



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 20, 2013 **REPORT NO.** PC-13-079

ATTENTION: Planning Commission, Agenda of June 27, 2013

SUBJECT: JUAN STREET CONCRETE REPLACEMENT
PROJECT NO. 204753. PROCESS FOUR

**OWNER/
APPLICANT:** City of San Diego Public Right-of-way
City of San Diego, Public Works Department, Right-of-Way Design
Division

SUMMARY

Issue: Should the Planning Commission approve a permit to allow work within the public right-of-way associated with the installation, replacement and repair of the roadway, storm drains and water utility lines within the Old Town and Uptown Community Planning areas?

Staff Recommendations:

1. **Certify** Mitigated Negative Declaration No. 204753 and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 781011

Community Planning Group Recommendation: On December 12, 2012, the Old Town Community Planning Group voted 11-0-3 to recommend approval, with conditions (Attachment 9).

Other Recommendations: On December 6, 2012, The Old Town Design Review Board voted to approve the project 4-0-0, with the condition of researching truncated dome colors (Attachment 10).

Environmental Review: Mitigated Negative Declaration (MND) No. 204753/SCH No. 2011051050, has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: The total project cost estimate is \$7,400,000; the funds are available in CIP S00602, "Juan Street Concrete Street".

Code Enforcement Impact: There are no open code enforcement cases related to this project.

Housing Impact Statement: There are no dwelling units being proposed to be constructed or demolished as part of this project.

BACKGROUND

The purpose of the project is to allow City of San Diego, Public Works Department, Right-of-Way Design Division to replace water mains, install a storm water conveyance system, and upgrade the street pavement along Juan Street from Taylor Street to Sunset Road, and along Taylor Street from Juan Street to Congress Street (Attachment 1A & 1B).

Currently storm water runoff is conveyed over the street surface which contributes to street degradation. Installation of a new storm drain will convey storm water flows through a storm drain pipe underground, thus reducing damage to the street surface. All proposed work will take place within the public right-of-way and within a storm drain easement (Attachment 4).

The project is located in the Old Town San Diego and Uptown Community Planning areas. The land use designation of the Old San Diego and Uptown Community Planning areas identify the surrounding area land uses which vary from residential (single, multi-family) to commercial, and Open Space at Old Town State Park and Heritage County Park. The project area traverses through the Old Town San Diego Planned District (OTSDPD-Core), PUB PRO-PK, Multi-Family, and Uptown RS 1-1, RS 1-7 zones (Attachment 1 & 2).

The project is located in areas known to contain significant historical/archaeological resources and is within the boundary of a previously recorded archaeological site (CA-SDI-13,665H). For this reason, a Site Development Permit is required due to the presence of "Important Archaeological Resources", as required by Land Development Code Section 143.0210.

DISCUSSION

Project Description:

The proposed project would improve the existing public infrastructure, including sidewalks, curb and gutter, curb ramps, driveways, concrete streets, water mains, and storm drain utilities. All of these improvements are located within the City's right-of-way and existing Storm Drain Easement.

The street/sidewalk replacement would require excavation up to thirteen inches below the existing grade. The project would also make improvements to the storm drain system including a new storm drain, the installation of new drainage inlets and replacement of an existing culvert. The proposed new storm drain installation will not exceed nine feet in depth. An existing eight inch diameter Asphalt Concrete (AC) water main will be replaced with a new twelve inch diameter PVC material. This replacement would increase pipe strength, allow better water flow, and decrease future occurrences of water main breaks. The replacement of the culvert would include a 48-inch concrete pipe and the depth would vary from seven to twelve feet. Where necessary, water service, fire hydrants, and related appurtenances, will also be replaced or upgrade within the project location. Furthermore, the project scope includes the installation of new and/or upgrading of existing curb ramps at intersection corners, curb and gutter, and sidewalks within the project limits. The replacement of sidewalks are to occur on the east and west side of Juan Street along with the driveways.

The project has been conditioned to ensure that the improvements remain consistent with the Old Town Planned District Ordinance (OTPDO). The sidewalk color within the boundaries of the OTPDO will be Sombrero Buff, consistent with the requirements of OTPDO (SDMC 1516.0404(b)(3)). The sidewalk color at the southeast end of the project area, between San Juan Road and Sunset Road, shall be Rose, which is consistent with the existing conditions.

The replacement of the curb ramps at intersection corners will require truncated dome color (Dark Grey) within the boundaries of the OTPDO, unless this color does not comply with the contrast requirements of the Americans with Disabilities Act (ADA). If the proposed Dark Grey truncated domes do not meet the ADA contrast requirements then the proposed alternative truncated dome colors within the OTPDO shall follow in this order: Ocre Yellow or Light Gray. If neither of these alternative colors meet the ADA contrast requirements, any additional color options would require review and approval by the Old Town Design Review Board and be specified on the final Construction Drawings and/or Contract Documents.

Community Plan Analysis:

Within the Old Town San Diego Community Planning area, the proposed project will replace older sidewalks of varying colors and scoring design, non-standard rolled curb and curb ramps, with new sidewalks six feet in width. The new sidewalks will use the same sombrero buff color and remain consistent with the scoring design. Additionally, standard curb and curb ramps will be installed to enhance pedestrian's accessibility and will remain consistent with the community plan. The Old Town Community Plan recommends sidewalk widths of ten to fifteen feet along Juan Street at certain locations. This could not be accomplished without the loss of on-street parking or losing mature trees on private property, which would be inconsistent with the community plan. Existing buildings within the State Historic Park would also preclude the widening of the sidewalks beyond six feet.

The Uptown Community Plan discusses the repair and maintenance of water and sewer service throughout the plan. One of the plans objectives and recommendations encourages the routine maintenance and replacement of water and sewer facilities within the community. Also capital improvements to the system should be made where warranted.

Environmental Analysis:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): Historical Resources (Archaeology). Due to the historic sensitivity of the area and the nature of the work proposed, the preparation of a cultural resources study was required and a testing program was implemented. As part of the evaluation, background research was conducted that included a summary of the cultural resources in the Old Town area. A record search was also conducted and the archaeological site form for CA-SDI 13,665H was updated. CA-SDI-13,665H was originally recorded during the monitoring of a utility trenching project and was described as a highly disturbed historic deposit and artifact scatter dating from the 1830s to the 1870s. Additionally, a historic trash deposit was located on the southwest corner of Mason and Juan Street and consisted of a historic trash deposit, a cobble feature, and Native American artifacts. This site is associated with the Seely Stables which served as the primary stage coach stop for San Diego during the American Period (1846-Present).

Based upon the results of a testing program, CA-SDI-13,665H is recommended as eligible for the California Register under Criterion D (ability to yield important information) due to the association with the historic period of development of Old Town. Based upon the significance determination, the site would be considered an *Important Archaeological Resource* pursuant to the City's Land Development Code (LDC) and a Historical Resource pursuant to CEQA §15064.5. Based on the findings and the significance of the site, an Archaeological Data Recovery Program (ADRP) is required under CEQA to mitigate direct impacts to the significant archaeological site (LSA, March 2011). The purpose of the ADRP is to extract an adequate sample of the data within the project impact areas.

The implementation of the ADRP and monitoring as described in Section IV of the MMRP would reduce impacts to Historical Resources to below a level of significance and therefore the project would not result in an adverse change to the significance of an historical resource. The project as presented avoids or mitigates the potentially significant environmental effects identified, and the preparation of an Environmental Impact Report (EIR) would not be required.

Community Groups

On December 6, 2012, The Old Town Design Review Board (OTDRB) met and discussed the design related aspects of the project. There were three issues discussed. The first was the color and scoring pattern of the sidewalk replacements. There was agreement to comply with the color selection recommended by the OTDRB and to comply with the various community plan requirements. The second issue was related to the curb ramp improvements and the truncated dome color. The standard color for the domes is yellow however, the OTDRB requested to deviate from the standard color of yellow. It was determined that this is possible provided the alternative color was readily available and meets the ADA requirements for color contrast with the pavement. The third item concerned the possible remnants of the foundation from the Soto Building being directly impacted by the installation of the new storm drain. Archaeological testing was conducted to attempt to locate any evidence of the building foundation, but none was found. However, the new storm drain was redesigned to avoid the area of interest. The OTDRB voted to approve the project 4-0-0, with the remaining condition of evaluating alternative colors for the truncated domes.

On December 12, 2012, the project was presented to the Old Town Community Planning Group. They voted to support the project by a vote of 11-3-0. The group approved the project with the understanding that the concrete color within the OTPDO would be sombrero buff and the following holidays would not be impacted by the project: The Old Town Fiesta Cinco de Mayo Event; usually the weekend of or just before May 5th, The Old Town Art Festival; first weekend of October. The Dia de los Muertos celebration; November 1st & 2nd, The December holidays, last week of December. The project has been conditioned to accommodate these requests.

Conclusion:

The Juan Street Concrete Replacement project has been reviewed by staff and all issues identified during the review process have been resolved through design or conditions. The project is in conformance with all adopted City Council policies and regulations of the Land Development Code. Staff has provided findings to support the approval of the project and draft permit conditions. Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVE(s)

1. **Approve** Site Development Permit No. 781011, **Certify** Negative Declaration No. 204753/SCH No. 2011051050 and **Adopt** the Mitigation Monitoring and Reporting Program with modifications.
2. **Deny** Site Development Permit No. 781011, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Helene Deisher
Development Project Manager
Development Services Department

TT/HMD

Attachments:

1. Aerial Photograph /Project Location (1A & 1B)
2. Community Plan Land Use Map Old Town
3. Community Plan Land Use Map Uptown
4. Site Photos
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Plans
9. Old Town Community Planning Group Recommendation
10. Old Town Design Review Board Recommendation



- OLD TOWN**
- ▭ TYPE "B" INLET
 - CURB RAMP
 - TYPE "G", CURB & GUTTER
 - ▤ PCC DRIVEWAY
 - PCC SIDEWALK
 - - - PCC PAVEMENT
 - ⋯ EXISTING STORM DRAIN



No Scale

10 PERCENT DESIGN PLANS

**JUAN STREET - CONCRETE STREET
PHASE 1 - TAYLOR ST. TO HARNEY ST.**

Project Implementation & Technical Services (PITS)
Preliminary Engineering & Program Coordination (PEPC)

Senior Engineer - M. Nassar	Project Manager - N. Mansury
Project Engineer - L. Takafuji	Project Drafter - H. Castillo
Work Order # 527290	CIP # 52-729.0
Date: 12-15-2009	SAP # S-00602
File Name: Juan St Reconstruction.dgn	Map 1 of 2



OLD TOWN/ UPTOWN

- CURB RAMP
- TYPE "G", CURB & GUTTER
- ▤ PCC DRIVEWAY
- PCC SIDEWALK
- - - PCC PAVEMENT
- · · EXISTING STORM DRAIN
- · · EXISTING WATER MAIN



Scale: 1" = 40' - 0"

10 PERCENT DESIGN PLANS

**JUAN STREET - CONCRETE STREET
PHASE 2 - HARNEY ST. TO SUNSET RD.**

Project Implementation & Technical Services (PITS)
Preliminary Engineering & Program Coordination (PEPC)

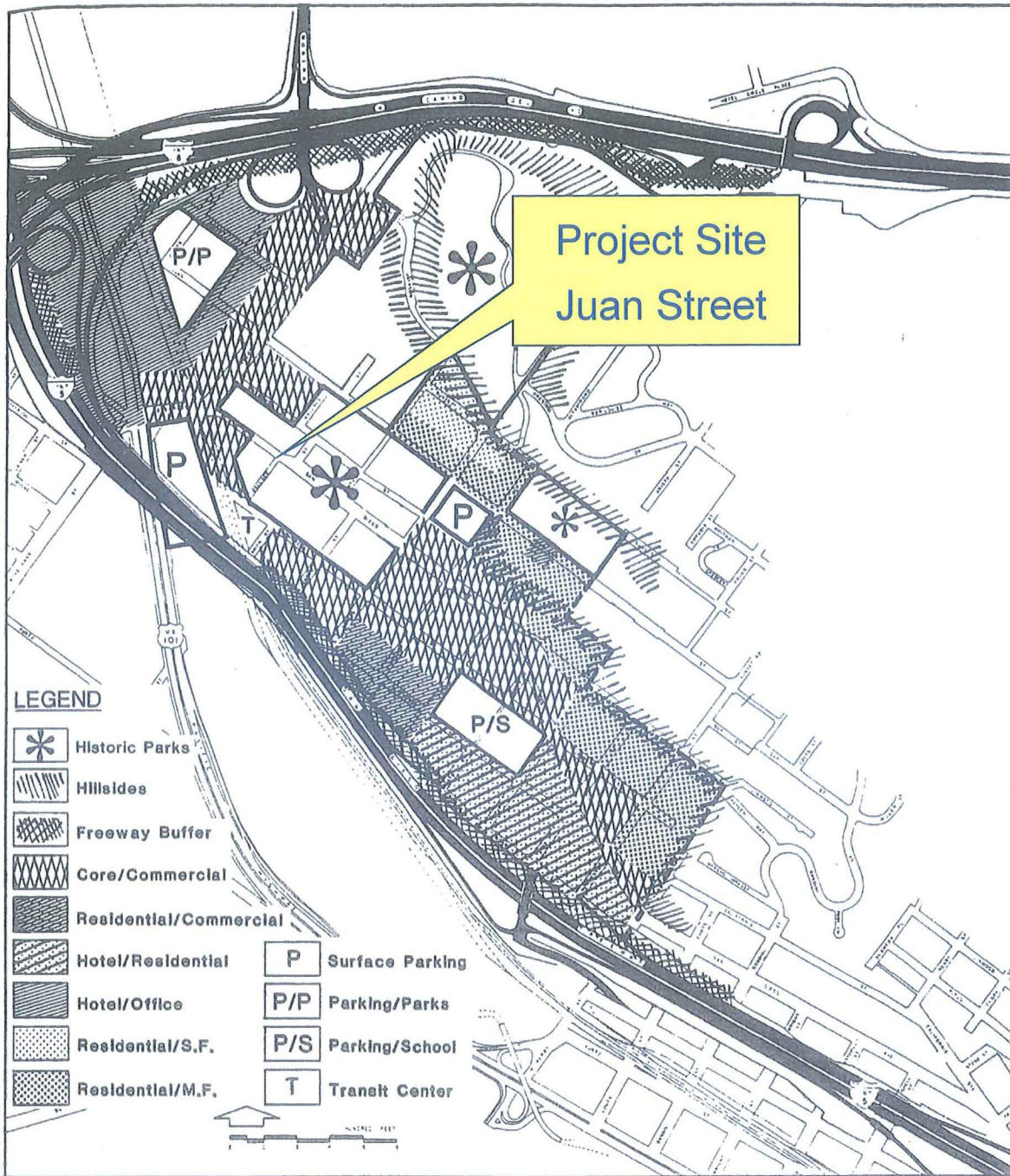
Senior Engineer - M. Nassar	Project Manager - N. Mansury
Project Engineer - L. Takafuji	Project Drafter - H. Castillo
Work Order # 527290	CIP # 52-729.0
Date: 12-15-2009	SAP # S-00602
File Name: Juan St Reconstruction.dgn	Map 2 of 2



Juan St @ Mason St – Looking southeast towards Twiggs St



Juan St @ Twiggs St – Looking northwest towards Mason St



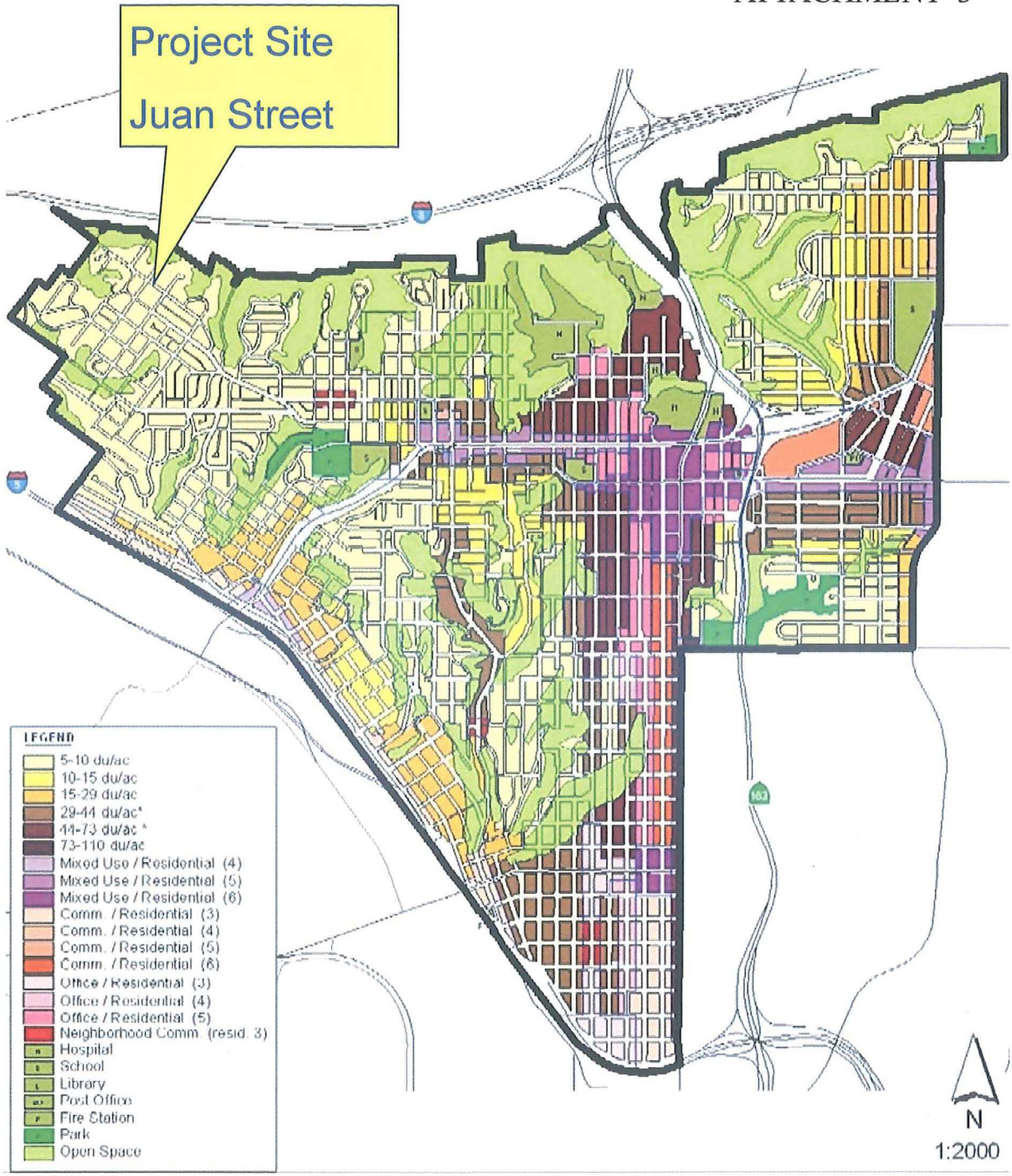
LONG RANGE PLAN-LAND USE CONCEPT



Land Use Map

JUAN STREET CONCRETE REPLACEMENT-
PROJECT NO. 204753





LEGEND

[Light Yellow]	5-10 du/ac
[Yellow]	10-15 du/ac
[Orange]	15-29 du/ac
[Dark Orange]	29-44 du/ac*
[Red-Orange]	44-73 du/ac*
[Red]	73-110 du/ac
[Purple]	Mixed Use / Residential (4)
[Dark Purple]	Mixed Use / Residential (5)
[Dark Blue-Purple]	Mixed Use / Residential (6)
[Light Purple]	Comm. / Residential (3)
[Light Blue-Purple]	Comm. / Residential (4)
[Medium Blue-Purple]	Comm. / Residential (5)
[Dark Blue-Purple]	Comm. / Residential (8)
[Light Blue]	Office / Residential (3)
[Medium Blue]	Office / Residential (4)
[Dark Blue]	Office / Residential (5)
[Red-Orange]	Neighborhood Comm. (resid. 3)
[Green with 'H']	Hospital
[Green with 'S']	School
[Green with 'L']	Library
[Green with 'PO']	Post Office
[Green with 'F']	Fire Station
[Green with 'P']	Park
[Light Green]	Open Space



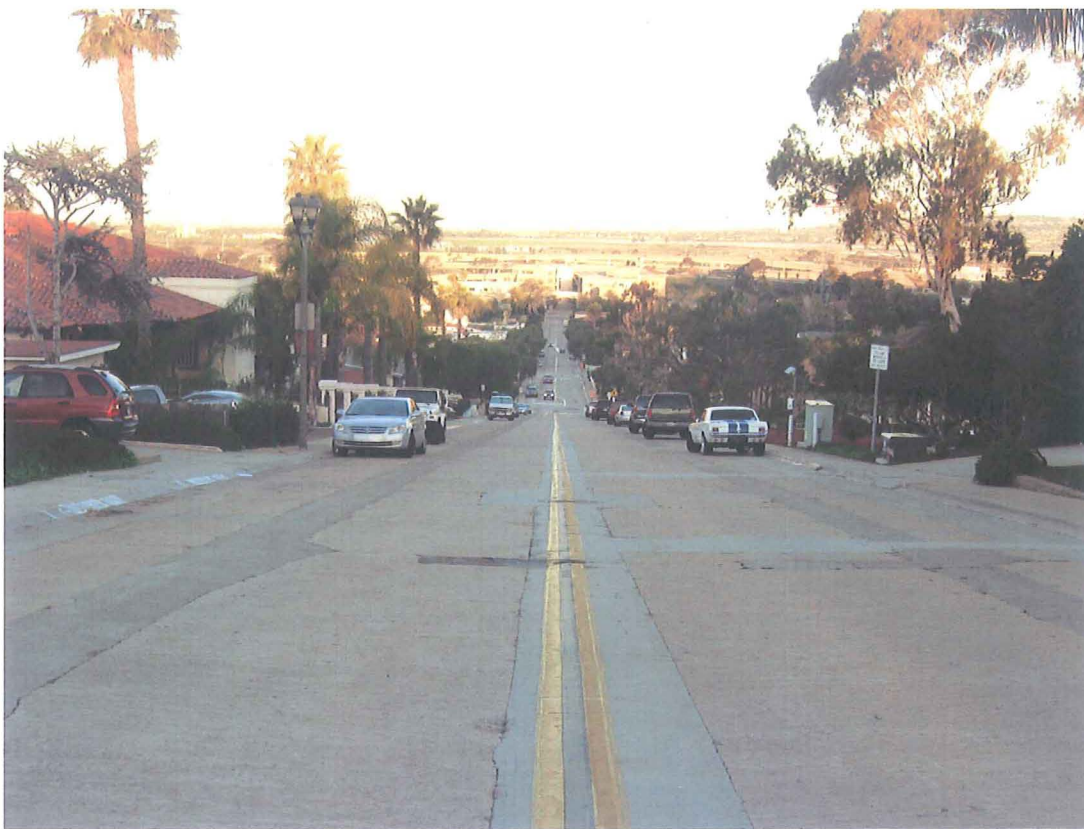
Land Use Map

**JUAN STREET CONCRETE REPLACEMENT-
PROJECT NO. 204753**





Juan St @ Harney St – Looking southeast



Juan St – Looking northwest towards Harney St



Juan St – Looking southeast towards Sunset Rd



Juan St @Sunset Rd – Looking northwest



Juan St @ Taylor St – Looking southeast towards Wallace St



Juan St @ Wallace St – Looking northwest towards Taylor St



Juan St @ Wallace St – Looking southeast towards Mason St



Juan St @ Mason St – Looking northwest towards Wallace St



Juan St @ Twiggs St – Looking southeast towards Harney St



Juan St @ Harney St – Looking northwest towards Twiggs St

PLANNING COMMISSION RESOLUTION NO. XXX
 SITE DEVELOPMENT PERMIT NO. 781011
JUAN STREET CONCRETE REPLACEMENT PROJECT NO. 204753 [MMRP]

WHEREAS, City of San Diego, Public Works Department, Right-of-Way Design Division, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit for improvements to the storm drain system, water main, installation of new drainage inlets, new fire hydrants, valves and laterals and the replacement of street pavement on Juan Street from Taylor Street to Sunset Road. Also included in the project scope is the replacement of sidewalks on the east and west side of Juan Street, improvements to underground utilities, installation of curb and gutters, curb ramps, and driveways within the right-of way as needed additional limits of work on Taylor Street from Juan Street to Congress Street; we will be replacing the existing storm drain pipes (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 78101;

WHEREAS, the project site is located within the Juan Street public right-of-way from Taylor Street to Sunset Road and Taylor Street from Juan Street to Congress Street. The right of way lies within the OTSDPD- CORE, PUB PRO-PK, Multi-Family, RS 1-7 and RS-1-1 zones within the Old Town and Uptown Community Planning areas;

WHEREAS, on June 27, 2013, the Planning Commission of the City of San Diego considered Site Development Permit No. 781011 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated June 27, 2013.

FINDINGS:

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan. The land use designation of the Old Town San Diego and Uptown Community planning areas identifies the surrounding area primarily as residential and commercial. This project would improve existing public infrastructure – sidewalks, curb and gutter, curb ramps, driveways (within the public right-of-way), replace concrete streets, water mains and storm drain utilities. These improvements are located within the City right-of-way and Storm Drain Easement. Some of the driveways may require temporary work on private property in order to provide the needed transition from the existing to the new driveway.

Within the Old Town San Diego community plan area, the proposed project will replace older sidewalks of varying colors and scoring design, and non-standard rolled curb and curb ramps with new sidewalks 6 feet in width, the same sombrero buff color and consistent scoring design, and standard curb and curb ramps to enhance pedestrian's accessibility consistent with the community plan. The existing thematic street lights will remain. The Old Town Community Plan recommends sidewalk widths of 10 to 15 feet along Juan Street at certain locations. This recommendation could not be achieved for the replacement of the existing sidewalks without the loss of on-street parking or mature trees on private property which

would be inconsistent with the community plan. Additionally, existing buildings within the State Historic Park would also preclude the widening of the sidewalks beyond 6 feet. The proposed work can be supported as consistent since this is not a proposal for a new right of way, but a public improvement for the street and facilities located within the existing street.

The Uptown Community Plan discusses the repair and maintenance of water and sewer service throughout the plan. One of the plans objectives and recommendations encourages the routine maintenance and replacement of water and sewer facilities within the community. Also capital improvements to the system should be made where warranted. One of the goals of the Uptown Community Plan is to provide safe and efficient movement of people as well as the establishment and maintenance of a high level of public facilities to meet the needs of the community.

The project as proposed meets the land use designation and is consistent with the Old Town San Diego and Uptown Community Plans with respect to repairs of the existing public infrastructure and maintaining a high level of public facilities. Therefore, the proposed project would not adversely affect either of the applicable land use plans.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The objective of this project is to replace and upgrade the existing concrete street and adjacent sidewalks and to install a storm drain, water mains, curb gutter and sidewalk. Currently, storm runoff is conveyed over the street surface which is largely the cause of the street degradation. Additionally, the new storm drain would convey storm water flows through a storm drain pipe underground to reduce damage to the street surface. The project also replaces the existing 8-inch diameter Asphalt Concrete (AC) water mains with the 12-inch diameter PVC material. This would increase pipe strength, allow better flow and decrease future occurrences of water main breaks. In addition to the water mains, water service, fire hydrants, and related appurtenances would be replaced or upgraded where necessary. In addition, the project includes the installation of new and upgrading of existing curb ramps at intersection corners, curb and gutter, sidewalks within the project limits. All work will be done within City's Right of Way on Juan Street from Taylor Street to Sunset Road, as well as on Taylor Street from Juan Street to Congress Street. As such, the overall scope of this project would promote the public health, welfare, and safety when constructed.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The project would be located within City right of way which allows for storm drain and water facilities and related ancillary improvements identified for this project. The project alignment is also located within portions of an existing archaeology site and overall historically sensitive area. The segments within the existing archaeology site are considered important archaeological site, as defined by the Land Development Code (LDC). Applicable regulations of the LDC would allow the proposed replacement of the street and sidewalks as well as and installation of the new storm drain and existing water facility and associated improvements. The project, as proposed, complies with the City Green Book, Historical Resources Guidelines, the California Environmental Quality Act Guidelines, and all other applicable regulations of the LDC regarding these public facilities within City right of way. The proposed development would proceed in accordance with all applicable regulations of the Land Development Code.

F. Supplemental Finding--Important Archaeological Sites and Traditional Cultural Properties

1. The site is physically suitable for the design and siting of the proposed development, the development will result in minimum disturbance to historical resources, and measures to fully mitigate for any disturbance have been provided by the applicant. The project is located within an existing developed City right of way which allows for storm drain and water facilities and related ancillary improvements identified for this project. The project alignment also corresponds with an existing archaeology site and is within an overall historically sensitive area. The segments within the existing archaeology site are considered an "important archaeological site", as defined by the Land Development Code. The existing street and sidewalks are being replaced in the same location and alignment within the City right-of-way. Public right-of-ways are typically the preferred location for storm drain and water conveyance systems; therefore the project is suitable for this location. As such, the project features and its location are suitable and the design, along with the testing in support of the historical resource preservation, has been done to ensure the minimum disturbance necessary during construction would be required in order to construct the project. Development in important archeological sites, as defined in LDC section 113.0103, may be permitted, in accordance with LDC section 143.0253, to encroach up to 40 percent for essential public service projects that are sited, designed, and constructed to minimize adverse impacts to important archaeological sites. Based on the estimated total of the core of the site area, the proposed project will have direct impacts to approximately 32% of the undisturbed remaining portions of the site from the sidewalk, street, water and storm drain installation. To minimize the adverse impacts to the site, a phased data recovery program, designed in conjunction with the initial phases of construction including the sidewalk and street removal will be implemented to recover a representative sample. Implementation of the data recovery plan will recover an adequate sample of the important information recovered, thereby reducing the overall percentage of encroachment. Additionally, monitoring is required along the entire project alignment to protect additional resources that could be discovered during construction that would ensure compliance with the City's Historical Resources regulations. Therefore, the project is suitable for this location and would result in the minimum disturbance to the historical resources. Implementation of the MMRP would reduce impacts to Historical Resources to below a level of significance and therefore the project would not result in an adverse change to the significance historical resources.

2. All feasible measures to protect and preserve the special character or the special historical, architectural, archaeological, or cultural value of the resource have been provided by the applicant. With the exception to the boundary of the recorded site, it is unknown exactly whether or where such resources exist under ground in this area, although many resources have been discovered. However, preliminary testing conducted in coordination with City's Development Services Department staff and the archaeological consultant narrowed the known boundary of the recorded site. The results of the testing program and records search indicate that the site has been heavily disturbed by previous utility installation and residential development of the area. However, intact deposits representing the core of this site are still present beneath the road and sidewalks at varying depths below the fill.

The implementation of the data recovery program for the site identified and the MMRP along the entire project alignment would ensure that historical resources that may exist below ground would not be destroyed, but rather protected and preserved. This project takes every protective measure that is feasible to ensure such protections for such resources.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit 781011 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 781011, a copy of which is attached hereto and made a part hereof.

Helene Deisher
Development Project Manager
Development Services

Adopted on: June 27, 2013

WBS# S-00602.02.06

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORDER NUMBER: WBS# S-00602.02.06

SITE DEVELOPMENT PERMIT NO. 781011
JUAN STREET CONCRETE REPLACEMENT PROJECT NO. 204753 [MMRP]
 Planning Commission

This Site Development Permit No. 781011 is granted by the Planning Commission of the City of San Diego to City of San Diego, Public Works Department, Right-of-Way Design Division, Right-of-Way Design Division, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] section 143.0210 (Historical Resources-Archaeology). The proposed work is within the public right-of-way on Juan Street from Taylor Street to Sunset Road and on Taylor Street from Juan Street to Congress Street in the Old Town San Diego Planned District (OTSDPD-Core), PUB PRO-PK, Multi-Family, and Uptown RS 1-1, RS 1-7 zones.

Subject to the terms and conditions set forth in this Permit, permission is granted to City of San Diego to City of San Diego, Public Works Department, Right-of-Way Design Division, Right-of-Way Design Division, Owner/Permittee conduct work within the public right-of-way for improvements to the storm drain system, water main, installation of new drainage inlets, new fire hydrants, valves and laterals and the replacement of street pavement on Juan Street from Taylor Street to Sunset Road. Also included in the project scope is the replacement of sidewalks on the east and west side of Juan Street, improvements to underground utilities, installation of curb and gutters, curb ramps, and driveways within the right-of way as needed additional limits of work on Taylor Street from Juan street to Congress Street; work will occur to replace the existing storm drain pipes described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 27, 2013 on file in the Development Services Department.

The project shall include:

- a. Replacement of water mains, install a storm water conveyance system, replace a culvert, replace curb gutter and sidewalks, driveways, and street resurfacing; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

10. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 204753/SCH No. 2011051050, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

11. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 204753/SCH No. 2011051050 to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Historical Resources (Archaeology)**.

LANDSCAPE REQUIREMENTS:

12. Prior to approval of 100% completion of construction documents for right-of-way improvements, the Permittee Department shall ensure said documents to be prepared consistent with Exhibit 'A' Juan Street Rehabilitation Plans, including Tree Protection measures set forth under Appendix M of the Project Specifications.
13. Upon completion of work, the Permittee Department shall be responsible for a 90 day monitoring and maintenance period for all trees identified on the approved construction documents to be protected in place.
14. Should any casualties occur to trees identified on the approved construction document plans to be protected in place, they shall be replaced with like species or approved alternate species consistent with Section 142.0403(8) of the Land Development Code.

PLANNING-PLAN HISTORIC-DESIGN REQUIREMENTS:

15. Sidewalk color within the boundaries of the Old Town Planned District Ordinance (OTPDO) shall be Sombrero Buff, consistent with the requirements of OTPDO (SDMC 1516.0404(b)(3)). Sidewalk color at the southeast end of the project area, between San Juan Road and Sunset Road, shall be Rose, consistent with the existing conditions. This must be added as a note to the final Construction Drawings and/or Contract Documents.
16. Truncated Dome color within the boundaries of the Old Town Planned District Ordinance (OTPDO) shall be Dark Grey, unless this color does not comply with the contrast requirements of the Americans with Disabilities Act (ADA). If the Dark Grey truncated domes do not meet the ADA contrast requirements, then the truncated dome color within the OTPDO shall be Ocre Yellow, unless this color does not comply with the ADA contrast requirements. If the Dark Grey and Ocre Yellow truncated domes do not meet the ADA contrast requirements, then the truncated dome color within the OTPDO shall be Light Gray, unless this color does not comply with the ADA contrast requirements. All other colors found to meet the ADA contrast requirements will require review and approval by the Old Town Design Review Board. The Truncated Dome color must be specified on the final Construction Drawings and/or Contract Documents.
17. Work Moratoriums: The Old Town Fiesta Cinco de Mayo Event; usually the weekend of or just before May 5th, The Old Town Art Festival; first weekend of October, The Dia de los Muertos celebration; November 1st & 2nd, The December holidays, last week of December.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 27, 2013 and Resolution No. XXX.

Project No. 204753- Site Development Permit No.781011
Date of Approval: June 27, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Helene Deisher, Development Project Manager

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

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

**City of San Diego, Public Works Department,
Right-of-Way Design Division Public Utilities
Owner/Permittee**

By _____
NAME
TITLE

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

RESOLUTION NUMBER R- _____

ADOPTED ON June 27, 2013

WHEREAS, on 10/28/2010, City of San Diego, Public Works Department, Right-of-Way Design Design Division submitted an application to Development Services Department for a Site Development Project for the Juan Street Concrete Replacement Project (Project); and

WHEREAS, the matter was SET FOR A PUBLIC HEARING TO BE CONDUCTED BY THE CITY OF SAN DIEGO PLANNING COMMISSION of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on June 27, 2013; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigation Negative Declaration No. 204753 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101 OR CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101

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

By: _____
DEVELOPMENT PROJECT MANAGER]

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Site Development Permit

PROJECT NO. 204753

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.204753 shall be made conditions of Site Development Permit as may be further described below.

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

1. Prior to the issuance Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

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

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

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Archaeologist, Native American Monitor,

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) 204753, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

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

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

Not Applicable for this project.

4. MONITORING EXHIBITS: All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Consultant Qualification Letters meeting	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction meeting
Archaeology	Archaeological Data Recovery	Archaeological observation

Program (ADRP)
 Archaeology Archaeology Reports
 Final MMRP

Archaeological observation
 Final MMRP Inspection

Historical Resources (Archaeological Data Recovery Program)

This project requires implementation of an Archaeological Data Recovery Program (ADRP) to mitigate impacts to archaeological site (CA-SDI-13,665H) on Juan Street between Wallace and Twiggs Streets prior to ground disturbing activities. The ADRP with Native American participation consists of a statistical sample and shall be implemented as described below after consultation with DSD ED in accordance with the Cultural Resources Report prepared by (LSA, March 2011)

- a. The phased data recovery would consist of sampling of approximately 1-5% of the total impacts to the site. The percentage would depend on the range of human range activities observed in the 1st stage as described in the ADRP. If a variety of activities are identified in the 1st stage, the larger sample would be required to document the full range of activities. If after the entire site is exposed beneath Juan Street, and the assessment indicates that the site continues to exhibit a limited range of human activities, including trash disposal and butchering, a smaller percentage data recovery sample would be used. A one percent sample would include four 1 by 1 meter test units and if necessary the 5 percent sample would include 17 test units.
- b. Laboratory Analysis in the form of specialized studies shall be conducted in accordance with the ADRP;
- c. Curation of all materials recovered during the ADRP 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 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, 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 and acceptance of a draft progress report for the program. The detailed Mitigation Monitoring and Reporting Program is identified in below.
- f. Upon completion of the ADRP the qualified archaeologist and Native American Monitor shall attend a second pre-ground disturbing meeting to make comments and/or suggestions concerning the proposed grading process.

Historical Resources (Archaeological Monitoring Program) The archaeological monitoring program will be required for the entire scope of the project.

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Entitlements Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the

requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

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

II. Prior to Start of Construction

- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
 3. Identify Areas to be Monitored
 2. 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.
 3. The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
 4. MMC shall notify the PI that the AME has been approved.

4. 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 age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor 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 (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the 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.
 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) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM 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 Section 15064.5, 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.**
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - 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.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance can not be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
- 1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

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 provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
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. 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; or
 - (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 burial with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact the RE and 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. 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 via the RE 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 as a result of 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 or Pipeline Trenching Discovery Process 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 via the RE for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE 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 **including all artifacts recovered during the 1995 utility monitoring project.**
 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.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. **In addition, all artifacts recovered during the 1995 utility monitoring project, currently in the possession of Affinis, Inc, shall be combined with the artifacts recovered by the Juan Street Concrete Replacement project.** This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. 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 C.
 3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. 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 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 of the approved report.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE AND/OR PRESERVE ALL HISTORIC OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OF THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILTS DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

SPECIAL NOTES

- Prior to any disturbance to the site, the City Project Manager of the Public Utilities Department shall make arrangements for a Pre-Construction meeting with the City of San Diego Mitigation Monitoring Coordination Section (MMC), the Resident Engineer (RE), Transportation & Stormwater Department's (T&SW) Urban Forester, Construction Manager Assigned Certified Consulting Arborist, and the Construction Manager.
- The Construction Manager shall be responsible for preventing damage to trees
 - Construction and maintenance staff shall avoid unnecessary activities within the dripline of trees.
 - Fines shall be assessed to those individuals found to be responsible for the illegal removal or damage of protected trees.
 - Any damage or injury to trees shall be reported within 24 hours to MMC and the RE in consultation with the T&SW Urban Forester.
- The Certified Consulting Arborist shall be responsible for establishing, implementing, and maintaining the Tree Protection Zone during the entire construction period, consistent with the City of San Diego Tree Preservation Procedures for Trees within Public Rights-of-Way as approved with Site Development Permit No. 781011 (PTS 204753), on file in the Development Services Department. Tree and Root Pruning shall adhere to ANSI A300 Standards. See Project Specifications Appendix M.
- All trees identified on this plan as Protect in place shall be monitored by the Arborist. All root pruning or other remedial measures for the preservation of said trees shall be administered with Street Division's Urban Forestry Program Tree Preservation Guidelines. Any casualties shall be replaced with like species or approved alternate species consistent with Section 142.0403(B) and 142.0409 of the Land Development Code.

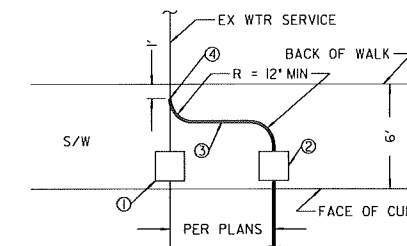
SPECIAL NOTES

THE FOLLOWING NOTE ARE PROVIDED TO GIVE DIRECTION TO THE CONTRACTOR BY THE ENGINEER OF WORK, THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND NEITHER THE CITY NOR THE ENGINEER OF WORK WILL BE RESPONSIBLE FOR THEIR ENFORCEMENT.

- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FOR ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (858) 874-1810. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM THIS OPERATION BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR SHALL SECURE PERMITS, REQUIRED PRIOR TO EXCAVATION, FROM AGENCY HAVING JURISDICTION.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGE THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.
- BEFORE EXCAVATION FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES, THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THE PLANS.
- LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
- THE CONTRACTOR SHALL HIRE A "QUALIFIED PERSON" WHO HAS BEEN PROPERLY TRAINED TO CONDUIT INSPECTIONS AND PREPARE REPORTS OF THE CONSTRUCTION SITE WITH RESPECT TO THE CITY'S MUNICIPAL CODE/ORDINANCES AND THE SWPPP. THE QUALIFIED PERSON SHALL ATTEND THE PRE-CONSTRUCTION MEETING. THE QUALIFIED PERSON SHALL HAVE KNOWLEDGE AND TRAINING OF THE INTENT AND ENFORCEMENT OF SWPPP'S AND BMP'S.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP/WPCP AT THE CONSTRUCTION SITE AND MAKE IT AVAILABLE TO THE CITY OF SAN DIEGO AND REGIONAL WATER QUALITY CONTROL BOARD'S (RWQCB) REPRESENTATIVES BY REQUEST.
- THE QUALIFIED PERSON SHALL CONDUCT REGULAR INSPECTIONS OF THE PROJECT SITE IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN THE SWPPP. EACH INSPECTION SHALL BE DOCUMENTED IN THE FORM OF WRITTEN REPORTS RETAINED ON-SITE. ALL REPORTS SHALL BE MADE AVAILABLE TO THE CITY OF SAN DIEGO AND RWQCB REPRESENTATIVES UPON REQUEST.
- THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER AND SEWER NULLIFIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.
- THE GENERAL CONTRACTOR IS REQUIRED TO KEEP AND MAINTAIN A SIGNED SET OF THESE PLANS ON SITE AT ALL TIMES FOR USE BY THE ENGINEER OF WORK, SOILS ENGINEER, AND THE CITY INSPECTORS. THE GENERAL CONTRACTOR SUPERINTENDENT IS REQUIRED TO UPDATE SAID PLANS WITH "AS-BUILT" INFORMATION ON A DAILY BASIS AS WORK PROGRESSES. SAID PLANS SHALL BE GIVEN TO THE ENGINEER OF WORK AT THE COMPLETION OF THE PROJECT, AS THE RED LINE SET, AND CERTIFIED BY THE SUPERINTENDENT AS ACCURATE AND COMPLETE.

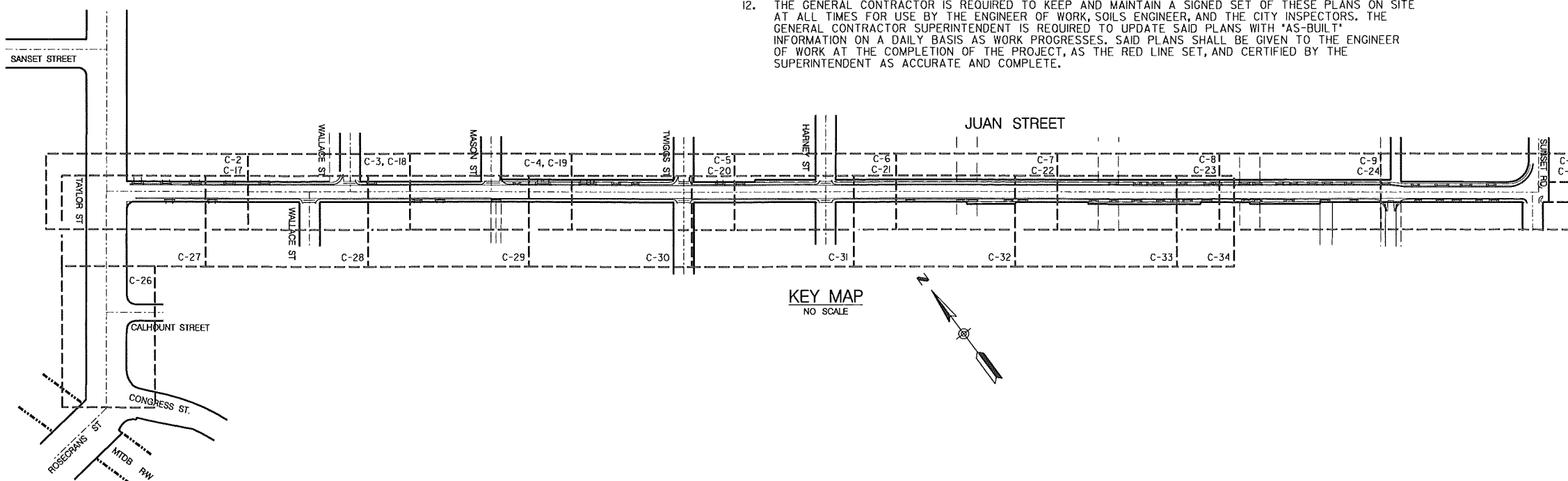
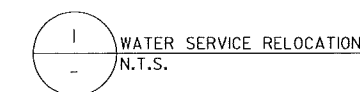
WATER NOTES

- CONTRACTOR TO EXCAVATE AROUND WATER METER BOX (CITY PROPERTY SIDE) TO DETERMINE IN ADVANCE, THE EXACT SIZE OF EACH SERVICE BEFORE TAPPING MAIN.
- CITY FORCES, WHERE CALLED OUT SHALL MAKE PERMANENT CUTS & PLUGS, CONNECTIONS, ETC.
- EXISTING MAINS SHALL BE KEPT IN SERVICE IN LIEU OF HIGH-LINING, UNLESS OTHERWISE SHOWN ON PLANS.
- THE LOCATION OF EXISTING BUILDINGS AS SHOWN ON THE PLAN ARE APPROXIMATE.
- STORM DRAIN INLETS ARE TO REMAIN FUNCTIONAL/OPERATIONAL AT ALL TIMES DURING CONSTRUCTION.
- UNLESS OTHERWISE NOTED AS PREVIOUSLY POTHOLED (PH), ALL ELEVATIONS SHOWN ON THE PROFILE FOR EXISTING UTILITIES ARE BASED ON A SEARCH OF THE AVAILABLE RECORD INFORMATION ONLY AND ARE SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THE CITY IN NO WAY GUARANTEES OR WARRANTS THAT IT HAS REVIEWED ALL AVAILABLE DATA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO POTHOLE ALL EXISTING UTILITIES (EITHER SHOWN ON THE PLANS OR MARKED IN THE FIELD) IN ACCORDANCE WITH THE SPECIFICATIONS (SECTION 5-1)
- CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A ONE FOOT VERTICAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, UNLESS NOTED OTHERWISE ON THE PLANS.
- CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A FOUR FOOT HORIZONTAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED.
- CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A 6-INCH VERTICAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN UTILITIES OTHER THAN SEWER AND WATER MAINS CANNOT BE MAINTAINED.
- EXISTING UTILITY CROSSING AS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT REPRESENTATIVE OF ACTUAL LENGTH AND LOCATION OF CONFLICT AREAS. (SEE PLAN VIEW)
- CONTRACTOR TO MAINTAIN A MINIMUM 3' OF COVER OVER TOP OF WATER MAIN.
- CONTRACTOR TO NOTIFY SURVEYING 30 DAYS PRIOR TO REMOVAL OF SIEWALK FOR CURB RAMP CONSTRUCTION TO RELOCATE ANY SURVEY MARKERS.
- CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER IMMEDIATELY IF A 6-INCH VERTICAL SEPARATION (FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) BETWEEN UTILITIES OTHER THAN SEWER AND WATER MAINS CANNOT BE MAINTAINED.
- EXISTING UTILITY CROSSING AS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT REPRESENTATIVE OF ACTUAL LENGTH AND LOCATION OF CONFLICT AREAS. (SEE PLAN VIEW)
- CONTRACTOR TO MAINTAIN A MINIMUM 3' OF COVER OVER TOP OF WATER MAIN.



NOTES:

- REMOVE EX METER AND BOX, CRIMP EX SERVICE AND ABANDON IN PLACE.
- NEW SERVICE PER WS-01, WS-02.
TYPE K SOFT COPPER PIPE, SIZE PER PLANS.
- CONNECT TO EXIST SERVICE W/ BRONZE COMPRESSION COUPLING OR
- COMPRESSION TO PVC ADAPTOR IF NECESSARY.

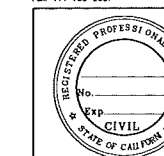


G-2

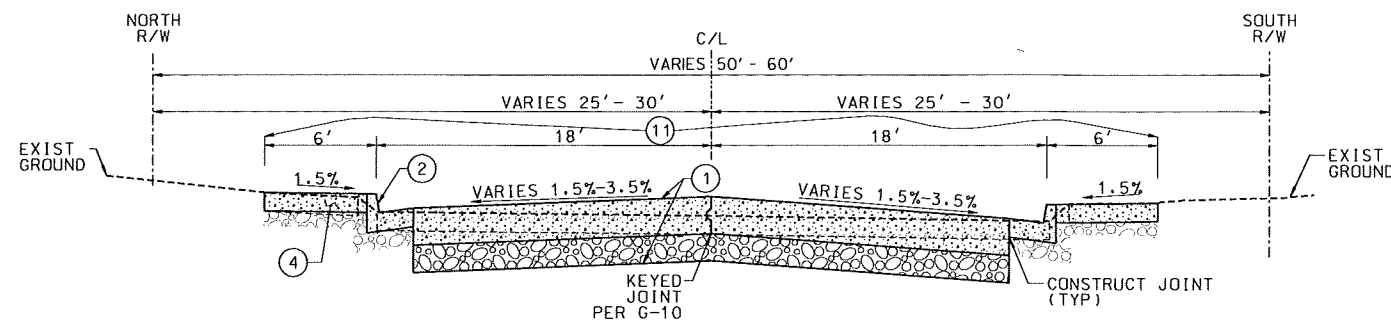
PLANS FOR THE CONSTRUCTION OF JUAN STREET REHABILITATION	
KEY MAP, NOTES	
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 2 OF 85 SHEETS	WBS S-00602 WBS B-11101
DESIGNED BY ABIPALASEYED	DATE
FOR CITY ENGINEER	DATE
DESCRIPTION	BY APPROVED DATE FILMED
ORIGINAL	XX/XX
PROJECT ENGINEER	000-0000
ASSOCIATE ENGINEER	CCS27 COORDINATE
0000000-0000000	CCS83 COORDINATE
CONTRACTOR	DATE STARTED
INSPECTOR	DATE COMPLETED
36630-02-D	

ATKINS

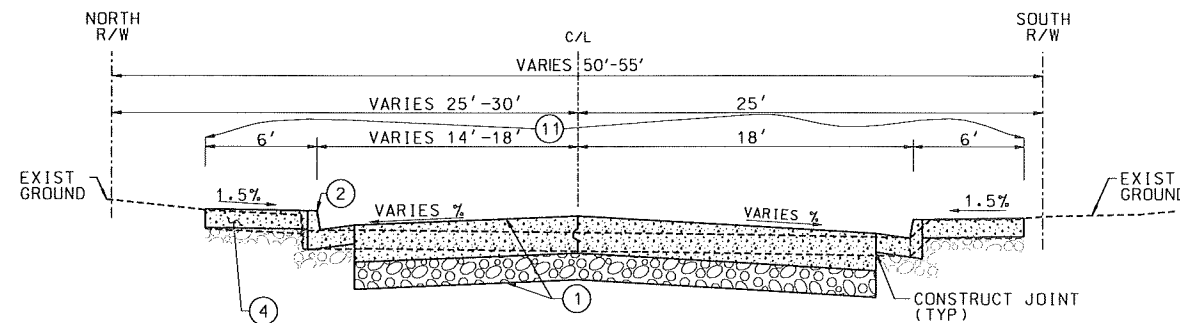
625 The City Drive South, Suite 200
Orange, CA 92668
Phone: 714-799-7275
Fax: 714-799-2501



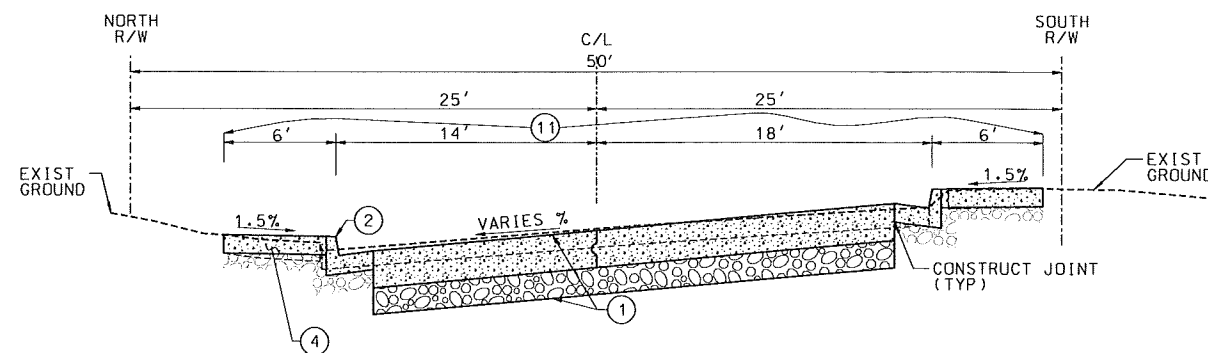
JUAN STREET REHABILITATION



FROM STA: 10+57.24 TO STA: 41+75.07
(C-2) (C-10)
N.T.S.
JUAN STREET



STA: 41+75.07 TO STA: 42+60
(C-10)
N.T.S.
JUAN STREET



FROM STA: 42+60 TO SUNSET ROAD
(C-10)
N.T.S.
JUAN STREET

CONSTRUCTION NOTES:

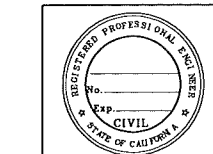
- ① CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
- ② CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
- ③ CONSTRUCT ROLLED CURB AND GUTTER TYPE B PER SDRSD G-4.
- ④ CONSTRUCT SIDEWALK PER SDRSD G-7.
- ⑤ CONSTRUCT CROSS GUTTER PER SDRSD G-12.
- ⑥ CONSTRUCT 3.5" AC PAVEMENT OVER 14.5" A.B.
- ⑦ CONSTRUCT 6" AC PAVEMENT OVER NATIVE.
- ⑧ CONSTRUCT 6" PCC PAVEMENT OVER NATIVE.
- ⑨ CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G14-D AND DETAIL ON SHEET C-13.
- ⑩ PROTECT IN PLACE.
- ⑪ REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
- ⑫ REMOVE EXISTING AC PAVEMENT.
- ⑬ REMOVE EXISTING CONCRETE WALKWAY/DRIVEWAY.
- ⑭ ADJUST UTILITY APPURTENANCE TO GRADE.
- ⑮ REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
- ⑯ REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
- ⑰ CONSTRUCT MODIFIED CURB RAMP TYPE C1, PER SDG-134 AND DETAIL ON SHEET C-14.
- ⑱ CONSTRUCT CURB RAMP TYPE A, PER SDG-132.
- ⑲ CONSTRUCT MODIFIED CURB RAMP TYPE D, PER SDG-136 AND DETAIL ON SHEET C-14.
- ⑳ CONSTRUCT CURB RAMP TYPE C1, PER SDG-134.
- ㉑ CONSTRUCT 6" AC DIKE, TYPE A, PER SDRSD G-5.
- ㉒ CONSTRUCT CROSS GUTTER PER DETAIL ON SHEET C-12.
- ㉓ CONSTRUCT ALLEY APRON PER SDRSD G-17.
- ㉔ REMOVE AND REPLACE EXISTING NEWSPAPER BOX.
- ㉕ SEE WATER PLANS FOR UTILITY APPURTENANCE INFORMATION.
- ㉖ CONSTRUCT MODIFIED CURB RAMP TYPE C1, PER SDG-134, AND DETAIL ON SHEET C-14.
- ㉗ CONSTRUCT CURB RAMP CASE E, PER SDG-137.
- ㉘ REMOVE AND REPLACE/RELOCATE EXISTING SIDEWALK UNDERDRAIN PIPE AS NECESSARY PER SDRSD D-27.
- ㉙ REMOVE AND REPLACE BRICK WALK.
- ㉚ CONSTRUCT VARIABLE HEIGHT CURB AND GUTTER.
- ㉛ SAWCUT AND RE-USE STAMPED LETTERS PER SDG-115.
- ㉜ CONSTRUCT CURB AND EXTEND DRAINS TROUGH CURB PER DETAIL "B" ON SHEET C-4.
- ㉝ REMOVE AND REPLACE EXISTING STEPS IN KIND.
- ㉞ REMOVE AND REPLACE EXISTING BRICK RETAINING WALL.
- ㉟ SAWCUT PCC CLOSE TO RED BRICK WALL, CONSTRUCT 4"x4" CURB, EXTEND (4) 2" & (1) 4" DRAINS THROUGH CURB, KEEP CURB BELOW EX (3) 2" DRAINS.
- ㊱ RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/VAULT/RISER, CATV PB, OR ELECT PB, ST LIGHT (BY OTHERS).
- ㊲ REMOVE AND REPLACE EXISTING BRICK DRIVEWAY IN KIND.
- ㊳ REMOVE AND REPLACE EXISTING AC DIKE IN KIND.
- ㊴ CONSTRUCT CONCRETE DRIVEWAY PER DETAIL "A" ON SHEET C-13.
- ㊵ REMOVE AND REPLACE EXISTING CURB IN KIND AS NECESSARY.
- ㊶ CONSTRUCT METAL BOLLARDS WITH WIRE CABLE PER DETAIL ON SHEET C-4.
- ㊷ CONSTRUCT 6" CURB PER SDRSD G-1.
- ㊸ CONSTRUCT SLURRY SEAL (TYPE II).
- ㊹ REPLACE EXISTING STRIPING IN KIND.

C-1

PLANS FOR THE CONSTRUCTION OF
JUAN STREET REHABILITATION
TYPICAL SECTIONS

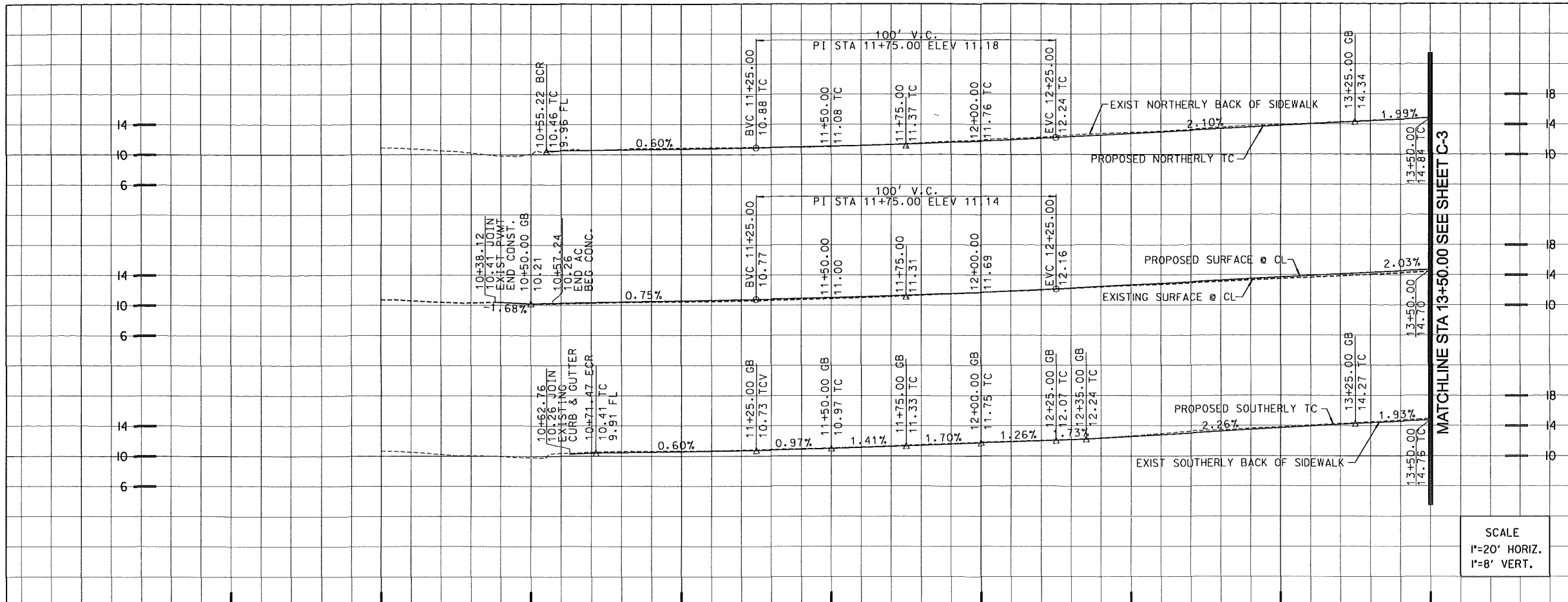
ATKINS

625 The City Drive South, Suite 200
Orange, CA 92665
Phone: 714-750-2275
Fax: 714-750-2501



CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 3 OF 85 SHEETS		WBS S-00602
FOR CITY ENGINEER		WBS B-11101
APPROVED BY ABIPALASEYED	DATE	DESIGNED BY NITSUH ABERRA
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
CONTRACTOR	DATE STARTED	PROJECT ENGINEER
INSPECTOR	DATE COMPLETED	000-0000
		0000000-0000000
		0000000-0000000
		36630-03-D

JUAN STREET REHABILITATION

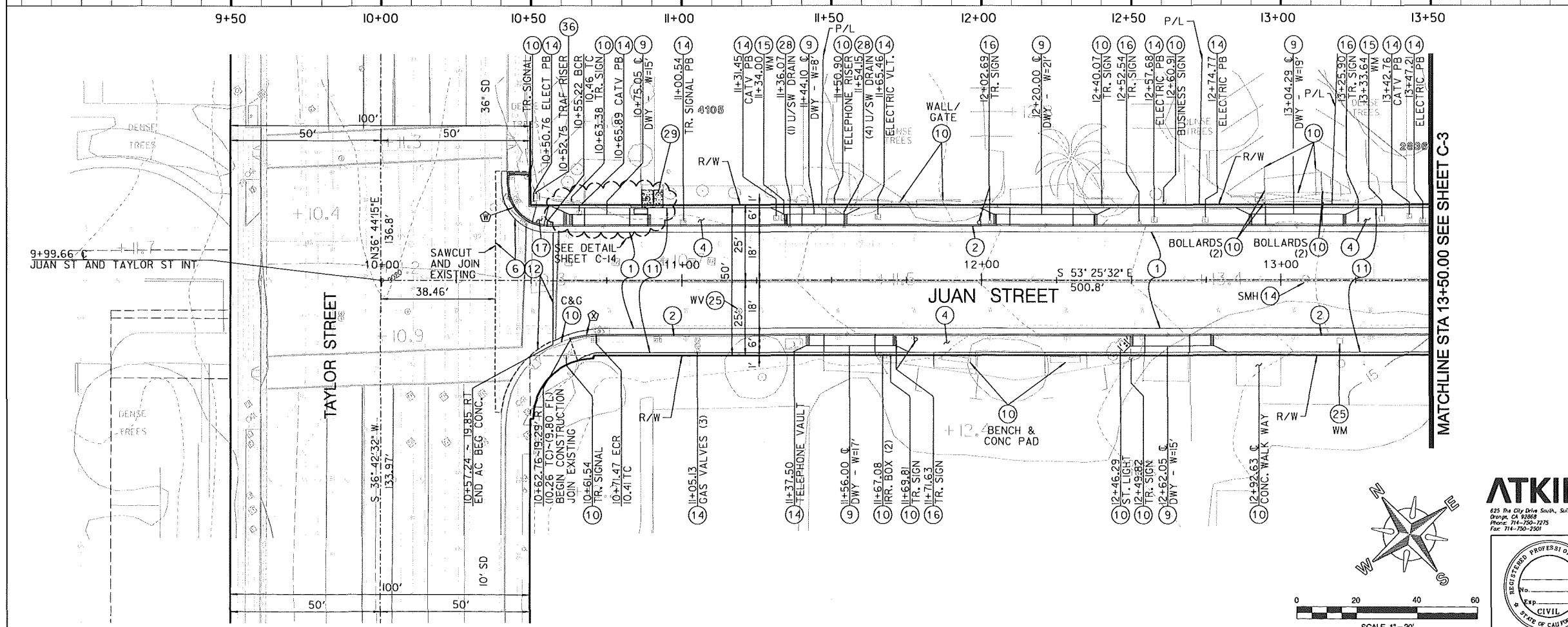


CURVE DATA

No.	R	Δ	T	L
(1)	13.00	90° 8' 4"	13.03	20.45
(2)	30.00	16° 53' 37"	4.46	8.85

- CONSTRUCTION NOTES:**
- (1) CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
 - (2) CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
 - (4) CONSTRUCT SIDEWALK PER SDRSD G-7.
 - (6) CONSTRUCT 3.5" AC PAVEMENT OVER 14.5" A.B.
 - (9) CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
 - (10) PROTECT IN PLACE.
 - (11) REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
 - (12) REMOVE EXISTING AC PAVEMENT.
 - (14) ADJUST UTILITY APPURTENANCE TO GRADE.
 - (15) REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
 - (16) REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
 - (17) CONSTRUCT MODIFIED CURB RAMP TYPE C1, PER SDG-134 AND DETAIL ON SHEET C-14.
 - (25) SEE WATER PLANS FOR UTILITY APPURTENANCE INFORMATION.
 - (28) REMOVE AND REPLACE/RELOCATE EXISTING SIDEWALK UNDERDRAIN PIPE AS NECESSARY PER SDRSD D-27.
 - (29) REMOVE AND REPLACE BRICK WALK.
 - (36) RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/VAULT/RISER, CATV PB, OR ELEC PB, ST. LIGHT (BY OTHERS).

SCALE
1"=20' HORIZ.
1"=8' VERT.



C-2

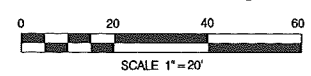
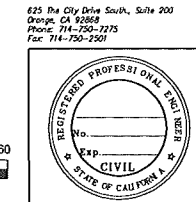
**PLANS FOR THE CONSTRUCTION OF
JUAN STREET REHABILITATION**

10+00 TO 13+50

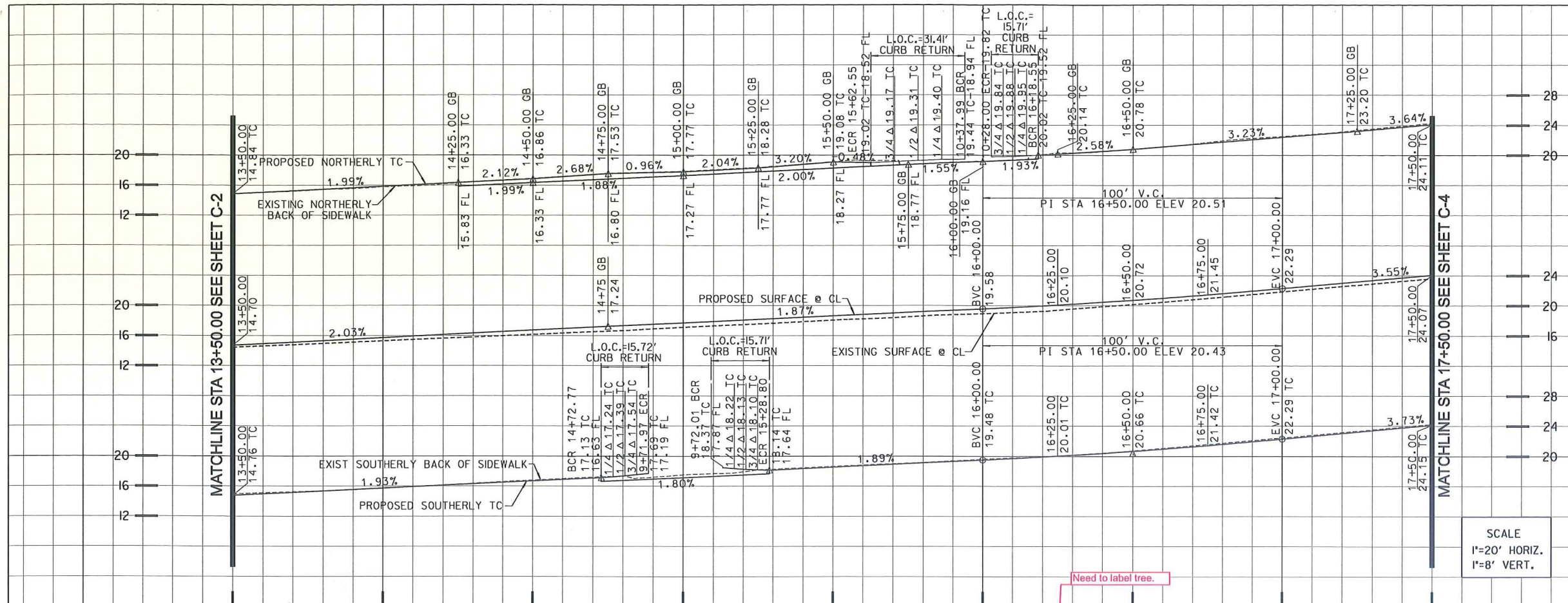
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 4 OF 85 SHEETS

PROJECT: ABIPALASEYED		WBS: S-00602
FOR CITY ENGINEER		WBS: B-III01
DESIGNER: NITSUH ABERRA	DATE:	ASSOCIATE ENGINEER
DESCRIPTION: ORIGINAL	BY: XX/XX	PROJECT ENGINEER
APPROVED: _____	DATE:	000-0000
FILED: _____	DATE:	CS27 COORDINATE
CONTRACTOR: _____		0000000-0000000
INSPECTOR: _____	DATE STARTED: _____	CS83 COORDINATE
	DATE COMPLETED: _____	36630-04-D

ATKINS



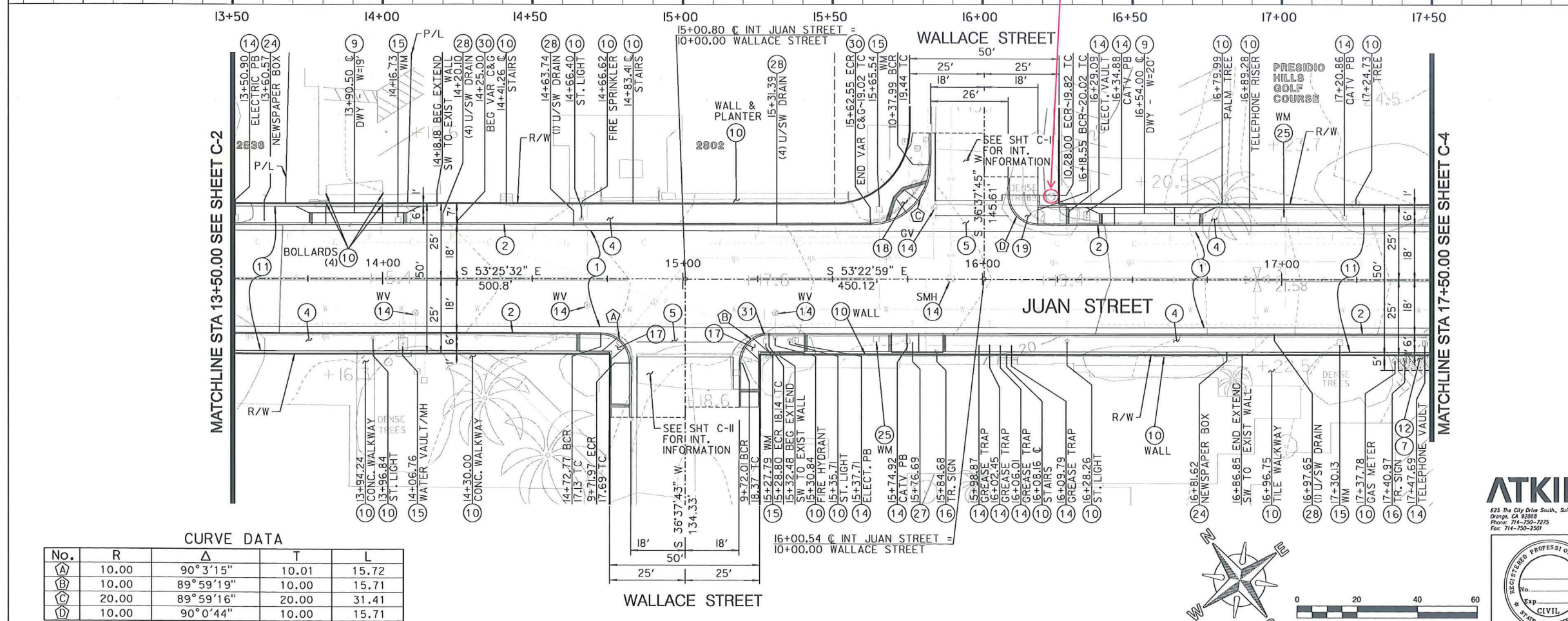
JUAN STREET REHABILITATION



CONSTRUCTION NOTES:

- 1 CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
- 2 CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
- 4 CONSTRUCT SIDEWALK PER SDRSD G-7.
- 5 CONSTRUCT CROSS GUTTER PER SDRSD G-12.
- 7 CONSTRUCT 6" AC PAVEMENT OVER NATIVE.
- 9 CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
- 10 PROTECT IN PLACE.
- 11 REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
- 12 REMOVE EXISTING AC PAVEMENT.
- 14 ADJUST UTILITY APPURTENANCE TO GRADE.
- 15 REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
- 16 REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
- 17 CONSTRUCT MODIFIED CURB RAMP TYPE C1, PER SDG-134 AND DETAIL ON SHEET C-14.
- 18 CONSTRUCT CURB RAMP TYPE A, PER SDG-132.
- 19 CONSTRUCT MODIFIED CURB RAMP TYPE D, PER SDG-136 AND DETAIL ON SHEET C-14.
- 24 REMOVE AND REPLACE EXISTING NEWSPAPER BOX.
- 25 SEE WATER PLANS FOR UTILITY APPURTENANCE INFORMATION.
- 27 CONSTRUCT CURB RAMP CASE E, PER SDG-137.
- 28 REMOVE AND REPLACE/RELOCATE EXISTING SIDEWALK UNDERDRAIN PIPE AS NECESSARY PER SDRSD D-27.
- 30 CONSTRUCT VARIABLE HEIGHT CURB AND GUTTER.
- 31 SAWCUT AND RE-USE STAMP LETTERS PER SDG-115.

SCALE
1"=20' HORIZ.
1"=8' VERT.

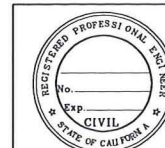


CURVE DATA

No.	R	Δ	T	L
A	10.00	90° 3' 15"	10.01	15.72
B	10.00	89° 59' 19"	10.00	15.71
C	20.00	89° 59' 16"	20.00	31.41
D	10.00	90° 0' 44"	10.00	15.71

ATKINS

625 The City Drive South, Suite 200
Orange, CA 92668
Phone: 714-790-7275
Fax: 714-790-2501



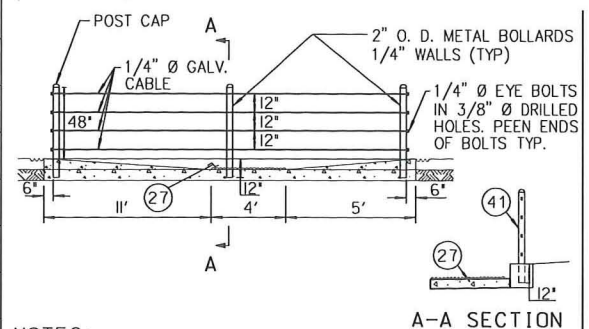
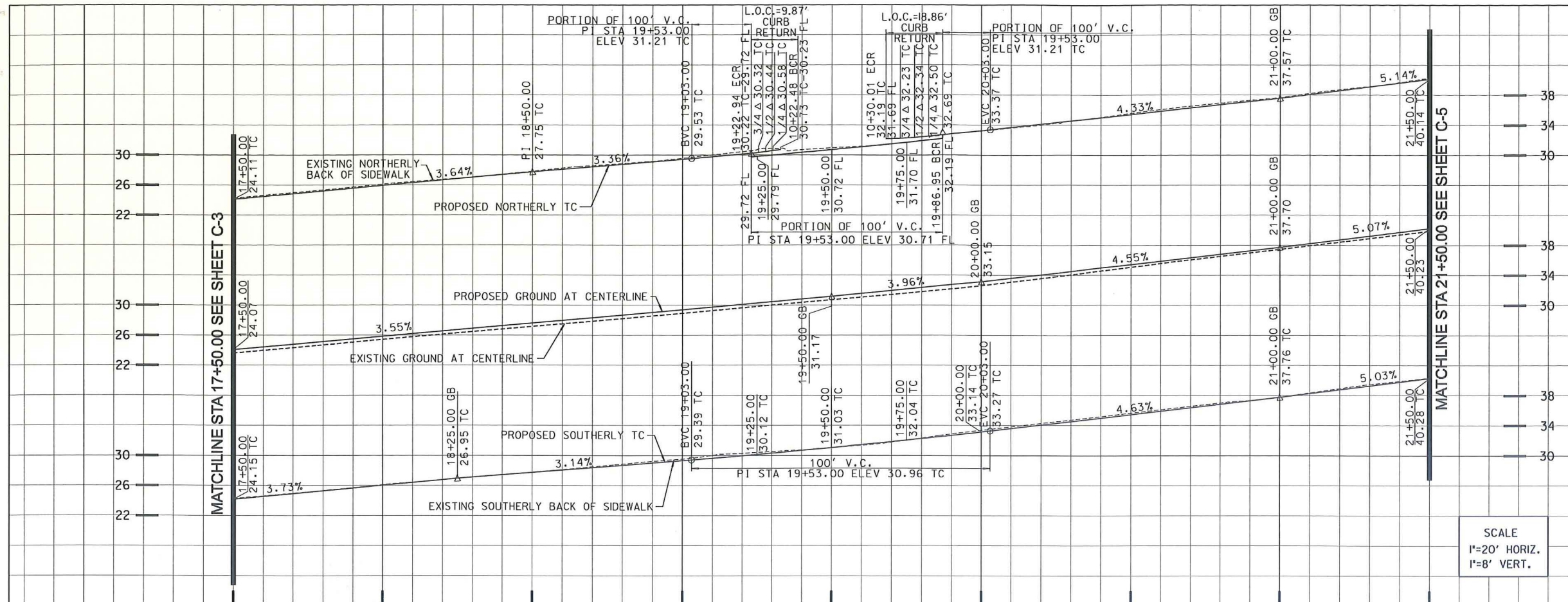
PLANS FOR THE CONSTRUCTION OF
JUAN STREET REHABILITATION

13+50 TO 17+50

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 5 OF 50 SHEETS		WBS S-00602 BWS B-1101
DESIGNED BY ABIPALASEYED	DATE	DRAWN BY NITSUH ABERRA
FOR CITY ENGINEER		ASSOCIATE ENGINEER
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
		DATE
		FILMED
CONTRACTOR	DATE STARTED	PROJECT ENGINEER
INSPECTOR	DATE COMPLETED	000-0000 CDS27 COORDINATE
		0000000-0000000 CDS83 COORDINATE
		36630-05-D

JUAN STREET REHABILITATION

C-3

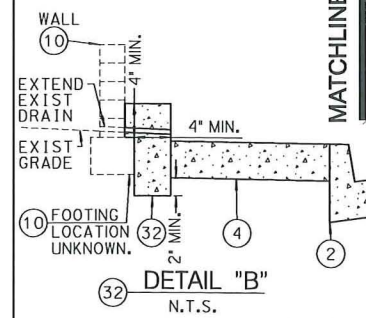
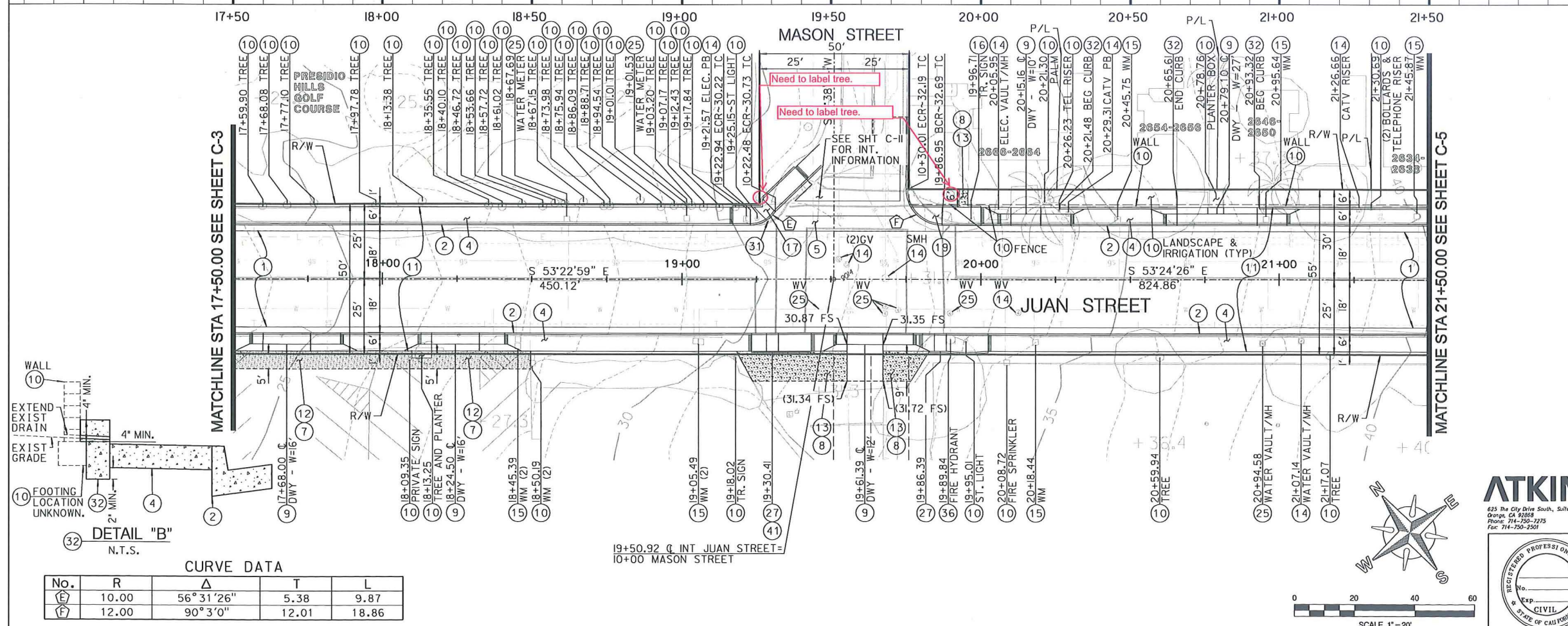


- NOTES:
- ALL POSTS, AND HARDWARE TO BE GALVANIZES.
 - POSTS TO BE VERTICAL.
 - THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.
 - ALTERNATIVE DETAILS MAY BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.

41 CABLE RAILING DETAIL
N.T.S.

- CONSTRUCTION NOTES:
- CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
 - CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
 - CONSTRUCT SIDEWALK PER SDRSD G-7.
 - CONSTRUCT CROSS GUTTER PER SDRSD G-12.
 - CONSTRUCT 6" AC PAVEMENT OVER NATIVE.
 - CONSTRUCT 6" PCC PAVEMENT OVER NATIVE.
 - CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
 - PROTECT IN PLACE.
 - REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
 - REMOVE EXISTING AC PAVEMENT.
 - REMOVE EXISTING CONCRETE WALKWAY/DRIVEWAY.
 - ADJUST UTILITY APPURTENANCE TO GRADE.
 - REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
 - REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
 - CONSTRUCT MODIFIED CURB RAMP TYPE C1, PER SDG-134 AND DETAIL ON SHEET C-14.
 - CONSTRUCT MODIFIED CURB RAMP TYPE D, PER SDG-136 AND DETAIL ON SHEET C-14.
 - SEE WATER PLANS FOR UTILITY APPURTENANCE INFORMATION.
 - CONSTRUCT CURB RAMP CASE E, PER SDG-137.
 - SAWCUT AND RE-USE STAMPED LETTERS PER SDG-115.
 - CONSTRUCT CURB AND EXTEND DRAINS TROUGH CURB PER DETAIL "B" HERE ON THIS SHEET.
 - RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/VAULT/RISER, CATV PB, OR ELEC PB, ST. LIGHT (BY OTHERS).
 - CONSTRUCT METAL BOLLARDS WITH WIRE CABLE PER DETAIL HEREON.

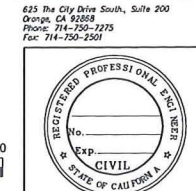
SCALE
1"=20' HORIZ.
1"=8' VERT.



CURVE DATA

No.	R	Δ	T	L
E	10.00	56° 31' 26"	5.38	9.87
F	12.00	90° 3' 0"	12.01	18.86

ATKINS



PLANS FOR THE CONSTRUCTION OF
JUAN STREET REHABILITATION
17+50 TO 21+50

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 6 OF 50 SHEETS

WBS S-00602
WBS B-11101

ABIPALASEYED
FOR CITY ENGINEER

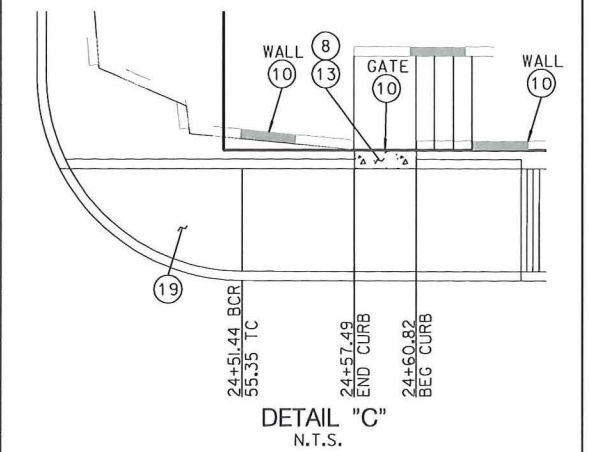
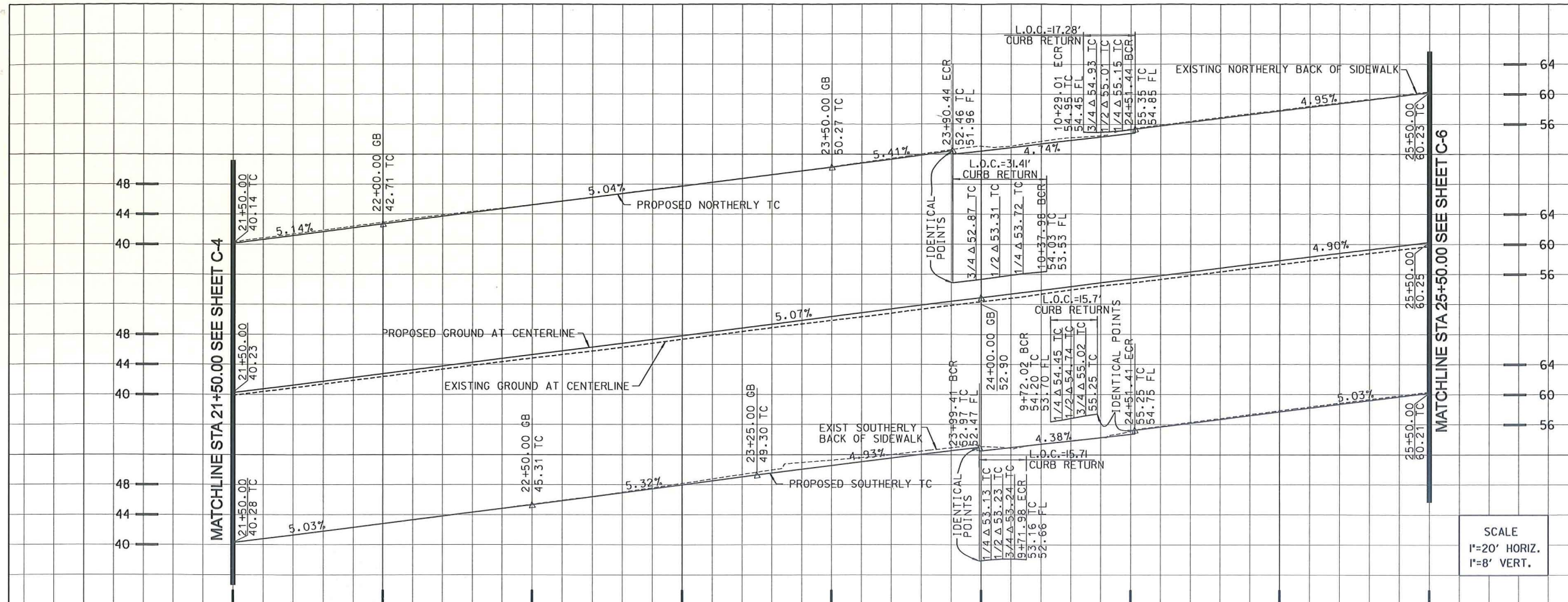
NITSUH ABERRA
ASSOCIATE ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	XX/XX			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

36630-06-D

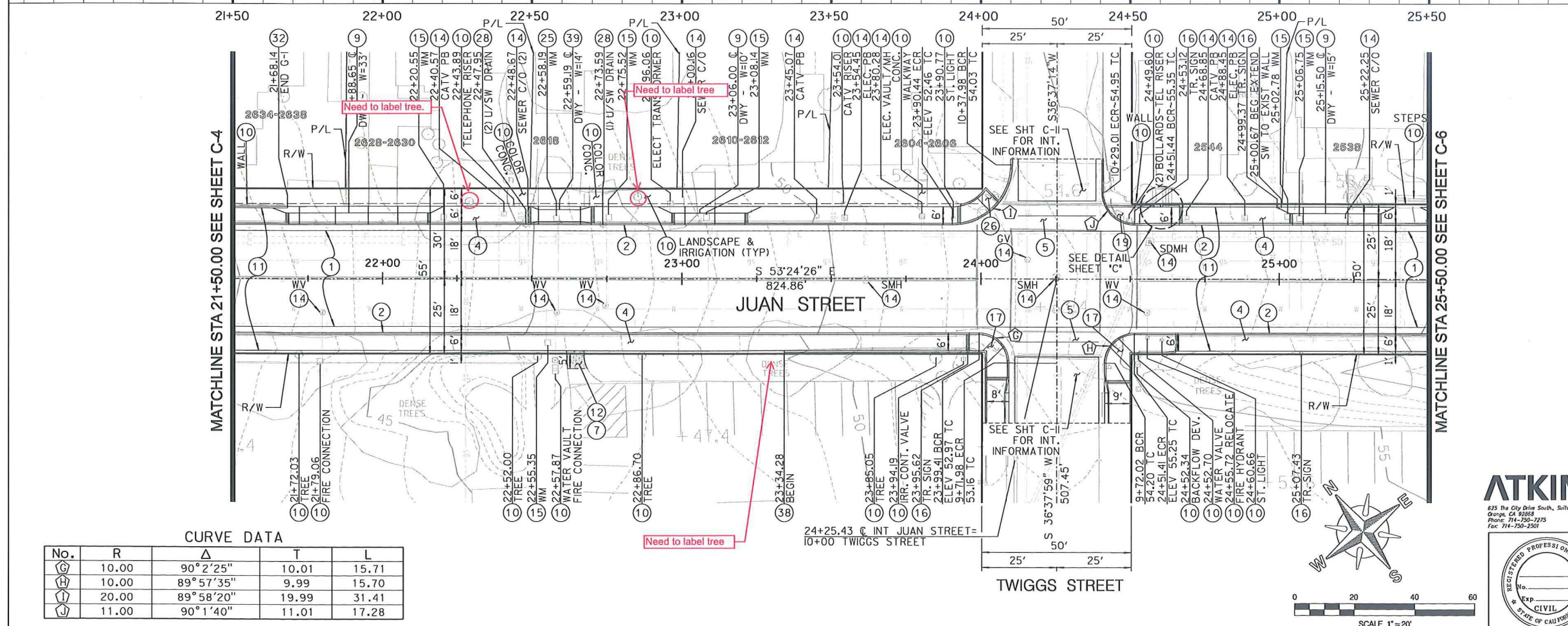
JUAN STREET REHABILITATION



CONSTRUCTION NOTES:

- 1) CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
- 2) CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
- 4) CONSTRUCT SIDEWALK PER SDRSD G-7.
- 5) CONSTRUCT CROSS GUTTER PER SDRSD G-12.
- 7) CONSTRUCT 6" AC PAVEMENT OVER NATIVE.
- 8) CONSTRUCT 6" PCC PAVEMENT OVER NATIVE.
- 9) CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
- 10) PROTECT IN PLACE.
- 11) REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
- 12) REMOVE EXISTING AC PAVEMENT.
- 13) REMOVE EXISTING CONCRETE WALKWAY/DRIVEWAY.
- 14) ADJUST UTILITY APPURTENANCE TO GRADE.
- 15) REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
- 16) REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
- 17) CONSTRUCT MODIFIED CURB RAMP TYPE C1, PER SDG-134 AND DETAIL ON SHEET C-14.
- 19) CONSTRUCT MODIFIED CURB RAMP TYPE D, PER SDG-136 AND DETAIL ON SHEET C-14.
- 25) SEE WATER PLANS FOR UTILITY APPURTENANCE INFORMATION.
- 26) CONSTRUCT MODIFIED CURB RAMP TYPE C1, PER SDG-134 AND DETAIL ON SHEET C-11.
- 28) REMOVE AND REPLACE/RELOCATE EXISTING SIDEWALK UNDERDRAIN PIPE AS NECESSARY PER SDRSD D-27.
- 32) CONSTRUCT CURB PER DETAIL "B" ON SHEET C-4.
- 38) REMOVE AND REPLACE EXISTING AC DIKE IN KIND.
- 39) CONSTRUCT CONCRETE DRIVEWAY PER DETAIL "A" ON SHEET C-13.

SCALE
1"=20' HORIZ.
1"=8' VERT.



CURVE DATA

No.	R	Δ	T	L
10	10.00	90° 2' 25"	10.01	15.71
11	10.00	89° 57' 35"	9.99	15.70
12	20.00	89° 58' 20"	19.99	31.41
13	11.00	90° 1' 40"	11.01	17.28

ATKINS

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Orange, CA 92668
Phone: 714-750-7275
Fax: 714-750-2201



**PLANS FOR THE CONSTRUCTION OF
JUAN STREET REHABILITATION**

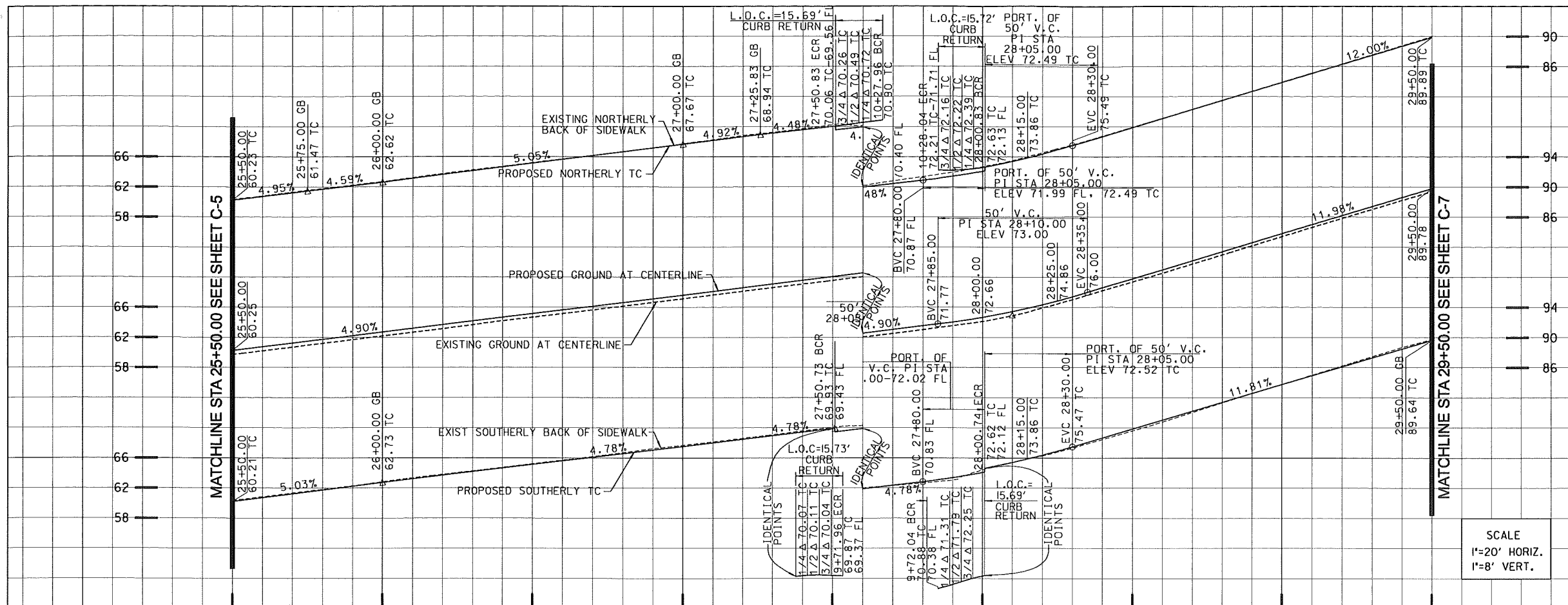
21+50 TO 25+50

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET J. OF 50 SHEETS		WBS S-00602 WBS B-11101
APPROVED BY: ABIPALASEYED FOR CITY ENGINEER		DATE: _____ ASSOCIATE ENGINEER
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
DATE		FILMED
CONTRACTOR		DATE STARTED
INSPECTOR		DATE COMPLETED

PROJECT ENGINEER
000-0000
CCS27 COORDINATE
00000000-00000000
CCS83 COORDINATE
36630-07-D

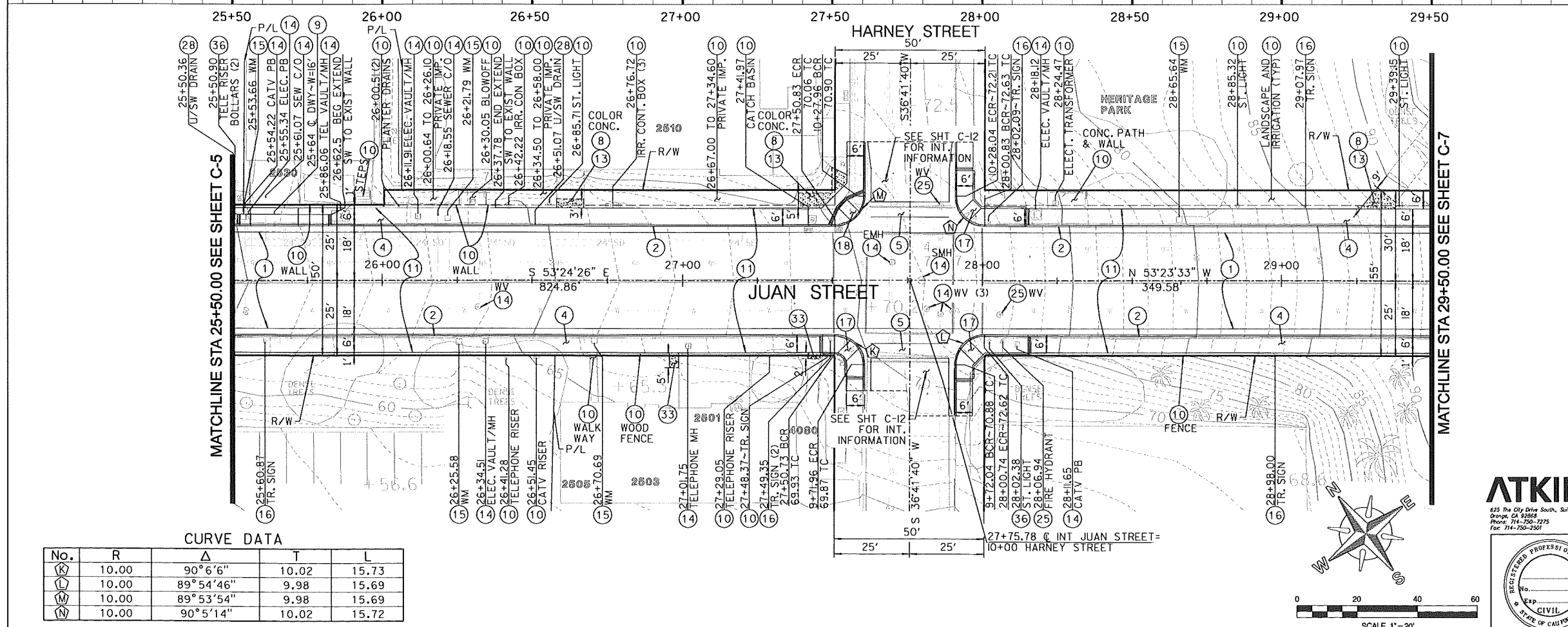
JUAN STREET REHABILITATION

C-5



- CONSTRUCTION NOTES:**
- CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
 - CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
 - CONSTRUCT SIDEWALK PER SDRSD G-7.
 - CONSTRUCT CROSS GUTTER PER SDRSD G-12.
 - CONSTRUCT 6" PCC PAVEMENT OVER NATIVE.
 - CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
 - PROTECT IN PLACE.
 - REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
 - REMOVE EXISTING CONCRETE WALKWAY/DRIVEWAY.
 - ADJUST UTILITY APPURTENANCE TO GRADE.
 - REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
 - REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
 - CONSTRUCT MODIFIED CURB TYPE C1, PER SDG-134 AND DETAIL ON SHEET C-14.
 - CONSTRUCT CURB RAMP TYPE A, PER SDG-132.
 - SEE WATER PLANS FOR UTILITY APPURTENANCE INFORMATION.
 - REMOVE AND REPLACE/RELOCATE EXISTING SIDEWALK UNDERDRAIN PIPE AS NECESSARY PER SDRSD D-27.
 - REMOVE AND REPLACE EXISTING STEPS IN KIND.
 - RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/VAULT/RISER, CATV PB, OR ELEC PB, ST. LIGHT (BY OTHERS).

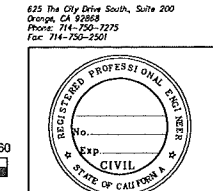
SCALE
1"=20' HORIZ.
1"=8' VERT.



CURVE DATA

No.	R	Δ	T	L
(K)	10.00	90° 6' 6"	10.02	15.73
(L)	10.00	89° 54' 46"	9.98	15.69
(M)	10.00	89° 53' 54"	9.98	15.69
(N)	10.00	90° 5' 14"	10.02	15.72

ATKINS



**PLANS FOR THE CONSTRUCTION OF
JUAN STREET REHABILITATION**

25+50 TO 29+50

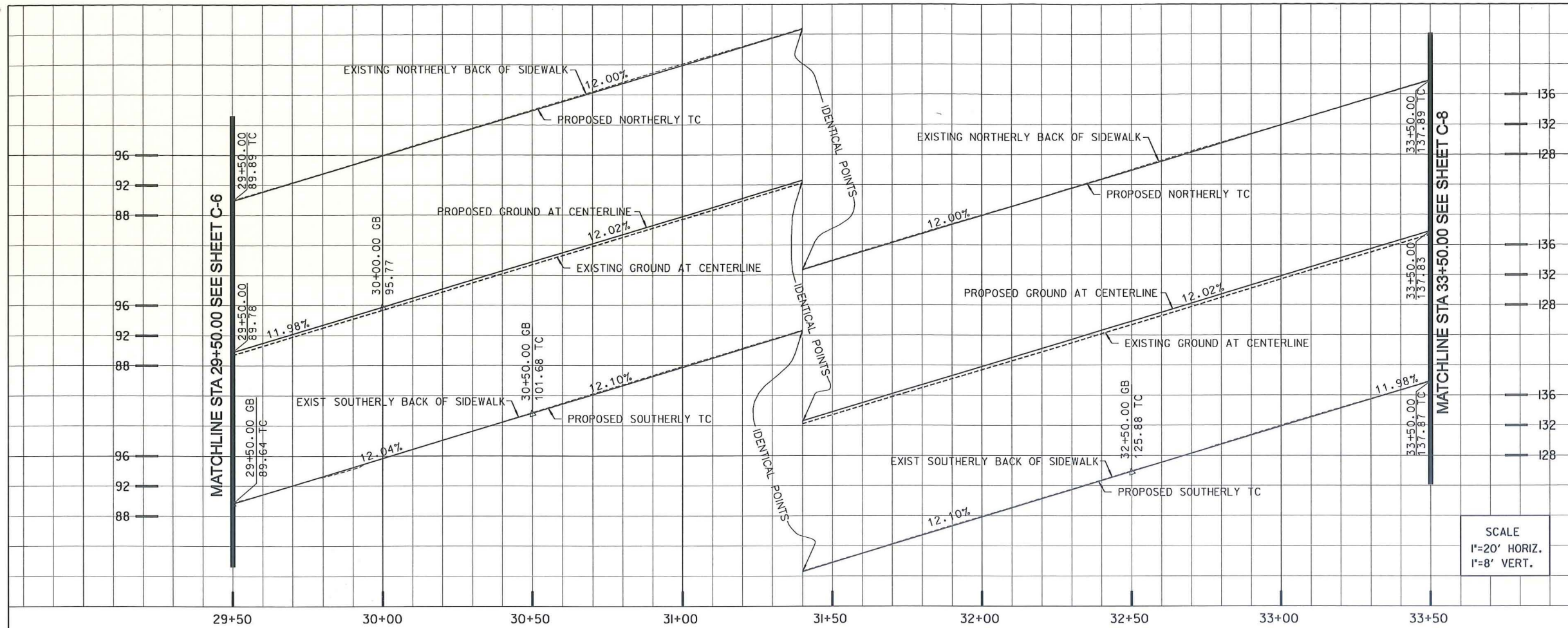
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET B. OF 85 SHEETS

PROJECT NO.	WBS	S-00602
FOR CITY ENGINEER	WBS	B-1101
DATE	DATE	DATE
DESCRIPTION	BY	APPROVED
ORIGINAL	XX/XX	
DATE		
FILED		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

NITSUH ABERRA
ASSOCIATE ENGINEER
PROJECT ENGINEER
000-0000
CS27 COORDINATE
00000000-00000000
CS83 COORDINATE
36630-08-D

JUAN STREET REHABILITATION

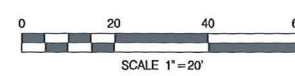
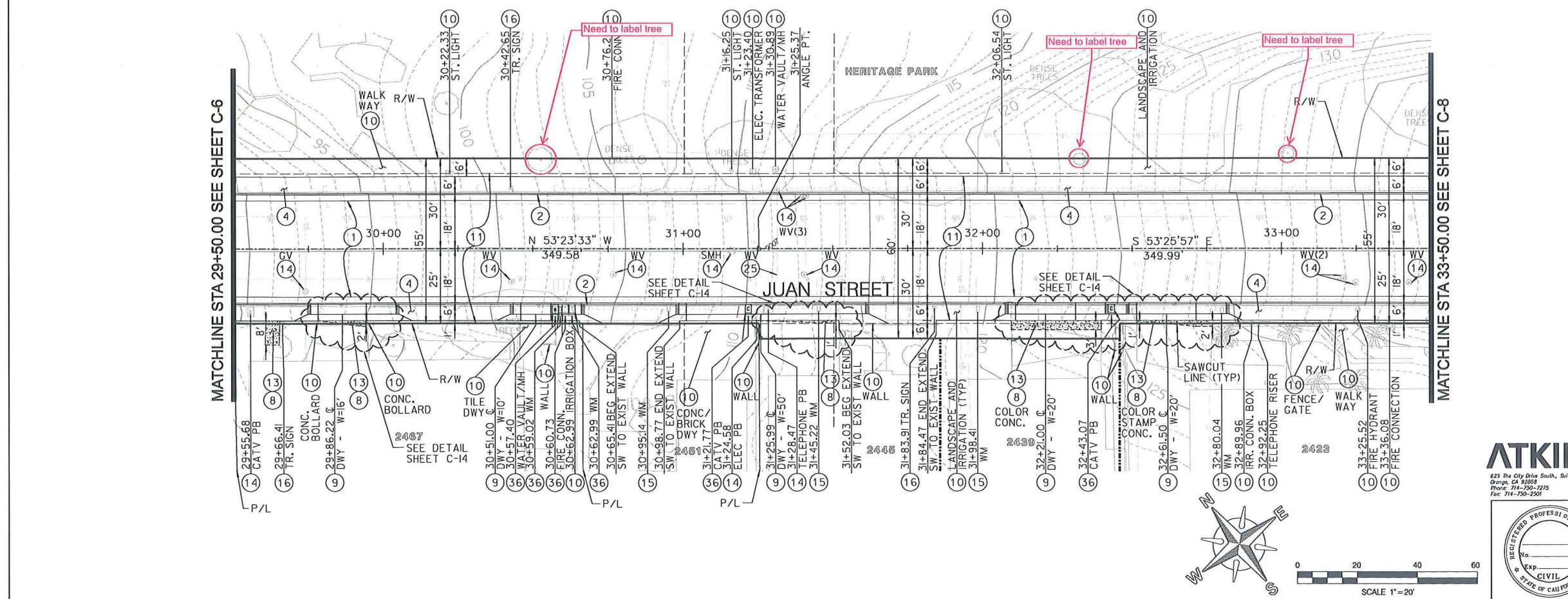
C-6



SCALE
1"=20' HORIZ.
1"=8' VERT.

CONSTRUCTION NOTES:

- ① CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
- ② CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
- ④ CONSTRUCT SIDEWALK PER SDRSD G-7.
- ⑧ CONSTRUCT 6" PCC PAVEMENT OVER NATIVE.
- ⑨ CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
- ⑩ PROTECT IN PLACE.
- ⑪ REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
- ⑬ REMOVE EXISTING CONCRETE WALKWAY/DRIVEWAY.
- ⑭ ADJUST UTILITY APPURTENANCE TO GRADE.
- ⑮ REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
- ⑯ REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
- ⑳ SEE WATER PLANS FOR UTILITY APPURTENANCE INFORMATION.
- ㉓ RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/VAULT/RISER, CATV PB, OR ELECT PB, ST. LIGHT (BY OTHERS).



ATKINS

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Orange, CA 92668
Phone: 714-750-7275
Fax: 714-750-2501

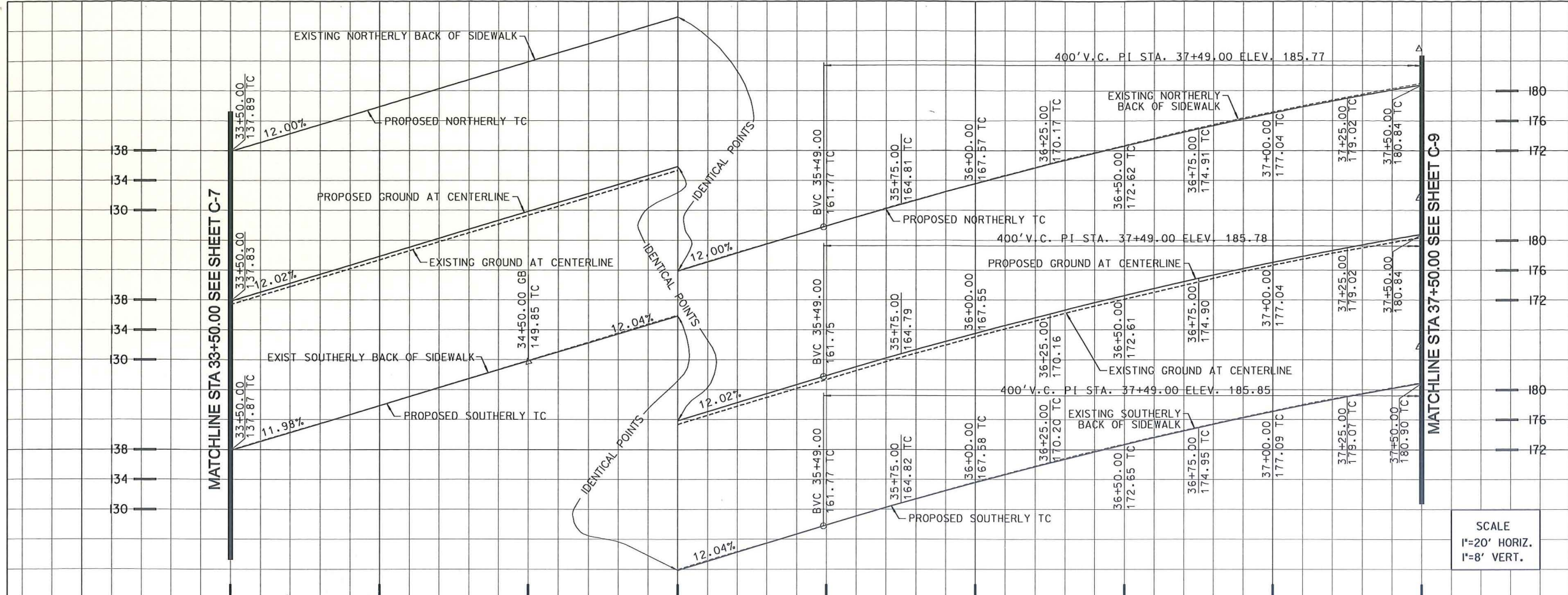


C-7

PLANS FOR THE CONSTRUCTION OF
JUAN STREET REHABILITATION
29+50 TO 33+50

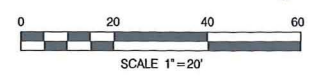
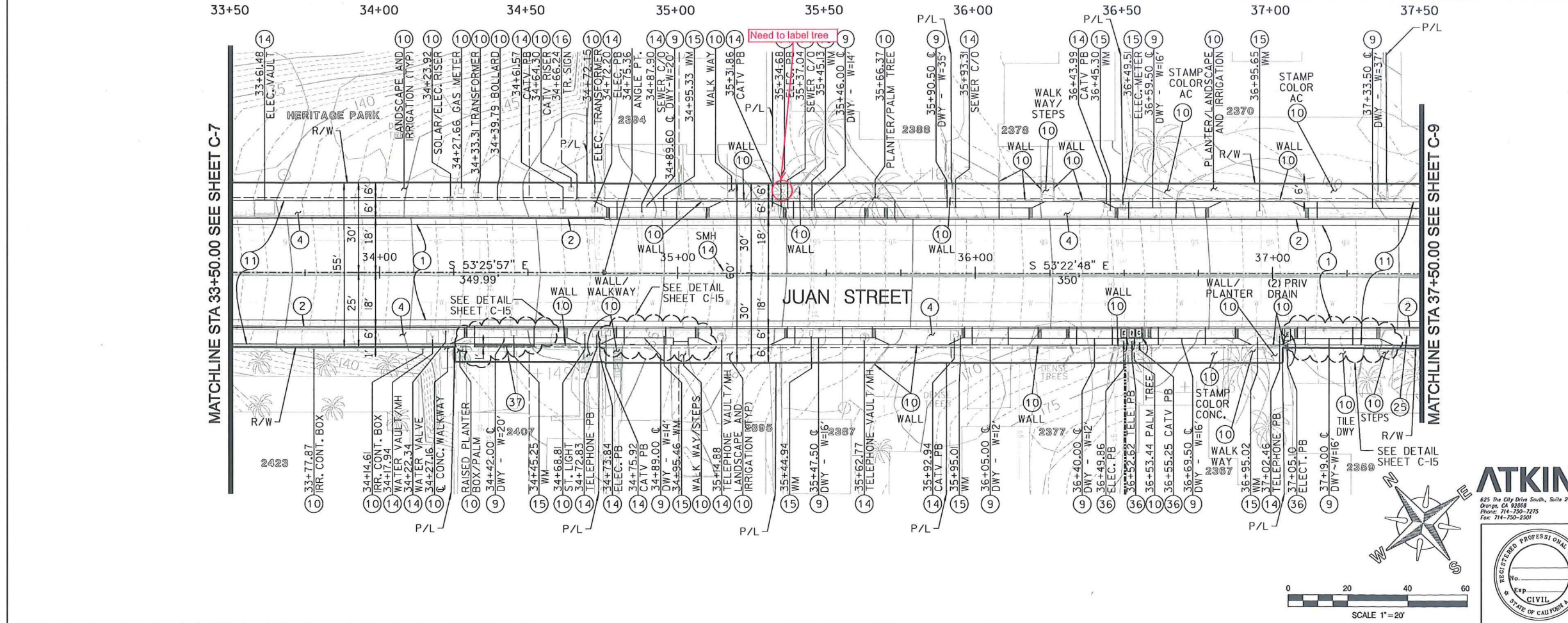
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 9 OF 50 SHEETS				WBS S-00602 WBS B-1101
DESIGNED BY ABIPALASEYED	DATE	APPROVED BY	DATE	FILED
DESCRIPTION ORIGINAL	BY XX/XX	APPROVED	DATE	FILED
CONTRACTOR				DATE STARTED
INSPECTOR				DATE COMPLETED
PROJECT ENGINEER NITSUH ABERRA ASSOCIATE ENGINEER				000-0000 C0327 COORDINATE 00000000-00000000 C0383 COORDINATE
36630-09-D				

JUAN STREET REHABILITATION



SCALE
1"=20' HORIZ.
1"=8' VERT.

- CONSTRUCTION NOTES:**
- 1) CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
 - 2) CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
 - 4) CONSTRUCT SIDEWALK PER SDRSD G-7.
 - 9) CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
 - 10) PROTECT IN PLACE.
 - 11) REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
 - 13) REMOVE EXISTING CONCRETE WALKWAY/DRIVEWAY.
 - 14) ADJUST UTILITY APPURTENANCE TO GRADE.
 - 15) REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
 - 16) REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
 - 25) SEE WATER PLANS FOR UTILITY APPURTENANCE INFORMATION.
 - 36) RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/VAULT/RISER, CATV PB, OR ELECT PB, ST. LIGHT (BY OTHERS).
 - 37) REMOVE AND REPLACE EXISTING BRICK DRIVEWAY IN KIND.



ATKINS

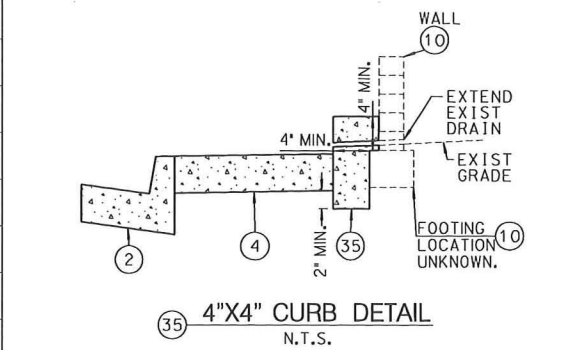
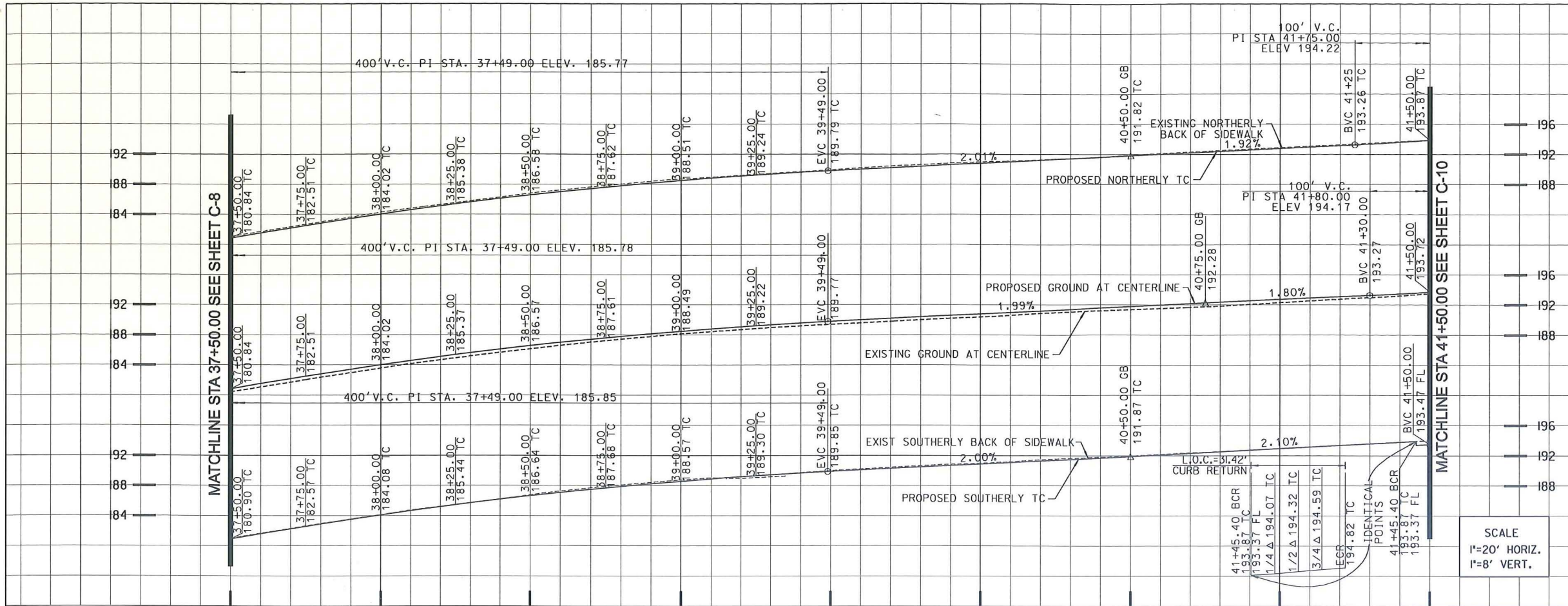
625 The City Drive South, Suite 200
Orange, CA 92668
Phone: 714-750-7275
Fax: 714-750-2501



PLANS FOR THE CONSTRUCTION OF JUAN STREET REHABILITATION			
33+50 to 37+50			
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET NO. OF 50 SHEETS		WBS S-00602 WBS B-1101	
APPROVED BY: ABI PALASEYED FOR CITY ENGINEER	DATE	DESIGNED BY: NITSUH ABERRA ASSOCIATE ENGINEER	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	XX/XX		
CONTRACTOR	DATE STARTED	PROJECT ENGINEER	000-0000
INSPECTOR	DATE COMPLETED	CS27 COORDINATE	0000000-0000000
		CS83 COORDINATE	36630-10-D

JUAN STREET REHABILITATION

C-8

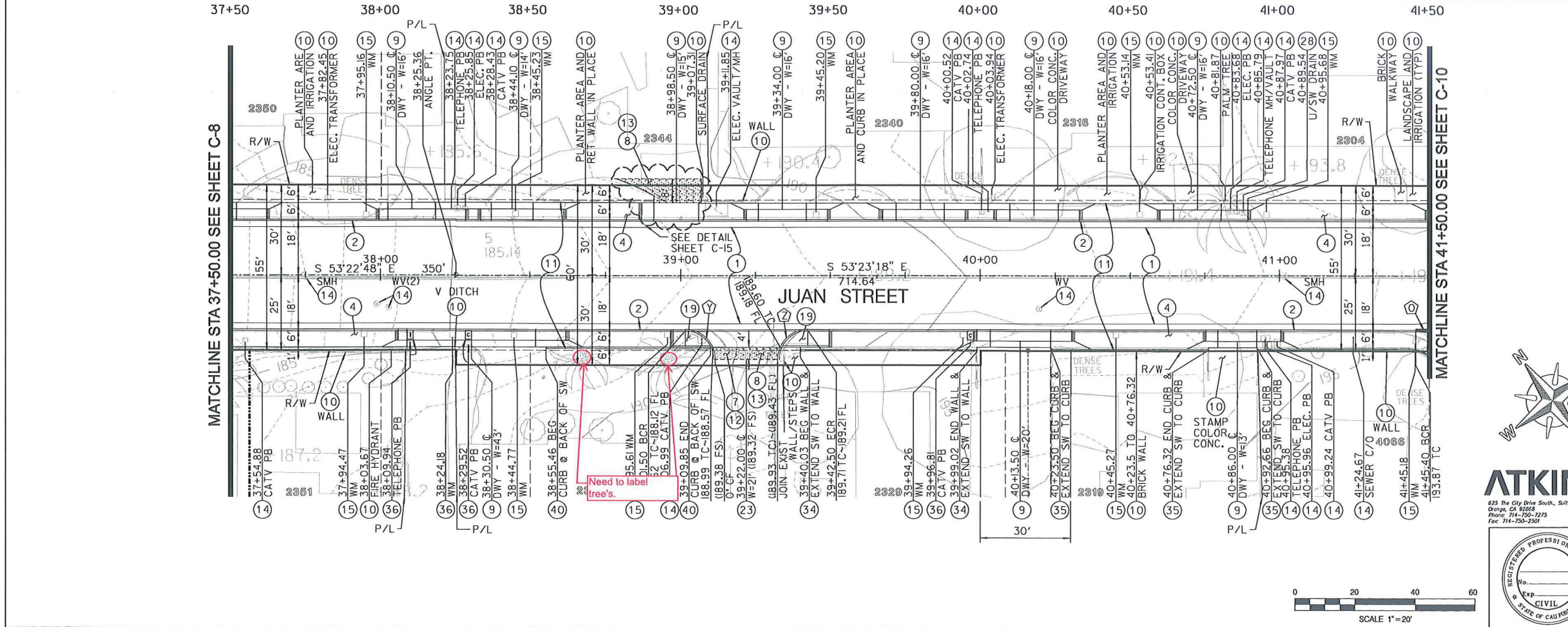


CURVE DATA

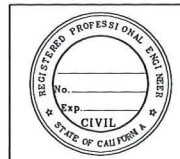
No.	R	Δ	T	L
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②	10.00	90° 0' 00"	10.00	15.71
③	10.00	90° 0' 00"	10.00	15.71

- CONSTRUCTION NOTES:**
- ① CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
 - ② CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
 - ④ CONSTRUCT SIDEWALK PER SDRSD G-7.
 - ⑦ CONSTRUCT 6" AC PAVEMENT OVER NATIVE.
 - ⑧ CONSTRUCT 6" PCC PAVEMENT OVER NATIVE.
 - ⑨ CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
 - ⑩ PROTECT IN PLACE.
 - ⑪ REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
 - ⑫ REMOVE EXISTING AC PAVEMENT.
 - ⑬ REMOVE EXISTING CONCRETE WALKWAY/DRIVEWAY.
 - ⑭ ADJUST UTILITY APPURTENANCE TO GRADE.
 - ⑮ REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
 - ⑲ CONSTRUCT MODIFIED CURB RAMP TYPE D, PER SDG-136 AND DETAIL ON SHEET C-14.
 - ⑳ CONSTRUCT ALLEY APRON PER SDRSD G-17.
 - ㉔ REMOVE AND REPLACE/RELOCATE EXISTING SIDEWALK UNDERDRAIN PIPE AS NECESSARY PER SDRSD D-27.
 - ㉕ REMOVE AND REPLACE EXISTING BRICK RETAINING WALL.
 - ㉖ SAWCUT PCC CLOSE TO RED BRICK WALL, CONSTRUCT 4"X4" CURB, EXTEND (4) 2" & (1) 4" DRAINS THROUGH CURB, KEEP CURB BELOW EX (3) 2" DRAINS.
 - ㉗ RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/VAULT/RISER, CATV PB OR ELECT PB, ST. LIGHT (BY OTHERS).
 - ④① REMOVE AND REPLACE EXISTING CURB IN KIND AS NECESSARY.

SCALE
1"=20' HORIZ.
1"=8' VERT.



ATKINS
625 The City Drive South, Suite 200
Orange, CA 92668
Phone: 714-790-7775
Fax: 714-790-2501



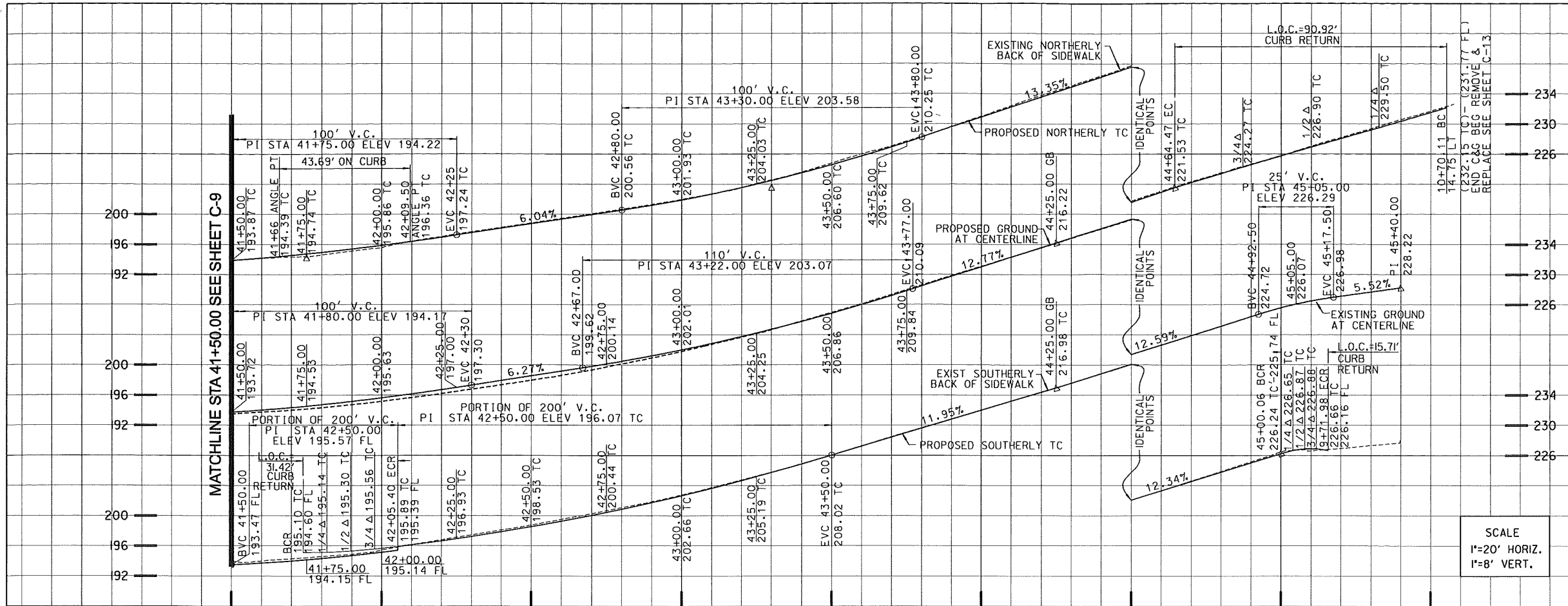
C-9

**PLANS FOR THE CONSTRUCTION OF
JUAN STREET REHABILITATION**

37+50 TO 41+50

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET #1 OF 50 SHEETS		WBS S-00602 WBS B-11101
APPROVED BY ABIPALASEYED FOR CITY ENGINEER	DATE	DESIGNED BY NITSUH ABERRA ASSOCIATE ENGINEER
DESCRIPTION ORIGINAL	BY XX/XX	APPROVED DATE
CONTRACTOR		DATE STARTED
INSPECTOR		DATE COMPLETED
		PROJECT ENGINEER 000-0000 CCS27 COORDINATE 00000000-00000000 CCS83 COORDINATE 36630-11-D

JUAN STREET REHABILITATION

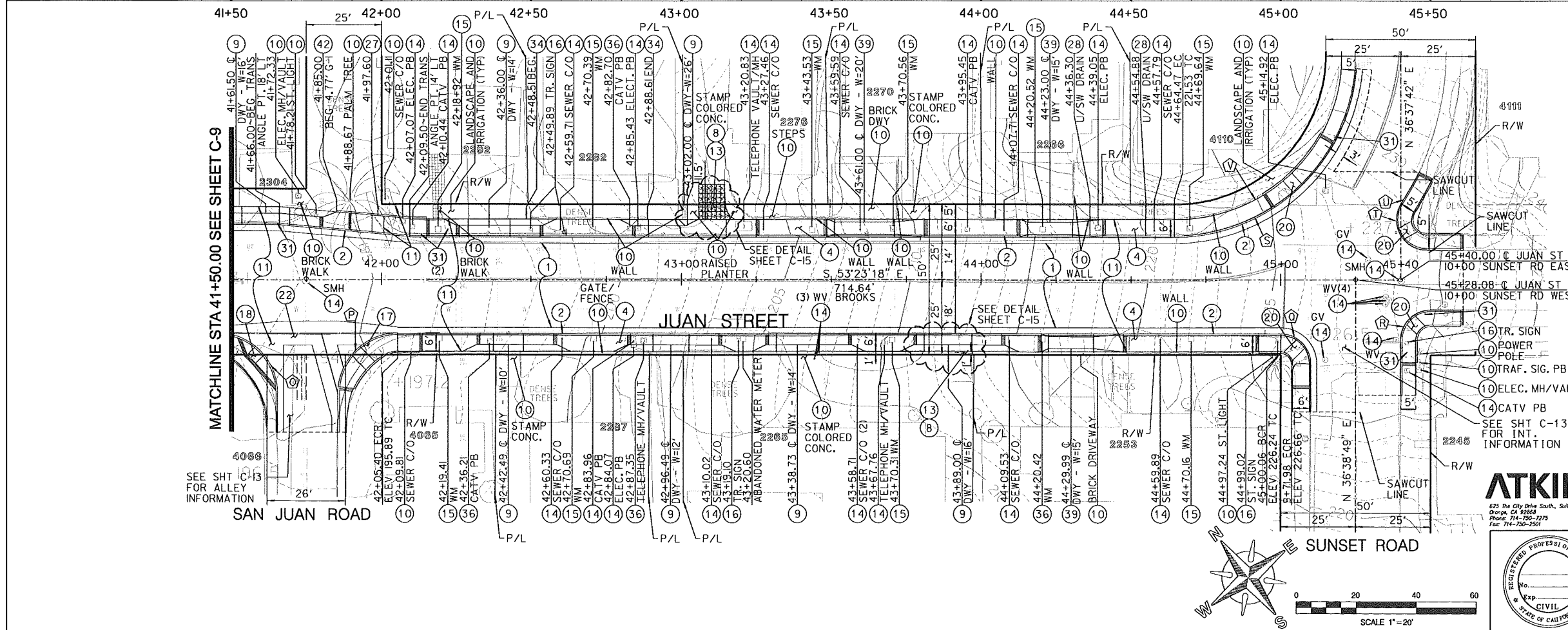


CURVE DATA

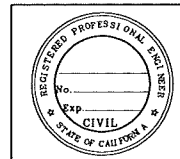
No.	R	Δ	T	L
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2	20.00	89°59'33"	20.00	31.41
3	10.00	90°2'7"	10.01	15.71
4	10.00	89°57'53"	9.99	15.70
5	61.00	85°24'9"	56.29	90.92
6	10.00	1230°53'27"	17.64	21.10
7	200.00	3°30'44"	6.13	12.26
8	55.00	85°24'09"	50.75	81.98

- CONSTRUCTION NOTES:**
- CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
 - CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
 - CONSTRUCT SIDEWALK PER SDRSD G-7.
 - CONSTRUCT 6" PCC PAVEMENT OVER NATIVE.
 - CONSTRUCT MODIFIED CONCRETE DRIVEWAY PER SDRSD G-14D AND DETAIL ON SHEET C-13.
 - PROTECT IN PLACE.
 - REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
 - REMOVE EXISTING CONCRETE WALKWAY/DRIVEWAY.
 - ADJUST UTILITY APPURTENANCE TO GRADE.
 - REPLACE EXISTING WATER METER BOX PER SDRSD WS-01 AND/OR WS-02.
 - REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
 - CONSTRUCT MODIFIED CURB RAMP TYPE C1, PER SDG-134 AND DETAIL ON SHEET C-14.
 - CONSTRUCT CURB RAMP TYPE A, PER SDG-132.
 - CONSTRUCT CURB RAMP TYPE C1, PER SDG-134.
 - CONSTRUCT CROSS GUTTER PER DETAIL ON SHEET C-12.
 - CONSTRUCT CURB RAMP CASE E PER SDG-137.
 - REMOVE AND REPLACE/RELOCATE EXISTING SIDEWALK UNDERDRAIN PIPE AS NECESSARY PER SDRSD D-27.
 - SAWCUT AND RE-USE STAMPED LETTERS PER SDG-115.
 - REMOVE AND REPLACE EXISTING BRICK RETAINING WALL.
 - RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/VAULT/RISER, CATV PB OR ELECT PB, ST. LIGHT (BY OTHERS).
 - CONSTRUCT CONCRETE DRIVEWAY PER DETAIL "A" ON SHEET C-13.
 - CONSTRUCT 6" CURB PER SDRSD G-1.

SCALE
1"=20' HORIZ.
1"=8' VERT.



ATKINS
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Orange, CA 92668
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Fax: 714-755-2501



PLANS FOR THE CONSTRUCTION OF JUAN STREET REHABILITATION
41+50 TO 45+40

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 12 OF 85 SHEETS

WBS S-00602
WBS B-1101

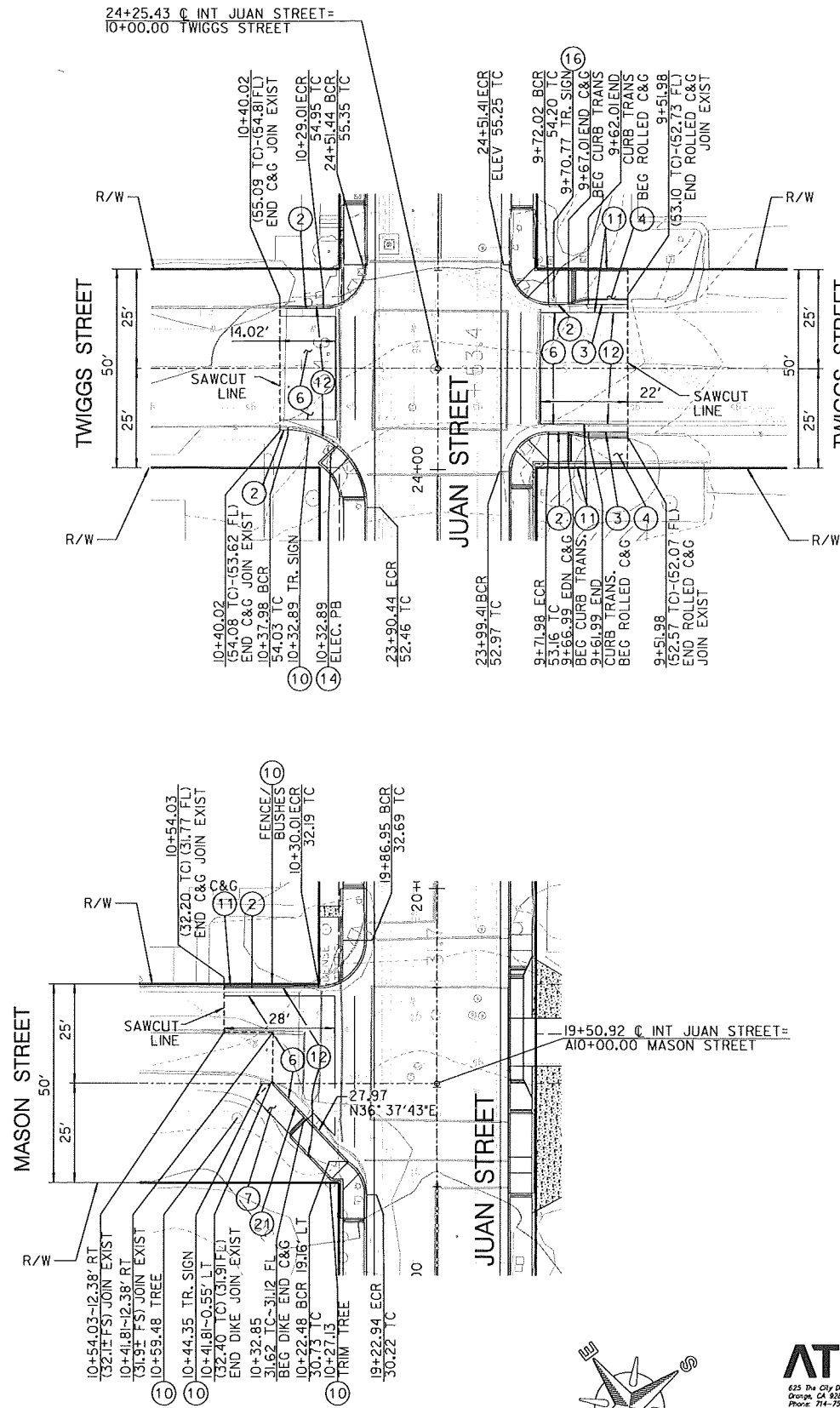
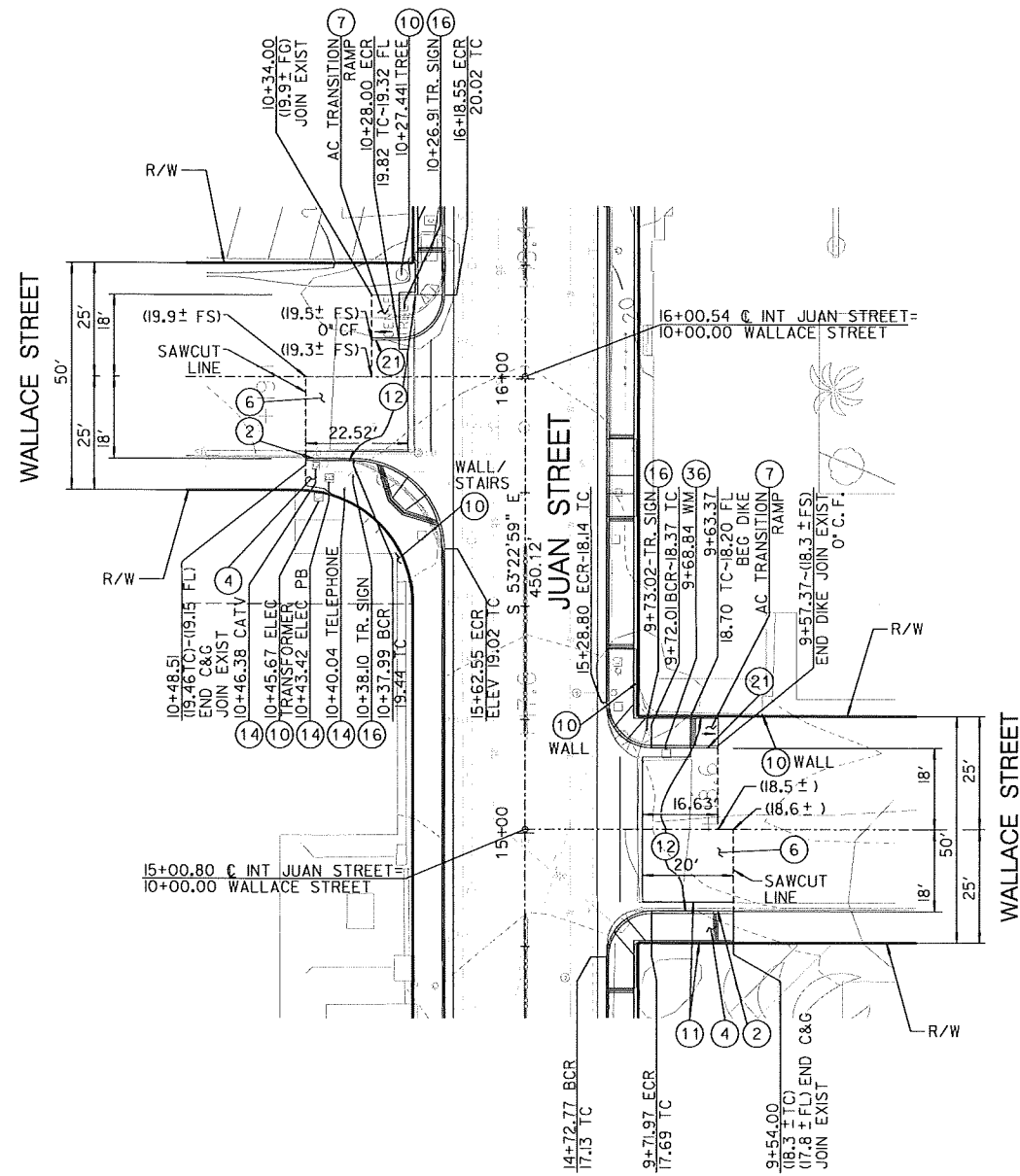
FOR CITY ENGINEER: ABIPALASEYED
DATE: _____
DATE: _____
DATE: _____

ASSOCIATE ENGINEER: NITSUH ABERRA
PROJECT ENGINEER: _____
PROJECT NO: 000-0000
COORDINATE: CCS27
PROJECT NO: 0000000-0000000
COORDINATE: CCS83

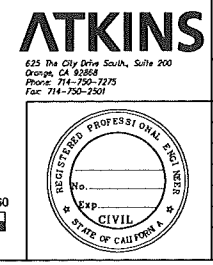
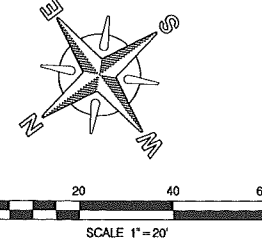
CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____

36630-12-D

JUAN STREET REHABILITATION



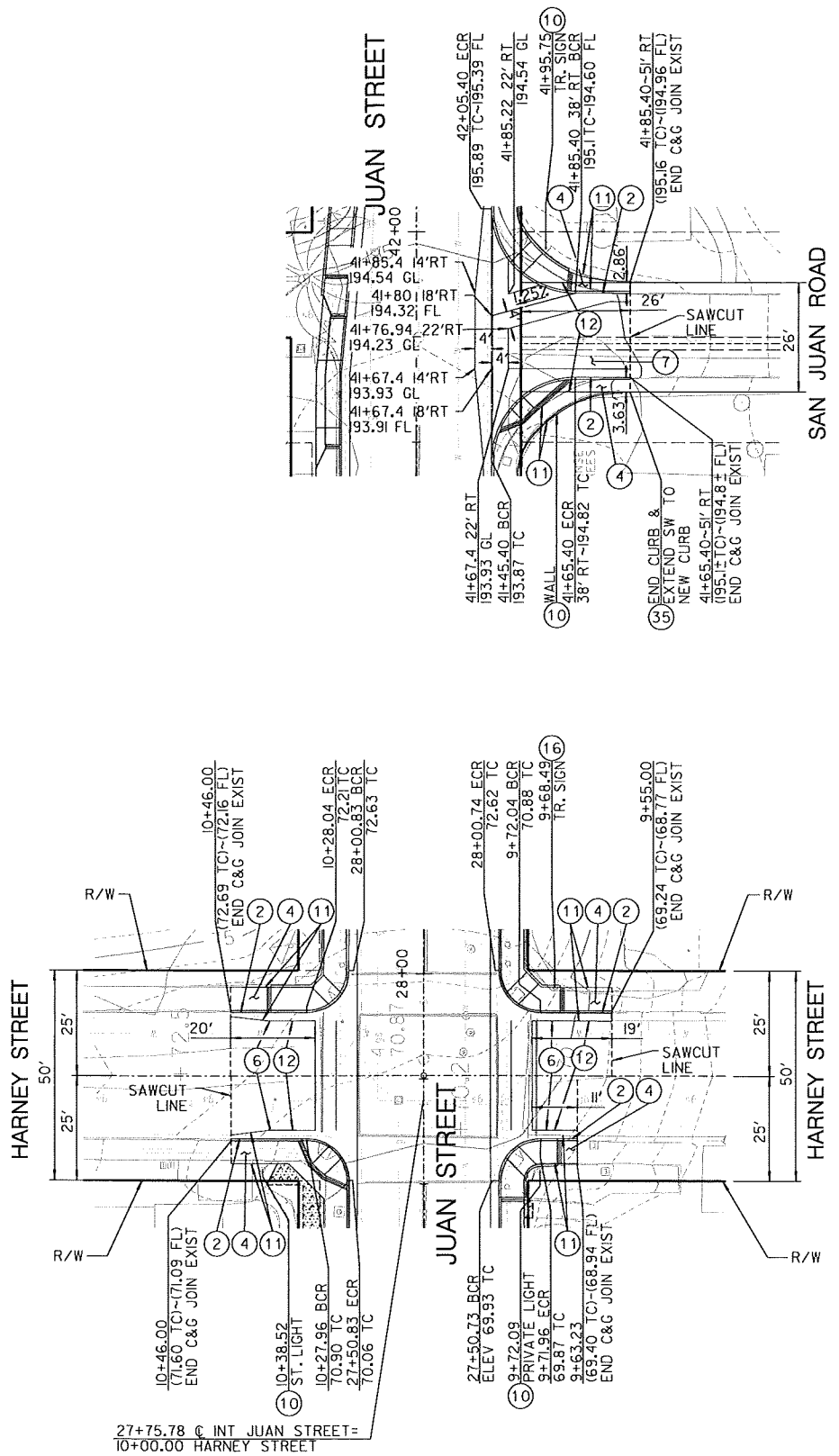
- CONSTRUCTION NOTES:
- (2) CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
 - (3) CONSTRUCT ROLLED CURB AND GUTTER TYPE B PER SDRSD G-4.
 - (4) CONSTRUCT SIDEWALK PER SDRSD G-7.
 - (6) CONSTRUCT 3.5" AC PAVEMENT OVER 14.5" A.B.
 - (7) CONSTRUCT 6" AC PAVEMENT OVER NATIVE.
 - (10) PROTECT IN PLACE.
 - (11) REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
 - (12) REMOVE EXISTING AC PAVEMENT.
 - (14) ADJUST UTILITY APPURTENANCE TO GRADE.
 - (16) REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
 - (21) CONSTRUCT 6" AC DIKE, TYPE A, PER SDRSD G-5.
 - (36) RELOCATE EXISTING WATER METER, FIRE HYDRANT, TELEPHONE MH/Vault/RISER, CATV PB, OR ELECT PB, ST. LIGHT (BY OTHERS).



<p>PLANS FOR THE CONSTRUCTION OF JUAN STREET REHABILITATION INTERSECTION DETAILS WALLACE ST & MASON ST</p>				<p>C-11</p>
<p>CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 13 OF 85 SHEETS</p>		<p>WBS S-00602 WBS B-11101</p>	<p>APPROVED BY: ABIPALASEYED FOR CITY ENGINEER</p>	
<p>DATE</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>
<p>DESCRIPTION</p>	<p>BY</p>	<p>APPROVED</p>	<p>DATE</p>	<p>FILED</p>
<p>ORIGINAL</p>	<p>XX/XX</p>	<p></p>	<p></p>	<p></p>
<p>CONTRACTOR</p>			<p>DATE STARTED</p>	<p>DATE COMPLETED</p>
<p>INSPECTOR</p>			<p></p>	<p>36630-13-D</p>

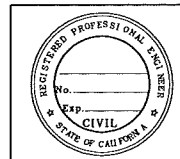
JUAN STREET REHABILITATION

- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A. B.
 - 2 CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
 - 4 CONSTRUCT SIDEWALK PER SDRSD G-7.
 - 6 CONSTRUCT 3.5" AC PAVEMENT OVER 14.5" A.B.
 - 7 CONSTRUCT 6" AC PAVEMENT OVER NATIVE.
 - 10 PROTECT IN PLACE.
 - 11 REMOVE EXISTING CONCRETE PAVEMENT, CURB, GUTTER, SIDEWALK, AND DRIVEWAYS.
 - 12 REMOVE EXISTING AC PAVEMENT.
 - 14 ADJUST UTILITY APPURTENANCE TO GRADE.
 - 16 REMOVE AND REPLACE EXISTING TRAFFIC SIGN.
 - 35 SAWCUT PCC CLOSE TO RED BRICK WALL. CONSTRUCT 4"x4" CURB. EXTEND (4) 2" & (1) 4" DRAINS THROUGH CURB. KEEP CURB BELOW EX (3) 2" DRAINS.



ATKINS

625 The City Drive South, Suite 200
 Orange, CA 92668
 Phone: 714-750-7275
 Fax: 714-750-2501



PLANS FOR THE CONSTRUCTION OF JUAN STREET REHABILITATION INTERSECTION DETAILS SAN JUAN RD & SUNSET RD			
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 14 OF 85 SHEETS		WBS S-00602	WBS B-1101
DESIGNED BY ABIPALASEYED	DATE	CHECKED BY NITSUH ABERRA	PROJECT ENGINEER
DESCRIPTION ORIGINAL	BY XX/XX	APPROVED	DATE
FILED			
CONTRACTOR		DATE STARTED	
INSPECTOR		DATE COMPLETED	
		36630-14-D	

NORTH SIDE TABLE

Table with 17 columns (Station, X1, W, X2, A, B, C, D, E, F, G, H, I, J, K, L, Slope X1, Slope X2, Slope X3, Slope X4) and 37 rows of stationing data.

SOUTH SIDE TABLE

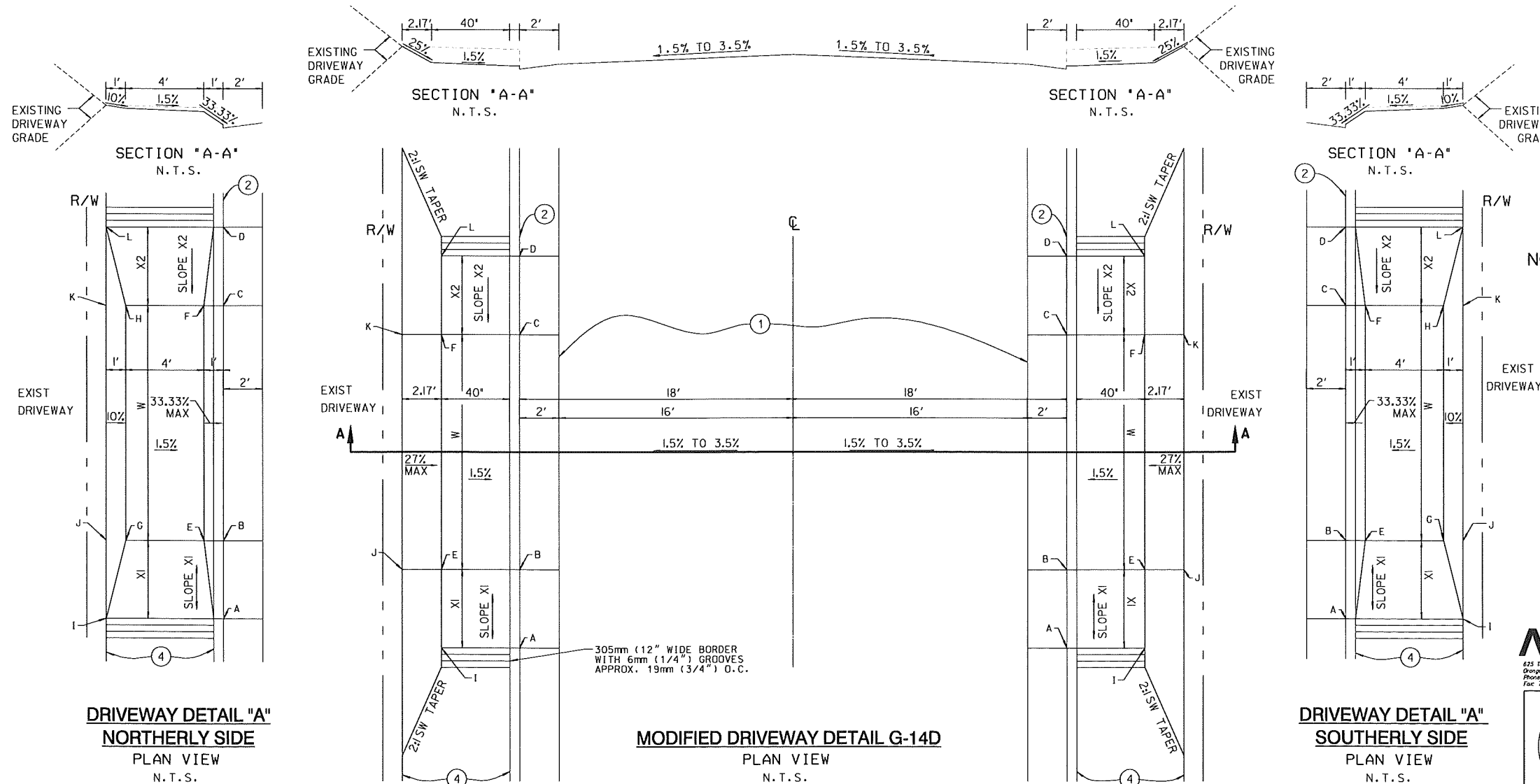
Table with 17 columns (Station, X1, W, X2, A, B, C, D, E, F, G, H, I, J, K, L, Slope X1, Slope X2, Slope X3, Slope X4) and 37 rows of stationing data.

NORTH SIDE TABLE DETAIL "A"

Table with 17 columns (Station, X1, W, X2, A, B, C, D, E, F, G, H, I, J, K, L, Slope X1, Slope X2) and 4 rows of detail stationing data.

SOUTH SIDE TABLE DETAIL "A"

Table with 17 columns (Station, X1, W, X2, A, B, C, D, E, F, G, H, I, J, K, L, Slope X1, Slope X2) and 1 row of detail stationing data.



NOTE: PROTECT AND KEEP ALL HISTORIC STAMPS WITHIN CORNER SIDEWALKS.

CONSTRUCTION NOTES:

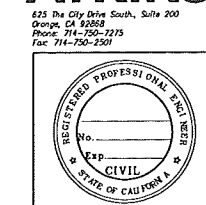
- 1 CONSTRUCT 8" KEY JOINTED PLAIN CONCRETE OVER 6" A.B. PER SDRSD G-10.
2 CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-2.
4 CONSTRUCT SIDEWALK PER SDRSD G-7.

C-13

PLANS FOR THE CONSTRUCTION OF JUAN STREET REHABILITATION DETAILS

Project information block including City of San Diego, California, project number S-00602, sheet B-III01, and contractor information for Abi Palaseyed.

ATKINS logo and address: 625 The City Drive South, Suite 200, Orange, CA 92668



Old Town San Diego
Community Planning Group

Thurston Coe, Chairperson
2836 Juan Street
San Diego, California, 92110

December 12, 2012

MINUTES v.1

Whaley House Courtroom this meeting to order at 3:10 pm

- **Members Present:** Chuck Ambers; Thurston Coe; Ann Dahlkamp; Patricia Fillet; Marie Pedrin-Gizoni; Fred Grand; Geoffrey Mogilner; Lorna Rice; Richard Stegner; David Swarens; David Thornton
- **Members Absent:** Bruce Coons; Marie Pedrin-Gizoni; Diane Lowery; Fred Schwartz
- **Guests:** Tait Galloway - City of San Diego PSP 533-4550 tgalloway@sandiego.gov
Avi Plaseyed, City of San Diego; Erica Ueland; Linda Jacobo, Decendents of Early San Diego linda92117@yahoo.com; Ed Seegmiller 619.298.3317; Garratt Aitcison, State Parks 619.688.3388 gaitchison@parksca.gov ; Myra Herman, City of San Diego

Non-Agenda Public Comments: None

Modifications: None

Treasurer's report: None

Action Items:

4. Approval of October and November Meeting Minutes

6a. Community Letter to Mayor of San Diego, San Diego City Council, and San Diego Development Services drafted by Geoffrey Mogilner on behalf of OTSDCPG.

→ 6b. Continued presentation of Juan Street Reconstruction.

Comments to action items:

4. October Meeting Minutes Approved, 5 Yes; 2 Abstain; 5 Absent; 2 did not vote due to late arrival.

November Meeting Minutes Approved, 8 Yes; 4 Absent; 1 Abstain; 1 No

6a. Geoffrey Mogilner presented the revised draft letter and explained that as a group, this is an important letter to be submitted to The City of San Diego, Mayor of San Diego, and the San Diego Development Services Department. David Swarens asked to remove "Manifest Destiny" language from the letter. Thurston Coe as Chairperson will sign final letter, as well as all the members of the OTSDCPG and that Geoffrey Mogilner is recognized as the primary author of the letter. Final vote: 10 Yes; 4 Absent

→ 6b. Avi Plaseyed and team member presented the final discussion on the Juan Street Improvement and is asking for the OTSDCPGs vote to support this project, they were here a year ago with the first presentation, and November 2012. The discussions began with David Swarens pointing out that there were no details and not enough time for the OTSDCPG to review thoroughly and would have appreciated the correct materials to review and that City Representatives should have been prepared to present to OTSDCPG. Chuck Ambers was present at the City Design Review Board on November 15th 9am and assured the OTSDCPG that there is a summary of all the details at the Review Board.

Avi Plaseyed, City Representative discussed the Scope of the Project is to replace in kind and that only two colors will be used for the alignment. Issue: Color of the truncated ramps – desire to be dark grey if does not meet standard use yellow.

Thurston Coe brought up that there now is only one drain and Avi assured drains would be installed, where needed. Fred Grand also mentioned the significance of catch basins and the need to get the water off the street; again, Avi discussed that currently, the drains are inadequate. Patricia Fillet asked about the reassurance of archaeological monitoring during the entire project and Avi said there would be onsite monitoring at all times and that the installation of drains in this area will avoid any archaeological sensitivities. Geoffrey Mogilner asked if there were any discussion on the type of curbs during the presentation at the Design Review Board in November and perhaps softening of curbs will help, maybe block grant funds and that specificity to use cut-granite would be preferred. Avi had no comment to this suggestion and mentioned that we have to think of maintenance in perpetuity. Chuck Ambers answered Geoffrey Mogilner's question, that this specificity of the type of curbs to be used and if any funding available did not come up. Avi said the curbs would be standard 6" curbs. Garratt Aitchison from State Parks stated that rolling curbs is currently an issue within Old Town. Ann Dalhkamp asked for specifics on lighting and Avi stated that all lighting will be 150 ft. apart and will replace if needed. Richard Stegner pointed out that if there is an opportunity to install something more historic in keeping up with Old Town features, why not have the City install at this time? Myra Herman explained that if any modifications to the environmental design were to occur at this point in time, the engineering department has to approve. Avi also said this could be reviewed and see if this will be feasible. Thurston Coe asked for further detail on closure of one side of the street first, since his business and others will be affected and if a cover plate will be provided on the side of the street. Avi assured that there is a 72 hour window for curing and that there will be some inconvenience for businesses; Concrete usually takes 14 days to cure/stabilize and that there will be access at all times to the restaurants and businesses in this area. There will be 160ft. increments/staggering and that there will be signs and floating traffic. If the property is large with two lots, one will always be available. Ed Seegmiller stated that the lighting is specific on the side of the street where the Mormon Battalion is located and asked if that will be replaced? Avi said no, the lighting is new and will not be replaced. Richard Stegner asked if Heritage Park will be closed for up to 72 hours? Avi said there would be plenty of notice given. David Swarens pointed out that businesses would have access to their businesses, if they have two lots for access and asked the City to keep their commitment to provide access to business owners. Myra Herman mentioned that the standard protocol for the City of San Diego is to inform all businesses and that the City has a database of all addresses that will be affected and will send mailers to all the businesses. Avi assured that the city will do their best to minimize impact and asked for the OTSDCPGs help in notifying those individuals/businesses that may miss any information. Patricia Fillet asked about parking impact in this area and if this has been discussed? Avi said yes, this is a good point and this was discussed and shuttles will be used. Geoffrey Mogilner motioned to endorse project as described, but with a proviso – the OTSDCPG and the Chamber of Commerce work together to request block money or federal monies for split curbs within Old Town San Diego District; this Proviso should not delay the project. Avi stated that if OTSDCPG seeks federal funds then federal issues will need to be addressed for environmental process and may delay the project. Myra Herman mentioned that the design element, separate from this project could be discussed in the Community Planning Update for the Community. The design change will create a huge delay for further design/review. David Swarens stated that streetscape is already being discussed for the Community Planning

Update. Myra Herman further pointed out that having the City make the changes would impact the funding issue, then the Federal funding would remove the improvements. Richard Stegner stated that even if funding were found, the original improvements would be dismantled. Geoffrey Mogilner stated that granite curbs are not going to be a maintenance issue and that the motion is that it doesn't delay the project. Fred Grand mentioned that the Chamber of Commerce would have to become involved, with a summary or review. Lorna Rice commented that maybe it's not advisable to "go there" if you want something changed, and then it becomes your problem. Geoffrey Mogilner stated that since he is the maker of the motion, and does not want to delay the City with the project, however, for aesthetics, maybe the project should be approved and motion later for the granite curbs. David Swarens stated that he wished more time was given to discuss in detail and that certainly we can address standards during the Community Planning Update. Geoffrey Mogilner withdrew motion. Geoffrey Mogilner stated that the project is endorsed with color concrete (sombbrero bluff sidewalks) and Fred Grand seconded: 11 Votes Yes; 3 Absent

Geoffrey Mogilner offered another motion: to seek additional available funding and request if possible, community block funding for split-granite sidewalks and rain gutters. Richard Stegner seconded and stated that the Chamber is looking for additional funding. Avi mentioned that community block funds couldn't be used for construction improvements. Richard Stegner also pointed out that Old Town does not qualify for block funding, due to higher income. Lorna Rice stated maybe historic grant funding could be possible.
7 Votes Yes; 2 did not vote, due to leaving early; 3 Absent; 2 Abstain

Information Items:

Deanna, representative from Assembly Woman Toni Atkins office announced that Rachel Gregg is moving to another community and provided an update on the CALTRANS building and that the building is still up for purchase.

Announcements:

Annual Christmas Dinner at Café Coyote.

Meeting adjourned at 4:10pm.

Respectfully submitted, Patricia Fillet

Old Town San Diego Design Review Board

MEETING MINUTES FOR SPECIAL MEETING

Thursday, December 6, 2012 at 9:30am

CONFERENCE ROOM 5D
DEVELOPMENT SERVICES BUILDING - 5TH FLOOR
1222 FIRST AVENUE, SAN DIEGO, CA 92101

MEETING WAS CALLED TO ORDER AT 9:35AM BY CHAIRPERSON CHUCK AMBERS

ATTENDANCE

OTDRB Members

Present Chuck Ambers (Chair); Conrado Gallardo; David McGuire; John Patterson

Absent Patrick Edinger

Recusals

City Staff

DSD Kelley Stanco, Corey Braun, Jeffrey Szymanski

Misc Nitsuh Abera; Virginia Oskoui; Abi Palaseyed

Guests

Item 4 Fred Wickman

Item 5 Peggy Baxter; Simon Andrews

Item 6 Rev Alex Achacoso; Michael Rollins; David Keitel

Other None

ITEM 1 - APPROVAL OF MINUTES OF MAY 17, 2012

MOTION BY BOARDMEMBER PATTERSON TO APPROVE MINUTES AS SUBMITTED.

Seconded by Boardmember Gallardo

VOTE: 4-0-0

ITEM 2 - PUBLIC COMMENT

ISSUES WITHIN THE JURISDICTION OF THE OLD TOWN SAN DIEGO DESIGN REVIEW BOARD NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE SECRETARY AT THE TIME OF THE MEETING.

NOTE: THREE (3) MINUTES OF TIME PER SPEAKER

- None

ITEM 3 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
- We now have a new Mayor, Bob Filner. With a new Mayor will likely come a new Director of Boards and Commissions. We currently have two vacancies and one termed out position with the Boardmember graciously continuing to serve. As the transition settles down, we will be working with the Mayor's office to fill the Board vacancies.
- B. Subcommittee Reports
- None
- C. Conflict of Interest Declarations
- None
- D. Staff Report
- None
- E. Requests for Continuance
- None

ACTION ITEMS

▪ **ITEM 4 – JUAN STREET IMPROVEMENTS**

PTS #: 204753

Applicant: City of San Diego Engineering & Capital Projects

Location: Juan Street between Taylor Street and Sunset Street, Old Town Planned District, Council District 2

Description: The project proposes to remove and replace the pavement from curb to curb, including new curb and gutter, sidewalk, curb ramps, driveways and cross gutters, along Juan Street from Taylor Street to Sunset Street.

Today's Action: Recommend approval, conditional approval or denial to the decision maker.

Staff Presentation: The applicant is here today to present proposed improvements along Juan Street consisting of a new street-bed, sidewalks, curb, gutter and drainage. The project has been reviewed by staff and the applicant has addressed the project's consistency with the Old San Diego Architectural and Site Development Standards and Criteria.

Applicant Presentation: The project proposes to replace the street, sidewalk and curb along Juan Street. A standard curb and gutter will be installed, and sombrero buff sidewalks with a 2.5' square scoring pattern will be installed. Rose color sidewalks will be installed at the end of the street near Sunset, where they currently exist. Truncated domes need to meet contrast requirements for ADA compliance, and the applicant would like the Board's input on preferred colors. Utilities will be placed underground, and new water lines will be installed. In addition, drainage and storm drains will be improved down the length of the street. In regard to the Soto Building, archaeological testing occurred in the street and nothing was found; however, the proposed storm-drain was nevertheless redesigned to avoid the possible location.

Public Comment: None

Q&A:

Boardmember Issue or Question	Applicant's Response
Storm drains will be installed where there aren't any now?	Yes, on both sides of Juan Street from Taylor up to where the street flattens out.
Will storm drains be located near the Soto Building?	No, storm drains are not needed on every block.
How are residents and owners notified?	Through flyers and door hangers with a schedule of work. Notice is provided 48 hours in advance. Work will occur 7am-7pm, and if any work occurs past 3pm owners will be notified.
Will "No Parking" signs be posted in advance of work?	Yes.
Will access to Juan Street always be available?	Yes.
What is the proposed sidewalk color?	Sombrero buff is required in Old Town (up through Heritage Park)
Are there any existing trees that need to be addressed?	Mainly near the golf course. The contractor will need to work with the City arborist on preservation and treatment.
The road will be standard grey concrete?	Yes.
Will there be any impact to parking after completion?	No. The street will remain the same width, as will the driveways.
Is there a standard for installing a red curb?	Depends upon community requests and need.

Boardmember Discussion and Comment:

Boardmember	Comments
Gallardo	Prefers pale yellow for the truncated domes.
McGuire	Prefers dark grey for the truncated domes.
Patterson	Prefers dark grey for the truncated domes.

Staff Comment: None.Motion:

MOTION BOARDMEMBER PATTERSON TO STUDY THE CONTRAST OF DARK GREY, OCRE YELLOW AND LIGHT GRAY TRUNCATED DOMES, WITH THE BOARD'S PREFERENCE BEING DARK GREY FIRST AND OCRE YELLOW SECOND.

Seconded by Boardmember McGuire

Vote: 4-0-0

MOTION BOARDMEMBER MCGUIRE TO RECOMMEND APPROVAL OF THE PROJECT AS PROPOSED (WITH THE INCLUSION OF THE PRIOR MOTION RELATED TO TRUNCATED DOME COLOR PREFERENCES) TO THE DECISION MAKER.

Seconded by Boardmember Patterson

Vote: 4-0-0

▪ **ITEM 5 – OLD TOWN SALOON MURAL AND SIGNAGE**

PTS #: N/A

Applicant: Simon Andrews, Graphic Solutions

Location: 2495 San Diego Avenue along the Harney Street elevation, Old Town Planned District, Council District 2

Description: The project proposes to replace the existing painted signage with new painted signage, to include a historic mural. Staff has referred this project to the Old Town Design Review Board for comment on the appropriateness of the mural.

Today's Action: Recommend approval, conditional approval or denial to the decision maker.

Staff Presentation: The applicant is looking to introduce murals to the side of their building to attract additional customers and retain tenants. Staff has informed the applicant that the murals cannot directly reflect the products or services available, as this would be counted toward their sign allowance.

Applicant Presentation: The applicant conducted research on appropriate historical images to include in a mural intended to improve a blank exterior wall. The murals will be painted, using subdued colors to create the feel of a faded photograph. The mural and signage is needed to draw customers to this side of the building, as the owner has difficulty retaining tenants.

Public Comment: None.

Q&A:

Boardmember Issue or Question	Applicant's Response
Given the current stucco texture, how will the detail come out?	It will appear slightly fuzzy, but appropriate, and will appear as an old photo.
Will it be hand-painted?	Yes
Will the murals reflect Old Town history?	The photos are from the San Diego History Center archives.
The group of boys appear to be floating.	That will be corrected.
Is this consistent with the way-finding sign	No, it is not in the right-of-way; and