

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



TH18a

6-22-0017 (Waterfront Park Active Recreation)

June 8-10, 2022

EXHIBITS

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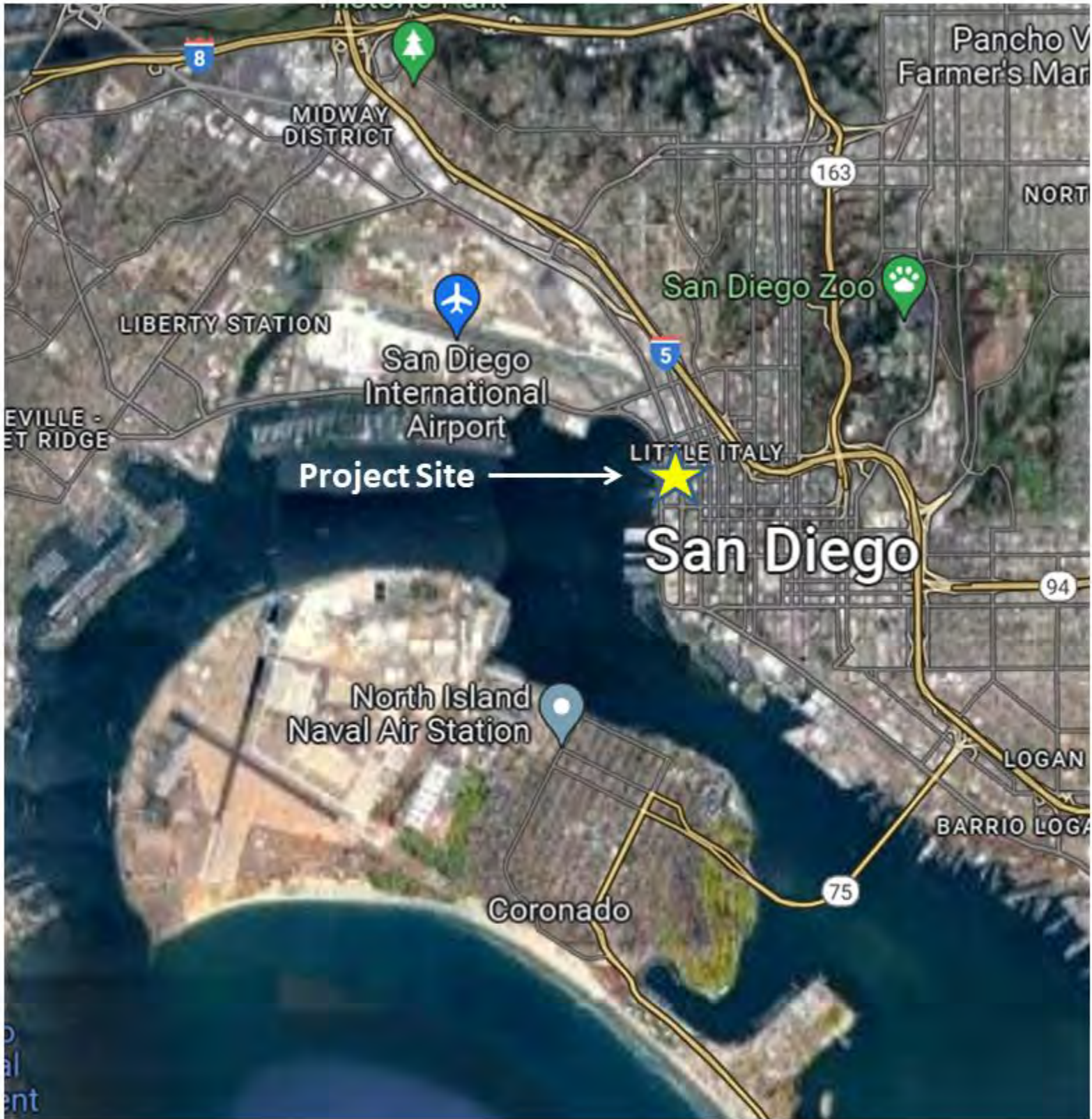


EXHIBIT NO. 1
APPLICATION NO. 6-22-0017
Vicinity Map
 California Coastal Commission

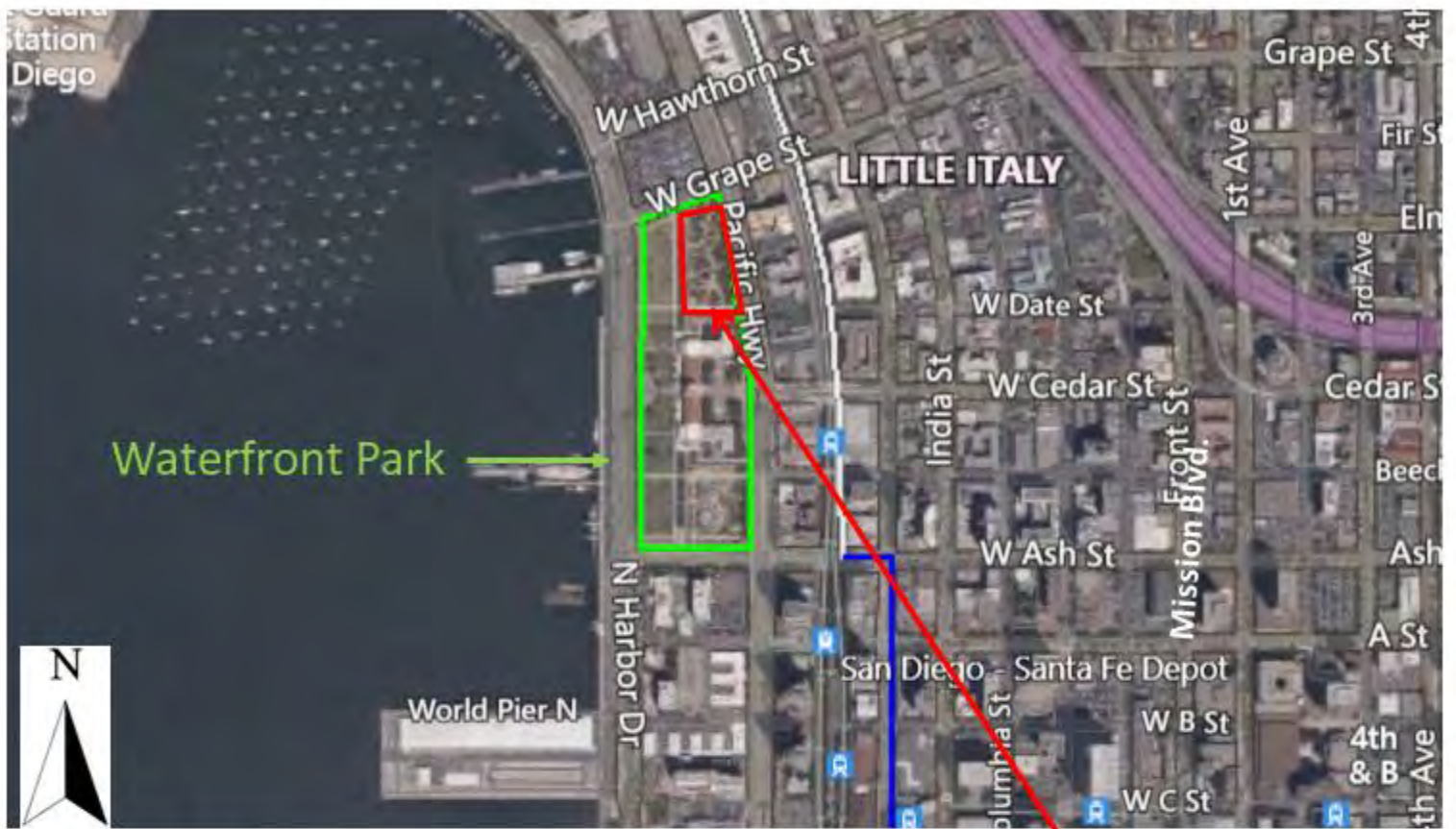


EXHIBIT NO. 2

APPLICATION NO.

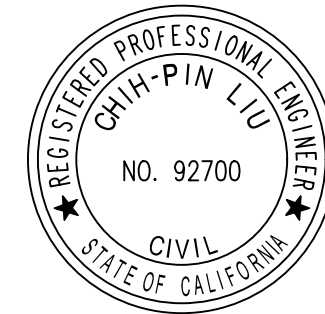
6-22-0017

Location Maps



California Coastal Commission

-1 0 1 2 3 4 5 6 7 8 9 10



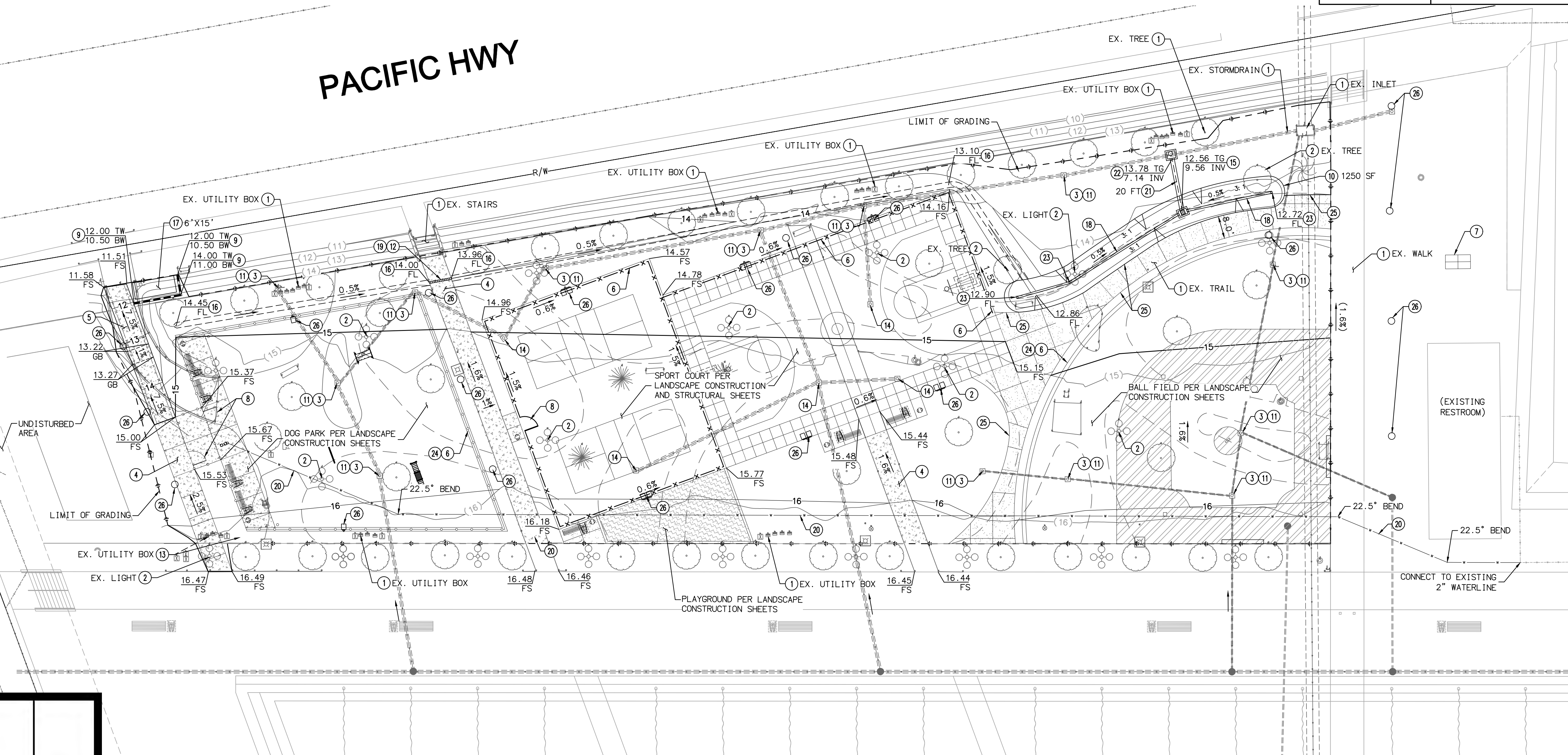
PLANS	BY	DATE
DESIGNED	CL	---
CHECKED	CL	---

CHIH-PIN LIU
EXP. 12-31-21

R.C.E. 92700 DATE

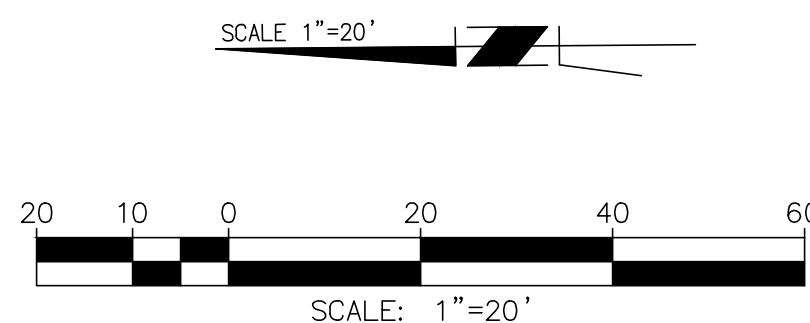
PACIFIC HWY

N GRAPE STREET



CONSTRUCTION NOTES

- 1 PROTECT IN PLACE
- 2 TO BE REMOVED PER DEMOLITION PLAN
- 3 ADJUSTED TO GRADE
- 4 CONSTRUCT 4" CONCRETE PAVING PER LANDSCAPE CONSTRUCTION PLANS
- 5 CONSTRUCT RAMP WITH RAILING PER SDRSD M-24
- 6 INSTALL CHAIN LINK FENCE PER LANDSCAPE CONSTRUCTION PLANS
- 7 INSTALL TABLE TENNIS PER LANDSCAPE CONSTRUCTION PLANS
- 8 INSTALL MAINTENANCE GATE PER LANDSCAPE CONSTRUCTION PLANS
- 9 CONSTRUCT GRAVITY RETAINING WALL TYPE-B PER SDRSD C-09
- 10 CONSTRUCT BIOFILTRATION PER DETAIL ON SHEET CN-1
- 11 REPLACE EXISTING INLET COVER WITH METAL MANHOLE COVER
- 12 INSTALL 8" METAL TRENCH GRATE COVER
- 13 TO BE RELOCATED
- 14 CAP EXISTING INLET AND COVER WITH SPORT COURT PAVING
- 15 INSTALL CATCH BASIN TYPE G-1 PER SDRSD D-08
- 16 CONSTRUCT GRASS DITCH PER DETAIL ON SHEET CN-1
- 17 TREE WELL PER SAN DIEGO COUNTY BMP DESIGN MANUAL SD-A
- 18 INSTALL 8" PERFORATED PVC PIPE
- 19 CONSTRUCT 8" CONCRETE TRENCH
- 20 2" PVC WATER LATERAL PER WAS WS-02
- 21 INSTALL 18" RCP
- 22 INSTALL CATCH BASIN TYPE F PER SDRSD D-07
- 23 INSTALL BIOFILTRATION AREA CLEANOUT PER DETAIL ON SHEET CN-1
- 24 INSTALL CONCRETE MOWING STRIP PER LANDSCAPE CONSTRUCTION PLANS
- 25 INSTALL STEEL EDGING PER LANDSCAPE CONSTRUCTION PLANS
- 26 INSTALL LIGHTING PER LIGHTING PLANS



Michael Baker INTERNATIONAL
5050 Avenida Encinas, Ste 260
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Phone: (760) 476-9193
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California Coastal Commission

Site Plan

APPLICATION NO.
6-22-0017

EXHIBIT NO. 3

AND RECREATION
COUNTY OF SAN DIEGO

5500 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CALIFORNIA 92123



CHIEF
PARK DEVELOPMENT
CHIEF OPERATIONS
& MAINTENANCE
DIRECTOR

DATE	NO.	REVISIONS	APPR.	DATE	DESIGNED BY:
					CHIH-PIN LIU
					DRAWN BY:
					CHIH-PIN LIU
					CHECKED BY:
					CHIH-PIN LIU
					PROJECT MANAGER:
					JOSH STONE

WATERFRONT PARK
PRECISE GRADING AND DRAINAGE PLAN

SCALE AS SHOWN	SHEET 5 OF
FILE NO.	XX

-1 0 1 2 3 4 5 6 7 8 9 10



PLANS	BY	DATE
DESIGNED	JF	
CHECKED		

JEREMY FRANZINI LIC. NO4514 DATE EXP. 6-30-23

PACIFIC HWY

W GRAPE STREET



California Coastal Commission

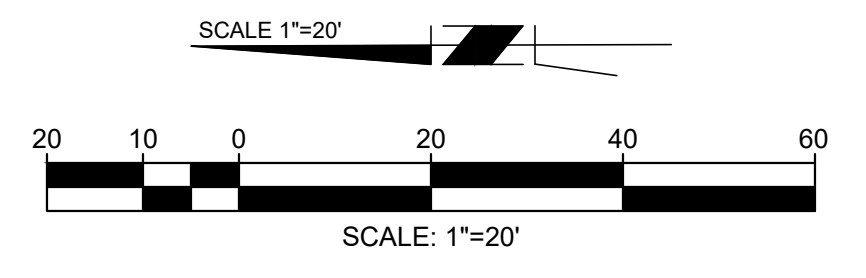
EXHIBIT NO. 4

APPLICATION NO.

6-22-0017

Landscape Plan

SEE SHEET PD-1 FOR PLANTING
LEGEND, NOTES, AND DETAILS



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 COUNTY OF SAN DIEGO PARKS AND RECREATION 5500 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CALIFORNIA 92123	CHIEF PARK DEVELOPMENT	_____	DATE	_____	...	REVISIONS	_____	APPR.	_____	DATE	_____	DESIGNED BY:	_____	WATERFRONT PARK LANDSCAPE PLANTING PLAN	SCALE	SHEET
	CHIEF OPERATIONS & MAINTENANCE	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	DRAWN BY:	_____		AS SHOWN	..
	DIRECTOR	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	CHECKED BY:	_____		PROJ. NO.	OF
												PROJECT MANAGER:	_____		FILE NO.	30

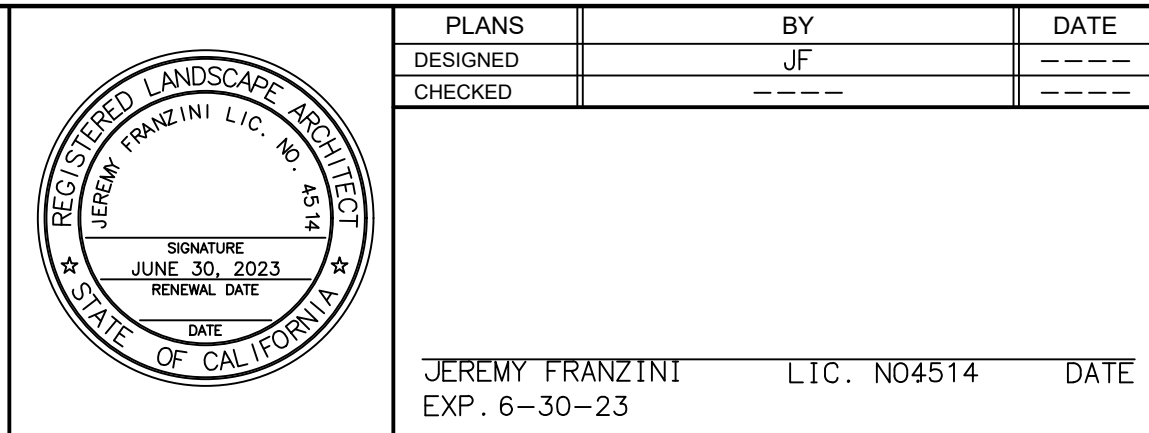
H:\pdr\184670\CADD\184670-19-PL-1.dwg Monday, Dec. 06 2021 2:35pm Elise Collie



PLANT LEGEND

PLANTING NOTES

1. PLANTING WORK SHALL CONFORM TO THE SPECIFICATION SPECIAL PROVISIONS.
2. PLANT QUANTITIES ARE SHOWN FOR CONTRACTOR'S CONVENIENCE IN ESTIMATING ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE PLANT MATERIAL FOR EACH SYMBOL SHOWN ON THE PLANTING PLAN.
3. ALL WORK SHALL BE SUBJECT TO THE COUNTY PROJECT MANAGER'S ACCEPTANCE AS A CONDITION OF COMPLETION OF WORK BY THE CONTRACTOR.
4. THE PLANTING PLAN IS DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS MAY BE MADE AT THE DISCRETION OF THE PROJECT LANDSCAPE ARCHITECT OR THE COUNTY PROJECT MANAGER.
5. ALL PLANT MATERIAL SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR THE COUNTY PROJECT MANAGER PRIOR TO INSTALLATION. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. ALL NURSERY TYING MATERIAL AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, SITE CONDITIONS, STRUCTURES, PROPERTY LINES, AND SERVICES BEFORE COMMENCING WORK TO ENSURE THAT THERE IS NO DAMAGE DURING CONSTRUCTION. THE LOCATIONS OF THESE CONDITIONS SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE COUNTY LANDSCAPE ARCHITECT AND COUNTY PROJECT MANAGER. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND REPLACING ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION WITH NO ADDITIONAL COST TO THE COUNTY.
8. PLANT MATERIAL LOCATED ADJACENT TO ANY LIGHT STANDARDS, UTILITY EQUIPMENT, OR DRIVEWAYS, ETC., SHALL BE ADJUSTED TO MAINTAIN A SUITABLE CLEARANCE AS APPROVED BY THE COUNTY PROJECT MANAGER. TREES SHALL NOT BE INSTALLED OVER UNDERGROUND UTILITIES.
9. ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF BARK MULCH PER THE SPECIFICATIONS.
10. SEE THE SPECIFICATION SPECIAL PROVISIONS FOR ADDITIONAL REQUIREMENTS.



DEPARTMENT OF PARKS AND RECREATION
COUNTY OF SAN DIEGO
5500 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CALIFORNIA 92123



CHIEF PARK DEVELOPMENT	_____	DATE	NO.	REVISIONS	APPR.	DATE	DESIGNED BY:

CHIEF OPERATIONS & MAINTENANCE	_____						DRAWN BY:

	_____						CHECKED BY:
DIRECTOR	_____						
	_____						PROJECT MANAGER:

WATERFRONT PARK

PLANTING LEGEND, NOTES, AND DETAILS

SCALE AS SHOWN	SHEET 20 OF
PROJ. NO.	
FILE NO.	30

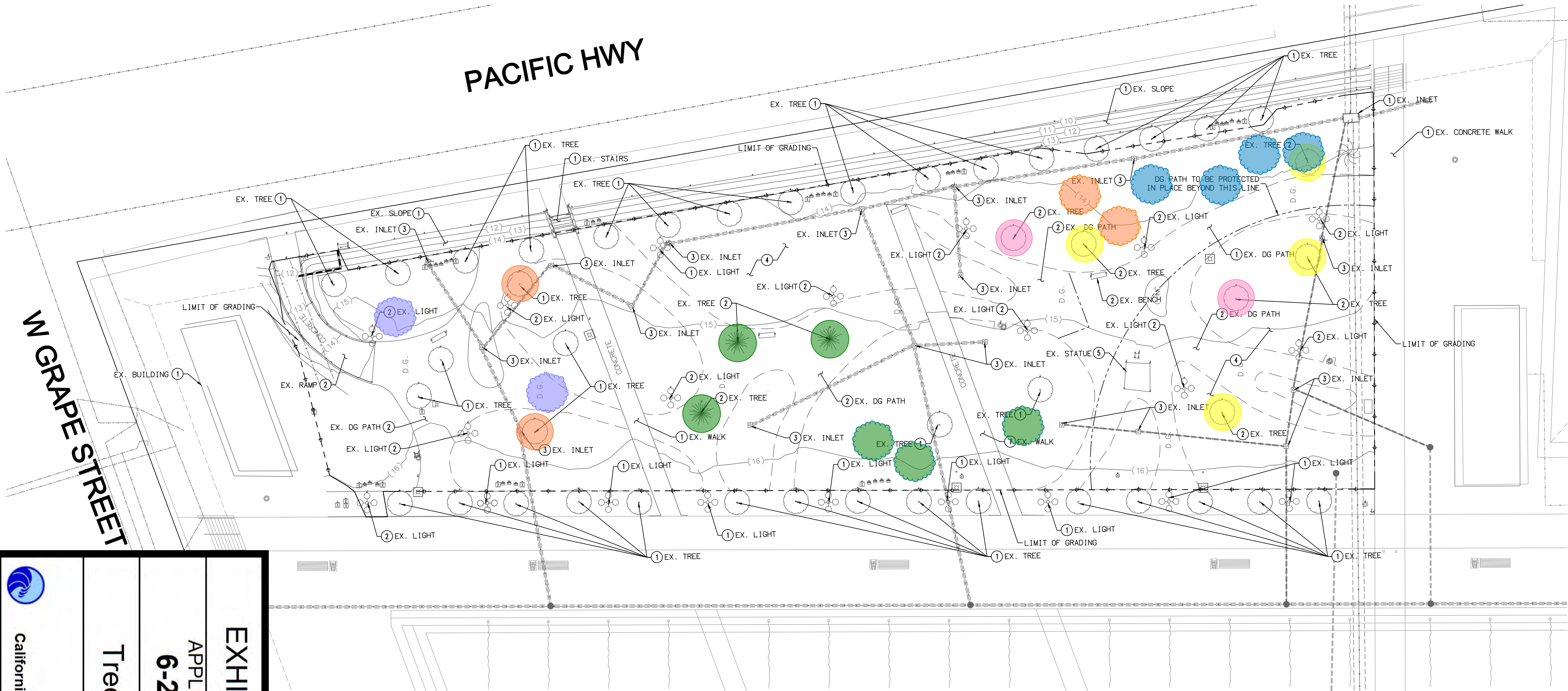
Michael Baker
INTERNATIONAL

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Carlsbad, CA 92008
Phone: (760) 476-9193
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-1 0 1 2 3 4 5 6 7 8 9 10



PLANS	BY	DATE
DESIGNED	CL	---
CHECKED	CL	---
CHIH-PIN LIU		R.C.E. 92700
EXP. 12-31-21		DATE

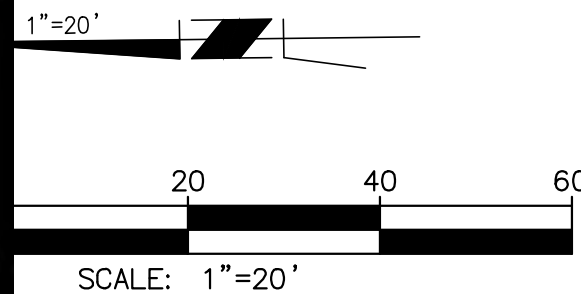


California Coastal Commission

Tree Exhibit

APPLICATION NO.
6-22-0017

EXHIBIT NO. 5



REMOVAL LEGEND

- FLAME TREE (BRACHYCHITON ACERIFOLIUS)
- CAMPHOR TREE (CINNAMOMUM CAMPHORA)
-TREE TO BE TRANSPLANTED ON-SITE
- SAPPHIRE DRAGON TREE (PAUOWNIA KAWAKAMII)
- TORREY PINE (PINUS TORREYANA)

PLANTING LEGEND

- CAMPHOR TREE (CINNAMOMUM CAMPHORA)
-TRANSPLANTED LOCATION
- NEW ZEALAND CHRISTMAS TREE (METROSIDEROS EXCELSA)
- TORREY PINE (PINUS TORREYANA)
- CATALINA CHERRY (PRUNUS ILICIFOLIA LYONII)

CONSTRUCTION NOTES

- ① PROTECT IN PLACE
- ② REMOVE INDICATED ITEM
- ③ ADJUST TO FINISHED GRADE
- ④ CLEAR AND GRUB
- ⑤ REMOVE AND RELOCATE PER LANDSCAPE CONSTRUCTION PLAN

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DEPARTMENT OF PARKS AND RECREATION
COUNTY OF SAN DIEGO
5500 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CALIFORNIA 92123



CHIEF
PARK DEVELOPMENT
CHIEF OPERATIONS
& MAINTENANCE
DIRECTOR

DATE

NO.

REVISIONS

APPR.

DATE

DESIGNED BY:

CHIH-PIN LIU

DRAWN BY:

CHIH-PIN LIU

CHECKED BY:

CHIH-PIN LIU

PROJECT MANAGER:

JOSH STONE

WATERFRONT PARK
DEMOLITION PLAN

SCALE
AS SHOWN
PROJ. NO.
FILE NO.
SHEET
3
OF
XX

DM-1

75% SUBMITTAL - OCTOBER 21, 2021

\\PVCATFS1\Work\Projects\184670\184670-CADD\Land\DWG\184670-03-DM-1.dwg Thursday, Oct. 21, 2021 11:25am Leo.Liu



Project Site

Additional Proposed Trees* Locations



EXHIBIT NO. 6

APPLICATION NO.

6-22-0017

Additional Tree Plan



California Coastal Commission

-1 0 1 2 3 4 5 6 7 8 9 10

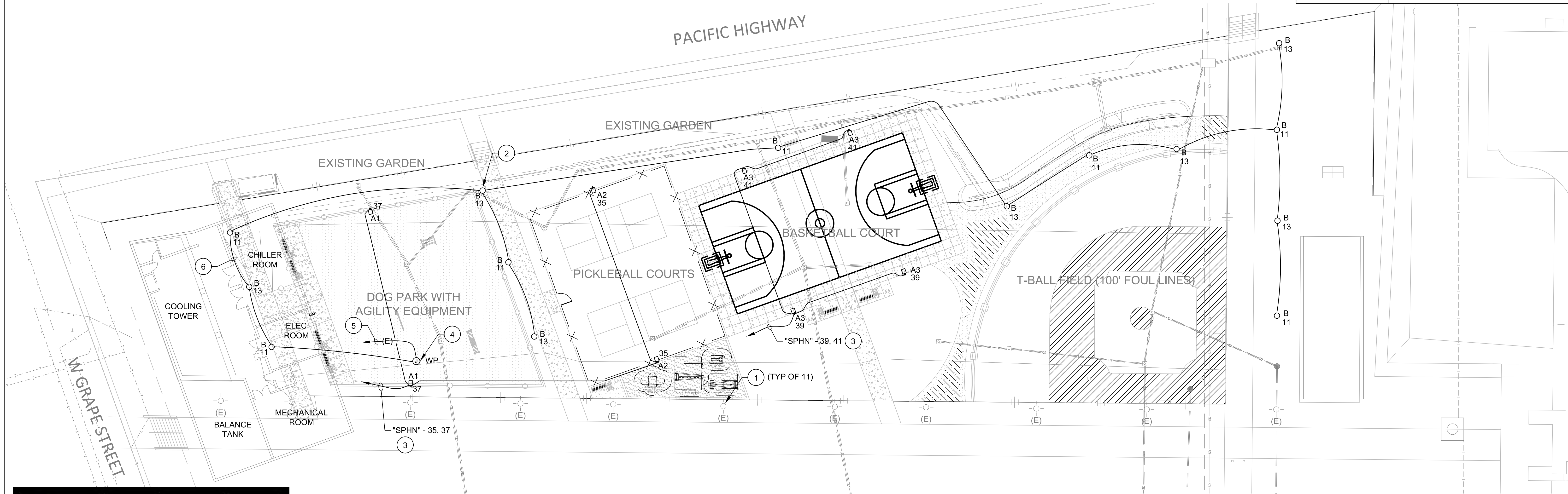


PLANS	BY	DATE
DESIGNED	JF	
CHECKED		

EPI THE ENGINEERING PARTNERS, INC.
CONSULTING ENGINEERS
10130 MEINLEY DRIVE, SUITE 200
SAN DIEGO, CA 92131
(619) 824-1761 FAX (619) 824-1768

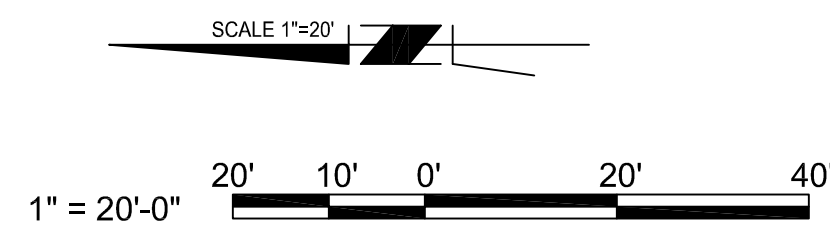
BENEDICT BALISI 10/14/2021
LIC. NO. E21213 DATE
EXP. 9-30-23

EPI JOB #173-122E



ELECTRICAL SITE PLAN - LIGHTING

SCALE: 1"=20'



KEY NOTES

- EXISTING POLE TOP LIGHT FIXTURE AND POLE TO REMAIN.
- PROVIDE TYPE "B" POLE TOP LIGHT FIXTURE, SEE

2
E3.1
- PROVIDE 1" C. -4#10 + 1#12 GND TO PANEL "SPHN" VIA LIGHTING CONTROL PANEL "LCP".
- PROVIDE WEATHERPROOF J-BOX AND INTERCEPT AND EXTEND EXISTING CIRCUIT "SPHN" - 11, 13 AT REMOVED LIGHT FIXTURE.
- EXISTING HOMERUN "SPHN" - 11, 13 TO PANEL "SPHN" AND LIGHTING CONTROL PANEL IN ELECTRIC ROOM TO REMAIN.
- PROVIDE 1"C. - 4#10 + 1#12 GND TO NEW TYPE "B" POLE TOP FIXTURES.



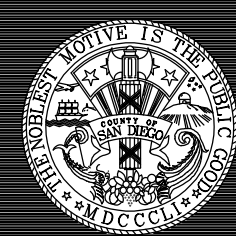
California Coastal Commission

Lighting Plan

6-22-0017

APPLICATION NO.

EXHIBIT NO. 7



DEPARTMENT OF PARKS AND RECREATION
COUNTY OF SAN DIEGO
5500 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CALIFORNIA 92123



CHIEF
PARK DEVELOPMENT
CHIEF OPERATIONS
& MAINTENANCE
DIRECTOR

DATE

NO.

REVISIONS

APPR.

DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

PROJECT MANAGER:

WATERFRONT PARK

ELECTRICAL SITE PLAN - LIGHTING

SCALE	SHEET
AS SHOWN	
PROJ. NO.	OF
FILE NO.	XX
E2.1	

K:\173-122E\Electrical\21.dwg Thursday, Feb. 03, 2022 2:21pm Scott

75% SUBMITTAL - OCTOBER 21, 2021



EPI JOB #173-122E

PLANS
DESIGNED
CHECKED

BY
JF

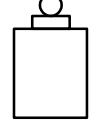
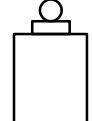
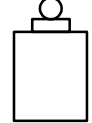
DATE

EPI THE ENGINEERING PARTNERS, INC.
CONSULTING ENGINEERS
10150 MEANLEY DRIVE, SUITE 200
SAN DIEGO, CA 92131
(619) 824-1761 FAX (619) 824-1768

10/14/2021
BENEDICK BALISI LIC. NO. E21213 DATE
EXP. 9-30-23

PANEL "SPHN"				LOCATION: ELECTRICAL ROOM #404								BUS RATING		225A		480Y/277V, 3ø, 4W			
				MAIN: PANEL DEVICE MIN A.I.C. RA								MOUNTING: SURFACE							
												JOB#							
LOCATION		VOLTAMPS			CIR	BRK	A	B	C	BRK	CIR	VOLTAMPS			LOCATION				
		øA	øB	øC								øA	øB	øC					
PANEL SPLN					1	225	*			20	2				INTERIOR LIGHTING				
					3	-		*		20	4				CENTRAL UTILITY PLANT				
					5	3P			*	2P	6					SITE LIGHTING			
SITE LIGHTING					7	20	*			20	8				MAST LIGHTS				
SITE LIGHTING					9	20	*			2P	10				SITE LIGHTING				
N.G SITE LIGHTING				178	11	20			*	20	12				MAST LIGHTS				
N.G SITE LIGHTING		178			13	20	*			20	14				SITE LIGHTING				
SPARE					15	20	*			20	16				SITE LIGHTING				
PARK LTS					17	20			*	20	18				MAST LIGHTS				
PARK LTS					19	20	*			20	20				LAKOS PUMP				
PARK LTS					21	20	*			20	22				LAKOS PUMP				
CLOCK POWER					23	20			*	20	24				LAKOS PUMP				
PARK LTS					25	20	*			20	26				SPARE				
PARK LTS					27	20	*			20	28				SPARE				
SPARE					29	20			*	20	30				SPARE				
SPARE					31	20	*			20	32				"EN"				
SPARE					33	20	*			20	34				"EN"				
PICKLEBALL COURT LTG				966	35	20			*	20	36				SPARE				
DOG PARK LTG		798			37	20	*			-	38				SPARE				
BASKETBALL COURT LTG			1090		39	20	*			3P	40				INTERIOR "EN"				
BASKETBALL COURT LTG				1090	41	20			*	20	42				SPACE				
øA = 976				øB = 1090				øC = 2234											
TOTAL CONNECTED VA = 125 KVA																			
+ 25% LCL = 25 KVA																			
TOTAL 150 KVA																			
CONNECTED LOAD = 150 A																			
MINIMUM FEEDER SIZE = 225 A																			

PANEL "LIGHTING CONTROL"				LOCATION: ELECTRICAL ROOM #404								BUS RATING :		480Y/277V, 3ø, 4W			
				MAIN: PANEL DEVICE MIN A.I.C. RA										MOUNTING: SURFACE			
														JOB#			
LOCATION		VOLTAMPS			CIR	BRK	A	B	C	BRK	CIR	VOLTAMPS			LOCATION		
		øA	øB	øC								øA	øB	øC			
SPHN-2/ CENTRAL PLANT LIGHTING					1	20	*			20	2				SPLN-30/ POLICE MEMORIAL		
SPLN-31 NORTH BRIDGES SITE LTS					3	20		*		20	4				SPARE		
SPARE					5	20			*	20	6				SPARE		
SPHN-7/ BOLLARDS					7	20	*			20	8				SPARE		
SPHN-9/ NORTH BRIDGES SITE LTS					9	20		*		20	10				SPHN-10/ NORTH BRIDGE SITE LTS		
SPHN-11/ SITE LTS					11	20			*	20	12				SPHN-13/ SITE LTS		
CUP LTS/ EGREE LIGHTING EMIT					13	20	*			20	14						
					15	20		*		20	16						
5/ SITE LIGHTS					17	20			*	20	18						
3/ SITE LIGHTS EN3					19	20	*			20	20				4/ SITE LIGHTING		
					21	20		*		20	22						
SPHN-35/ PICKLE BALL CT.					23	20			*	20	24						
SPHN-37/ DOG PARK					25	20	*			20	26						
					27	20		*		20	28						
SPHN-39/ BASKETBALL CT.					29	20			*	20	30						
SPHN-41/ BASKETBALL CT.					31	20	*			20	32						
					33	20		*		20	34						
					35	20			*	20	36						
					37	20	*			20	38						
					39	20		*		20	40						
					41	20			*	20	42						
		øA = 0			øB = 0			øC = 0									
TOTAL CONNECTED VA =		0			KVA												
+ 25% LCL =					KVA												
TOTAL		0			KVA												
CONNECTED LOAD =		0			A												
MINIMUM FEEDER SIZE =		0			A												

LIGHTING FIXTURE SCHEDULE										
TYPE	SYMBOL	WATT	VOLT	LAMP		DESCRIPTION	BALLAST		MANUFACTURER AND CATALOG NUMBER	MOUNTING
				#	TYPE		#	TYPE		
A1		369	MVOLT	41,518 LUMENS 3000K 82CRI		LED AREA LIGHT FIXTURE, ALLUMINUM HOUSING, AUTO FRONT DISTRIBUTION, 4" ROUND (NO TAPERED) STEEL POLE PHOTCONTROL (BUTTON STYLE), UL LISTED, EXTERNAL 360 DEGREE GLARE SHIELD, BIRD SPIKES, DARK BRONZE FINISH.	1	LED DIMMING DRIVER	LITHONIA LIGHTING # RSX4-LED-P3-30K-AFR-EGS-MVOLT-RPA -EGFV-BS-DDBXD-PE POLE: 20' TALL, 4" ROUND (NON-TAPERED) STEEL POLE, DARK BRONZE FINISH	20' POLE DOG PARK
A2		483	MVOLT	50,862 LUMENS 3000K 82CRI		LED AREA LIGHT FIXTURE, ALLUMINUM HOUSING, AUTO FRONT DISTRIBUTION, 4" ROUND (NO TAPERED) STEEL POLE PHOTCONTROL (BUTTON STYLE), UL LISTED, EXTERNAL 360 DEGREE GLARE SHIELD, BIRD SPIKES, DARK BRONZE FINISH.	1	LED DIMMING DRIVER	LITHONIA LIGHTING # RSX4-LED-P5-30K-AFR-EGS-MVOLT-RPA -EGFV-BS-DDBXD-PE POLE: 20' TALL, 4" ROUND (NON-TAPERED) STEEL POLE, DARK BRONZE FINISH	20' POLE PICKLE BALL
A3		545	MVOLT	56,571 LUMENS 3000K 82CRI		LED AREA LIGHT FIXTURE, ALLUMINUM HOUSING, AUTO FRONT DISTRIBUTION, 4" ROUND (NO TAPERED) STEEL POLE PHOTCONTROL (BUTTON STYLE), UL LISTED, EXTERNAL 360 DEGREE GLARE SHIELD, BIRD SPIKES, DARK BRONZE FINISH.	1	LED DIMMING DRIVER	LITHONIA LIGHTING # RSX4-LED-P6-30K-AFR-EGS-MVOLT-RPA -EGFV-BS-DDBXD-PE POLE: 20' TALL, 4" ROUND (NON-TAPERED) STEEL POLE, DARK BRONZE FINISH	20' POLE BASKETBALL COURT
B		25.4	MVOLT	2196 LUMENS 2700K 82CRI		POST TOP MOUNTED LED AREA LIGHT FIXTURE, TYPE 4 DISTRIBUTION, TEXTURED ALUMINUM FINISH, B1-LEVEL MOTION SENSOR/ BUTTON PHOTCELL, UL LISTED	1	LED	LITHONIA LIGHTING # RADPT LED-P1-27K-PATH-MVOLT-PT4-PE/PIR-HS-DDBXD POLE: 12' TALL, 4" ROUND (NON-TAPERED) ALUMINUM POLE, TEXTURED NATURAL ALUMINUM FINISH	12' POLE WALKWAYS



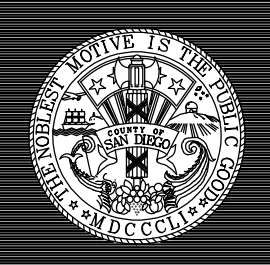
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS

KEY NOTES

1 SEE SHEET E2.1 NEW LIGHTING LAYOUT



5050 Avenida Encinas, Ste 260
Carlsbad, CA 92008
Phone: (760) 476-9193
WWW.MBAKERINTL.COM



DEPARTMENT OF PARKS AND RECREATION
COUNTY OF SAN DIEGO
5500 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CALIFORNIA 92123



CHIEF PARK DEVELOPMENT _____ DATE _____
CHIEF OPERATIONS & MAINTENANCE _____
DIRECTOR _____

NO.	REVISIONS	APPR.	DATE	DESIGNED BY:
				DRAWN BY:
				CHECKED BY:
				PROJECT MANAGER:

WATERFRONT PARK

LIGHT FIXTURE & PANEL SCHEDULES

SCALE AS SHOWN	SHEET
PROJ. NO.	OF
FILE NO. E2.3	XX



Looking east towards the project site from
N. Harbor Drive

EXHIBIT NO 8

APPLICATION NO.

6-22-0017

Visual Simulations



California Coastal Commission



Existing



Proposed

Dwight M. Childers, 1388 Kettner Blvd, Unit 3004, San Diego CA 92101

Appeal to CA Coastal Commission Regarding Application 6-22-0017 (“Waterfront Park Active”), 4/21/2022

Overview

I oppose this proposed project at the Waterfront Park, County Administrative Center (CAC), San Diego.

Three Trees (Ecological Context): At the center of the Waterfront Park garden stand three well-grown Torrey Pines. Nothing could better illustrate the value of this public garden as a place for focusing our attention on the ever more critical interaction of humans and nature. Many garden lovers feel a sort of reverence upon stepping into a garden. Is it simply the pleasure of witnessing beauty, or is it perhaps also a subliminal awareness that our lives depend on these fellow beings tirelessly consuming carbon dioxide and producing oxygen?

Practically, as a place of trees, plants, and unpaved surfaces, this garden is a better carbon sink and heat-reduction environment than the proposed replacement, which would have fewer trees and plants, and more hard surfaces. The current garden is a better way for San Diego County to model ecological awareness at its showplace seat of government.

Past and Future (Historical Context): The County Administration Center, dedicated in 1938, is a historic structure and campus. It was added to the National Register of Historic Places (NRHP) in 1988 (“San Diego Civic Center”, Register ID #88000554, <https://catalog.archives.gov/id/123860972>). The NRHP application file, which runs to some forty-four pages, describes the details of age, and structural and esthetic quality for the building and Donal Hord’s sculpture “Guardian of the Water”, near Harbor Drive, all of which qualified the structure and campus as *a place of history*. As such, it should not be treated as a miscellaneous office building located on undistinguished land to be used for various utilitarian purposes. (Note that such a utilitarian structure, housing the Dept. of Health Services, still existed at the northwest corner of the campus in 1988, and the application to the NRHP asserted that “this building will be demolished”, and indeed it was removed during the 2014 Waterfront Park development.)

Surely the historic designation obliges the County to maintain the CAC at a high level of esthetic quality, especially as downtown San Diego is experiencing rapid residential development which will increase urban density. It may be unfortunate that the CAC has no “back yard” where untidy facilities, including the proposed active-recreation amenities, may be tucked away, but it is a fact that the CAC is “front yard” all around. (Granted that a good, well-planned active-recreation park is a desirable amenity for the downtown area, should it not be developed more thoughtfully, perhaps jointly by the City and the County, in a better space, rather than being shoe-horned into inadequate space, where for example the current plan allows only .17 acre for the dog park?)

The garden now existing there, created in 2014 as part of Waterfront Park, which required a decade of planning, is complementary to the vision of the designers of the 1938 campus, who hoped for a future “mall” extending eastward to link the campus with Balboa Park -- a place of many gardens (see application to the NRHP, page 2). A public garden is a typical dignified complement for an important

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public building. An assortment of sports amenities, jammed together willy-nilly with very unattractive high fences, is not.

IF YOU HAVE NOT VISITED THE GARDEN, HERE IS MY VIDEO TOUR:

<https://www.youtube.com/watch?v=rovKLYDhMQU>

Additional Concerns

(1) Access: The proposed project would exchange a public garden which is useful, attractive, and enjoyable for people of all ages and physical abilities for a space that is specialized for the primary use of the physically robust, along with the off-leash play of dogs.

(2) Functional Suitability: The proposed facilities are less related to the special historic location than the garden now in place. The activities for the proposed facility would be focused on the games at hand and the other players. The high fences required to contain the fly balls of the individual amenities would compromise views into the garden from the street and beyond, and the view of the bay for nearby residents on low floors across the street. They would separate the space visually into unattractive tall cages, thus destroying its unity. The dog park (*if even feasible at only .17 acre*), while perhaps useful to dog-owners, would be a visual blank, as it must be spacious and mostly empty ground, with little in the way of plantings. One of the planned activities – pickleball – is known for the very loud sound of wooden paddles striking hollow plastic balls. Would those sharp reports be compatible with the dog park?

On the contrary, the existing garden relates to the fountains, to the bay beyond, and to the ecosystems of southern California. All of the benches in the garden face westward to the fountains and the bay. (An average-size adult can see the bay while seated on any of the garden benches.) The music of the fountains pervades the garden, contributing to the calm and striking a deep and ancient chord in human feeling, doubling the power of the garden to evoke reverence for human interaction with elements of nature.

The garden “rooms” suggest the various ecosystems of the County: the tall grasses remind one of the rural grasslands and historic ranches of the County; the Torrey pines recall the rare wild Torrey Pines overlooking the ocean near La Jolla and the trees of the alpine heights in east County; the Mediterranean room denotes our dry and sunny coastal climate; and the “diversity” room provides the joy of vibrant plants that grow in many places, reminding one of the blessing of human diversity in California.

(3) Intrinsic Value: Public gardens at seats of government power are a time-honored custom. The existing garden provides a beautiful and dignified frame on the north side of the historic County Administration Center –also known as “the Jewel on the Bay” -- (as well as an attractive backdrop for the walk-up weddings performed almost every week-day at the small service building directly south of the garden space). It balances the exuberant celebration of and for children at the playground on the south side of the building with a calm and beautiful oasis.

Lynden B. Miller (who directed the restoration of The Conservatory Garden in New York City's Central Park, 1982-83) quoted in "Beautifying Public Places: The Importance of Plants" (ecolandscaping.org) declared:

"We now know that plants have the power to soften and civilize public urban space These green oases give pleasure to millions who crave a connection with nature in their lives."

"Since the earliest times, human beings have always needed oases of green escape – a relationship with nature. It is no wonder that in many religions Paradise is envisioned as a garden."

"Recent studies in the journal *Environmental Science & Technology* show that proximity to a green area improves people's mental health. Indeed, it's obvious to observers that people will go to great lengths to visit or move near a good park. Whenever they are able to, people seek out green areas."

(4) Urban Green Space:

We need more of it downtown, not less. According to this recent article in The New York Times (3 Mar 2022), California, including San Diego County, has the most imperiled biodiversity of any state in the contiguous United States: <https://www.nytimes.com/interactive/2022/03/03/climate/biodiversity-map.html?searchResultPosition=1>. Surely an urban garden is relevant to this issue. When I visit the garden, I often see and hear birds – recently two hummingbirds in one of the Bauhinia "orchid" trees. During February, I have been delighted to see bees feeding on the extensive rosemary hedges and lavender beds, and I had the pleasant surprise of a rabbit wandering near the grasses-area bench. The *proposed substantial reduction in the number of trees in the space* is a problem. See https://www.sdparks.org/content/dam/sdparks/en/pdf/Resource-Management/Waterfront%20Recreation%20Park_FAQ.pdf, page 5. The increase of hard surfaces for the game areas, at the expense of plant beds and the extensive permeable decomposed granite walkways, is another problem.

(5) Utility: As to the County's charge that the garden is under-utilized (see below the transcript of Supervisor Fletcher's statement on 1/5/2022), where are the metrics? What are the actual usage numbers for the garden? Is there a planning standard for garden utilization? Surely, for a project of this scope and cost, some deeper analysis of this issue would have been worthwhile as a first step. What, if any, measures have been taken to increase utilization? (e.g., advertise to visitors via "Things to do" internet pages, add a picnic table or three, provide elegant small tables for two, rent the space for upscale cocktail parties, provide movable individual seating for shade seekers, host school science-class field trips, provide plant labels with bar codes to engage smartphone users, etc.)

Appendix:

Transcript of Chair/Supervisor Nathan Fletcher's Comments, (public meeting #4, 5 Jan 2022)
from <https://www.youtube.com/watch?v=cDaaTnLe90U> (at about 3:20 minutes in)

(Preliminary Greeting and Thanks to Staff)

"The redesign of Waterfront Park started for me looking out the window of my office at a piece of real estate there that I thought was a little under-utilized. This side of the Waterfront Park – I love the

Waterfront Park, I love everything about it, but I said you know I think there's a way we can engage more of the public and get more people outdoors and get more people coming to the park and enjoying our park. You know we have done a lot of extensive outreach and we certainly can't do everything that everyone would want in a limited footprint, but I am excited about what we are looking at, coming back with a dog park with some pickleball, everyone loves pickleball, some basketball, whiffle ball, t-ball, some other exercise components some things that are there, and really excited to see this move forward now. I know that there was a lot of folks who had a lot of good ideas. I want to give a shout out to the roller-skating folks who have a powerful lobby and have made a compelling case to me for why we need more of that infrastructure. It's not going to physically fit here; we're kind of out of real estate here, but I'm committed to working with you all to find some more opportunities. I know it's a thing -- my wife's been bugging me; she wants to do it -- so we will work with you all on that. But for what we have moving forward I'm really excited and to really transform the other side of the Waterfront Park and have it be as wonderful as the play structures that are on one side of . . . I love the chess tables that we recently added (that's a personal favorite of mine -- I enjoy those). So I just want to thank everyone: I appreciate the community members. I know it will have some impacts on people being out there, but ultimately we want people outdoors, we want them exercising, we want 'em having a good time. I love our parks, our back-country parks, and the incredible hiking and equestrian and everything we do out there, I love our sports fields, but to be able to bring a little bit more of the county park experience to a few more people right here at our County Administration Center is just a wonderful thing so I'm excited, I look forward to watching the continued engagement, the continued work and I'm really excited to see some shovels in the ground starting moving some dirt and can't wait to open up these new amenities to folks here in San Diego, so again thank you for all the feedback. If the amenity or the thing you wanted didn't fit here, hey you know what we've got a whole bunch of county parks; let's keep working and find a place to make sure that everyone's got a place in the County of San Diego to get outdoors and do what they love and enjoy . . ."

SEE images of San Diego County's SURVEY RESULTS and PLAN on the

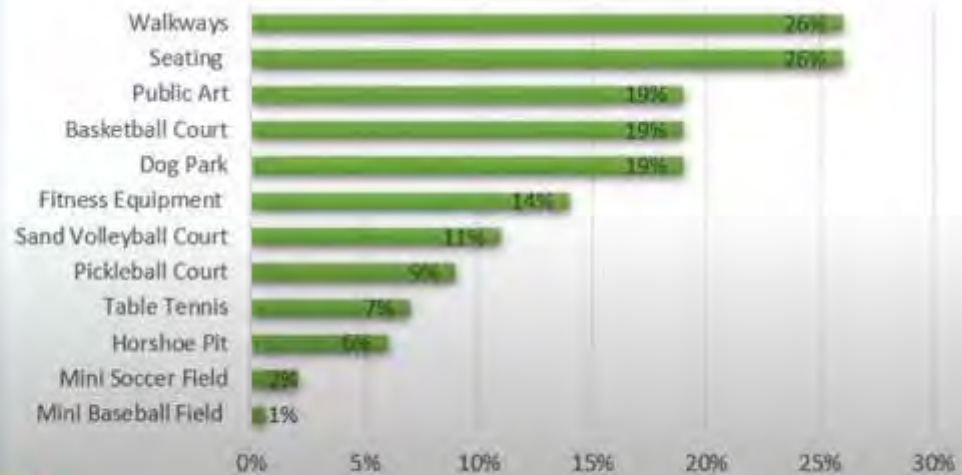
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Please note the mismatches between the survey results and the plan:

- (1) Walkways and seating were the most popular choices but received little consideration: walkways are drastically reduced. Two of the current four benches would be relocated into the dog park, to be unavailable for general use.
 - (2) Mini-baseball was the least desired activity, but received the largest amount of space as "T-ball field", shown lower right in the plan area.
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Public Engagement Review

Waterfront Preferred Amenities



Feedback from three public meetings and two surveys (365 responses)



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April 15, 2022

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San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
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RE: Project Name "Waterfront Park Active," Application Number is "6-22-0017"

To the California Coastal Commission:

I am writing to express my deep concern about and strong opposition to the County of San Diego's above-referenced project regarding removing the Garden at Waterfront Park. I'm not sure who conjured up this plan, but many aspects of it are a disastrous idea for the city and the environment and should not be approved by the California Coastal Commission.

The Garden is a restful, well-conceived plan that undoubtedly cost a great deal of money to create. Removing all the mature trees that were planted so thoughtfully among the benches and paths is a preposterous, ludicrous idea. One of the main ways to combat the climate crisis is to plant *MORE* trees, not remove those that are already well-established and use less water. The trees also provide shade on hot summer days.

The use of mostly native and Mediterranean plants in the Garden greatly reduces the need for water – our extremely vital, fast-diminishing resource. The fountains and water features also combat hot summer days and create cool zones. The Niki de Saint Phalle sculptures are a delight for children and adults alike, and should be located through the park to honor her unique work and legacy in San Diego.

It takes years to grow trees to the Garden's current level of maturity, and will have a very negative impact on the environment if they are removed and replaced with insufficient immature trees when we can least afford the loss.

Respectfully,

A handwritten signature in dark ink, appearing to be "Amy L. Longanecker", written over a light blue horizontal line.

Amy L. Longanecker