



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 13, 2018 REPORT NO. PC-18-056
HEARING DATE: September 20, 2018
SUBJECT: Discovery Center at Grant Park. Process Four Decision
PROJECT NUMBER: [369379](#)
OWNER/APPLICANT: San Diego River Park Foundation

SUMMARY

Issue: Should the Planning Commission approve the Discovery Center at Grant Park located at 2450 Camino Del Rio North in the Mission Valley Community Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. [369379/SCH No. 2018071012](#) and ADOPT the Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE Site Development Permit No. 11291277

Community Planning Group Recommendation: On December 3, 2014, the Mission Valley Community Planning Group voted 15-0-3 to recommend approval of the project subject to the conditions that the applicant fulfill all of the cycle issue comments and address any mitigation measures required by the environmental document. (Attachment 10).

Environmental Review: Mitigated Negative Declaration No. 369379/SCH No. 2018071012 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project to reduce potential impacts to resources identified in the initial review to below a level of significance. These resources were identified as Biological Resources, Cultural Resources (Archaeology), Land Use (MHPA Land Use Adjacency Guidelines), Noise (Construction), and Tribal Cultural Resources.

Fiscal Impact Statement: None. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project is an educational/interpretive facility and would not have an impact on housing.

BACKGROUND

The undeveloped 17.52-acre site located at 2450 Camino Del Rio North is approximately 465 feet north of Interstate 8, just west of a U.S. Postal Facility, while to the south and west of the site are two major roads: Camino Del Rio North and Qualcomm Way. The site is adjacent to and includes the San Diego River at the north, with the San Diego Trolley line farther north of the river itself. The site is part of the San Diego River Park Master Plan area and zoned both OF-1-1 (Open Space – Floodplain) and MV-CO (Mission Valley – Commercial Office) of the Mission Valley Planned District within the Mission Valley Community Plan. The site is within the Airport Land Use Compatibility Overlay Zone (Montgomery Field); Airport Influence Area (Review Area 2 – Montgomery Field and San Diego International Airport-Lindbergh Field); Federal Aviation Administration Part 77 Noticing Area (San Diego International Airport-Lindbergh Field and Montgomery Field); Very High Fire Hazard Severity Zone; Residential Tandem Parking Overlay Zone; and the Transit Priority Area. Portions of the site are within the City's Multi-Habitat Planning Area (MHPA). The community plan designates this site for Park, Open Space, and Recreation; Commercial Employment, Retail, and Services.

The land, while undeveloped, was heavily disturbed by sand mining prior to 1964. As a result of those past activities, approximately 40 percent of the southern portion of the site is isolated from the river floodplain by artificial berms. Undocumented fill in this portion of the site ranges from approximately 15 to 30 feet below existing grade.

DISCUSSION

Project Description:

Project approval would allow the San Diego River Park Foundation to develop the 17.52-acre site with a 9,950-square-foot interpretive center consisting of an 8,750-square-foot two-story, 35-foot-high, meeting/interpretive center (Attachment 10). The center would provide educational, meeting, and community uses, including literature, videos, lecture/meeting rooms, and an interpretive exhibit area, as well as out door classroom area. Portions of the roof not used for the view deck would include a "green roof" and photovoltaic panels. The project would include a one-story, 1,200-square-foot concession building with storage and restrooms. Walls would be constructed of cast-in-place concrete and metal-stud walls with cement stucco and architectural siding finishes. The facility would also include a 1,140-square-foot partially covered view deck with an outdoor fireplace.

The courtyard area would be comprised of permeable pavers. Other outdoor uses would include a passive park, an outdoor classroom space, volunteer staging area, picnic areas, multi-purpose deck with an outdoor fireplace, an interpretive water feature, and an extension of the San Diego River Pathway through the site. Associated access, parking, water quality, and utility improvements also would be constructed. The new parking area would include a total of 58 spaces, including Americans with Disabilities Act (ADA) accessible spaces, motorcycle spaces, and electric vehicle charging

stations. The landscape plan includes retention of a substantial proportion of the site's existing vegetation, removal of invasive and non-native vegetation, and new landscaping composed primarily of native vegetation.

The San Diego River Pathway would be located on the south side of the river and have three distinct segments. At the west end, the pathway would be on grade and curve to the east to take pedestrians past the Discovery Center and passive park. The pathway would consist of a 10-foot-wide hardscape surface per the San Diego River Park Master Plan with a minimum 2-foot-wide decomposed granite shoulder area on each side. At the center of the site, a raised 10-foot-wide "nature" boardwalk structure would be used to reduce impacts to the vegetation and wildlife. The boardwalk would be raised an average of four feet above the natural grade and extend eastward to connect to Camino Del Rio North. At this point, the pathway would run eastward along Camino Del Rio North on a new widened, cantilevered sidewalk with new parkway landscaping, a nature overlook point, and continuous guardrails. Overlooks would also be placed along the other key areas of the pathway and would include interpretive signs and/or seating.

The project would include a 5,780-square-foot passive park with a musician's performance area with noise control shell, a 2,900-square-foot outdoor classroom area with a shade structure, volunteer staging area, picnic areas, and an interpretive water feature.

Typical project activities include docent-guided (with portable personal battery powered speakers) group walks along the River Pathway with instructive information about biology and river park features and use of the view deck area for educational presentations by the docents, and/or small gatherings of guests/staff, small personal music systems or educational presentations including viewing (TV or computer screen). The Project concession proposes a small public address (PA) system using a small pair of speakers mounted near the outer edges of the concessions under the eaves for weather protection, aimed downwards into the local area of the concessions.

In addition to the activities described above, it is anticipated that there would be up to 12 Special Events annually. Generally, these special events would include fundraisers, volunteer and donor appreciation and recognition gatherings, as well as other life celebrations such as weddings. The passive park may also be used for functions such as art shows (which may include music) and up to four community movie presentations per year. The estimated range of attendance at the special events could be 120 to a maximum of 385 guests using the full project area at any time or event.

The Special Events would be controlled and supervised by facility staff including date, time and duration of the event with special attention to those events requested during the avian (bird) breeding seasons where more strict controls would be implemented as described in the MND prepared for the project.

During a Passive Park Event there would be no docent led tours scheduled nor would the view deck be used for educational presentations; however, guests (maximum of 385 people) would be assumed to use both areas for an event.

A Boundary Line Adjustment (BLA) to the City's Multi-Habitat Planning Area (MHPA) also is proposed. The proposed MHPA BLA removes 0.09 acre of wetlands, 0.09 acre of sensitive uplands, and 0.27 acre of non-sensitive uplands from the MHPA and adds 1.31 acres of wetlands, 1.45 acres of sensitive uplands, and 0.37 acre of non-sensitive uplands within the project site into the MHPA.

Motor vehicular access to the project site would be provided off of Camino Del Rio North via an existing curb cut at the signalized intersection with Discovery Place. The site would also be accessible via existing sidewalks along the street frontage and the upgraded San Diego River Path along the San Diego River.

Mitigation for impacts to biological resources is required, and is proposed consistent with the City's Biology Guidelines. The project is proposing to impact approximately 4.10 acres of habitat, including 1-acre of wetland impacts. On-site wetland mitigation is proposed at a 3:1 ratio, resulting in an overall increase in wetlands. Included in the project is an MHPA Boundary Line Adjustment (BLA) that will result in an overall increase in the MHPA of 2.68 acres. The BLA was approved by the U.S. Fish and Wildlife and California Department of Fish and Wildlife on August 21, 2015. A Covenant of Easement would be recorded in perpetuity over those acres.

The site does include floodway and floodplain areas. All of the structures are located outside of the floodway and would be elevated as necessary to avoid impacts in floodplain areas. Therefore the project is consistent with the development regulations in a flood hazard area, and no supplemental permit findings are required.

Required Approvals:

- Process Four Site Development Permit: The site contains Environmentally Sensitive Lands (ESL) in the form of biological resources, both upland and wetland habitats, as well as floodplains. Approval of an SDP is required for development on a premises containing ESL and to accommodate the deviation to ESL for impacts to wetlands in accordance with SDMC [Section 126.0504](#) and [Section 143.0110](#).
- Process Three Discretionary Permit: In accordance with Mission Valley Planned District Ordinance of the SDMC [Section 1514.0201](#), for projects within the River Park Subdistrict, approval of a Process Three discretionary permit is required.

Community Plan Analysis:

The site is located within the Mission Valley Community Plan area and is designated as Park, Open Space, and Recreation; Commercial Employment, Retail, and Services. The site also lies within the "San Diego River Subdistrict" as identified in the San Diego River Park Master Plan. The proposed project is consistent with the current Mission Valley Community Plan and the San Diego River Park Master Plan as it provides an interpretive center/community amenity along the River Park that helps to enhance the aesthetic and recreational qualities of the river corridor. Further, the proposed project contributes to the vision held by both plans of a river corridor that unifies the community and provides a common place that residents can come to enjoy and experience the natural environment. The proposed project will contribute to further implementation of the vision for the river as a synergy of water, wildlife, and people. The proposal is compatible with the Community

Plan land use and the plan's goals for the river.

Environmental Analysis:

Mitigated Negative Declaration (MND) No. 369379 has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines. A Mitigation and Monitoring Reporting Program (MMRP) is proposed and has been made a condition of the project.

CONCLUSION

Staff has reviewed the project as proposed and supports that the project conforms to the purpose and intent of the applicable Land Development Code regulations, including the policies and guidelines of the Mission Valley Community Plan, and can support the draft findings included in Attachment 5.

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 369379/SCH No. 2018071012 and Adopt MMRP and Approve SDP. No. 11291277 with modifications;
2. Do not Adopt Mitigated Negative Declaration No. 369379/SCH No. 2018071012 and do not Adopt MMRP and Deny SDP. No. 11291277 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


PJ FitzGerald
Assistant Deputy Director
Development Services Department


Martha Blake
Development Project Manager
Development Services Department

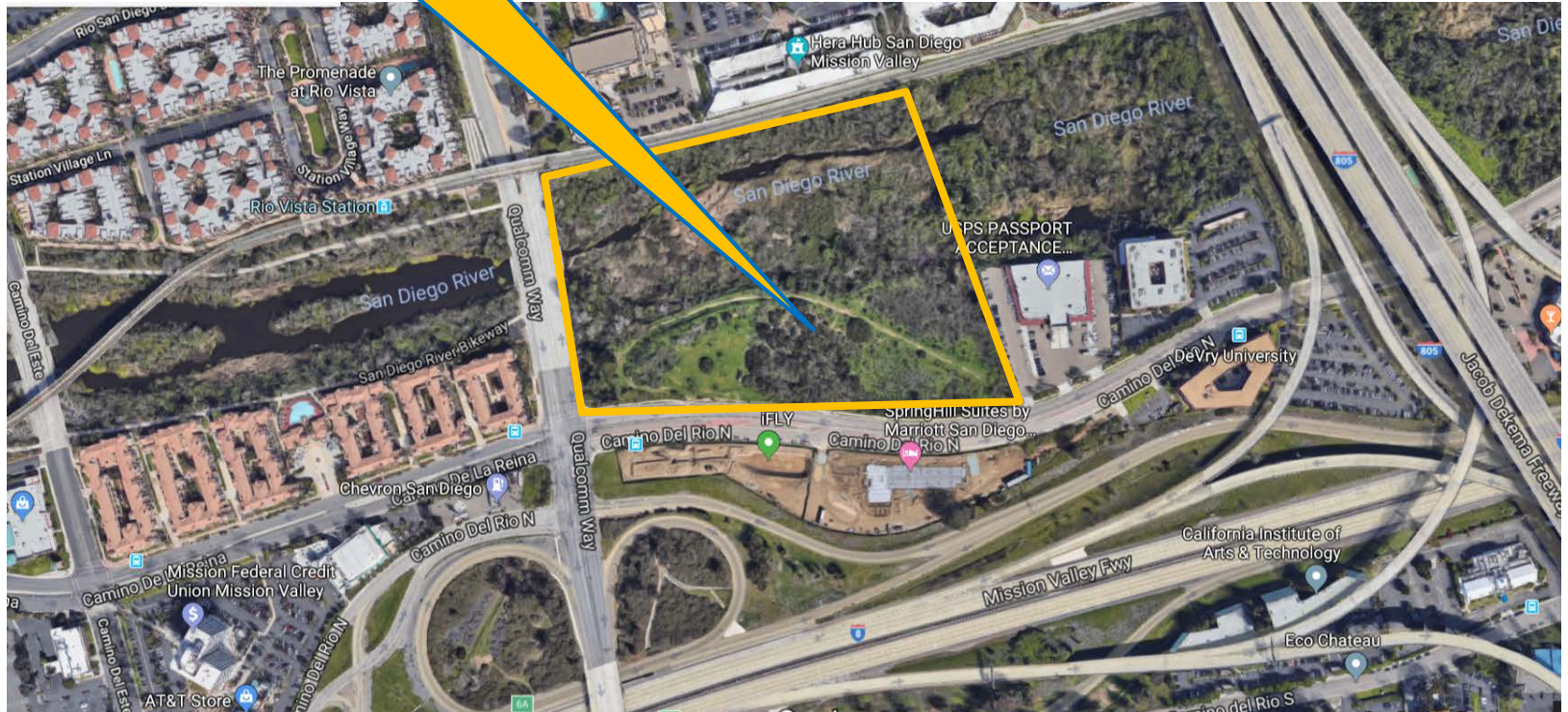
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Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map

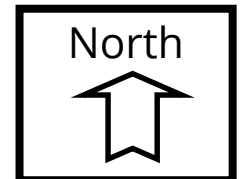
4. Project Data Sheet
5. Draft Environmental Resolution with MMRP
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Development Plans

Project Site



Aerial Photo

Discovery Center at Grant Park/ 2450 Camino Del Rio North
PROJECT NO. 369379

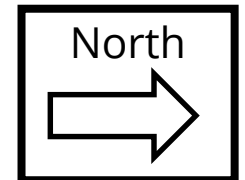




Aerial Photo - View from East

Discovery Center at Grant Park/ 2450 Camino Del Rio North

PROJECT NO. 369379



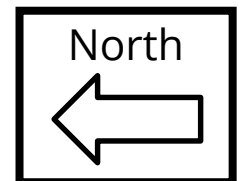
Project Site

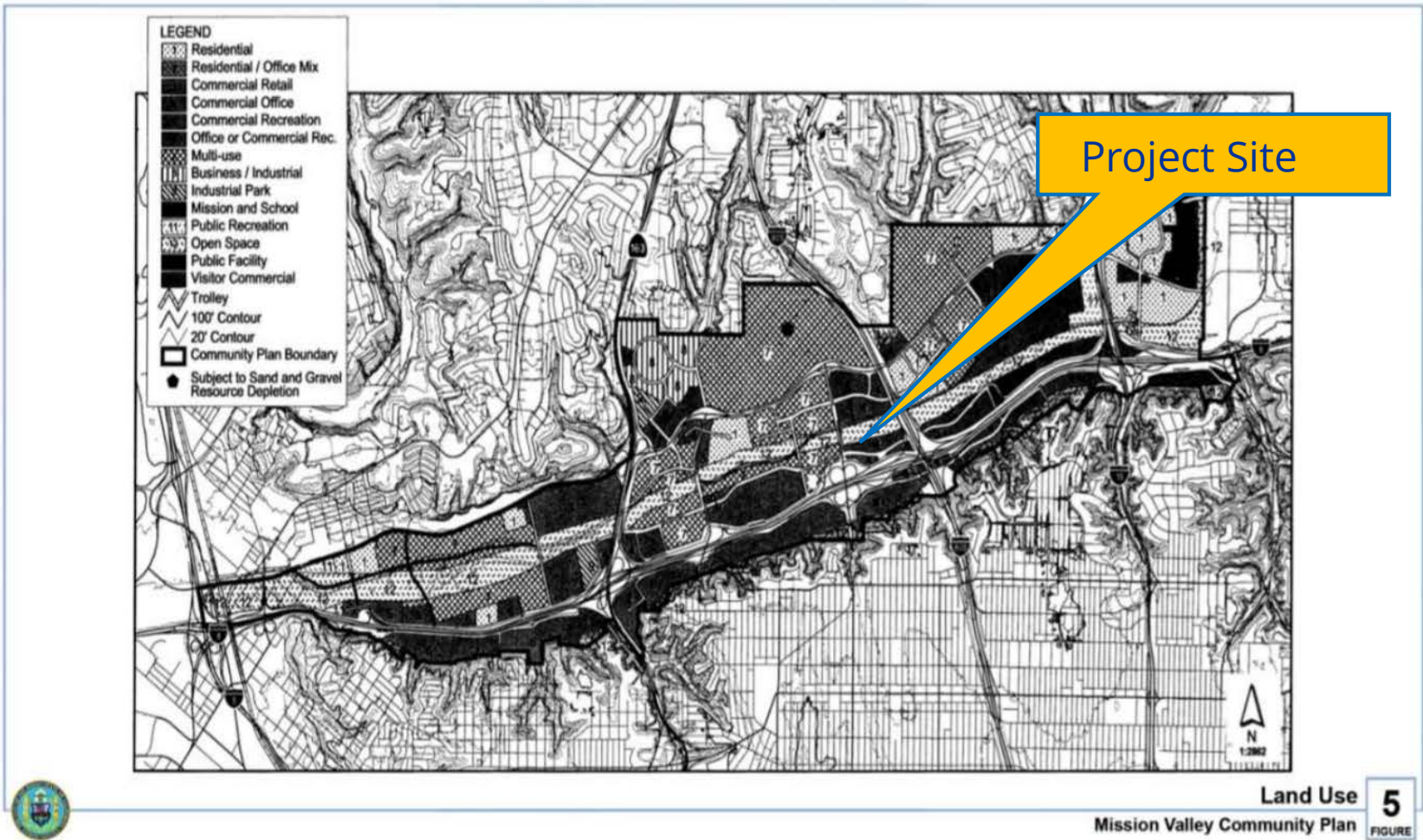


Aerial Photo - View from West

Discovery Center at Grant Park/ 2450 Camino Del Rio North

PROJECT NO. 369379

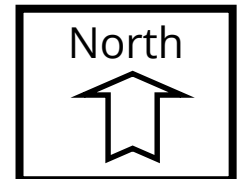


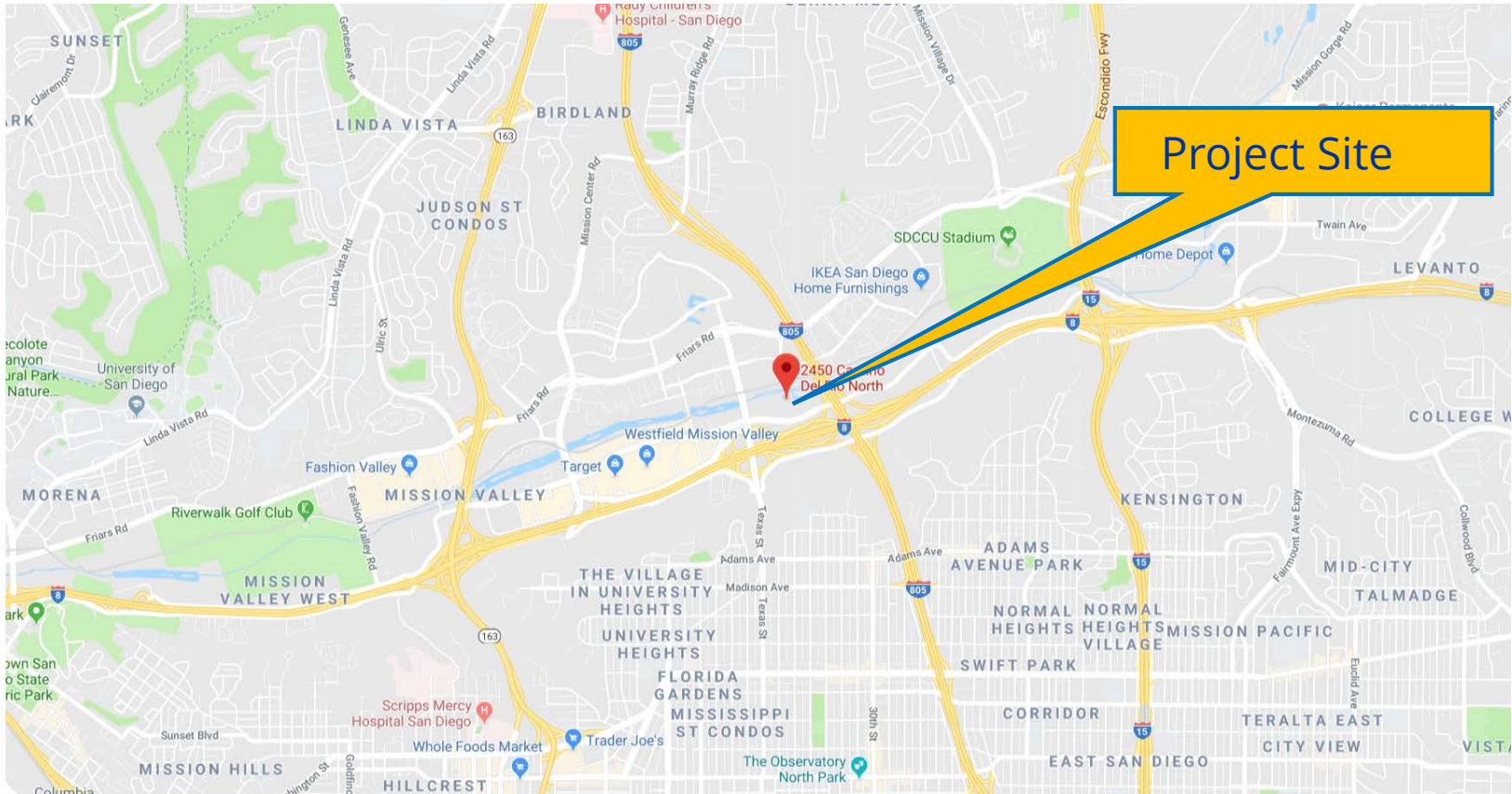


Land Use Map

Discovery Center at Grant Park/ 2450 Camino Del Rio North

PROJECT NO. 369379

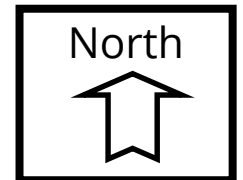




Location Map

Discovery Center at Grant Park/ 2450 Camino Del Rio North

PROJECT NO. 369379



PROJECT DATA SHEET

PROJECT NAME:	Discovery Center at Grant Park	
PROJECT DESCRIPTION:	9,950-square-foot interpretive center consisting of an 8,750-square-foot two-story structure and a one-story, 1,200-square-foot concession building with storage and restrooms. The facility would also include a 1,140-square-foot partially covered view deck with an outdoor fireplace.	
COMMUNITY PLAN AREA:	Mission Valley Community Plan	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Park, Open Space, and Recreation and Commercial Employment and Retail	
<p align="center">ZONING INFORMATION:</p> <p>ZONE: MV-CO (Mission Valley – Commercial Office) and OF-1-1 (Open Space – Floodplain)</p> <p>HEIGHT LIMIT: None - except as modified by Overlay Zones</p> <p>LOT SIZE: 5,000 sf minimum (17.52 acres project site)</p> <p>FLOOR AREA RATIO: max 50% coverage</p> <p>FRONT SETBACK: 15 feet</p> <p>SIDE SETBACK: 10 feet</p> <p>STREETSIDE SETBACK: 15 feet</p> <p>REAR SETBACK: 8</p> <p>PARKING: 58</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	MV-CO (Mission Valley – Commercial Office)	Hotel and Commercial Office
SOUTH:	MV-CO	Commercial Recreation and Retail
EAST:	MV-CO	U.S. Postal Center
WEST:	MV-M/SP (Multiple Use – Specific Plan)	Multi Dwelling Development
DEVIATION REQUESTED:	ESL Deviation due to impacts to wetlands	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 3, 2014, the Mission Valley Community Planning Group voted 15-0-3 to recommend approval of the project subject to the conditions that the applicant fulfill all of the cycle issue comments and address any mitigation measures required by the environmental document.	

PLANNING COMMISSION
RESOLUTION NUMBER _____
A RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION NO. 530514 AND
THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
DISCOVERY CENTER - PROJECT NO. 369379

WHEREAS, on October 8, 2014, the SAN DIEGO RIVER PARK FOUNDATION, submitted an application to the Development Services Department for a Site Development Permit for the Discovery Center project (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on September 20, 2018; and

WHEREAS, the Planning Commission considered the issues discussed in the Mitigated Negative Declaration No. 369379 (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.

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: _____
Martha Blake
Development Project Manager
Development Services Department

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
SITE DEVELOPMENT PERMIT No. XXXX
PROJECT NO. 369379

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. 369379 shall be made conditions of **Site Development Permit** as may be further described below.

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

1. Prior to issuance of a Notice to Proceed for a construction permit, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all related Construction Documents (CD), (plans, specification, details, etc.) to ensure the Mitigation, Monitoring and Reporting Program (MMRP) requirements are incorporated into the design for that construction phase.
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/city-clerk/officialdocs/notices/index.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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: ***Archaeological Consultants, Native American Monitor, Biological Consultants***

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) No. 369379 and/or Environmental Document No, 369379 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (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 of compliance with all other agency requirements or permits 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.
 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.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Noise	Qualified Acoustician	Noise Mitigation Features Inspection
Tribal Cultural Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES (Resource Protection During Construction and Habitat Mitigation)

BIO-1: Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the following project requirements are shown on the construction plans:

I. Prior to Construction

- A. Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, MSCP, ESL Ordinance, project permit conditions; CEQA; endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME), which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including nesting surveys for yellow-breasted chat, yellow warbler, ~~and~~ Cooper's hawk, Least Bell's Vireo), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. Avian Protection Requirements:** To avoid any direct impacts to sensitive bird species such as yellow-breasted chat, yellow warbler, ~~and~~ Cooper's hawk, and Least Bell's Vireo removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of the yellow-breasted chat, yellow warbler, and Cooper's hawk, on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to

initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting yellow-breasted chat, yellow warbler, and Cooper's hawk, and Least Bell's Vireo) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging area, etc.).

II. During Construction

- A. **Monitoring** – All construction (including access/staging area) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access,

etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A.** In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

Biological Resources (Habitat Mitigation - Sensitive Upland)

BIO-2a: Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, the Owner/Permittee shall mitigate the project's sensitive upland impacts in accordance with the City's Biology Guidelines (2012). Accordingly, the Owner/Permittee shall mitigate for project impacts to 1.47-acres of Tier II habitat (Diegan coastal sage scrub/baccharis scrub) at a 1:1 mitigation ratio with 1.47-acres of Tier II or better habitat inside the MHPA. This shall be achieved via the following, as detailed in the On-Site Mitigation Plan (RECON 2018):

- Restoration of the 0.11-acre temporary impact area (0.05 acre of Diegan coastal sage scrub and 0.06 acre of baccharis scrub) to the original habitat condition.
- Creation of 0.32 acre of Diegan coastal sage scrub on-site within the MHPA.
- Preservation of 0.44 acre of Diegan coastal sage scrub and 0.12 acre of baccharis scrub on-site within the MHPA.
- Purchase of 0.48 acre of mitigation credit for Tier II or better habitat off-site within the City's MHPA.

BIO-2b: Prior to issuance of a grading permit, the owner/permittee shall provide an Upland Mitigation Bond to the satisfaction of the City ADD/MMC/MSCP to ensure the sensitive upland mitigation will be completed. The Upland Mitigation Bond shall be released upon the achievement of BIO-4, the creation/restoration/preservation identified above, and the following success criteria (as identified in the On-Site Mitigation Plan [RECON 2018]): 80 percent native species cover, 85 percent plant density, and 5 percent maximum cover of non-native species within the coastal sage scrub habitat mitigation area at the end of five years (relative to reference site) to the satisfaction of MMC, MSCP, ED.

Biological Resources (Habitat Mitigation - Sensitive Wetland Habitats)

- BIO-3a:** Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, the Owner/Permittee shall mitigate the project impacts to City wetlands in accordance with the City's Biology Guidelines. Accordingly, the Owner/Permittee shall mitigate for project impacts to 1.0 acre (southern cottonwood-willow riparian forest, southern riparian woodland, and southern willow scrub) at a 3:1 mitigation-to-impact ratio. Accordingly, mitigation for City wetland impacts shall include a 1:1 creation component to ensure no net loss of wetlands and a 2:1 restoration/enhancement component. This shall be achieved on-site via the following, as detailed in the On-Site Mitigation Plan (RECON 2018):
- Creation of 0.89 acre of riparian habitat.
 - Enhancement of 2.0-acre of riparian habitat (spread out within the 11.97-acre site – see Figure 17 of On-Site Mitigation Plan [RECON 2018b]).
 - Restoration of the 0.11-acre temporary impact area to the original habitat condition.
- BIO-3b:** Prior to issuance of a grading permit, the applicant shall provide a Wetland Mitigation Bond to the satisfaction of the City ADD/MMC /MSCP to ensure this mitigation will be completed. The Wetland Mitigation Bond shall be released upon the achievement BIO-4, the wetland creation/enhancement/restoration, and the following success criteria (as identified in the On-Site Mitigation Plan [RECON 2018]): 65 percent absolute cover of riparian species, 5 percent maximum cover of non-native species and 15 percent maximum absolute cover of upland species within the riparian habitat creation area at the end of five years (relative to reference site).

Biological Resources (Long-term Management of Mitigation Land)

- BIO-4a:** Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, the applicant shall provide an endowment to adequately fund the estimated annual costs associated with the long-term management tasks identified in the On-Site Mitigation Plan (RECON 2018a and 2018b). These tasks consist of annual sensitive vegetation monitoring, sensitive species monitoring, exotic species control, public awareness, trespass monitoring and management, trash monitoring and management, and reporting and administration. The endowment amount shall be calculated via a Property Analysis Record (PAR) analysis completed by the qualified habitat management entity (such as the San Diego Foundation), to the satisfaction of the City ADD/MMC/MSCP.

BIO-4b: Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, the applicant shall provide documentation of an executed agreement with a qualified habitat management entity that provides for the implementation of the long-term management of the wetland and upland mitigation areas in perpetuity in accordance with the On-Site Mitigation Plan (RECON 2018a and 2018b) to the satisfaction of MMC.

BIO-4c: Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, a covenant of easement shall be provided over the MHPA area to the satisfaction of MSCP. The covenant of easement shall specifically prohibit activities in the wetland and upland mitigation areas that will affect biological value, as follows (as listed in Section 9.6 of the On-Site Mitigation Plan [RECON 2018a and 2018b]):

- Herbicide types, rodenticides, pesticides, incompatible fire protection activities and any and all other uses which may adversely affect conservation of watersheds;
- Use of off-road vehicles;
- Grazing or surface entry for exploration or extraction of minerals;
- Erecting of any building, billboard, or sign (except informational signs associated with the mitigation site);
- Depositing of soil, trash, ashes, garbage, waste, bio-solids, or any other material; (soil deposition in association with an approved restoration program is allowed);
- Excavating, dredging, or removing of loam, gravel, soil, rock, sand, or other material; (excavation or moving of soil, gravel, loam, rock, sand or other material in association with an approved restoration program is allowed);
- Otherwise altering the general topography of the conserved area, including the building of roads; and
- Removing, destroying, or cutting of trees, shrubs or other vegetation other than the non-native plant removal or brush management activities. Alterations in association with an approved restoration program are allowed.

Biological Resources (Restoration/Revegetation Plan)

BIO-4d: Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits the Assistant Deputy Director (ADD) environmental designee of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading *Environmental Requirements*: "The Discovery Center at Grant Park is subject to Mitigation, Monitoring and Reporting Program and shall

conform to the mitigation conditions as contained in the Mitigated Negative Declaration No. 367379 / State Clearinghouse No. *Pending*.

I. Prior to Permit Issuance

- A. Land Development Review (LDR) Plan Check
 - 1. Prior to NTP or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that the requirements for the revegetation/restoration plans and specifications, including mitigation of direct impacts to uplands (Diegan coastal sage scrub and baccharis scrub) and wetlands (southern cottonwood–willow riparian forest, southern riparian woodland, and southern willow scrub) consistent with the Biological Resources Report for the San Diego River Park Foundation Discovery Center at Grant Park Project prepared by RECON February 20, 2018 have been shown and noted on the appropriate landscape construction documents. The landscape construction documents and specifications must be found to be in conformance with the (On-site Mitigation Plan for the San Diego River Park Foundation Discovery Center at Grant Park Project prepared by RECON April 6, 2018) the requirements of which are summarized below:
- B. Revegetation/Restoration Plan(s) and Specifications
 - 1. Landscape Construction Documents (LCD) shall be prepared on D-sheets and submitted to the City of San Diego Development Services Department, Landscape Architecture Section (LAS) for review and approval. LAS shall consult with Mitigation Monitoring Coordination (MMC) and obtain concurrence prior to approval of LCD. The LCD shall consist of revegetation/restoration, planting, irrigation and erosion control plans; including all required graphics, notes, details, specifications, letters, and reports as outlined below.
 - 2. Landscape Revegetation/Restoration Planting and Irrigation Plans shall be prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4, the LDC Landscape Standards submittal requirements, and Attachment “B” (General Outline for Revegetation/Restoration Plans) of the City of San Diego’s LDC Biology Guidelines (July 2002). The Principal Qualified Biologist (PQB) shall identify and adequately document all pertinent information concerning the revegetation/restoration goals and requirements, such as but not limited to, plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat, erosion and sediment control, performance/success criteria, inspection

schedule by City staff, document submittals, reporting schedule, ect. The LCD shall also include comprehensive graphics and notes addressing the ongoing maintenance requirements (after final acceptance by the City).

3. The Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Construction Manager (CM) and Grading Contractor (GC), where applicable shall be responsible to ensure that for all grading and contouring, clearing and grubbing, installation of plant materials, and any necessary maintenance activities or remedial actions required during installation and the 120 day plant establishment period are done per approved LCD. The following procedures at a minimum, but not limited to, shall be performed:
 - a. The RMC shall be responsible for the maintenance of the upland/wetland mitigation area for a minimum period of 120 days. Maintenance visits shall be conducted on a bi-weekly basis throughout the plant establishment period.
 - b. At the end of the 120-day period the PQB shall review the mitigation area to assess the completion of the short-term plant establishment period and submit a report for approval by MMC.
 - c. MMC will provide approval in writing to begin the five-year long-term establishment/maintenance and monitoring program.
 - d. Existing indigenous/native species shall not be pruned, thinned or cleared in the revegetation/mitigation area.
 - e. The revegetation site shall not be fertilized.
 - f. The RIC is responsible for reseeding (if applicable) if weeds are not removed, within one week of written recommendation by the PQB.
 - g. Weed control measures shall include the following: (1) hand removal, (2) cutting, with power equipment, and (3) chemical control. Hand removal of weeds is the most desirable method of control and will be used wherever possible.
 - h. Damaged areas shall be repaired immediately by the RIC/RMC. Insect infestations, plant diseases, herbivory, and other pest problems will be closely monitored throughout the five-

year maintenance period. Protective mechanisms such as metal wire netting shall be used as necessary. Diseased and infected plants shall be immediately disposed of off-site in a legally-acceptable manner at the discretion of the PQB or Qualified Biological Monitor (QBM) (City approved). Where possible, biological controls will be used instead of pesticides and herbicides.

4. If a Brush Management Program is required the revegetation/restoration plan shall show the dimensions of each brush management zone and notes shall be provided describing the restrictions on planting and maintenance and identify that the area is impact neutral and shall not be used for habitat mitigation/credit purposes.
- C. Letters of Qualification Have Been Submitted to ADD
1. The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to MMC. This letter shall identify the PQB, Principal Restoration Specialist (PRS), and QBM, where applicable, and the names of all other persons involved in the implementation of the revegetation/restoration plan and biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PQB/PRS/QBM and all City Approved persons involved in the revegetation/restoration plan and biological monitoring of the project.
 3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the revegetation/restoration plan and biological monitoring of the project.
 4. PBQ must also submit evidence to MMC that the PQB/QBM has completed Storm Water Pollution Prevention Program (SWPPP) training.

II. Prior to Start of Construction

- A. PQB/PRS Shall Attend Preconstruction (Precon) Meetings
1. Prior to beginning any work that requires monitoring:
 - a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB or PRS, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA), Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC),

- Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.
- b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the revegetation/restoration plan(s) and specifications with the RIC, CM and/or GC.
- c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB/PRS, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/ restoration phase of the project, including site grading preparation.
- 2. Where Revegetation/Restoration Work Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a revegetation/restoration monitoring exhibit (RRME) based on the appropriate reduced LCD (reduced to 11"x 17" format) to MMC, and the RE, identifying the areas to be revegetated/restored including the delineation of the limits of any disturbance/grading and any excavation.
 - b. PQB shall coordinate with the construction superintendent to identify appropriate Best Management Practices (BMPs) on the RRME.
- 3. When Biological Monitoring Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
- 4. PQB Shall Contact MMC to Request Modification
 - a. The PQB may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the revegetation/restoration plans and specifications. This request shall be based on relevant information (such as other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.

III. During Construction

- A. PQB or QBM Present During Construction/Grading/Planting
 - 1. The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, excavation, landscape establishment in association with (grading, construction, and creation/enhancement/restoration activities) which could

result in impacts to sensitive biological resources as identified in the LCD and on the RRME. **The RIC and/or QBM are responsible for notifying the PQB/PRS of changes to any approved construction plans, procedures, and/or activities. The PQB/PRS is responsible to notify the CM, LA, RE, BI and MMC of the changes.**

2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSVR). The CSVR's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.
3. The PQB or QBM shall be responsible for maintaining and submitting the CSVR at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
4. All construction activities (including staging areas) shall be restricted to the development areas as shown on the LCD. The PQB/PRS or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved LCD.
5. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats as identified in Figure 12, Impacts to Biological Resources, of the Biological Resources Report for the San Diego River Park Foundation Discovery Center at Grant Park Project prepared by RECON February 20, 2018, as shown on the approved LCD.
6. The PBQ shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly
7. The PQB or QBM shall oversee implementation of BMPs, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMPs upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSVR.
8. PQB shall verify in writing on the CSVR's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only

within the designated staging area located outside the area defined as biological sensitive area.

9. The long-term establishment inspection and reporting schedule per LCD must all be approved by MMC prior to the issuance of the Notice of Completion (NOC) or any bond release.

B. Disturbance/Discovery Notification Process

1. If unauthorized disturbances occur or sensitive biological resources are discovered that were not previously identified on the LCD and/or RRME, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.
2. The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMPs). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMPs.
3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).

C. Determination of Significance

1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

IV. Post Construction

A. Mitigation Monitoring and Reporting Period

1. *Five-Year* Mitigation Establishment/Maintenance Period
 - a. The RMC shall be retained to complete maintenance monitoring activities throughout the *five-year* mitigation monitoring period.
 - b. Maintenance visits will be conducted twice per month for the first six months, once per month for the remainder of the first year, and quarterly thereafter.
 - c. Maintenance activities will include all items described in the LCD.
 - d. Plant replacement will be conducted as recommended by the PQB (note: plants shall be increased in container size relative to the time of

initial installation or establishment or maintenance period may be extended to the satisfaction of MMC.

2. Five-Year Biological Monitoring
 - a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.
 - b. Monitoring shall involve both qualitative horticultural monitoring and quantitative monitoring (i.e., performance/success criteria). Horticultural monitoring shall focus on soil conditions (e.g., moisture and fertility), container plant health, seed germination rates, presence of native and non-native (e.g., invasive exotic) species, any significant disease or pest problems, irrigation repair and scheduling, trash removal, illegal trespass, and any erosion problems.
 - c. After plant installation is complete, qualitative monitoring surveys will occur monthly during year one and quarterly during years two through five.
 - d. Upon the completion of the 120-days short-term plant establishment period, quantitative monitoring surveys shall be conducted at 0, 6, 12, 24, 36, 48 and 60 months by the PQB or QBM. The revegetation/restoration effort shall be quantitatively evaluated once per year (in spring) during years three through five, to determine compliance with the performance standards identified on the LCD. All plant material must have survived without supplemental irrigation for the last two years.
 - e. Quantitative monitoring shall include the use of fixed transects and photo points to determine the vegetative cover within the revegetated habitat. Collection of fixed transect data within the revegetation/restoration site shall result in the calculation of percent cover for each plant species present, percent cover of target vegetation, tree height and diameter at breast height (if applicable) and percent cover of non-native/noninvasive vegetation. Container plants will also be counted to determine percent survivorship. The data will be used determine attainment of performance/success criteria identified within the LCD.
 - f. Biological monitoring requirements may be reduced if, before the end of the fifth year, the revegetation meets the fifth-year criteria and the irrigation has been terminated for a period of the last two years.
 - g. The PQB or QBM shall oversee implementation of post-construction BMPs, such as gravel bags, straw

logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMPs upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSVR.

C. Submittal of Draft Monitoring Report

1. A draft monitoring letter report shall be prepared to document the completion of the 120-day plant establishment period. The report shall include discussion on weed control, horticultural treatments (pruning, mulching, and disease control), erosion control, trash/debris removal, replacement planting/reseeding, site protection/signage, pest management, vandalism, and irrigation maintenance. The revegetation/restoration effort shall be visually assessed at the end of 120-day period to determine mortality of individuals.
2. The PQB shall submit two copies of the Draft Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring. Monitoring reports shall be prepared on an annual basis for a period of five years. Site progress reports shall be prepared by the PQB following each site visit and provided to the owner, RMC and RIC. Site progress reports shall review maintenance activities, qualitative and quantitative (when appropriate) monitoring results including progress of the revegetation relative to the performance/success criteria, and the need for any remedial measures.
3. Draft annual reports (three copies) summarizing the results of each progress report including quantitative monitoring results and photographs taken from permanent viewpoints shall be submitted to MMC for review and approval within 30 days following the completion of monitoring.
4. MMC shall return the Draft Monitoring Report to the PQB for revision or, for preparation of each report.
5. The PQB shall submit revised Monitoring Report to MMC (with a copy to RE) for approval within 30 days.
6. MMC will provide written acceptance of the PQB and RE of the approved report.

- D. Final Monitoring Reports(s)
 - 1. PQB shall prepare a Final Monitoring upon achievement of the fifth-year performance/success criteria and completion of the five-year maintenance period.
 - a. This report may occur before the end of the fifth year if the revegetation meets the fifth-year performance /success criteria and the irrigation has been terminated for a period of the last two years.
 - b. The Final Monitoring report shall be submitted to MMC for evaluation of the success of the mitigation effort and final acceptance. A request for a pre-final inspection shall be submitted at this time, MMC will schedule after review of report.
 - c. If at the end of the five years any of the revegetated area fails to meet the project's final success standards, the applicant must consult with MMC. This consultation shall take place to determine whether the revegetation effort is acceptable. The applicant understands that failure of any significant portion of the revegetation/restoration area may result in a requirement to replace or renegotiate that portion of the site and/or extend the monitoring and establishment/maintenance period until all success standards are met.

LAND USE (MHPA Land Use Adjacency Guidelines)

LAND-1: Prior to issuance of any construction permit or notice to proceed, MSCP staff shall verify the Owner/Applicant has accurately represented the project's design on the Construction Documents

- A. Grading/Land Development/MHPA Boundaries: MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. Drainage: All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- C. Toxics/Project Staging Areas/Equipment Storage: Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall incorporate into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- D. Lighting: Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740. This shall be implement via the following:
 - 1) Areas north of the building to the MHPA line include low-level, directional pathway bollards and pedestrian-scaled lighting (directional/supports dark sky requirements), and
 - 2) Parking areas, along Camino del Rio North, and main entries from public streets will include pole lighting and pedestrian-scaled (directional/supporting dark sky requirements) lighting. Outdoor events will not introduce additional lighting beyond what is shown on the project plans during the breeding season.
 - 3) Lighting from the movie projector shall be shielded away from the MHPA.
- E. Barriers: New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. Invasives: No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. Brush Management: New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall

be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consistent with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

- H. Noise: Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: least Bell's vireo (March 15 through September 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

least Bell's vireo

Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 15 and September 15, the breeding season of the Least Bell's vireo, until the following requirements have been met to the satisfaction of the City Manager:

A qualified biologist (possessing a valid endangered species act section 10(a)(1)(a) recovery permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 decibels [db(a)] hourly average for the presence of the least Bell's vireo. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction.

- a. If the least Bell's vireo is present, then the following conditions must be met:
 - I. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least Bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the

supervision of a qualified biologist; and

- II. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 db(a) hourly average at the edge of occupied least bell's vireo or habitat. An analysis showing that noise generated by construction activities would not exceed 60 db (a) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
- III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 db(a) hourly average at the edge of habitat occupied by the least bell's vireo. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 db (a) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

*Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level

if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- b. If least Bell's vireo are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 15 and September 15 as follows:
 - I. If this evidence indicates the potential is high for least bell's vireo to be present based on historical records or site conditions, then condition a.iii shall be adhered to as specified above.
 - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

NOISE (Construction)

NOI-1: Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the MHPA boundaries and the following project requirements regarding the least Bell's vireo are shown on the construction plans, as consistent with mitigation measure LAND-1H:

- A. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the least Bell's vireo. The noise attenuation features shall consist of the following measures unless equivalent measures (other measures that achieve the 60 dB(A) hourly average) are approved by the City's environmental designee:
 - 1. To attenuate rough grading equipment noise levels during the least Bell's vireo breeding season (if proposed), a temporary 10-foot-tall barrier shall be erected along the top of the slope at the edge of the river corridor to reduce rough grading noise impacts to less than 60 dB(A) Leq or the ambient noise level. If rough grading has been completed outside the breeding season but other construction activities are to occur during the breeding season, then a 6-foot barrier shall be installed in the same location to reduce other construction noise to less than 60 dB(A) Leq or to the ambient noise level.
 - 2. The noise barrier would need to extend at least 30 feet beyond the extent of the site grading along the habitat, or as a "return" along the

site property line, to provide complete control of the rough grading noise. The noise barrier to attenuate building construction noise would need to be approximately 135 feet long, centered on the edge of the building closest to the habitat (extending approximately 30 feet in each direction beyond where an extension of the north-south corner lines of the building [close to the habitat] would intersect the habitat lines). In addition, the following parameters should be incorporated into the barrier design:

- Sound attenuation barriers should be a single, solid sound wall.
- The sound attenuation barriers should be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps through or below the wall. Any seams or cracks should be filled or caulked.
- If wood is used, it can be tongue-and-groove design and should be at least one-inch thick or have a surface density of at least 3.5 pounds per square foot. Sheet metal of minimum 18-gauge may also be used, if it meets the other noted criteria and is properly supported and stiffened so that it does not rattle or create noise from vibration or wind.

- B. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

NOI-2: Prior to issuance of any Building Permit within the Musician's Performance Area, the following operational noise controls for the permanent performance and movie area shall be included in the Site Development Permit and reflected in Exhibit "A" to the satisfaction of the Environmental Designee, MSCP, and MMC:

- A. Musician's performance area requirements (Biological Technical Report [RECON 2018] Figure 10):
1. The musician's performance area shall provide a permanent noise control structure (with removable glass awning panels) on the north and northwest side of the area
 2. The musician's performance area shall consist of a dedicated on-grade space that optimizes the use of a sound wall to minimize sound in habitat areas;
 3. The musician's performance area shall provide a permanent back wall structure;

4. The musician's performance area shall provide a permanent noise control awning system including one PSF loaded vinyl layer;
 5. The musician's performance area shall always include the use of noise control flaps extending from the awning to the top (or overlapping the top) of the glass during use that requires amplified music;
 6. The musician's performance area shall provide an enclosure when used so that there are no gaps overhead, to the north or northwest, in the shell structure;
 7. The musician's performance area shall provide a permanent power system for lights and amplifiers; and
 8. Use of the musician's performance area shall always be limited to the use of not more than two (single large speaker) self-powered speaker amplifier systems to be positioned on the set-up area only.
- B. The sound control shell shall be constructed with a wall, built up from a low, 2- to 3-foot high cast-in-place concrete seat wall and footing with 3/8-inch thick glass (or similar material) panels to a height of 6 feet. Decals or etching shall be used on the glass (or other transparent material) to minimize bird strikes. The set-up area shall be under a permanent structural shade covering that would include a noise control awning system within the stage covering. The top of the sound control shell shall be created by using a portion of the permanent structural shade covering constructed with an (opaque) noise control awning system and side panels connecting to the glass.

The noise control awning shall be constructed with outer covering layers of Sunbrella (or similar sun-rot resistant material) fabric covering an inner (middle) layer of 1/8-inch thick 1 pound per square foot (psf) barium loaded vinyl noise barrier. The upper awning shall connect to the glass wall on the north side, wrapping around to the northwest terminus of the wall with a removable flap (with construction identical to the upper awning) that shall be used whenever the stage has amplified speakers, to complete the shell effect and provide directional control for the sound out into the passive park and control the impacts into the habitat areas when setup as described below.

Use of the performance area shall be strictly limited to a maximum of two self-powered (115-volt AC) speaker systems with a single large speaker (12-inch or less size) per unit. The speakers shall be required to be positioned on the stage area below the noise awning (within the coverage area of the awning and glass wall). These requirements shall be incorporated into any facility lease agreements.

CULTURAL RESOURCES (Archaeology)**CUL-1:**

- I. Prior to Permit Issuance
 - A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, 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. The applicant shall submit a letter of verification to the Mitigation Monitoring and Coordination (MMC) office 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 (¼-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 CM 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. Identify Areas to be Monitored
 - a. 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.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 - 3. 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
- III. During Construction
 - A. Monitor(s) 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 CM 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 Occupational

Safety and Health Administration (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 CSVrs 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 or BI, as appropriate.
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) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated 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, 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.
 - 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.
- 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 15064.3(e), the California Public Resources Code (Section 5097.98) and state Health and Safety Code (Section 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 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 provenance of the remains.
 - 2. The medical examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - 3. If a field examination is not warranted, the medical examiner will determine with input from the PI, if the remains are or are not 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 15064.3(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 Public Resources Code 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order 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 on the site;
 - (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 items associated and buried 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 (Public Resources Code 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, Environmental Analysis Section, 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 CSV and submit to MMC via fax by 8 a.m. 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 MMC, or by 8 a.m. 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 CM 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. Preparation and 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 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 resulting from 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 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 523A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's HRG, 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 for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC 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 cataloged.
 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.
 3. The cost for curation is the responsibility of the property owner.
- 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. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. 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 5.
- 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 that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRIBAL CULTURAL RESOURCES

TCR-1: Prior to the issuance of a grading permit, the Assistant Deputy Director (ADD) Environmental designee shall verify the plant palette shown on construction documents incorporates the following species traditionally utilized by the Native American tribes culturally affiliated with the project area: deer grass (*Muhlenbergia rigens*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), coastal prickly pear (*Opuntia littoralis*), black sage (*Salvia mellifera*), western ragweed (*Ambrosia psilostachya*), mulefat (*Baccharis salicifolia*), western sycamore (*Platanus racemosa*), Fremont's cottonwood (*Populus fremontii*), coast live oak (*Quercus agrifolia*), and willows (*Salix sp.*).

TCR-2: Prior to the issuance of a grading permit, the Assistant Deputy Director (ADD) Environmental designee shall verify interpretive signage along the trail as shown on construction documents. Signage shall include 20 plant identification signs (each approximately 6 by 8-inches) along the trail with plants traditionally utilized by Native American tribes identified by a symbol. A storyboard sign (approximately 20 by 30 inches) shall also be provided that describes the native plants identified along the river pathway

and their relationship to the Kumeyaay people's ability to thrive in the region.

TCR-3: The owner/permittee shall provide a Qualified archaeologist and a Native American Monitor during earthwork, as detailed in CUL-1.

PLANNING COMMISSION
RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 1291277
DISCOVERY CENTER AT GRANT PARK PROJECT NO. 369379 MMRP

WHEREAS, SAN DIEGO RIVER PARK FOUNDATION, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 9,950 square-foot interpretive building center with educational, meeting, & community uses; 2,900 square feet of outdoor classroom; concession space with restrooms; extension of the San Diego River Trail and a view deck (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1291277), on portions of a 17.52-acre site;

WHEREAS, the project site is located at 2450 Camino Del Rio North in the OF-1-1 and MV-CO zones of the Mission Valley Community Plan; and

WHEREAS, the project site is legally described as Parcel 1 and 2 of Parcel Map 16900, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 10, 1992; and

WHEREAS, on September 20, 2018, the Planning Commission of the City of San Diego considered Site Development Permit No. 1291277. 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, that it adopts the following findings with respect to Site Development Permit No. 1291277:

A. Site Development Permit - SDMC Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The 17.52-acre project site is located at 2450 Camino Del Rio North. The site is designated as Park, Open Space, and Recreation; Commercial Employment, Retail, and Services and zoned OF-1-1 and MV-CO of the Mission Valley Planned District within the Mission Valley Community Plan.

The San Diego River Discovery Center at Grant Park is located in an area identified by the "San Diego River Subdistrict". The project supports the implementation of the City's San Diego River Subdistrict Plan and San Diego River Park Master Plan by providing an interpretive center/community amenity along the River Park corridor in a central location in Mission Valley. The site is in the center of Mission Valley, and is near multi-family housing, the San Diego Rio Vista Trolley Station, an MTS bus stop and Interstates 8 and 805. The project is accessible by vehicle, public transit, bicycle or through existing pedestrian routes. Therefore, the proposed development would not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

Due to the project's proposed focus as a community destination for interpretive learning of the San Diego River as well as supporting community activities near the river, the center will provide a community amenity and will not be detrimental to the public health, safety, and welfare. The project provides a use that attracts visitors and the community to this site and focuses activities along the new River Pathway overlooking the river corridor. This will provide more "eyes to the river" and assist in increasing public safety in this area. Soft lighting directed away from the river habitat along the pathway will help support pedestrian safety. Project buildings will be constructed at an elevation necessary to safeguard that they are not subject to flood hazards, and the project has completed hydrology studies to demonstrate that there will be no project induced flooding impacts to other properties along the river.

SDP No. 1291277 imposes conditions on the project to comply with the development regulations in effect for the subject property as set forth in the Land Development Code, and the developer of the project will be required to obtain all necessary grading, public improvement and building permits to ensure construction will comply with all applicable development regulations, Building and Fire Codes. The proposed development and associated improvements will meet all development standards and will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed Discovery Center will comply with all applicable regulations of the Land Development Code in terms of building heights, massing, the implementation of the river pathway public right-of-way, landscaping and parking requirements. The project has addressed all required water quality issues through the project review and is in compliance with the Water Quality Standards assured through Municipal Storm Water National Pollutant Discharge Elimination System permit.

A deviation is required due to the project impacts to 1.0 acre of wetlands, in accordance with SDMC Section 143.0141. It has been demonstrated that the proposed project is the biologically superior option, and therefore this deviation is allowed, as the project is consistent with the City's Biology Guidelines and the Land Development Code.

B. Supplemental Site Development Permits Findings - Environmentally Sensitive Lands - Section 126.0504(b)

- 1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project is sited in an undeveloped parcel of land with the San Diego River north of and adjacent to the site. The project site includes areas of previous disturbance due to its history as a sand mining operation, including a former haul road with a berm. The berm separates approximately one-third of the site from the river corridor. The majority of the development will occur on previously disturbed areas. The design of the project is intended to minimize impacts to environmentally sensitive lands (ESL). Of the 17.52-acre site, approximately 80% of the site will be protected or restored. The building, site, and landscape design, along with an extended pathway, are all designed to minimize impacts to the wetlands edge and sensitive biology resources. The extended river pathway was developed to avoid wetlands and the Multi-Habitat Planning Area boundaries (adjusted with this project).

- 2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The proposed development minimizes any alterations of the existing topography and improves the site to protect the new development from potential flood damage. Based upon the nature of the proposed construction, along with the incorporation of a fire suppression system within the new building, no increases in fire hazards are anticipated. All buildings are raised to an elevation 2' above the 100-year FEMA floodplain and the design utilizes portions of the original haul road to be used for the River Pathway. The project would implement permanent construction Best Management Practices as required by the City of San Diego. There is no erosion or impacts to coastal environments anticipated. Impacts to wetlands have been minimized. Therefore, the proposed development would minimally alter the site and would not result in undue risk from geological and erosional forces, flood hazards, or fire hazards.

- 3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The proposed development was sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands north of the project site. To the south, east, and west property boundaries, there are no environmentally sensitive lands immediately adjacent to the development site. These adjacent lands include Camino del Rio North (a four lane collector street) to the south, the United States Postal Service processing center to the east, and Qualcomm Way (a six lane arterial) to the west. North of the river is the San Diego Trolley line corridor. The Discovery Center development will have no development impacts to any ESL off-site, and therefore, the proposed development would be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. No direct

impacts to the MHPA as adjusted will occur and indirect impacts will be avoided through compliance with the Land Use Adjacency Guidelines described in Section 1.4.3 of the MSCP Subarea Plan. Compliance with the Land Use Adjacency Guidelines will avoid indirect impacts related to grading/land development, drainage, toxics/project staging/equipment storage, lighting, barriers, invasive species, brush management, and noise. A Covenant of Easement (COE) will be recorded over all remaining ESL for its long-term protection in perpetuity.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The project site is partially within the Multi-Habitat Planning Area (MHPA) and requires an MHPA Boundary Line Adjustment (BLA) to implement the project. The project is situated on the least sensitive portions of the project site avoiding large, contiguous areas of Diegan Coastal Sage Scrub and Baccharis scrub in the southeast portion of the site, as well as the majority of wetlands on site. The BLA will remove 0.09 acre of wetlands, 0.09 acre of sensitive uplands, and 0.27 acre of non-sensitive uplands from the MHPA and would replace with 1.31 acres of wetlands, 1.45 acres of sensitive uplands, and 0.37 acre of non-sensitive uplands within the project site. The added areas are adjacent to existing areas of similar habitat within the MHPA for a total net gain of 2.68 acres. The final determination regarding the biological value of the proposed boundary adjustment was made in accordance with the MSCP Subarea Plan and with concurrence of the City, USFWS, and CDFW. The BLA was approved by USFWS and CDFW on August 21, 2015. Those portions of the project site mapped with MHPA lands would require a Covenant of Easement be placed over them to protect the area in perpetuity. Project compliance with the Land Use Adjacency Guidelines through conditions of approval will avoid potential indirect impacts to the resources in the MHPA related to grading/land development, drainage and toxics, lighting, public access, barriers, invasive species, brush management, and noise. As a result, the Project will comply with policies protecting environmental resources in the MHPA as outlined in the MSCP Subarea Plan, and the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed development is located approximately six miles inland from public beaches and local shoreline and therefore it is unlikely that on-site development will contribute to erosion of public beaches or adversely affect shoreline sand supply. Moreover, the project will include storm water treatment features to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely affect local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Mitigated Negative Declaration No. 369379 has been prepared in accordance with CEQA Guidelines and compliance with an associated Mitigation, Monitoring and Reporting Program (MMRP) with mitigation is a condition of the permit to address potential project related impacts to the natural environment. No unmitigated impacts to environmentally sensitive lands are identified and all impacts will be less than significant with mitigation implemented. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

C. Supplemental Findings – Environmentally Sensitive Lands Deviations

1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.

The project has focused on minimizing impacts to environmentally sensitive lands by focusing development away from the wetlands edge and **MHPA** boundary, while at the same time providing an exciting opportunity for the public to observe and enjoy the San Diego River via the River Pathway and interpretive center. The project adheres to City of San Diego offsets and requirements for site design. The non-native grassland area between the wetland habitats that is located about 300 feet east of Qualcomm Way comprises less than one acre of area that could be used for development. There is also an area of coastal sage scrub and Baccharis scrub habitat (about 1.5 acres) that exists to the east of the wetland habitat on-site. In isolation, each area could be developed with minimal impact to wetland habitat. However, the entryway to the project where there is an existing curb cut which is aligned with the ingress/egress of the newly constructed project located south across Camino del Rio North. This entryway location is located adjacent to southern cottonwood willow riparian forest habitat located north of Camino del Rio North. Therefore, use of this curb cut would require impact to this wetland. To achieve avoidance of all wetland impacts, including the wetlands that exist between the two upland habitats, would not be possible. Under the wetlands avoidance alternative, elements of the current proposed project (visitor center building, outdoor facilities, parking, River Pathway, etc.) could not be developed in a feasible manner given the location of the wetlands in the center of the site, the required location for project access, and the patchy distribution of non-wetland habitats on-site. The proposed project has minimized impacts on environmentally sensitive lands to the maximum extent feasible, and there are no feasible measures that can further minimize the potential adverse effects on ESL.

2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

The proposed Discovery Center project would result in impacts to wetlands, which requires a deviation from the ESL regulations. The project includes development of an interpretive center, viewing structures, and public spaces associated with promoting education and public awareness of the natural resources of the San Diego River, as well as an extension of the San Diego River Pathway that provides a pedestrian and bicycle path through portions of Mission Valley. The construction of an interpretive center project along the San Diego River is called out in the San Diego River Park Master Plan, and the proposed project site is one of

the few remaining available locations for such a project. The project has been designed to avoid impacts to City-defined wetlands as much as possible. The project would result in permanent impacts to 1.06 acre of wetlands, temporary impacts to an additional 0.19 acre of wetlands, and preservation of 11.92 remaining acres of wetlands on site. The impacted areas would be offset by on-site preservation and enhancement, as well as off-site restoration, at City required mitigation ratios. The low quality riparian habitats that would be impacted would be replaced with establishment of higher quality riparian habitat off site within the San Diego River Watershed. The establishment of 1.06 acres of wetlands offsite will occur in a location better suited hydrologically to support wetland habitat in the long term. The .19 acre of wetlands that would be temporarily impacted would be restored on site.

Mission Valley Development Permit Findings - SDMC 1514.0201(d)(3)

1. The proposed development is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan.

The San Diego River Discovery Center at Grant Park is located in an area identified as the "San Diego River Subdistrict" which supports the implementation of the City's San Diego River Subdistrict Plan and San Diego River Park Master Plan by providing an Interpretive Center for the River Park in a central location in Mission Valley. The development is consistent with the underlying zones. Therefore the proposed development is consistent with the Mission Valley Community Plan and the City's General Plan.

2. The proposed development provides the required public facilities and is compatible with adjacent open space areas.

The Discovery Center provides much needed community and public facilities and amenities within this community. In addition to the extension of the River Pathway, landscape open spaces, picnic areas, view overlooks, and information kiosks along the river corridor, the project provides interpretive information about the San Diego River, restrooms, bicycle racks and park seating that are compatible with the adjacent open space area.

3. The proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as a part of this planned district.

The San Diego River Discovery Center at Grant Park is located in an area identified as the "San Diego River Subdistrict" which supports the implementation of the City's San Diego River Subdistrict Plan and San Diego River Park Master Plan by providing an Interpretive Center for the River Park in a central location in Mission Valley. The development is consistent with the underlying zones. Therefore the proposed development is consistent with the Mission Valley Community Plan and the City's General Plan.

The Discovery Center provides much needed community and public facilities and amenities within this community. In addition to the extension of the River Pathway, landscape open spaces, picnic areas, view overlooks, and information kiosks along the river corridor, the project provides interpretive information about the San Diego River, restrooms, bicycle racks and park seating that are compatible with the open space area.

4. The proposed development will comply with all other relevant regulations in the San Diego Municipal Code.

As noted in the above Findings for the Site Development Permit (SDP), the project is in compliance with all relevant regulations of the SDMC, including one deviation for impacts to wetlands, as allowed through a SDP.

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 Planning Commission, Site Development Permit No. 1291277 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1291277, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: September 20, 2018

IO#: 24004688

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: 24004688

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1291277
DISCOVERY CENTER AT GRANT PARK PROJECT NO. 369379 MMRP
PLANNING COMMISSION

This Site Development Permit No. 1291277 is granted by the Planning Commission of the City of San Diego to SAN DIEGO RIVER PARK FOUNDATION, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504(a), (b), (c), 1514.0305(a)(1), 1514.0302, 131.0205 and 126.0604(a). The 17.52-acre site is located at northeast corner of Qualcomm Way & Camino del Rio North in the Mission Valley - Commercial Office, Mission Valley - San Diego River Subdistrict & OF-1-1 (Open Space--Floodplain) zones of the Mission Valley Community Plan. The project site is legally described as: Parcel 1 and 2 of Parcel Map 16900, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 10, 1992.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 9,950 square-foot interpretive building center with educational, meeting, and community uses; 2,900 square feet of outdoor classroom; and activity space; concession space with restrooms; 5,780-square-foot passive park with performance area; extension of the San Diego River Trail and a view deck described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 20, 2018, on file in the Development Services Department. The project shall include:

- a. A 9,950-square-foot interpretive center building with educational, meeting and community uses; indoor and outdoor classroom and activity space; passive park with performance area; concession space with restrooms; extension of the San Diego River Trail and a view deck;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Conformance with Council Policy 900-14 criteria; and
- e. 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 October 4, 2021.
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant

Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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" 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.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. 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.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 369379 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 369379, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, 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:

Biological Resources
Land Use (MHPA Adjacency Guidelines)
Cultural Resources (Archaeology)
Noise (Construction)
Tribal Cultural Resources

CLIMATE ACTION PLAN REQUIREMENTS:

15. 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.

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with City standard curb ramp with truncated domes, located at the northeast corner of Qualcomm Way and Camino Del Rio North, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with the current City standard driveway, on Camino Del Rio North and associated signal modification, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
20. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
22. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
23. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
24. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and the approved Exhibit "A."

27. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

28. Prior to issuance of any building permit, including any permit for a shell structure, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

30. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents, to the satisfaction of the Development Services Department, within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

31. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A."

32. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall range from 42-feet to 79-feet in width with a corresponding Zone Two of zero-feet to 12-feet in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

33. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

34. Prior to issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A." The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

35. Within Zone One, combustible accessory structures, including, but not limited to decks, trellises, gazebos, et cetera, shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

36. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

37. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

38. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Special Flood Hazard Areas, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

39. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

41. Prior to issuance of any construction permit, the construction documents shall note all criteria included in the design and construction of the project to meet a Leadership in Energy and Environmental Design (LEED) Gold Certification.

42. Operational Noise Controls: All event contracts that involve hosting outdoor events at the site shall include applicable noise monitoring requirements, as identified below. Any future revisions to the standard operating procedures shall be approved by MSCP and the Environmental Designee (ED) and may require additional monitoring efforts prior to approval.

Establish Acceptable Noise Levels

- A. During the non-breeding season, prior to the first outdoor event with an anticipated attendance of between 188 and 385 (where on-site parking

capacity is exceeded), the Owner/Permittee shall engage a qualified acoustical engineer to perform and certify a sound test with the parameters shown below. The qualified acoustical engineer shall submit a post-test certification report documenting the setup (with pictures as needed) and the results of the testing to the City's Multiple Species Conservation Program (MSCP) and the ED. MSCP and the ED shall review the test methods and findings to confirm to their satisfaction that sound attenuation results in a maximum sound level of 60.5 dBA L_{EQ} (ambient noise level per Helix 2016 noise report) at the boundary of the MHPA. The test and report parameters shall be as follows:

1. MSCP and the ED shall be notified in advance of the planned testing date, time, and acoustical engineer qualifications.
2. The test shall be based on the two installed 12-inch amplified speakers within the Sound Control Shell.
3. A pink noise source shall be used to generate continuous pink noise through the speakers, which is anticipated to result in noise levels below or at 60.5 dBA L_{EQ} at the edge of the MHPA.
4. The noise shall then be measured at four locations at the edge of the MHPA. Monitoring locations shall be recorded on an aerial photograph of the site. Photographs of each monitoring location shall be provided.
5. If any noise level at the edge of the habitat exceeds 60.5 dBA L_{EQ} , the noise volume shall be reduced until the impact is within compliance. The noise level at a distance of 25 feet in front of the sound control shell shall be noted and the maximum volume level of the speakers shall be identified in Discovery Center standard operating procedures and all event contracts.

Test Noise Levels During Non-breeding Season Event

- B. During the first non-breeding season event with anticipated attendance of 188 to 385 persons, noise monitoring shall be conducted according to similar testing and reporting parameters described above in Mitigation Measures LAND-1 and NOI-1, with the exception of the pink noise source. Noise levels shall remain at or below 60.5 dBA L_{EQ} , and shall be reduced until compliance is achieved. A post-test monitoring report shall be submitted to the City's MSCP and the ED documenting the setup (with pictures as needed) and testing results within one week following the event. No outdoor events shall be held during the breeding season until acceptance of the report.

Test Noise Levels During Breeding Season Event

- C. For any subsequent events held during the breeding season, noise monitoring of each event shall be conducted according to similar testing and reporting parameters described in Mitigation Measures LAND-1 and NOI-1.

For these events, the Owner/Permittee shall engage a qualified acoustical engineer to measure, report, and control the event noise levels. The event test parameters are shown below. A post-event monitoring report

documenting the number of attendees and setup (with pictures as needed) and results shall be submitted to MSCP and the ED within one week following the event. No additional outdoor events shall be held during the breeding season until acceptance of the report.

1. MSCP and the ED shall be notified in advance of the planned event, date, time, and acoustical engineer and biologist with qualifications.
2. An initial sound check (prior to the start of the event) with the two 12-inch speaker system not to exceed 60.5 dBA L_{EQ} at the edge of the MHPA.
3. Monitoring will be conducted at the habitat boundary at the same locations as established during the initial test and at previous successfully monitored events. Monitoring locations shall be identified on a map and verified through photo documentation and shall be performed in accordance with the pre-event noise calibration).
4. If at any time the noise in the habitat exceeds 60.5 dBA L_{EQ} at any of the monitoring locations, adjustments will be made immediately to control noise levels to less than 60.5 dBA L_{EQ} . The noise level needed to ensure compliance shall be noted and the maximum volume level of the speakers shall be identified in Discovery Center standard operating procedures and future event contracts.

A "successful" event shall be defined as an event during which noise monitoring results indicate that appropriate noise levels have been achieved. After five successful monitoring reports by the MSCP, and the ED indicating that the target 60.5 dBA L_{EQ} is achievable, the attendance level identified in Exhibit "A" of the Site Development Permit shall be adjusted to reflect the maximum attendance level (up to 385 persons) demonstrated through successful monitoring results.

TRANSPORTATION REQUIREMENTS

43. No fewer than 58 parking spaces shall be permanently maintained on the site within the approximate location as shown on the Exhibit "A". All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

44. For up to 12 special events per year, where expected attendance could exceed 188 persons, excluding education groups arriving by bus, the Owner/Permittee shall have and maintain a Parking Management Plan to the satisfaction of the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

45. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water

service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

47. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment, Maintenance and Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, medians, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public right-of-way.

48. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment, Maintenance and Removal Agreement (EMRA) for the proposed private dual sewer force mains, private discharge manhole and private sewer lateral within the public right-of-way.

49. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

50. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

51. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

52. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral.

PARKS AND RECREATION DEPARTMENT REQUIREMENTS:

53. Prior building permit issuance the Owner/Permittee shall provide a Recreation Easement for public access over the San Diego River Pathway consistent with the approved Exhibit "A," to the satisfaction of the City Engineer.

54. The Owner/Permittee shall ensure that any Substantial Conformance Review (SCR) shall be reviewed by the Park Planning Section of the Planning Department for consistency with the approved Permit Conditions.

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 Planning Commission of the City of San Diego on September 20, 2018 and [Approved Resolution Number].

Permit Type/PTS Approval No.: SDP No. 1291277
Date of Approval: September 20, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

San Diego River Park Foundation
Owner/Permittee

By

Rob Hutsel
President CEO SDRPF

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

MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY PLANNING GROUP

December 03, 2014

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
John Carson
Bob Cummings
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
John LaRaia
Elizabeth Leventhal
Andrew Michajlenko
John Nugent
Jim Penner
Alex Plishner
Karen Ruggels
Marco Sessa
Rick Tarbell
Josh Weiselberg

MEMBERS ABSENT

Steve Abbo
Jason Broad
Gina Cord
Matthew Guillory
Dottie Surdi

FEDERAL REP'S STAFF

Armita Pedramrazi
Jessica Poole

CITY STAFF

Anthony George
Tara Lieberman
Seth Litchney
Ryley Webb

STATE STAFF

ASSEMBLY STAFF

Katelyn Hailey

GUESTS

Rick Barrett
Caroline Beasley
Evan Burbridge
Vicki Duffy
Pat Grant
Derek Hulse
Cami Hurd
Richard Hurd
Rob Hutsel
Ehsan Jahangiri
Nathan Jones
Andrew Kann
Kathy Lippitt
Brian Longmace
Robert McDowell
Todd Majcha
Joe Naylor
Kathy Naylor
Dobly Pakl
Jeremy Ogul
Jan Sachs
Mary Shepperd
John Vance
Rick Wilson
Gary Wood

I. GOVERNMENTAL STAFF REPORTS**1. Mayor's Office**

Anthony George reported on:

- The city of San Diego is looking for a permanent building to house the homeless so it can do away with temporary facilities in Barrio Logan and the Midway District. Under the direction of the San Diego Housing Commission proposals are being sought to operate a permanent facility with at least 350 beds, social services and 24-hour staffing. Forty percent of the beds would be reserved for veterans. .
- The odor and cleanliness of San Diego River and the recommendation to bring in a representative from an appropriate City/State agency at a future MVPG meeting.

2. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39th Senate District l. Katelyn Hailey reported that the new legislative session has begun and Sen Block has introduced a comprehensive plan to improve access to a higher education in California and help students afford college and finish their degrees. Senate Bill 15 boosts funding for University of California and California State University to support enrollment growth, provide more course offerings, and increase student support services..

More information can be found at: <http://sd39.senate.ca.gov/>

b. Assembly Member's Office – Shirley Weber from the 79th Assembly District George Gastil was not present. No report.

3. Federal Representatives**a. Congresswoman Susan Davis' Office**

Armita Pedramrazi distributed the December "Davis Dispatch"

She reported that Congresswoman Susan Davis is working on:

- Net neutrality
- Keystone pipeline

Armita stated that they are recruiting for interns now.

More information is available at: <http://www.house.gov/susandavis/>

b. Congressman Scott Peters' Office –

Sarah Czarrecki was not present. No report.

J. NEW BUSINESS**1. Agenda Item J-1. Discovery Center at Grant Park-- Rob Hutsel- Action Item***Proposed Draft Motion*

To approve the Site Development Permit and associated permits for the Discovery Center at Grant Park project.

Rob Hutsel provided an introduction to the project and introduced the team. An outline of the goals for the project and a description of the project was provided:

Background

http://sandiegoriver.org/discovery_center.html

**Relevant portion of the DAB minutes of 12/01/14. See Agenda/Minutes item 3.
Subcommittee Reports: a. Standing Committees: 1) Design Advisory Board –**

Discovery Center at Grant Park – Action Item

Rob Hutsel provided an introduction to the project and introduced the team. Rick Espana (architect) outlined the goals for the project and provided a description of the project:

The San Diego River Discovery Center at Grant Park is a new interpretive center that will contain educational, meeting, and community uses. The development project is designed to support the recommendations and guidelines of the approved San Diego River Park Master Plan. The project includes the partial development of a 17-acre site that had previous mining uses yet contains no existing structures. The development goals are to minimize impacts to the river and native vegetation/habitat, handle all environmental mitigation measures on site, and preserve or restore approximately 80% of the site.

Components of the project discussed during the presentation included:

- The total site area is 17 acres, with approximately 3.2 acres being developed.
- The proposed 2-story 9,950 sf interpretive center includes educational, meeting, and community spaces.
- Exterior amenities include a new outdoor classroom space, a new concession space with restrooms, shade structures, outdoor staging areas, outdoor interpretive water feature, underground site improvements, native landscape restoration, and extension of the San Diego River pathway through the project site, picnic areas, and river observation/overlook points.
- Secondary entry for bicycle and pedestrian traffic.
- Situating the building on the site so that it acts as a sound buffer against traffic noise
- Material palette: Corten steel, glass, board-formed concrete, stucco, composite wood decking, single-ply roofing with photovoltaic (PV) modules above, shading devices on windows, wood trim, and cable rails.
- Landscape materials included creation of a street/urban edge consisting of rows of trees, with the landscape becoming more natural closer to the river. The park/play area is proposed with turf.

Questions, comments, and discussion from the board included:

- The overall project and material palette was well received. However, the PV modules presented an appearance that is somewhat foreign with the natural palette of the development. Other alternatives the applicant may wish to consider are clay tiles that incorporate PV modules.
- When asked about the sustainability goals of the project, Rick confirmed that the project goal is to be “net zero.”
- With regard to the discretionary actions for the project, Rob commented that they include a site development permit and associated permits.

A motion to recommend the project to the Mission Valley Community Planning Group was initiated by Jerry Shonkwiler, and seconded by Bruce Warren. There was no subsequent discussion. The motion was approved 4-0-0. The DAB thanked the applicant for their presentation.

Questions/Comments:

- Compliance with San Diego River Park Master Plan regarding the trail portion of the project
- Completion of the environmental impact report
- Completion of City of San Diego cycle comments

Randy Dolph moved to recommend the Discovery Center at Grant Park project to the Planning Commission with the condition that: (1) the applicant fulfill all of the City of San Diego cycle comments, and (2) address any mitigation measures required by the environmental impact report. Elizabeth Leventhal seconded the motion. Motion was approved 15 – 0 –3 with Perry Dealy, Alan Grant and Karen Ruggels abstaining.

2. Agenda Item J-2. Mission Valley Holiday Inn Express at 625 Hotel Circle-CJ Conrad-- Action Item

Proposed Draft Motion:

"To accept the amendment to Site Development Permit (SDP) #548042 / Project #386426 where by 88 rooms shall be reduced to 76 rooms at the Vagabond Inn (625 Hotel Circle South) and to modify room count from 104 combination rooms to 104 single new rooms at the Holiday Inn Express (635 Hotel Circle South) for a combined total of 168 rooms between the two properties and to modify the parking to meet the city's required parking ratio of 1:1 ratio, by providing the necessary parking spaces."

Grad Bhavesh and Andrew Kann presented an overview of the project:

A Site Development Permit Amendment has been applied for to reduce the existing rooms at the Vagabond Inn (625 Hotel Circle South) from 88 rooms to 76 rooms, and South of the Vagabond Inn at the Holiday Inn Express (635 Hotel Circle South) to convert 16 2-rooms suites into 32 single rooms, without moving any existing walls or adding any additional square feet to the building. There would be a combined room count of 168 rooms between both properties.

At this time there are no physical changes to the buildings as approved in the existing SCR and Entitlements. Included in the application per the city's request is a Traffic Study which supports a room count to parking ratio of 1:1. The project is providing a total of 172 parking spaces, instead of the 168 called out for by the City. The site layout has been modified to incorporate the 172 parking spaces, taking into account the city's requirements in terms of the proper parking ratio, ADA parking, motorcycle parking, bike spaces, electric vehicles and landscape requirements.

Questions/Comments:

- Explanation for change from the original project presentation

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: Discovery Center at Grant Park **Project No. For City Use Only:** _____

Project Address: 2450 Camino del Rio North
San Diego, CA 92108

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 2351296
☐ Partnership ☐ 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.

Property Owner

Name of Individual: The San Diego River Park Foundation ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4891 Pacific Highway, Suite 114
 City: San Diego State: CA Zip: 92110
 Phone No.: 619-297-7380 Fax No.: 619-862-2257 Email: info@sandiegoriver.org
 Signature: [Signature] Date: September 4, 2018
 Additional pages Attached: ☒ Yes ☐ No

Applicant

Name of Individual: The San Diego River Park Foundation ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4891 Pacific Highway, Suite 114
 City: San Diego State: CA Zip: 92110
 Phone No.: 619-297-7380 Fax No.: 619-862-2257 Email: info@sandiegoriver.org
 Signature: [Signature] Date: September 4, 2018
 Additional pages Attached: ☒ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

San Diego River Park Foundation Board of Directors / Officers

Name	Board of Directors	Officer
Jo Ann Anderson	X	
Michael Beck	X	
Charles Berwanger	X	
Beth Bruton	X	
Bill Dahnke	X	Chair
James Dawe	X	Treasurer
Perry Dealy	X	
Alan Grant	X	Vice Chair
Bob Kain	X	
Cary Lowe	X	Secretary
Jack McGrory	X	
Barbara Palan	X	
James Peugh	X	
Philip Pryde	X	
James Ryan	X	
Mike Schneider	X	
Tom Sudberry	X	
Robert Hutsel		President and CEO
<u>Address for All Directors and Officers</u>		
The San Diego River Park Foundation		
4891 Pacific Highway, Suite 114		
San Diego, CA 92110		

San Diego River Park Foundation Board of Directors / Officers

Name	Board of Directors	Officer
Jo Ann Anderson	X	
Michael Beck	X	
Charles Berwanger	X	
Beth Bruton	X	
Bill Dahnke	X	Chair
James Dawe	X	Treasurer
Perry Dealy	X	
Alan Grant	X	Vice Chair
Bob Kain	X	
Cary Lowe	X	Secretary
Jack McGrory	X	
Barbara Palan	X	
James Peugh	X	
Philip Pryde	X	
James Ryan	X	
Mike Schneider	X	
Tom Sudberry	X	
Robert Hutsel		President and CEO

Address for All Directors and Officers

The San Diego River Park Foundation
4891 Pacific Highway, Suite 114
San Diego, CA 92110

The San Diego River Park Foundation

Discovery Center at Grant Park

2450 Camino del Rio North, San Diego, CA

SITE DEVELOPMENT PERMIT RE-SUBMITTAL, MARCH 22, 2018

PROJECT TEAM

OWNER

THE SAN DIEGO RIVER PARK FOUNDATION
ATTN: ROB HUTSEL, PRESIDENT AND CEO
MARTIN "DUSTY" UCKER, AIA,
SENIOR PROJECT MANAGER
4891 PACIFIC HIGHWAY, SUITE 114
SAN DIEGO, CA 92110
T. (619) 297-7380

LANDSCAPE ARCHITECT

MIG, INC.
ATTN: RICK BARRETT
3965 5TH AVENUE
SAN DIEGO, CA. 92103
T. (619) 677-2003

ARCHITECT

ROESLING NAKAMURA ARCHITECTS, INC.
ATTN: KOTARO NAKAMURA
363 FIFTH AVENUE, SUITE 202
SAN DIEGO, CA. 92101
T. (619) 233-1023

GEOTECHNICAL ENGINEER

GEOCON INC.
ATTN: GARRY CANNON
6960 FLANDERS DR.
SAN DIEGO, CA. 92121
T. (858) 558-6900

CIVIL ENGINEER

RICK ENGINEERING COMPANY
ATTN: TIM GABRIELSON, PE
5620 FRIARS ROAD
SAN DIEGO, CA. 92110
T. (619) 291-0707

ENVIRONMENTAL

HELIX ENVIRONMENTAL PLANNING INC.
ATTN: ANDREA BITTERLING
7578 EL CAJON BLVD.
SUITE 200
LA MESA, CA. 91942
T. (619) 462-1515

STRUCTURAL ENGINEER

KPFF CONSULTING ENGINEERS
ATTN: FARID MOHSENI
3121 CAMNIO DEL RIO NORTH
SUITE 1080
SAN DIEGO, CA. 92108
T. (619) 521-8500

MECHANICAL / PLUMBING

RANDALL LAMB ASSOCIATES, INC.
ATTN: CALINA FERRARO
4757 PALM AVENUE
LA MESA, CA 92942
T. (619) 713-5700

ELECTRICAL ENGINEER

SPARLING
ATTN: JOE DEWS
9191 TOWNE CENTER DRIVE
SUITE 220
SAN DIEGO, CA 92122
T. (858) 622-2700

OFF-SITE ENVIRONMENTAL

RECON ENVIRONMENTAL
ATTN: MIKE NIETO
1927 FIFTH AVENUE
SAN DIEGO, CA 92101
T (619) 308-9333

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ELEVATIONS

A-2.1

ELEVATIONS

SCOPE OF WORK

THE SAN DIEGO RIVER DISCOVERY CENTER AT GRANT PARK IS A NEW INTERPRETIVE CENTER THAT WILL CONTAIN EDUCATIONAL, MEETING, AND COMMUNITY USES. THE DEVELOPMENT PROJECT IS DESIGNED TO SUPPORT THE RECOMMENDATIONS AND GUIDELINES OF THE APPROVED SAN DIEGO RIVER PARK MASTER PLAN. THE PROJECT INCLUDES THE PARTIAL DEVELOPMENT OF A 17-ACRE SITE THAT HAS HAD PREVIOUS MINING USES YET CONTAINS NO EXISTING STRUCTURES. THE DEVELOPMENT GOALS ARE TO MINIMIZE IMPACTS TO THE RIVER AND NATIVE VEGETATION/HABITAT, HANDLE ALL ENVIRONMENTAL MITIGATION MEASURES ON SITE, AND PRESERVE OR RESTORE APPROXIMATELY 85% OF THE SITE.

THE SCOPE OF WORK INCLUDE: THE CONSTRUCTION OF A NEW 9,950 SF 2-STORY INTERPRETIVE CENTER THAT INCLUDES EDUCATIONAL, MEETING AND COMMUNITY SPACES, A NEW OUTDOOR CLASSROOM SPACE, A NEW ADA CONCESSIONS SPACE WITH RESTROOMS, SHADE STRUCTURES, OUTDOOR VOLUNTEER STAGING AREAS, AN OUTDOOR INTERPRETIVE WATER FEATURE, SOUND WALL, UNDERGROUND SITE IMPROVEMENTS, NATIVE LANDSCAPE RESTORATION LANDSCAPING, THE EXTENSION OF THE SAN DIEGO RIVER PATHWAY THROUGH THE PROJECT SITE, PICNIC AREAS, SIGNAGE, RIVER OBSERVATION/OVERLOOK POINTS AND PEDESTRIAN BRIDGE CROSSINGS.

THE PROJECT WILL ALSO INCLUDE A NEW PARKING AREA WHICH WILL INCLUDE ELECTRIC CHARGING STATIONS, PHOTOVOLTAIC SOLAR PANELED SHADE STRUCTURES AND ADA PARKING SPACES.

ADA ACCESSIBILITY WILL BE PROVIDED PER CODE AT ALL PUBLIC AREAS.

PARKING REQUIRED (SDMC TABLE 142-05G)	40
PARKING PROVIDED:	
STANDARD SPACES:	49
ADA ACCESSIBLE SPACES	2
ADA VAN ACCESSIBLE SPACE	1
ELECTRIC VEHICLE SPACE	2
MOTORCYCLE	4
TOTAL PARKING PROVIDING	58

PROJECT DATA

OWNER:

THE SAN DIEGO RIVER PARK FOUNDATION
4891 PACIFIC HIGHWAY, SUITE 114, SAN DIEGO, CA 92110

OCCUPANT:

THE SAN DIEGO RIVER PARK FOUNDATION

SITE ADDRESS:

2450 CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

LEGAL DESCRIPTION

PARCEL 1 AND 2 OF PARCEL MAP 16900 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

APN:

PARCEL 1: 438-052-016
PARCEL 2: 438-052-017

ZONING:

OF-1-1 / MYPD-MV-CO
MULTIPLE-HABITAT PLANNING AREA (MHPA)
SAN DIEGO RIVER SUBDISTRICT
FLOOD PLAIN, FLOODWAY
AIRPORT INFLUENCE AREA - MONTGOMERY FIELD
TRANSIT AREA OVERLAY ZONE
ALUCOZ

EXISTING USE:

NONE/VACANT LAND

PROPOSED USE:

INTERPRETIVE CENTER

TOTAL SITE AREA:

17.52 ACRES

AREA TO BE DEVELOPED:

2.54 ACRES

PROPOSED BLDG. AREA:

MEETING / INTERPRETIVE BUILDING 8,750 SF
RESTROOMS / CONCESSIONS BUILDING 1,200 SF

TOTAL BUILDING AREA:

9,950 SF

OUTDOOR COVERED VIEW DECK:

(2 ELEVATIONS MORE THAN 40% OPEN) 1,140 SF

FAR .50 (1514.0305.d)

MAX. ALLOWED: 370,260 SF
PROPOSED BLDG. COVERAGE: 9,400 SF
FAR (ACTUAL) .0128

GEOLOGIC HAZARD CATEGORY:

31

OCCUPANCY:

A-3 MEETING ROOM WING
B INTERPRETIVE WING
B CONCESSIONS

CONSTRUCTION TYPE:

V-B, SPRINKLERED IN LIEU OF 1 HR

NO. OF STORIES:

2

MAX. BUILDING HEIGHT:

35'-0"

APPLICABLE STANDARDS

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF THE TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.).

2016 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, C.C.R.;

2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.;

2016 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24, C.C.R.;

2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.;

2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.;

2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.;

2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.;

2016 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, CBCSC

1990 TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2010 NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEMS

1996 NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)
(NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")

1994 NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS

REFERENCE CODE SECTION FOR NFPA STANDARDS - CBC (SFM) 3504.1

2016 CALIFORNIA ENERGY CODE

2000 URBAN - WILDLAND INTERFACE CODE

AMERICAN WITH DISABILITIES ACT TII AND TIII ADAAG AS PUBLISHED IN APPENDIX A OF 28 CFR PART 36

GREENBOOK - STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2003 EDITION) INCLUDES: SUPPLEMENTAL AMENDMENTS, DOCUMENT NO. 769845 (JULY 2004) AND 2004 REGIONAL SUPPLEMENT AMENDMENTS (APRIL 2004)

CITY OF SAN DIEGO STANDARD DRAWINGS, DOCUMENT NO. AEC701042, REGIONAL STANDARD DRAWINGS (JULY 2004)

MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, DOCUMENT NO. 769744 (1990)

SETBACKS & YARDS

TABLE 1514-03K - MV-CO"

MIN. STREET YARD FACTOR: 20
(SEE LANDSCAPE DWGS FOR STREET YARD CALCULATIONS)

MIN. FRONT SETBACK: 15'

MIN. SIDE SETBACK: 8'

INCREMENTAL SETBACK AT RIVER PATH CORRIDOR UNDER 0'-35": 10'
(MAX. BLDG. HT. IS 33' FROM F.G.)

MASSING:
NO MORE THAN 50% OF THE OVERALL BUILDING'S WALL IS LOCATED AT THE SETBACK MEASURED FROM THE RIVER CORRIDOR AREA

LOCATION MAP

SUSTAINABLE DESIGN

SEE SHEET T-1.1 FOR A DESCRIPTION OF SUSTAINABLE GOALS, DESCRIPTIONS AND POLICIES THAT MEET OR EXCEED THE EXPECTATIONS OF THE SUSTAINABLE BUILDING EXPEDITE PROGRAM.

LEGAL DESCRIPTION OF PROPERTY

PARCELS 1 AND 2 OF PARCEL MAP NO. 16900, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1992

IF THIS SHEET IS LESS THAN 24"x36", IT IS A REDUCED PRINT - SCALE REDUCED ACCORDINGLY.

THE SAN DIEGO RIVER PARK FOUNDATION

DISCOVERY CENTER AT GRANT PARK

THE SAN DIEGO RIVER PARK FOUNDATION

COVER SHEET

DISCOVERY CENTER

SUBMITTAL			DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET	
SDP RESUBMITTAL 5	08/17/16	RE	T-1.0	
SDP RESUBMITTAL 6	11/20/17	RE		
SDP RESUBMITTAL 7	01/18/18	RE		
FINAL SDP SUBMITTAL 8	3/22/18	RE		
CONTRACTOR _____ DATE STARTED _____			SHEET 1 OF 23 SHEETS	
INSPECTOR _____ DATE COMPLETED _____				








ROESLING NAKAMURA TERADA ARCHITECTS

ARCHITECTS INC.


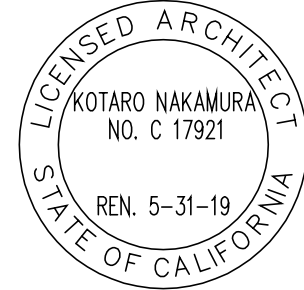
363 Fifth Avenue
San Diego, California
92101 233 1023
P619.233.0016
www.rntarchitects.com

ROESLING NAKAMURA TERADA ARCHITECTS
KOTARO NAKAMURA
NO. C 17921
REN. 5-31-19
STATE OF CALIFORNIA

THE SAN DIEGO RIVER PARK FOUNDATION

IF THIS SHEET IS LESS THAN 24"x36", IT IS A REDUCED PRINT – SCALE REDUCED ACCORDINGLY.	<div>RIVER PARK MASTER PLAN COMPLIANCE</div> <div><p>The San Diego River Discovery Center at Grant Park is a new interpretive center that includes educational, meeting and community uses. The project is designed to support the recommendations and guidelines of the approved San Diego River Park Master Plan. The project is designed to serve as a model for development project for properties that are adjacent to and/or could impact the San Diego River.</p><p>The project includes a new 9,950 SF educational, meeting and community facility, a new outdoor classroom space, outdoor volunteer staging areas, an outdoor interpretive water feature, native landscape, restoration landscaping, site improvements, the extension of the San Diego River Pathway and observation / overlook points. Per the description in the Master Plan, the Discovery Center at Grant Park is located along the San Diego River in a central location in Mission Valley. The center is a public / private facility designed for the local community and visitors. Within the center there will be literature, videos, lecture rooms and an interpretive exhibit area to showcase the river's history. Printed brochures and walking tours are to be provided.</p><p>The project's sustainability goals will be a LEED certified, net-zero energy-use facility and will use "green" construction materials, such as those with post-consumer recycled content. Materials with high greenhouse gas impacts will be avoided. The landscape plan includes the removal of invasive vegetation species that has contributed to creating flow impediments and instead will include new landscaping that uses appropriate native vegetation. The project's footprint minimizes the development of the 17.52 acre site which will contribute to the river channel to meander as desired in the master plan.</p><p>The Discovery Center will provide view overlooks at unique places to offer viewpoints along the river's corridor at the site. Generally, overlooks will be along the San Diego River Pathway, and will include interpretive signs and/or seating according to the size of the space.</p><p>San Diego River Pathway</p><p>The project will extend the San Diego River Pathway through its site on the south side of the river and will be a minimum 14-foot wide and consists of a 10-foot wide porous concrete surface with a minimum 2- foot wide shoulder area on both sides of the concrete with decomposed granite. The San Diego River Pathway cross slopes are no greater than 2 percent and shall not exceed 4.9% in the direction of travel.</p><p>The concrete paving material will be a color that blends with the surrounding native soil with a texture appropriate for bicycle and pedestrian uses. The trail will include creative elements such as leaf or animal imprints that describes this location of the river. The San Diego River Pathway will be designed to meet ADA standards and guidelines and California Title 24 regulations for accessibility.</p><p>Architecture</p><p>The architectural material for the building reflects the local context per the master plan. Materials will be low maintenance and sustainable. Materials follow the guidelines of the master plan and consist of:</p><ul style="list-style-type: none">Columns - Wood, steel, and concreteShade Structures or Pergolas - Metal and wood latticeWalls - Cast in place concrete and cement stucco finishRoofs - Flat and sloped roofs<p>Walls that are part of shade structures and overlook shelters will be cast-in-place concrete. Stucco will be colored in warm 'whites' or adobe colors that are similar to the regional architecture.</p><p>Art Opportunities</p><p>Integrated art will be part of the project and will interpret the river and its ecosystems at both indoor and outdoor locations.</p><p>Parking</p><ul style="list-style-type: none">Off-street surface parking will be partially screened from Camino del Rio North and fully screened from the River Trail for the full length of the surface parking area.Off-street surface parking is located a minimum of 20 feet from the River Corridor Area and screened by a landscape buffer.Trees along the building frontage will be provided at least per the minimum city requirements.Off-street surface parking should be designed to implement the City's Storm Water Standards Manual.<p>Landscaping</p><p>Plants will be placed per that attached landscape plans within the River corridor area to preserve and enhance views of the river and the San Diego River Trail. In addition, plants will preserve and enhance views from public streets or recreation areas. Planting principles follow the Master Plan guidelines and include:</p><ul style="list-style-type: none">Plant placement will not compromise the safety and security of the San Diego River Pathway users.Plant materials consist primarily of tall canopy trees and low growing shrubs, with limited use of smaller multi-stem tree species on the non-river side of the pathway.Plant materials selected to be located at visual openings to allow views to the river are provided along at least 50 percent of the river frontage on each lot.Trees to have a canopy clearance of 8 feet above finished grade of the San Diego River Trail and all other plant material to not exceed a maximum height of 30 inches, except where specified, above the finished grade of the San Diego River Pathway.<p>Plant material located within 10 feet of either side of the San Diego River Trail to be consistent with the following:</p><ul style="list-style-type: none">Trees should have a canopy clearance of 8 feet above finished grade of the San Diego River TrailAll other plant materials should not exceed a maximum mature height of 30 inches above finished grade of the San Diego River Pathway.</div>	<div>1 PANORAMA NORTH</div> <div></div>	<div>2 PANORAMA SOUTH</div> <div></div>	
	<div>3 SITE VIEW SOUTH OF CAMINO DE LA REINA</div> <div></div>	<div>4 WEST VIEW FROM QUALCOMM WAY</div> <div></div>	<div>5 NORTH/EAST VIEW FROM SITE</div> <div></div>	<div>6 EAST VIEW OF SAN DIEGO RIVER FROM QUALCOMM WAY</div> <div></div>
	<div>KEY MAP</div> <div></div>			
	<div>1. Avoids permanent adverse impact on the natural state of the air, land and water;</div> <div>2. Ensures a healthful indoor environmental quality;</div> <div>3. Optimizes social and economic benefits to the project and community; and</div> <div>4. Encourages occupant behavior, maintenance and operations that maximize conservation opportunities, reduce resource consumption and minimize wastes.</div>			
	<div>Per the Policy, sustainable design elements of the project design will include (but not limited to):</div> <ul style="list-style-type: none">Enhanced commissioning and measurement and verification procedures.Improved indoor air quality by reducing contaminants from all occupied spaces by using low-emitting volatile organic materials, including adhesives, paints, coatings carpet systems, composite wood and agrifiber products.Will limit the disruption of natural water flows and minimize storm water runoff by minimizing building footprints and other impervious areas, increasing on-site infiltration, preserving and/or restoring natural drainage systems, and reducing contaminates introduced into San Diego's rivers, bays, beaches and the ocean.Will incorporate building products that have recycled content reducing the impacts resulting from the extraction of new materials. The project shall strive to have a minimum of 25% of building materials that contain in aggregate, a minimum weighted average of 20% post consumer recycled content materials.Will prioritize the use and purchase of products that are manufactured, extracted, and assembled within the City of San Diego.Will reduce the use and depletion of finite raw and long-cycle renewable materials by replacing them with rapidly renewable materials. Newly constructed City facilities should consider incorporating rapidly renewable building materials for 5% of the total building materials.Will meet minimum indoor air quality (IAQ) performance to prevent the development of indoor air quality problems in buildings, maintaining the health and well being of the occupants.Takes maximum advantage of passive and natural sources of heat, cooling, ventilation and light.Will provide sustainable lighting systems that use 5000 Kelvin lamps in conjunction with high efficiency program start ballasts integrated with occupancy sensors and day lighting systems.Provides outdoor lighting systems that comply with local ordinances and utilize broadspectrum lighting.The building will use energy management systems that can be automatically accessed for demand response calls with the local utility. <div>The project will use renewable energy technologies: And is studying the inclusion of solar photo voltaic energy collection systems and may explore additional new technologies such as wind, geothermal, biomass, bio-gas or fuel cell technologies.</div>			
	<div>To minimize energy consumption the project has proposes to use passive solar design strategies. Strategies include through strategic location of glazing, the use of light shelves to diffuse direct sunlight into interior spaces, the use or clerestories, skylights and site orientation of buildings to maximize the use of natural daylight without adding interior heat gain.</div> <div>• Uses 2' thick concrete wall thermal mass along the south elevation as a thermal fly-wheel to heat and cool the interior space of the interpretive room. The wall along with calculated roof overhangs help to shade the wall during summer months keeping the wall cool during the daytime. In the winter months, the roof overhang allows the wall to be warmed up from direct sunlight which radiates heat during the daytime and evening hours.</div> <div>• The main two-story building uses a water feature at the entry along with operable windows to cool the interior.</div> <div>• Operable skylights are located at the high-point of the interior. These skylights along with low-operable windows create a stack-effect to induce interior natural ventilation.</div> <div>• The center is located one block away from the San Diego Trolley station and will implement wayfinding signage and enhanced entries from Qualcomm Way to the River Pathway as a way to encourage visitation from public transit. The project also is located next to an MTS bus stop.</div> <div>• Provides a recyclables collection area that serves the entire building.</div> <div>• Uses integrated pest management techniques.</div> <div>• Encourages composting.</div> <div>• Low water-use fixtures and irrigation.</div> <div>• Utilizes pervious paving surfaces at the River Pathway and at hardscape surfaces.</div> <div>• Uses native, low water use planting.</div> <div>• Uses strategically placed deciduous shade trees to help heat and cool the buildings.</div> <div>• Implements water conservation measures in the site / building design and landscaping, including an existing onsite well used for non-potable water use.</div> <div>• Uses cool roof and solar PV panels to shade the interpretive building roof. PV panels provide renewable energy.</div> <div>• Preserves over 70% of the natural open space of the site. Protects and conserves the landforms and river corridor.</div> <div>• Proposes a new MHPA boundary adjustment which trades disturbed areas of the site for higher value natural habitat areas. Also, there is an increase in MHPA boundary area.</div> <div>• Treats all stormwater runoff on site.</div> <div>• Over 85% of the site's natural open space is either protected or restored.</div> <div>The features above allow the project to be prepared for adverse climate change impacts. The project is designed to respond to changing environmental conditions including impacts due to flooding, shortfalls in water deliveries, peak energy demand increases due to higher temperatures, and minimizing risks due to the increase increasing risk of wildfires.</div> <div>In addition to the sustainable design features described above that support net-zero energy design and minimizing heat gain, the project is built 2' above the 100-Year FEMA Floodplain and focuses development on the disturbed areas of the site to minimize impacts to sensitive landscape and habitat.</div> <div>The majority of the building is setback 45' to 60' (beyond the 10' minimal setback) from the River Corridor to minimize any wildfire impacts that may occur along the river corridor.</div>			

IF THIS SHEET IS LESS THAN 24"x36", IT IS A REDUCED PRINT – SCALE REDUCED ACCORDINGLY.

GENERAL NOTES	SECURITY	ABBREVIATIONS		SYMBOLS	CALIFORNIA GREEN BUILDING STANDARDS																																																																																																																																																																																																																																																																																																																																																																																																																																															
<p>1. THE PROJECT SPECIFICATIONS ISSUED AS PART OF THESE CONSTRUCTION DOCUMENTS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS.</p> <p>3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.</p> <p>4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.</p> <p>5. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO THE BEGINNING OF EXCAVATION. THE CONTRACTOR SHALL PROTECT ALL UTILITY LINES, SERVICE LINES TO REMAIN WHICH ARE ENCOUNTERED DURING CONSTRUCTION.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.</p> <p>7. DO NOT SCALE ANY DRAWINGS IN THIS SET.</p> <p>8. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.</p> <p>9. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE MATERIAL NOTES AND DRAWINGS.</p> <p>10. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. NO CHANGES ARE TO BE MADE UNLESS THE ARCHITECT AND THE OWNER ARE NOTIFIED IN WRITING AND APPROVE SUCH A CHANGE ACCORDING TO THE CONTRACT.</p> <p>11. THE ARCHITECT IS NOT RESPONSIBLE FOR ASBESTOS ABATEMENT OR ANY OTHER HAZARDOUS MATERIALS.</p> <p>12. PROVIDE BACKING AT ALL INDICATED FIXTURES, TOILET ACCESSORIES, SIGNS, HANDRAILS, ETC. LOCATIONS.</p> <p>13. DURING CONSTRUCTION PERIOD, MATERIALS OF CONSTRUCTION SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. THE LOAD SHALL NOT EXCEED THE DESIGN LIVE LOADS FOR EACH PARTICULAR LEVEL.</p> <p>14. TRADE NAMES AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY THE OWNER, AND THE ARCHITECT ONLY UPON SUBMITTALS, AND FOR A LIMITED PERIOD.</p> <p>15. ITEMS SHOWN AS N.I.C. ON PLANS MAY REQUIRE SEPARATE SUBMITTALS, APPROVALS AND PERMITS. INSTALLING CONTRACTOR(S) IS RESPONSIBLE FOR OBTAINING PERMITS FOR SUCH ITEMS.</p> <p>16. CONTRACTOR SHALL VERIFY MINIMUM 2% SITE DRAINAGE TO DRAINAGE INLETS.</p> <p>17. CONTRACTOR SHALL VERIFY ALL FLOOR FINISH MATERIALS WILL BE FLUSH WITH ADJACENT WALKING SURFACES, PRIOR TO INSTALLATION.</p> <p>18. CONTRACTOR SHALL ENSURE ALL FINISH MATERIALS BE FLUSH WHERE NEW FINISH SURFACE MATERIAL JOIN EXISTING TO PROVIDE SMOOTH TRANSITION.</p> <p>19. SAFETY GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS DOORS, GLAZING ADJACENT TO SUCH DOORS AND GLAZING ADJACENT TO WALKWAY SURFACES TO COMPLY WITH SECTIONS 2406 AND 2406.4.6 C.B.C., APPLICABLE EDITION.</p> <p>20. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.</p> <p>21. ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).</p> <p>22. TACTILE EXIT SIGNS SHALL BE REQUIRED PER CBC 1003.2.8.6.1.</p> <p>23. PROVIDE A CLASS "A" ROOF COVERING AT ALL BUILDINGS PER TABLE 15A.</p> <p>24. CLASS I, II AND III-- A LIQUIDS SHALL NOT BE PLACED OR STORED IN ANY OF GROUP "A" OCCUPANCY (CBC SECTION 303.8).</p> <p>25. NO HAZARDOUS MATERIALS THAT EXCEED THE QUANTITIES LISTED IN UBC TABLES 3D & 3E WILL BE STORED AND OR USED WITHIN BUILDINGS.</p> <p>26. IF A PORTABLE AUDIO SYSTEM IS USED, PORTABLE LISTENING DEVICES MUST BE PROVIDED PER CBC, SECTION 1104B.</p> <p>27. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAXIMUM CROSS-SLOPE 2% TYPICAL. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED.</p> <p>28. THIS FACILITY IS NOT A QUALIFIED HISTORCAL BUILDING.</p> <p>29. ALL SITE RETAINING WALLS SHALL BE UNDER SEPARATE PERMIT.</p>	<p>THE PROJECT DESIGN SHALL MAXIMIZE PUBLIC SAFETY WHERE FEASIBLE /OR REQUIRED AND SHALL UTILIZE DESIGN SUGGESTIONS PROVIDED THE SDPD NEIGHBORHOOD POLICING RESOURCE TEAM DATED JULY 10, 2014.</p> <p>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) IS THE PRACTICE OF DESIGNING SITES, BUILDINGS AND PUBLIC SPACES WITH THE GOAL OF REDUCING CRIME, ALLEVIATING THE FEAR OF CRIME AND IMPROVING QUALITY OF LIFE.</p> <p>CPTED IS BASED UPON THE CONCEPT OF DEFENSIBLE SPACE, DEVELOPED BY THE ARCHITECT OSCAR NEWMAN. ACCORDING TO THIS CONCEPT, ALL SPACE IS DEFENDED BY THE PEOPLE WHO USE IT. IF A SPACE IS DEFENDED BY LEGITIMATE USERS, IT IS PROTECTED AGAINST CRIME; IF A SPACE IS DEFENDED BY ILLEGITIMATE USERS, IT CANNOT BE USED FOR ITS INTENDED PURPOSE.</p> <p>THE PREMISE OF CPTED IS THAT CRIME AND MISBEHAVIOR CAN BE CONTROLLED BY DESIGNING A SPACE TO ENCOURAGE LEGITIMATE USE, AND DISCOURAGE ILLEGITIMATE USE. TODAY, CPTED PRINCIPLES ARE EMPLOYED BY PLANNERS, DESIGNERS AND LAW ENFORCEMENT OFFICERS TO PREVENT CRIME. DESIGNERS CAN CONSIDER THE FOLLOWING GUIDING PRINCIPLES TO INCORPORATE CPTED INTO A SITE DESIGN:</p> <p>A. NATURAL SURVEILLANCE – ENCOURAGES LEGITIMATE ACTIVITY AND PROVIDES VISUAL ACCESS TO SPACES, IN ORDER TO INCREASE THE NUMBER OF PEOPLE USING, WATCHING AND CARING ABOUT THE PLACE.</p> <p>B. TERRITORY REINFORCEMENT – ENSURE THAT THE TRANSITIONS BETWEEN PRIVATE AND PUBLIC SPACE ARE VISIBLE, SO THAT PEOPLE HAVE AN APPROPRIATE PERCEPTION OF HOW SPACES ARE MEANT TO BE USED.</p> <p>C. ACCESS CONTROL – CLEARLY COMMUNICATE WHERE PEOPLE ARE ALLOWED AND NOT ALLOWED TO BE TO PREVENT ILLEGITIMATE USE OF SPACE.</p> <p>D. MAINTENANCE – ENSURE THAT DEVELOPMENT IS DESIGNED IN A WAY THAT REDUCES MAINTENANCE NEEDS AFTER CONSTRUCTION. POORLY MAINTAINED SPACES SEND A SIGNAL THAT THE COMMUNITY IS WILLING TO TOLERATE NEGATIVE ACTIVITIES IN THESE SPACES.</p> <p>E. APPROPRIATE USE – UTILIZE DESIGN RAILS AND DECORATIVE LEDGES TO DISCOURAGE SKATEBOARD USE OF SEATING WALLS. AVOID BLANK WALLS THAT CAN PROVIDE A BLANK SURFACE FOR GRAFFITI.</p>	<table><tr><td>Ø & #</td><td>DIAMETER AND CENTERLINE POUND OR NUMBER</td><td>INSUL. INT.</td><td>INSULATION INTERIOR</td></tr><tr><td>A.B.</td><td>ANCHOR BOLT</td><td>JT.</td><td>JOINT</td></tr><tr><td>ABV.</td><td>ABOVE</td><td>JST.</td><td>JOIST</td></tr><tr><td>ACOUST.</td><td>ACOUSTICAL</td><td>LAM.</td><td>LAMINATE</td></tr><tr><td>A.C.</td><td>ASHPALT CONCRETE</td><td>LAV.</td><td>LAVATORY</td></tr><tr><td>ADJ.</td><td>ADJUSTABLE</td><td>LT.</td><td>LIGHT</td></tr><tr><td>A.F.F.</td><td>ABOVE FINISH FLOOR</td><td>L.P.</td><td>LOW POINT</td></tr><tr><td>A.F.G.</td><td>ABOVE FINISH GRADE</td><td>MFR.</td><td>MANUFACTURER</td></tr><tr><td>ALUM.</td><td>ALUMINUM</td><td>MATRL</td><td>MATERIAL</td></tr><tr><td>A.G.</td><td>ANTI-GRAFFITI</td><td>MAX.</td><td>MAXIMUM</td></tr><tr><td>ARCH.</td><td>ARCHITECTURAL</td><td>M.B.</td><td>MACHINE BOLT</td></tr><tr><td></td><td></td><td>MECH.</td><td>MECHANICAL</td></tr><tr><td>BD.</td><td>BOARD</td><td>MIN.</td><td>MINIMUM</td></tr><tr><td>BLDG.</td><td>BUILDING</td><td>MIN</td><td>MINUTE</td></tr><tr><td>BLKG.</td><td>BLOCKING</td><td>MISC.</td><td>MISCELLANEOUS</td></tr><tr><td>BM.</td><td>BEAM</td><td>M.O.</td><td>MASONRY OPENING</td></tr><tr><td>BMP</td><td>BEST MANAGEMENT PRACTICES</td><td>M.R.</td><td>MOISTURE RESISTANT</td></tr><tr><td></td><td></td><td>MTL.</td><td>METAL</td></tr><tr><td>B.O.B.</td><td>BOTTOM OF BEAM</td><td></td><td></td></tr><tr><td>BOT.</td><td>BOTTOM</td><td>(N)</td><td>NEW</td></tr><tr><td>BTWN.</td><td>BETWEEN</td><td>N.I.C.</td><td>NOT IN CONTRACT</td></tr><tr><td></td><td></td><td>NO. OR #</td><td>NUMBER</td></tr><tr><td>CAB.</td><td>CABINET</td><td>N.T.S.</td><td>NOT TO SCALE</td></tr><tr><td>C.B.</td><td>CATCH BASIN</td><td></td><td></td></tr><tr><td>C.F.O.I.</td><td>CONTRACTOR FURNISHED, OWNER INSTALLED</td><td>O/</td><td>OVER</td></tr><tr><td></td><td></td><td>O.C.</td><td>ON CENTER</td></tr><tr><td>C.I.P.</td><td>CAST IN PLACE</td><td>O.F.C.I.</td><td>OWNER FURNISHED, CONTRACTOR INSTALLED</td></tr><tr><td>C.J</td><td>COLD JOINT</td><td></td><td></td></tr><tr><td>C.U.</td><td>CONTROL JOINT</td><td>O.F.O.I.</td><td>OWNER FURNISHED, OWNER INSTALLED</td></tr><tr><td>C.L.</td><td>CHAIN LINK</td><td></td><td></td></tr><tr><td>CLG.</td><td>CEILING</td><td>O.H.</td><td>OPPOSITE HAND</td></tr><tr><td>CLR.</td><td>CLEAR</td><td>OPNG</td><td>OPENING</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY</td><td>OPP.</td><td>OPPOSITE</td></tr><tr><td>C.O.</td><td>CLEAN OUT</td><td></td><td></td></tr><tr><td>COL.</td><td>COLUMN</td><td>PB</td><td>PULL BOX</td></tr><tr><td>COMP.</td><td>COMPOSITION</td><td>PERF.</td><td>PERFORATED</td></tr><tr><td>CONC.</td><td>CONCRETE</td><td>P.H.</td><td>PANIC HARDWARE</td></tr><tr><td>CONN.</td><td>CONNECTION</td><td>PL.</td><td>PLATE OR PLASTIC</td></tr><tr><td>CONSTR.</td><td>CONSTRUCTION</td><td>PLAST.</td><td>PLASTER</td></tr><tr><td>CONT.</td><td>CONTINUOUS</td><td>PLYWD.</td><td>PLYWOOD</td></tr><tr><td>CORR.</td><td>CORRIDOOR</td><td>PR.</td><td>PAIR</td></tr><tr><td>C.O.T.</td><td>CENTER OF TRUSS</td><td>PROJ.</td><td>PROJECTION</td></tr><tr><td>C.T.</td><td>CERAMIC TILE</td><td>P.T.D.F.</td><td>PRESSURE TREATED DOUGLAS FIR</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>DBL.</td><td>DOUBLE</td><td>R OR RAD</td><td>RADIUS</td></tr><tr><td>DF.</td><td>DOUGLAS FIR</td><td>RC</td><td>RELATIVE COMPACTION</td></tr><tr><td>D.F.</td><td>DRINKING FOUNTAIN</td><td>R.D.</td><td>ROOF DRAIN</td></tr><tr><td>D.F.C.I.</td><td>DISTRICT FURNISHED, CONTRACTOR INSTALLED</td><td>RECS.</td><td>RECOMMENDATIONS</td></tr><tr><td>DG</td><td>DECOMPOSED GRANITE</td><td>REFL.</td><td>REFLECTED</td></tr><tr><td>DIA.</td><td>DIAMETER</td><td>REFRIG.</td><td>REFRIGERATOR</td></tr><tr><td>DIAG.</td><td>DIAGONAL</td><td>REINF.</td><td>REINFORCED OR REINFORCEMENT</td></tr><tr><td>DIM.</td><td>DIMENSION</td><td></td><td></td></tr><tr><td>DISP.</td><td>DISPENSER</td><td>REQ.</td><td>REQUIRED OR REQUIREMENTS</td></tr><tr><td>DN.</td><td>DOWN</td><td>RETAING</td><td>RETAINING</td></tr><tr><td>DR.</td><td>DOOR</td><td>RET.</td><td>RETAINING</td></tr><tr><td>D.S.</td><td>DOWN SPOUT</td><td>RF.</td><td>ROOF</td></tr><tr><td>DWG</td><td>DRAWING</td><td>RM.</td><td>ROOM</td></tr><tr><td></td><td></td><td>ROOFG</td><td>ROOFING</td></tr><tr><td>E</td><td>EXISTING</td><td></td><td></td></tr><tr><td>EA</td><td>EACH</td><td>S.C.</td><td>SOLID CORE</td></tr><tr><td>EJ</td><td>EXPANSION JOINT</td><td>SCHED.</td><td>SCHEDULE</td></tr><tr><td>ELECT.</td><td>ELECTRICAL</td><td>SDRSD</td><td>SAN DIEGO REGIONAL STANDARD DRAWINGS</td></tr><tr><td>ELEV.</td><td>ELEVATION</td><td>SHTG</td><td>SHEATHING</td></tr><tr><td>ENCL.</td><td>ENCLOSURE</td><td>SHT.</td><td>SHEET</td></tr><tr><td>EQ.</td><td>EQUAL</td><td>SIM.</td><td>SIMILAR</td></tr><tr><td>EQUIP.</td><td>EQUIPMENT</td><td>SJ</td><td>SAWCUT JOINT</td></tr><tr><td>EXIST.</td><td>EXISTING</td><td>S.M.S</td><td>SHEET METAL SCREWS</td></tr><tr><td>EXP.</td><td>EXPANSION</td><td>SQ.</td><td>SQUARE</td></tr><tr><td>EXT.</td><td>EXTERIOR</td><td>S.S.</td><td>STAINLESS STEEL</td></tr><tr><td></td><td></td><td>STD.</td><td>STANDARD</td></tr><tr><td>F.B.</td><td>FIRE BLANKET</td><td>STL.</td><td>STEEL</td></tr><tr><td>F.D.</td><td>FLOOR DRAIN</td><td>STOR.</td><td>STORAGE</td></tr><tr><td>FDN.</td><td>FOUNDATION</td><td>STRUCT.</td><td>STRUCTURAL</td></tr><tr><td>F.E</td><td>FIRE EXTINGUISHER</td><td>SUSP.</td><td>SUSPENDED</td></tr><tr><td>F.E.C.</td><td>FIRE EXTINGUISHER CABINET</td><td></td><td></td></tr><tr><td>F.F.</td><td>FINISH FLOOR</td><td>T.A.</td><td>TOILET ACCESSORY</td></tr><tr><td>F.F.E.</td><td>FINISH FLOOR ELEVATION</td><td>TB</td><td>TOP OF BOX</td></tr><tr><td>FIN.</td><td>FINISH</td><td>T&B</td><td>TOP & BOTTOM</td></tr><tr><td>FLASHG</td><td>FLASHING</td><td>TEL.</td><td>TELEPHONE</td></tr><tr><td>FLR.</td><td>FLOOR</td><td>TEMP.</td><td>TEMPERED</td></tr><tr><td>F.O.C.</td><td>FACE OF CONCRETE</td><td>TG</td><td>TOP OF GATE</td></tr><tr><td>F.O.F.</td><td>FACE OF FINISH</td><td>TJ</td><td>TOOLED JOINT</td></tr><tr><td>F.O.M.</td><td>FACE OF MASONRY</td><td>T.O.</td><td>TOP OF</td></tr><tr><td>F.O.S.</td><td>FACE OF STUD</td><td>T.O.B.</td><td>TOP OF BEAM</td></tr><tr><td>FRAMG</td><td>FRAMING</td><td>T.O.M.</td><td>TOP OF MASONRY</td></tr><tr><td>FRP</td><td>FIBERGLASS REINFORCED PANELS</td><td>T.O.P.</td><td>TOP OF PARAPET</td></tr><tr><td></td><td></td><td>TS</td><td>TUBE STEEL</td></tr><tr><td>FT.</td><td>FOOT OR FEET</td><td>T.W.</td><td>TOP OF WALL</td></tr><tr><td>FTG.</td><td>FOOTING</td><td>TYP.</td><td>TYPICAL</td></tr><tr><td>F.V.</td><td>FIELD VERIFY</td><td></td><td></td></tr><tr><td></td><td></td><td>U.N.O.</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>GA.</td><td>GAUGE</td><td>U.O.N.</td><td>UNLESS OTHERWISE NOTED</td></tr><tr><td>GALV.</td><td>GALVANIZED</td><td></td><td></td></tr><tr><td>G.I.</td><td>GALVANIZED IRON</td><td>V.A.T.</td><td>VINYL ASPHALT TILE</td></tr><tr><td>GL.</td><td>GLASS</td><td>V.C.T.</td><td>VINYL COMPOSITION TILE</td></tr><tr><td>GLB.</td><td>GLU-LAM BEAM</td><td>VERT.</td><td>VERTICAL</td></tr><tr><td>GOVNT</td><td>GOVERNMENT</td><td>V.G.D.F.</td><td>VERTICAL GRAIN DOUGLAS FIR</td></tr><tr><td>GYP.</td><td>BD. GYPSUM BOARD</td><td></td><td></td></tr><tr><td></td><td></td><td>W</td><td>WITH</td></tr><tr><td>H.D.</td><td>HOLD DOWN</td><td>W.C.</td><td>WATERCLOSET</td></tr><tr><td>HDWR.</td><td>HARDWARE</td><td>WD.</td><td>WOOD</td></tr><tr><td>HDR.</td><td>HEADER</td><td>W.J.</td><td>WEAKENED JOINT</td></tr><tr><td>HGR.</td><td>HANGER</td><td>W.P.</td><td>WATERPROOF</td></tr><tr><td>HORIZ.</td><td>HORIZONTAL</td><td>W.P.B.</td><td>WATERPROOF BARRIER</td></tr><tr><td>H.P.</td><td>HIGH POINT</td><td>W.P.M.</td><td>WATERPROOF MEMBRANE</td></tr><tr><td>H.M.</td><td>HOLLOW METAL</td><td>W.R.</td><td>WATER RESISTANT</td></tr><tr><td>HR.</td><td>HOUR</td><td>WT.</td><td>WEIGHT</td></tr><tr><td>HT.</td><td>HEIGHT</td><td>W.W.F.</td><td>WELDED WIRE FABRIC</td></tr></table>	Ø & #	DIAMETER AND CENTERLINE POUND OR NUMBER	INSUL. INT.	INSULATION INTERIOR	A.B.	ANCHOR BOLT	JT.	JOINT	ABV.	ABOVE	JST.	JOIST	ACOUST.	ACOUSTICAL	LAM.	LAMINATE	A.C.	ASHPALT CONCRETE	LAV.	LAVATORY	ADJ.	ADJUSTABLE	LT.	LIGHT	A.F.F.	ABOVE FINISH FLOOR	L.P.	LOW POINT	A.F.G.	ABOVE FINISH GRADE	MFR.	MANUFACTURER	ALUM.	ALUMINUM	MATRL	MATERIAL	A.G.	ANTI-GRAFFITI	MAX.	MAXIMUM	ARCH.	ARCHITECTURAL	M.B.	MACHINE BOLT			MECH.	MECHANICAL	BD.	BOARD	MIN.	MINIMUM	BLDG.	BUILDING	MIN	MINUTE	BLKG.	BLOCKING	MISC.	MISCELLANEOUS	BM.	BEAM	M.O.	MASONRY OPENING	BMP	BEST MANAGEMENT PRACTICES	M.R.	MOISTURE RESISTANT			MTL.	METAL	B.O.B.	BOTTOM OF BEAM			BOT.	BOTTOM	(N)	NEW	BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT			NO. OR #	NUMBER	CAB.	CABINET	N.T.S.	NOT TO SCALE	C.B.	CATCH BASIN			C.F.O.I.	CONTRACTOR FURNISHED, OWNER INSTALLED	O/	OVER			O.C.	ON CENTER	C.I.P.	CAST IN PLACE	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	C.J	COLD JOINT			C.U.	CONTROL JOINT	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED	C.L.	CHAIN LINK			CLG.	CEILING	O.H.	OPPOSITE HAND	CLR.	CLEAR	OPNG	OPENING	CMU	CONCRETE MASONRY	OPP.	OPPOSITE	C.O.	CLEAN OUT			COL.	COLUMN	PB	PULL BOX	COMP.	COMPOSITION	PERF.	PERFORATED	CONC.	CONCRETE	P.H.	PANIC HARDWARE	CONN.	CONNECTION	PL.	PLATE OR PLASTIC	CONSTR.	CONSTRUCTION	PLAST.	PLASTER	CONT.	CONTINUOUS	PLYWD.	PLYWOOD	CORR.	CORRIDOOR	PR.	PAIR	C.O.T.	CENTER OF TRUSS	PROJ.	PROJECTION	C.T.	CERAMIC TILE	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR					DBL.	DOUBLE	R OR RAD	RADIUS	DF.	DOUGLAS FIR	RC	RELATIVE COMPACTION	D.F.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN	D.F.C.I.	DISTRICT FURNISHED, CONTRACTOR INSTALLED	RECS.	RECOMMENDATIONS	DG	DECOMPOSED GRANITE	REFL.	REFLECTED	DIA.	DIAMETER	REFRIG.	REFRIGERATOR	DIAG.	DIAGONAL	REINF.	REINFORCED OR REINFORCEMENT	DIM.	DIMENSION			DISP.	DISPENSER	REQ.	REQUIRED OR REQUIREMENTS	DN.	DOWN	RETAING	RETAINING	DR.	DOOR	RET.	RETAINING	D.S.	DOWN SPOUT	RF.	ROOF	DWG	DRAWING	RM.	ROOM			ROOFG	ROOFING	E	EXISTING			EA	EACH	S.C.	SOLID CORE	EJ	EXPANSION JOINT	SCHED.	SCHEDULE	ELECT.	ELECTRICAL	SDRSD	SAN DIEGO REGIONAL STANDARD DRAWINGS	ELEV.	ELEVATION	SHTG	SHEATHING	ENCL.	ENCLOSURE	SHT.	SHEET	EQ.	EQUAL	SIM.	SIMILAR	EQUIP.	EQUIPMENT	SJ	SAWCUT JOINT	EXIST.	EXISTING	S.M.S	SHEET METAL SCREWS	EXP.	EXPANSION	SQ.	SQUARE	EXT.	EXTERIOR	S.S.	STAINLESS STEEL			STD.	STANDARD	F.B.	FIRE BLANKET	STL.	STEEL	F.D.	FLOOR DRAIN	STOR.	STORAGE	FDN.	FOUNDATION	STRUCT.	STRUCTURAL	F.E	FIRE EXTINGUISHER	SUSP.	SUSPENDED	F.E.C.	FIRE EXTINGUISHER CABINET			F.F.	FINISH FLOOR	T.A.	TOILET ACCESSORY	F.F.E.	FINISH FLOOR ELEVATION	TB	TOP OF BOX	FIN.	FINISH	T&B	TOP & BOTTOM	FLASHG	FLASHING	TEL.	TELEPHONE	FLR.	FLOOR	TEMP.	TEMPERED	F.O.C.	FACE OF CONCRETE	TG	TOP OF GATE	F.O.F.	FACE OF FINISH	TJ	TOOLED JOINT	F.O.M.	FACE OF MASONRY	T.O.	TOP OF	F.O.S.	FACE OF STUD	T.O.B.	TOP OF BEAM	FRAMG	FRAMING	T.O.M.	TOP OF MASONRY	FRP	FIBERGLASS REINFORCED PANELS	T.O.P.	TOP OF PARAPET			TS	TUBE STEEL	FT.	FOOT OR FEET	T.W.	TOP OF WALL	FTG.	FOOTING	TYP.	TYPICAL	F.V.	FIELD VERIFY					U.N.O.	UNLESS NOTED OTHERWISE	GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED	GALV.	GALVANIZED			G.I.	GALVANIZED IRON	V.A.T.	VINYL ASPHALT TILE	GL.	GLASS	V.C.T.	VINYL COMPOSITION TILE	GLB.	GLU-LAM BEAM	VERT.	VERTICAL	GOVNT	GOVERNMENT	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR	GYP.	BD. GYPSUM BOARD					W	WITH	H.D.	HOLD DOWN	W.C.	WATERCLOSET	HDWR.	HARDWARE	WD.	WOOD	HDR.	HEADER	W.J.	WEAKENED JOINT	HGR.	HANGER	W.P.	WATERPROOF	HORIZ.	HORIZONTAL	W.P.B.	WATERPROOF BARRIER	H.P.	HIGH POINT	W.P.M.	WATERPROOF MEMBRANE	H.M.	HOLLOW METAL	W.R.	WATER RESISTANT	HR.	HOUR	WT.	WEIGHT	HT.	HEIGHT	W.W.F.	WELDED WIRE FABRIC	<p>--- -- PROPERTY LINE</p> <p>78 NEW OR FINISHED CONTOURS</p> <p>--- -- EXISTING CONTOURS</p> <p>INDICATES SLOPE → SLOPING SURFACE</p> <p>2 A4 DETAIL NUMBER</p> <p>SHEET DETAIL APPEARS ON</p> <p>C A4 SECTION NUMBER</p> <p>SHEET SECTION APPEARS ON</p> <p>CONCRETE</p> <p>SOIL</p> <p>CONCRETE MASONRY UNIT</p> <p>PLYWOOD</p> <p>STEEL</p> <p>WD. BLOCKING</p> <p>WD. CONT. MEMBER</p> <p>WORK POINT, CONNECTION POINT DATUM POINT OR CONTROL POINT</p> <p>KEY NOTE</p> <p>101A DOOR NUMBER REFERENCE</p> <p>1 WINDOW NUMBER REFERENCE</p> <p>4A WALL TYPE REFERENCE</p> <p>A SIGN TYPE REFERENCE</p> <p>ALIGN FINISHES</p> <p>DOT DIMENSION INDICATES CENTERLINE</p> <p>TICK MARK DIMENSION INDICATES F.O. STUD OR F.O. STRUCTURAL</p> <p>ARROW DIMENSION INDICATES FACE OF FINISH</p>	<p>1. IN ORDER TO COMPLY WITH ALL MANDATORY REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE PROJECT MUST MEET ALL OF THE REQUIREMENTS OF DIVISIONS 5.1 THROUGH 5.5.</p> <p>2. 100% OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. A LETTER FROM THE CONTRACTOR WITH VERIFICATIONS NEEDS TO BE SUBMITTED TO THE INSPECTOR SHOWING COMPLIANCE.</p> <p>3. PREVENT IRRIGATION SPRAY ON STRUCTURES</p> <p>4. ADHESIVES, SEALANTS, CAULKS. ADHESIVES AND SEALANTS USED ON THE PROJECT HALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS. (SECTION 5.504.4.1 OF CAL GREEN) ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2 OF CAL GREEN</p> <p>5. A LETTER FROM THE CONTRACTOR OR BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</p> <p>6. AEROSOL ADHESIVES, AND SMALLER SIZE UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.</p> <p>7. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.2 UNLESS MORE STRINGENT LOCAL LIMITS APPLY.</p> <p>8. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE 17, COMMENCING WITH SECTION 94507.</p> <p>9. PROVIDE A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT PAINT HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</p> <p>10. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 804.4.1. A LETTER FROM THE INSTALLER CERTIFYING COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.</p> <p>11. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4</p> <p>12. DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.</p> <p>13. SMOKING PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, AND IN BUILDINGS. SEE A1-1.0 FOR SIGN LOCATIONS AND AD-10.0 FOR SIGN DETAILS.</p>
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<div><div></div><div><p>ROESLING NAKAMURA TERADA ARCHITECTS 363 Fifth Avenue San Diego, California 619.233.1029 619.233.0016 www.rntarchitects.com</p></div></div>					<div><div><div><div>DISCOVERY CENTER AT GRANT PARK</div><div>THE SAN DIEGO RIVER PARK FOUNDATION</div></div><div><div>GENERAL NOTES</div><div>DISCOVERY CENTER</div></div><table><tr><td>SUBMITTAL</td><td>DATE</td></tr><tr><td>SITE DEVELOPMENT PERMIT SUBMITTAL</td><td>MARCH 22, 2018</td></tr><tr><td>DESCRIPTION</td><td>DATE</td><td>BY</td><td>SHEET</td></tr><tr><td>SDP RESUBMITTAL 5</td><td>08/17/16</td><td>RE</td><td rowspan="4">T-2.0</td></tr><tr><td>SDP RESUBMITTAL 6</td><td>11/20/17</td><td>RE</td></tr><tr><td>SDP RESUBMITTAL 7</td><td>01/18/18</td><td>RE</td></tr><tr><td>FINAL SDP SUBMITTAL 8</td><td>3/22/18</td><td>RE</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>CONTRACTOR</td><td>DATE STARTED</td><td colspan="2" rowspan="2">SHEET 3 OF 23 SHEETS</td></tr><tr><td>INSPECTOR</td><td>DATE COMPLETED</td></tr></table></div></div>	SUBMITTAL	DATE	SITE DEVELOPMENT PERMIT SUBMITTAL	MARCH 22, 2018	DESCRIPTION	DATE	BY	SHEET	SDP RESUBMITTAL 5	08/17/16	RE	T-2.0	SDP RESUBMITTAL 6	11/20/17	RE	SDP RESUBMITTAL 7	01/18/18	RE	FINAL SDP SUBMITTAL 8	3/22/18	RE					CONTRACTOR	DATE STARTED	SHEET 3 OF 23 SHEETS		INSPECTOR	DATE COMPLETED																																																																																																																																																																																																																																																																																																																																																																																																																
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ACCESSIBILITY NOTES – 2016 CODE

WALKS AND SIDEWALKS

1. CONTINUOUS SURFACE: WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. 1/2" CHANGE IN ELEVATION SHALL BE BEVELED 1:2 WITH 1/4" MAXIMUM VERTICAL. (CBC SECTIONS 11B-302 AND 11B-303) SURFACES SHALL BE SLIP RESISTANT AS FOLLOWS:

1.1 SLOPES LESS THAN 6 PERCENT: SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS DESCRIBED FOR A MEDIUM SALTED (MEDIUM BROOM) FINISH.

1.2 SLOPES 6 PERCENT OR GREATER: SURFACES WITH A SLOPE GREATER THAN 6 PERCENT GRADIENT SHALL BE SLIP-RESISTANT.

1.3 SURFACE CROSS SLOPES: SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT. EXCEPT WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARSHIP, THE CROSS SLOPE SHALL BE INCREASED TO A MAXIMUM OF 1/2 INCH PER FOOT FOR DISTANCES NOT TO EXCEED 20 FEET. (confirm if this is allowed by authority having jurisdiction)

2. GRATINGS: WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH (13 MM) IN THE DIRECTION OF TRAFFIC FLOW. (CBC SECTION 11B-302.3)

3. CHANGES IN LEVEL: ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. (CBC SECTION 11B-406)

4. WARNING CURBS: ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4 INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNDATIONS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS 1 INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THE WALK IS 5 PERCENT OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS. (CBC SECTION 11B-303.5)

5. PROVIDE A 60" X 60" LEVEL AREA WHERE A DOOR (OR GATE) SWINGS TOWARD THE WALK IN THE ACCESSIBLE ROUTE OF TRAVEL. EXTEND WALK A MINIMUM 24" BEYOND THE STRIKE EDGE OF ANY DOOR (OR GATE) THAT SWINGS TOWARDS THE WALK.

6. WALKS WITH CONTINUOUS GRADIENTS SHALL BE PROVIDED WITH LEVEL AREAS A MINIMUM 5'-0" LONG AT INTERVALS OF 400'-0" MAXIMUM PER CBC SECTION 11B-403.7.

7. A 36" WIDE DETECTABLE WARNING MATERIAL SHALL BE PROVIDED AT BOUNDARIES BETWEEN WALKWAYS AND VEHICULAR WAYS. MATERIAL SHALL COMPLY WITH CRITERIA OF CBC SECTION 11B-705.

8. COLOR YELLOW FOR DETECTABLE WARNING SURFACE SHALL CONFORM TO COLOR NO. 33538 PER FEDERAL STANDARD NO. 595B. CBC SECTION 11B-705.1.1.5.

9. PROVIDE MINIMUM 5 YEAR WARRANTY FOR DETECTABLE WARNING SURFACE PER DSA BULLETIN 10/31/02, REVISED 04/09/08.

STAIRWAYS

1. STRIPING FOR THE VISUALLY IMPAIRED: THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE PLACED PARALLEL TO AND CLOSE TO (NOT MORE THAN 1 INCH FROM) THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING, THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. (CBC SECTION 11B-504.4.1)

2. TREADS: ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. IF OUTDOORS, THE STAIR AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). (CBC SECTIONS 11B-504.5 AND 11B-504.7)

3. STAIRWAY RISER MUST BE 4" MINIMUM AND 7" MAXIMUM, AND MINIMUM RUN SHALL BE 11" (CBC SECTIONS 1009.7.2 AND 11B-504.2).

4. OPEN RISERS ARE NOT PERMITTED.

PEDESTRIAN RAMPS

1. THE ALLOWABLE CROSS SLOPE AT PEDESTRIAN RAMPS SHALL BE 1/4 INCH PER FOOT (2%) MAXIMUM, PER CBC SECTION 11B-405.3.

2. RAMP SURFACES WILL BE SLIP RESISTANT.

3. RAMPS SHALL HAVE A MINIMUM WIDTH OF 48 INCHES, PER CBC SECTION 11B-405.5. WHERE A RAMP SERVES A BUILDING HAVING AN OCCUPANT LOAD OF 300 OR MORE, THE MINIMUM CLEAR WIDTH SHALL BE 60 INCHES.

4. REQUIRED LANDINGS AT THE TOP AND BOTTOM OF RAMPS, PER CBC SECTION 11B-405.7.

A. THE BOTTOM LANDING SHALL BE GREATER OR EQUAL TO 72" IN THE DIRECTION OF TRAVEL.

B. THE TOP LANDING SHALL BE A MINIMUM OF 60" X 60".

C. WHERE THE CHANGE IN ELEVATION IS GREATER THAN 30", PROVIDE INTERMEDIATE LANDING PER CBC FIGURE 11B-405.7. WHERE THERE IS A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES, PROVIDE A LANDING OF 72" MINIMUM IN THE DIRECTION OF RAMP RUN. PROVIDE A LANDING OF 60" IN THE DIRECTION OF RAMP RUN IN OTHER INTERMEDIATE LANDINGS.

ACCESSIBILITY SIGNAGE

1. INTERNATIONAL SYMBOL OF ACCESSIBILITY: THE FOLLOWING ELEMENTS AND SPACES OF ACCESSIBLE FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY:

A. ACCESSIBLE PARKING SPACES, EXCEPT WHERE THE TOTAL PARKING SPACES PROVIDED ARE FIVE OR LESS.

B. ACCESSIBLE AREA OF REFUGE.

C. ACCESSIBLE PASSENGER LOADING ZONES.

D. ACCESSIBLE TOILET AND BATHING FACILITIES.

E. ALL MAIN ENTRY DOORS.

2. OTHER SIGNS: INACCESSIBLE BUILDING ENTRANCES, INACCESSIBLE PUBLIC TOILETS AND BATHING FACILITIES, AND ELEVATORS NOT ON AN ACCESSIBLE ROUTE SHALL BE PROVIDED WITH DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST SIMILAR ACCESSIBLE ELEMENT.

IN ASSEMBLY AREAS, A SIGN NOTIFYING THE GENERAL PUBLIC OF THE AVAILABILITY OF ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED AT TICKET OFFICES OR SIMILAR LOCATIONS.

EACH DOOR TO AN EXIT STAIRWAY SHALL HAVE A TACTILE SIGN, INCLUDING RAISED LETTERS AND BRAILLE, STATING "EXIT" AND SHALL COMPLY WITH ADA STANDARDS AND THE CALIFORNIA BUILDING CODE, LATEST EDITIONS.

AT EXITS AND ELEVATORS SERVING A REQUIRED ACCESSIBLE SPACE, BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS, SIGNS SHALL BE INSTALLED INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS.

3. DESIGN: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS AND AS SPECIFICALLY REQUIRED IN THESE NOTES.

4. COLOR OF SYMBOL: THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

EXCEPTION: THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE SPECIAL SIGNS AND IDENTIFICATION NECESSARY TO COMPLEMENT DECOR OR UNIQUE DESIGN WHEN IT IS DETERMINED THAT SUCH SIGNS AND IDENTIFICATION PROVIDE ADEQUATE DIRECTION TO PERSONS WITH DISABILITIES.

5. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. (CBC SECTION 11B-703.2)

5.A BRAILLE SYMBOLS: CALIFORNIA CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH ON CENTERS IN EACH CELL WITH 2/10 INCH SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH ABOVE THE BACKGROUND. CBC SECTION 11B-703.3.

6. PROPORTIONS: VISUAL CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. CBC SECTION 11B-703.2.4.

7. CHARACTER HEIGHT: CHARACTERS ON SIGNS REQUIRED TO BE ACCESSIBLE BY CBC SECTION 11B-703.4 SHALL BE SIZED ACCORDING TO THE FOLLOWING TABLE. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE LETTER "I". LOWERCASE CHARACTERS ARE PERMITTED. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN.

8. CONTRAST AND FINISH: CHARACTER AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. THE FINISH OF CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NONGLARE FINISH. CBC SECTION 11B-703.5.1.

9. RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS: WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS.

A. LETTER TYPE: LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32 INCH MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. CBC SECTION 11B-703.2.

B. LETTER SIZE: RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8 INCH HIGH TO A MAXIMUM HEIGHT OF 2 INCHES. CBC SECTION 11B-703.2.5.

C. PICTORIAL SYMBOL SIGNS (PICTOGRAMS): PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.

D. CHARACTER PLACEMENT: CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 1/8 INCH AND A MAXIMUM OF 3/8 INCH DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.

E. PROPORTIONS: RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

10. ENTRANCE SIGNS: ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

11. INFORMATION POSTED: BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC SANITARY FACILITIES AND/OR ELEVATORS FOR PUBLIC USE THAT CONFORM TO THESE BUILDING STANDARDS SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING LOBBY, PREFERABLY AS PART OF THE BUILDING DIRECTORY.

12. MOUNTING LOCATION AND HEIGHT: WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.

SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASE LINE OF THE LOWEST LINE OF BRAILLE AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

13. TRAFFIC-CONTROL DEVICES: POLE-SUPPORTED PEDESTRIAN TRAFFIC-CONTROL BUTTONS SHALL BE IDENTIFIED WITH COLOR CODING CONSISTING OF A TEXTURED HORIZONTAL YELLOW BAND 2 INCHES IN WIDTH ENCIRCLING THE POLE, AND A 1-INCH WIDE DARK BORDER BAND ABOVE AND BELOW THIS YELLOW BAND. COLOR CODING SHOULD BE PLACED IMMEDIATELY ABOVE THE CONTROL BUTTON. CONTROL BUTTONS SHALL BE LOCATED NO HIGHER THAN 48 INCHES ABOVE THE SURFACE ADJACENT TO THE POLE.

14. ASSISTIVE LISTENING DEVICE SYSTEMS SHALL BE INSTALLED IN THE FOLLOWING USE AREAS FOR PEOPLE WITH HEARING IMPAIRMENTS, PER CBC SECTION 11B-219:

A. ASSEMBLY AREAS.

B. CONFERENCE AND MEETING ROOMS.

C. SIMILAR AREAS.

D. THE NUMBER OF PERSONAL RECEIVERS REQUIRED TO BE AVAILABLE SHALL BE EQUAL TO 4% OF THE TOTAL SEATS PROVIDED, BUT NOT LESS THAN 2.

14A. PROPER SIGNAGE INDICATING THE PRESENCE OF ASSISTIVE LISTENING DEVICES SHALL BE POSTED IN A PROMINENT PLACE, PER CBC SECTION 11B-703.7.2.4.

14B. A PERMANENT ASSISTIVE LISTENING DEVICE SYSTEM IS FOR AREAS WITH FIXED SEATING AND WITH AN OCCUPANT LOAD OF 50 OR GREATER, PER CBC SECTION 11B-219.5.

DOORS & HARDWARE

1. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. ALL HARDWARE FOR ACCESSIBLE DOORS SHALL MEET THE REQUIREMENTS OF CBC SECTIONS 11B-404.2, 11B-404.2.9, AND 1008.1.9.

2. HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2N). HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. CBC SECTION 11B-404.2.9.

3. MAXIMUM OPERATING FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL NOT EXCEED: 5 LBF. (22.2N) FOR EXTERIOR DOORS, AND 5 LBF. (22.2N) FOR INTERIOR DOORS. REQUIRED FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE DSA AUTHORITY, NOT TO EXCEED 15 LBF. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30" FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE. CBC SECTIONS 1008.1.3 AND 11B-404.2.9.

4. DOOR CLOSERS, WHEN PROVIDED, SHALL HAVE SWEEP PERIOD ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. CBC SECTIONS 1003.3.1 EXCEPTION AND 11B-404.2.8.

5. THRESHOLDS SHALL COMPLY WITH CBC SECTIONS 1008.1.7 AND 11B-303.3. THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT, WITH MAXIMUM 1/4 INCH VERTICAL AND CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE LESS THAN 50%. (CBC SECTION 11B-303.3)

6. FLOOR STOPS SHALL NOT BE LOCATED IN THE PATH OF TRAVEL AND 4" MAXIMUM FROM WALLS. DSA POLICY 99-08.

7. HARDWARE (INCLUDING PANIC HARDWARE) SHALL NOT BE PROVIDED WITH "NIGHT LATCH" (NL) FUNCTION FOR ANY ACCESSIBLE DOORS OR GATES UNLESS THE FOLLOWING CONDITIONS ARE MET PER DSA INTERPRETATION 10-08 DSA/AC (ENCL. 1), REVISED 4/28/09. SUCH CONDITIONS MUST BE CLEARLY DEMONSTRATED AND INDICATED IN THE SPECIFICATIONS:

- a. SUCH HARDWARE HAS A 'DOGGING' FEATURE.
- b. IT IS DOGGED DURING THE TIME THE FACILITY IS OPEN
- c. SUCH 'DOGGING' OPERATION IS PERFORMED ONLY BY EMPLOYEES AS THEIR JOB FUNCTION (NON-PUBLIC USE).

8. PANIC HARDWARE SHALL COMPLY WITH CBC SECTION 1008.1.10.

9. PANIC HARDWARE SHALL BE SO MOUNTED (CENTERED BETWEEN 36" AND 44" ABOVE FINISHED FLOOR AS RECOMMENDED) THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32" MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. CBC SECTION 11B-404.2.3 AND FIGURE 11B-404.2.3.

10. THE UNLATCHING FORCE OF PANIC HARDWARE SHALL NOT EXCEED 5 POUNDS (22.2N), APPLIED IN THE DIRECTION OF TRAVEL. CBC SECTION 11B-404.2.9.

11. A SINGLE LEAF OF AN EXIT DOOR SHALL NOT EXCEED 4 FEET IN WIDTH. (CBC SECTION 1008.1.1)

12. DOOR CONSTRUCTION: THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (CBC SECTION 11B-404.2.10)

13. REGARDLESS OF OCCUPANT LOAD, A FLOOR OR LANDING NOT MORE THAN 1/2 INCH BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR. (CBC SECTION 1008.1.6 AND 11B-404.2.4.4)

14. EXIT DOORS FROM GROUP 'A' OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE. (CBC SECTION 1008.1.10)

15. ALL DOORS AND GATES, WITHIN THE EXIT PATH FROM 'A' OCCUPANCY TO A PUBLIC WAY, SHALL NOT BE PROVIDED WITH LATCHES OR LOCKS UNLESS THEY ARE EQUIPPED WITH PANIC HARDWARE. (CBC SECTION 1008.1.10)

16. EXIT DOORS FROM GROUP 'E' OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH AND A LOCK UNLESS IT IS PANIC HARDWARE. (CBC SECTION 1008.1.10)

17. ALL DOORS AND GATES, WITHIN THE EXIT PATH FROM 'E' OCCUPANCY TO A PUBLIC WAY, SHALL NOT BE PROVIDED WITH LATCHES OR LOCKS UNLESS THEY ARE EQUIPPED WITH PANIC HARDWARE. (CBC SECTION 1008.1.10)

SANITARY FACILITIES IDENTIFICATION

1. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12 INCHES IN DIAMETER. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK, 12 INCHES IN DIAMETER WITH A 1/4 INCH THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12 INCH DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

SEE ACCESSIBILITY SIGNAGE CRITERIA FOR ADDITIONAL REQUIREMENTS.

BATHING AND TOILET FACILITIES

1. PASSAGEWAYS: PASSAGEWAYS LEADING TO SANITARY FACILITIES SHALL HAVE A CLEAR ACCESS AS SPECIFIED IN CBC SECTIONS 11B-206 AND 11B-213. ALL DOORWAYS LEADING TO SUCH SANITARY FACILITIES SHALL HAVE:

A. CLEAR OPENING: A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES (813 MM).

B. LEVEL AREA: A LEVEL AND CLEAR AREA FOR A MINIMUM DEPTH OF 60 INCHES (1524 MM) IN THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, AND 44 INCHES WHERE THE DOOR SWINGS AWAY FROM THE LEVEL AND CLEAR AREA AND IF THE DOOR HAS NO LATCH OR CLOSER, OTHERWISE THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.

2. BATHING FACILITIES

A. CONTROLS: THEY SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2 N).

B. SHOWER UNIT: A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 60 INCHES (1524 MM) LONG THAT CAN BE USED AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED.

2.1 COMPARTMENT SHOWERS

A. SIZE: ROLL-IN COMPARTMENTS SHALL BE 60 INCHES IN WIDTH BETWEEN WALL SURFACES COMPLYING WITH CBC SECTION 11B-608 AND FIG. 11B-608.2.2, OR 11B-608.2.3. SEE PLAN FOR ACTUAL CONFIGURATION.

B. THRESHOLDS: WHEN A THRESHOLD OR RECESSED DROP IS USED, IT SHALL BE A MAXIMUM OF 1/2 INCH IN HEIGHT AND SHALL BE BEVELED OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE HORIZONTAL AND COMPLYING WITH CBC SECTION 11B-303.

C. FLOORS SLOPE: MAXIMUM SLOPE OF FLOOR SHALL BE 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2% SLOPE) IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE A MAXIMUM OF 3/4 INCH (6MM) AND LOCATED FLUSH WITH THE FLOOR SURFACE. CBC SECTION 11B-608.9. THE FLOOR SURFACE SHALL BE OF CARBORUNDUM OR GRIT-FACED TILE OR OF MATERIAL PROVIDING EQUIVALENT SLIP-RESISTANCE.

D. ACCESSORIES: SHOWER ACCESSORIES SHALL INCLUDE:

A FOLDING SEAT MOUNTED 18 INCHES ABOVE THE FLOOR, AND WITH A MINIMUM SPACE OF 1 INCH AND MAXIMUM SPACE OF 1-1/2 INCHES ALLOWED BETWEEN THE EDGE OF THE SEAT AND ANY WALL. WHEN FOLDED, THE SEAT SHALL NOT EXTEND MORE THAN 6 INCHES FROM THE MOUNTING WALL. THE SEAT DIMENSIONS AND MOUNTING POSITION SHALL COMPLY WITH CBC FIGURES 11B-610.3, 11B-610.3.1, AND 11B-610.3.2. THE STRUCTURAL STRENGTH OF SEATS AND THEIR ATTACHMENTS SHALL COMPLY WITH SECTION 11B-610.4.

GRAB BARS LOCATED ON WALLS ADJACENT TO AND OPPOSITE THE SEAT. GRAB BARS SHALL ALSO COMPLY WITH THE DIAMETER, LOADING AND PROJECTION REQUIREMENTS OF CBC SECTION 11B-609. GRAB BARS SHALL BE MOUNTED BETWEEN A MINIMUM OF 33 INCHES AND A MAXIMUM OF 36 INCHES ABOVE THE SHOWER FLOOR WITH AN L-SHAPED GRAB BAR MOUNTED ON WALLS OPPOSITE AND ADJACENT TO THE FRONT EDGE OF THE SEAT, BUT NOT EXTENDED TO INCLUDE THAT PORTION OF WALL OVER THE SEAT. SEE CBC FIGURE 11B-608.3.2 OR 11B-608.3.3.

SOAP DISH, WHEN PROVIDED, SHALL BE LOCATED ON THE CONTROL WALL AT A MAXIMUM HEIGHT OF 40 INCHES ABOVE THE SHOWER FLOOR, AND WITHIN REACH LIMITS FROM THE SEAT.

2.2 OPEN SHOWERS: WHERE NO SEPARATE SHOWER COMPARTMENTS ARE PROVIDED, THE SHOWER FOR PERSONS WITH DISABILITIES SHALL BE LOCATED IN A CORNER WITH L-SHAPED GRAB BARS EXTENDING ALONG TWO ADJACENT WALLS WITH A FOLDING SEAT ADJACENT TO THE SHOWER CONTROLS. SEE PLAN FOR ACTUAL CONFIGURATION.

3. TOILET FACILITIES (CBC SECTION 11B-213)

3.1 MULTIPLE-ACCOMMODATION TOILET FACILITIES: MULTIPLE-ACCOMMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING:

A. WHEELCHAIR CLEARANCE: A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60 INCHES OR A CLEAR SPACE 56 INCHES BY 63 INCHES IN SIZE. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE. THE LAYOUT OF THE COMPARTMENTS SHALL COMPLY WITH CBC FIGURES 11B-604.8.1.1.2 AND 11B-604.8.1.1.3.

B. CLEAR SPACE: A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28 INCH-WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32 INCH-WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18 INCHES FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MINIMUM 48-INCH-LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END-OPENING DOOR (FACING THE WATER CLOSET). A MINIMUM 60 INCH-LONG CLEAR SPACE SHALL BE PROVIDED IN A COMPARTMENT WITH THE DOOR LOCATED AT THE SIDE AND OPENING OUT. PROVIDE MINIMUM 72" IF THE DOOR IS OPENING IN. GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES INTO THE CLEAR SPACES AS SPECIFIED ABOVE.

1.

C. COMPARTMENT DOORS: WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END AND 34 INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH A MINIMUM 9-INCH CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE AS SPECIFIED IN CBC SECTION 11B-404.2.4 IS NOT REQUIRED.

THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH, MOUNTING HEIGHT OF 30" TO 44" A.F.F. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR, UNOBSTRUCTED ACCESS OF NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48 INCHES (1219 MM) AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR IN ITS CLOSED POSITION. CBC SECTION 11B-213.3.

3.2 SINGLE-ACCOMMODATION TOILET FACILITIES: THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30 INCHES WIDE BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. THERE SHALL BE IN THE ROOM A CLEAR FLOOR SPACE OF AT LEAST 60 INCHES IN DIAMETER. NO DOOR SHALL ENCRoACH INTO THIS SPACE. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MINIMUM 28-INCH-WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32-INCH-WIDE CLEAR SPACE FROM A WALL AT ONE SIDE. THE OTHER SIDE SHALL PROVIDE 18 INCHES FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MINIMUM 48 INCHES OF CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. ALL DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES EXCEPT AT DOORS.

4. GRAB BARS

A. LOCATION: GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED 33 INCHES ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33 INCHES THE GRAB BAR MAY BE AS HIGH AS 36 INCHES. GRAB BARS SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 24 INCHES IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL NOT BE LESS THAN 36 INCHES LONG.

B. DIAMETER OR WIDTH: THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4 INCHES TO 1-1/2 INCHES (32 MM TO 38 MM) OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES (38 MM). SEE CBC FIGURE 11B-609.3.

C. STRUCTURAL STRENGTH: THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE REQUIREMENTS IN CBC SECTION 11B-609.8. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

D. SURFACE: A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.2 MM).

E. PROJECTION: THE GRAB BAR CANNOT PROJECT MORE THAN 3" INTO THE REQUIRED CLEAR FLOOR SPACE. CBC SECTION 11B-609.3 AND FIGURE 11B-609.3.

5. TOILET ROOM FIXTURES AND ACCESSORIES

A. LAVATORY FIXTURES: A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.

B. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR WHERE INSTALLED ABOVE LAVATORIES OR COUNTERTOPS. WHERE MIRRORS ARE INSTALLED ELSEWHERE, ONE HAS TO BE LOCATED WHERE THE BOTTOM EDGE OF THE REFLECTING SURFACE IS 35 INCHES MAXIMUM ABOVE FINISH FLOOR.

C. TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES: WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURE

IF THIS SHEET IS LESS THAN 24"x36", IT IS A REDUCED PRINT - SCALE REDUCED ACCORDINGLY.



FIRE PROTECTION NOTES

1. FIRE DEPARTMENT FINAL INSPECTION RECOMMENDED. SCHEDULE ALL INSPECTIONS 24 HOURS IN ADVANCE.
2. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO DEAD BOLTS, NO SLIDING BOLTS, ETC.
3. FIRE ALARM SYSTEM SHALL BE OPERABLE AT ALL TIMES. MANUAL PULL STATIONS SHALL BE LOCATED AS REQUIRED. CBC SECTION 305.9.
4. INTERIOR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8, CALIFORNIA BUILDING CODE, 2010 EDITION.
5. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (C.G.R. T-19, SEC. 1.14, 3.08, 3.21, AND C.F.C. SEC. 1103.3.3).
6. THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH C.F.C. ARTICLE 87.
7. FIRE HYDRANTS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS FOR ON-SITE FIRE HYDRANTS.
8. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEM SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE, STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION PER SECTION 904.3.
9. CONTRACTOR SHALL PROVIDE PROPER FIRE TRUCK ACCESS AND FIRE EXITS DURING CONSTRUCTION AT ALL TIMES.
10. PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 709 AND 710.
11. AUDIBLE AND VISUAL ALARMS WILL COMPLY WITH THE PROVISIONS OF NFPA 72G.
12. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 8-B.
13. FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED IN SECTION 2602.
14. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED FOR GROUP-A OCCUPANCIES WHERE THE BUILDING SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW. (CBC 907.2.1)
15. PER SECTION 1114B.1.1, WHEN SPRINKLER OR FIRE ALARMS ARE PROVIDED, THEY SHALL COMPLY WITH THE CBC, CHAPTER 35.
16. APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 72G IN THE FOLLOWING AREAS: RESTROOMS, MULTIPURPOSE ROOMS, OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM, LOBBIES, MEETING ROOMS, AND ANY OTHER AREA FOR COMMON USE. SECTION 3501.1, AMENDMENT TO SECTION 6-4.5.
17. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 1415.1
18. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 14. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CDC CHAPTER 26.
19. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209. WHERE ACCESS IS BY WAY OF PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
20. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.3AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DEVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
21. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITEDCOMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3

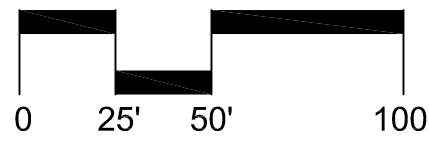
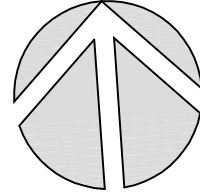
22. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS OR OTHER DECORATIVE MATERIAL.
23. OPEN FLAMES, FIRE, AND BURNING ON PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
24. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
25. FIRE APPARATUS ACCESS ROADS AND WATER UPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.
26. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. CFC 505.2
27. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES PER CFC 503.2.3.
28. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-01.
29. POST INDICATOR VALVES FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE FO THE BUILDING.
30. CLEAR SPACE AROUND HYDRANTS- A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED PER CFC 507.5.5
31. PHYSICAL PROTECTION- WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312 PER CFC 507.5.5
32. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS PER CFC 503.2.5
33. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.
34. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT.
35. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
36. GENERAL STRETCHER REQUIREMENTS- ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A PER CBC SEC. 3002.4A
37. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

SHEET KEY NOTES

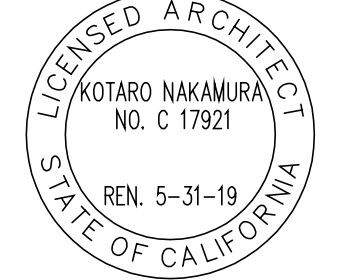
- 1 (E) FIRE HYDRANT
- 2 BLDG ROOF OUTLINE
- 3 6" HIGH RAISED CURB PER CIVIL, TYP.
- 4 (E) SIGNALIZED INTERSECTION
- 5 (E) DRIVEWAY CURB CUT
- 6 STREET ADDRESS

LEGEND

- FIRE TRUCK ACCESS
- FIRE HOSE REACH
- RED CURB, NO PARKING



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DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

FIRE ACCESS PLAN

DISCOVERY CENTER

SUBMITTAL			DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET T-4.0	
SDP RESUBMITTAL 5	08/17/16	RE		
SDP RESUBMITTAL 6	11/20/17	RE		
SDP RESUBMITTAL 7	01/18/18	RE		
FINAL SDP SUBMITTAL 8	3/22/18	RE		
CONTRACTOR _____ DATE STARTED _____			SHEET <u>5</u> OF <u>23</u> SHEETS	
INSPECTOR _____ DATE COMPLETED _____				

CONSTRAINTS MAP

TITLE REPORT ITEMS

REFERENCE IS MADE TO CHICAGO TITLE COMPANY PRELIMINARY REPORT PREPARED JANUARY 16, 2015 AS ORDER NO. 930014750-U50.

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION	REMARKS
1			PROPERTY TAXES	NOT A MATTER OF THIS MAP
2			SUPPLEMENTAL TAXES	NOT A MATTER OF THIS MAP
3		BK 494 PG 269	INGRESS/EGRESS EASEMENT	AFFECTS SITE, LOCATION CANNOT BE DETERMINED FROM DOCUMENT
4			INTENTIONALLY OMITTED	
5			INTENTIONALLY OMITTED	
6			INTENTIONALLY OMITTED	
7			INTENTIONALLY OMITTED	
8	09-30-1968	168599	ACCESS RIGHTS RELINQUISHED	DOES NOT AFFECTS PARCELS 1 & 2
9	09-30-1968	168599	HIGHWAY DRAINAGE EASEMENT	PLOTTED, AFFECTS PARCELS 1 & 3
10	06-29-1972	167394	HIGHWAY RIGHT-OF-WAY AND DRAINAGE EASEMENTS RELINQUISH TO THE CITY OF SAN DIEGO	PLOTTED, EASEMENTS AFFECT 5 PARCEL 1 AND 3
11			INTENTIONALLY OMITTED	
12		MAP NO. 11933	PROVISIONS STATED IN MAP	NOT A MATTER OF THIS MAP
13			INTENTIONALLY OMITTED	
14	07-30-1987	87-0427743	STORM DRAIN EASEMENT	PLOTTED, AFFECTS PARCEL 1
15	09-21-1990	90-518597	SLOPE EASEMENT (TO BE VACATED)	PLOTTED, AFFECTS PARCELS 1 & 2
16	09-21-1990	90-0518597	DRAIN EASEMENT	PLOTTED, AFFECTS PARCELS 1 & 3
17			INTENTIONALLY OMITTED	
18	09-21-1990	90-518598	ACCESS RIGHTS RELINQUISHED	DOES NOT AFFECTS PARCELS 1 & 2
19			INTENTIONALLY OMITTED	
20			INTENTIONALLY OMITTED	
21			INTENTIONALLY OMITTED	
22			INTENTIONALLY OMITTED	
23	04-4-2014	2014-143990	DEVELOPMENT PERMIT	NOT A MATTER OF THIS MAP
24			INTENTIONALLY OMITTED	
25			INTENTIONALLY OMITTED	
26	01-16-2015	2015-20674	DEVELOPMENT & USE AGREEMENT	NOT A MATTER OF THIS MAP
27	01-16-2015	2015-20675	CC & R	NOT A MATTER OF THIS MAP

NOTES:

1. THE EFFECTIVE FEMA FLOODPLAIN INFORMATION FOR THE PARCELS IS 47.8 (NAVD88).
2. THE FLOODWAY WAS TAKEN FROM THE FEMA NATIONAL FLOOD HAZARD LAYER FOR SAN DIEGO RIVER AS OF 1/10/2012.
3. MHPA - MULTIPLE HABITAT PLANNING AREAS FOR THE CITY OF SAN DIEGO ARE PER CITY OF SAN DIEGO GEOGRAPHICAL INFORMATION SYSTEM MHPA LAYER DATED 10/25/2003
4. REFER TO RICK ENG. JOB NUMBER 16760 FOR ADDITIONAL INFORMATION

DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

TOPOGRAPHIC MAP

DISCOVERY CENTER

SUBMITTAL			DATE
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018
DESCRIPTION	DATE	BY	SHEET
SDP RESUBMITTAL 5	08/17/16	REC	C-1.0
SDP RESUBMITTAL 6	10/06/17	REC	
FINAL SDP SUBMITTAL	11/10/17	REC	
FINAL SDP SUBMITTAL	1/12/18	REC	
FINAL SDP SUBMITTAL	3/22/18	REC	
AS-BUILTS			SHEET 6 OF 23 SHEETS
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		

RIO VISTA CENTER
MAP NO. 10305

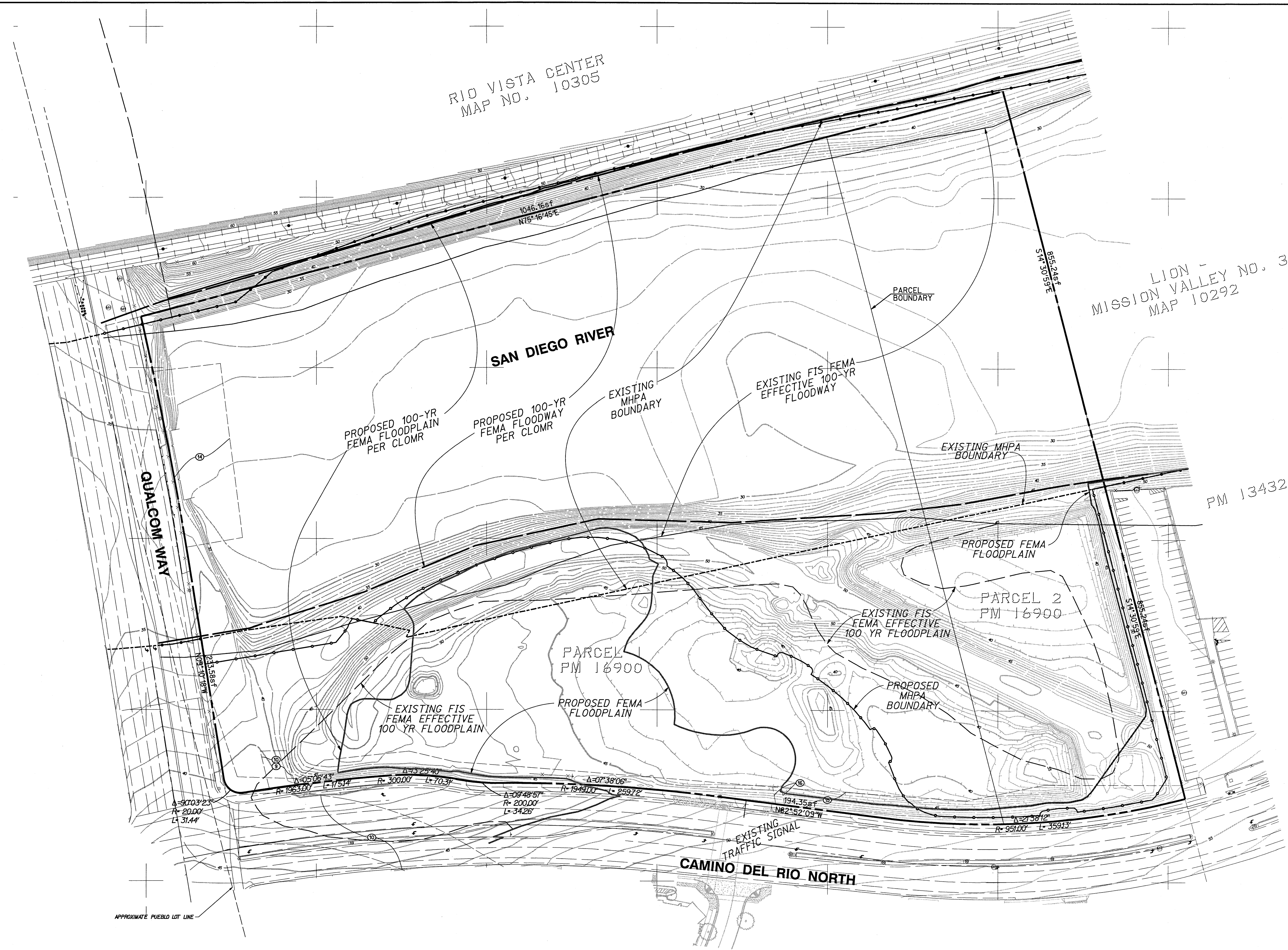
LION -
MISSION VALLEY NO. 3
MAP 10292

PM 13432

PARCEL 3
OF PM 16900

LEGEND

MHPA BOUNDARY	---
EXISTING CONDITION FEMA 100-YR FLOODWAY	---
FIS FEMA EFFECTIVE FLOODPLAIN	---
PROJECT BOUNDARY	---
PROPOSED/EXISTING CONDITION FEMA 100-YR FLOODPLAIN	---
FIS FEMA EFFECTIVE 100-YR FLOODWAY	---



RICK
ENGINEERING COMPANY
San Diego

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165

J-17010-A

rickengineering.com
Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

GRAPHIC SCALE 1" = 60'

BENCHMARK

THE BENCH MARK FOR THIS PROJECT IS A CITY OF SAN DIEGO BRASS PLUG IN THE NOSE OF THE CENTER ISLAND OF THE INTERSECTION OF CAMINO DEL RIO NORTH AND QUALCOMM WAY PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED AUGUST 1989

BM ELEVATION: 57.054, MSL PER U.S.G.S. ADJUSTMENT OF 1970 (NGVD 29)

GENERAL NOTES:

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX "E" OF THE CITY'S STORM WATER STANDARDS.
3. PROPOSED PRIVATE UNDERGROUND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.

FIRE NOTES

1. TEMPORARY STREET SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH UFC 901.4.5
2. FIRE ACCESS SIGNAGE AND RED CURB SHALL BE IN ACCORDANCE WITH FHPS POLICY A-00-1
3. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE PER UFC 1001.4
4. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET AND OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

WATER AND SEWER NOTES

1. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICES ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER
2. ALL ONSITE WATER AND SEWER FACILITIES ARE PRIVATE
3. AN ENCROACHMENT AND MAINTENANCE REMOVAL AGREEMENT (EMRA) WILL BE REQUIRED FOR PRIVATE SEWER LATERALS AND SEWER FORCE MAINS LOCATED IN THE PUBLIC RIGHT OF WAY
4. PRIOR TO PERMIT ISSUANCE, AN EMRA WILL BE PREPARED FOR THE PRIVATE SEWER FORCE MAIN, MANHOLE AND SEWER LATERAL WITHIN THE PUBLIC RIGHT-OF-WAY.

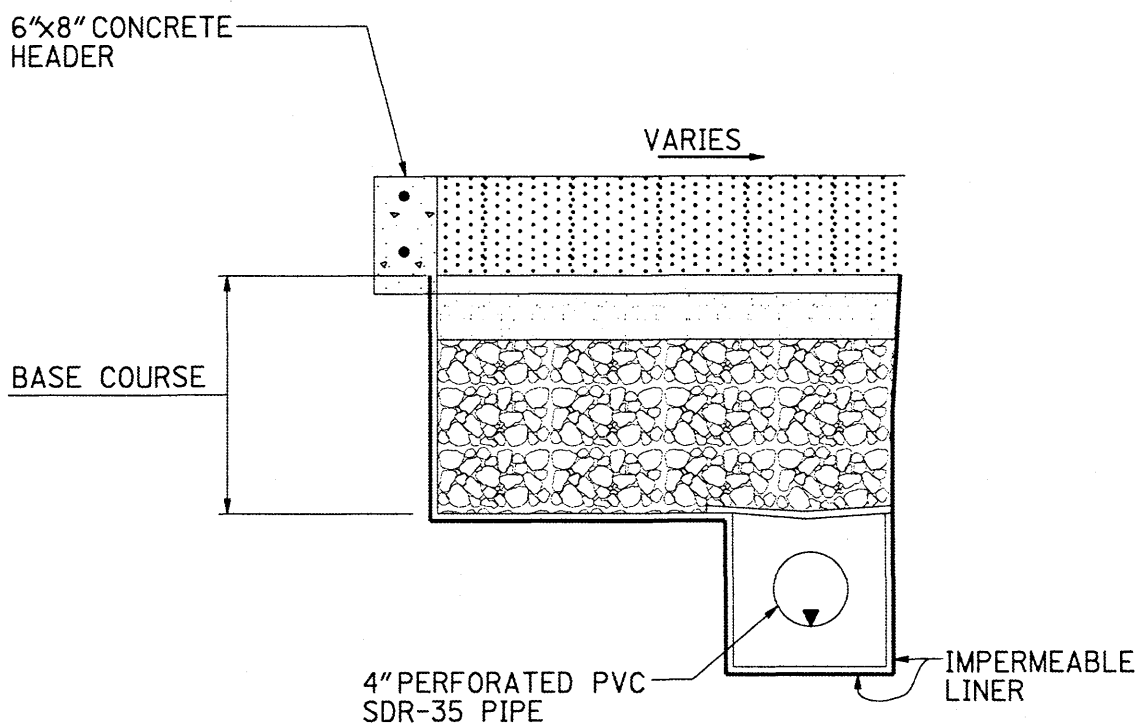
GRADING TABULATIONS

CUT= 7,500 C.Y.
FILL= 8,900 C.Y.
IMPORT= 1,200 C.Y.*

*NOTE: ALL IMPORT/EXPORT TO BE OBTAINED AT OR DISPOSED OF FROM A LEGAL EXPORT OR FILL DISPOSAL SITE.

DEVELOPMENT SUMMARY

1. PROJECT TEAM:
A) RICK ENGINEERING
5620 FRIARS ROAD
SAN DIEGO, CA 92110
(619) 291-0707
B) ROESLING NAKAMURA ARCHITECTS, INC.
363 FIFTH AVENUE, STE 202
SAN DIEGO, CA 92101
(619) 233-1023
C) GEOCON, INC.
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121
(858) 558-6900
D) HELIX ENVIRONMENTAL PLANNING, INC.
7578 EL CAJON BOULEVARD
LA MESA, CA 91942
(619) 462-1515
2. PERMITS REQUIRED:
3. LEGAL DESCRIPTION: PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 16900
4. ASSESSORS PARCEL NUMBERS: 438-052-16, 438-052-17
5. LAMBERT COORDINATES: 222-1727
6. OWNER: THE SAN DIEGO RIVER PARK FOUNDATION
4891 PACIFIC HIGHWAY
SAN DIEGO, CA 92110
ATTN: ROB HUTSEL, EXECUTIVE DIRECTOR
T: (619) 297-7380
7. ENGINEER: RICK ENGINEERING
5620 FRIARS ROAD
SAN DIEGO, CA 92110
TIM GABRIELSON - (619) 291-0707
8. BUILDING CODE USED: 2013 CBC
9. EXISTING ZONING: OF-1-1 / MVPD-MV-CO
10. SOIL CONDITION: DEVELOPED
11. GROSS ACREAGE: 17.52 AC
12. TOTAL GRADING DISTURBED AREA IS APPROXIMATELY= 3.0 ACRES
13. UTILITIES:
SEWER AND WATER: CITY OF SAN DIEGO
STORM DRAIN: CITY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: SBC
FIRE: CITY OF SAN DIEGO
TELEVISION: COX COMMUNICATIONS
SCHOOL DISTRICT: CITY OF SAN DIEGO UNIFIED SCHOOL DISTRICT
NOTE: ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND
14. UTILITIES LOCATED ON OVERHEAD LINES WILL BE UNDERGROUNDED
15. SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY - JUNE, 2012 THRU AUGUST, 2012
16. PROPERTY ADDRESS:
2450 CAMINO DEL RIO NORTH
SAN DIEGO CA 92108

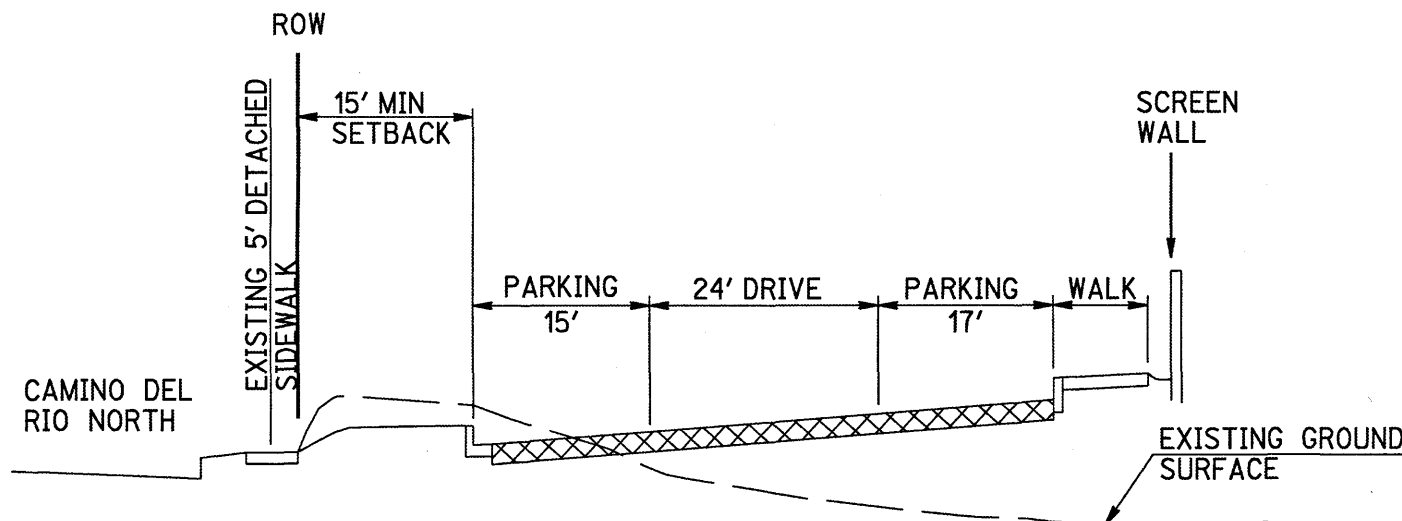


▽=FL SHOWN ON PLAN

POROUS CONCRETE *
AT RIVER TRAIL

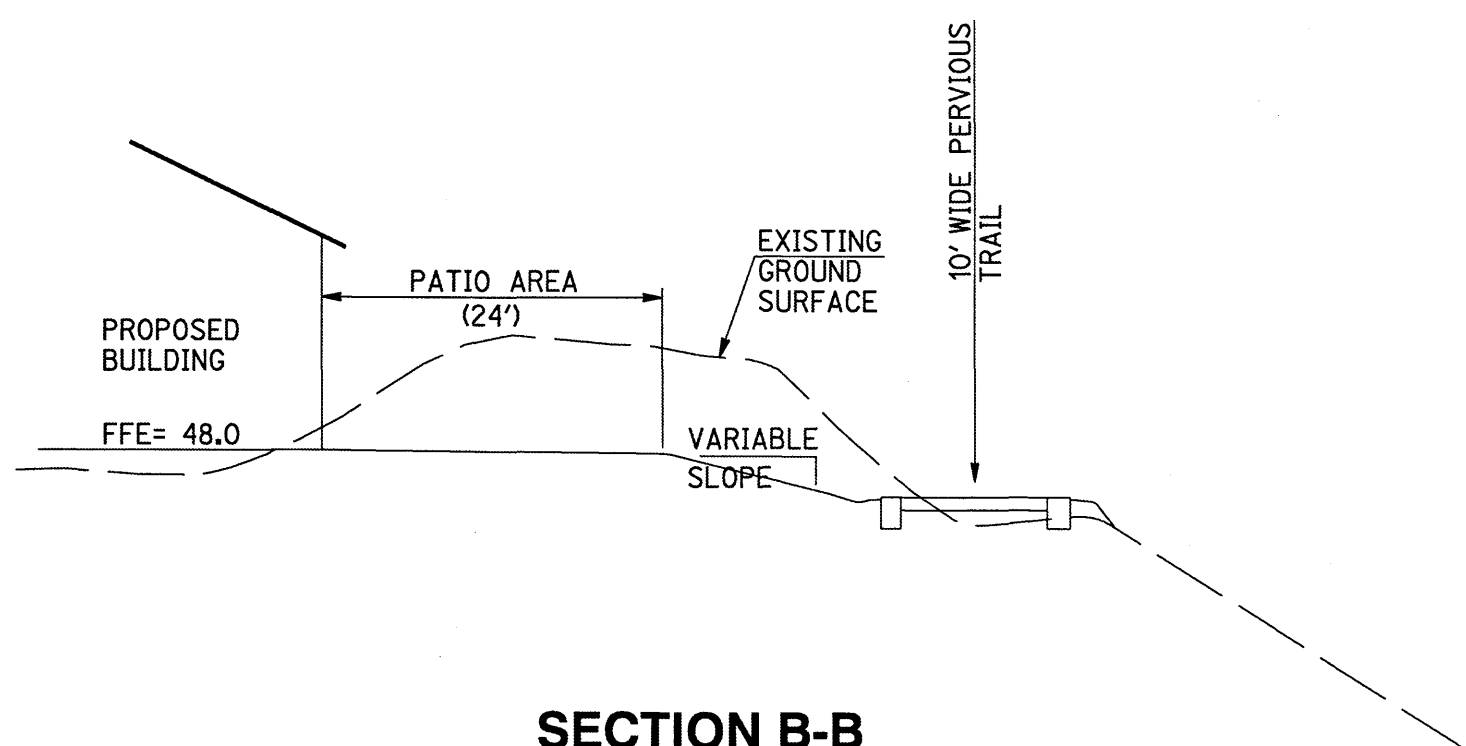
NOT TO SCALE

*NOTE: FINAL DESIGN OF FACILITIES MAY VARY AT FINAL ENGINEERING DOCUMENTATION



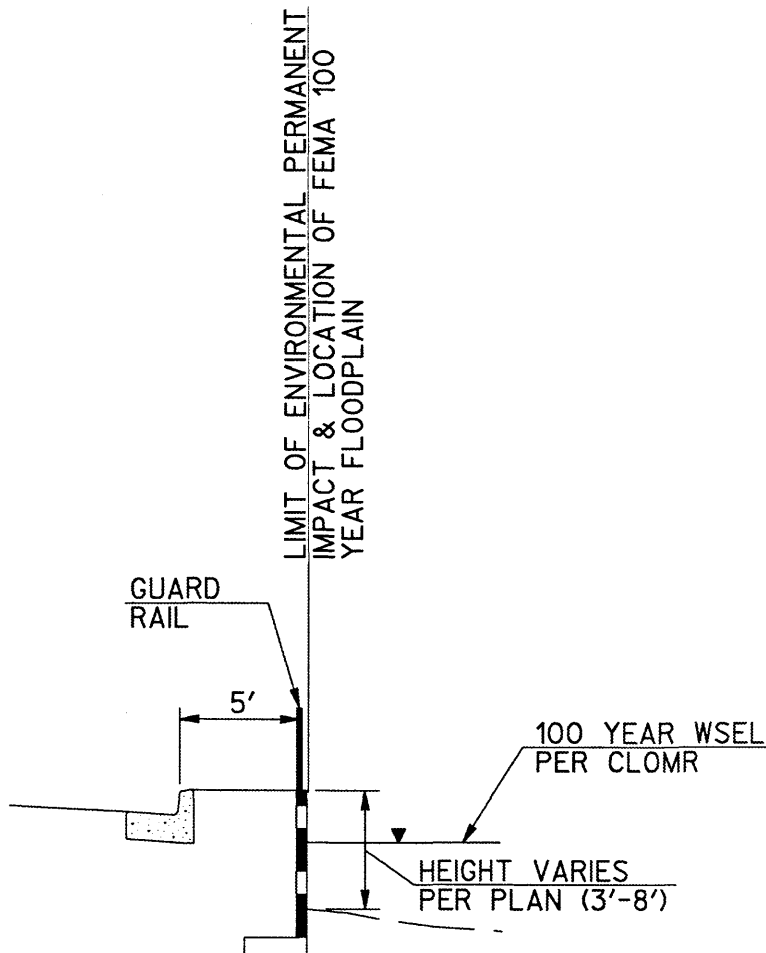
SECTION A-A

NTS



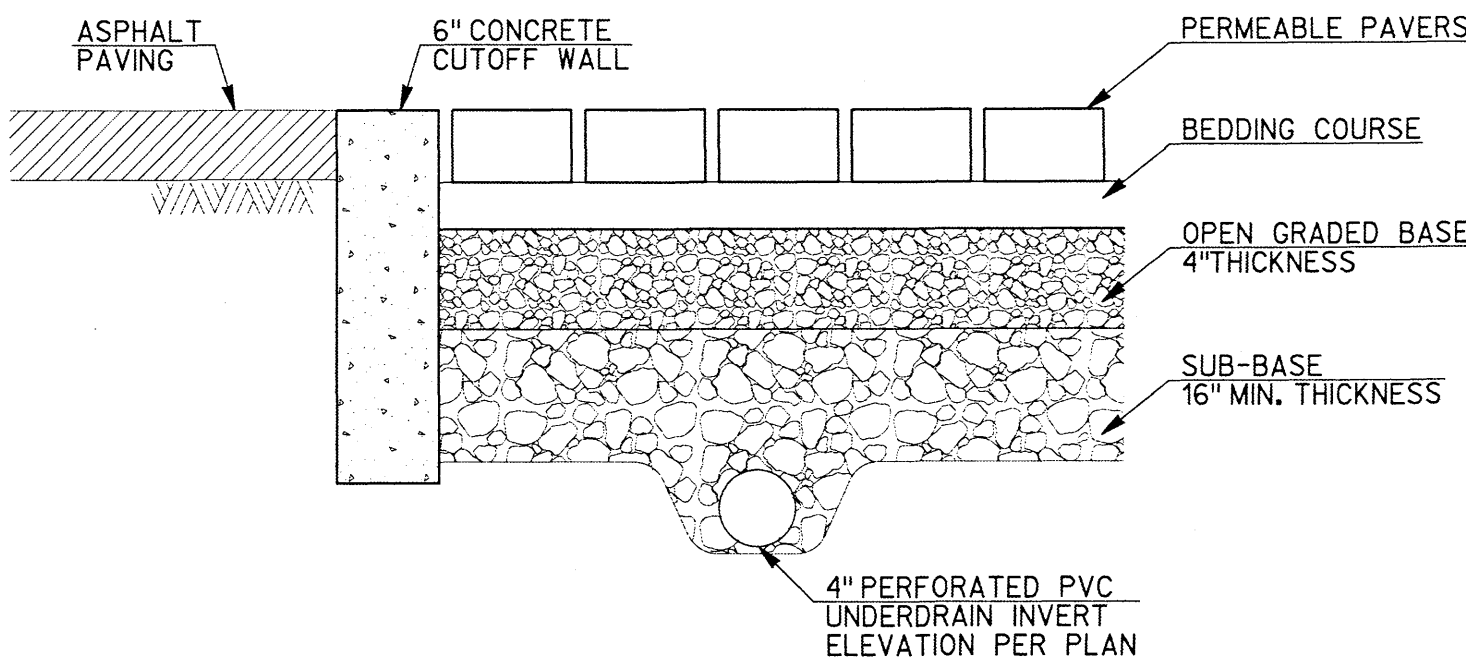
SECTION B-B

NTS



SECTION C-C

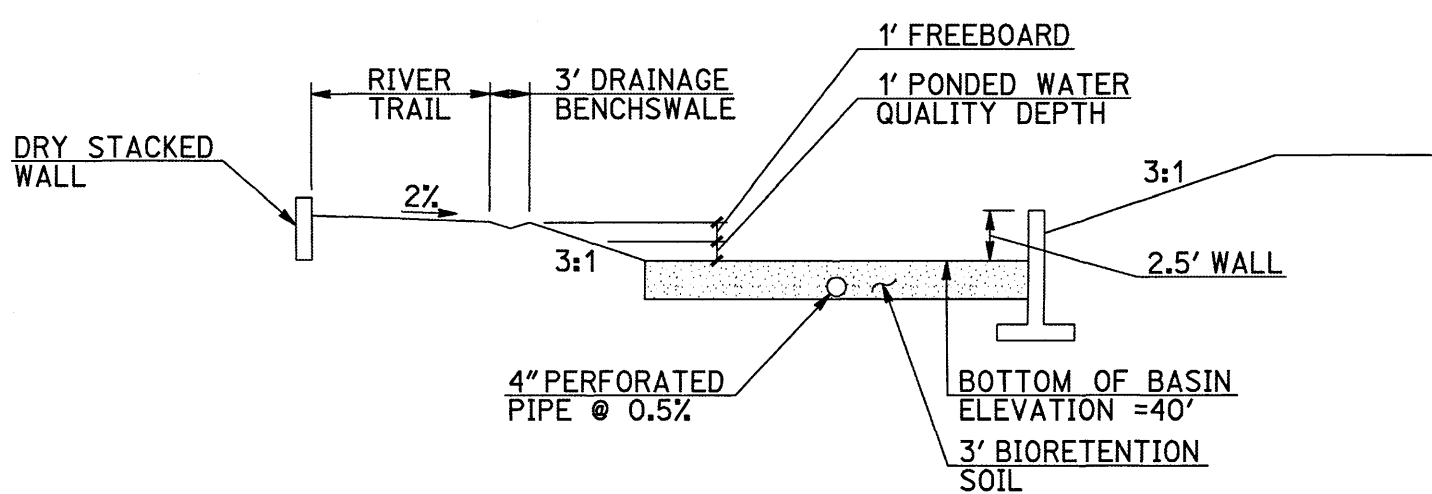
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PERMEABLE PAVERS SECTION
AT AMPHITHEATER

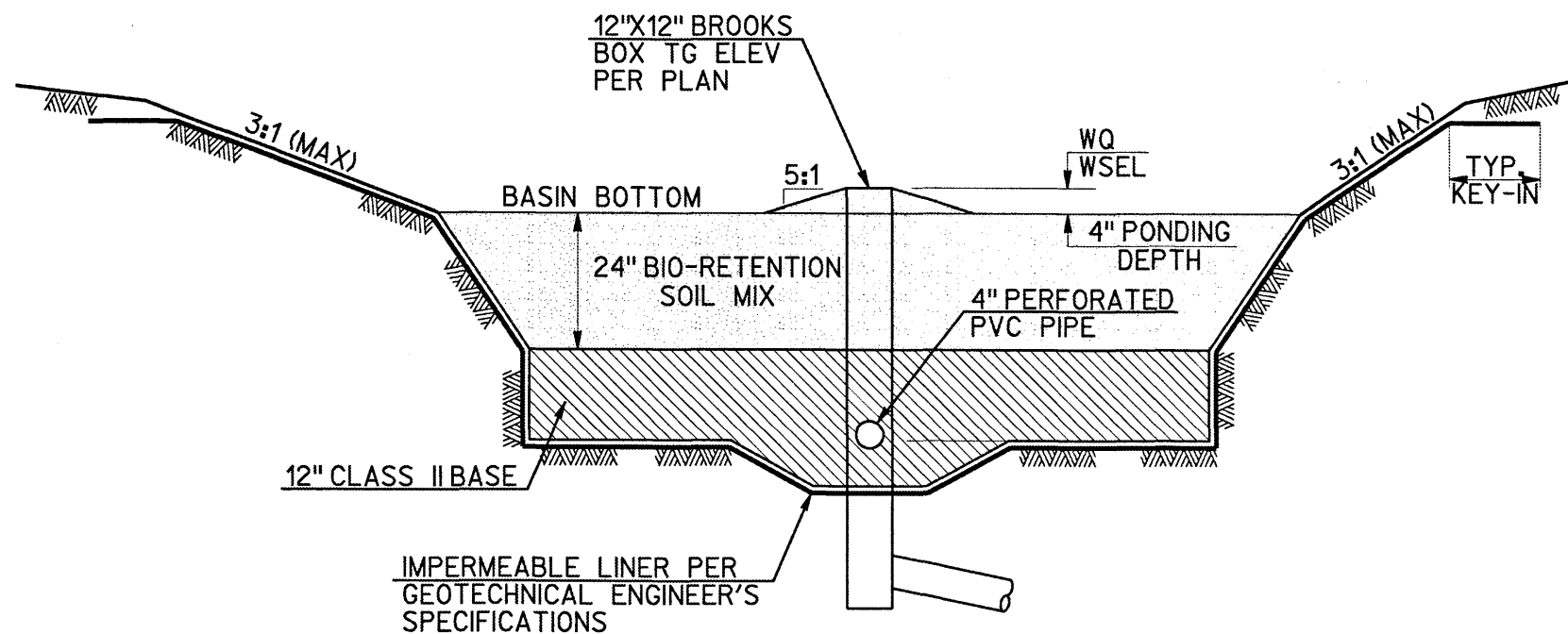
NTS

*NOTE: FINAL DESIGN OF FACILITIES MAY VARY AT FINAL ENGINEERING DOCUMENTATION



SECTION D-D

BIO-RETENTION BASIN
NOT TO SCALE



WATER QUALITY BASIN

NTS

*NOTE: FINAL DESIGN OF FACILITIES MAY VARY AT FINAL ENGINEERING DOCUMENTATION

DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

NOTES AND DETAILS

DISCOVERY CENTER

SUBMITTAL				DATE
SITE DEVELOPMENT PERMIT SUBMITTAL				MARCH 22, 2018
DESCRIPTION	DATE	BY	SHEET	
SDP RESUBMITTAL 5	08/17/16	REC	C-2.0	
SDP RESUBMITTAL 6	10/06/17	REC		
FINAL SDP SUBMITTAL	11/10/17	REC		
FINAL SDP SUBMITTAL	1/12/18	REC		
FINAL SDP SUBMITTAL	3/22/18	REC		
AS-BUILTS				
CONTRACTOR _____		DATE STARTED _____		SHEET <u>7</u> OF <u>23</u> SHEETS
INSPECTOR _____		DATE COMPLETED _____		

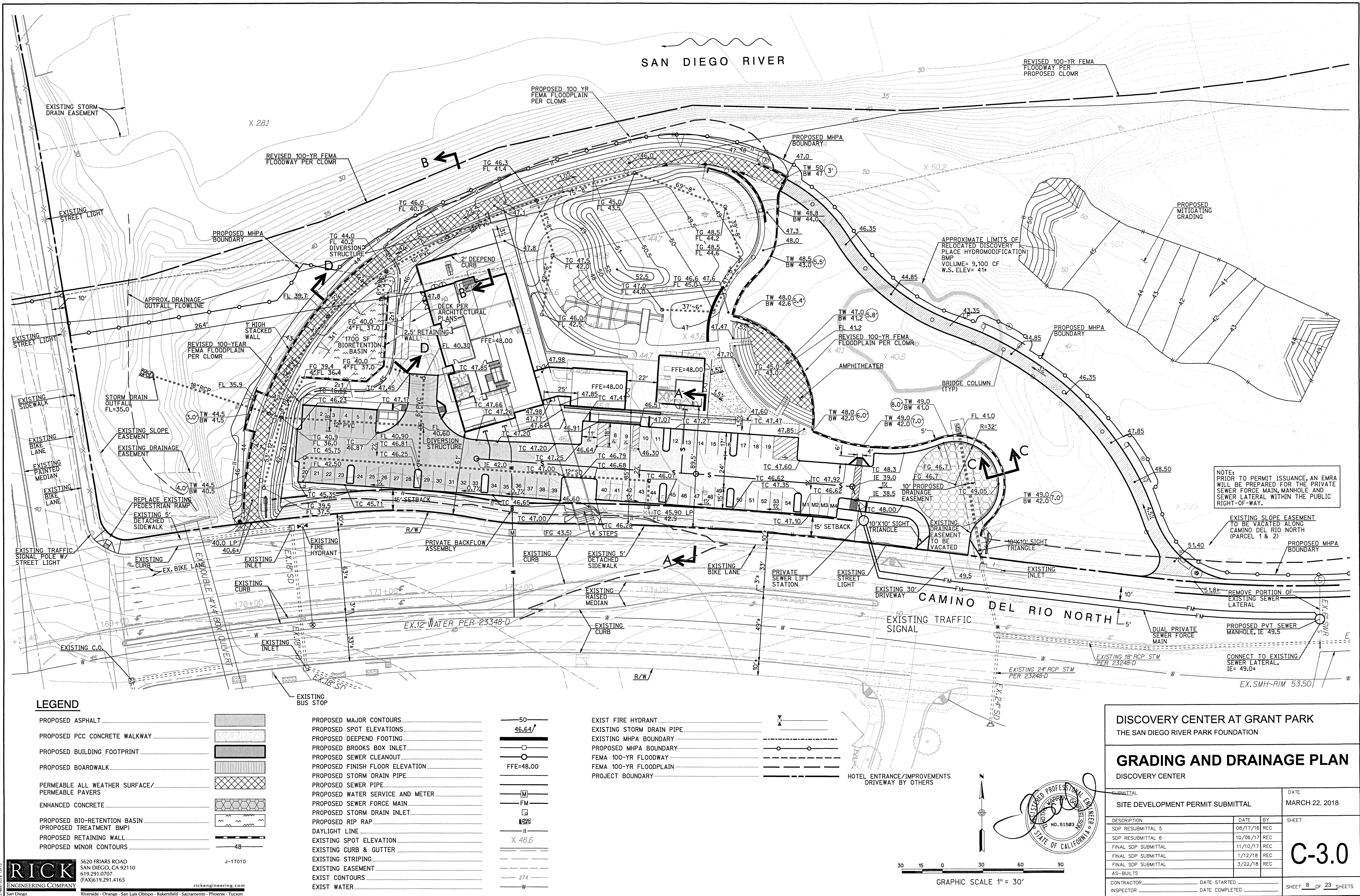


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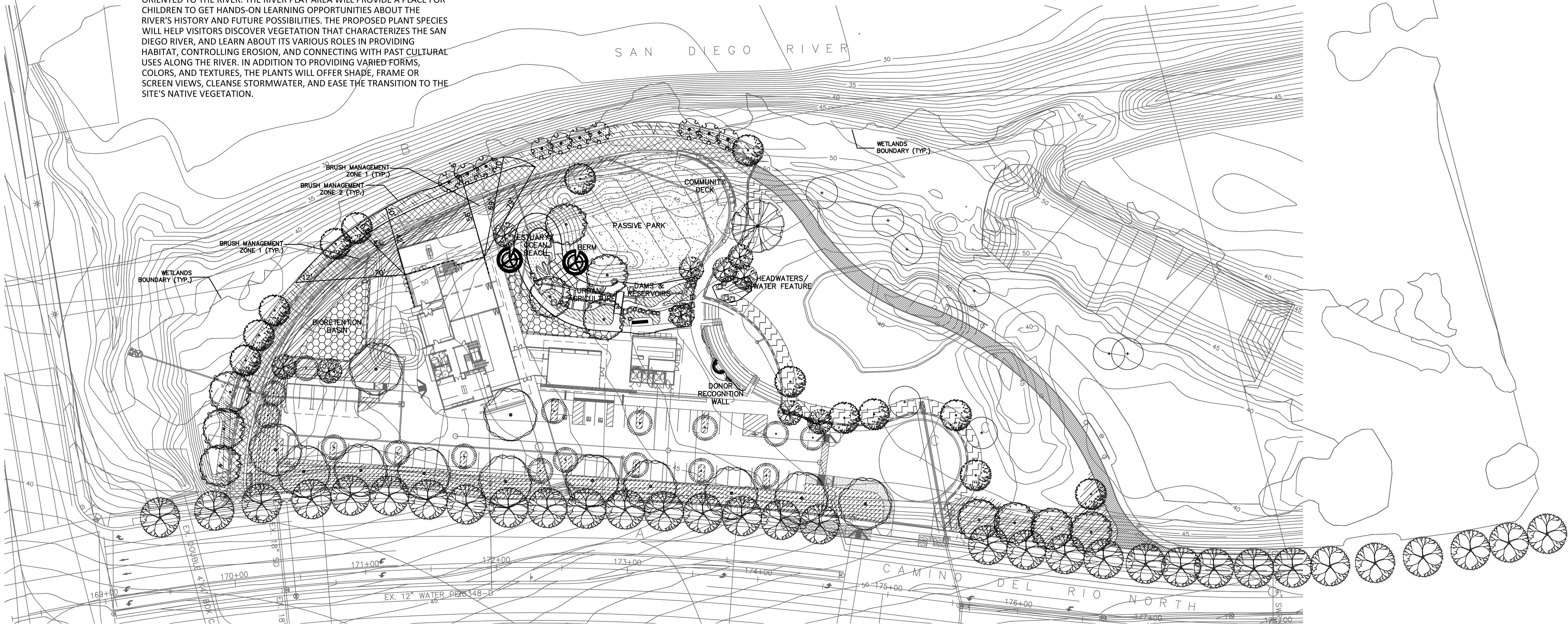
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LANDSCAPE DESIGN STATEMENT

THE LANDSCAPE DESIGN INTERPRETS THE COURSE OF THE SAN DIEGO RIVER FROM UPLAND TO COAST, AND WILL ENGAGE VISITORS WITH A RIVER PLAY EXPERIENCE, ABUNDANT NATIVE PLANTS, AND GATHERING AREAS THAT ARE ORIENTED TO THE RIVER. THE RIVER PLAY AREA WILL PROVIDE A PLACE FOR CHILDREN TO GET HANDS-ON LEARNING OPPORTUNITIES ABOUT THE RIVER'S HISTORY AND FUTURE POSSIBILITIES. THE PROPOSED PLANT SPECIES WILL HELP VISITORS DISCOVER VEGETATION THAT CHARACTERIZES THE SAN DIEGO RIVER, AND LEARN ABOUT ITS VARIOUS ROLES IN PROVIDING HABITAT, CONTROLLING EROSION, AND CONNECTING WITH PAST CULTURAL USES ALONG THE RIVER. IN ADDITION TO PROVIDING VARIED FORMS, COLORS, AND TEXTURES, THE PLANTS WILL OFFER SHADE, FRAME OR SCREEN VIEWS, CLEANSE STORMWATER, AND EASE THE TRANSITION TO THE SITE'S NATIVE VEGETATION.



SHRUB MATERIAL LEGEND

	PARKING LOT/SCREEN SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS*:	
CALYCANTHUS OCCIDENTALIS	SPICE BUSH	5 GALLON
CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GALLON
CAREX SPISSA	SAN DIEGO SEDGE	1 GALLON
IVA HAYESIANA	HAYES' IVA	1 GALLON
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GALLON
RIBES VIBURNIFOLIUM	CATALINA PERFUME	5 GALLON
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GALLON
SALVIA 'MRS. BEARD'	MRS. BEARD SAGE	1 GALLON

* NOTE: ONLY GROUNDCOVERS WILL BE USED IN VEHICLE OVERHANG AREA

	BIORETENTION UNDERSTORY:	
BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GALLON
BERBERIS (MAHONIA) REPENS	CREeping BARBERRY	1 GALLON
CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GALLON
IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GALLON
IVA HAYESIANA	HAYES' IVA	1 GALLON
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GALLON
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GALLON

	SAN DIEGO RIVER PATHWAY UNDERSTORY / WETLAND BUFFER LOW PLANTING:	
BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GALLON
CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GALLON
DUDLEYA LANCEOLATA	LANCE-LEAVED DUDLEYA	1 GALLON
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON
LOTUS SCOPARIUS	DEER WEED	1 GALLON
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GALLON

	WETLAND BUFFER TALL SCREEN PLANTING:	
BACCHARIS PILULARIS	COYOTE BRUSH	1 GALLON
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GALLON
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	5 GALLON

	PASSIVE PARK LAWN PLANTING:	
NON-INVASIVE TURF SUCH AS BUCHLOE DACTYLOIDES 'UC VERDE' (UC VERDE BUFFALOGRASS) OR AGROSTIS PALLENS (CALIFORNIA BENT GRASS)		

	RIVER GARDEN SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS:	
AESCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	1 GALLON
ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON
ARTEMISIA CALIFORNICA	CALIFORNIA SAGE	1 GALLON
CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GALLON
CEANOTHUS GLORIOSUS 'HEART'S DESIRE'	HEART'S DESIRE CEANOTHUS	1 GALLON
CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	1 GALLON
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	1 GALLON
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON
FRAGARIA CALIFORNICA	WOODLAND STRAWBERRY	1 GALLON
HESPEROYUCCA WHIPPLEI	CHAPARRAL YUCCA	5 GALLON
IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GALLON
KECKIELLA CORDIFOLIA	HEART-LEAVED PENSTEMON	1 GALLON
MALACOTHAMNUS FASCICULATUS	BUSH MALLOW	1 GALLON
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON
SALVIA CLEVELANDII 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	1 GALLON
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GALLON
SALVIA 'MRS. BEARD'	MRS. BEARD SAGE	1 GALLON
VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	1 GALLON

	RIVER PLAY SHRUBS, ORNAMENTAL GRASS AND GROUNDCOVERS:	
BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GALLON
CAREX SPISSA	SAN DIEGO SEDGE	1 GALLON
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON
GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	1 GALLON
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON
SALVIA SONOMENSIS	CREeping SAGE	1 GALLON
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GALLON

	TRANSITIONAL TO PRESERVED LANDSCAPE:	
ARTEMISIA DOUGLASIANA	MUGWORT	1 GALLON
ARTEMISIA CALIFORNICA	CALIFORNIA SAGE	1 GALLON
ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GALLON
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON
MALOSMA LAURINA	LAUREL SUMAC	5 GALLON
SALIX LASIOLEPIS	ARROYO WILLOW	5 GALLON
SALVIA APIANA	WHITE SAGE	1 GALLON
SALVIA MELLIFERA	BLACK SAGE	1 GALLON

TREE LEGEND

	EXISTING TREES TO REMAIN	
	SPECIMEN TREES (MATURE SIZE: 20'-60' H x 20'-50' W)	48" BOX
	QUERCUS AGRIFOLIA	48" BOX
	PINUS COULTERI	48" BOX
	PARKING LOT/SCREEN TREES (MATURE SIZE: 30'-60' H x 20'-40' W)	48" BOX
	PLATANUS RACEMOSA	48" BOX
	POPULUS FREMONTII	48" BOX
	SMALL ACCENT TREES (MATURE SIZE: 15'-20' H x 15'-20' W)	24" BOX
	CERCIS OCCIDENTALIS	24" BOX
	WESTERN REDBUD	24" BOX
	RIVER GARDEN TREES/SHRUBS (MATURE SIZE: 15'-50' H x 15'-50' W)	48" BOX
	PRUNUS LILICIFOLIA	48" BOX
	QUERCUS AGRIFOLIA	48" BOX

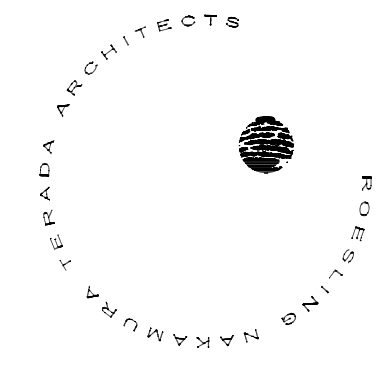
PROVISIONAL HYDROSEED MIX - PURE LIVE SEED (PLS) LBS/ACRE

SPECIES	COMMON NAME	PLS LBS/ACRE
DESCHAMPSIA DANTHONIOIDES	ANNUAL HAIRGRASS	2.00
HORDEUM BRACHYANTHERUM	MEADOW BARLEY	6.00
TRIFOLIUM OBTUSIFLORUM	CREEK CLOVER	1.50
BACCHARIS SALICIFOLIA	MULE FAT	0.05
BAHIOPSIS (VIGUIERA) LACINIATA	SAN DIEGO SUNFLOWER	0.50
MIMULUS AURANTIACUS AURANTIACUS	STICKY MONKEYFLOWER	0.10
SCROPHULARIA CALIFORNICA	CALIFORNIA FIGWORT	0.20
VERBENA LASIOSTACHYS	WESTERN VERBENA	0.50
COLLINSIA HETEROPHYLLA	PURPLE CHINESE HOUSES	2.00
ATRIPLEX LENTIFORMIS LENTIFORMIS	QUAIL BUSH	2.00
BACCHARIS PILULARIS	COYOTE BRUSH	0.05
CLARKIA BOTTAE	BOTTA'S CLARKIA	0.50
ESCHSCHOLZIA MARITIMA	COAST CALIFORNIA POPPY	1.50
PHACELIA RAMOSISSIMA	BRANCHING PHACELIA	0.80
LUPINUS MICROCARPUS MICROCARPUS	VALLEY LUPINE	1.00

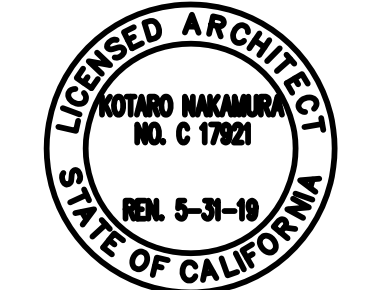
----- ALTERNATIVE COMPLIANCE:
WALLS FACING BRUSH MANAGEMENT AREA SHALL BE ONE-HOUR FIRE RATED AND OPENINGS SHALL BE DUAL GLAZED, DUAL TEMPERED PANES



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DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

LANDSCAPE PLAN

DISCOVERY CENTER

SUBMITTAL				DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL				MARCH 22, 2018	
DESCRIPTION		DATE	BY	SHEET	
SDP RESUBMITTAL 5		08/17/16	RE	L-1.0	
SDP RESUBMITTAL 6		10/06/17	RE		
FINAL SDP SUBMITTAL 8		3/22/18	RE		
CONTRACTOR		DATE STARTED		SHEET 9 OF 23 SHEETS	
INSPECTOR		DATE COMPLETED			
		FINAL SDP SUBMITTAL 8			

L-1.0

SHEET 9 OF 23 SHEETS

IF THIS SHEET IS LESS THAN 24"x36", IT IS A REDUCED PRINT - SCALE REDUCED ACCORDINGLY.

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LANDSCAPE NOTES

1.

MINIMUM TREE SEPARATION DISTANCE:
TRAFFIC SIGNAL, STOP SIGN
UNDERGROUND UTILITY LINES (EXCEPT SEWER)
SEWER LINES
ABOVE GROUND UTILITY STRUCTURES
DRIVEWAYS
INTERSECTIONS

20 FEET
5 FEET
10 FEET
10 FEET
10 FEET
25 FEET
2.

ALL TREES SHALL BE PROVIDED WITH 40 SQUARE FEET ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
3.

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS SHALL BE BLACK INJECTION MOLDED OR 0.085" WALL THICKNESS IN MODULES 24 INCHES LONG BY 24 INCHES DEEP; MANUFACTURED WITH A MINIMUM OF 50% POST-CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.
4.

ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY LANDSCAPE REGULATIONS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
5.

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PLANT. PLANT MATERIALS SHALL BE MAINTAINED TO PRESERVE THE PROJECT'S VIEW CORRIDORS TO THE SAN DIEGO RIVER CORRIDOR.
6.

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND SO ALL BRANCHES OVER VEHICULAR TRAVEL-WAYS ARE 14 FEET ABOVE THE GRADE OF THE TRAVEL-WAY.
7.

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE VEGETATED AND IRRIGATED.
8.

ALL SLOPE AREAS 3:1 OR GREATER SHALL BE REINFORCED WITH STRAW MATS AND COVERED WITH BARK MULCH.
9.

ALL LANDSCAPED AREAS WILL BE WATERED WITH A PERMANENT BELOW-GRADE, FULLY AUTOMATIC IRRIGATION SYSTEM. THIS SYSTEM WILL BE CONTROLLED BY A DUAL PROGRAM ELECTRONIC TIME CLOCK AND REMOTE CONTROL VALVES WITH POP-UP TYPE HEADS THAT WILL BE USED ADJACENT TO WALKWAYS AND ROADWAYS. BUBBLER HEADS WILL BE USED FOR LANDSCAPED AREAS LESS THAN 8' WIDE. THE SYSTEM WILL BE INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION AND PRIOR TO PLACEMENT OF PLANT MATERIALS. THE SYSTEM SHALL BE IN CONFORMANCE WITH WATER CONSERVATION REQUIREMENTS PER SAN DIEGO MUNICIPAL CODE DIVISION 4, LAND USE REGULATIONS.
10.

PER THE SAN DIEGO MUNICIPAL CODE 1514.0302(C)(10): (A) DEVELOPMENT SHALL INCLUDE A MIXTURE OF NATIVE PLANTS AND TREES CONSISTENT WITH THE SURROUNDING HABITAT TYPE. (B) NON-NATIVE GRASSES AND LAWN AREAS SHALL NOT BE PERMITTED IN ANY AREAS MAPPED AS MHPA, AS IDENTIFIED BY THE CITY OF SAN DIEGO MSCP SUBAREA PLAN, OR DETERMINED TO BE WETLAND BUFFERS IN ACCORDANCE WITH SECTION 143.0141. (C) PLANT MATERIALS SHALL PROVIDE VIEWS TO THE RIVER ALONG AT LEAST 50 PERCENT OF THE RIVER SIDE OF THE RIVER PATHWAY OF EACH LOT. (D) ON THE RIVER SIDE OF THE RIVER PATHWAY AND WITHIN 10 FEET OF THE NON-RIVER SIDE OF THE RIVER PATHWAY: (I) TREES SHALL HAVE A CANOPY CLEARANCE OF 8 FEET ABOVE THE FINISHED GRADE OF THE RIVER PATHWAY; AND (II) ALL OTHER PLANT MATERIALS SHALL NOT EXCEED 30 INCHES ABOVE THE FINISHED GRADE OF THE RIVER PATHWAY.
11.

REFER TO BIOLOGY REPORT FOR VEGETATION REMOVAL AND RESTORATION PLANS.

DRAFT CONDITIONS

1.

PRIOR TO ISSUANCE OF ANY ENGINEERING PERMITS FOR GRADING, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE CONSTRUCTION DOCUMENTS FOR THE REVEGETATION AND HYDROSEEDING OF ALL DISTURBED LAND IN ACCORDANCE WITH THE LANDSCAPE STANDARDS AND TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT. ALL PLANS SHALL BE IN SUBSTANTIAL CONFORMANCE TO THIS PERMIT (INCLUDING ENVIRONMENTAL CONDITIONS) AND EXHIBIT 'A,' ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT.
2.

PRIOR TO ISSUANCE OF ANY ENGINEERING PERMITS FOR RIGHT-OF-WAY IMPROVEMENTS, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. IMPROVEMENT PLANS SHALL SHOW, LABEL, AND DIMENSION A 40 SQ-FT AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES. DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.
3.

IN THE EVENT THAT A FOUNDATION ONLY PERMIT IS REQUESTED, THE OWNER/PERMITTEE SHALL SUBMIT A SITE PLAN OR STAKING LAYOUT PLAN IDENTIFYING ALL LANDSCAPE AREAS CONSISTENT WITH EXHIBIT 'A,' LANDSCAPE DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT. THESE LANDSCAPE AREAS SHALL BE CLEARLY IDENTIFIED WITH A DISTINCT SYMBOL, NOTED WITH DIMENSIONS AND LABELED AS 'LANDSCAPING AREA.'
4.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS CONSISTENT WITH THE LANDSCAPE STANDARDS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT 'A,' LANDSCAPE DEVELOPMENT PLAN, ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT. CONSTRUCTION PLANS SHALL SHOW, LABEL, AND DIMENSION A 40 SQ-FT AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY HARDSCAPE AND UTILITIES AS SET FORTH UNDER LDC 142.0403(B)(5).

DRAFT CONDITIONS

5.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITTEE SHALL SUBMIT A WATER BUDGET IN ACCORDANCE WITH THE WATER CONSERVATION REQUIREMENTS PER SDMC 142.0413, TABLE 142-04I, TO BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS. AN IRRIGATION AUDIT SHALL BE SUBMITTED CONSISTENT WITH SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL AT FINAL INSPECTION. THE IRRIGATION AUDIT SHALL CERTIFY THAT ALL IRRIGATION SYSTEMS HAVE BEEN INSTALLED AND OPERATE AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
6.

THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
7.

IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IT IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

BRUSH MANAGEMENT PROGRAM

ZONE ONE SHALL EXTEND FROM THE NORTH FACE OF THE STRUCTURE OUT TO THE EDGE OF THE SAN DIEGO RIVER PATHWAY. ZONE ONE WIDTH SHALL RANGE FROM 42'-79'.

ZONE TWO SHALL EXTEND FROM THE EDGE OF ZONE ONE TO THE PROPOSED WETLAND BUFFER. ZONE TWO WIDTH SHALL RANGE FROM 6'-12'.

THE ZONE TWO WIDTH MAY BE DECREASED BY 1½ FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH UP TO A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH.

ZONE ONE REQUIREMENTS:

THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.

ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.

PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.

TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:

WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR

WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.

ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.

ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

ZONE TWO REQUIREMENTS:

THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.

NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.

WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.

WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.

BRUSH MANAGEMENT (continued)

THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:

ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.

NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.

ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY OVERFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.

WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.

ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.

EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

BRUSH MANAGEMENT PROGRAM, ADDITIONAL MAINTENANCE NOTES:

1. GENERAL MAINTENANCE ~ REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM THE BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

2. BRUSH MANAGEMENT ZONE 1 ~ THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL-WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

3. BRUSH MANAGEMENT ZONE 2 ~ SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON THE SLOPE ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED.

BRUSH MANAGEMENT (continued)

3. continued:DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

4. LONG-TERM MAINTENANCE RESPONSIBILITY ~ ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

3-1 BRUSH MANAGEMENT – DESCRIPTION
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3-2 BRUSH MANAGEMENT-REQUIREMENTS (City of San Diego Landscape Manual)

3.2-1 BASIC REQUIREMENTS – ALL ZONES

3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.

3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.

3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.

3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1).

3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2-2 ZONE 1 REQUIREMENTS –ALL STRUCTURES

3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").

3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.

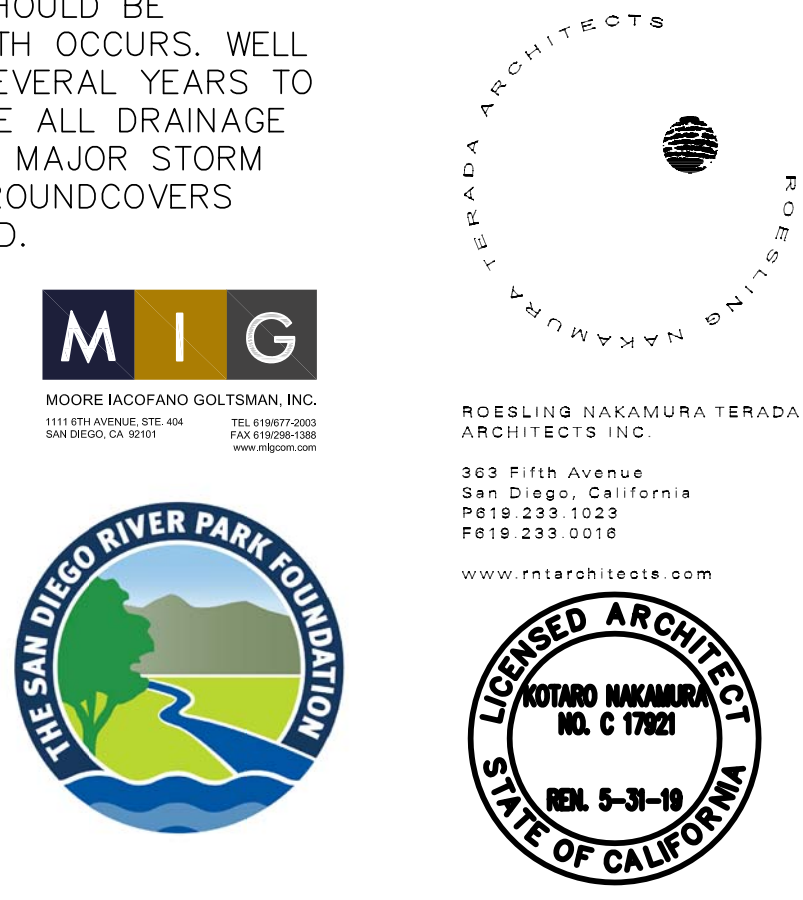
3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.

3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS – ALL STRUCTURES

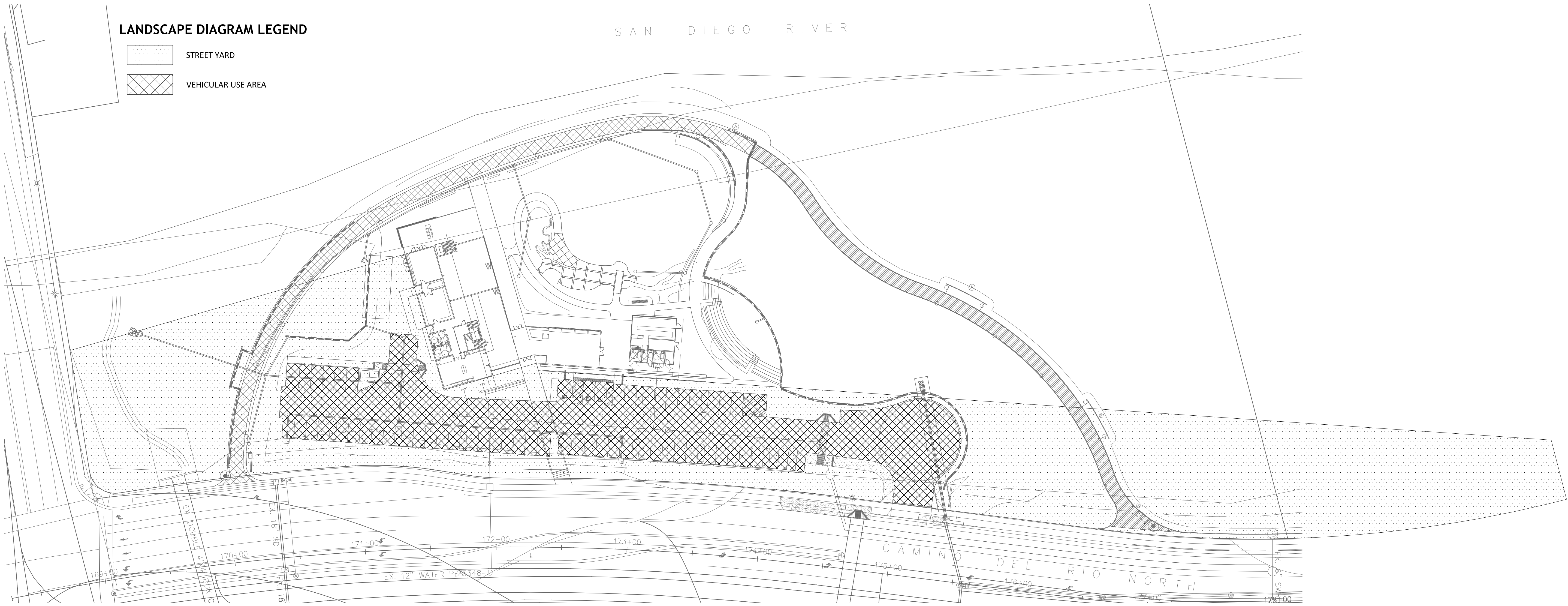
3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

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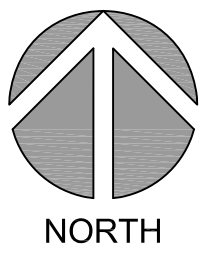
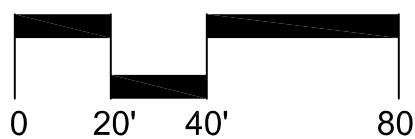
DISCOVERY CENTER AT GRANT PARK				
THE SAN DIEGO RIVER PARK FOUNDATION				
LANDSCAPE NOTES				
DISCOVERY CENTER				
SUBMITTAL			DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET	
SDP RESUBMITTAL 5	08/17/16	RE	L-1.1	
SDP RESUBMITTAL 6	10/06/17	RE		
FINAL SDP SUBMITTAL 7	1/18/18	RE		
FINAL SDP SUBMITTAL 8	3/22/18	RE		
CONTRACTOR _____			DATE STARTED _____	
INSPECTOR _____			DATE COMPLETED _____	
			SHEET 10 OF 23 SHEETS	

LANDSCAPE CALCULATIONS DIAGRAM



LANDSCAPE CALCULATIONS: STREET YARD

LANDSCAPE CALCULATIONS: VEHICULAR USE AREAS



City of San Diego Development Services
1225 First Ave., 18-501
San Diego, CA 92101-4154
(619) 448-5000

Landscape Calculations Worksheet
Industrial Development in RM and C Zones
Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

Industrial and Commercial Development (except Auto Service Stations; see below):

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 105,610 sq. ft. x 25% = 26,403 sq. ft.	30,216 sq. ft.	3,813 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 105,610 sq. ft. x 0.05 = 5,281 points	5,328 points	44 points

Auto Service Stations Only

Planting Area Required [142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 15% = N/A sq. ft.	sq. ft.	sq. ft.

Plant Points Required [142.0405(c)(2)]	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = N/A points	points	points

Note: All required Street Yard planting areas located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached unit pavers, excluding the minimum area required for trees. [142.0405(C)(1)]

REMAINING YARD

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 30% = N/A sq. ft.	sq. ft.	sq. ft.

Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = N/A points	points	points

City of San Diego Development Services
1225 First Ave., 18-501
San Diego, CA 92101-4154
(619) 448-5000

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 34-inch box size) is required within 50 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sq ft) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: sq. ft. x 0.05 = points	points	points

Points achieved through trees (at least half): points

VEHICULAR USE AREA (≥6,000 sq ft) [142.0406 - 142.0407]

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA Inside Street Yard: 26,545 sq. ft. x 0.05 = 1,327 sq. ft.	1,340 sq. ft.	13 sq. ft.
VUA Outside Street Yard: 0 sq. ft. x 0.05 = 0 sq. ft.	0 sq. ft.	0 sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA Inside Street Yard: 26,545 sq. ft. x 0.05 = 1,327 points	1,553 points	1,300 points
VUA Outside Street Yard: 0 sq. ft. x 0.05 = 0 points	0 points	0 points

TEMPORARY VEHICULAR USE AREA [142.0408]

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: ft. x 3 ft. = sq. ft.	sq. ft.

• Provide planting area between Public Right-of-Way and VUA.
• Plant with evergreen shrubs.
• Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

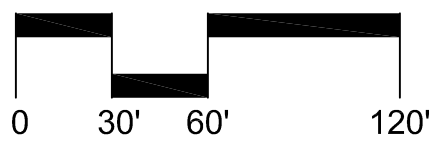


DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

LANDSCAPE CALCULATIONS
DISCOVERY CENTER

SUBMITTAL			DATE
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018
DESCRIPTION	DATE	BY	SHEET L-1.2
SDP RESUBMITTAL 5	08/17/16	RE	
SDP RESUBMITTAL 6	10/06/17	RE	
FINAL SDP SUBMITTAL 8	3/22/18	RE	
CONTRACTOR _____ DATE STARTED _____			SHEET 12 OF 23 SHEETS
INSPECTOR _____ DATE COMPLETED _____			

IF THIS SHEET IS LESS THAN 24"x36", IT IS A REDUCED PRINT - SCALE REDUCED ACCORDINGLY.



1. SEE SHEET AS-1.4 FOR SITE DETAILS
2. SEE CIVIL DRAWINGS FOR MHPA, FLOODWAY, FLOOD PLAIN INFORMATION
3. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND UTILITIES PLANS
4. SEE AS-1.0.1 FOR ADDITIONAL INFORMATION
5. SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE RESTORATION PLANS
6. SEE ENVIRONMENTAL REPORTS ENVIRONMENTALLY SENSITIVE LAND INFORMATION
7. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
8. BUS STOPS: NEAREST BUS STOPS ARE ACROSS THE STREET AT THE SE CORNER ON CAMINO DEL RIO NORTH EAST OF QUALCOMM WAY AND AT THE NW CORNER OF CAMINO DEL RIO NORTH WEST OF QUALCOMM WAY
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EMERGENCY VEHICLE ACCESS DURING CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT EXISTING NATIVE TREES AND VEGETATION FROM DAMAGE DURING CONSTRUCTION.
11. ALL IMPROVEMENT ITEMS IN THE PROJECT SITE AREA ARE NEW U.O.N.
12. ALL PAVING AND FINISH GRADES SHALL SLOPE AWAY FROM BUILDINGS

- 1 (E) SIDEWALK TO REMAIN
- 2 (N) DRIVEWAY AT (E) CURB CUT
- 3 (E) EASEMENT PER CIVIL DRAWINGS
- 4 (N) ONSITE PARKING. SEE PARKING SUMMARY AS-1.1
- 5 (N) DRIVEWAY ENTRY SIGN. SEE 4/AS-1.4
- 6 (N) STREET MONUMENT SIGN. SEE 3/AS-1.4
- 7 (N) GUARDRAIL / FENCE PER SAN DIEGO MC 1514.0302(c)(9)
- 8 (E) HYDRANT
- 9 (N) TRASH ENCLOSURE
- 10 (N) RIVER PATH INFORMATION KIOSK
- 11 (N) OVERLOOK DECK

ZONE: MVPD MV-CO (TABLE 1514-03K)
MIN. STREET YARD FACTOR: 20
MIN. FRONT STREET YARD: 15'
MIN. SIDE SETBACK: 8'*
MIN. BACK SETBACK: 17'*

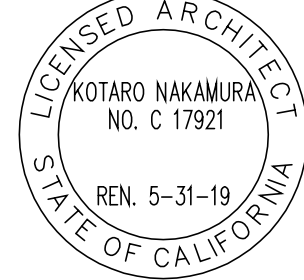
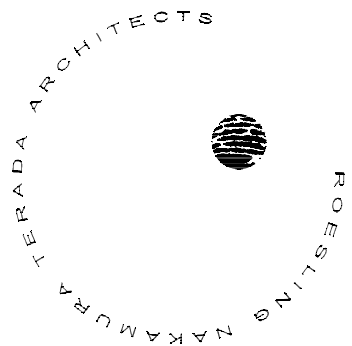
*INCLUDES .02 INCREMENTAL INCREASE PER ADDITIONAL
FOOT OF BUILDING HEIGHT OVER 24'.

SEE LANDSCAPE DRAWINGS FOR STREET YARD CALCULATIONS

THE ENTIRE RIVER PATHWAY WITHIN THE PATH CORRIDOR SHALL HAVE A RECREATION EASEMENT RECORDED ON THE LAND

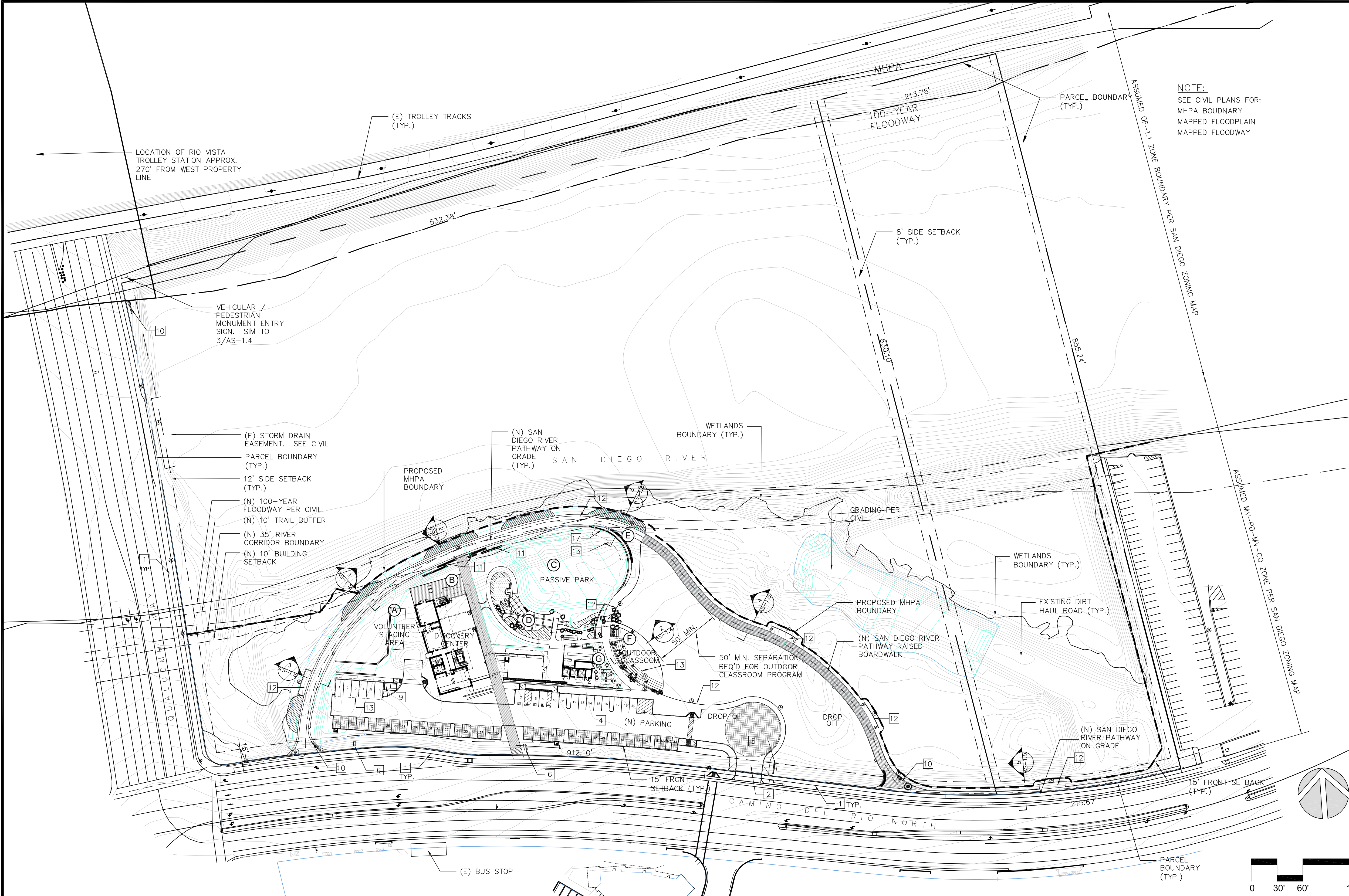
PARKING: SEE SHEET AS-1.1

◄----- ADA PATH OF TRAVEL



COMPREHENSIVE SITE PLAN

SUBMITTAL				DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL				MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET		
SDP RESUBMITTAL 5	08/17/16	RE	AS-1.0		
SDP RESUBMITTAL 6	11/20/17	RE			
SDP RESUBMITTAL 7	01/18/18	RE			
FINAL SDP SUBMITTAL 8	3/22/18	RE			
CONTRACTOR		DATE STARTED		SHEET 12 OF 23 SHEETS	
INSPECTOR		DATE COMPLETED			



- A. VOLUNTEER STAGING AREA**
The Volunteer Staging Area is an informal outdoor gathering space for small groups (up to 20 people). Activities include volunteers preparing for water quality monitoring and other citizen science activities, volunteers taking a break from docent and other activities, and staff and volunteers preparing for events such as plantings and river trash removal. A small native plant nursery may also be incorporated into the site.
- B. BUILDING VIEW DECK**
The view deck off of the main building is planned to be used primarily for a variety of small group activities. Except when used for private events, the deck will be open to the public during regular business hours to view the river and associated habitat. Spotting scopes and interpretive information may be displayed. Small social events may also be held on the deck.
- C. PASSIVE PARK**
The passive park is planned to be used as a multi-function outdoor space with the majority use as a daytime community open space for the health and well-being of the local community. Envisioned passive activities examples include reading a book, meeting friends, art shows or simply a place for relaxing. The park will also be used for students to sit in circles or do education activities such as drawing, trust building activities and other activities as part of an organized group activity. On limited occasions, the park may be used for weddings and other organized events which could include gatherings of 120 or more people. This use is essential to the center's operating plan. Noise associated with these events is not expected to be of sufficient volume or duration to interfere with wildlife utilization of the MHPA.
Refer to the Noise Impact Analysis Report, by Helix Environmental, sheet AS-1.1 Site Plan, and site section detail 5/AS-1.4 for sound control design strategies.
- D. RIVER PLAY**
The River Play exhibit area will be an active learning exhibit for children between the ages of 5 to 12. The majority of River Play area is located more than 100' away from the wetlands boundary and will be located in a lower finish surface elevation than the surrounding passive park. An earthen berm separates a portion of the River Play and park. No impacts to wetlands are expected. The area is designed to engage children in play while learning about how the San Diego River functions.
- E. COMMUNITY DECK OVERLOOK**
The community deck is a small gathering area designed for social interaction and a respite space along the river pathway. Noise and activity impacts are expected to be minimal.
- F. OUTDOOR CLASSROOM**
The outdoor classroom will seat approximately 80 people and will be used primarily for wildlife and river education events. Working with partners such as Project Wildlife, the classroom will provide opportunities for participants to see first-hand local animals and to gain an appreciation and understanding of San Diego's biodiversity. Due to the use by animal experts with live animal exhibits, the area is separated from the river pathway boardwalk by a minimum of 50'. This is a minimum distance required to reduce any disturbance to live animals so they remain comfortable and secure. The outdoor classroom may also be used for other gatherings.
- G. REFRESHMENT STAND / PICNIC AREA**
The refreshment stand and picnic area is designated as the primary outdoor eating area for the facility. It is adjacent to the public restrooms and has tables and chairs. The outdoor classroom sits between the natural vegetation and this area. It is separated from the wetland buffer by more than 100'. Waste and recycle containers will be available that are wildlife tamper proof. The area will be in an active area and well maintained.

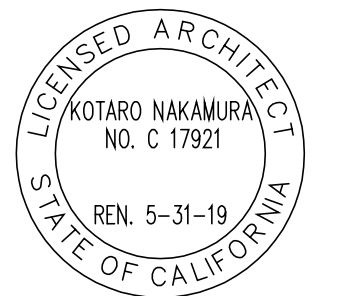
SHEET KEY NOTES

- 1 (E) SIDEWALK TO REMAIN
- 2 (N) DRIVEWAY AT (E) CURB CUT
- 3 (E) EASEMENT PER CIVIL DRAWINGS
- 4 (N) ONSITE PARKING. SEE PARKING SUMMARY ON AS-1.1
- 5 (N) DRIVEWAY ENTRY SIGN. SEE 4/AS-1.4
- 6 (N) STREET MONUMENT SIGN. SEE 3/AS-1.4
- 7 (N) 12' WIDE PEDESTRIAN BRIDGE
- 8 (E) FIRE HYDRANT
- 9 (N) TRASH ENCLOSURE
- 10 (N) RIVER PATHWAY INFORMATION KIOSK
- 11 (N) CONC. PARK SEAT WALLS

- 12 (N) VIEW OVERLOOK POINT
- 13 (N) OVERHEAD SHADE STRUCTURE
- 14 NOT USED
- 15 NOT USED
- 16 (N) PICNIC AREA
- 17 (N) SOUND WALL PER 5/AS-1.4

LEGEND

- Ⓐ INTERPRETIVE SITE SIGN LOCATION
- Ⓑ BIKE/PEDESTRIAN DIRECTIONAL SIGN
- ← BIKE PATH
- LIGHT BOLLARD
- 12' HIGH LAMP POST
- WETLANDS BUFFER LANDSCAPING, SEE LANDSCAPE PLANS



DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

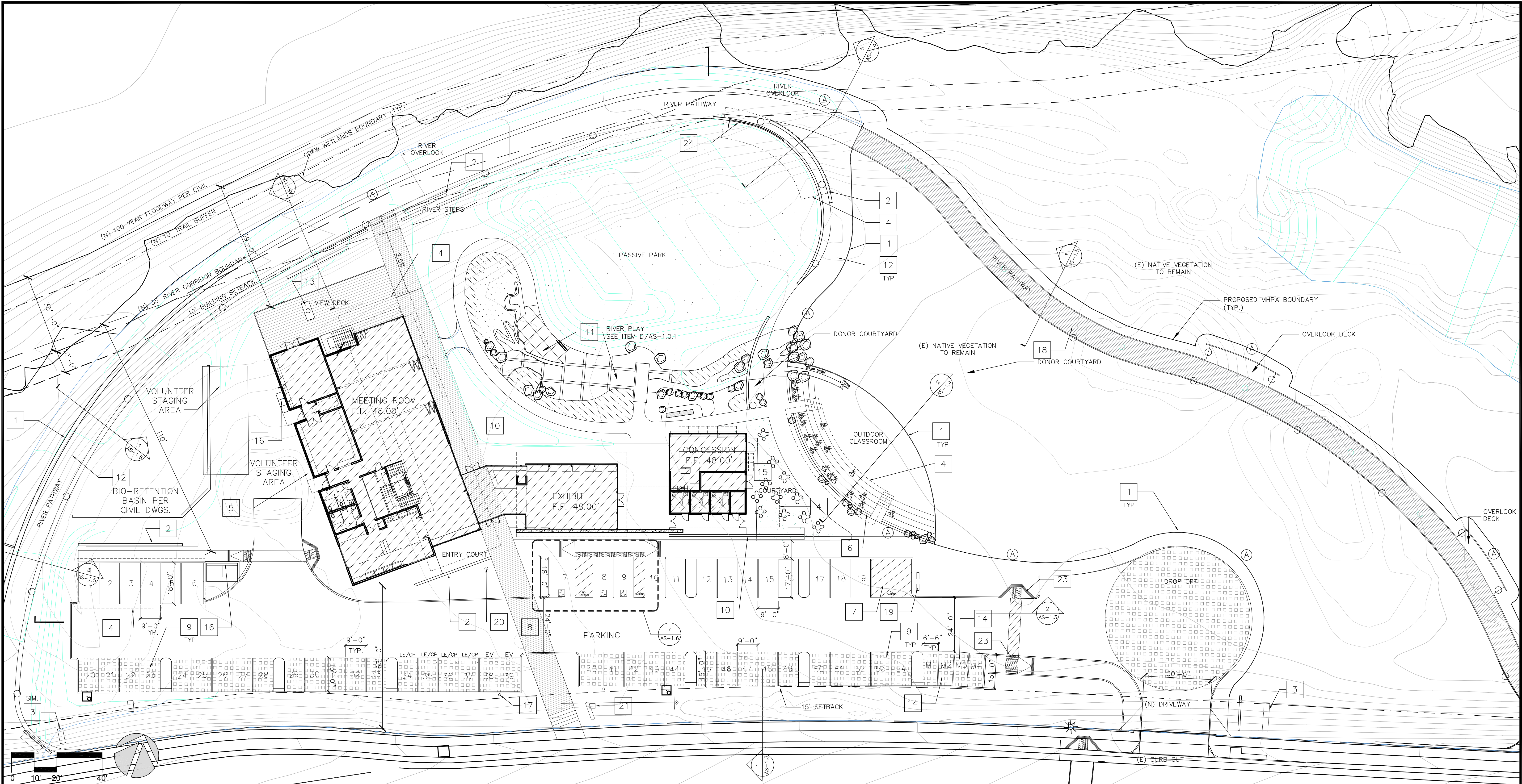
RIVER SUBDISTRICT EXHIBIT

DISCOVERY CENTER

SUBMITTAL			DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET AS-1.0.1	
SDP RESUBMITTAL 5	08/17/16	RE		
SDP RESUBMITTAL 6	11/20/17	RE		
SDP RESUBMITTAL 7	01/18/18	RE		
FINAL SDP SUBMITTAL 8	3/22/18	RE		
CONTRACTOR			DATE STARTED	SHEET 13 OF 23 SHEETS
INSPECTOR			DATE COMPLETED	

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GENERAL NOTES

1. SEE SHEETS AS-1.4 THROUGH AS-1.6 FOR SITE DETAILS
2. SEE CIVIL DRAWINGS FOR GRADING AND PAVING ELEVATIONS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EMERGENCY VEHICLE ACCESS DURING CONSTRUCTION.
4. CONTRACTOR SHALL PROTECT EXISTING NATIVE TREES AND VEGETATION FROM DAMAGE DURING CONSTRUCTION.
5. BUS STOPS: NEAREST BUS STOP IS ACROSS THE STREET AT THE SE CORNER ON CAMINO DEL RIO NORTH NEAR QUALCOMM WAY
6. ALL ITEMS IN THE PROJECT SITE AREA ARE NEW U.O.N.
7. ALL PAVING AND FINISH GRADES SHALL SLOPE AWAY FROM BUILDINGS

SHEET KEY NOTES

- 1 RETAINING WALL PER CIVIL
- 2 CIP 15" HIGH SITE WALLS
- 3 ENTRY ADDRESS SIGN, SEE 4/AS-1.4
- 4 OVERHEAD SHADE STRUCTURE
- 5 (E) WELL APPROX. LOCATION
- 6 DONOR RECOGNITION ART WALL
- 7 LOADING ZONE W/CURB CUT
- 8 RIVER BOARDWALK ENHANCED PAVING
- 9 PERMEABLE SURFACE PER CIVIL
- 10 EXTERIOR ART LOCATION
- 11 CHILDRENS PLAY AREA
- 12 PEDESTRIAN PAVING PER CIVIL

- 13 CONC. EXTERIOR FIREPLACE
- 14 MOTORCYCLE PARKING
- 15 PERMEABLE PAVER COURTYARD/PICNIC AREA
- 16 TRASH/RECYCLING ENCLOSURE
- 17 ELECTRIC VEHICLE CHARGING STATION
- 18 BOARDWALK W/COMPOSITE DECKING
- 19 BICYCLE RACK (8 BIKES)
- 20 FLAG POLE
- 21 MONUMENT SIGN SEE 3/AS-1.4
- 22 STACKED STONE SITE WALL
- 23 CURB RAMP. SEE 4/AS-1.6
- 24 6" HIGH X 20' LONG SEGMENTED GLASS SOUND WALL WITH ACOUSTICAL OVERHEAD COVER AT SPEAKER AREA. COVER TO HAVE A TEMPORARY ACOUSTICAL FLAP BETWEEN CANOPY CEILING AND SOUND WALL

PARKING

PARKING REQUIRED:
DISCOVERY CENTER = 9,950 SF
OUTDOOR CLASSROOM = 4,000 SF

PER TABLE 142-05G:
INTERPRETIVE CENTER
WITHIN A TRANSIT AREA
2.8 PER 1,000 SF = 40 SPACES

PARKING SUMMARY	REQUIRED	PROVIDED
STANDARD	40	45
ADA ACCESSIBLE	2	2
ADA VAN	1	1
CARPOOL / ZERO EMISSIONS (4 CP & 2 EV)	6	6
MOTORCYCLE	2	4
TOTAL	51	58
BICYCLE PARKING		
SHORT-TERM BICYCLE	2	8
LONG-TERM BICYCLE	0	1

LEGEND

- (A) INTERPRETIVE SIGNAGE LOCATION
- EV ELECTRIC VEHICLE PARKING SPACE
- LE/CP LOW-EMITTING, FUEL EFFICIENT, VANPOOL/CAR POOL PARKING SPACE

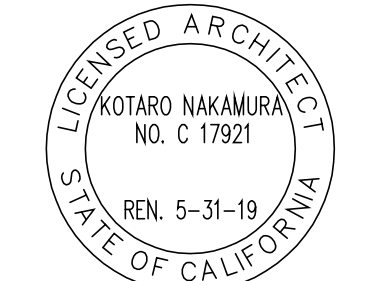
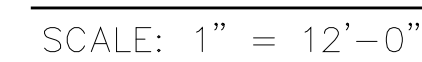
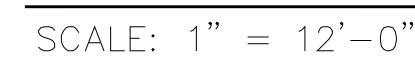


DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

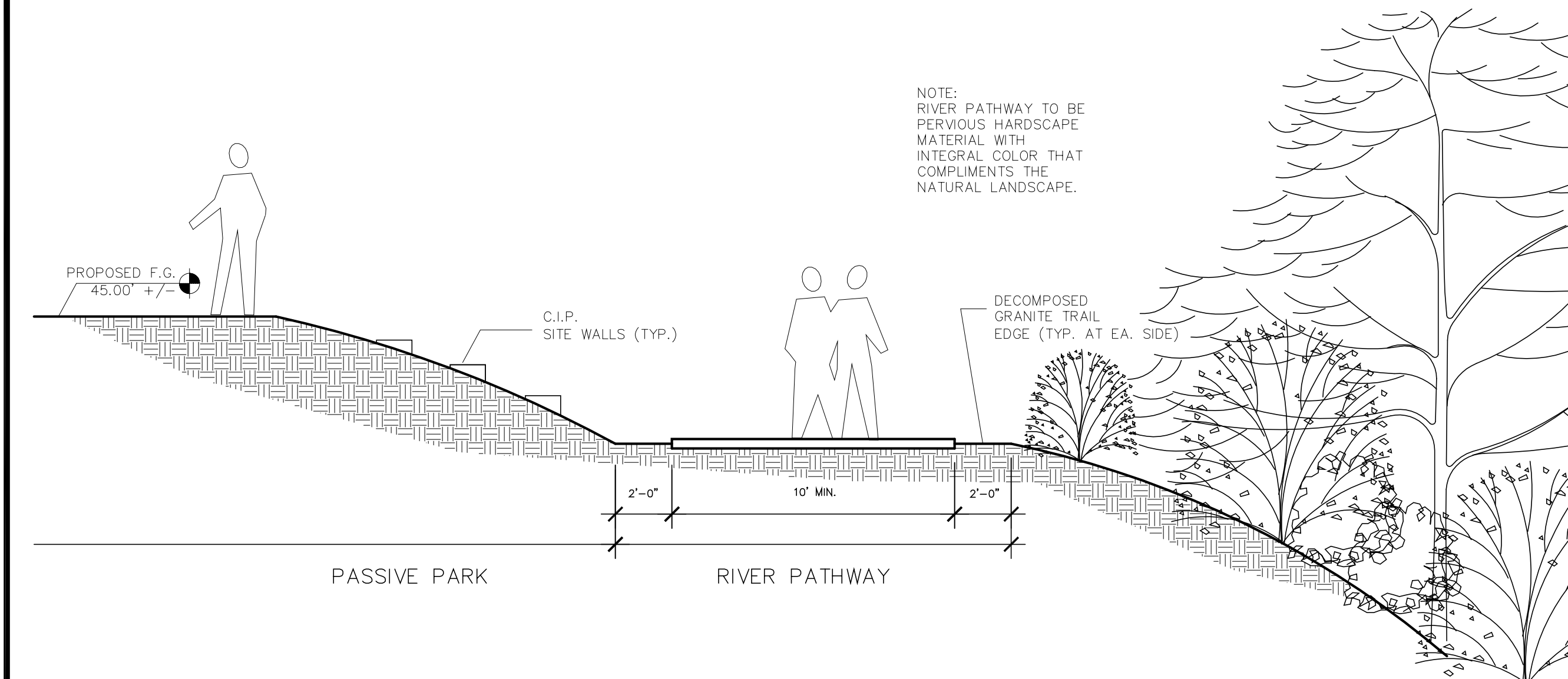
ENLARGED SITE PLAN

DISCOVERY CENTER

SUBMITTAL				DATE
SITE DEVELOPMENT PERMIT SUBMITTAL				MARCH 22, 2018
DESCRIPTION	DATE	BY	SHEET	
SDP RESUBMITTAL 5	08/17/16	RE	AS-1.1	
SDP RESUBMITTAL 6	11/20/17	RE		
SDP RESUBMITTAL 7	01/18/18	RE		
FINAL SDP SUBMITTAL 8	3/22/18	RE		
CONTRACTOR				DATE STARTED
INSPECTOR				DATE COMPLETED
SHEET 14 OF 23 SHEETS				



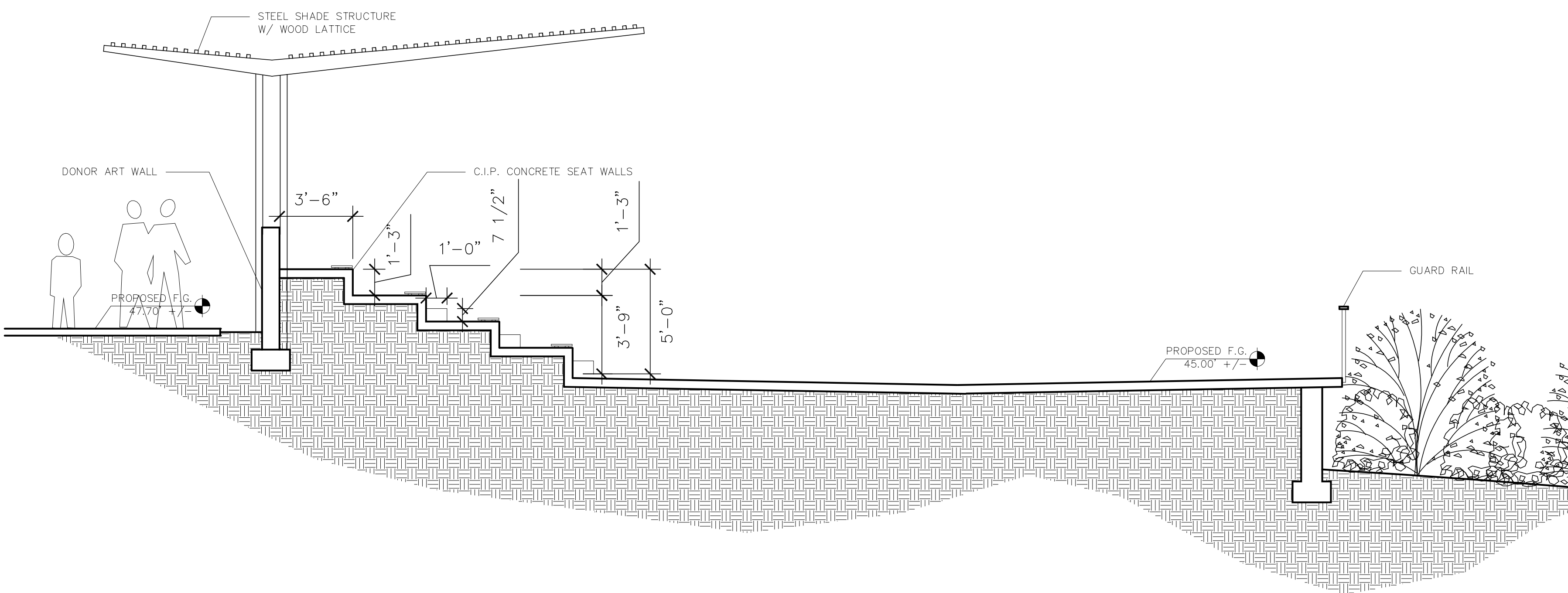
SHEET 15 OF 23 SHEETS



SITE SECTION DETAIL AT RIVER TRAIL

SCALE: 1/4" = 1'-0"

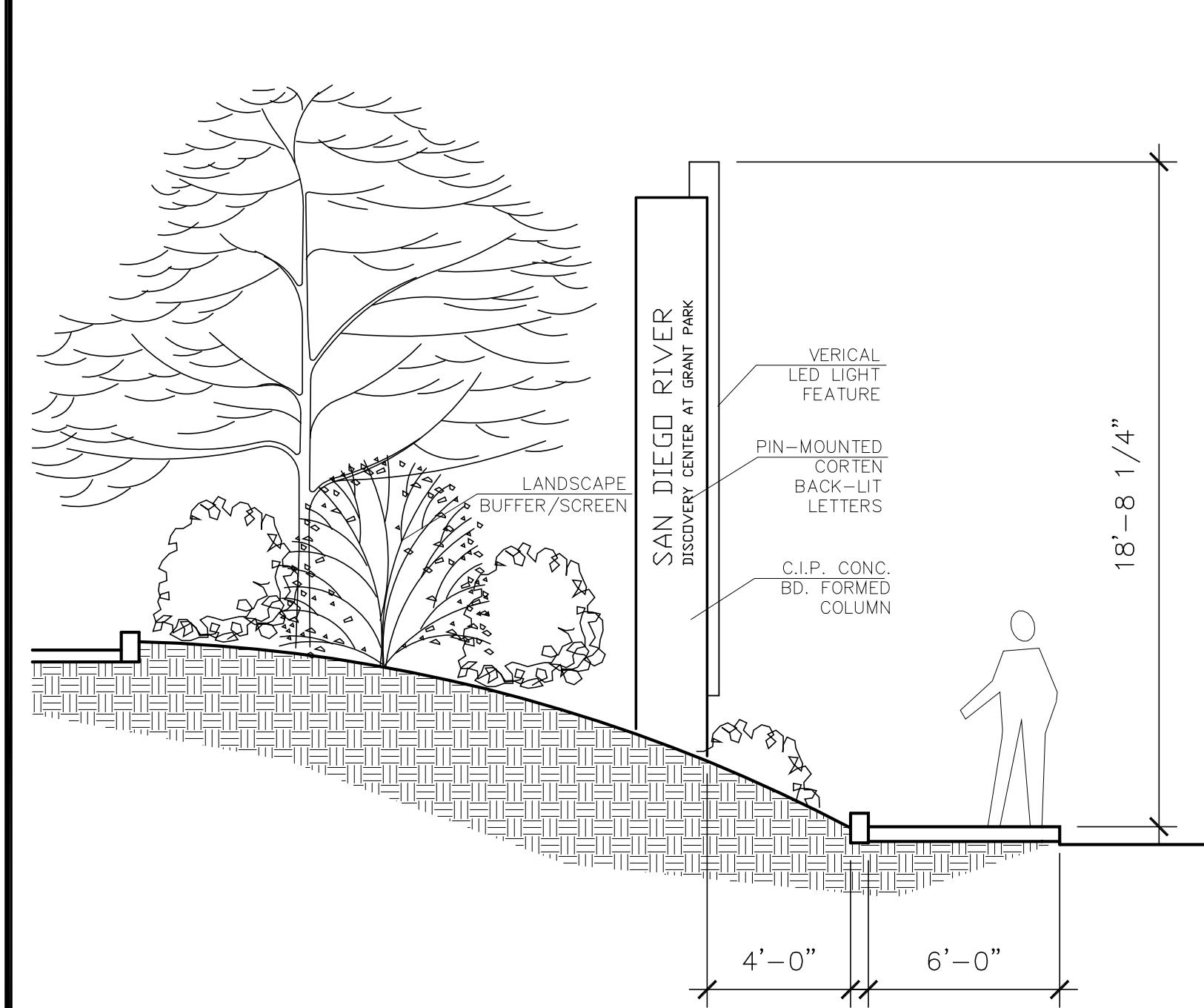
1



SITE SECTION DETAIL AT OUTDOOR CLASSROOM

SCALE: 1/4" = 1'-0"

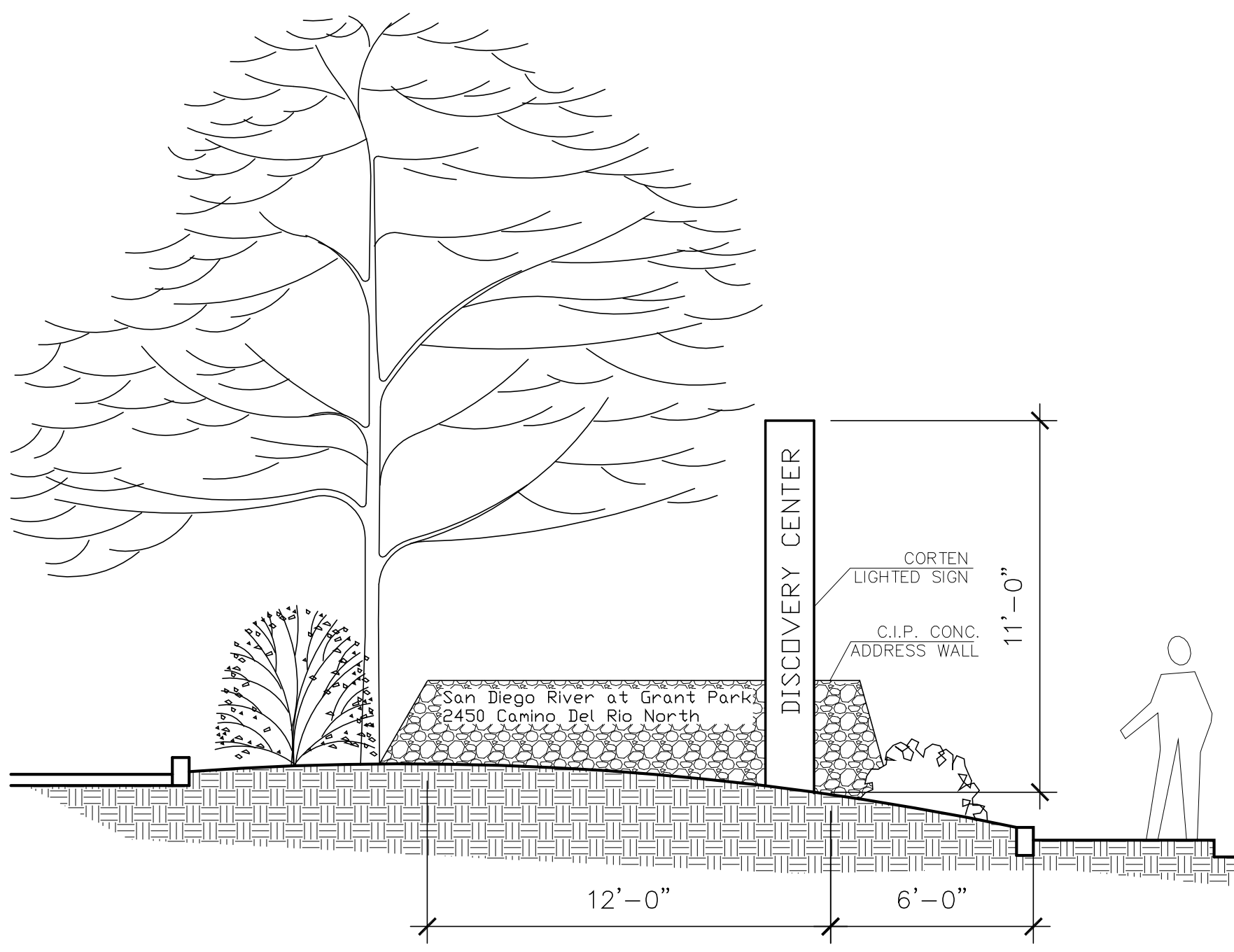
2



SITE SECTION DETAIL AT SIDEWALK & MONUMENT SIGN

SCALE: 1/4" = 1'-0"

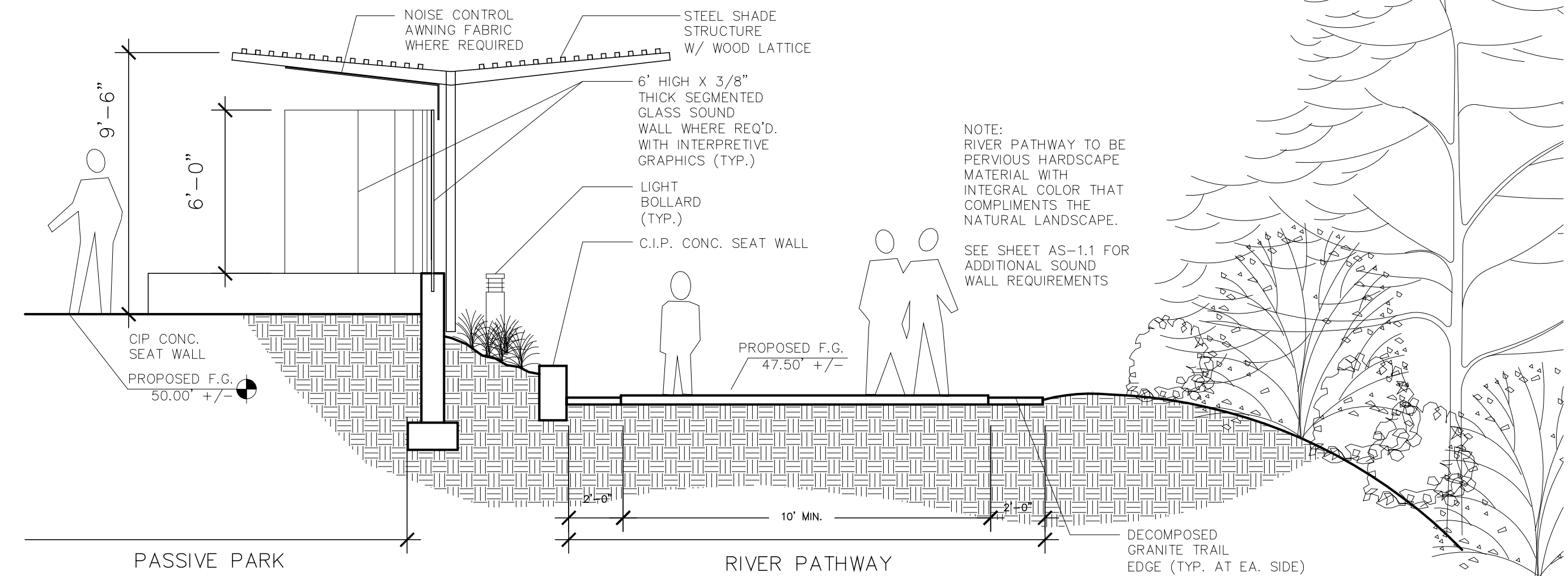
3



SITE SECTION DETAIL AT SIDEWALK & MONUMENT SIGN

SCALE: 1/4" = 1'-0"

4

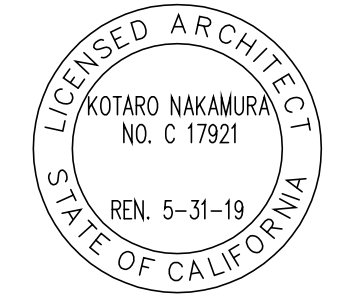


SITE SECTION DETAIL AT RIVER TRAIL

SCALE: 1/4" = 1'-0"

5

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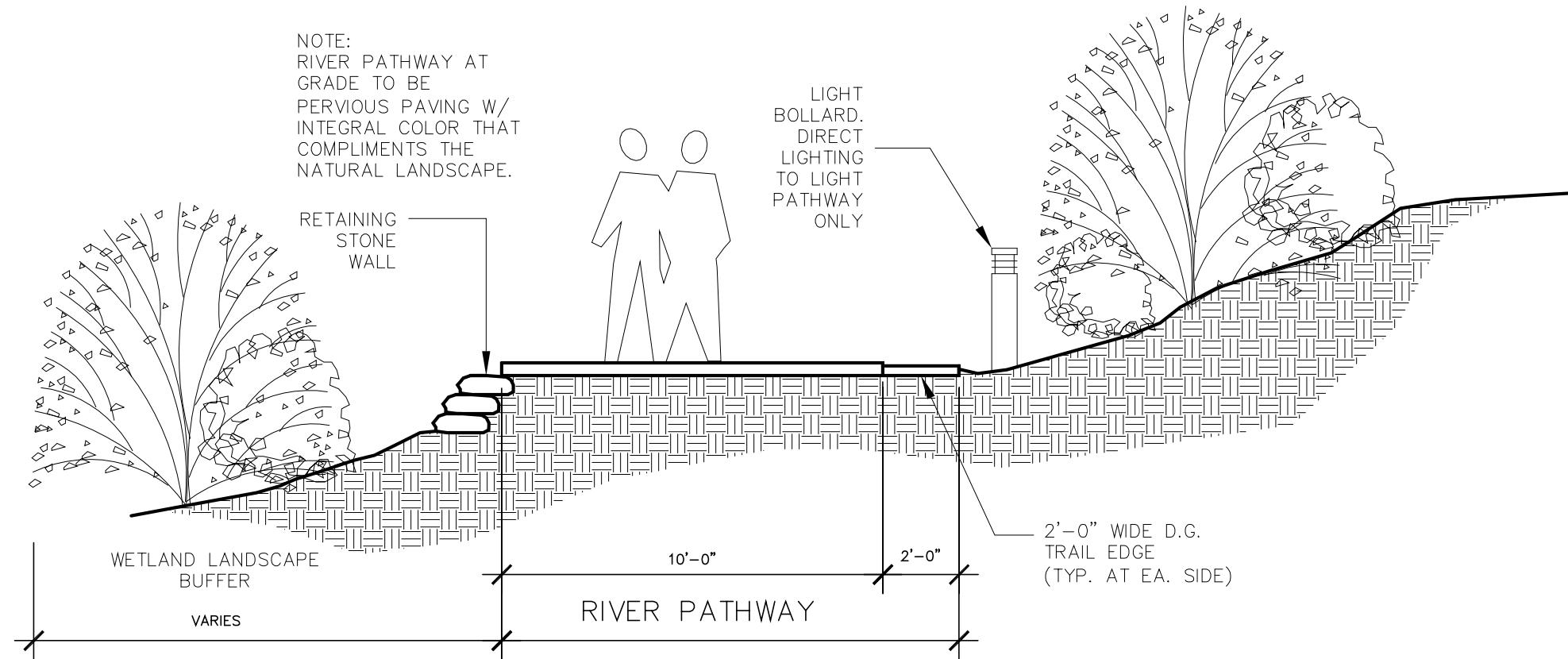


DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

SITE SECTIONS DETAILS

DISCOVERY CENTER

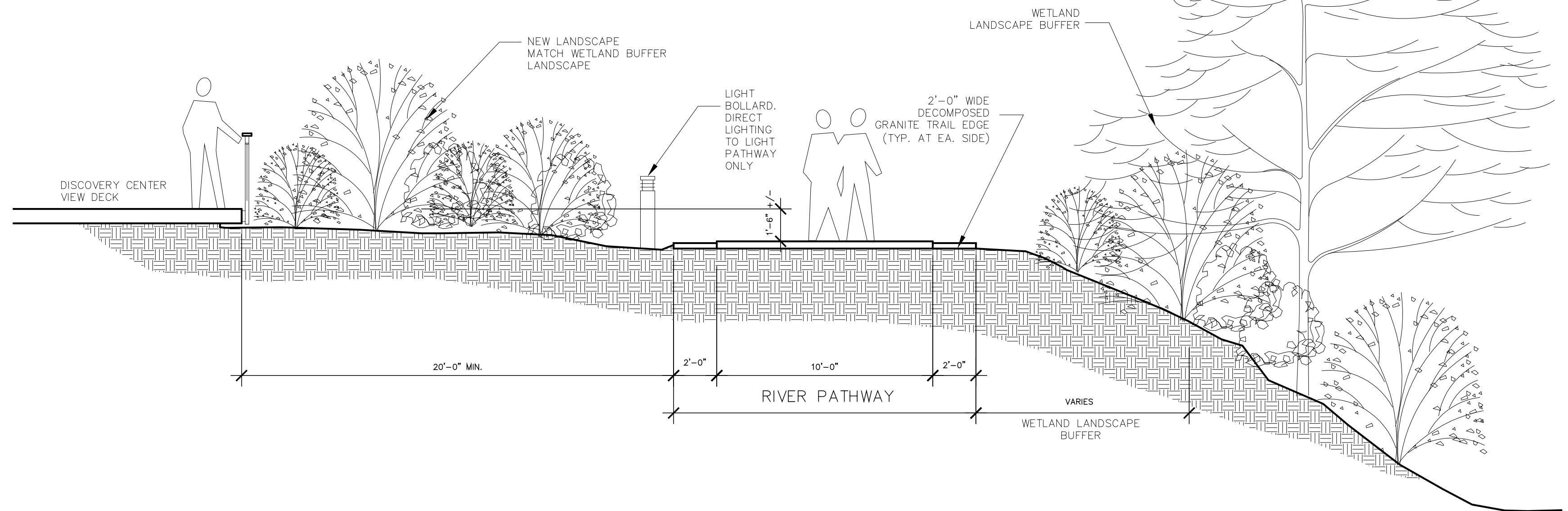
SUBMITTAL				DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL				MARCH 22, 2018	
DESCRIPTION	DATE	BY		SHEET	
SDP RESUBMITTAL 5	08/17/16	RE		AS-1.4	
SDP RESUBMITTAL 6	11/20/17	RE			
SDP RESUBMITTAL 7	01/18/18	RE			
FINAL SDP SUBMITTAL 8	3/22/18	RE			
CONTRACTOR _____		DATE STARTED _____		SHEET 16 OF 23 SHEETS	
INSPECTOR _____		DATE COMPLETED _____			



1. RIVER PATHWAY SECTION AT WEST ENTRY

SCALE: 1/4" = 1'-0"

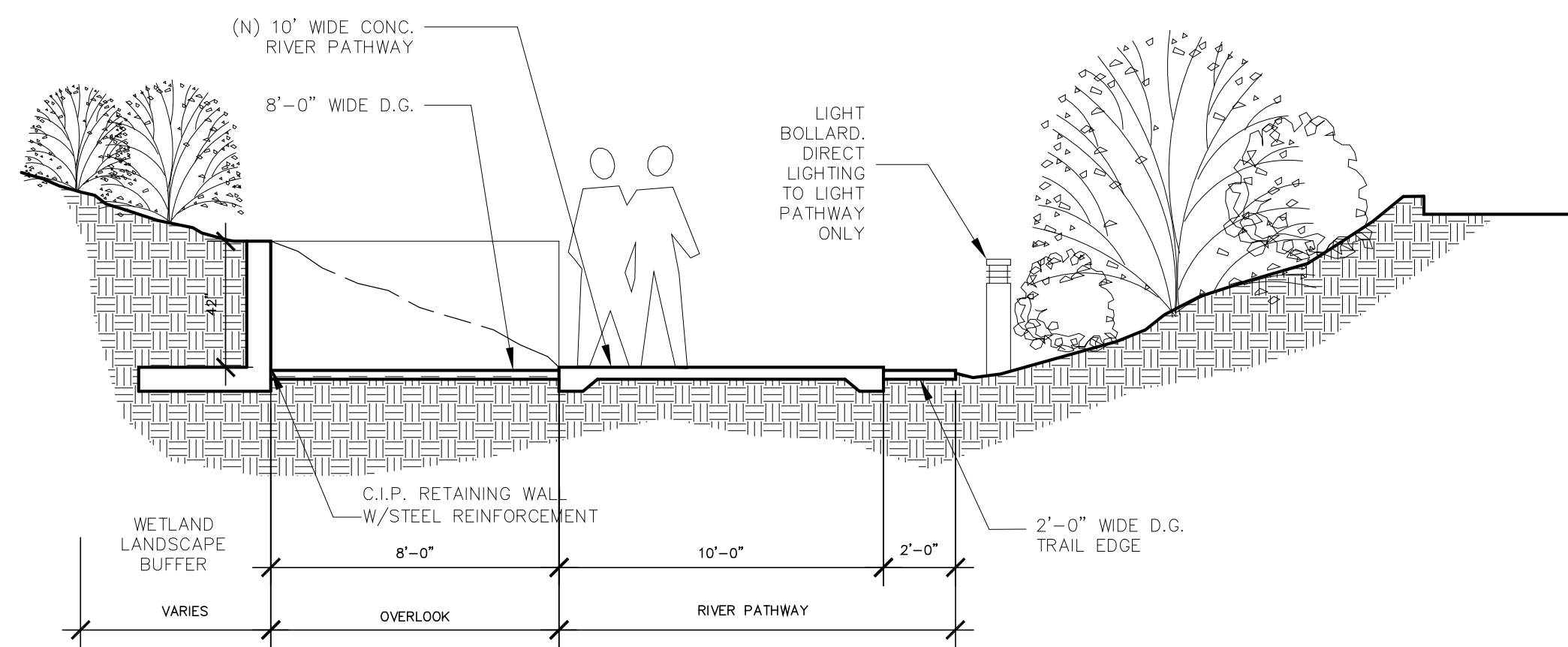
1



2. RIVER PATHWAY SECTION AT DISCOVERY CENTER DECK

SCALE: 1/4" = 1'-0"

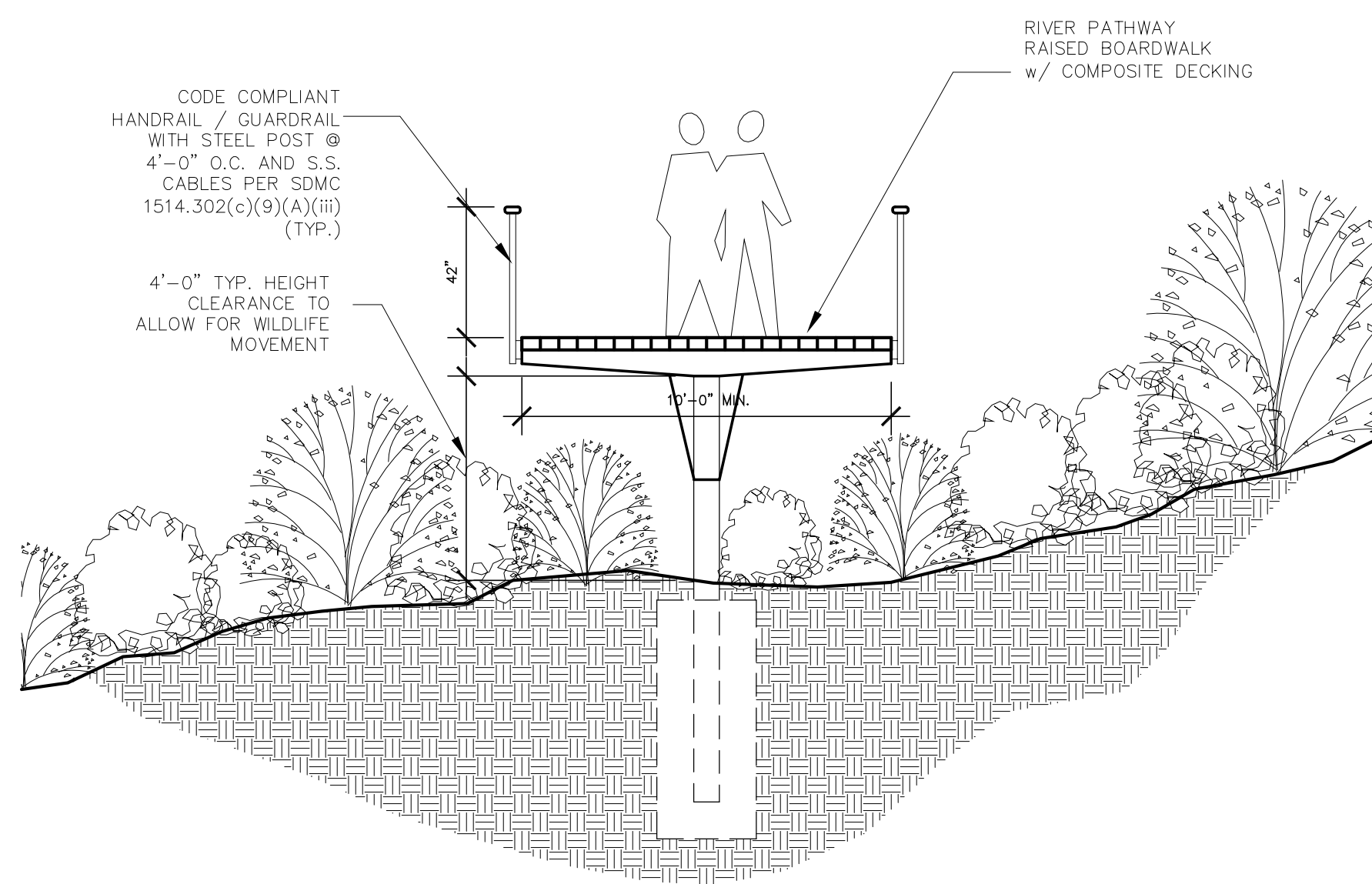
2



3. OVERLOOK SECTION

SCALE: 1/4" = 1'-0"

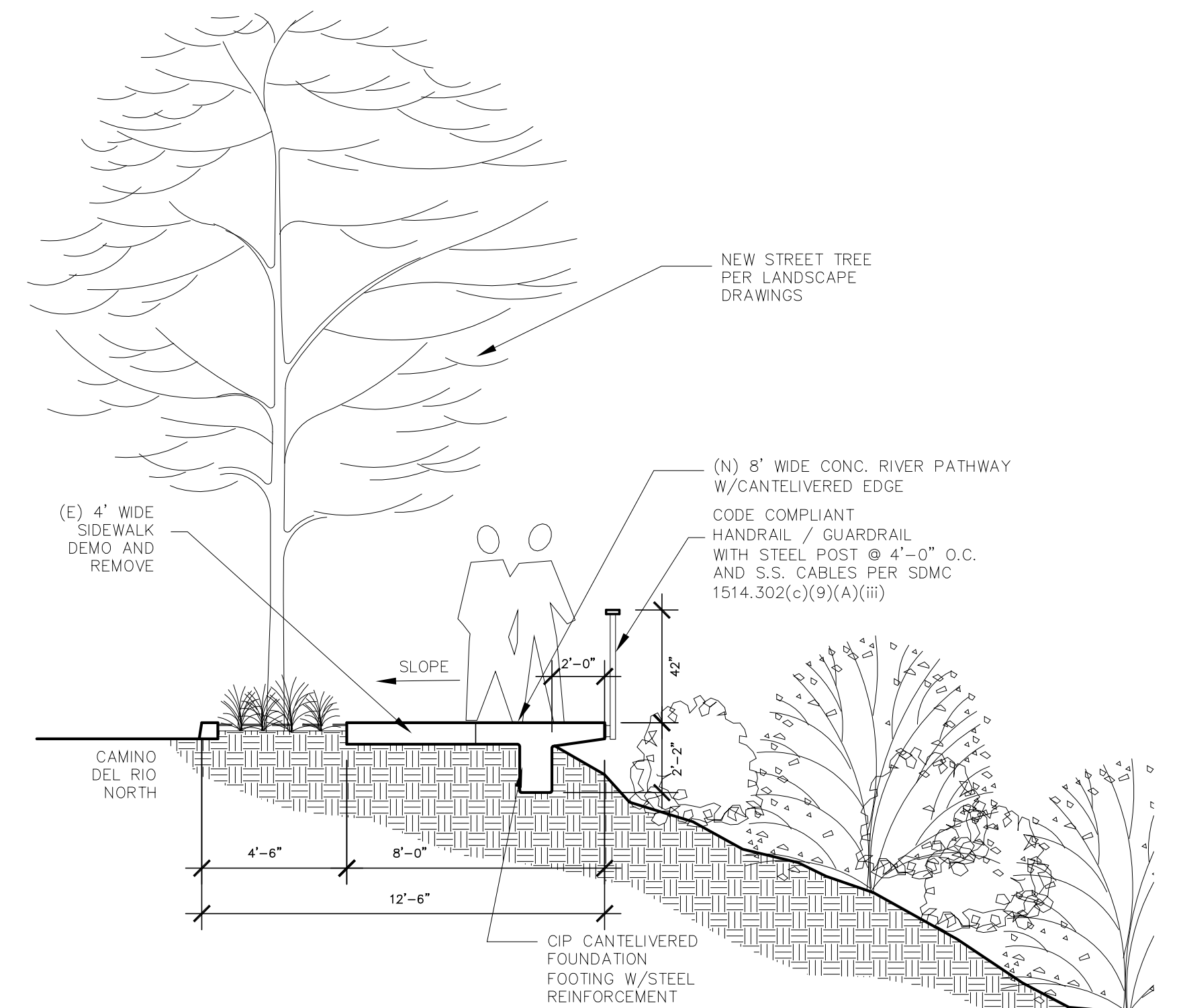
3



4. RIVER PATHWAY SECTION AT RAISED BOARDWALK

SCALE: 1/4" = 1'-0"

4



5. RIVER PATHWAY SECTION CAMINO DEL RIO NORTH

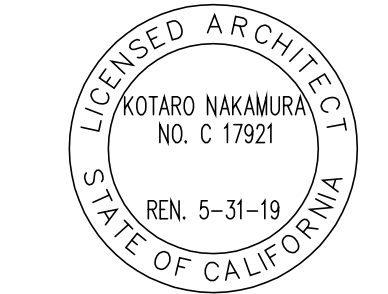
SCALE: 1/4" = 1'-0"

5

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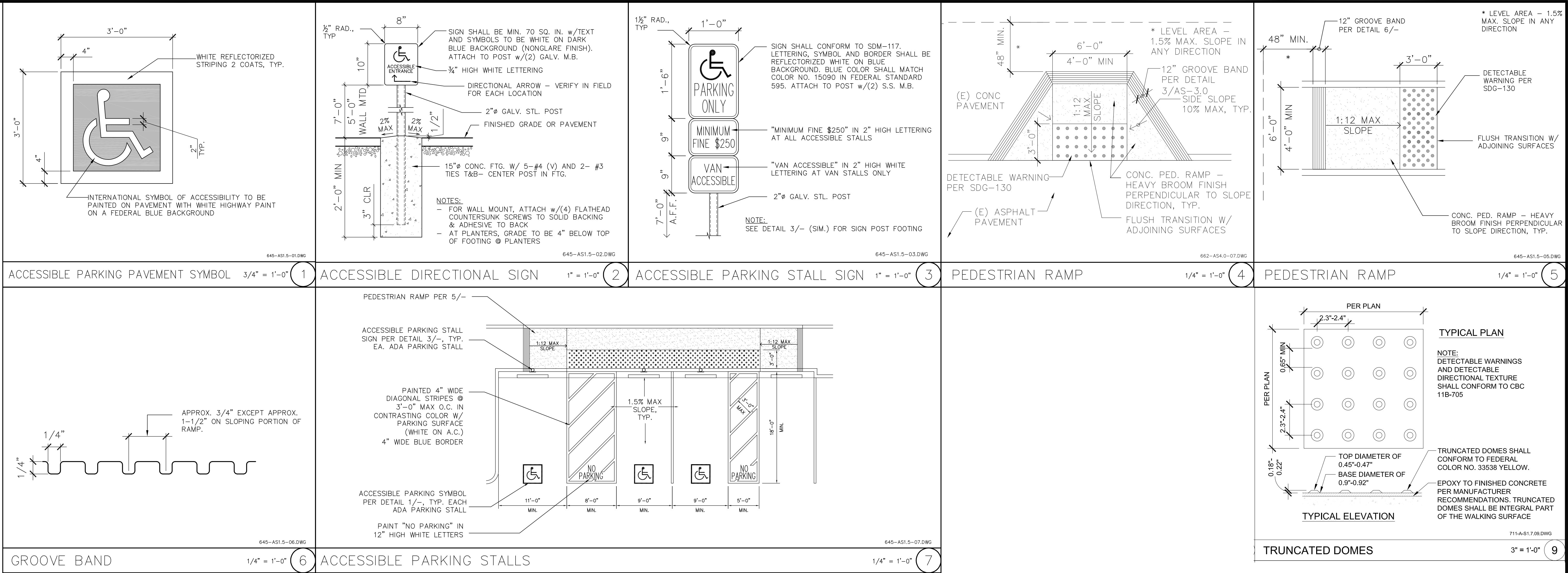
DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

SITE SECTIONS DETAILS

DISCOVERY CENTER

SUBMITTAL				DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL				MARCH 22, 2018	
DESCRIPTION	DATE	BY	RE	SHEET	
SDP RESUBMITTAL 5	08/17/16	RE		AS-1.5	
SDP RESUBMITTAL 6	11/20/17	RE			
SDP RESUBMITTAL 7	01/18/18	RE			
FINAL SDP SUBMITTAL 8	3/22/18	RE			
CONTRACTOR				DATE STARTED	SHEET 17 OF 23 SHEETS
INSPECTOR				DATE COMPLETED	

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NO. C 17921
REN. 5-31-19
STATE OF CALIFORNIA

DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

SITE ACCESSIBILITY DETAILS

DISCOVERY CENTER

SUBMITTAL				DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL				MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET		
SDP RESUBMITTAL 5	08/17/16	RE	AS-1.6		
SDP RESUBMITTAL 6	11/20/17	RE			
SDP RESUBMITTAL 7	01/18/18	RE			
FINAL SDP SUBMITTAL 8	3/22/18	RE			
CONTRACTOR _____		DATE STARTED _____		SHEET 18 OF 23 SHEETS	
INSPECTOR _____		DATE COMPLETED _____			

GENERAL NOTES

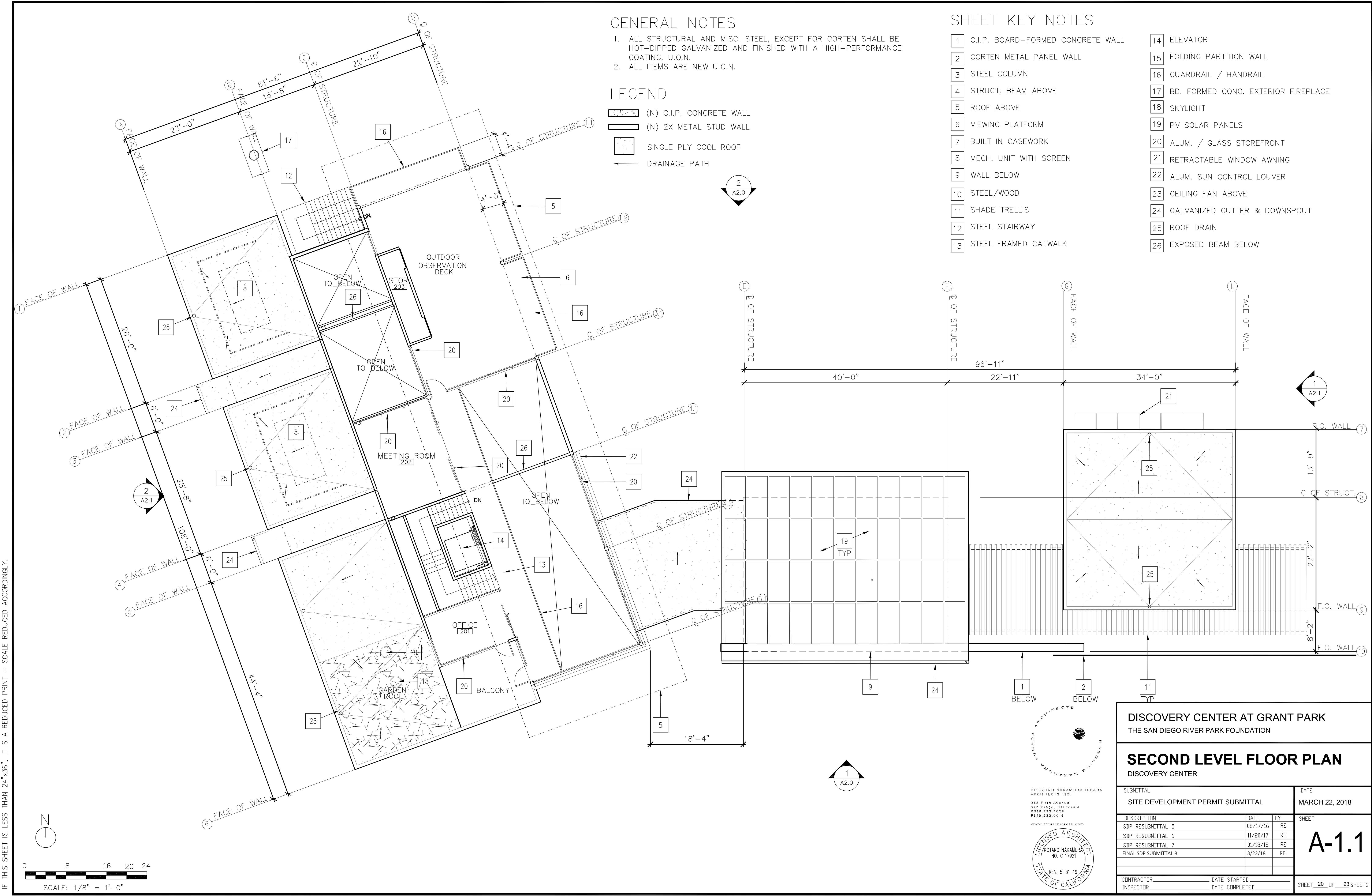
1. ALL STRUCTURAL AND MISC. STEEL, EXCEPT FOR CORTEN SHALL BE HOT-DIPPED GALVANIZED AND FINISHED WITH A HIGH-PERFORMANCE COATING, U.O.N.
2. ALL ITEMS ARE NEW U.O.N.

LEGEND

- (N) C.I.P. CONCRETE WALL
(N) 2X METAL STUD WALL
SINGLE PLY COOL ROOF
DRAINAGE PATH

SHEET KEY NOTES

- 1 C.I.P. BOARD-FORMED CONCRETE WALL
2 CORTEN METAL PANEL WALL
3 STEEL COLUMN
4 STRUCT. BEAM ABOVE
5 ROOF ABOVE
6 VIEWING PLATFORM
7 BUILT IN CASEWORK
8 MECH. UNIT WITH SCREEN
9 WALL BELOW
10 STEEL/WOOD
11 SHADE TRELLIS
12 STEEL STAIRWAY
13 STEEL FRAMED CATWALK
14 ELEVATOR
15 FOLDING PARTITION WALL
16 GUARDRAIL / HANDRAIL
17 BD. FORMED CONC. EXTERIOR FIREPLACE
18 SKYLIGHT
19 PV SOLAR PANELS
20 ALUM. / GLASS STOREFRONT
21 RETRACTABLE WINDOW AWNING
22 ALUM. SUN CONTROL LOUVER
23 CEILING FAN ABOVE
24 GALVANIZED GUTTER & DOWNSPOUT
25 ROOF DRAIN
26 EXPOSED BEAM BELOW

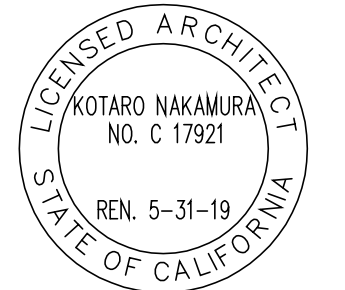


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0 8 16 20 24
SCALE: 1/8" = 1'-0"

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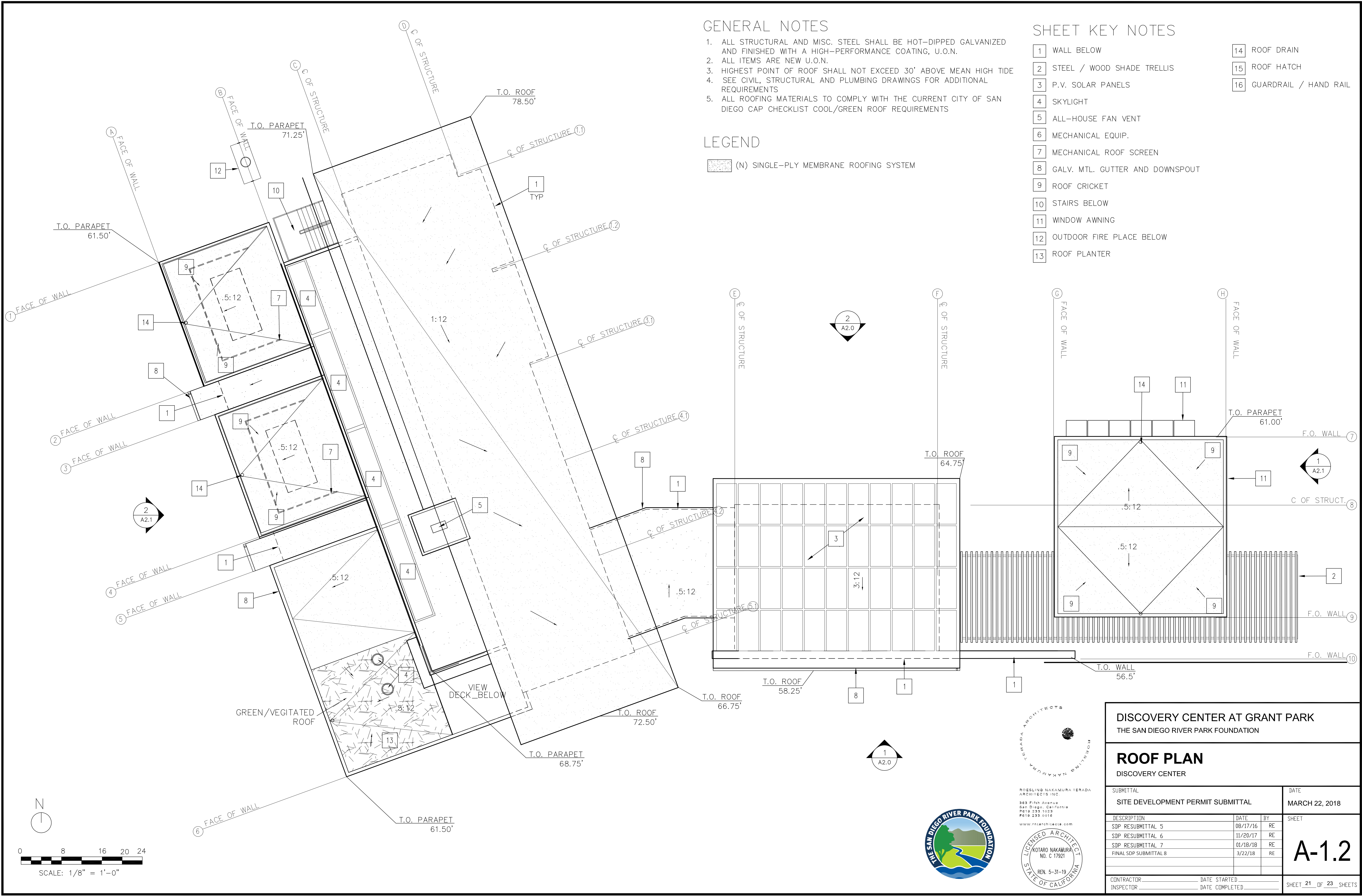
DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

SECOND LEVEL FLOOR PLAN

DISCOVERY CENTER

SUBMITTAL			DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET	
SDP RESUBMITTAL 5	08/17/16	RE	A-1.1	
SDP RESUBMITTAL 6	11/20/17	RE		
SDP RESUBMITTAL 7	01/18/18	RE		
FINAL SDP SUBMITTAL 8	3/22/18	RE		
CONTRACTOR			DATE STARTED	
INSPECTOR			DATE COMPLETED	
			SHEET 20 OF 23 SHEETS	

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GENERAL NOTES

1. ALL STRUCTURAL AND MISC. STEEL SHALL BE HOT-DIPPED GALVANIZED AND FINISHED WITH A HIGH-PERFORMANCE COATING, U.O.N.
2. ALL ITEMS ARE NEW U.O.N.
3. HIGHEST POINT OF ROOF SHALL NOT EXCEED 30' ABOVE MEAN HIGH TIDE
4. SEE CIVIL, STRUCTURAL AND PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS
5. ALL ROOFING MATERIALS TO COMPLY WITH THE CURRENT CITY OF SAN DIEGO CAP CHECKLIST COOL/GREEN ROOF REQUIREMENTS

LEGEND

(N) SINGLE-PLY MEMBRANE ROOFING SYSTEM

SHEET KEY NOTES

- | | |
|-----------------------------------|--------------------------|
| 1 WALL BELOW | 14 ROOF DRAIN |
| 2 STEEL / WOOD SHADE TRELLIS | 15 ROOF HATCH |
| 3 P.V. SOLAR PANELS | 16 GUARDRAIL / HAND RAIL |
| 4 SKYLIGHT | |
| 5 ALL-HOUSE FAN VENT | |
| 6 MECHANICAL EQUIP. | |
| 7 MECHANICAL ROOF SCREEN | |
| 8 GALV. MTL. GUTTER AND DOWNSPOUT | |
| 9 ROOF CRICKET | |
| 10 STAIRS BELOW | |
| 11 WINDOW AWNING | |
| 12 OUTDOOR FIRE PLACE BELOW | |
| 13 ROOF PLANTER | |

DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

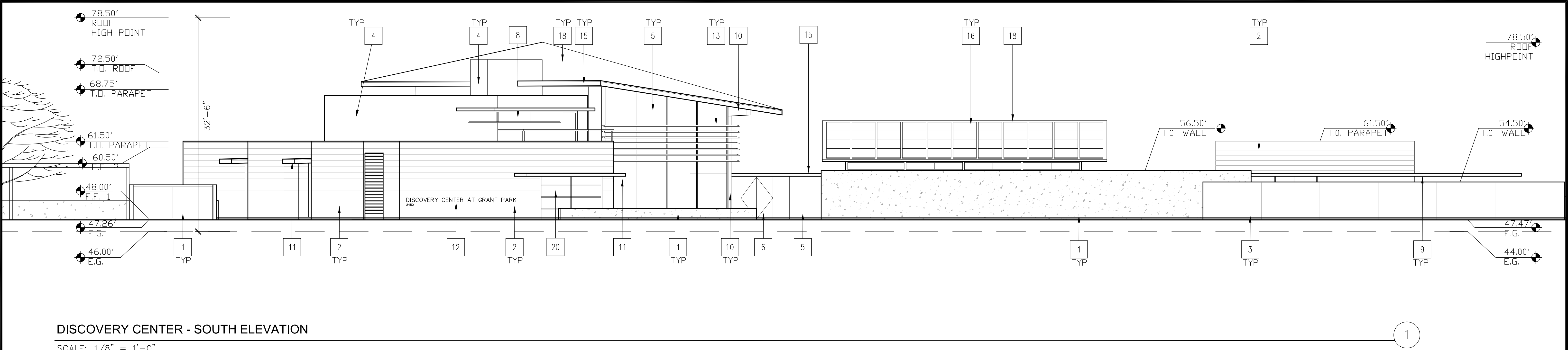
ROOF PLAN
DISCOVERY CENTER

SUBMITTAL			DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET A-1.2	
SDP RESUBMITTAL 5	08/17/16	RE		
SDP RESUBMITTAL 6	11/20/17	RE		
SDP RESUBMITTAL 7	01/18/18	RE		
FINAL SDP SUBMITTAL 8	3/22/18	RE		
CONTRACTOR			DATE STARTED	SHEET 21 OF 23 SHEETS
INSPECTOR			DATE COMPLETED	

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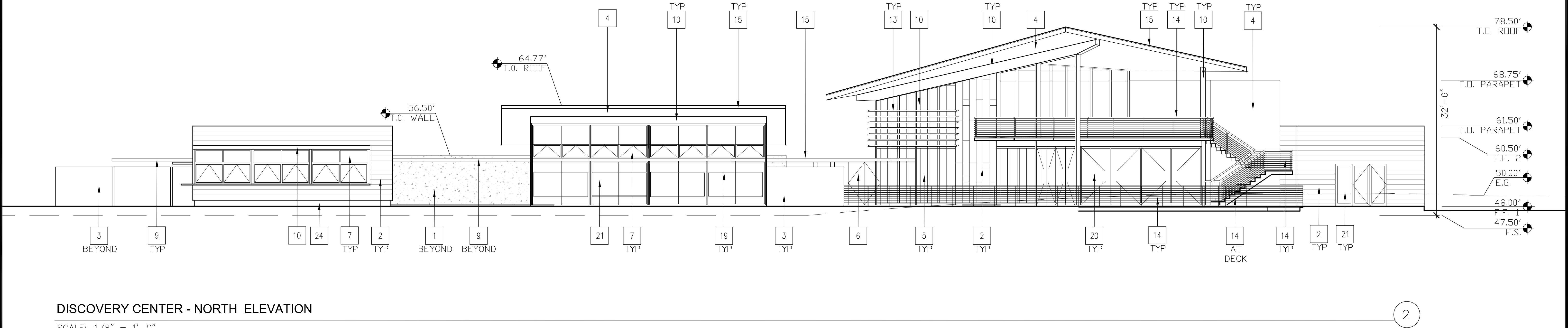
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STATE OF CALIFORNIA





DISCOVERY CENTER - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



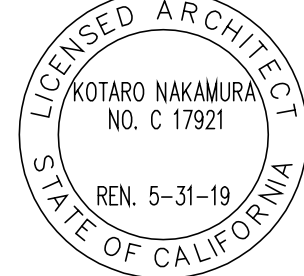
DISCOVERY CENTER - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

#	MATERIAL	FINISH	COLOR	#	MATERIAL	FINISH	COLOR	#	MATERIAL	FINISH	COLOR
1	C.I.P. BD. FORMED CONCRETE	ACID FINISH	NATURAL	9	STEEL SHADE TRELLIS	GALV. / PAINT	DARK GREY	17	ALUM. VENT	—	—
2	METAL SIDING	FACTORY	NATURAL	10	STEEL COLUMN / FRAME	GALV./PAINT	DARK GREY	18	SINGLE PLY ROOF	—	—
3	CORTEN PANEL WALL	FACTORY	NATURAL	11	METAL PANEL SHADE SHELF	FACTORY	DARK GRAY	19	FUTURE DISPLAY	—	—
4	EXTERIOR PLASTER	MED. SAND	WHITE	12	BLDG. SIGNAGE	SIDING OPENING	NATURAL	20	FOLDING GLASS DOOR	—	—
5	ALUM. STOREFRONT	FACTORY	DK GRAY	13	ALUM. SHADE LOUVER	FACTORY	NATURAL	21	DOOR PER SCHEDULE	—	—
6	GLASS DOOR ASSEMBLY	FACTORY	PER SPEC.	14	ALUM. GUARD RAIL SYSTEM W/S.S. CABLE	FACTORY	PER SPEC.	22	CIP CONC. OUTDOOR FIREPLACE	—	—
7	ALUM. OPERABLE WINDOW	PAINT	DK. GREY	15	STEEL FACIA	GALV./PAINT	DK. GREY	23	GUARD RAIL FENCE	—	—
8	ALUM. FRAMED WINDOW	STAIN / SEAL	NATURAL	16	SOLAR PV PANELS	FACTORY	FACTORY	24	CIP CONC. BASE	—	—
								25	DOOR PER SCHEDULE	—	—

NOTE: 100 YR FLOOD PLAIN ELEVATION IS 45.50'

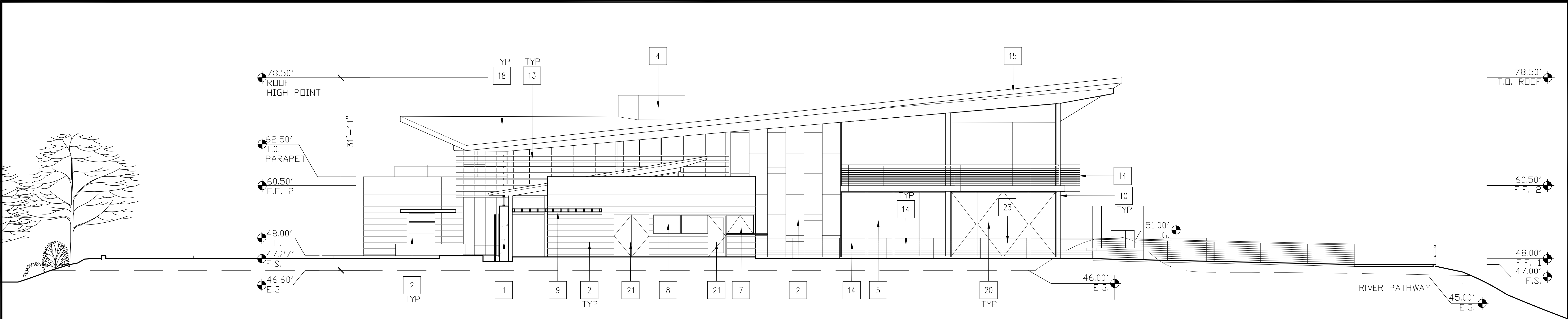


DISCOVERY CENTER AT GRANT PARK
THE SAN DIEGO RIVER PARK FOUNDATION

ELEVATIONS
DISCOVERY CENTER

SUBMITTAL				DATE	
SITE DEVELOPMENT PERMIT SUBMITTAL				MARCH 22, 2018	
DESCRIPTION	DATE	BY	SHEET		
SDP RESUBMITTAL 5	08/17/16	RE	A-2.0		
SDP RESUBMITTAL 6	11/20/17	RE			
SDP RESUBMITTAL 7	01/18/18	RE			
FINAL SDP SUBMITTAL 8	3/22/18	RE			
CONTRACTOR _____		DATE STARTED _____		SHEET 22 OF 23 SHEETS	
INSPECTOR _____		DATE COMPLETED _____			

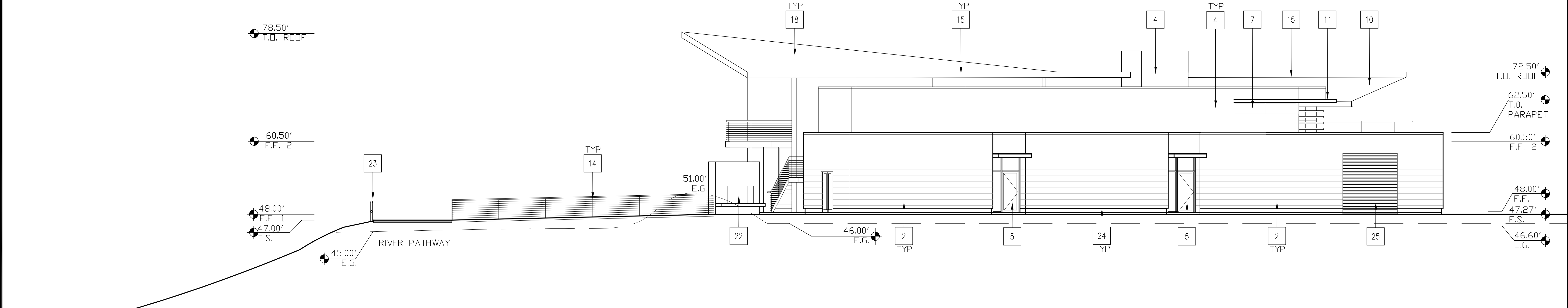
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DISCOVERY CENTER - EAST ELEVATION

SCALE: 1/8" = 1'-0"

1



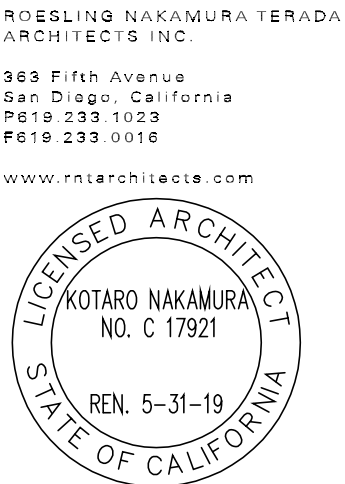
DISCOVERY CENTER - WEST ELEVATION

SCALE: 1/8" = 1'-0"

2

KEYNOTES

#	MATERIAL	FINISH	COLOR	#	MATERIAL	FINISH	COLOR	#	MATERIAL	FINISH	COLOR
1	C.I.P. BD. FORMED CONCRETE	ACID FINISH	NATURAL	9	STEEL SHADE TRELLIS	GALV. / PAINT	DARK GREY	17	ALUM. VENT	—	—
2	CORTEN METAL SIDING	FACTORY	NATURAL	10	STEEL COLUMN / FRAME	GALV./PAINT	DARK GREY	18	SINGLE PLY ROOF	—	—
3	CORTEN PANEL WALL	FACTORY	NATURAL	11	METAL PANEL SHADE SHELF	FACTORY	DARK GRAY	19	FUTURE DISPLAY	—	—
4	EXTERIOR PLASTER	MED. SAND	WHITE	12	BLDG. SIGNAGE	SIDING OPENING	NATURAL	20	FOLDING GLASS DOOR	—	—
5	ALUM. STOREFRONT	FACTORY	DK GRAY	13	ALUM. SHADE LOUVER	FACTORY	NATURAL	21	DOOR PER SCHEDULE	—	—
6	GLASS DOOR ASSEMBLY	FACTORY	PER SPEC.	14	ALUM. / S.S. CABLE GUARD RAIL SYSTEM	FACTORY	PER SPEC.	22	CIP CONC. OUTDOOR FIREPLACE	—	—
7	ALUM. OPERABLE WINDOW	FAL.	DK. GREY	15	STEEL FASCIA	GALV./PAINT	DK. GREY	23	GUARD RAIL / FENCE	—	—
8	ALUM. FRAMED WINDOW	STAIN / SEAL	NATURAL	16	SOLAR PV PANELS	FACTORY	FACTORY	24	CIP CONC. BASE	—	—
								25	DOOR PER SCHEDULE	—	—



DISCOVERY CENTER AT GRANT PARK

THE SAN DIEGO RIVER PARK FOUNDATION

ELEVATIONS

DISCOVERY CENTER

SUBMITTAL			DATE
SITE DEVELOPMENT PERMIT SUBMITTAL			MARCH 22, 2018
DESCRIPTION	DATE	BY	SHEET
SDP RESUBMITTAL 5	08/17/16	RE	A-2.1
SDP RESUBMITTAL 6	11/20/17	RE	
SDP RESUBMITTAL 7	01/18/18	RE	
FINAL SDP SUBMITTAL 8	3/22/18	RE	
CONTRACTOR			DATE STARTED
INSPECTOR			DATE COMPLETED
			SHEET 23 OF 23 SHEETS

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