

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED:	FEBRUARY 28, 2024	REPORT NO. HO-24-013
HEARING DATE:	MARCH 6, 2024	
SUBJECT:	NICHOLS STREET PIER. Process Three Decisio	n
PROJECT NUMBER:	<u>1097375</u>	
OWNER/APPLICANT:	The Peckham House, LLC, a California Limitec Haase	l Liability Company/ Stephen

<u>SUMMARY</u>

<u>Issue</u>: Should the hearing officer approve a Coastal Development Permit to construct a new public access stairway with a 30-square-foot concrete landing to an existing private wooden pier at the unimproved intersection of Nichols Street and San Antonio Avenue, and associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, and the neighboring property at 2900 Nichols Street in the RS-1-7 zone of the Peninsula Community planning area?

Proposed Actions:

1. Approve Coastal Development Permit No. 3231459

<u>Fiscal Considerations</u>: None. All staff costs associated with the processing of this project are recovered from a deposit account funded by the project applicant.

<u>Community Planning Group Recommendation</u>: The applicant attempted to present to the Community Planning Group (CPG) but the CPG elected not to review the proposal.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 23, 2024, and the opportunity to appeal that determination ended February 6, 2024.

BACKGROUND:

The 0.0034-acre site is located at the unimproved intersection of Nichols Street and San Antonio Avenue and associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, also known as Assessor's Parcel Numbers 532-452-10, and 2900 Nichols Street, also known as Assessor's Parcel Number 532-365-05 in the Residential-Single (RS-1-7) zone, the Airport Land Use Compatibility Overlay Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay (appealable) Zone, the Coastal Overlay Zone First Public Roadway, the Parking Impact Overlay Zone, the ALUCP Airport Influence Area, and the FAA Part 77 Noticing Area of the Peninsula Community Plan.

The proposed project is located on the beach above the mean high tide line (Figure 1), just east of the La Playa Trail. Currently, the existing pier has no access accessible to the public. The proposed new stairway would be approximately 7.4 feet in height, measured from the proposed concrete landing at the base of the stairs, which would be approximately 0.5 feet thick and 6 feet by 5 feet (30 square feet) in area (See Attachment 8). The private pier is associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, listed as a designated historic resource (HRB #453). Historic staff reviewed the improvement plans and determined that the work proposed would be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and would not adversely impact or change the structure's eligibility as a historic resource.





DISCUSSION

Project Description:

The project proposes to add a public access stairway and concrete landing to an existing private pier (see Figure 2). The location of the development is on City of San Diego property, which abuts the Port of San Diego tide and submerged lands, which extend up to the mean high tide line (east of the proposed development). The Port requires a Tidelands Use and Occupancy Permit since the pier extends out over the mean high tide line. A Port Master Plan Planning Goal, Goal IX (page 9) is to "Provide access along the waterfront wherever possible with promenades and paths where appropriate, and elimination of unnecessary barricades which extend into the water." By providing a public access point to the currently private pier, the project intends to alleviate the unnecessary barricade. The proposal will require approval from both the Port of San Diego through the issuance of the Tidelands Use and Occupancy Permit, and the California Coastal Commission, which has appealable rights over the Coastal Development Permit, as the project falls within the First Public Roadway Overlay.

Lastly, Coastal Development Permit No. 3231459 has conditioned the project (Condition No. 13) to provide public access to the pier and ensure the pier and proposed stairs are maintained by the property owner. An Encroachment Maintenance and Removal Agreement (EMRA)(Condition 15) will ensure the maintenance of the proposed development.





Permits Required:

• A Process Three Coastal Development Permit (CDP), in accordance with SDMC Section 126.0702(a) for all coastal development of a premises within the Coastal Overlay Zone described in Chapter 13, Article 2, Division 4.

Community Plan and Local Coastal Program Analysis:

The RS-1-7 Zone contains quantifiable development standards, including minimum setbacks, height limitations, and maximum FAR. The San Diego Municipal Code (SDMC) Section 131.0403 defines the RS zones as Residential-Single Unit, and "it is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties." The proposed project does not include any dwelling units or residential components. The location of the project does not abut any other residential structures (see Figure 1) and is under the Coastal Zone height restrictions. As such, the project meets the regulations and intent of the zone as defined by the SDMC.

The Community Plan identifies Public Access (Page 74), Shoreline Access (page 77), and Proposed Accessways (Page 77) within the vicinity of the proposed development, specifically:

- Public Access The Community Plan (page 74) identifies a public access point at McCall Street, which provides access to Kellogg Beach/La Playa. The identified accessway is located approximately 350 feet south of the proposed development and will not affect the access due to the distance separating the two.
- Shoreline Access Figure 19 of the Community Plan (page 77) identifies public Shoreline Access via three streets, McCall Street, Lawrence Street, and Kellogg Street, along the Kellogg Beach/La Playa shoreline. The closest accessway to the project site is via McCall Street, which is located approximately 350 feet south of the proposed site and will not be affected by the proposed development due to the distance separating the site two.
- Proposed Accessway Figure 19 of the Community Plan also identifies proposed new and/or improved physical accessways at Talbot Street and Bessemer Street. Both locations are over 0.5 miles north of the proposed development, and the development will not encroach upon or conflict with the proposed accessways.

Figure 27 of the Community Plan (page 106) identifies Coastal Vistas that "occur primarily from existing roadways." The primary vista within the vicinity of the proposed development is from Nichols Street. The proposed project will not obstruct the vista due to the higher elevation separating the view from the pier and will not obstruct or encroach on any of the specified views in the Local Coastal Program, thus protecting the public views to and along the scenic coastal areas.

Finally, an Overall Community Goal, as defined on page 11 of the Community Plan, is to "Enhance and protect physical and visual access to the bay and ocean shoreline." The project proposes to add a stairway for public access to the private pier. Adding the public access point will serve to provide new views of San Diego Bay and the shoreline to both the north and south of the project site. As such, the proposed coastal development meets the regulations and intent of the Community Plan.

Environmental Impact Statement:

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The environmental exemption determination was made on January 23, 2024, and the opportunity to appeal that determination ended on February 6, 2024. There were no appeals to the environmental determination.

Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 4) and conditions of approval (Attachment 5) and recommends the Hearing Officer APPROVE Coastal Development Permit No. 3231459.

ALTERNATIVES

- 1. Approve Coastal Development Permit No. 3231459, with modifications.
- 2. Deny Coastal Development Permit No. 3231459, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robin MacCartee Development Project Manager Development Services Department

Attachments:

- 1. Project Location Map
- 2. Aerial Photograph
- 3. Community Plan Land Use Map
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Environmental Exemption
- 7. Ownership Disclosure
- 8. Project Plans



Project Site

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ATTACHMENT 2

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Single-Family Residential Designations Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE 7

Attachment 3

HEARING OFFICER RESOLUTION NO. _____ COASTAL DEVELOPMENT PERMIT NO. 3231459 NICHOLS STREET PIER - PROJECT NO. 1097375

WHEREAS, The Peckham House, LLC, a California Limited Liability Company,

Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new public access stairway with a 30 square-foot concrete landing to an existing private wooden pier (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3231459), on portions of a 0.0034-acre site;

WHEREAS, the project site is located at the unimproved intersection of Nichols Street and San Antonio Avenue and associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, also known as Assessor's Parcel Numbers 532-452-10 and 2900 Nichols Street, also known as Assessor's Parcel Number_532-365-05 in the Residential-Single (RS-1-7) zone, the Airport Land Use Compatibility Overlay Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay (appealable) Zone, the Coastal Overlay Zone First Public Roadway, the Parking Impact Overlay Zone, the ALUCP Airport Influence Area, and the FAA Part 77 Noticing Area of the Peninsula Community Plan.;

WHEREAS, the project site is legally described as LOT 3 IN BLOCK 137 OF LA PLAYA PER POODLE MAP SURVEYED IN 1856, TOGETHER WITH A PORTION OF THE WESTERLY 25 FEE OF SAN ANTONIO AVENUE ADJOINING SAID LOT 3 ON THE EAST AS CLOSED MAY 25TH, 1914 BY RESOLUTION NO. 17359 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO (APN 532-452-10);

WHEREAS, on January 23, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code

Section 112.0520;

WHEREAS, on March 6, 2024, the Hearing Officer of the City of San Diego considered Coastal

Development Permit No. 3231459 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following

findings with respect to Coastal Development Permit No. 3231459.

A. COASTAL DEVELOPMENT PERMIT (SDMC) Section §126.0708 (a)

1) <u>Findings for all Coastal Development Permits</u>

a) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The project proposes to construct a new public access stairway with a 30 square-foot concrete landing to an existing private wooden pier. The proposed stairway is located on an unimproved section of San Antonio Avenue, approximately 200 feet south of the improved street section of San Antonio Avenue, which ends south of Owen Street.

The proposed project will not encroach upon any physical accessways identified in the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) that is legally used by the public. The Community Plan identifies Public Access (Page 74), Shoreline Access (page 77) and Proposed Accessways (Page 77) within the vicinity of the proposed development, specifically:

- Public Access The Community Plan (page 74) identifies a public access point at McCall Street, which provides access to Kellogg Beach/La Playa. The identified accessway is located approximately 350 feet south of the proposed development and will not affect the access due to the distance separating the two.
- Shoreline Access Figure 19 of the Community Plan (page 77) identifies public Shoreline Access via three streets, McCall Street, Lawrence Street, and Kellogg Street, along the Kellogg Beach/La Playa shoreline. The closest accessway to the project site is via McCall Street, which is located approximately 350 feet south of the proposed site and will not be affected by the proposed development due to the distance separating the site two.
- Proposed Accessway Figure 19 of the Community Plan also identifies proposed new and/or improved physical accessways at Talbot Street and Bessemer Street.

Both locations are over 0.5 miles north of the proposed development, and the development will not encroach upon or conflict with the proposed accessways.

Figure 27 of the Community Plan (page 106) identifies Coastal Vistas that "occur primarily from existing roadways." The primary vista within the vicinity of the proposed development is from Nichols Street. The proposed project will not obstruct the vista due to the higher elevation separating the view from the pier and will not obstruct or encroach on any of the specified views in the Local Coastal Program, thus protecting the public views to and along the scenic coastal areas.

Finally, an Overall Community Goal, as defined on page 11 of the Community Plan, is to "Enhance and protect physical and visual access to the bay and ocean shoreline." The project proposes to add a stairway for public access to the private pier. Adding the public access point will serve to provide new views of San Diego Bay and the shoreline to both the north and south of the project site. As such, the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

b) The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed project does not meet the criteria for Environmentally Sensitive Lands as regulated within San Diego Municipal Code (SDMC) 143.0110 for premises where environmentally sensitive lands are present. There are no sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas as specified in (SDMC) 143.0110(a). Finally, Figure 21 (page 89) of the Community Plan identifies no sensitive resource areas on or around the proposed project site. As such, the proposed coastal development will not adversely affect environmentally sensitive lands.

c) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed 0.0034-acre site is located at the unimproved intersection of Nichols Street and San Antonio Avenue and is associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, also known as Assessor's Parcel Numbers 532-452-10 and 532-365-05 in the Residential-Single (RS-1-7) zone, the Coastal (Appealable) Zone, the Coastal Height Overlay Zone, the Special Flood Hazard Area, and the Airport Influence Area for the San Diego International Airport and Naval Air Station North Island overlay zones.

The RS-1-7 zone contains quantifiable development standards, including minimum setbacks, height limitations, and maximum floor area ratio (FAR). The San Diego Municipal Code (SDMC) Section 131.0403 defines the RS zones as Residential--Single Unit, and "it is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to

adjacent properties." The proposed project does not include any dwelling units or residential components. The location of the project does not abut any other residential structures and is under Coastal Zone height restrictions. As such, the project meets the regulations and intent of the zone as defined by the SDMC

The existing private pier is associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, which is listed as a designated historic resource (HRB #453). City historic staff reviewed the improvement plans and determined that the work proposed would be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and would not adversely impact or change the structure's eligibility as a historic resource. In addition, the project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

Finally, The Port Master Plan identifies Planning Goals. Goal IX (page 9) is to "Provide access along the waterfront wherever possible with promenades and paths where appropriate, and elimination of unnecessary barricades which extend into the water." Condition 13 of Coastal Development Permit No. 3231459 requires that public access be granted to the private pier, which will be maintained by the property owner and thus eliminate the unnecessary barricade the public faced when the pier was only privately accessed. In addition to the City of San Diego Coastal Development Permit, the project will also be required to obtain a Tidelands Use and Occupancy Permit from the Port of San Diego, both of which ensure the project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

d) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed project is located on an unimproved section of San Antonio Avenue, approximately 200 feet south of the improved street section of San Antonio Avenue, which is the first public roadway.

The proposed project is in conformity with Article 2, Public Access, under Chapter 3 of the California Coastal Act. Condition 13 of Coastal Development Permit No. 3231459 requires that public access be granted to the private pier, which will be maintained by the property owner. The requirement of public access satisfies Public Resources Code Section 30212(2) (Adequate access exists nearby) for new development within the California Coastal Act.

The proposed project is in conformity with Article 3, Recreation, under Chapter 3 of the California Coastal Act. Figure 11 (page 50) of the Community Plan identifies La Playa Beach as the only water-oriented recreational activity area near the proposed

development. The current configuration of the pier provides access to La Playa Beach and the unimproved section of San Antonio Avenue. The addition of the proposed stairs and concrete landing will not interfere with the protection of the beach as outlined in Section 30220 of Article 3, Chapter 3 of the California Coastal Act. As such, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing

Officer, Coastal Development Permit No. 3231459 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.

3231459, a copy of which is attached hereto and made a part hereof.

Robin MacCartee Development Project Manager Development Services

Adopted on: March 6, 2024

IO#: 24009612

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

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24009612

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 3231459 NICHOLS STREET PIER - PROJECT NO. 1097375 HEARING OFFICER

This Coastal Development Permit No. 3231459 is granted by the Hearing Officer of the City of San Diego to The Peckham House, LLC, a California limited liability company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.0034-acre site is located at the unimproved intersection of Nichols Street and San Antonio Avenue and associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, also known as Assessor's Parcel Numbers 532-452-10 and 2900 Nichols Street, also known as Assessor's Parcel Number 532-365-05 in the Residential-Single (RS-1-7) zone, the Airport Land Use Compatibility Overlay Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay (appealable) Zone, the Coastal Overlay Zone First Public Roadway, the Parking Impact Overlay Zone, the ALUCP Airport Influence Area, and the FAA Part 77 Noticing Area of the Peninsula Community Plan. The project site is legally described as:

LOT 3 IN BLOCK 137 OF LA PLAYA PER POODLE MAP SURVEYED IN 1856, TOGETHER WITH A PORTION OF THE WESTERLY 25 FEE OF SAN ANTONIO AVENUE ADJOINING SAID LOT 3 ON THE EAST AS CLOSED MAY 25TH, 1914 BY RESOLUTION NO. 17359 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO (APN 532-452-10).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new public access stairway with a 30-square-foot concrete landing to an existing private wooden pier, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated, March 6, 2024, on file in the Development Services Department.

The project shall include:

- a. Construction of a new public access stairway to an existing private wooden pier.
- b. Construction of a concrete landing at the base of the stairs, which would be approximately 0.5 feet thick, 6 feet by 5 feet (30 square feet).

c. 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. This permit must be utilized by March 20, 2027.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.

3. 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.

4. 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.

5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

10. 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" conditions(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.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 11. and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

PLANNING REQUIREMENTS:

13. Public access will be granted to the private pier, stairs and concrete landing, which will be maintained by the property owner through the Encroachment Maintenance and Removal Agreement (EMRA).

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

15. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for the stairway and concrete pad in San Antonio Avenue right-of-way.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 Hearing Officer of the City of San Diego on March 6, 2024, and <mark>[Approved]</mark> <mark>Resolution Number].</mark>

ATTACHMENT 5

Coastal Development Permit No. 3231459 Date of Approval: March 6, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Robin MacCartee 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.

Peckham House, LLC, a California limited liability company Owner/Permittee

Ву _____

NAME TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk P.O. Box 1750, MS A-33 1600 Pacific Hwy, Room 260 San Diego, CA 92101-2400 From: City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, CA 92101

 Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

Project Title / Number: Nichols Street Pier Stairway / PRJ-1097375

State Clearinghouse No.: NA

Project Location-Specific: 2905 Nichols Street, San Diego CA 92106

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Coastal Development Permit to construct a new public access stairway to an existing private wooden pier at the unimproved intersection of Nichols Street and San Antonio Avenue. The project would be located on the beach above the high tide line, just east of the La Playa Trail. The stairway would be approximately 7.4 feet measured from the proposed concrete landing at the base of the stairs, which would be approximately 0.5 feet thick, 6 feet by 5 feet (30 square feet). The 0.0034-acre site is zoned Residential-Single (RS-1-7) and designated for single-family use within the Peninsula Community Plan. The private pier is associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, which is listed as a designated historic resource (HRB #453). Qualified historic staff has reviewed the improvement plans and determined that the work proposed would be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and would not adversely impact or change the structure's eligibility as a historic resource. The site is also located within Coastal (Appealable); Coastal Height; Special Flood Hazard Area (AE, VE); and Airport Influence Area for San Diego International Airport and NAS North Island overlay zone(s), within Council District 2. LEGAL DESCRIPTION: Lot 3 in Block 137 of La Playa Per Poodle Map Surveyed in 1856, together with a portion of the Westerly 25 fee of San Antonio Avenue Adjoining said Lot 3 on the East as Closed May 25th, 1914 by Resolution No. 17359 of the Common Council of the City of San Diego (APN 532-452-10).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Stephen Haase, 3438 Olive Street, San Diego CA 92104. (619) 818-3550.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))

ATTACHMENT 6

- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures)
- Statutory Exemptions:
- Other:

Reasons why project is exempt: CEQA Section 15301 (Existing Facilities) allows for the permitting or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use and CEQA Section 15303 (New Construction) allows for the construction and location of limited numbers of new, small facilities or structures, such as accessory (appurtenant) structures. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Anne B. Jarque

Telephone: (619) 557-7953

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Signature/Title

<u>/Senior Planner</u>

February 7, 2024

Date

Check One:

Signed by Lead Agency Signed by Applicant Date Received for Filing with County Clerk or OPR:



City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000

Ownership Disclosure Statement

FORM DS-318

October 2017

Approval Type: Check appropriate box for type of approval(s) requested:
\Delta Neighborhood Use Permit Coastal Development Permit
\Delta Site Development Permit Development Permit Conditional Use Permit Co

Project Title: Nichols Street Pier Stairway

Project No. For City Use Only:

Project Address: 2905 Nichols Street San Diego, CA. 92106

Specify Form of Ownership/Legal Status (please check):

Corporation 🛽 Limited Liability -or- 🗆 General - What State? California Corporate Identification No. 201824410038

C Partnership C Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Pro	perty	Owner

Name of Individual: The Peckham House, LLC/Jeffrev C. Hamann,	🛛 Owner	Tenant/Lessee	C Successor Agency
Street Address: 1000 Pioneer Way			5
city: El Caion		State: <u>CA</u>	zip: <u>92020</u>
Phone No.: 619.977-6667 Fax No.:	Email: <u>ie</u>	ff@hamannco	.com
Signature:	Date: _Juj	ne 16, 2023	
Additional pages Attached: Q Yes M No			
Applicant			999 (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1999) (1
Name of Individual: J. Whalen Associates, Inc.	🛛 Owner	Tenant/Lessee	Successor Agency
Street Address: 2851 Camino Del Rio South. Suite 200			
city: <u>San Diego</u>		State: <u>CA</u>	zip: <u>92108</u>
Phone No.: 619 683-5544 Fax No.:	Email: jar	nes@iwhalen.	net
City: San Diego Phone No.: 619 683-5544 Fax No.: Signature:	Date: JUI	ne 16, 2023	
Additional pages Attached: 🛛 Yes 🖾 No			
Other Financially Interested Persons			
Name of Individual:	Owner	Tenant/Lessee	Successor Agency
Street Address:	daga kana sa kana kana s		
City:		State:	Zip:
Phone No.: Fax No.:	Email:		
Signature:	Date:		
Additional pages Attached: 🛛 Yes 🖓 No			

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DS-318 (10-17)

ATTACHMENT 7

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.

2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT

. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.

4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER. CALL UNDERGROUND SERVICE ALERT. TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.

6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.

7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.

8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS. CONDUITS. AND LANE STRIPING DAMAGED DURING CONSTRUCTION.

9. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.

10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.

11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.

12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.

13. MANHOLES, VAULTS AND PULL BOX COVERS SHALL BE LABELED WITH THE "NAME OF COMPANY"AND HAVE A SLIP RESISTANT LID WITH A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.5.

14. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

15. CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4 OF THE WHITEBOOK, "RED-LINES AND RECORD DOCUMENTS."

16. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.

17. 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 AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE. NEW BOXES AND LIDS SHALL BE INSTALLED.

18. CONTRACTOR SHALL INSTALL CITY APPROVED TEMPORARY VIDEO OR RADAR DETECTION WHEN EXISTING TRAFFIC SIGNAL DETECTION SYSTEMS ARE DAMAGED, DISABLED, OR BECOME INEFFECTIVE DUE TO CONSTRUCTION ACTIVITIES FOR A PERIOD OF GIVE (5) OR MORE DAYS, SATISFACTORY TO THE CITY ENGINEER. THE CONTRACTOR SHALL COMPLETELY REMOVE ALL TEMPORARY TRAFFIC SIGNAL DETECTION EQUIPMENT AND RESTORE/INSTALL A CITY APPROVED PERMANENT VEHICLE DETECTION SYSTEM UPON COMPLETION OF CONSTRUCTION, SATISFACTORY TO THE CITY ENGINEER.

19. PRIOR TO CONSTRUCTION. SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.

20. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT. SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

JOSHUA R. ZEIGLER R.C.E. NO. 85413

PLANS PREPARED BY:

SPEAR & ASSOCIATES. INC. CIVIL ENGINEERING & LAND SURVEYING

475 PRODUCTION STREET, SAN MARCOS, CA 92078

PHONE (760) 736-2040 FAX (760) 736-4866

WWW.SPEARINC.NET

EXP. 09-30-24

DATE

No. 85413



RAMON J. SPEAR

GENERAL G CIVIL LANDSCAP

TRAFFIC

		CONSTRUCTION C
CHANGE	BY	AFFECTED OR ADDED SHEET NUMBERS



NAME DATE PRIOR TO PERMIT ISSUANCE, THE PERMITTEE SHALL RETAIN THE SERVICE OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WHO WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, IF APPLICABLE. (SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA)

M N N

IMPROVEMENT PLANS FOR:

NICHOLS ST PIER ADDITION



MONUMENT PRESERVATION CERTIFICATION

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED. THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO DEMOLITION/CONSTRUCTION.

THE TYPE OF CONSTRUCTION WILL NOT AFFECT ANY SURVEY MONUMENTS (THIS LINE IS FOR PROJECTS THAT ARE PROPOSING NO DEMOLITION, TRENCHING, ASSOCIATED WITH A CIP, ETC)

I HAVE INSPECTED THE SITE AND DETERMINED THAT:

NO SURVEY MONUMENTS WERE FOUND WITHIN THE LIMITS OF WORK SURVEY MONUMENTS EXISTING IN OR NEAR LIMITS OF WORK WILL BE PROTECTED IN PLACE SURVEY MONUMENTS HAVE BEEN TIED OUT AND A FINAL OR PARCEL MAP WILL BE FILED (NO CORNER RECORD OR RECORD OF SURVEY WILL BE REQUIRED)

OTHER AGENCY SURVEY MONUMENT (CORNER RECORD OR RECORD OF SURVEY MAY NOT BE REQUIRED). AGENCY HAS BEEN NOTIFIED OF POSSIBLE MONUMENT DESTRUCTION AND A LETTER PROVIDED TO CITY

A PRE-CONSTRUCTION CORNER RECORD (OR RECORD OF SURVEY) FOR SURVEY MONUMENTS FOUND WITHIN THE LIMITS OF WORK HAS BEEN FILED.

CORNER RECORD #_____ OR RECORD OF SURVEY #_____

RAMON J. SPEAR P.L.S. NO. 6404 EXP. 12-31-24 POST CONSTRUCTION CORNER RECORD (AS-BUILT ITEM)

> POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.

CORNER RECORD #_____ ____ OR RECORD OF SURVEY #______

P.L.S.. NO. 6404 EXP. 12-31-24

<u>DISCIPLII</u>	<u>NE</u>	CODE	(DC)
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HANGE APPROVED DATE PMT NO. PRJ NO.

DATE

DATE

OWNER/APPLICANT

J. WHALEN ASSOCIATES, INC 2851 CAMINO DEL RIO SOUTH, SUITE 200 SAN DIEGO, CA 92108 CONTACT: JAMES WHALEN (619) 683-5544 james@whalen.net

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION: 3248-L, 29449-8-D, 3310-L, 39108-30-D

SITE ADDRESS

NICHOLS STREET EAST OF ROSENCRANS STREET, WHERE NICHOLS STREET ENDS AND BEACH PIER STARTS

BENCHMARK

BRASS PLUG AT NORTHWEST CURB RETURN. INTERSECTION OF ROSECRANS STREET AND MCCALL STREET PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK.

ELEVATION: 43.991 DATUM: MSL

EXISTING LEGAL DESCRIPTION

LOT 3 IN BLOCK 137 OF LA PLAYA PER POODLE MAP SURVEYED IN 1856, TOGETHER TOGETHER WITH A PORTION OF THE WESTERLY 25 FEET OF SAN ANTONIO AVENUE ADJOINING SAID LOT 3 ON THE EAST AS CLOSED MAY 25TH, 1914 BY RESOLUTION NO. 17359 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO (APN 532-452-10).

ASSESSORS PARCEL NUMBER

532-452-10, 532-365-05

TOPOGRAPHY SOURCE

TOPOGRAPHY BY SPEAR & ASSOCIATES, INC. FIELD SURVEY: FEBRUARY 11, 2023.

CONSTRUCTION STORM WATER **PROTECTION NOTES**

1. TOTAL SITE DISTURBANCE AREA (ACRES) .0034 WATERSHED: <u>SAN DIEGO BAY</u> HYDRAULIC SUB AREA NAME AND NUMBER: POINT

2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENT

WPCP THE PROJECT IS SUBJECT TO MUNICIPAL STOR R9-2013-0001 AND SUBSEQUENT AMENDMENTS ..

SWPPP

THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ

LOW

TRADITIONAL: RISK LEVEL $\Box 1$ $\Box 2$ $\Box 3$ RISK LEVEL 🗖 1 🗖 2 🗖 3 LUP WDID NO: _____

3. CONSTRUCTION SITE PRIORITY ASBS HIGH \times MEDIUM



NO. 6404

SHEET DESCRIPTION	SHEET #/RANGE
TITLE SHEET	1 / 3
NOTES	2 / 3
SITE PLAN AND IMPROVEMENTS	3 / 3



<u>SYMBOL</u>

WORK TO BE DONE

INSTALL STAIRCASE ON EXISTING PIER TO PROVIDE BEACH ACCESS AT PIER. THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:	
DOCUMENT NO.	<u>DESCRIPTION</u>
ECPI010122-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION
ECPI010122-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION
<i>PWPI010119-04</i>	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWPI060121-10	CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES REVISION 6(CA MUTCD REV6), 2014 EDITION
PWP1030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS,
<u>STANDARD_DRAWINGS:</u>	2018 EDITION
DOCUMENT NO.	<u>DESCRIPTION</u>
ECP1010122-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION
PWP1030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2018 EDITION





LEGEND

PROPOSED	<u>MPROVEMENTS</u>
IMPROVEMENT	<u>STANDARD DWGS.</u>

EXISTING IMPROVEMENTS

ITEM

PROPERTY LINE



OMA (908.1)	
NTS OF THE	
M WATER PERMIT NUMBE	ER

CONCRETE CURB	
CONCRETE BLOCK WALL	
ASPHALT SURFACE	
GRAVEL SURFACE	
MEAN HIGH TIDE LINE	<u> </u>
WILLIAMS BASELINE	
Concrete Encased Sewer Pipe	<u>==</u> s===
EXISTING ELEVATION	<u>6.1</u>
PROPOSED ELEVATION	<u>6.6P</u>
FINISHED SURFACE	FS
GROUND	G

<u>SYMBOL</u>

WARNING 0 1/2 1 IF THIS BAR D NOT MEASURE THEN DRAWING NOT TO SCALE	1" 5 IS	NICHOL	TITLE SHEE S STREET			*
DEVELOPMENT SERVICES DEPARTMENT PMT NO. 3230881 SHEET 1 OF 3 SHEETS						81
APPROVED: FOR CITY ENGINEER			DATE		PRJ NO <u>1098283</u>	
DESCRIPTION	BY	AP	PROVED	DATE		
ORIGINAL	S&A				1075 000	-
					1835–625 NAD83 COORDI	
					195–1695 LAMBERT COOR	
AS BUILTS					DRAWING NO.	CO1
CONTRACTOR DATE STARTED				100973–1–D	601	
INSPECTOR DATE COMPLETED						

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROLSHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT. WHICHEVER IS SOONER.

9. IF A NON-STORMWATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE. PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORMWATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.

15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY PASSING THE ENTRANCE.

(a) NON-STORMWATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".



MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 3/2 INCH) AND REPAIRED AN REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILLED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCÉ LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.





JOSHUA R. ZEIGLER ~ R.C.E. NO. 85413 ~ EXP. 9/30/24 ~ DATE

PRIVATE CONTRACT

	NICHOLS STREET PIER ADDITION						
	IF THIS BAR E NOT MEASURE THEN DRAWING NOT TO SCALE	1" G IS					
•	DEVELOPMENT SERVICES DEPARTMENT PMT NO. 3230881						
	FOR CITY ENGINEER DATE				PRJ NO <u>1098283</u>		
	DESCRIPTION	BY	APPROVED	DATE			
	ORIGINAL	S&A					
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					105 100		
					195–1695 LAMBERT COOR		
	AS BUILTS				DRAWING NO.	CO2	
	CONTRACTOR	CONTRACTOR DATE STARTED				G02	
	INSPECTOR		DATE COMPLETE	D	100973–2–D		



<u>NOTES</u>

- () CONCRETE CURB
- (2) CONCRETE FLOATING DOCK
- 3 ACCESS GATE
- (4) METAL RAMP
- 5 WOODEN PIER
- (6) SUPPORT COLUMN
- (7) 18" RCP STORM DRAIN PIPE PER DWG 3248-L
- (8) CONCRETE ENCASED 18" VC TRUNK SEWER PIPE PER DWG 29449-8-D
- (9) CATCH BASIN
- 10 ELECTRIC RISER
- (1) WATER VALVES
- (12) SEWER MANHOLE
- (13) WOODEN POST
- (14) NO BEACH ACCESS SIGN
- (15) 6" CONCRETE SEWER PIPE PER DWG 3310-L
- (16) 8" PVC WATER PIPE PER DWG 39108-30-D
- (17) NO MONUMENT FOUND

PRIVATE CONTRACT

WARNING 0 1/2 IF THIS BAR NOT MEASUR THEN DRAWIN NOT TO SCAI	DOES E 1" IG IS	CHOLS STREE	T PIEF	R ADDITIC	W	
D		NT SERVICES DEPARTM	ENT	PMT NO32308	381	
FOR CITY ENGINEER DATE				PRJ NO <u>1098283</u>		
DESCRIPTION	BY	APPROVED	DATE			
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				1835–6255 NAD83 COORDINATES		
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AS BUILTS				DRAWING NO.	G03	
CONTRACTOR	CONTRACTOR DATE STARTED				605	
INSPECTOR DATE COMPLETED				100973–3–D		