

## VII. Administration Element

### A. PROJECT REVIEW PROCESS

#### River Improvement Element

Plans for the construction of improvements which are part of the River Improvement Element must be approved by the City Manager and the Planning Director. The owners shall pay for the costs of an independent hydrology consultant as required by the City. An owner(s) must submit to the City for review and approval the required sets of the following plans, drawings and specifications which accurately and completely describe the following features:

1. Final design plans for the floodway and necessary off-site transition areas, including all flood control and drainage facilities and grading plans;
2. A specific landscape plan and revegetation plan for the floodway, including specifications for permanent irrigation systems as needed;
3. Detailed plans for other public improvements including bikeways, pedestrian walks, rest areas, benches, etc. including walkway widths, materials, signage and lighting.
4. Maps showing the extent of the new FW Zone and open space easements.

The above plans shall be submitted as comprehensive plans for the entire 100-year floodway area. The decision to approve or disapprove by the City Manager and the Planning Director shall be based on normal development requirements and on conformance to the Specific Plan River Improvement Element and the Revegetation Plan (Appendix 2, Nasland Engineering, June 3, 1983).

To implement the Revegetation Plan for the floodway, a contract must be executed between the City and a landscape contractor. This contract must specify performance standards and milestones, which must be evaluated by the U.S. Fish and Wildlife Service and the California Department of Fish and Game prior to payment and the next revegetation task. A qualified biological consultant, independent of the landscape contractor, will be selected by the property owners with the approval of the City to evaluate satisfactory completion of tasks or phases of the revegetation process and to be in charge of the monitoring program for biological resources.

This consultant will submit semiannual reports to the City Planning Department, the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Any recommendations made by the consultant to ensure adequate revegetation should be evaluated by the City and implemented as needed.

The Revegetation Plan contains a Maintenance, Management and Monitoring Program which should be implemented as written. The monitoring program will document the regrowth of the riparian and marsh habitats during project construction and after revegetation. The monitoring program will continue for 10 years after the revegetation of the last phase. The biologist conducting the monitoring program will be selected by the City and will submit semiannual reports to the City, the U.S. Fish and Wildlife Service and the California Department of Fish and Game. These three agencies will serve as a technical committee and will provide recommendations for proper management of the biological resources within the floodway.

In addition to the management and maintenance of biological resources, maintenance dredging of the channel bottom may be required to ensure hydraulic efficiency. Any maintenance dredging requiring the removal of riparian woodland vegetation should be reviewed by the 3-agency technical committee, which will recommend measures to minimize damage to wildlife habitats.

#### Private Improvement Element

Plans for the private development of any property within the Specific Plan area must be approved by the Planning Director. The following procedure is to be followed to secure Planning Director approval.

The projects of the Private Development Element will be permitted to develop as proposed in this Specific Plan after the approval of a Special Permit by the Planning Director. The Special Permit process will follow all of the standards and procedures of the Planned Commercial Development regulations (Section 101.0910) with the following exceptions. No public hearing will be required and only the applicant(s) will have the right of appeal. All other standards and procedures of the PCD permit regulations shall apply.

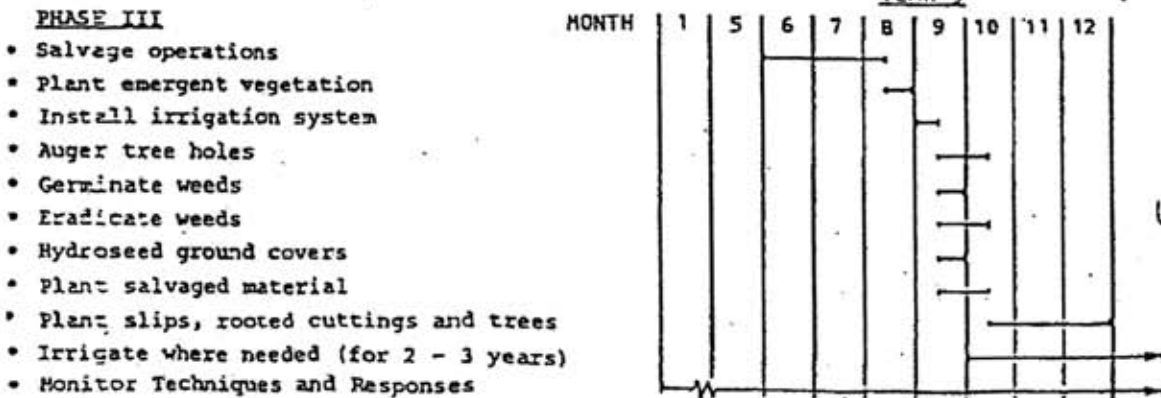
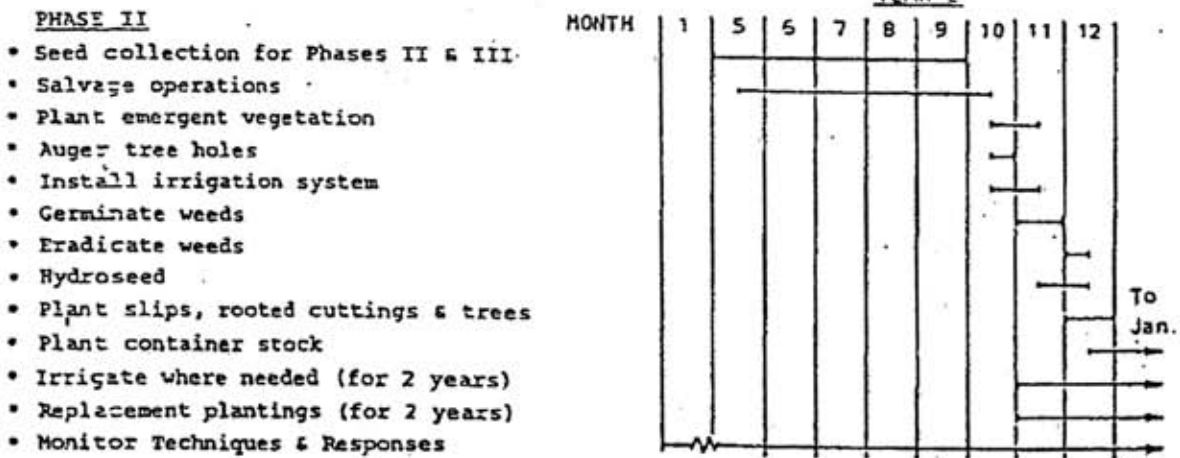
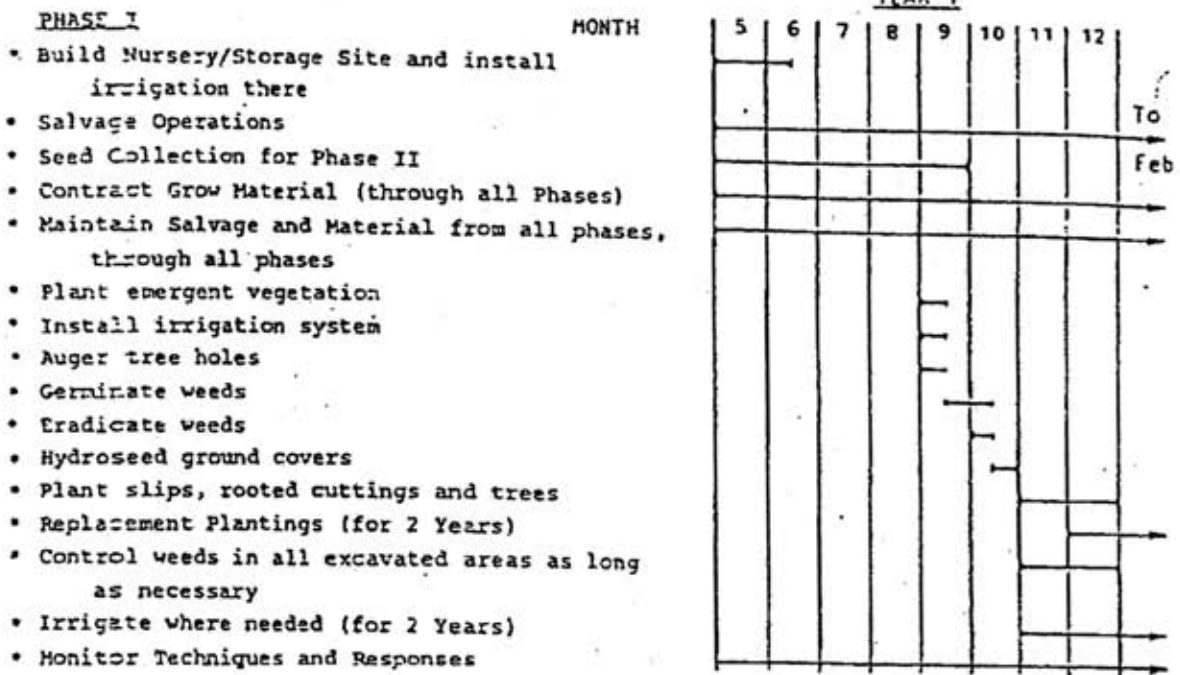
In all cases, the decision to approve, conditionally approve or disapprove a Special Permit shall be based on conformance to the Specific Plan and any applicable portions of the Revegetation Plan.

## B. PHASING

### River Improvement Element

Improvement within the flood control channel will be implemented as a single project. The appropriate phasing of construction and revegetation in the floodway is critical to the Specific Plan objectives. The phasing plan for the floodway revegetation is summarized in the table below. The preliminary phasing plan for floodway construction is described in the Environmental Impact Report. The phasing plan for the floodway construction is broken into three phases, each spanning roughly a one-year period. Work is scheduled to begin on the west end of the site and proceed easterly. (For more details, see the Environmental Impact Report Nos. 80-03-41 and 83-0092 and the Revegetation Plan).

Table 3 - REVEGETATION PLAN SCHEDULE



### Private Improvement Element

Construction of the private development as described in the Specific Plan shall be commenced during the term of the Development Agreement. However, the beginning of any private construction shall be restricted by the following four conditions:

1. Property owners or developers will not be able to record their final maps until the funding and implementation of all of the floodway improvements are assured.
2. Construction and occupancy of the private development will be permitted only after the provision of public improvements as described in the Public Improvement Section VI.A.
3. No building permits shall be approved for any development until a final subdivision is recorded or until all "customary and normal" improvements or conditions required are imposed by other means (i.e. Planning Director's permit approval, etc.)
4. Occupancy of buildings shall not occur until the flood control channel has been completed adjacent to such building site.

The Public Improvement Section VI.A contains all local and regional transportation improvements which must be implemented or provision made thereof to the satisfaction of the City in order to accommodate each successive phase of private development. Any changes in this section must receive the approval of the City's Engineering and Development Department.

### C. IMPLEMENTATION

#### Zoning Regulations

The private development in the Specific Plan area will be implemented according to the CA zoning regulations. The proposed limits of the areas regulated by the Floodway (FW) and CA zones are illustrated in Figure 3. However, the permitted uses and total land use intensities shall be limited to those described in the Specific Plan. These land uses are summarized in Table 2.

Ordinance 15662 will be repealed in so far as it applies to the property subject to the Development Agreement. Regulations governing the development of the subject property

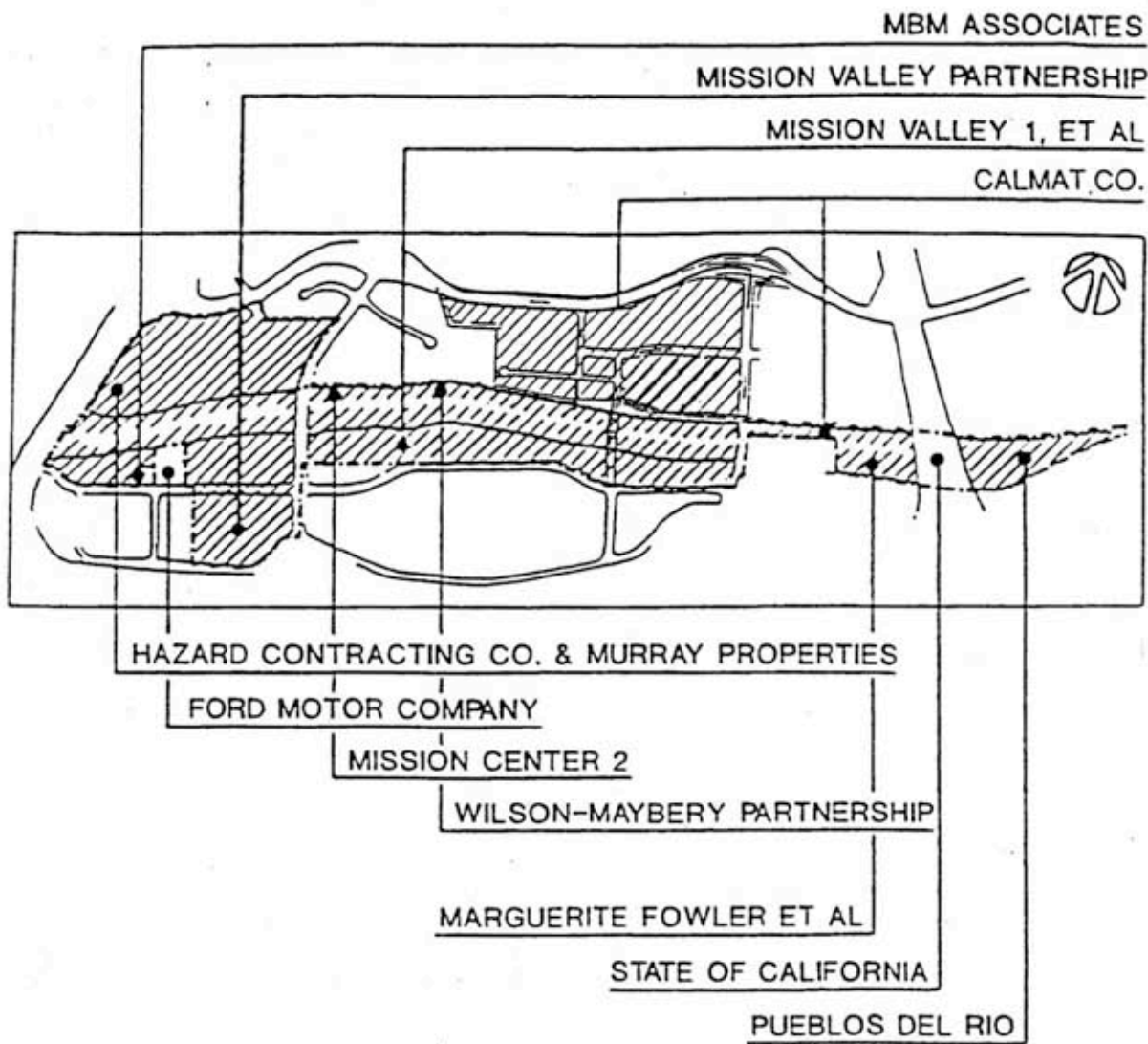
would be as described in the Development Agreement and Specific Plan.

Upon completion of the public improvements described within the River Improvement Element of the Specific Plan to the satisfaction of the City Council, the conditions specified within Ordinance 15662 will be deemed satisfied with respect to the property not subject to the Development Agreement lying between Mission Center Road and Stadium Way, and the zoning of such property existing prior to the effective date of initial application of the Floodway (FW) Zone as reflected in Zone Map C-523A shall attach.

Subdivision Maps

The Specific Plan identifies the improvements that will be required for future subdivision maps. Additional improvements may be required for the subdivision maps; provided that these improvements are considered "customary and normal."

An open space easement will be shown on all subdivision maps for the portion of the property within the proposed Floodway Zone.



**Ownerships Within the Specific Plan Area**  
 First San Diego River Improvement Project Specific Plan

