEP # 42-1893



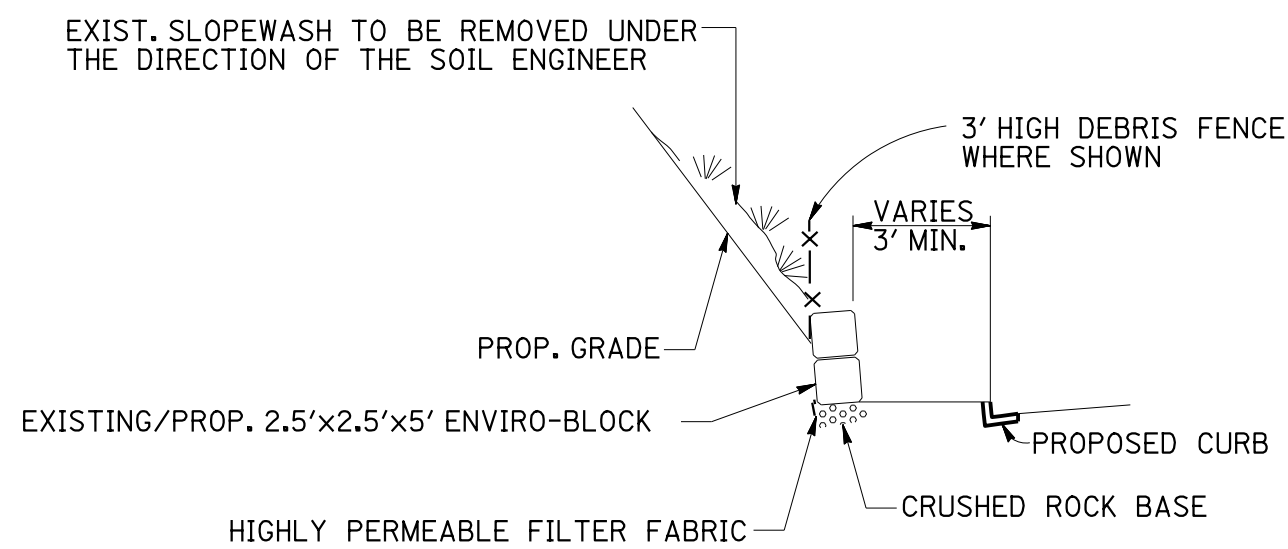
BIORETENTION BASIN (PLAN VIEW)
NO SCALE



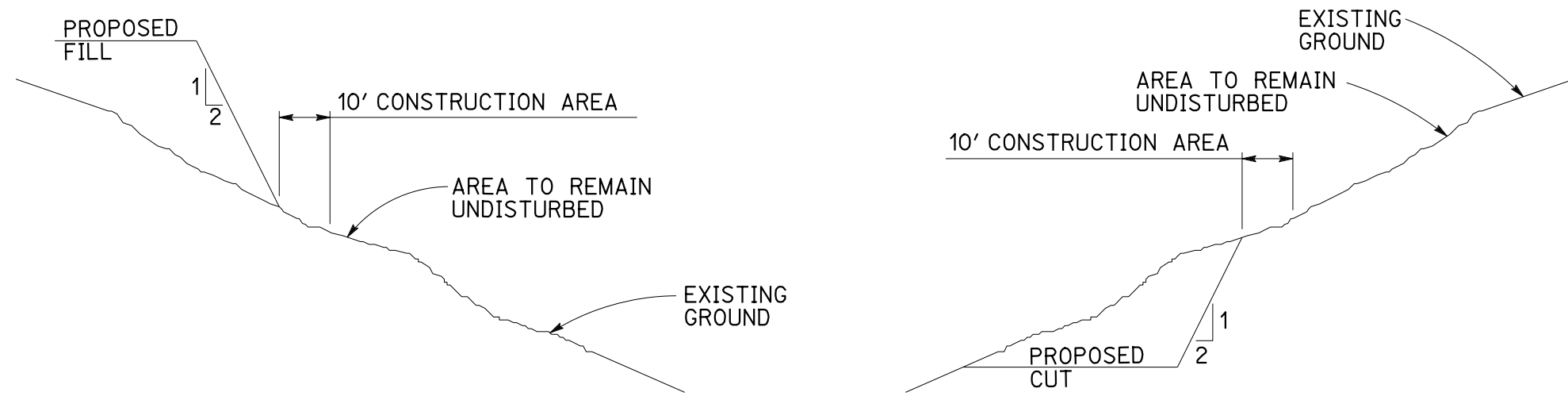
SECTION A-A: DROP STRUCTURE FOR
WATER QUALITY BIORETENTION (LONGITUDINAL SECTION)
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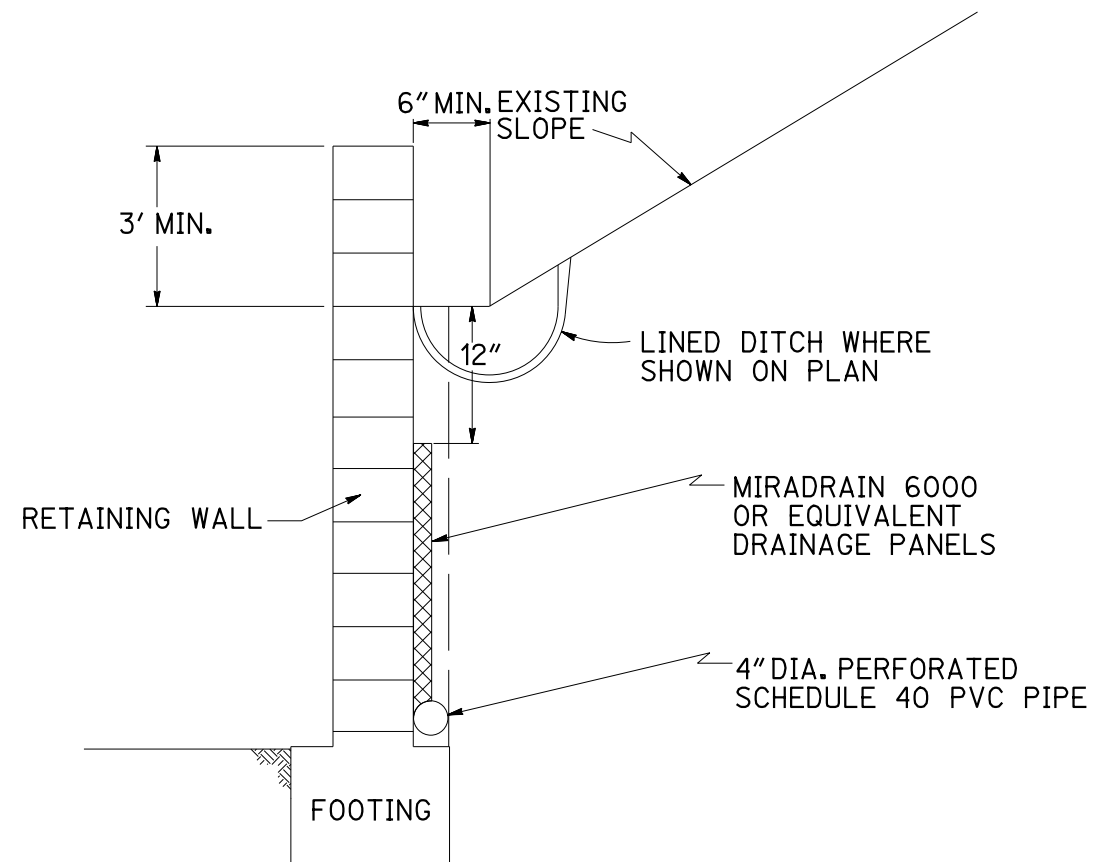
SECTION B-B: BIORETENTION - (TYP)
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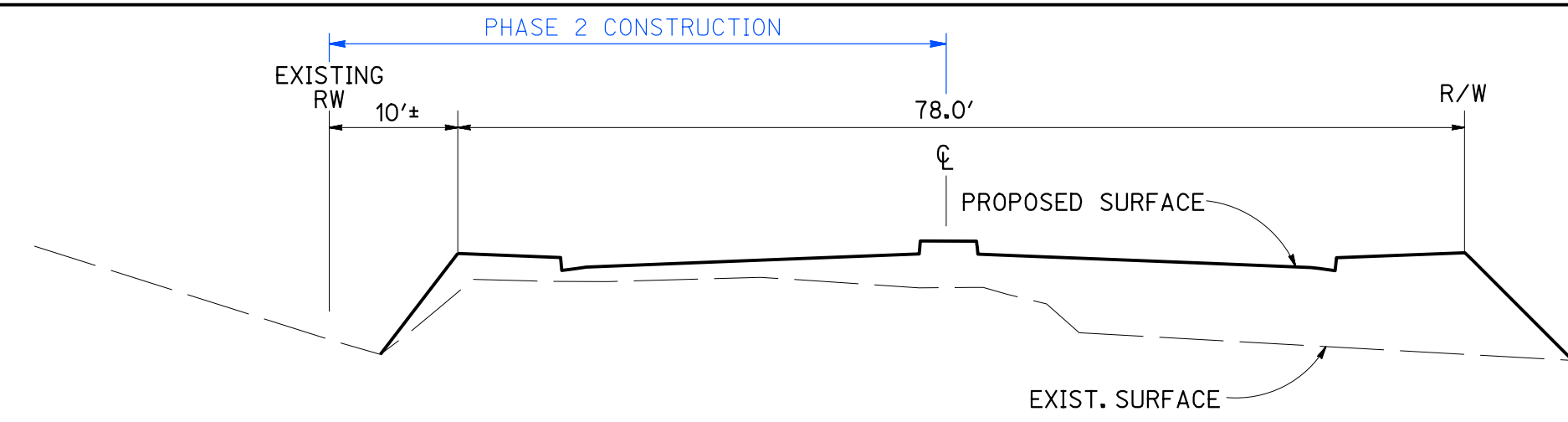
EXISTING/PROPOSED CITY OF SAN DIEGO WALL DETAIL
PER DWG NO. 26881-D
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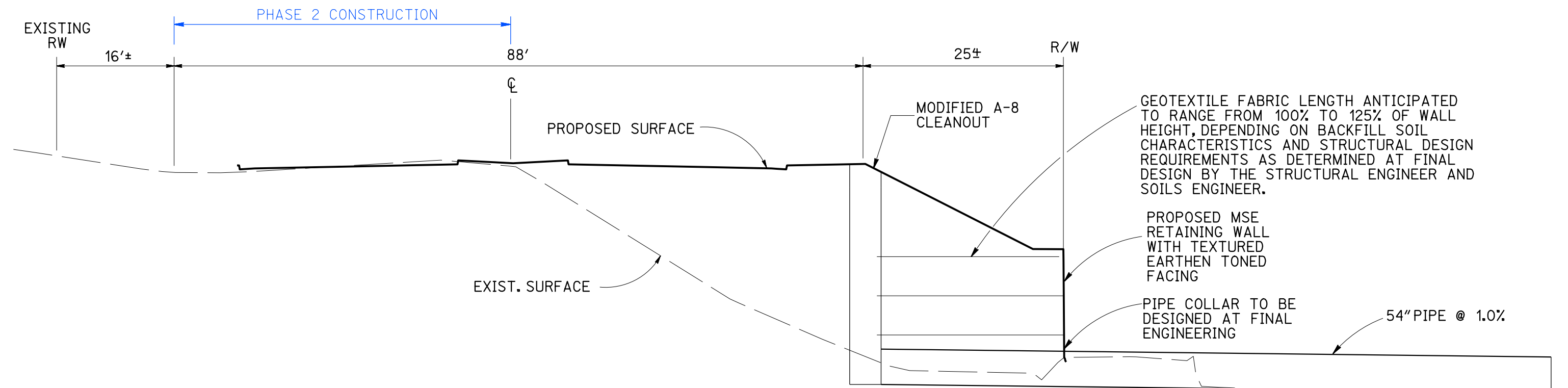
TYPICAL LIMIT OF CONSTRUCTION DETAIL
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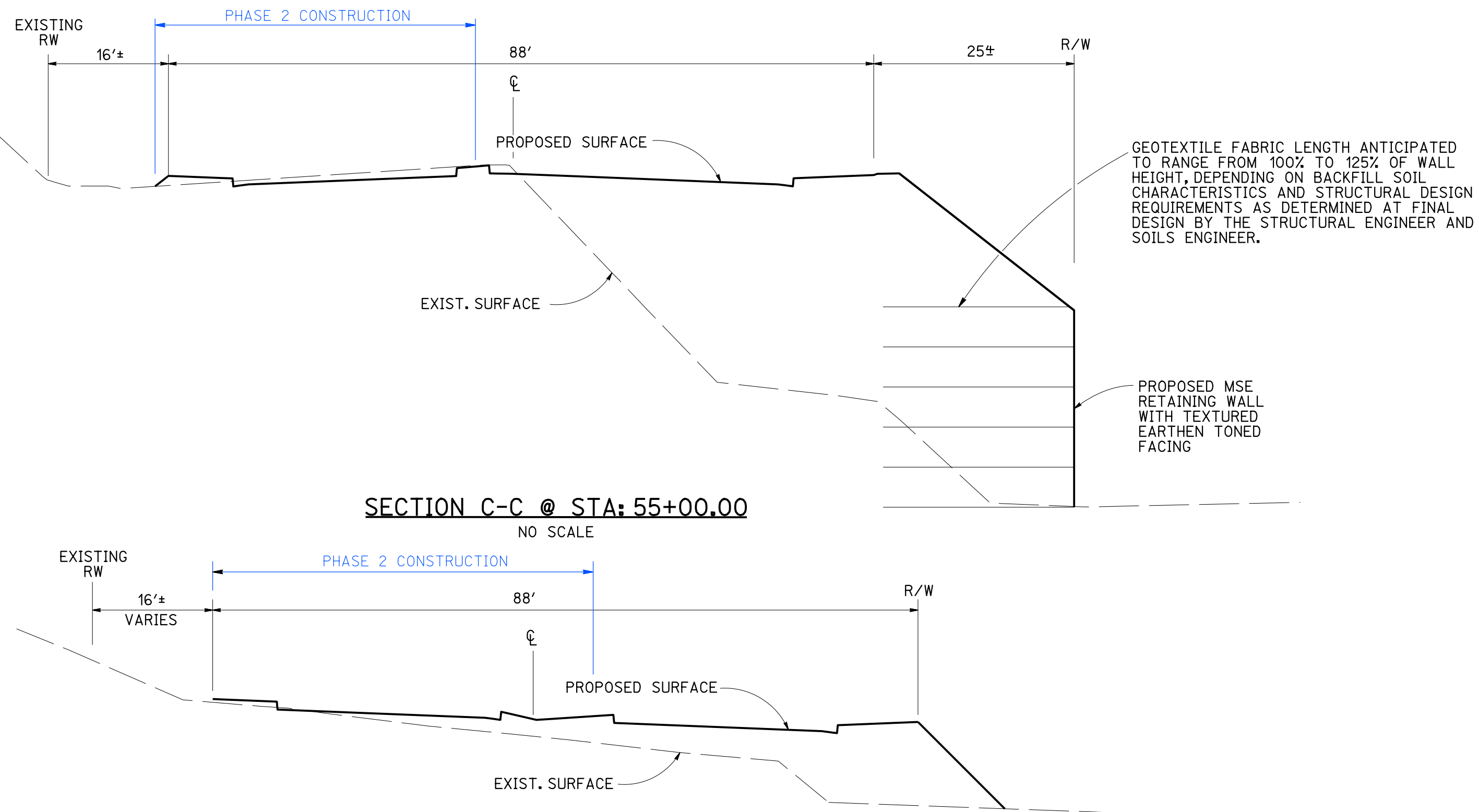
TYPICAL CMU RETAINING WALL SUB-DRAIN DETAIL
NO SCALE



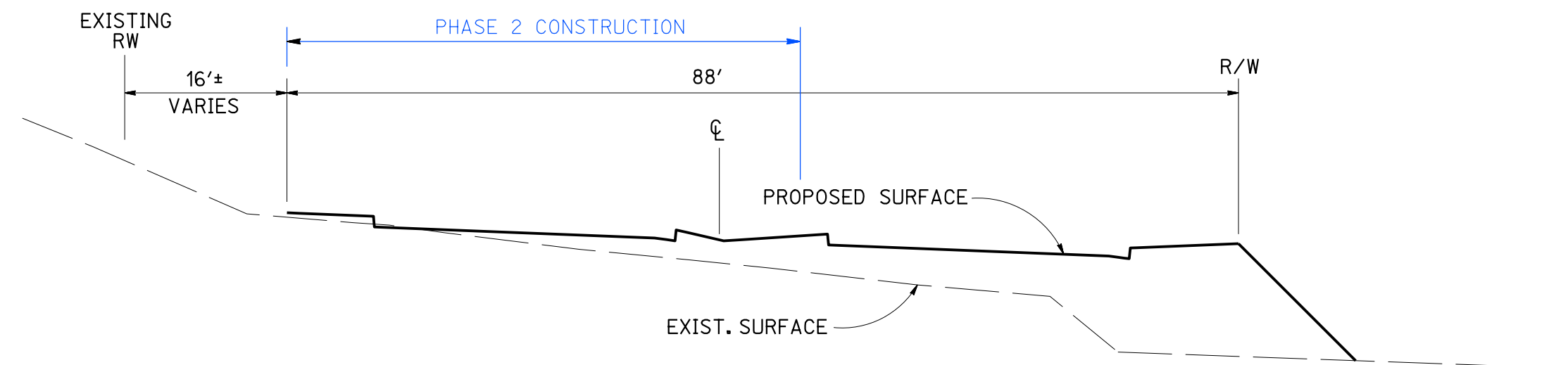
SECTION A-A @ STA: 20+00.00
NO SCALE



SECTION B-B @ STA: 49+35.00
NO SCALE



SECTION C-C @ STA: 55+00.00
NO SCALE



SECTION D-D @ STA: 62+00.00
NO SCALE

MSCP / MHPA NOTES:

- BIORETENTION & STRUCTURAL BMP'S ARE PROPOSED TO BE PROVIDED FOR PURPOSES OF MAINTAINING WATER QUALITY PRIOR TO DISCHARGE INTO ADJACENT LANDS. FURTHER DETAILS AND MAINTANCE ARE ADDRESSED IN THE WATER QUALITY TECHNICAL REPORT.
- REDUCED AND SHIELDED LIGHTING ADJACENT OT MHPA AREAS WILL BE PROVIDED SUBJECT TO APPROVAL BY THE CITY ENGINEER
- NON INVASIVE PLANT SPECIES ARE INCORPORATED INTO THE LANDSCAPE PLANS

PHASE 2

Prepared By:

Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.

SAN DIEGO, CA 92110

Phone #: (619) 291-0707 FAX: (619) 291-4165

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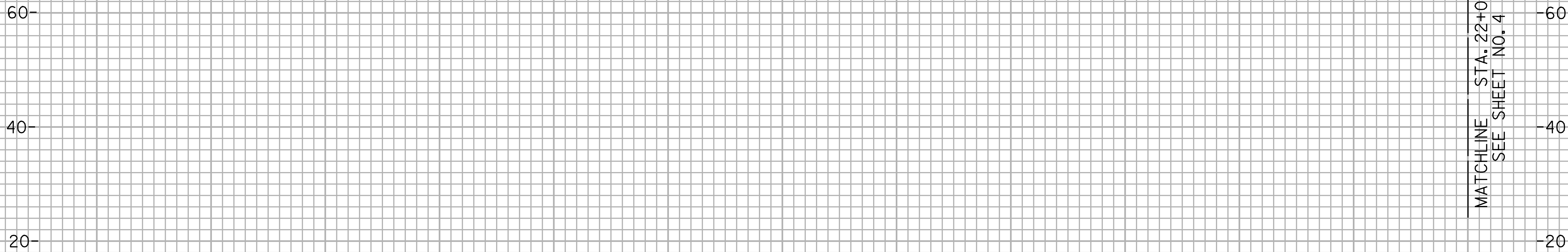
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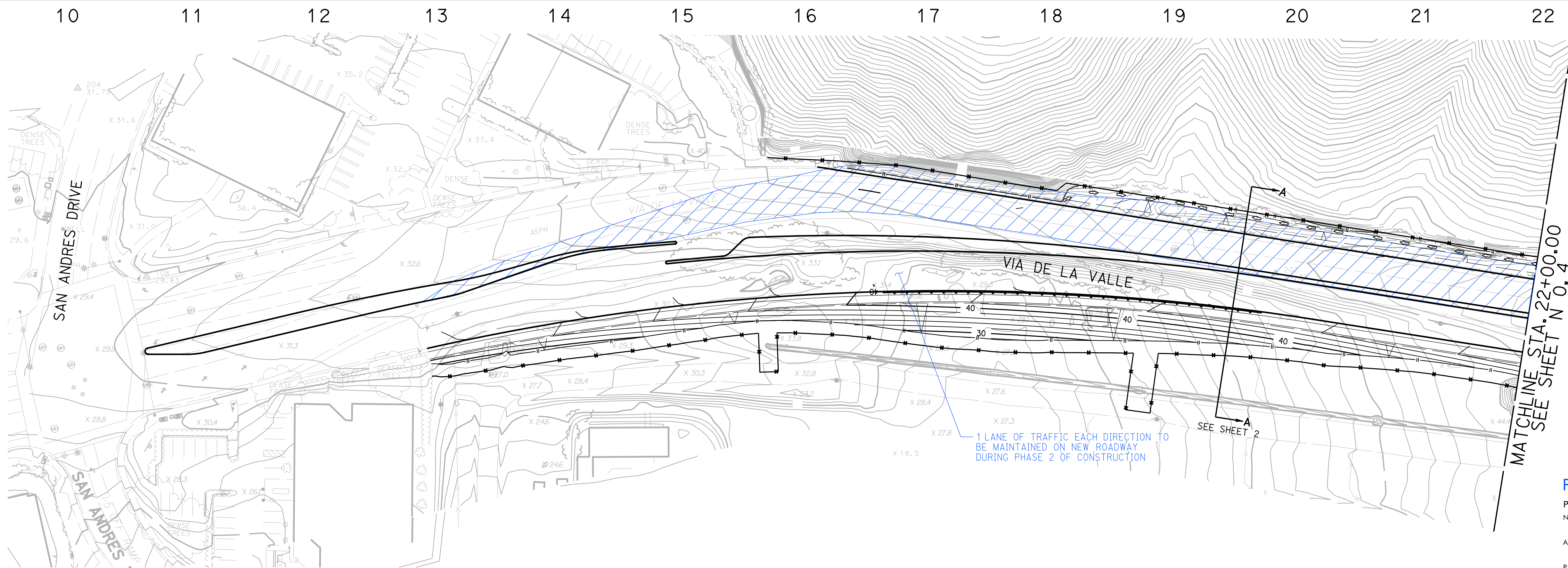


PROFILE: VIA DE LA VALLE

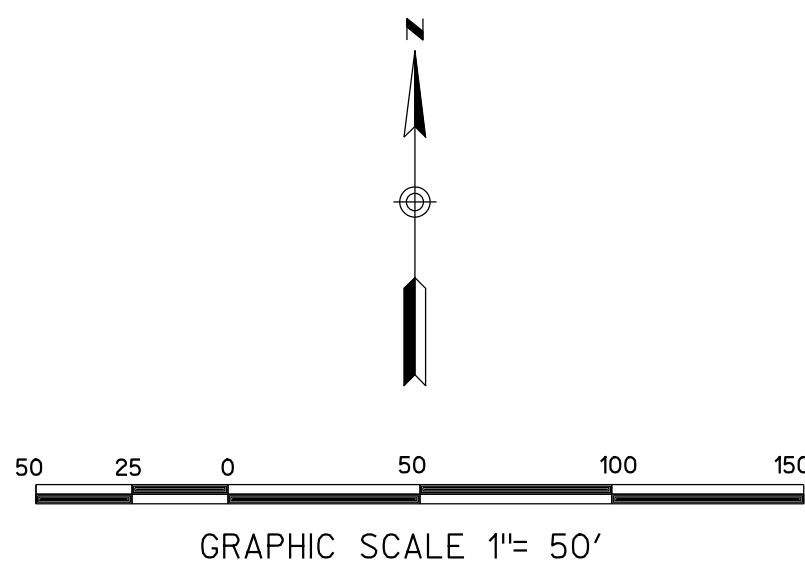
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MATCHLINE STA. 22+00.00
SEE SHEET NO. 4

MATCHLINE STA. 22+00.00
SEE SHEET NO. 4



PHASE 2 CONSTRUCTION



SHEET 3

PHASE 2

Prepared By:
Name: RICK ENGINEERING COMPANY
Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

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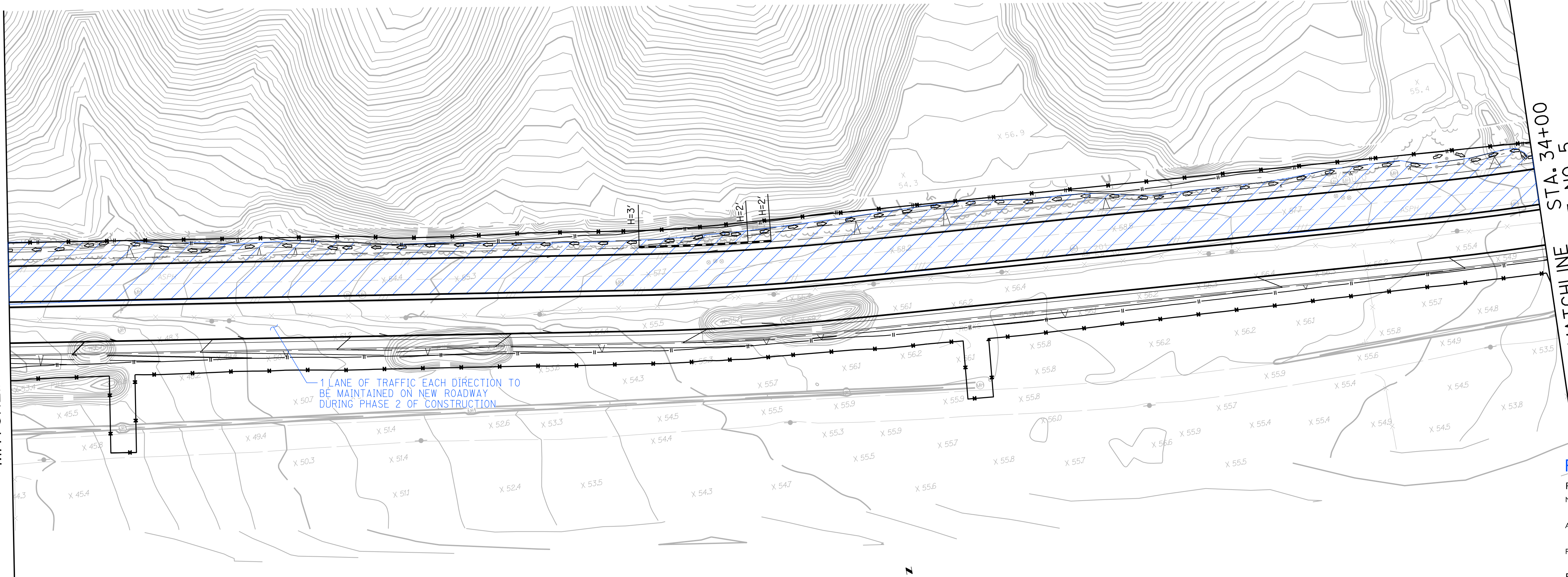
SEE SHEET NO. 3
MATCHLINE STA. 22+00

MATCHLINE STA. 34+00
SEE SHEET NO. 5

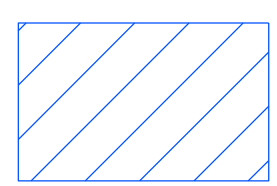
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MATCHLINE STA. 22+00

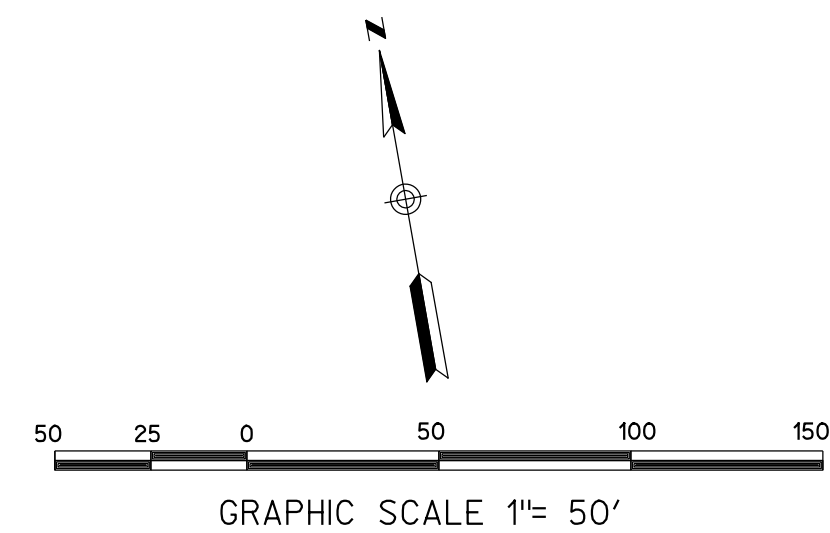
MATCHLINE STA. 34+00
SEE SHEET NO. 5



1 LANE OF TRAFFIC EACH DIRECTION TO
BE MAINTAINED ON NEW ROADWAY
DURING PHASE 2 OF CONSTRUCTION



PHASE 2 CONSTRUCTION



SHEET 4

PHASE 2

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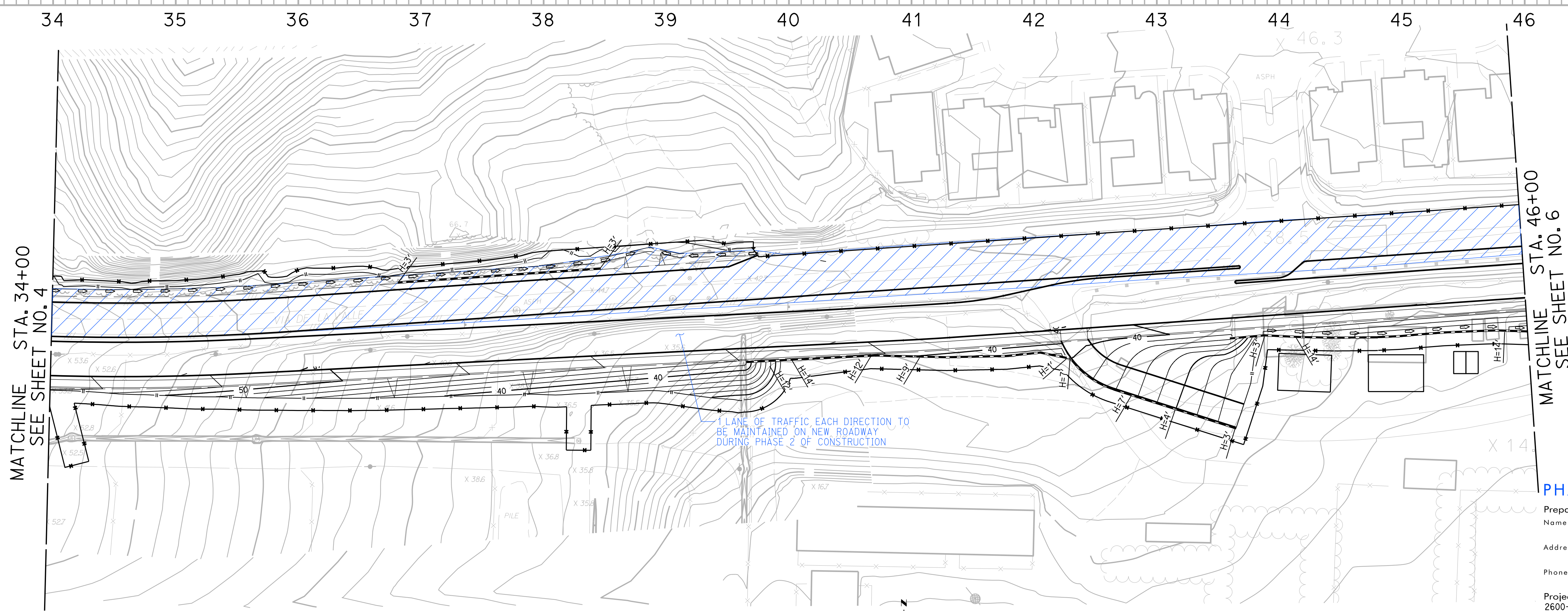
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PHASE 2

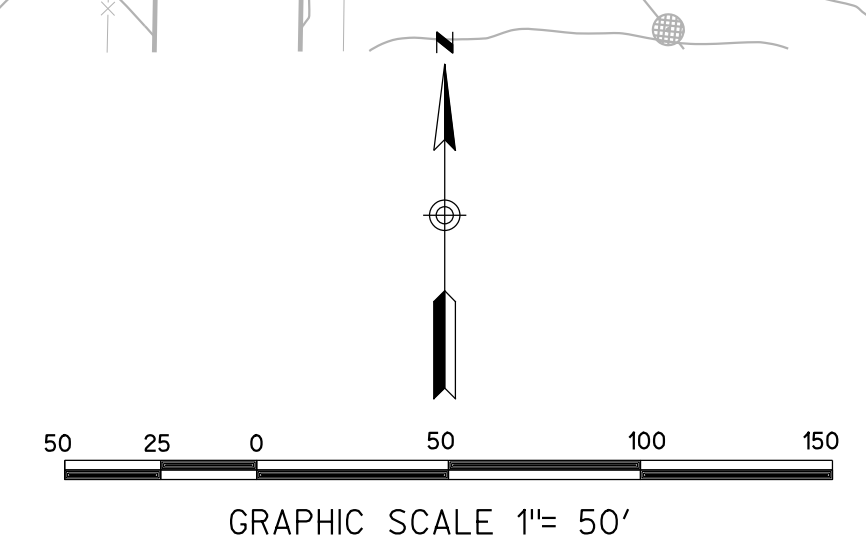
Prepared By: RICK ENGINEERING COMPANY
Name: 5620 FRIARS RD.
Address: SAN DIEGO, CA. 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165
Project Address: 2600-3200 BLOCK OF
VIA DE LA VALLE
SAN DIEGO, CA 92130
Project Name: Via De La Valle
Street Widening

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	08-02-13
Revision 10:	04-16-13
Revision 9:	06-14-12
Revision 8:	12-06-11
Revision 7:	08-29-11
Revision 6:	04-03-11
Revision 5:	04-01-05
Revision 4:	11-24-04
Revision 3:	09-23-04
Revision 2:	08-27-04
Revision 1:	04-30-04

Sheet Title: Site Development Plan
Plan Sheet

Original Date: 08-29-03
Sheet 5 of 16
DEP # 42-1893

PHASE 2 CONSTRUCTION



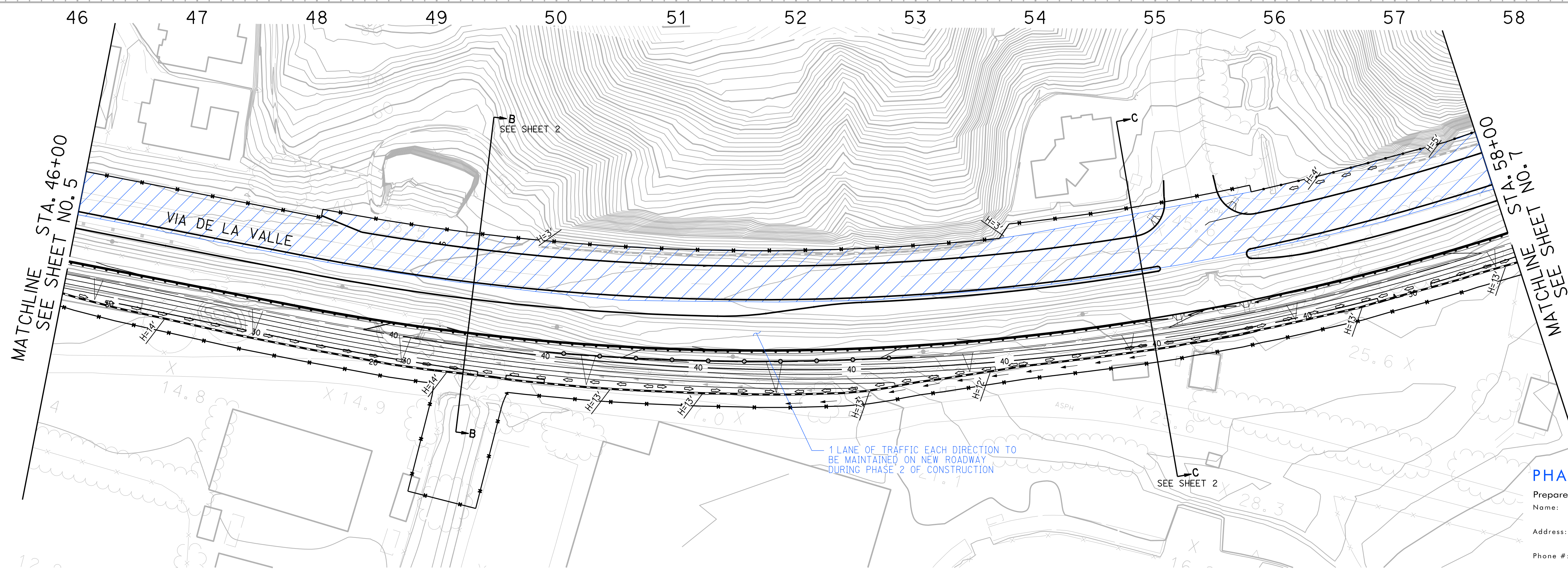
SHEET 5

MATCHLINE STA. 46+00
SEE SHEET NO. 5

MATCHLINE STA. 58+00
SEE SHEET NO. 7

PROFILE: VIA DE LA VALLE

SCALE: HORIZ. 1"=50', VERT. 1"=10'



PHASE 2

Prepared By:
Name: RICK ENGINEERING COMPANY
Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:
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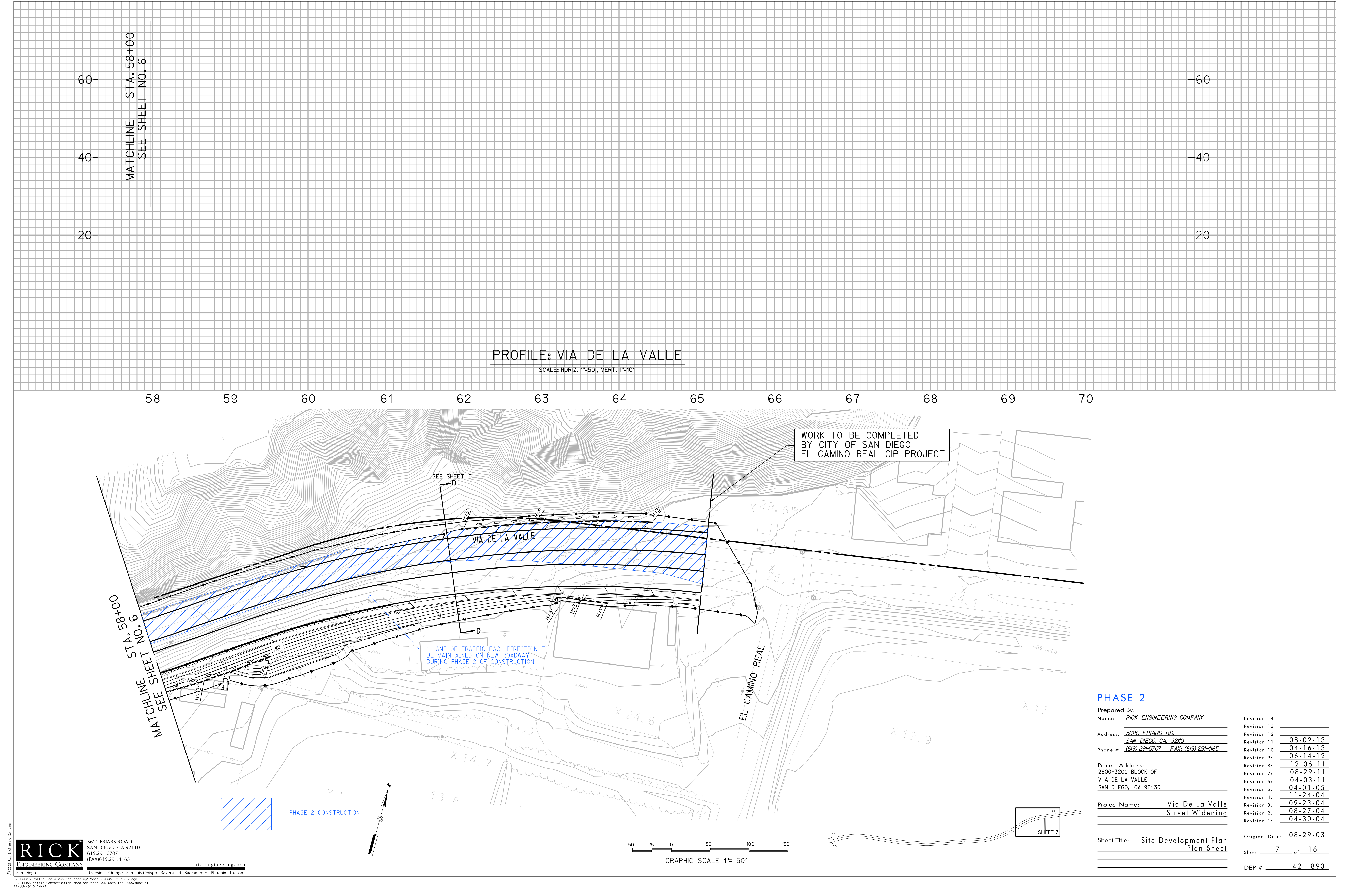
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Original Date: 08-29-03

Sheet 6 of 16

DEP # 42-1893



PROFILE: VIA DE LA VALLE

SCALE: HORIZ. 1"=50', VERT. 1"=10'

WORK TO BE COMPLETED
BY CITY OF SAN DIEGO
EL CAMINO REAL CIP PROJECT

1 LANE OF TRAFFIC EACH DIRECTION TO
BE MAINTAINED ON NEW ROADWAY
DURING PHASE 2 OF CONSTRUCTION

PHASE 2

Prepared By: RICK ENGINEERING COMPANY
Name: 5620 FRIARS RD.
Address: SAN DIEGO, CA 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address: 2600-3200 BLOCK OF
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SAN DIEGO, CA 92130

Project Name: Via De La Valle
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Revision 3: 08-27-04
Revision 2: 04-30-04

Original Date: 08-29-03

Sheet 7 of 16

DEP # 42-1893



-  Via De La Valle Project
-  Lot "A" Open Space Boundary
-  Proposed Coastal Sage Scrub Restoration Areas

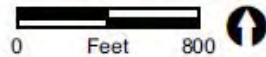


FIGURE 3

Project Location on Aerial Photograph

N

M:\JOBS\213728-2\common_gis\fig3_mitplan.mxd 6/10/2016 sab

EXHIBIT NO. 7

APPLICATION NO.

6-16-0807

Restoration Site



California Coastal Commission



- Via de la Valle Road Widening
- Disturbed Emergent Marsh
- Photo Points

FIGURE A
Location of Wetland Buffer Photographs

06213728-2common gisFigA.mxd 3/3/2018 10:00

2

California Coastal Commission	Location of Off Site Wetlands	EXHIBIT NO. 8 APPLICATION NO. 6-16-0807
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Highway 78

ESCONDIDO

Del Dios Highway

**RANCHO
BERNARDO**

4S RANCH

Via de la Valle

San Dieguito Road

POWAY

Highway 56

Example View north of Via de la Valle

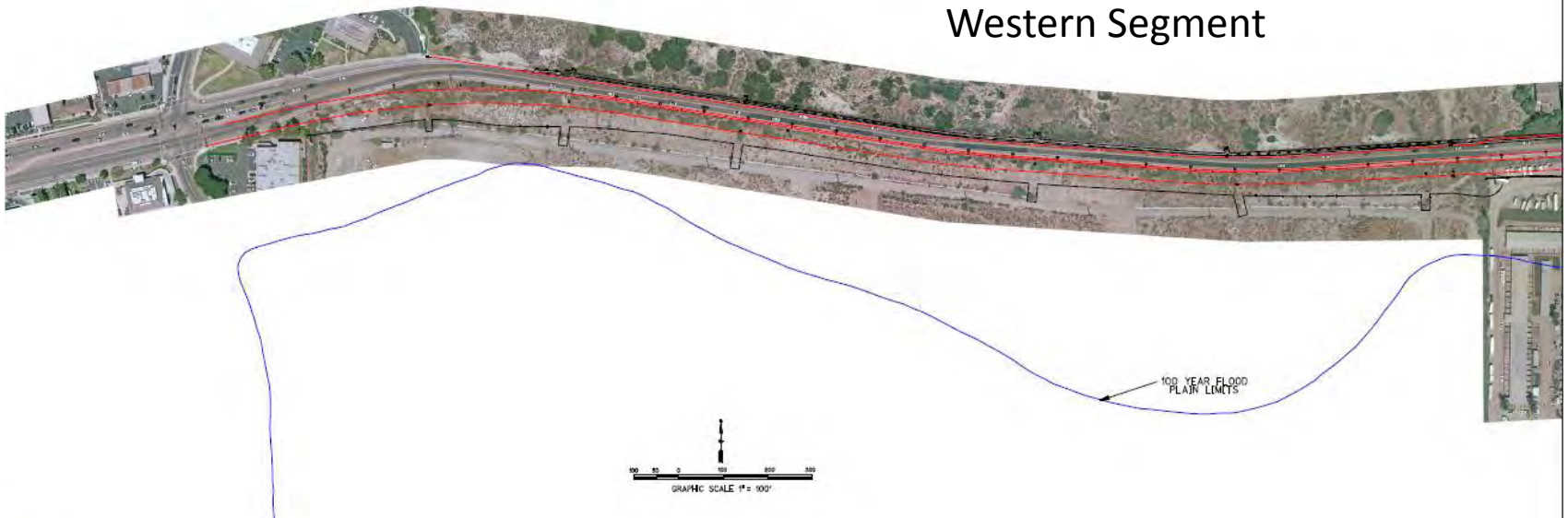


Example Views south of Via de la Valle



Location of Floodplain – Shown in BLUE

Western Segment



Eastern Segment Area of Encroachment

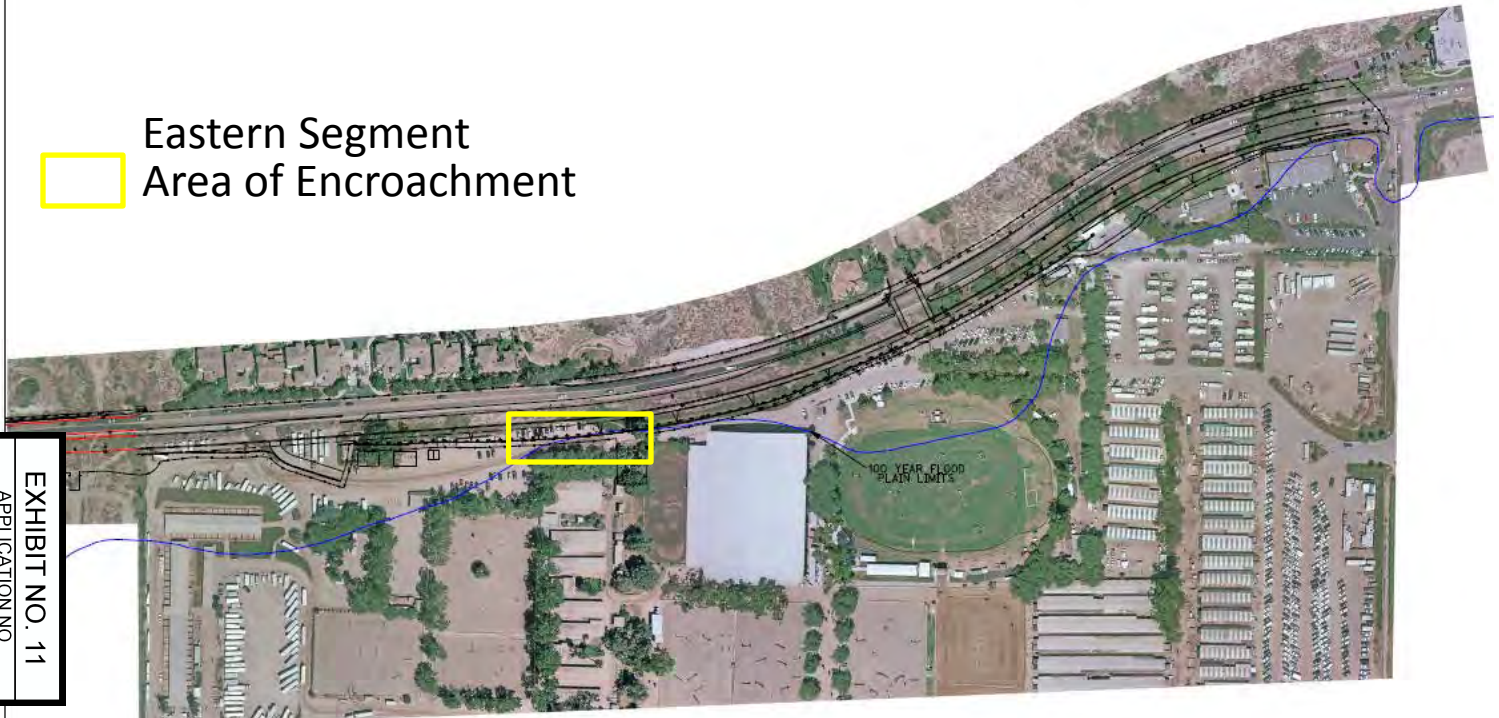


EXHIBIT NO. 11

APPLICATION NO.
6-16-0807

Location of Floodplain

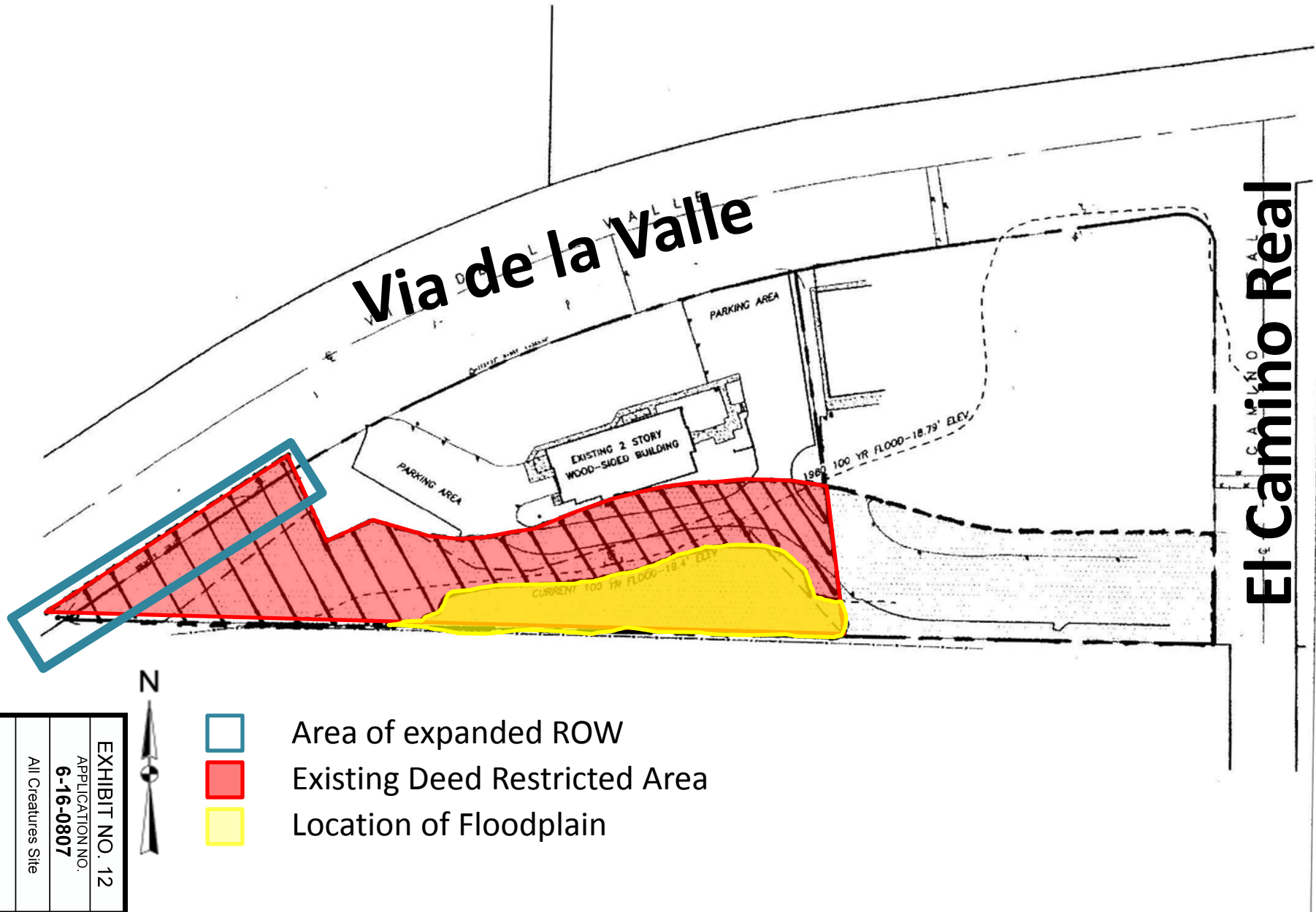
Page 1 of 2

California Coastal Commission

Area of encroachment within Floodplain



All Creatures Veterinary Hospital Site



Development Services Department
Engineering

October 31, 2016

Ms. Toni Ross
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

SUBJECT: VIA DE LA VALLE WIDENING
CDP APPLICATION NO. 6-15-0279, SDP 26366, PROJECT NO. 12657
(RICK ENGINEERING COMPANY JOB NUMBER 14445)

Dear Ms. Ross:

I have been advised that you are requesting confirmation of the maintenance responsibility for the storm water BMPs for this project. It is City of San Diego policy that maintenance responsibility for approved storm water BMP treatment facilities that treat only the storm water run-off from public City streets and are located within City of San Diego right of way, lies with the City of San Diego. Upon installation, inspection and certification of these facilities, as well as acceptance of the improvements by the City, the permanent maintenance responsibility becomes that of the City.

Sincerely,



Louis A. Schultz, P.E.
Senior Civil Engineer, Development Services Department

cc: Edric Doringo, Program Manager, Development Services
Craig Kahlen, Manager, Rick Engineering Company

EX PARTE COMMUNICATION DISCLOSURE FORM

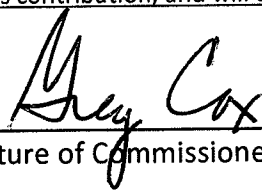
Filed by Commissioner: Greg Cox

- 1) Name or description of project: Via de la Valle (CDP #6-15-0279/Black Mountain Ranch LLC)
- 2) Date and time of receipt of communication: June 13, 2016, 5:20 p.m.
- 3) Location of communication: Telephone Call
- 4) Identity of person(s) initiating communication: William Ostrem
- 5) Identity of person(s) on whose behalf communication was made: Black Mountain Ranch LLC
- 6) Identity of persons(s) receiving communication: Greg Cox
- 7) Identity of all person(s) present during the communication:
Greg Cox, William Ostrem

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

On June 13, 2015, at approximately 5:20 p.m., I had a conversation with William Ostrem, who had requested to speak with me to bring to my attention that he was working for a company that would be seeking a Coastal Development Permit from the CA Coastal Commission. He asked if this would present any problems given his \$750 contribution to my reelection campaign on December 22, 2015. I told him I would look into the matter. After investigation on how to lawfully proceed and retain my ability to participate in the rendering of a decision on the upcoming proceeding, I have decided to refund Mr. Ostrem's contribution, and will do so immediately.

June 16, 2016
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EXHIBIT NO. 14

APPLICATION NO.
6-16-0807

Ex Parte from Commissioner
Cox



California Coastal Commission

instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

LAND USE (MSCP/MHPA LAND USE ADJACENCY)

LLAG 1: In order to avoid potentially significant indirect impacts to Multi-Habitat Planning Areas (MHPA) areas, the following mitigation measures shall be implemented by the project Applicant/Permittee. This mitigation measure shall be utilized in conjunction with Mitigation Measure BIO-1. Compliance with the mitigation measures shall be the responsibility of the Applicant/Permittee:

I. Prior to Permit Issuance

- A. Prior to issuance of any construction permit, the DSD Environmental Designee (ED) shall verify the Applicant has accurately represented the project's design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Use Adjacency Guidelines for the Multi-Habitat Planning Area (MHPA) including identifying adjacency as the potential for direct/indirect imp

EXHIBIT NO. 15

APPLICATION NO.

6-16-0807

Applicable Sections of MND

Page 1 of 24



California Coastal Commission

where applicable. In addition, all CDs where applicable shall show the following:

1. **Land Development / Grading / Boundaries** – MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The ED shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA.
2. **Drainage / Toxins** – All new and proposed parking lots and developed area 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.
3. **Staging/storage, equipment maintenance, and trash** –All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint or within an area without sensitive biological resources. Provide a note on the plans that states: *“All construction related activity that may have potential for leakage or intrusion into the MHPA shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA.”*
4. **Barriers** –All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor crossing. Permanent barriers may include, but are not limited to, fencing (6-foot black vinyl coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.
5. **Lighting** – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
6. **Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *“The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA.”*
7. **Brush Management** –All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone

(BMZ) 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. BMZ 2 may be located within the MHPA and the BMZ 2 management shall be the responsibility of a HOA or other private entity.

8. **Noise-** Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as: *California Gnatcatcher* (March 1-August 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. When applicable, adequate noise reduction measures shall be incorporated.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to the issuance of any grading permit the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

- A. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher 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 any construction. If coastal California gnatcatchers are present, then the following conditions must be met:
 - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal 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 gnatcatcher 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 construction activities during the breeding season, areas restricted from such activities shall be staked or fenced 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 coastal 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 (August 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 City Manager, 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 coastal California gnatcatchers are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 - I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified

above.

- II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

GENERAL BIRD MITIGATION

1. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pre-grading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.
 - A. If active nests are detected, or considered likely, the report shall include mitigation 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.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.
 - B. If no nesting birds are detected per "A" above, mitigation under "A" is not required.

II. Prior to Start of Construction

- A. Preconstruction Meeting – The Qualified Biologist/Owners Representative shall incorporate all MHPA construction related requirements, into the project's Biological Monitoring Exhibit (BME).

The Qualified Biologist/Owners Representative is responsible to arrange and perform a focused pre-con with all contractors, subcontractors, and all workers involved in grading or other construction activities that discusses the sensitive nature of the adjacent sensitive biological resources.

III. During Construction

The Qualified Biologist/Owners Representative shall verify that all construction related activities taking place within or adjacent to the MHPA are consistent with the CDs, the MSCP Land Use Adjacency Guidelines. The Qualified Biologist/Owners Representative shall monitor and ensure that the conditions as identified above under Section I, Prior to Permit Issuance, are implemented.

IV. Post Construction

- A. Preparation and Submittal of Monitoring Report – The Qualified Biologist/Owners Representative shall submit a final biological monitoring

report to the RE/MMC within 30 days of the completion of construction that requires monitoring. The report shall incorporate the results of the MMRP/MSCP requirements per the construction documents and the BME to the satisfaction of RE/MMC.

BIOLOGICAL RESOURCES (PROXIMITY TO SENSITIVE HABITAT)

BIO 1: In order to avoid potentially significant indirect impacts to Biological Resources, the following mitigation measures shall be implemented by the project Applicant/Permittee. Compliance with the mitigation measures shall be the responsibility of the Applicant/Permittee:

- I. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD of LDR verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (see A through D):
 - A. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Biologist, as defined in the City of San Diego Biological Resource Guidelines (BRG), has been retained to implement the revegetation plan.
 - B. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
 - C. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant relocation requirements and timing, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.
 - D. The qualified biologist (project biologist) shall attend the first preconstruction meeting.
- II. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved Exhibit A.
- III. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved Exhibit A.

BIOLOGICAL RESOURCES (DIEGAN COASTAL SAGE SCRUB—HABITAT ACQUISITION FUND)

BIO 2: In order to avoid potentially significant direct impacts to Biological Resources (Diegan coastal sage scrub), the following mitigation measures shall be implemented by the project Applicant/Permittee. Compliance with the mitigation measures shall be the responsibility of the Applicant/Permittee:

Habitat Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall either (1) acquire land with equal or greater habitat value and dedicate that open space/covenant of easement area to the MHPA, (2) purchase mitigation credits from a City-approved mitigation bank, and/or (3) contribute to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of 4.88 acre of Diegan coastal sage scrub/disturbed Diegan coastal sage scrub (Tier II).

The project impacts consist of 0.31 acre of Tier II within the MHPA and 4.57 acres of Tier II outside the MHPA. Mitigation ratios for project impacts to Tier II habitat located outside the MHPA are 1:1 and 1.5:1 for habitat preservation inside and outside the MHPA, respectively. Mitigation ratios for project impacts to Tier II habitat located inside the MHPA are 1:1 and 2:1 for habitat preservation inside and outside the MHPA, respectively. If mitigation occurs outside the MHPA, mitigation must be completed in-kind (e.g., Diegan coastal sage scrub impacts must be mitigated with Diego coastal sage scrub). If mitigation occurs within the MHPA, mitigation may be completed with Tiers I-III (out-of-kind) habitat. ~~This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 1:1 for Diegan coastal sage scrub of which mitigation would be required inside the MHPA. Therefore, the resulting total mitigation required for direct project impacts for a total of 4.88 acres equivalent contribution to the City's Habitat Acquisition Fund (HAF) plus a ten percent (10%) administrative fee.~~

BIOLOGICAL RESOURCES (RAPTOR)

BIO 3: In order to avoid potentially significant indirect impacts to Biological Resources (raptor), the following mitigation measures shall be implemented by the project Applicant/Permittee. Compliance with the mitigation measures shall be the responsibility of the Applicant/Permittee:

- I. If project grading is proposed during the raptor breeding season (February 1 – September 15), the project biologist shall conduct a pre-grading survey for active raptor nests in within 300 feet of the development area and submit a letter report to MMC prior to the preconstruction meeting.
 - A. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e. appropriate buffers, monitoring schedules, etc.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD of Entitlements shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.
 - B. If no nesting raptors are detected during the pre-grading survey, no mitigation is required.

BIOLOGICAL RESOURCES (GENERAL BIRD)

BIO 4: In order to avoid potentially significant indirect impacts to Biological Resources (general bird), the following mitigation measures shall be implemented by the project Applicant/Permitee. Compliance with the mitigation measures shall be the responsibility of the Applicant/Permitee:

- I. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. February 1 – September 15), or an active nest is noted, the project biologist shall conduct a pre-grading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.
 - A. If active nests are detected, or considered likely, the report shall include mitigation 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.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.
 - B. If no nesting birds are detected per "A" above, mitigation under "A" is not required.

HISTORICAL RESOURCES (ARCHAEOLOGICAL DATA RECOVERY PROGRAM)

ARC-1: In order to avoid potentially significant direct impacts to Historical Resources, the following mitigation measures shall be implemented by the project Applicant/Permitee. Compliance with the mitigation measures shall be the responsibility of the Applicant/Permitee:

This project requires implementation of an Archaeological Data Recovery Program (ADRP) with the exception of human remains and any associated burial goods to mitigate impacts to archaeological sites (CA-SDI-14971, CA-SDI-16695, and CA-SDI-16696) prior to the issuance of ANY permits or the start of ANY construction if no permits are required. The ADRP with the exception of human remains and any associated burial goods with Native American participation shall provide the maximum opportunity to recover human remains and repatriate these remains with the Native American community. All human remains shall be repatriated to the Kumeyaay representatives or most likely descendant (MLD). The ADRP with the exception of human remains and any associated burial goods with Native American participation consists of a statistical sample and shall be implemented as described below after consultation with DSD Director's ED in accordance with the *Results of Test Excavation for the Via de la Valle Road Widening Project*, prepared by RECON Environmental Inc. dated February 4, 2013. Implementation of the research design shall be the responsibility of the Permittee/Applicant:

Specific Mitigation Requirements – CA-SDI-14971

- A. A three phased data recovery program shall occur within the 980 square portion of the recorded site (CA-SDI-14971) that contains the potential intact subsurface deposits. Additionally, all excavations/fieldwork shall be observed by a Native American monitor. Furthermore, all excavations shall be treated based on the methods outlined in the ADRP with the exception of human remains and any associated burial goods:
- i. Phase I shall consist of fifteen 1x1-meter units to be excavated to the bottom of the cultural deposit, which represents a sample size of 1.5 percent of the total impacts of the site. All units shall be hand excavated in 10 centimeter increments, until 10 centimeter levels have been dug into sterile subsoil. Soils shall be dry screened through a one-eighth-inch mesh.
 - ii. Phase II shall only occur if intra-site variability in artifact type clustering, artifact density clustering, or features are discovered therefore not achieving redundancy. Phase II shall consist of excavating an additional ten 1x1-meter units, which represents a sample size of 2.5 percent of the total impacts of the site. These units shall be placed in areas where Phase I units indicated variations in vertical or horizontal artifact distribution, density variation, or feature locations.
 - iii. Phase III shall only occur if variations in recovered data remain or features are found that require additional excavation. Phase III shall consist of ten to fifteen 1x1 meter units, which represents a sample size of 3.5 to 4 percent of the total impacts of the site.
- B. Laboratory Analysis in the form of specialized studies shall be conducted in accordance with the ADRP with the exception of human remains and any associated burial goods for the units identified;
- C. Curation of all materials recovered during the ADRP with the exception of human remains and any associated burial goods with the exception of human remains and any associated burial goods, shall be prepared in compliance with local, state and federal standards and be permanently curated at an approved facility that meets City standards;
- D. ADRP with the exception of human remains and any associated burial goods provision for the discovery of human remains shall be invoked in accordance with the California Public Resources Code, the Health and Safety Code. In the event human remains are encountered during the ADRP with the exception of human remains and any associated burial goods, soil shall only be exported from the project site after it has been cleared by the Most Likely Descendant (MLD) and the Project Archaeologist;
- E. Archaeological and Native American Monitoring shall be conducted during the remaining grading activities after completion of the ADRP with the exception of human remains and any associated burial goods and acceptance of a draft progress report for the program. The detailed Mitigation Monitoring and Reporting Program is identified in below; and

- F. Upon completion of the ADRP with the exception of human remains and any associated burial goods the qualified archaeologist and Native American Monitor shall attend a second preconstruction meeting to make comments and/or suggestions concerning the proposed grading process.

Specific Mitigation Requirements – CA-SDI-16695

- A. A three phased data recovery program shall occur within the 2,100 square meter portion of the recorded site (CA-SDI-16695) that contains the potential intact subsurface deposits. Additionally, all excavations/fieldwork shall be observed by a qualified Native American monitor. Furthermore, all excavations shall be treated based on the methods outlined in the ADRP with the exception of human remains and any associated burial goods:
- i. Phase I shall consist of twenty 1x1-meter units, with ten being located in the vicinity of Units 1 and 2 and the remaining ten on flatter spots on the slope to the west and east. The 1x1 meter units shall be excavated to the bottom of the cultural deposit, which represents a sample size of one percent of the total impacts of the site. Soils shall be dry screened through a one-eighth-inch mesh.
 - ii. Phase II shall only occur if redundancy is not achieved. Phase II shall consist of excavating an additional twenty 1x1-meter units, which represents a sample size of two percent of the total impacts of the site. These units shall be placed in areas where Phase I units indicate a greater opportunity to resolve research questions.
 - iii. Phase III shall only occur if variations in recovered data remain or features are found that require additional excavation. Phase III shall consist of fifteen to twenty 1x1 meter units, which represents a sample size of 3.5 to 4 percent of the total impacts of the site. These units shall be placed in blocks in areas identified in Phase II as unique in type or quantity of artifact recovery, or feature locations
- B. Laboratory Analysis in the form of specialized studies shall be conducted in accordance with the ADRP with the exception of human remains and any associated burial goods for the units identified;
- C. Curation of all materials recovered during the ADRP with the exception of human remains and any associated burial goods with the exception of human remains and any associated burial goods, shall be prepared in compliance with local, state and federal standards and be permanently curated at an approved facility that meets City standards;
- D. ADRP with the exception of human remains and any associated burial goods provision for the discovery of human remains shall be invoked in accordance with the California Public Resources Code, the Health and Safety Code. In the event human remains are encountered during the ADRP with the exception of human remains and any associated burial goods, soil shall only be exported from the project site after it has been cleared by the Most Likely Descendant (MLD) and the Project Archaeologist;

- E. Archaeological and Native American Monitoring shall be conducted during the remaining grading activities after completion of the ADRP with the exception of human remains and any associated burial goods and acceptance of a draft progress report for the program. The detailed Mitigation Monitoring and Reporting Program is identified in below; and
- F. Upon completion of the ADRP with the exception of human remains and any associated burial goods the qualified archaeologist and Native American Monitor shall attend a second preconstruction meeting to make comments and/or suggestions concerning the proposed grading process.

Specific Mitigation Requirements – CA-SDI-16696

- A. A three phased data recovery program shall occur within the 850 square meter portion of the recorded site (CA-SDI-16696) that contains the potential intact subsurface deposits. This area also includes the cremation feature location. Additionally, all excavations/fieldwork shall be observed by a qualified Native American monitor. Furthermore, all excavations shall be treated based on the methods outlined in the ADRP with the exception of human remains and any associated burial goods:
 - i. Phase I shall consist of ten 1x1-meter units, with four being located in the vicinity of Units 2 through 5, with five units spaced to the west and east of these and one unit in the lawn to confirm the disturbed conditions of that area. The 1x1 meter units shall be excavated to the bottom of the cultural deposit, which represents a sample size of 1.1 percent of the total impacts of the site. Soils shall be dry screened through a one-eighth-inch mesh. Due to the discovery of the cremation during testing phase at CA-SDI-16696, all excavations shall be observed by a qualified Native American monitor.
 - ii. Phase II shall only occur if redundancy is not achieved. Phase II shall consist of excavating an additional ten 1x1-meter units, which represents a sample size of 2.2 percent of the total impacts of the site. These units shall be placed in areas where Phase I units indicate a greater of opportunity to resolve research questions. Due to the discovery of the cremation during testing phase at CA-SDI-16696, all excavations shall be observed by a qualified Native American monitor.
 - iii. Phase III shall only occur if variations in recovered data remain or features are found that require additional excavation. Phase III shall consist of ten to fifteen 1x1 meter units, which represents a sample size of 3.3 to 3.9 percent of the total impacts of the site. These units shall be placed as blocks in areas identified in Phase II as unique in type or quantity of artifact recovery, or feature locations. Due to the discovery of the cremation during testing phase at CA-SDI-16696, all excavations shall be observed by a qualified Native American monitor.
- B. Laboratory Analysis in the form of specialized studies shall be conducted in accordance with the ADRP with the exception of human remains and any associated burial goods for the units identified;

- C. Curation of all materials recovered during the ADRP with the exception of human remains and any associated burial goods with the exception of human remains and any associated burial goods, shall be prepared in compliance with local, state and federal standards and be permanently curated at an approved facility that meets City standards;
- D. ADRP with the exception of human remains and any associated burial goods provision for the discovery of human remains shall be invoked in accordance with the California Public Resources Code, the Health and Safety Code. In the event human remains are encountered during the ADRP with the exception of human remains and any associated burial goods, soil shall only be exported from the project site after it has been cleared by the Most Likely Descendant (MLD) and the Project Archaeologist;
- E. Archaeological and Native American Monitoring shall be conducted during the remaining grading activities after completion of the ADRP with the exception of human remains and any associated burial goods and acceptance of a draft progress report for the program. The detailed Mitigation Monitoring and Reporting Program is identified in below; and
- F. Upon completion of the ADRP with the exception of human remains and any associated burial goods the qualified archaeologist and Native American Monitor shall attend a second preconstruction meeting to make comments and/or suggestions concerning the proposed grading process.

ARC-2:

Additional measures for site CA-SDI-16696, recommended by the Kumeyaay Cultural Repatriation Committee (KCRC), shall be initiated after the conclusion of the data recovery program at CA-SDI-16696. (These are recommended because it cannot be assured that the data recovery phase excavations will find and recover all human remains on-site.)

- A. After excavation has ended, the entire identified site area shall be systematically graded in a process of controlled destruction. The process of destruction shall consist of peeling the site area away by a series of passes, no more than 15 cm in depth, with a moderately sized caterpillar tractor or other similar piece of construction equipment.
- B. A Native American monitor and archaeology monitor shall direct the equipment operator and watch as each pass is completed. If human remains are exposed during the controlled grading program, it shall be the Native American and archaeological monitors' responsibility to halt work in that and adjacent areas and to implement current City of San Diego 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) and further detailed below in Section 3.C.4, Discovery of Human Remains in the following Archaeological Construction Monitoring Program.
- C. In the event that previously unknown features are exposed, the archaeologist shall redirect or temporarily halt work in that area in order to acquire appropriately detailed information regarding the new subsurface finds. All

artifacts associated with a potentially significant feature shall be collected. The results of the controlled destruction program shall be included in the final archaeological monitoring report submitted at the end of grading.

- D. All the soil removed during the controlled destruction of CA-SDI-16696 shall be dry screened through one-eighth-inch mesh screens. Any human remains and artifacts deemed to be grave goods shall be removed to be repatriated to the Native American community. A simplified catalog could be completed and no detailed cataloging would be needed. Additionally, all materials remaining in the screens after dry screening shall be wet screened. After the soil is processed it shall be transported to a location designated by the KCRC, Black Mountain Ranch, and the City of San Diego.

ARC-3:

Due to the potential for buried cultural resources and/or human remains to be encountered on-site, a qualified archaeological monitor and a Native American monitor shall be present during project-related ground-disturbing activities. This shall include removal of existing pavement and storm drain facilities. The following measures shall be implemented:

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. Letter 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 1/4 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 (CSV). The CSV'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) with the exception of human remains and any associated burial goods, 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 items associated 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 CSV 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 with the exception of human remains and any associated burial goods 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.

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PALEONTOLOGICAL RESOURCES

PAL-1 In order to avoid potentially significant direct impacts to Paleontological Resources, the following mitigation measures shall be implemented by the project Applicant/Permitee. Compliance with the mitigation measures shall be the responsibility of the Applicant/Permitee:

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 (CSV). The CSV'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

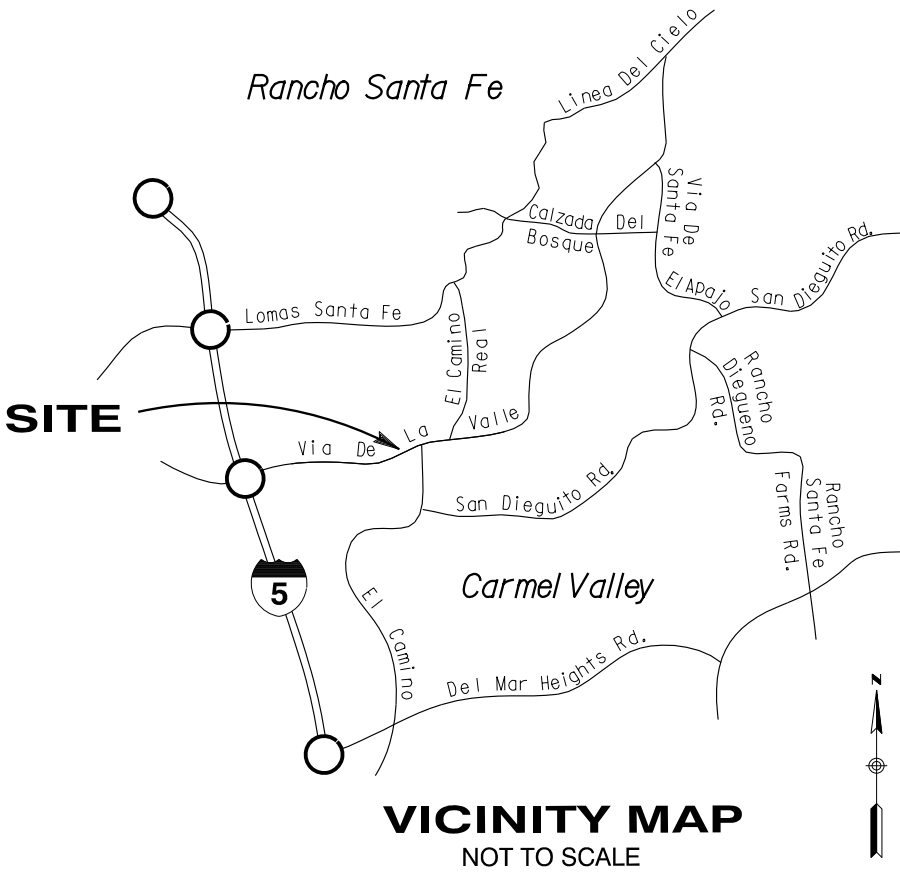
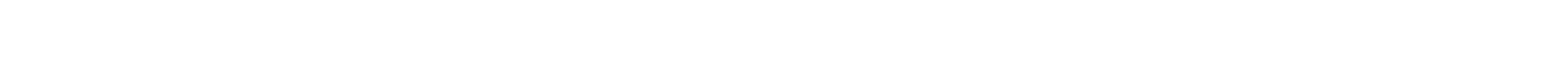
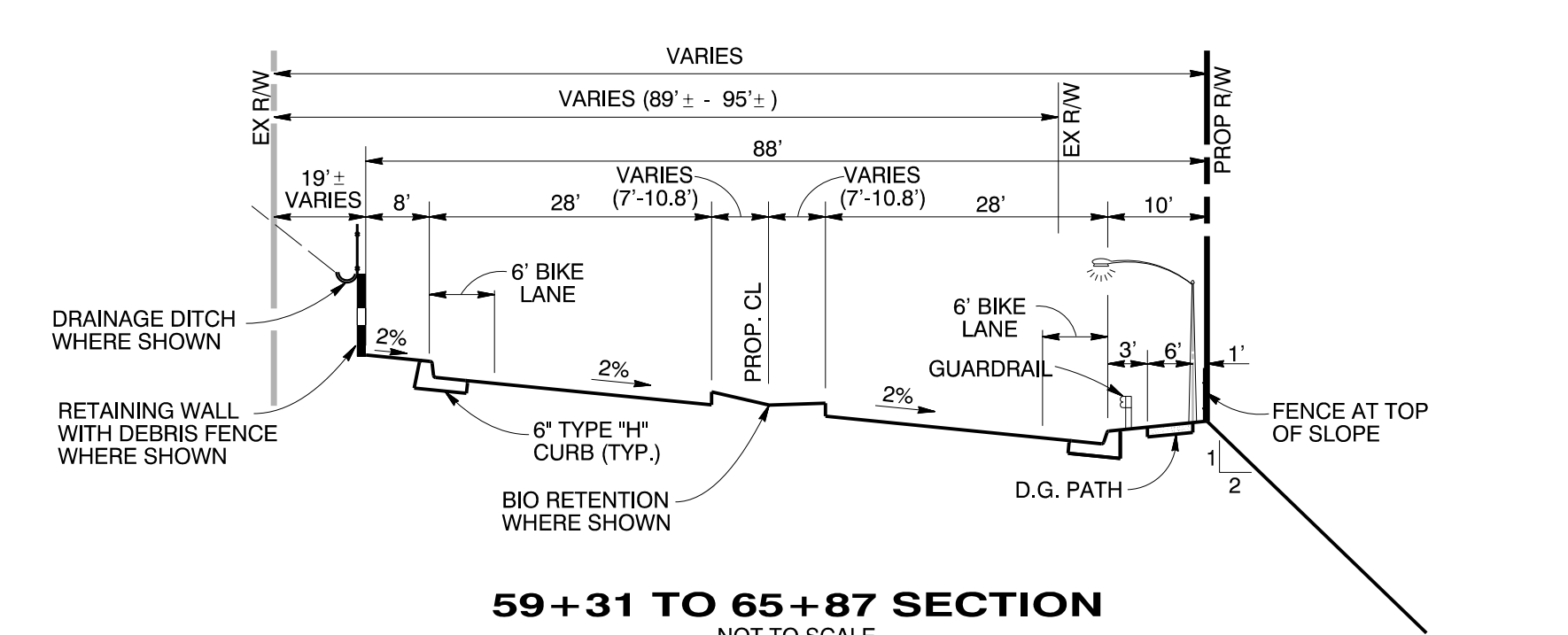
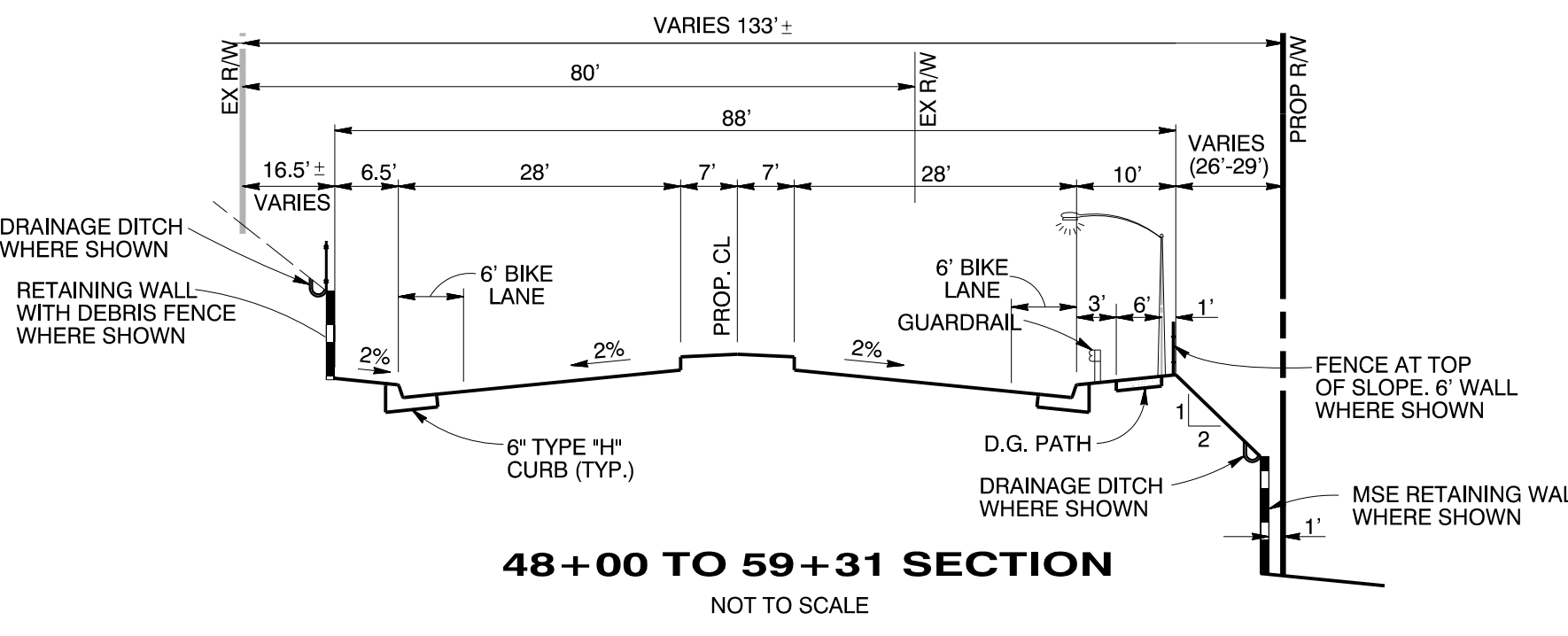
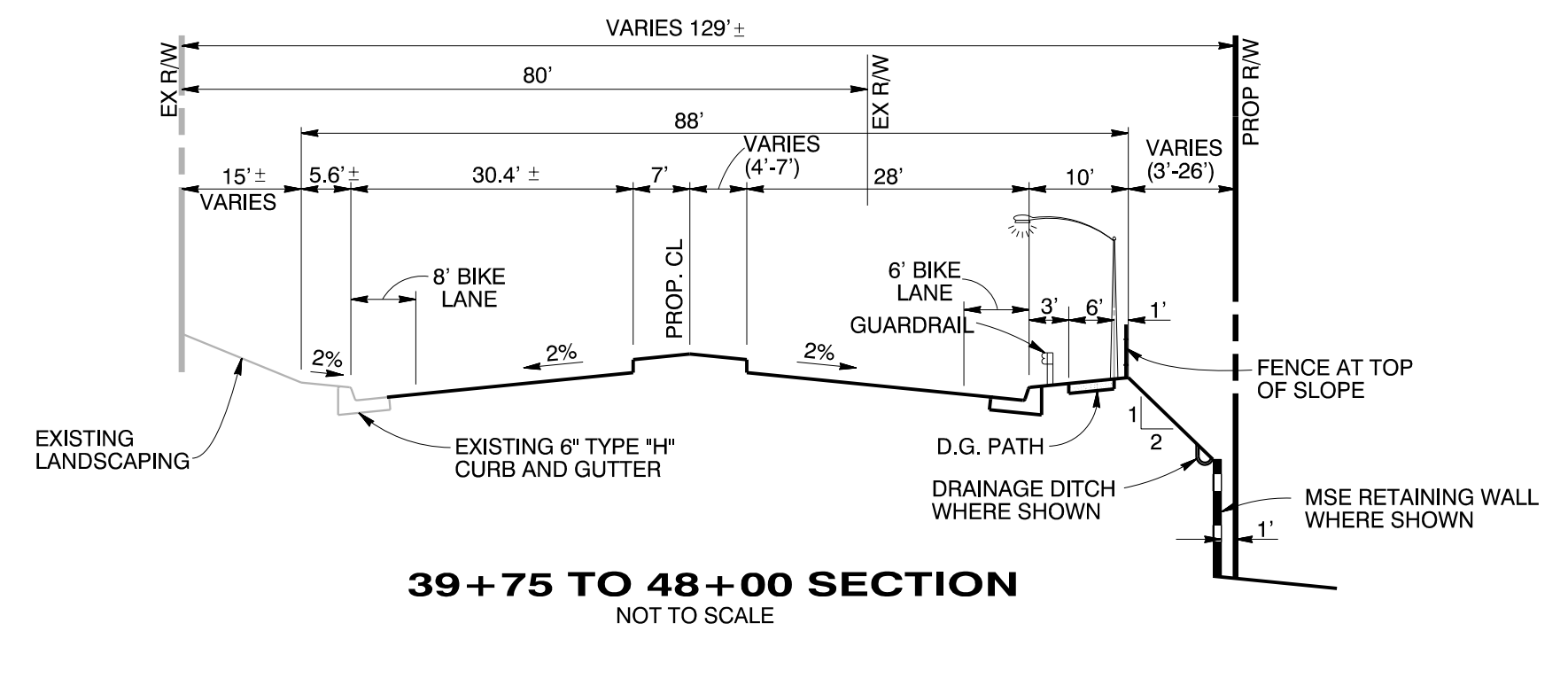
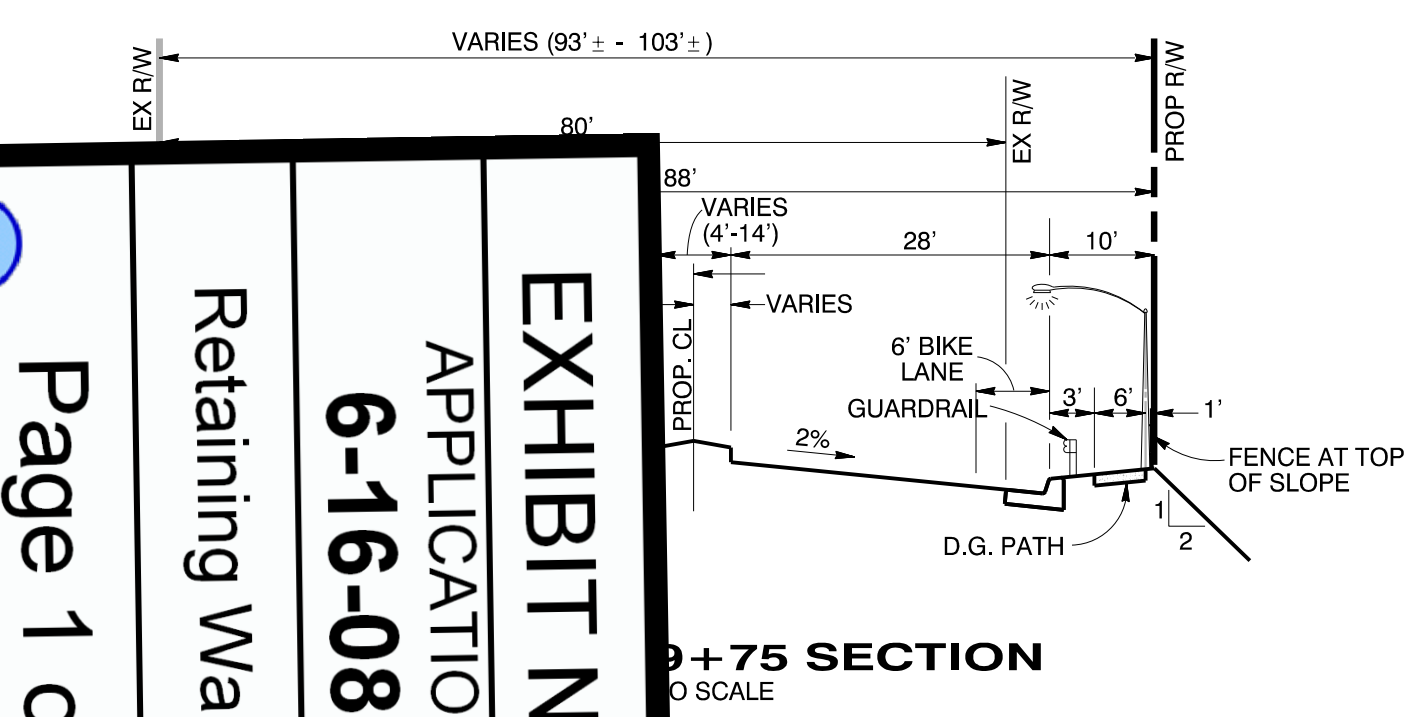
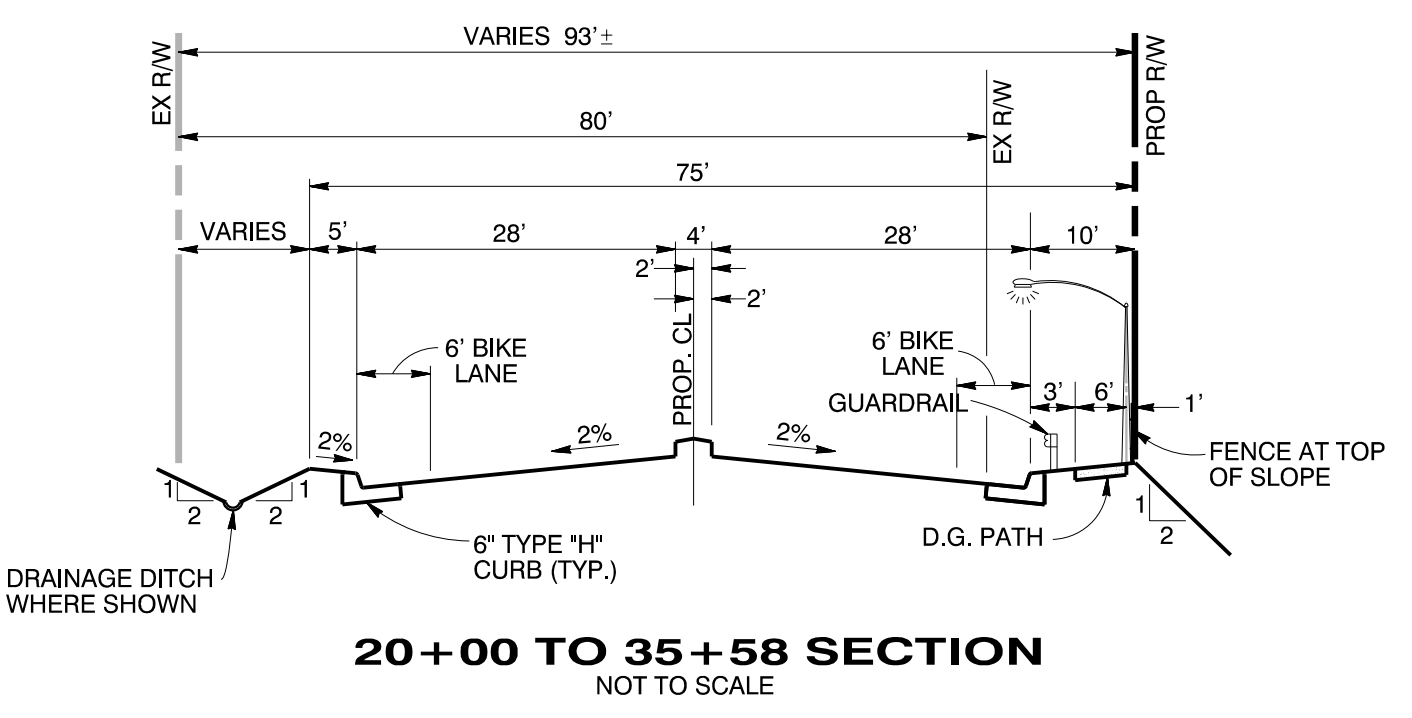
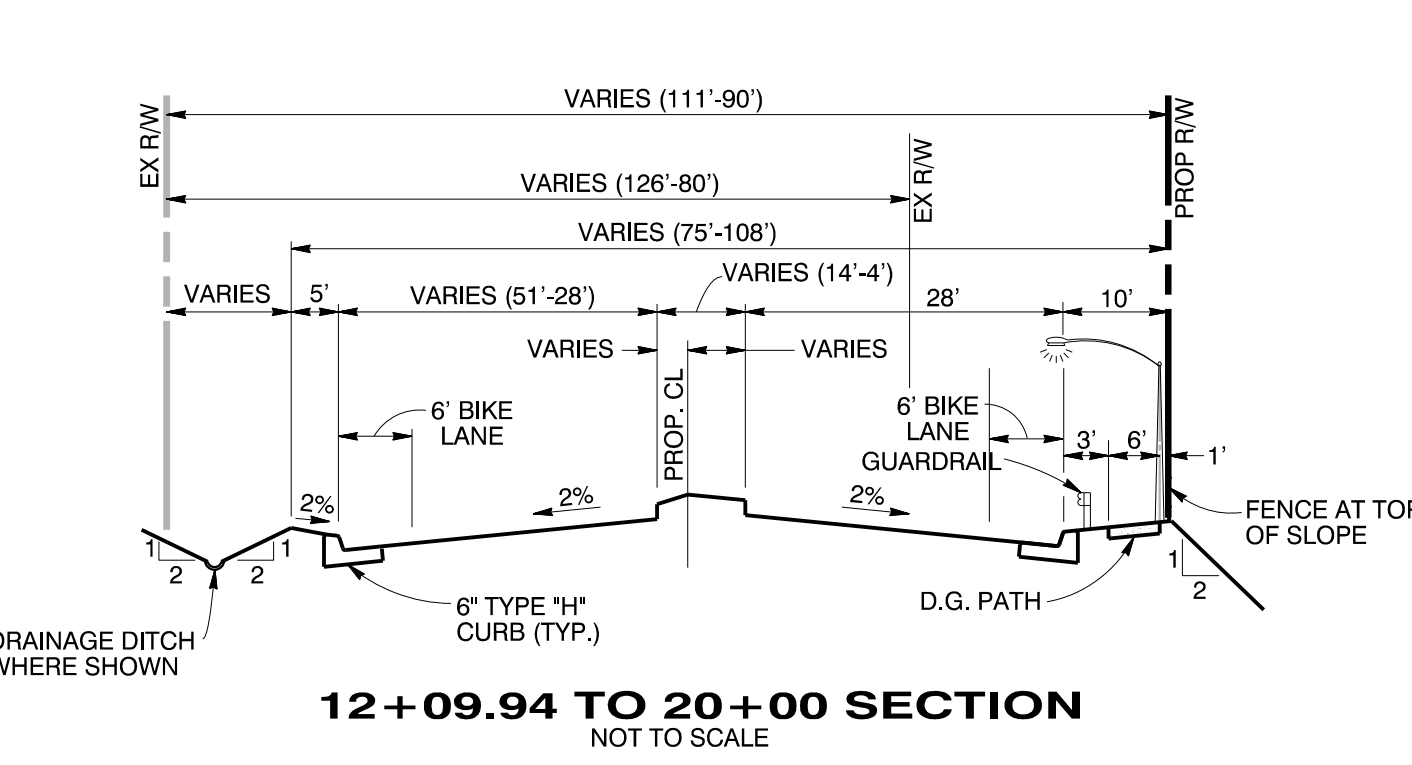
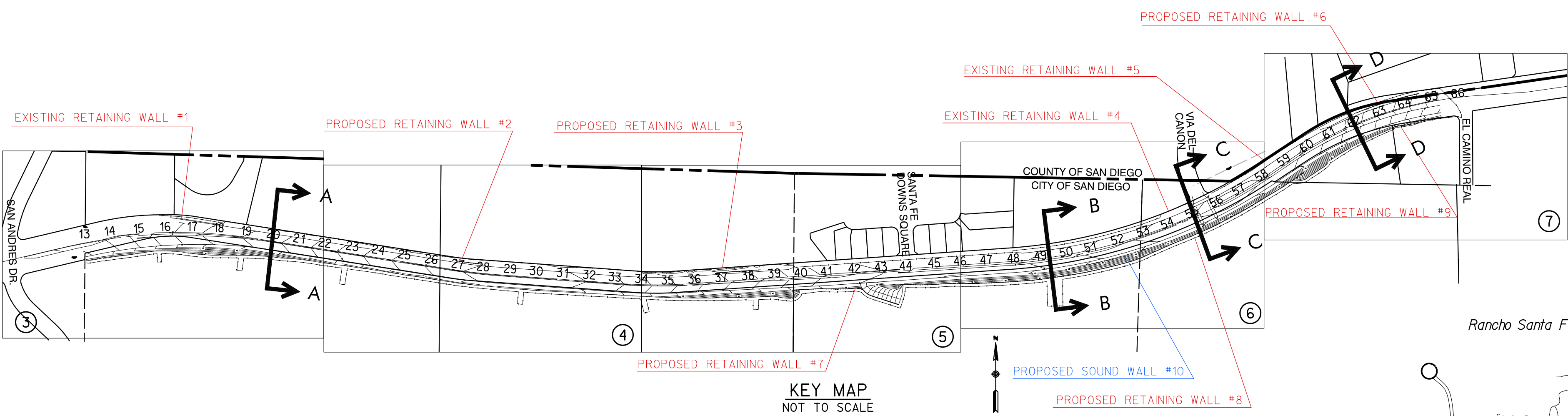
- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring 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.

I:\All\LDR\EAS\MMRP\Paleo Private_100509.doc

EXHIBIT TO ILLUSTRATE RETAINING WALL LOCATIONS



DEVELOPMENT SUMMARY

- PROJECT TEAM: A) RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
B) UTILITY SPECIALISTS
4429 MORENA BLVD
SAN DIEGO, CA 92117
C) WIMMER, YAMADA & CAUGHEY
3067 FIFTH AVENUE
SAN DIEGO, CA 92103
619-232-4004
D) RECON
4241 JUTLAND DRIVE SUITE 201
SAN DIEGO, CA 92117
619-308-9333
- PERMITS REQUIRED: SITE DEVELOPMENT PLAN PERMIT, GRADING PERMIT AND COASTAL DEVELOPMENT PERMIT
- LEGAL DESCRIPTION: PORTION OF ROAD SURVEY 443
- ASSESSORS PARCEL NUMBER: N/A
- LAMBERT COORDINATES: 298 - 1713
- OWNER: CITY OF SAN DIEGO C/O REAL ESTATE ASSETS
CIVIC CENTER PLAZA, MAIL STATION 51A
1200 THIRD AVENUE
SAN DIEGO, CA 92110
- ENGINEER: RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
(619) 291-0707
- BUILDING CODE USED: N/A
- EXISTING ZONING: N/A
- PROPOSED ZONING: N/A
- PROPOSED STRUCTURES: 0
- ALLOWED F.A.R.: N/A
PROPOSED F.A.R.: N/A
- PROPOSED DENSITY: N/A
- NO STRUCTURES EXIST
- SOIL CONDITION: UNDISTURBED & EXISTING ROADWAY FILL
- GROSS ACREAGE: 16.4 ACRES
NET SITE AREA: 16.4 ACRES
- TOTAL NUMBER OF LOTS: 0
DWELLING UNIT TABULATION: 0
- UTILITIES:
SEWER AND WATER: CITY OF SAN DIEGO
STORM DRAIN: PUBLIC
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: PACIFIC TELEPHONE
FIRE: CITY OF SAN DIEGO
TELEVISION: CITY OF SAN DIEGO
SCHOOL DISTRICT: CITY OF SAN DIEGO
- SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY ; DATED: 10-28-02/08/26/10
- THIS PROJECT IS THE WIDENING TO FULL WIDTH OF VIA DE LA VALLE, FROM SAN ANDRES TO EL CAMINO REAL
- MAXIMUM SLOPES ARE : 2:1 EXCEPT WHEN IN ACCORDANCE WITH SECTION S62.0415 OF THE MUNICIPAL CODE. SLOPES LESS THAN 10 FEET IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1.5:1 GRADING SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
- PED RAMPS WILL BE REQUIRED AT ALL INTERSECTIONS AND AS REQUIRED BY THE CITY ENGINEER PER CITY OF SAN DIEGO STANDARD DETAIL.
- ROAD CLASSIFICATION: 4 LANE MAJOR (55 MPH DESIGN SPEED)

LEGEND	CITY OF S.D. STD. DWGS. (U.O.N.)	SYMBOL
CITY OF SAN DIEGO/ COUNTY OF SAN DIEGO BOUNDARY	----	----
EASEMENT LINE	----	----
LOT LINE	----	----
CURB & GUTTER	----	----
5 FT. D.G. PATH (SHOWN ON PLAN-SOUTH SIDE-SEE L.S. PLAN)	----	----
EXIST. STORM DRAIN (PVT.)	----	----
EXIST. CURB INLET TYPE B,B-1,B-2	----	----
EXISTING BOX CULVERT	----	----
RIGHT-OF-WAY (R/W)	----	----
EXISTING PROPERTY LINE	----	----
EXIST. WING TYPE HEADWALL	----	----
STORM DRAIN PIPE (EXISTING)	----	----
STORM DRAIN STRUCTURE (EXISTING)	----	----
STORM DRAIN (PRIMARY SYSTEM) PUBLIC	D-60	----
WING TYPE HEADWALL PUBLIC	D-34	----
TYPE "A-4" CLEANOUT PUBLIC	D-9	----
TYPE "B" INLET	D-2	----
TYPE "U" INLET	D-45	----
TYPE "F" CATCH BASIN	D-7	----
EXISTING 8" PVC SEWER MAIN	----	----
EXISTING SEWER MANHOLE	----	----
PROPOSED AC PAVEMENT	SCHEDULE J SDG-113	----
STREET LIGHTS (180 WATT LPS)	E-2, SDE-101, I-15	----
STREET NAME SIGN PRIVATE	SDM-102	----
BROW DITCH DRAINAGE	D-75	----
BLADED SWALE	----	----
PROPOSED RETAINING WALL	----	----
6' HIGH STANDING WALL	----	----
GUARD RAIL	----	----
LIMIT OF CONSTRUCTION ACTIVITY	----	----
BIO-RETENTION	----	----

GRADING NOTES

- ALL FILL PLACED WITHIN THE SPECIAL FLOOD HAZARD AREA MUST BE COMPACTED TO 95% RELATIVE PROCTOR COMPACTION.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY GEOCON INCORPORATED DATED 12/03/04 FOR RECOMMENDED MITIGATION MEASURES.

DRAINAGE NOTES

- SURFACE DRAINAGE IS CONVEYED BY CURB AND GUTTER TO STORM WATER TREATMENT BMP'S AS IDENTIFIED IN THE WATER QUALITY TECHNICAL REPORT, AND THEN VIA PIPES TO THE NATURAL DRAINAGE COURSE
- OFFSITE DRAINAGE IS COLLECTED INTO THE PIPE SYSTEM & DISCHARGED BACK TO THE NATURAL DRAINAGE COURSE

WATER/SEWER NOTES

- RELOCATION OF EXISTING OR EXTENSION OF FUTURE WATER MAINS OR SANITARY SEWERS WITHIN THE PROJECT LIMITS SHALL BE SUBJECT TO A PARTICIPATION AGREEMENT ACCEPTABLE TO APPLICANT AND THE CITY OF SAN DIEGO.

SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	DETAIL SHEET
SHEETS 3-7:	PLANS SHEETS
SHEETS 8-16:	LANDSCAPE PLANS SHEETS

TOPOGRAPHY

TOPOGRAPHY BY RICK ENGINEERING COMPANY OCTOBER 28, 2002
AND AUGUST 1996-B.M.: NWBP STARGAZE AVENUE
AND BLACK MOUNTAIN ROAD.
ELEVATION = 525.208 PER NGVD-29 M.S.L.

PROJECT TABULATION

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 12.7 AC., % OF TOTAL SITE 100%	
AMOUNT OF CUT: 12,800 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 10 FT	
AMOUNT OF FILL: 82,300 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 28 FT	
MAXIMUM HEIGHT OF FILL SLOPE(S): 16 FT 2:1 SLOPE RATIO.	
MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FT 2:1 SLOPE RATIO.	
AMOUNT OF IMPORT/EXPORT SOIL: 69,500 CUBIC YARDS.	
RETAINING WALLS: LENGTH 2,250 FT; MAXIMUM HEIGHT 14 FT.	

ENGINEER OF WORK

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
(619) 291-0707

JOHN D. GODDARD R.C.E. 33037 DATE

OWNER

CITY OF SAN DIEGO C/O REAL ESTATE ASSETS
CIVIC CENTER PLAZA, MAIL STATION 51A
1200 THIRD AVENUE
SAN DIEGO, CA 92110

DEVELOPER

BLACK MOUNTAIN RANCH L.L.C.
16010 CAMINO DEL SUR
SAN DIEGO, CA 92127
PHONE (858) 792-7061

BY: WILLIAM OSTREME DATE

Prepared By:

Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.

SAN DIEGO, CA 92110

Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:

2600-3200 BLOCK OF

VIA DE LA VALLE

SAN DIEGO, CA 92130

Project Name:

Via De La Valle

Street Widening

Sheet Title: Site Development Plan


Title Sheet

Revision 14:	
Revision 13:	
Revision 12:	08-02-13
Revision 11:	04-16-13
Revision 10:	06-14-12
Revision 9:	12-06-11
Revision 8:	08-29-11
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Revision 4:	09-23-04
Revision 3:	08-27-04
Revision 2:	04-30-04
Revision 1:	

Original Date: 08-29-03

Sheet 1 of 16

DEP # 42-1893

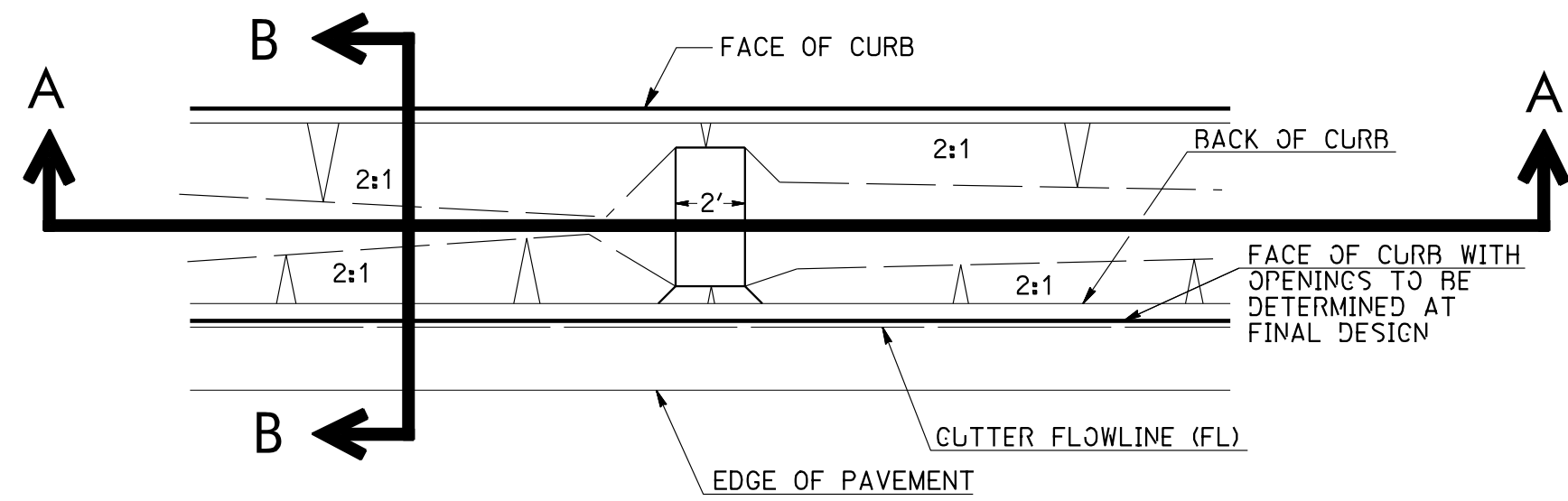


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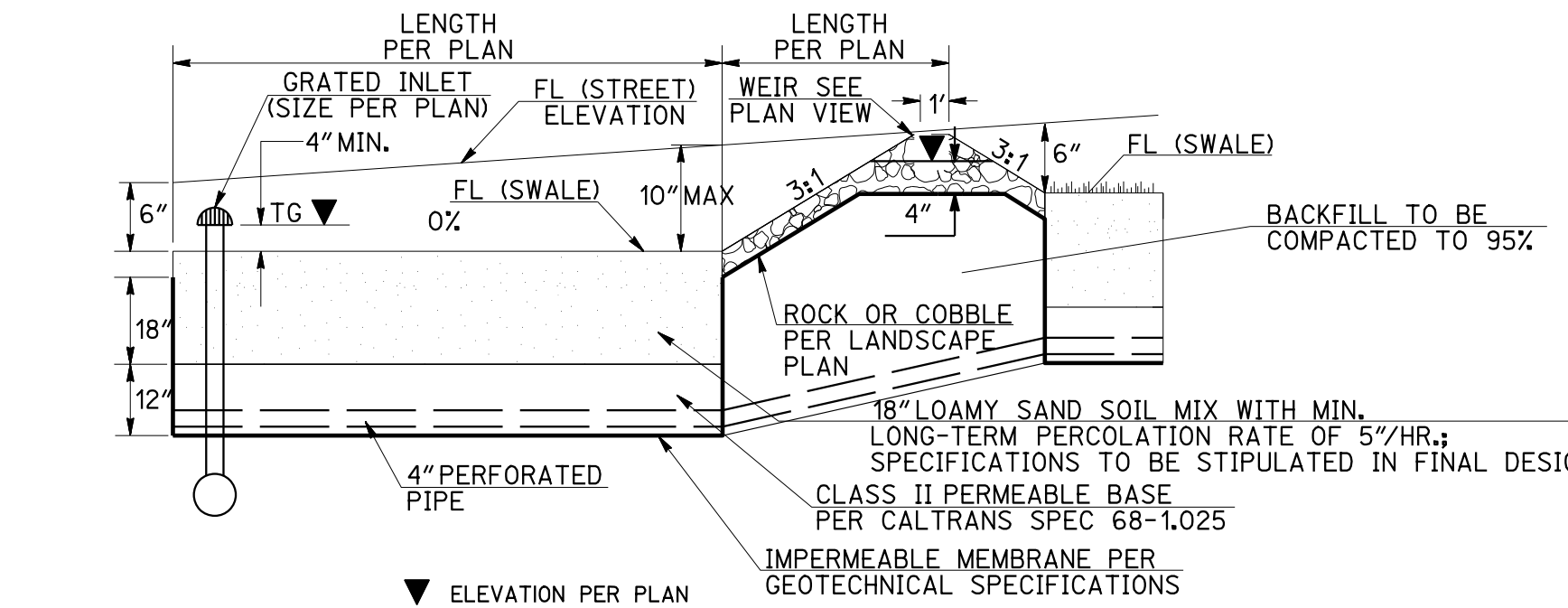
Retaining Wall Plans

EXHIBIT NO. 16

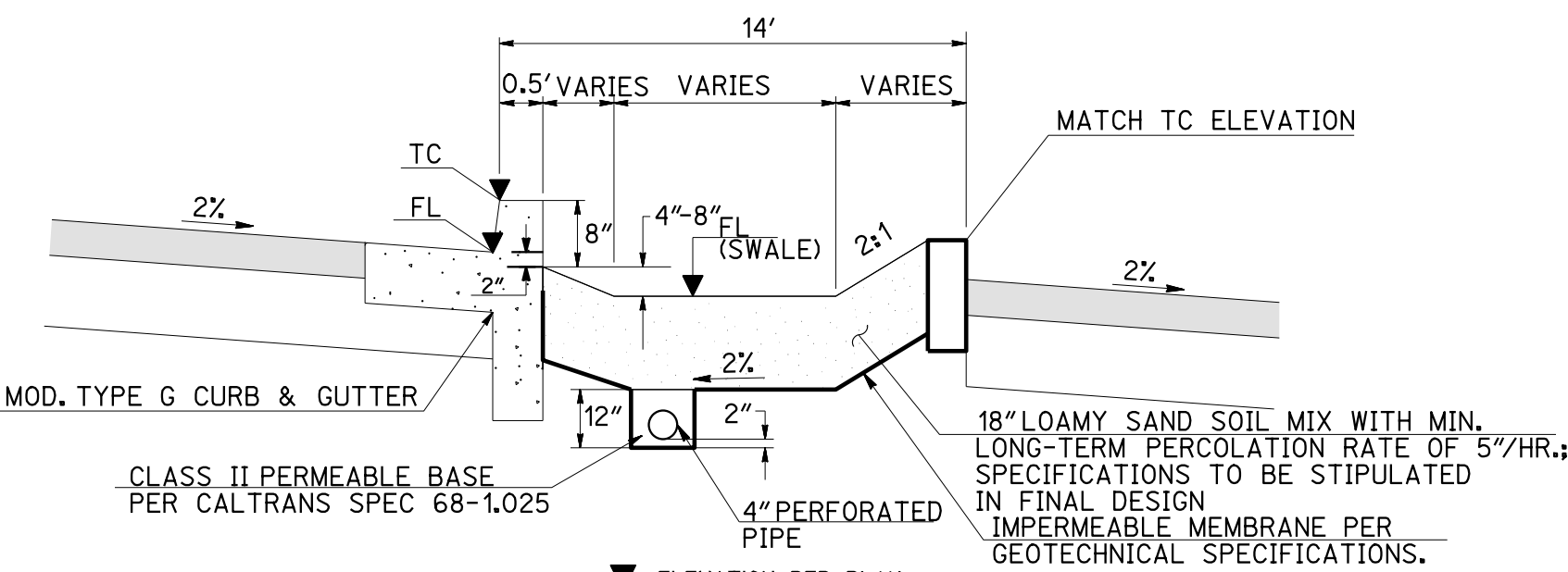
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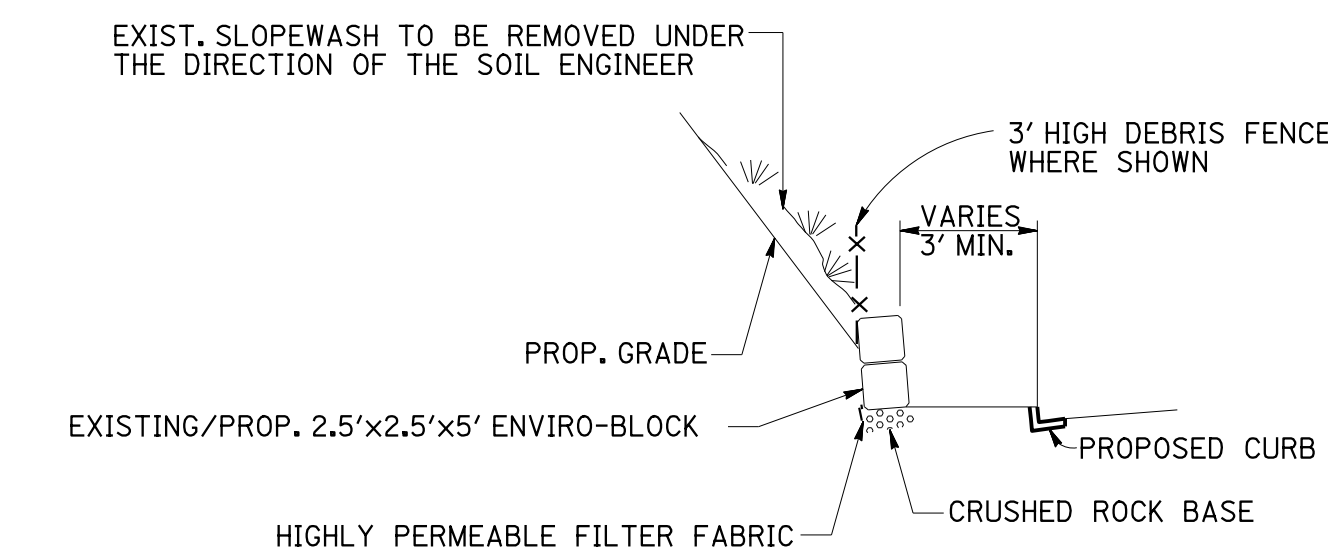
BIORETENTION BASIN (PLAN VIEW)
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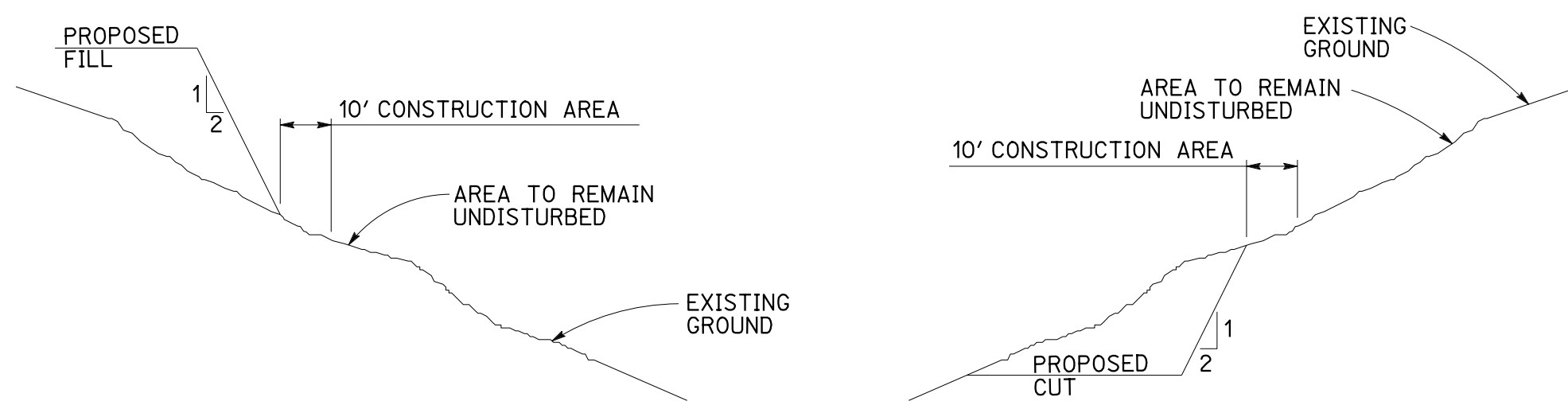
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WATER QUALITY BIORETENTION (LONGITUDINAL SECTION)
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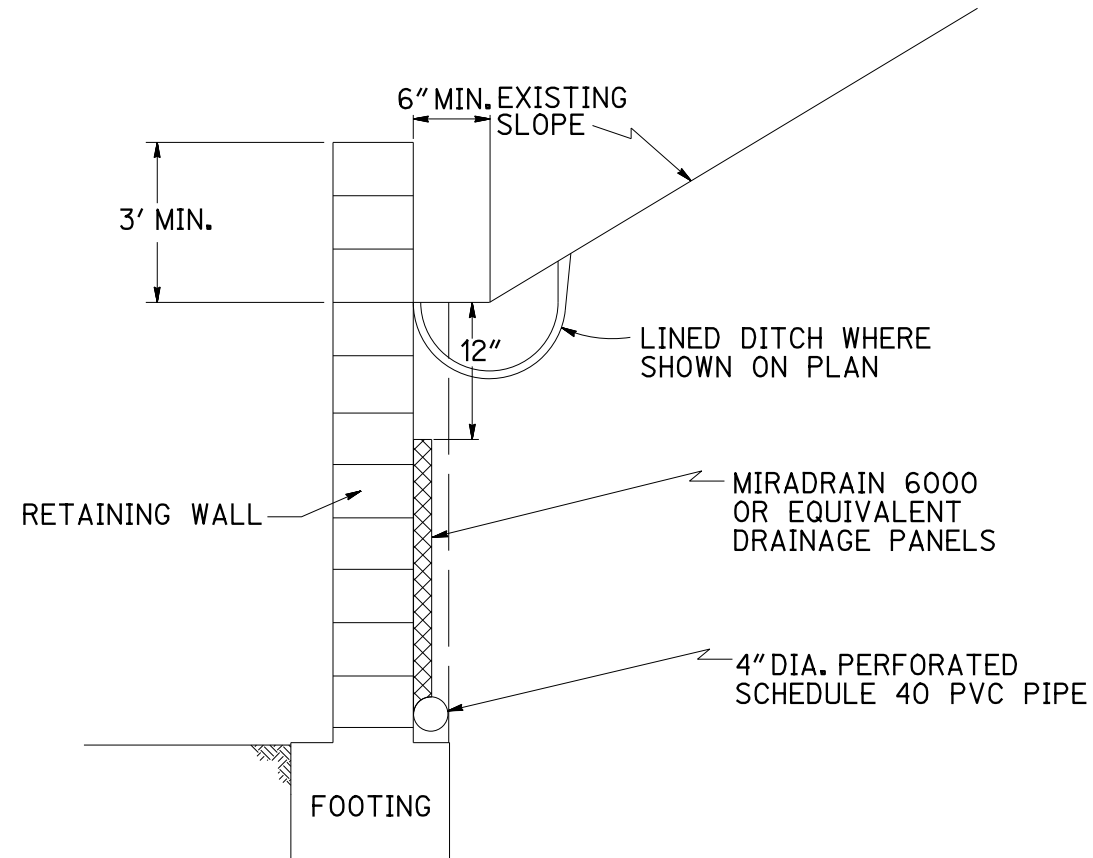
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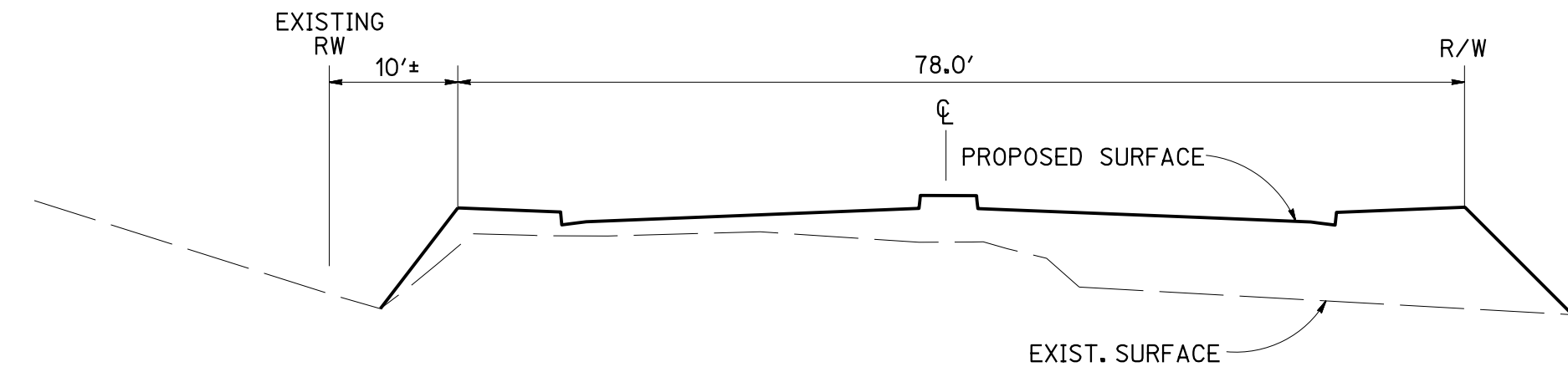
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PER DWG NO. 26881-D
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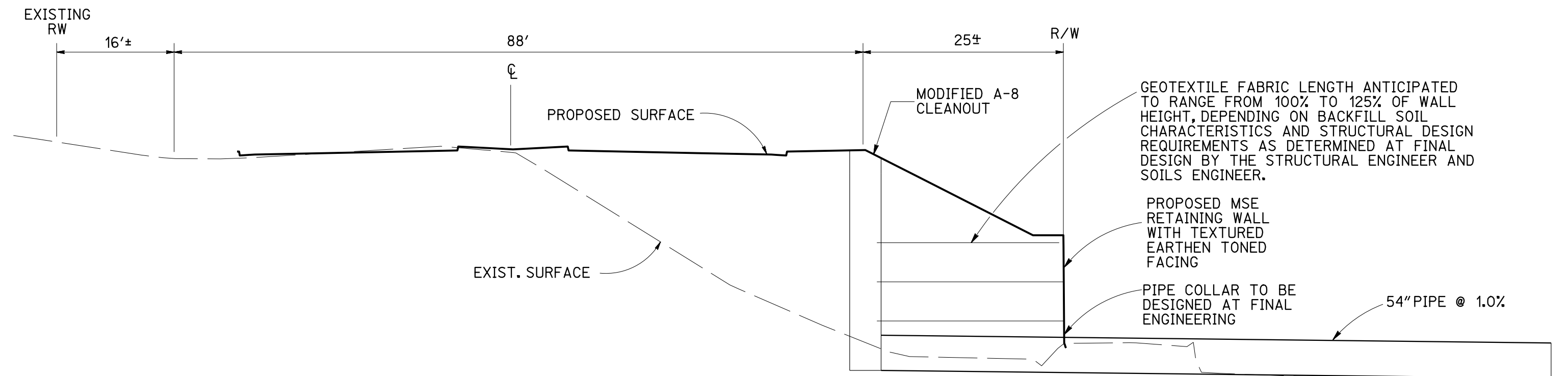
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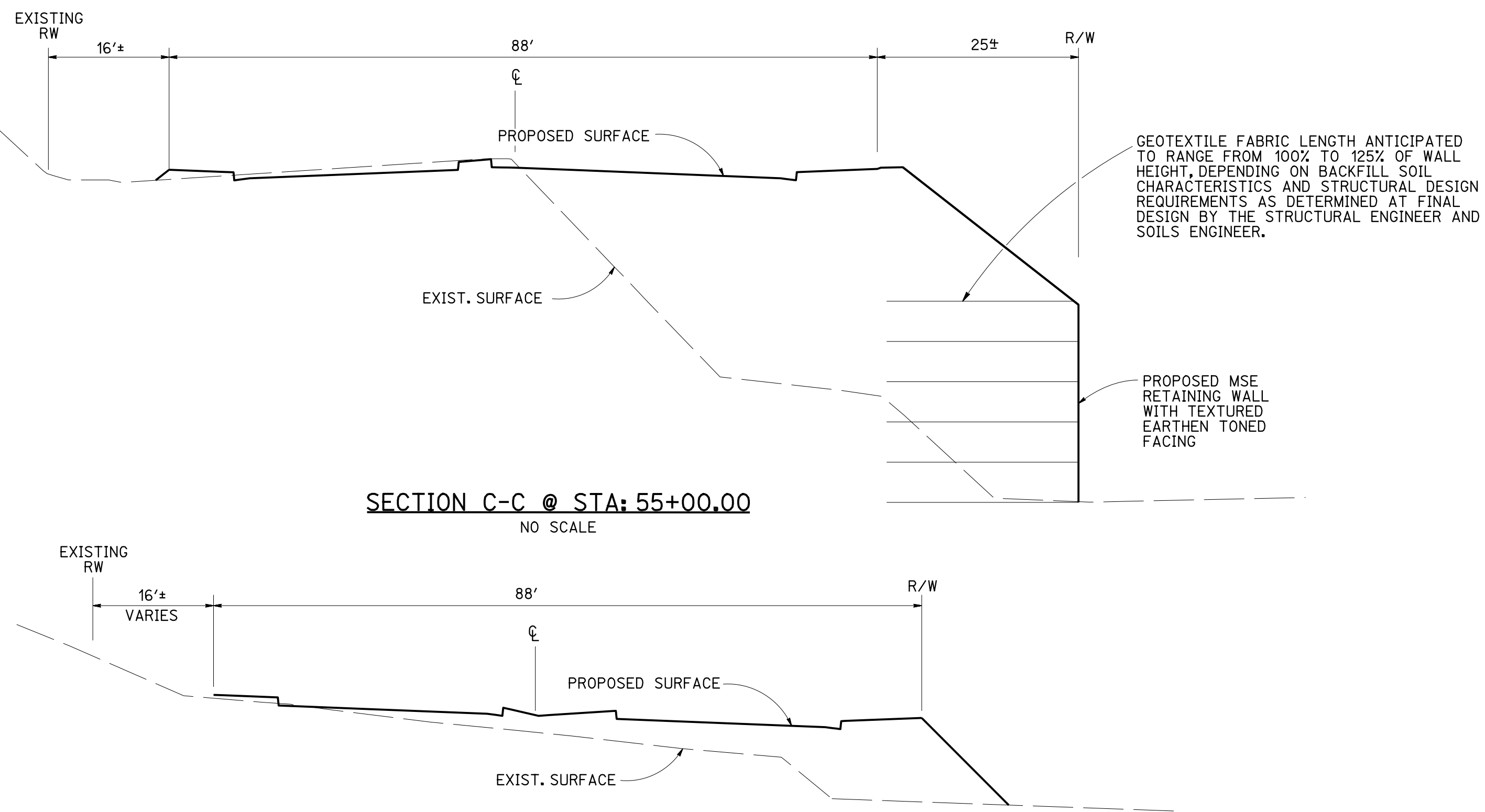
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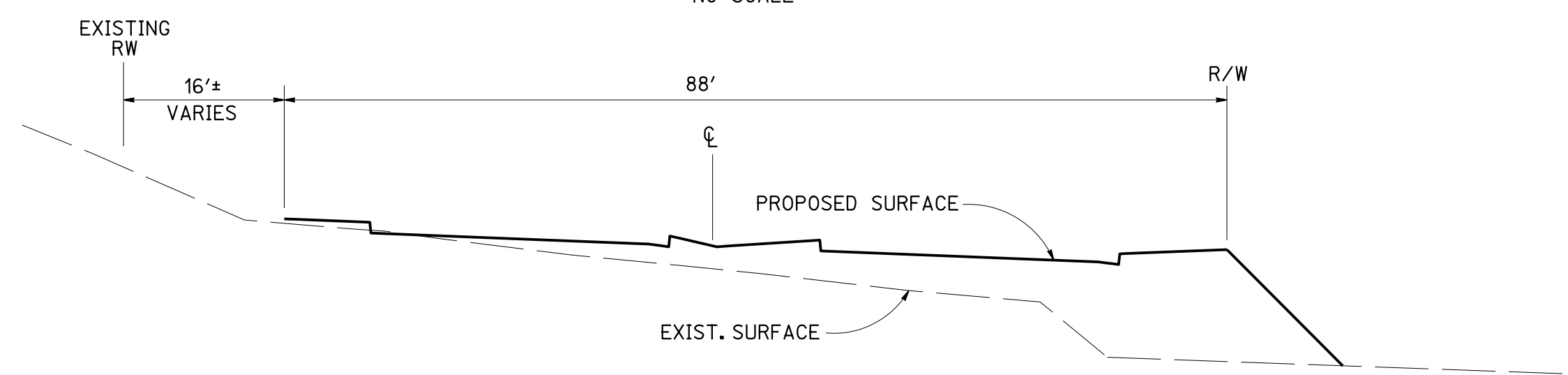
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SECTION B-B @ STA: 49+35.00
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SECTION C-C @ STA: 55+00.00
NO SCALE



SECTION D-D @ STA: 62+00.00
NO SCALE

MSCP / MHPA NOTES:

- BIORETENTION & STRUCTURAL BMP'S ARE PROPOSED TO BE PROVIDED FOR PURPOSES OF MAINTAINING WATER QUALITY PRIOR TO DISCHARGE INTO ADJACENT LANDS. FURTHER DETAILS AND MAINTANCE ARE ADDRESSED IN THE WATER QUALITY TECHNICAL REPORT.
- REDUCED AND SHIELDED LIGHTING ADJACENT OT MHPA AREAS WILL BE PROVIDED SUBJECT TO APPROVAL BY THE CITY ENGINEER
- NON INVASIVE PLANT SPECIES ARE INCORPORATED INTO THE LANDSCAPE PLANS

Prepared By:

Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.

SAN DIEGO, CA 92110

Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:

2600-3200 BLOCK OF

VIA DE LA VALLE

SAN DIEGO, CA 92130

Project Name: Via De La Valle

Street Widening

Sheet Title: Site Development Plan

Detail Sheet

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Revision 13: _____

Revision 12: _____

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Revision 10: 04-16-13

Revision 9: 06-14-12

Revision 8: 12-06-11

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Revision 6: 04-03-11

Revision 5: 04-01-05

Revision 4: 11-24-04

Revision 3: 09-23-04

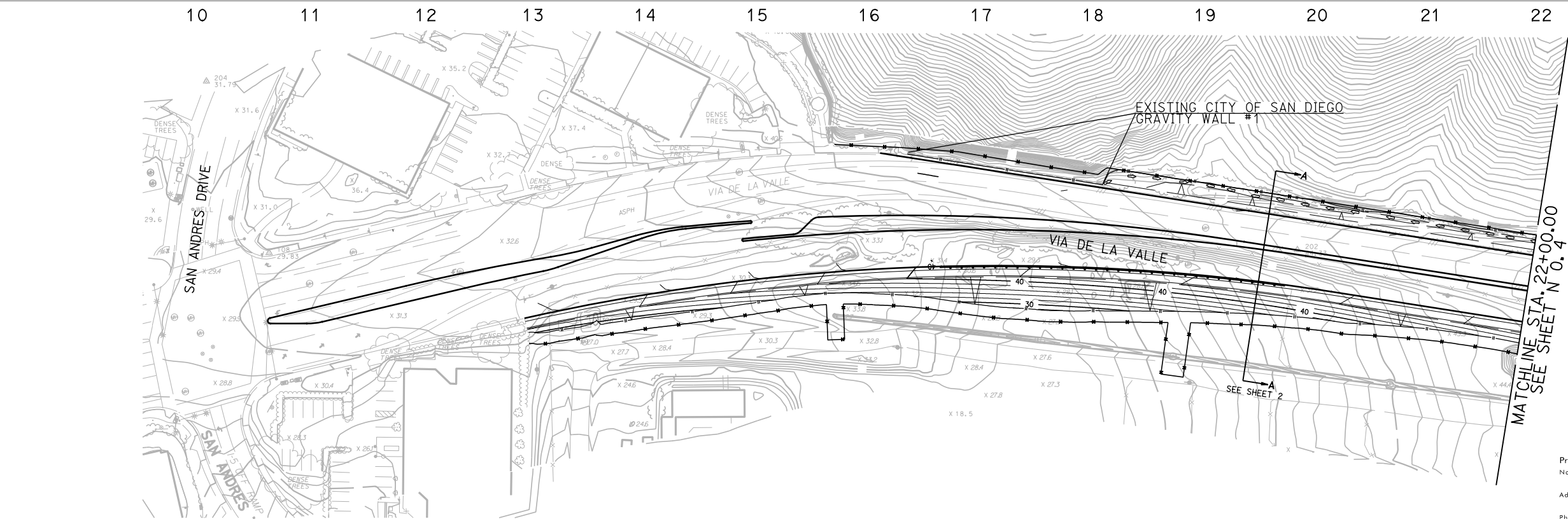
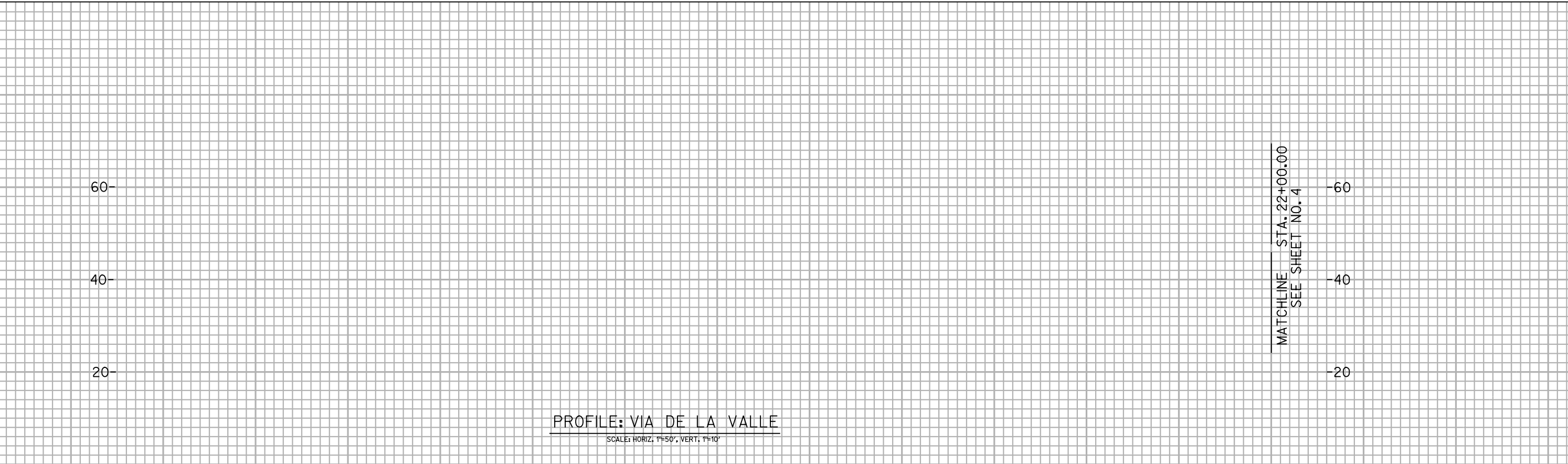
Revision 2: 08-27-04

Revision 1: 04-30-04

Original Date: 08-29-03

Sheet 2 of 16

DEP # 42-1893



Prepared By:
Name: RICK ENGINEERING COMPANY

Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
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Project Name: Via De La Valle
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Revision 1: 04-30-04

Original Date: 08-29-03

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NOTE: EXISTING POWER POLES TO BE RELOCATED

GRAPHIC SCALE 1"= 50'

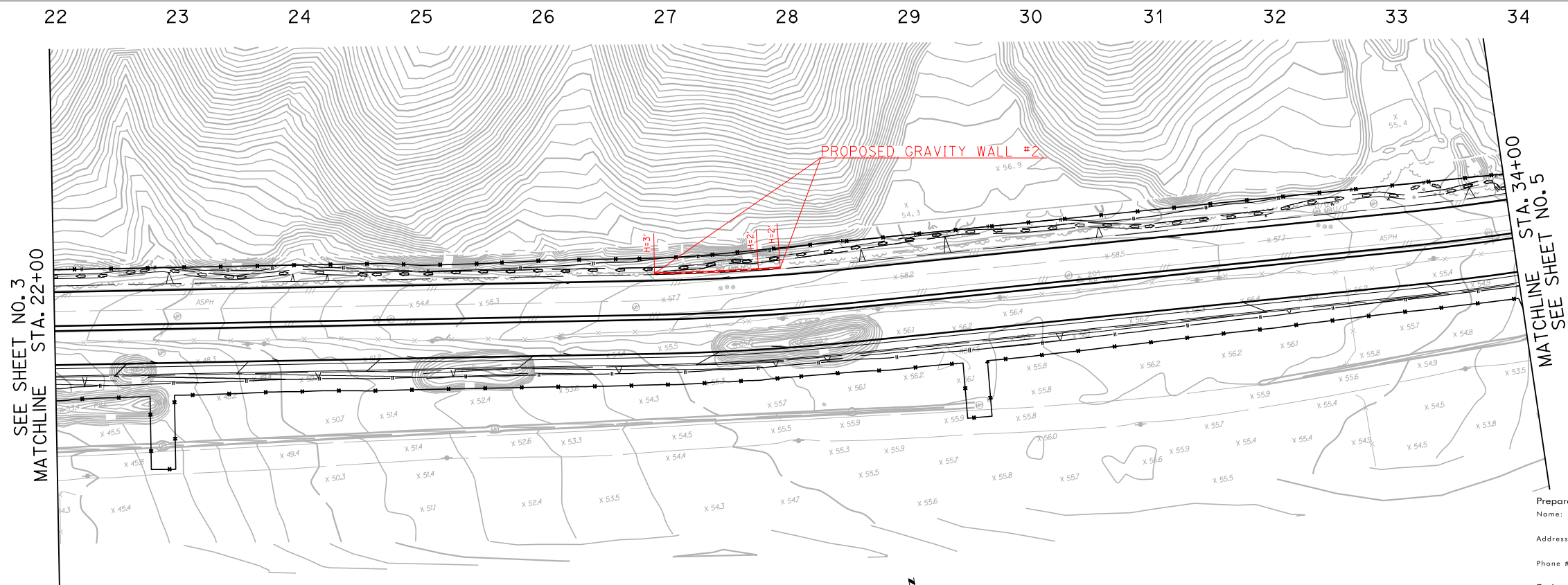
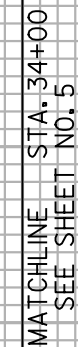
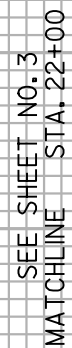
SHEET 3

RICK
ENGINEERING COMPANY

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165

rickengineering.com

San Diego Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson



Prepared By: _____
 Name: RICK ENGINEERING COMPANY

 Address: 5620 FRIARS RD.
SAN DIEGO, CA. 92110
 Phone #: (619) 291-0707 FAX: (619) 291-4165

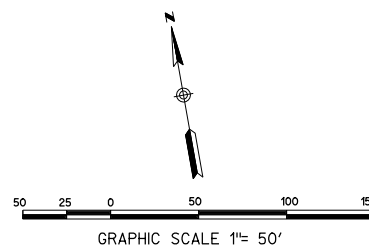
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Sheet 4 of 16
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NOTE: EXISTING POWER POLES TO BE RELOCATED



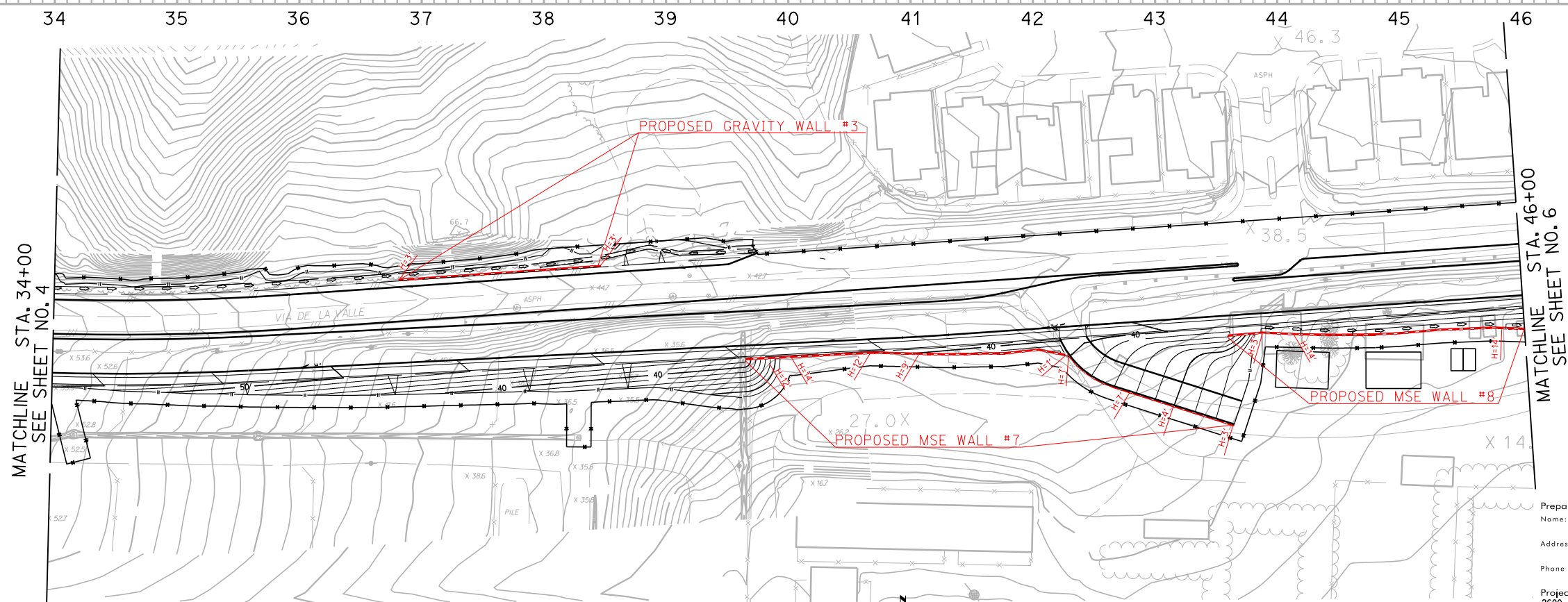
SHEET 4

MATCHLINE STA. 34+00
SEE SHEET NO. 4

MATCHLINE STA. 46+00
SEE SHEET NO. 6

PROFILE: VIA DE LA VALLE

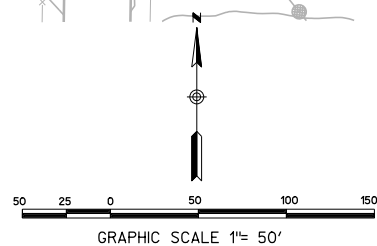
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MATCHLINE STA. 34+00
SEE SHEET NO. 4

MATCHLINE STA. 46+00
SEE SHEET NO. 6

NOTE: EXISTING POWER POLES TO BE RELOCATED



Prepared By: RICK ENGINEERING COMPANY
Name: 5620 FRIARS RD.
Address: SAN DIEGO, CA 92110
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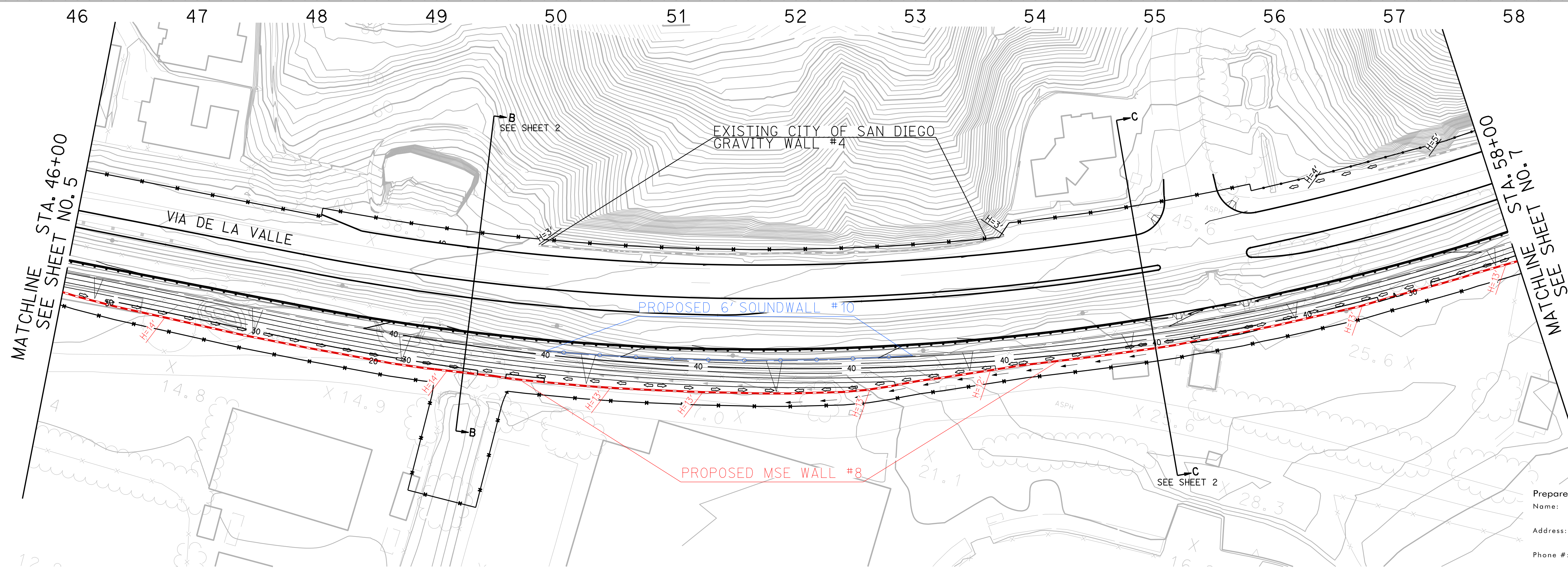
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40
20
MATCHLINE STA. 46+00
SEE SHEET NO. 5

MATCHLINE STA. 58+00
SEE SHEET NO. 7
-60
-40
-20

PROFILE: VIA DE LA VALLE

SCALE: HORIZ. 1"=50', VERT. 1"=10'



Prepared By:
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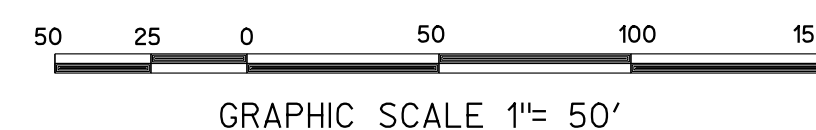
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NOTE: EXISTING POWER POLES TO BE RELOCATED



SHEET 6

60—
40—
20—

—60
—40
—20

SCALE: HORIZ. 1"=50', VERT. 1"=10'



PROPOSED CMU WALL #9

PROPOSED MSE WALL #8

NOTE: EXISTING POWER POLES TO BE RELOCATED



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DEP # 42-1893



EXISTING CITY OF SAN DIEGO GRAVITY WALLS



PROPOSED MSE WALL
EXAMPLES

