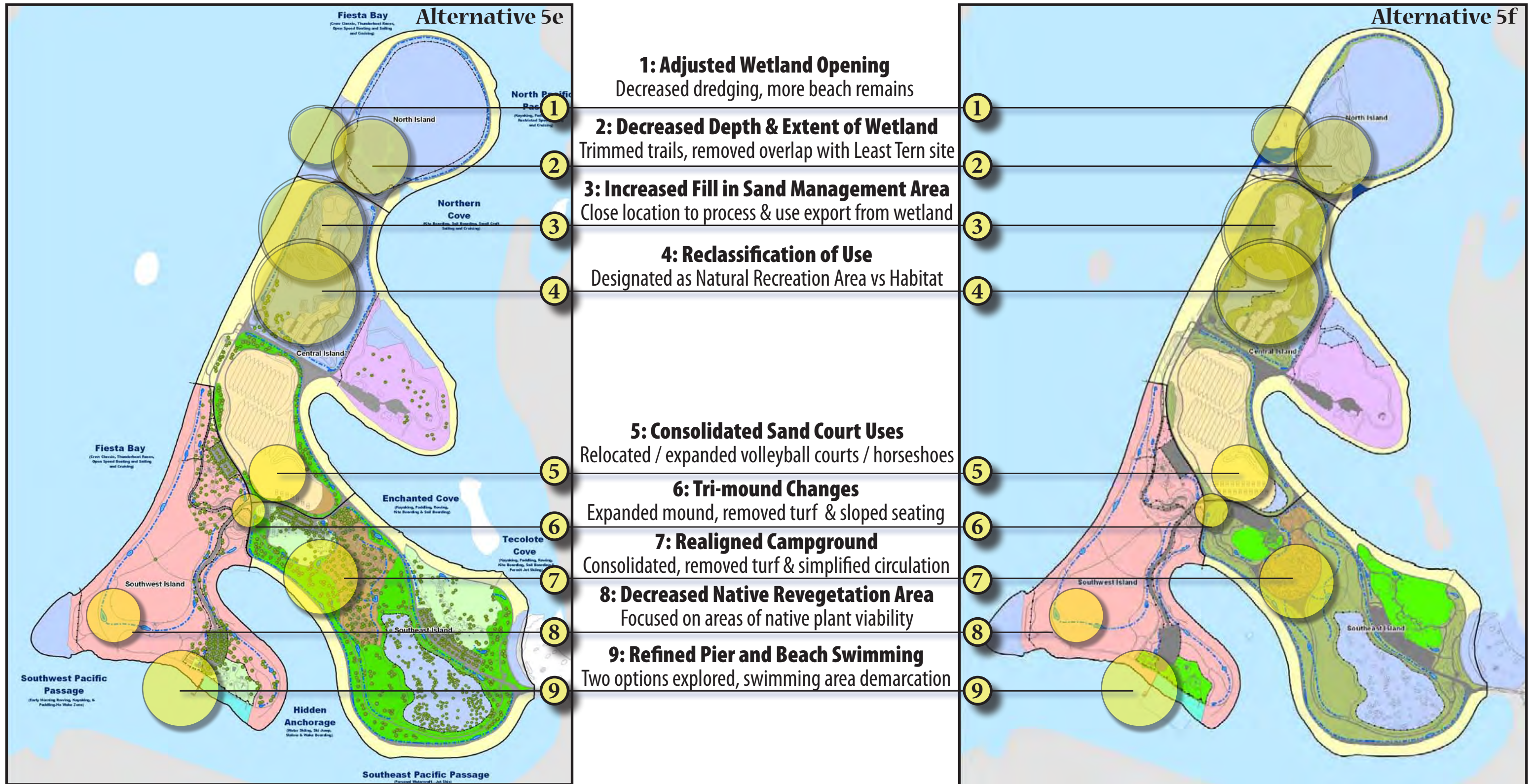


Figure 25: Changes between the last version viewed by MBPC (5e) and the Proposed Alternative (5f)

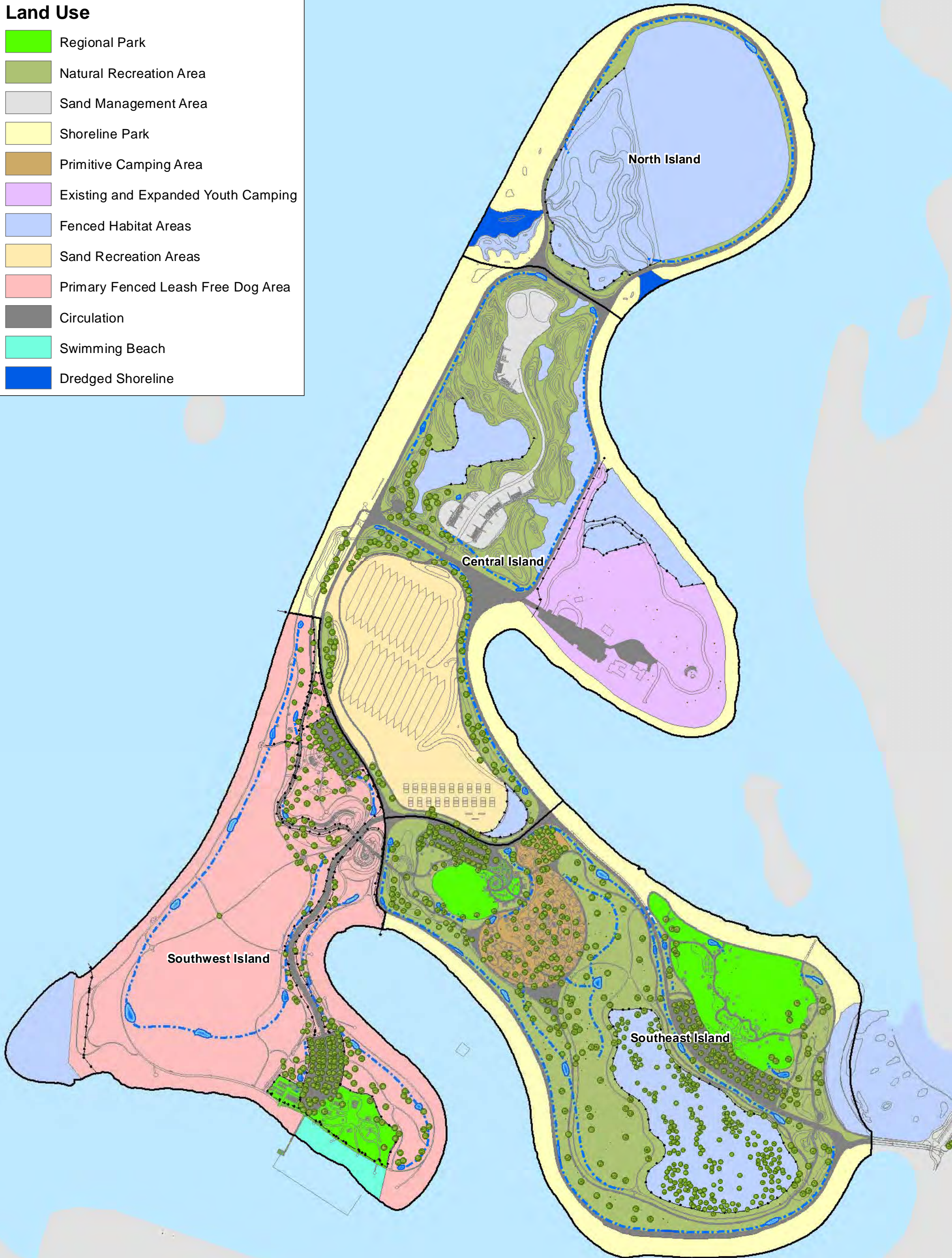


Legend

- Fences
- Bio-Swale
- Fiesta Island Zones
- Percolation Basin

Land Use

- Regional Park
- Natural Recreation Area
- Sand Management Area
- Shoreline Park
- Primitive Camping Area
- Existing and Expanded Youth Camping
- Fenced Habitat Areas
- Sand Recreation Areas
- Primary Fenced Leash Free Dog Area
- Circulation
- Swimming Beach
- Dredged Shoreline

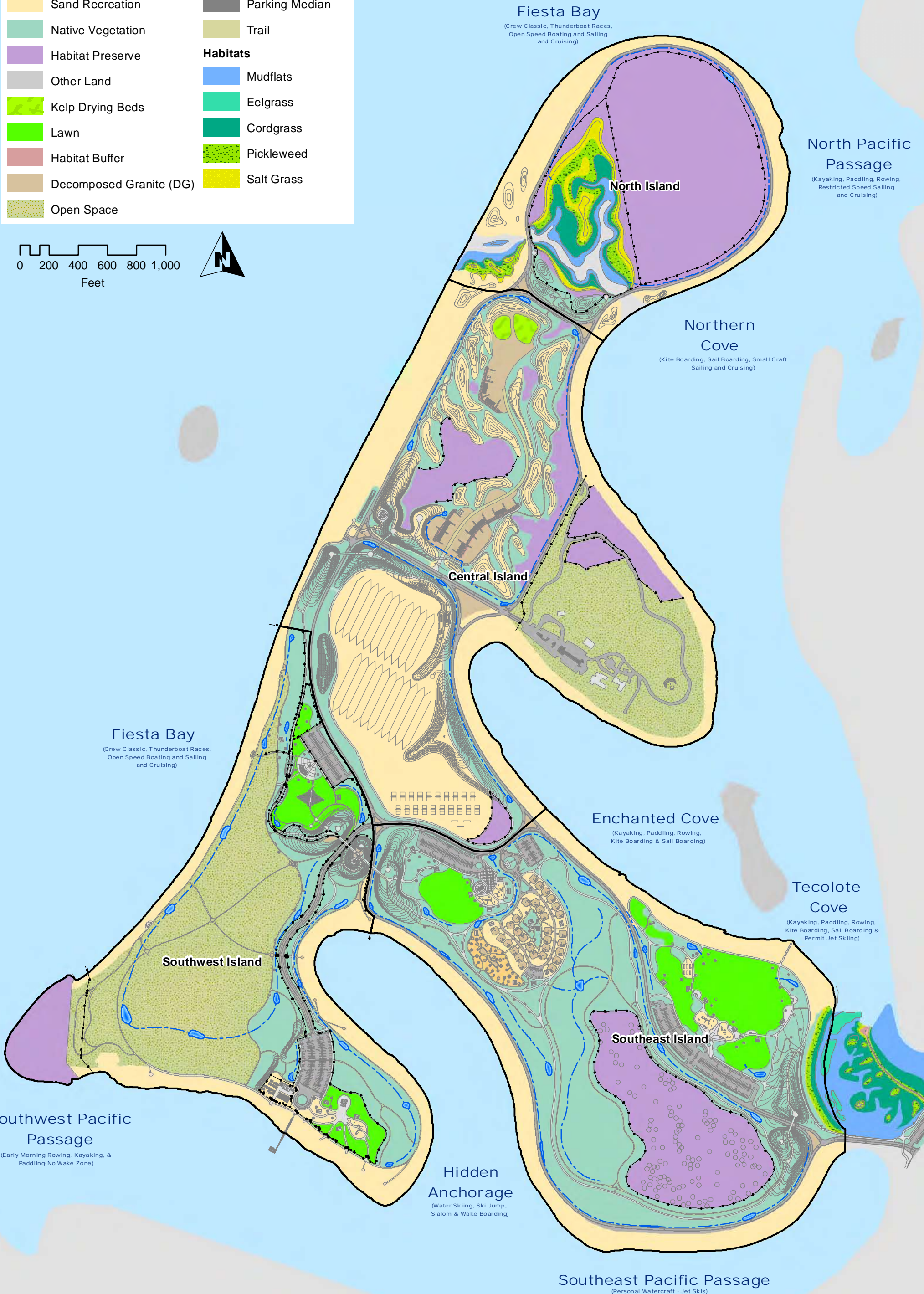
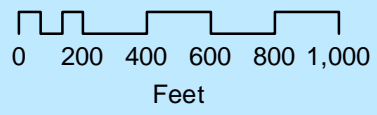


FIESTA ISLAND PRECISE PLAN

Alternative 5f - Reduced Intensity & Costs

Fig. 27: Proposed Ground Treatments

	Bioswale		Concrete
	Fences	Amenities	
	Fiesta Island Zones		Multi-Purpose Trail
	Percolation Basin		Primitive Camping
Land Cover			Road and Parking
	Sand Recreation		Parking Median
	Native Vegetation		Trail
	Habitat Preserve	Habitats	
	Other Land		Mudflats
	Kelp Drying Beds		Eelgrass
	Lawn		Cordgrass
	Habitat Buffer		Pickleweed
	Decomposed Granite (DG)		Salt Grass
	Open Space		



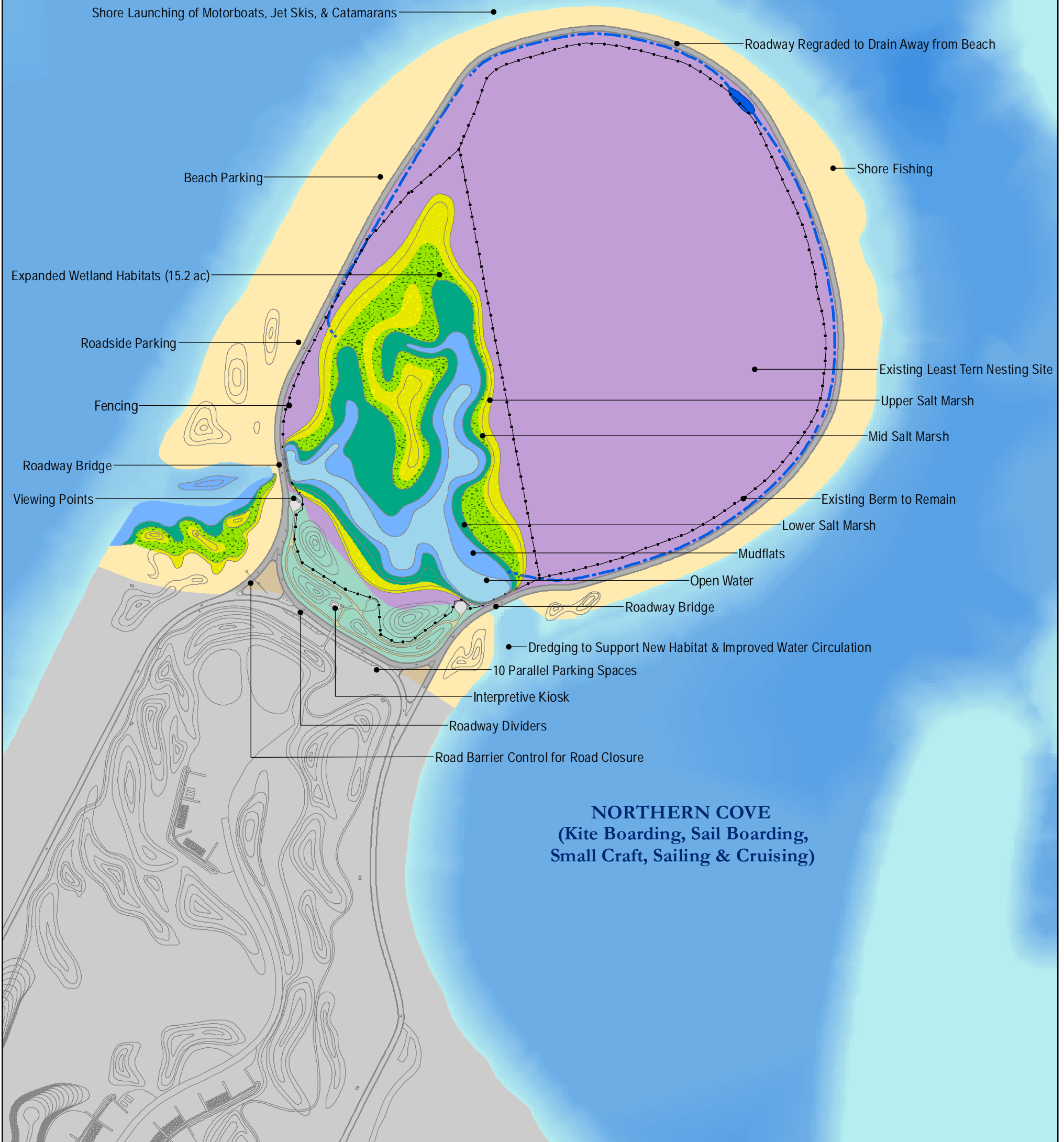
FIESTA ISLAND PRECISE PLAN

Alternative 5f- Reduced Intensity & Costs

Fig. 28: North Area, Natural Open Space and Habitats

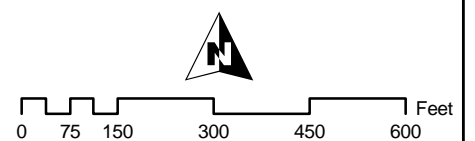
FIESTA BAY
(Crew Classic, Thunderboat Races,
Open Speed Boating, Sailing)

NORTH PACIFIC PASSAGE
(Kayaking, Paddling, Rowing,
Restricted Speed Sailing and Cruising)



Legend

Bio-Swale	Habitat Preserve	Parking Median	Pickleweed
Percolation Basin	Other Land	Trail	Salt Grass
Land Cover	Amenities	Habitats	Water
Sand; Beach; Sand Recreation	Multi-Purpose Trail	Mudflats	
Native Vegetation	Road and Parking	Cordgrass	



FIESTA ISLAND PRECISE PLAN

Alternative 5f - Reduced Intensity & Costs

Fig. 29: Central Area, Rustic Camping and Recreation

FIESTA BAY

(Crew Classic, Thunderboat Races, Open Speed Boating, Sailing)

NORTHERN COVE

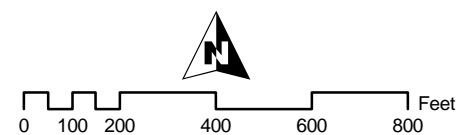
(Kite Boarding, Sail Boarding, Small Craft, Sailing & Cruising)

ENCHANTED COVE

(Kayaking, Paddling, Rowing, Kite Boarding, & Sail Boarding)

- Kelp Drying Area Used for Foraging by Adjacent Bird Population
- Sand Spreading Area for Kelp Drying
- 10' Hard Surface Multi-Use Trail
- Shoreline Launching of Motorboats, Jet Skis, and Catamarans
- Existing Shoreline Park & Parking to Remain
- Sand Screening Facility
- Sand Storage Areas per Beach Origin
- Unpaved Access Road
- Sand Dunes
- Sand Dune Vegetation
- Native Vegetation (Maritime Scrub)
- Fenced Existing Upland Habitat
- Road Regraded to Drain Away from Beach
- Plaza and Public Restroom
- Equestrian Staging Area
- Road Control Gate
- Beach Access Ramp
- Trail/Road Bridge Crossing
- Wind Protection Berm
- 10' Multi-Use Concrete Trail
- Existing Over the Line
- Existing Shoreline Park to Remain
- Existing Road to Remain
- Swimming and Wading Beach
- Existing Berm to Remain
- Perimeter Hiking & Equestrian Trail on Berm
- Walk-in Shore Fishing
- Fenced Existing Wetland Habitat
- Additional Preserved Habitat
- Youth Camp Expansion
- Existing Youth Camp
- Existing Restroom
- Existing Amphitheater
- Stop Sign
- Existing Launch Ramp
- Berm for Arena Seating
- Multi-Use Trail on Berm
- Over the Line Expansion Area
- Rocket Launching / Kite Flying / Model Airplanes
- Windbreak Berm
- Road Regraded to Drain Away from Beach
- Sand Volleyball Courts (20 Courts)
- Preserved Habitat
- Sand Horseshoe Lanes / Pits

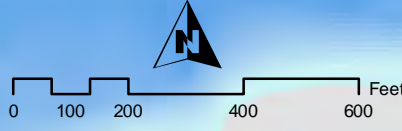
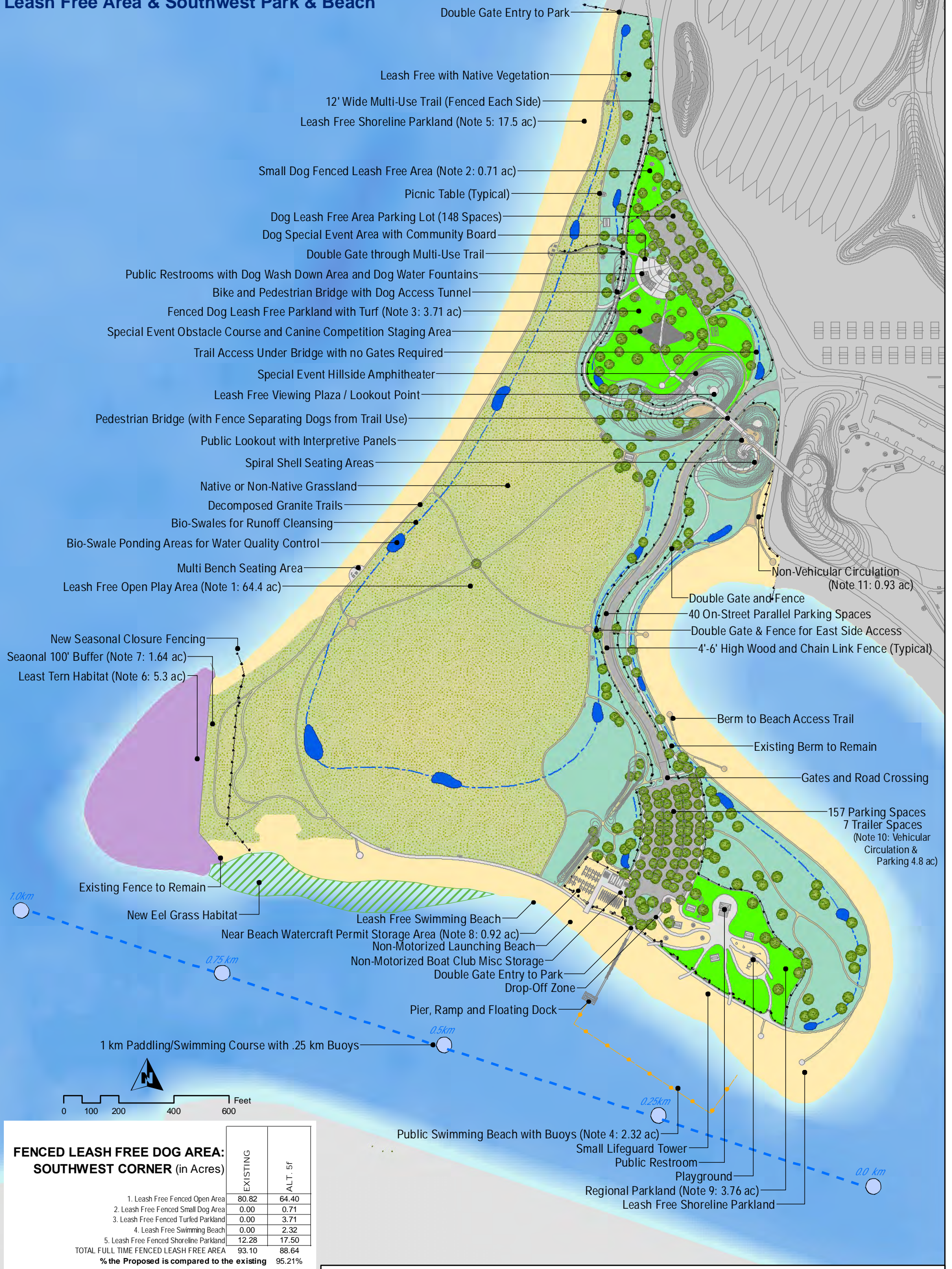
- | | | | |
|-------------------|-------------------|-------------------------|---------------------|
| Bio-Swale | Kelp Drying Beds | Areas on Other Maps | Amenities |
| Percolation Basin | Native Vegetation | Decomposed Granite (DG) | Multi-Purpose Trail |
| Land Cover | Habitat Preserves | Concrete | Road and Parking |
| Sand Recreation | Habitat Buffer | | Parking Median |
| | | | Trail |



FIESTA ISLAND PRECISE PLAN

Alternative 5f- Reduced Intensity & Costs

Figure 30: Southwest Area, Fenced Leash Free Area & Southwest Park & Beach



FENCED LEASH FREE DOG AREA: SOUTHWEST CORNER (in Acres)		
	EXISTING	ALT. 5f
1. Leash Free Fenced Open Area	80.82	64.40
2. Leash Free Fenced Small Dog Area	0.00	0.71
3. Leash Free Fenced Turfed Parkland	0.00	3.71
4. Leash Free Swimming Beach	0.00	2.32
5. Leash Free Fenced Shoreline Parkland	12.28	17.50
TOTAL FULL TIME FENCED LEASH FREE AREA	93.10	88.64
% the Proposed is compared to the existing		95.21%

Other Uses in the Fenced Leash Free Current Footprint		
6. Stony Point Preserve	5.30	5.30
7. Stony Point Preserve Buffer / Sand Berm	0.00	1.64
8. Boat Storage Area	0.00	0.92
9. Regional Parkland (No dogs)	0.00	3.76
10. Vehicular Circulation & Parking	4.92	4.80
11. Non-vehicular Circulation	2.67	0.93
TOTAL NON- LEASH FREE AREA	12.89	17.35
TOTAL SOUTHWEST CORNER	105.99	105.99

Bio-swale	Native Vegetation	Decomposed Granite (DG)	Primitive and Tent Camping
Percolation Basin	Habitat Preserves	Concrete	Road and Parking
Land Cover	Areas on Other Maps	Amenities	Parking Median
Sand Recreation	Lawn	Multi-Purpose Trail	Trail

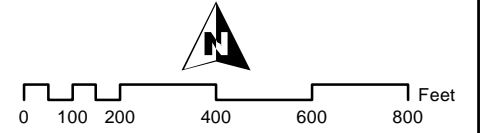
FIESTA ISLAND PRECISE PLAN

Alternative 5f- Reduced Intensity & Costs















Fig. 31: Southeast Area, Regional Parks & Camping

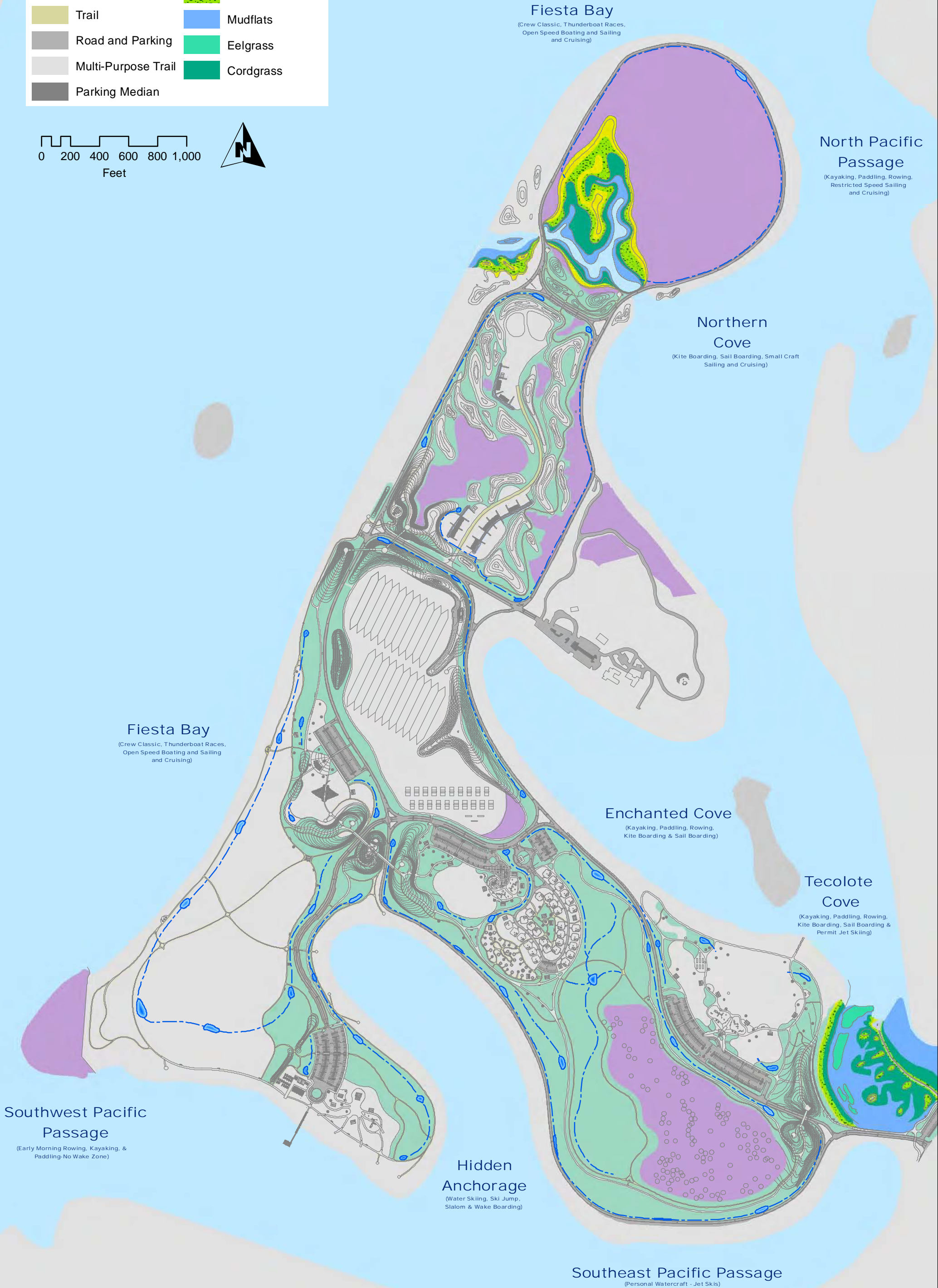
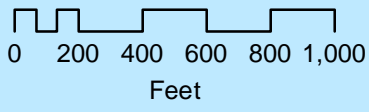


Bio-Swale	Habitat Preserves	Amenities	Trail	Upper Cordgrass
Percolation Basin	Areas on Other Maps	Multi-Purpose Trail	Habitats	Pickleweed
Land Cover	Lawn	Primitive and Tent Camping	Mudflats	Salt Grass
Sand Recreation	Decomposed Granite (DG)	Road and Parking	Eelgrass	
Native Vegetation	Concrete	Parking Median	Lower Cordgrass	



FIESTA ISLAND PRECISE PLAN
Alternative 5f - Reduced Intensity & Costs
Fig. 32: Proposed Natural Areas

 Bioswale	Habitats
 Percolation Basin	 Salt Grass
Land Cover	 Native Vegetation
 Other Land	 Habitat Preserve
Amenities	 Pickleweed
 Trail	 Mudflats
 Road and Parking	 Eelgrass
 Multi-Purpose Trail	 Cordgrass
 Parking Median	



Fiesta Bay
 (Crew Classic, Thunderboat Races, Open Speed Boating and Sailing and Cruising)

North Pacific Passage
 (Kayaking, Paddling, Rowing, Restricted Speed Sailing and Cruising)

Northern Cove
 (Kite Boarding, Sail Boarding, Small Craft Sailing and Cruising)

Fiesta Bay
 (Crew Classic, Thunderboat Races, Open Speed Boating and Sailing and Cruising)

Enchanted Cove
 (Kayaking, Paddling, Rowing, Kite Boarding & Sail Boarding)

Tecolote Cove
 (Kayaking, Paddling, Rowing, Kite Boarding, Sail Boarding & Permit Jet Skiing)

Southwest Pacific Passage
 (Early Morning Rowing, Kayaking, & Paddling-No Wake Zone)

Hidden Anchorage
 (Water Skiing, Ski Jump, Slalom & Wake Boarding)

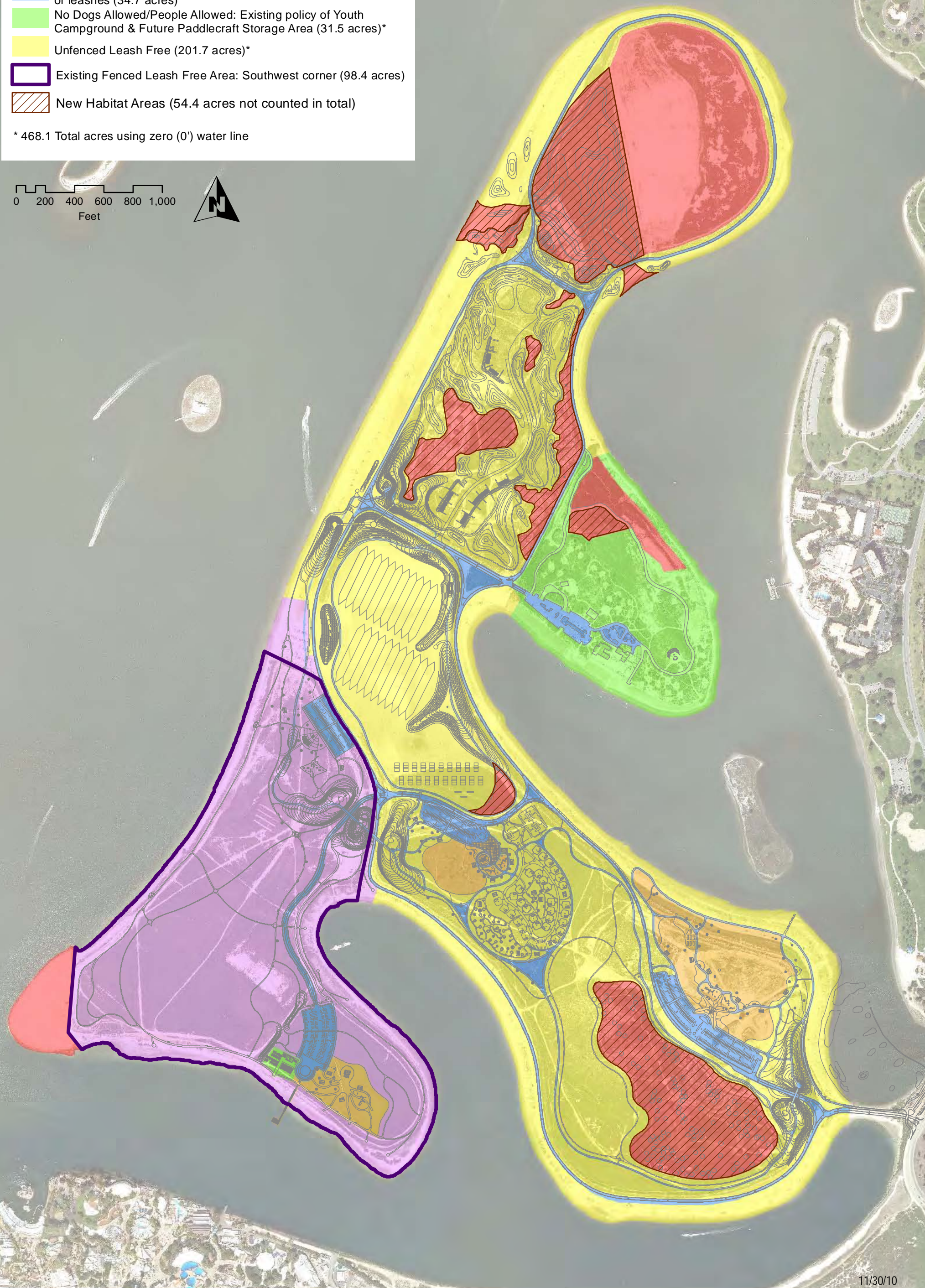
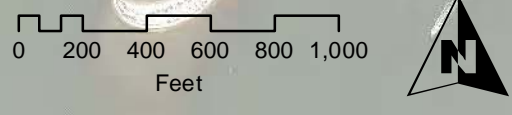
Southeast Pacific Passage
 (Personal Watercraft - Jet Skis)

FIESTA ISLAND PRECISE PLAN
Alternative 5f - Reduced Intensity & Costs
Fig. 33: Proposed Dog Areas




Proposed Dog Areas

- Fenced Leash Free: Enclosed by 4'-6' chain link and wood framed fence (90.5 acres)*
- Periodic Leash Free: Dogs allowed weekdays during fall, winter and spring (20.7 acres)*
- No Dogs or People: Existing or proposed sensitive habitats (89.0 acres)*
- Roads and Parking Lots: Dogs allowed under voice control or leashes (34.7 acres)*
- No Dogs Allowed/People Allowed: Existing policy of Youth Campground & Future Paddlecraft Storage Area (31.5 acres)*
- Unfenced Leash Free (201.7 acres)*
- Existing Fenced Leash Free Area: Southwest corner (98.4 acres)
- New Habitat Areas (54.4 acres not counted in total)





* 468.1 Total acres using zero (0') water line

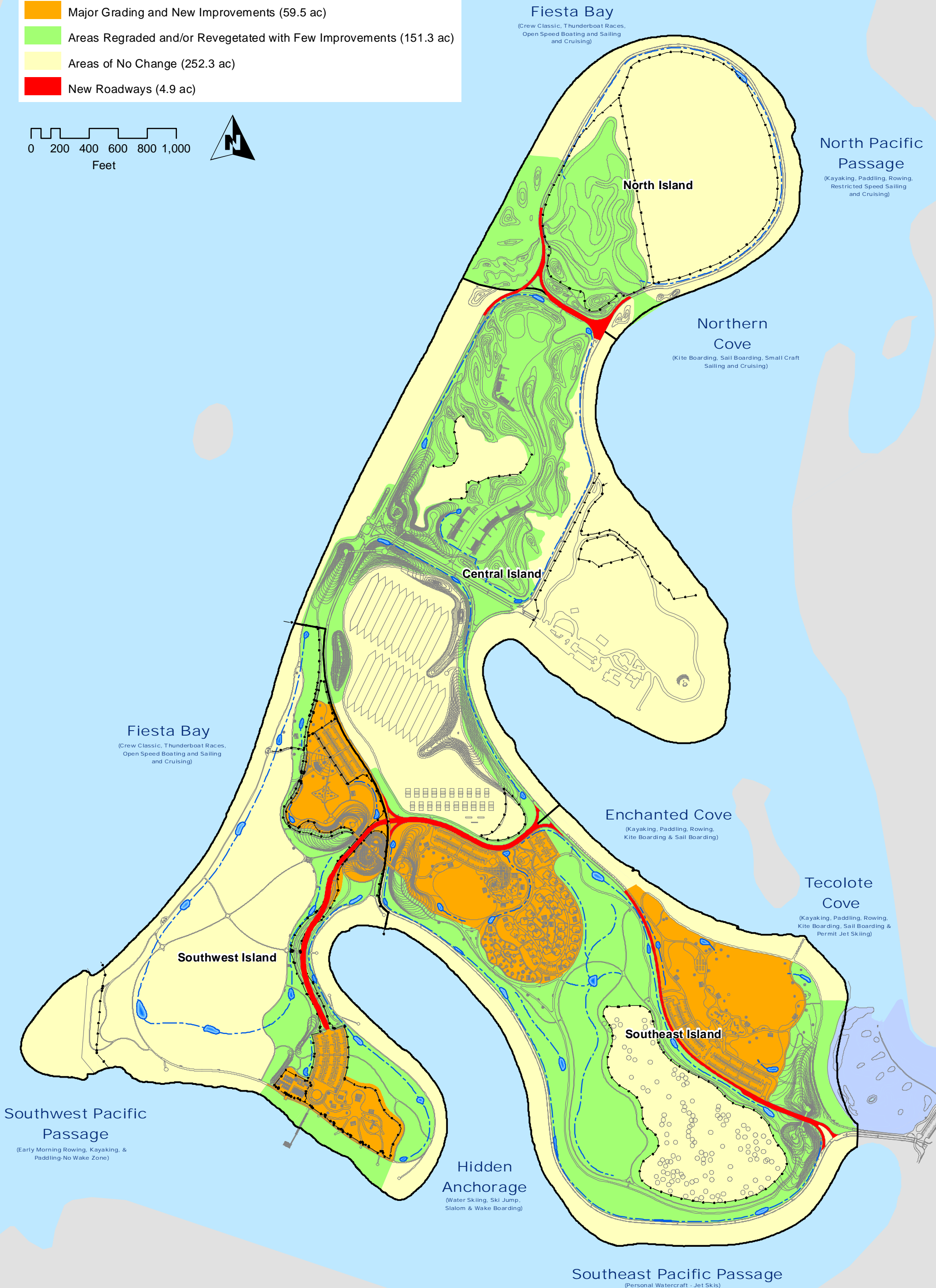
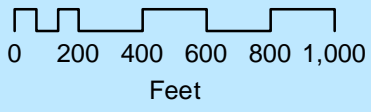


FIESTA ISLAND PRECISE PLAN
Alternative 5f - Reduced Intensity & Costs
Fig. 34: Proposed Level of On-the-Ground Change

-  Bioswale
-  Fences
-  Fiesta Island Zones
-  Percolation Basin

Levels of Change

-  Major Grading and New Improvements (59.5 ac)
-  Areas Regraded and/or Revegetated with Few Improvements (151.3 ac)
-  Areas of No Change (252.3 ac)
-  New Roadways (4.9 ac)

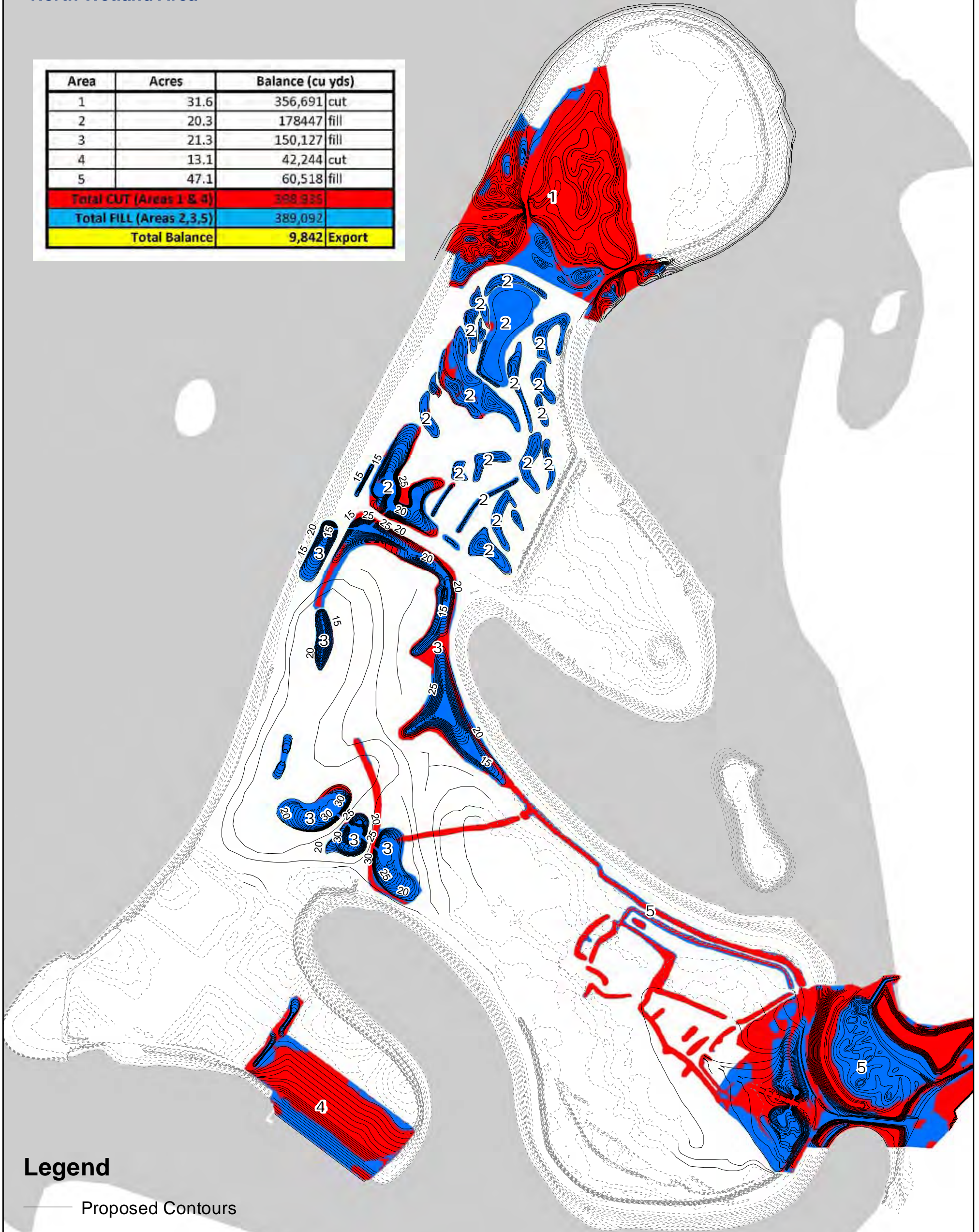


FIESTA ISLAND PRECISE PLAN

Alternative 5f - Reduced Intensity & Costs

Fig. 35: Conceptual Grading Cut/Fill Analysis
North Wetland Area

Area	Acres	Balance (cu yds)
1	31.6	356,691 cut
2	20.3	178,447 fill
3	21.3	150,127 fill
4	13.1	42,244 cut
5	47.1	60,518 fill
Total CUT (Areas 1 & 4)		398,935
Total FILL (Areas 2,3,5)		389,092
Total Balance		9,842 Export



Legend

- Proposed Contours
- - - Existing Contours

VOLUME

- Net Gain (Fill needed)
- Unchanged
- Net Loss (Excess fill generated)

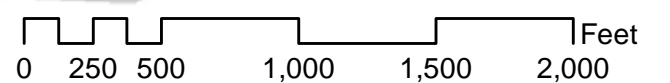
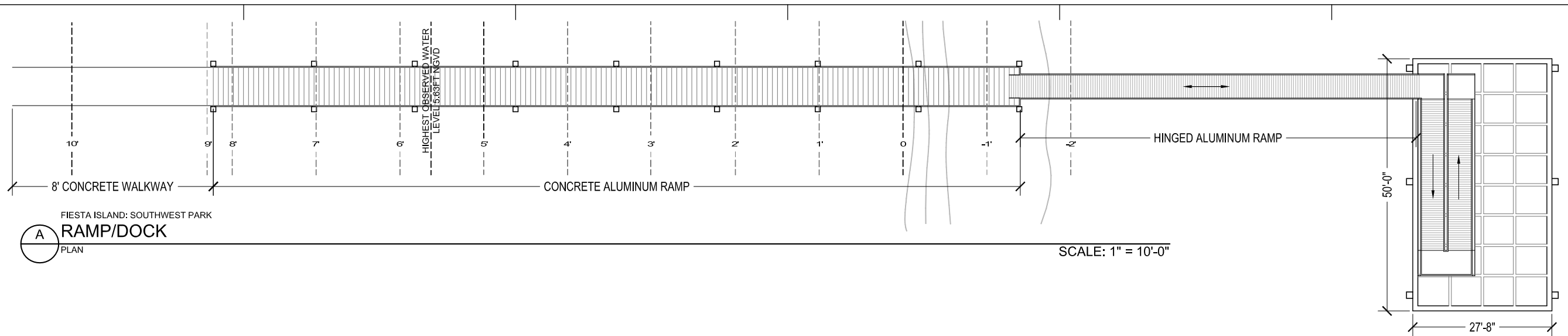
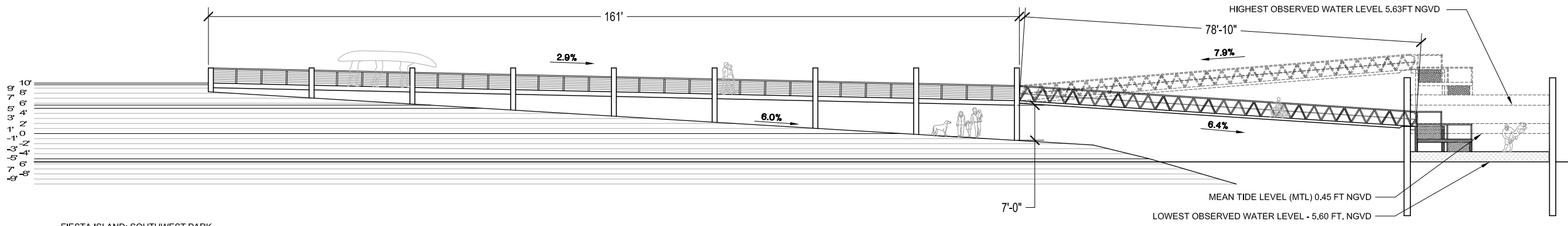


Figure 36: Ramp / Pier / Dock Options



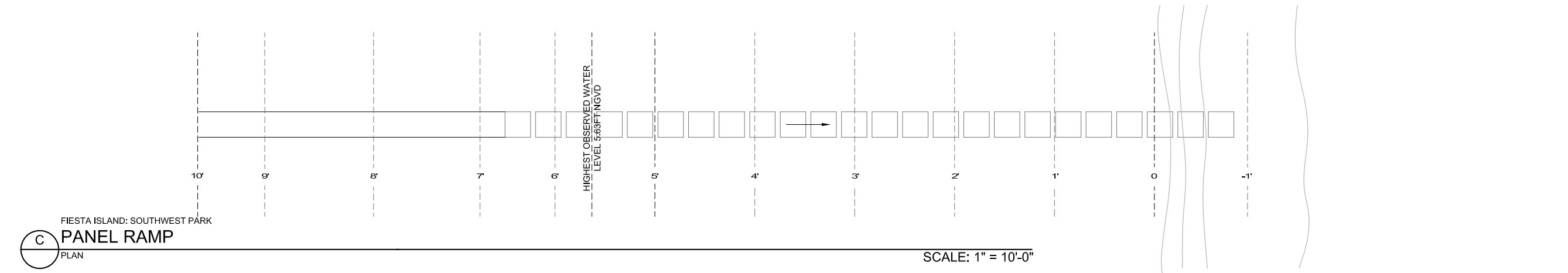
FIESTA ISLAND: SOUTHWEST PARK
A
RAMP/DOCK
PLAN

SCALE: 1" = 10'-0"



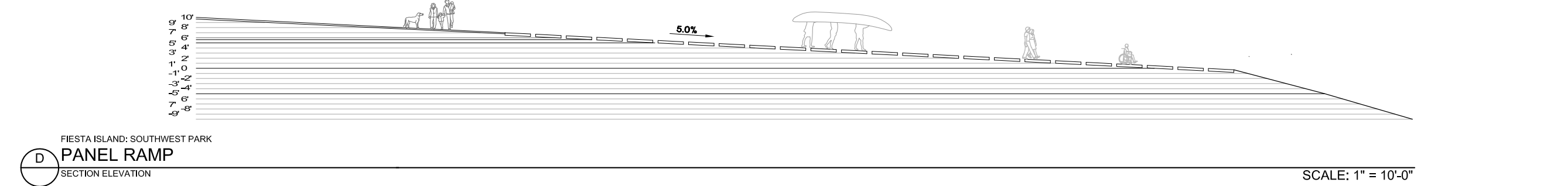
FIESTA ISLAND: SOUTHWEST PARK
B
RAMP/DOCK
SECTION ELEVATION

SCALE: 1" = 10'-0"



FIESTA ISLAND: SOUTHWEST PARK
C
PANEL RAMP
PLAN

SCALE: 1" = 10'-0"



FIESTA ISLAND: SOUTHWEST PARK
D
PANEL RAMP
SECTION ELEVATION

SCALE: 1" = 10'-0"

Project No. **DOCK CONCEPTS**
Project Name: **FIESTA ISLAND**

3916 Normal Street
San Diego, CA 92103
619.594.4477
619.594.9965
ATL
Planning + Landscape Architecture



- Phase 14:** South East Park & Trails
- Phase 13:** South East Parking & Road
- Phase 12:** Over the Line Berms & Trails
- Phase 11:** Native Revegetation & Trails
- Phase 10:** Campground & Botanical Garden
- Phase 9:** Central Park Development & Road
- Phase 8:** Dog Park Improvements, Parking, etc.
- Phase 7:** Tri-mounds, Road, Bridge & Fencing
- Phase 6:** Access Road, Berms, Trails & Plantings
- Phase 5:** Beach, Boat Storage, Parking & Park
- Phase 4:** Entry Mound, Signage, Trail & Bridge
- Phase 3:** Wetland Pond, Trail & Tidal Gates
- Phase 2:** Northend wetland, berms & road
- Phase 1:** Parking Lot & Trail

Figure 37: Phasing Overview

FIESTA ISLAND PARK PRECISE PLAN

11/29/10

TABLE 1: LAND USE (in Acres)

	EXISTING	MASTER PLAN	ALT. 4h	ALT. 5b	ALT. 5f	% 5f IS OF EXISTING	% 5f IS OF MASTER PLAN
1. Regional Park (excludes parking or native revegetation areas)	0.00	100.00	79.59	28.02	36.79		37%
2. Full Time Fenced Leash Free Dog Area	93.10	0.00	33.44	83.75	88.64	95%	
3. Group Camping & Primitive Overnight Camping	0.00	21.59	14.76	18.27	10.27		48%
4. Non-native Open Space	98.28	0.00	0.00	0.00	0.00		
5. Natural Recreation Area	0.00	76.44	89.13	51.27	74.36		97%
6. Sand Management Area	25.37	0.00	12.68	7.59	7.59	30%	
7. Shoreline Parkland	75.87	50.92	60.50	57.82	64.07	84%	126%
8. Sand Recreation Area	34.92	55.10	26.90	31.55	31.55	90%	57%
9. Swimming Beach	0.00	5.00	5.26	2.66	2.33		47%
10. Inter-Tidal Shoreline Parkland	22.08	18.45	18.45	18.45	18.45		
11. Dredged Shoreline / New Full Tidal Wetlands	0.00	23.19	5.36	4.13	1.91		8%
12. Youth Camping & Aquatic Center	24.62	28.89	24.62	24.62	24.07	98%	83%
13. Fenced Habitat Areas	83.94	52.45	85.02	123.85	90.24	108%	172%
14. Habitat Buffer (Stoney Point)	0.00	0.00	0.00	1.64	1.64		
15. Circulation & Parking	27.54	53.69	30.01	32.10	33.81	123%	63%
TOTAL ACRES ON ISLAND	485.72	485.72	485.72	485.72	485.72		
TOTAL FULL TIME FENCED LEASH FREE AREA (#2)	93.10	0.00	33.44	83.75	88.64	95.21%	
PART TIME FENCED LEASH FREE (#9+#14 + 38.88 for alt 4h only)	0.00	0.00	38.88	4.30	3.97		
TOTAL FENCED PART TIME & FULL TIME LEASH FREE AREA	93.10	0.00	72.32	92.70	92.61	99.47%	

Table 2: DOG USE AREAS (in Acres)

	EXISTING	MASTER PLAN	ALT. 4h	ALT. 5d	ALT. 5f	% 5f IS OF EXISTING
Fenced Leash Free Area (southwest corner)	93.10	0.00	83.86	83.75	88.64	95%
Swimming Beach and Habitat Buffer (southwest corner)	0.00	0.00	0.00	4.30	3.97	
Leash Free Unfenced (shoreline & interior portions of the site)	266.29	0.00	192.16	192.35	201.70	72%
Leash Free Unfenced (intertidal shoreline)	22.08	0.00	18.45	18.45	18.45	84%
Dogs Allowed under Voice Control (parking lots & roadways)	27.54	0.00	30.01	32.10	33.86	109%
Periodic Leash Free (beach & regional parks)	0.00	0.00	46.02	31.66	20.70	
No Dogs Allowed/People Allowed (campground & new boat storage)	30.20	0.00	30.20	30.20	31.50	100%
No Dogs or People Allowed (habitats)	46.51	0.00	85.02	92.91	89.00	183%
	485.72	0.00	485.72	485.72	487.82	100%
AREA AVAILABLE FOR DOG USE (Periodic & Full Time)	409.01	0.00	370.50	362.61	367.32	89.81%

FIESTA ISLAND PARK PRECISE PLAN

11/29/10

Table 3: FENCED LEASH FREE DOG AREA: SOUTHWEST CORNER (in Acres)

	EXISTING	ALT. 4h*	ALT. 5a	ALT. 5b	ALT. 5c	ALT. 5e	ALT. 5f
1. Leash Free Fenced Open Area	80.82	58.39	62.05	62.99	62.05	62.90	64.40
2. Leash Free Fenced Small Dog Area	0.00	2.99	0.76	0.76	0.76	0.71	0.71
3. Leash Free Fenced Turfed Parkland	0.00	6.20	5.87	5.87	5.87	5.70	3.71
4. Dog Swimming Beach	0.00	2.70	0.83	0.83	2.85	2.85	2.32
5. Leash Free Fenced Shoreline Parkland	12.28	13.58	14.24	14.68	14.88	14.88	17.50
TOTAL FULL TIME FENCED LEASH FREE AREA	93.10	83.86	83.75	85.13	86.41	87.04	88.64
% the Proposed is compared to the Existing		90.08%	89.96%	91.44%	92.81%	93.49%	95.21%
TOTAL FENCED LEASH FREE AREA WITH PERIODIC ACCESS TO SHARED AREAS		83.86	92.70	94.24	88.05	87.04	90.51
% the Proposed is compared to the Existing		90.08%	99.57%	101.22%	94.58%	93.49%	97.22%

Other Uses in the Fenced Leash Free Current Footprint

6. Stony Point Preserve	5.30	5.30	5.30	5.30	5.30	5.30	5.30
7. Stony Point Preserve Buffer / Sand Berm	0.00	2.23	1.64	1.64	1.64	1.64	1.64
8. Boat Storage	0.00	3.28	2.66	2.66	0.00	1.00	0.92
9. Regional Parkland	0.00	5.20	4.65	4.81	4.65	3.33	3.76
10. Vehicular Circulation & Parking	4.92	6.12	6.98	5.41	6.98	6.79	4.80
11. Non-vehicular Circulation (dirt parking, steep slopes)	2.67	0.00	1.01	1.04	1.01	0.89	0.93
TOTAL NON- LEASH FREE AREA	12.89	22.13	22.24	20.86	19.58	18.95	17.35
TOTAL SOUTHWEST CORNER	105.99	105.99	105.99	105.99	105.99	105.99	105.99

* Alternative 4h was adjusted to reflect more shoreline (partially inundated) and less leash free park