

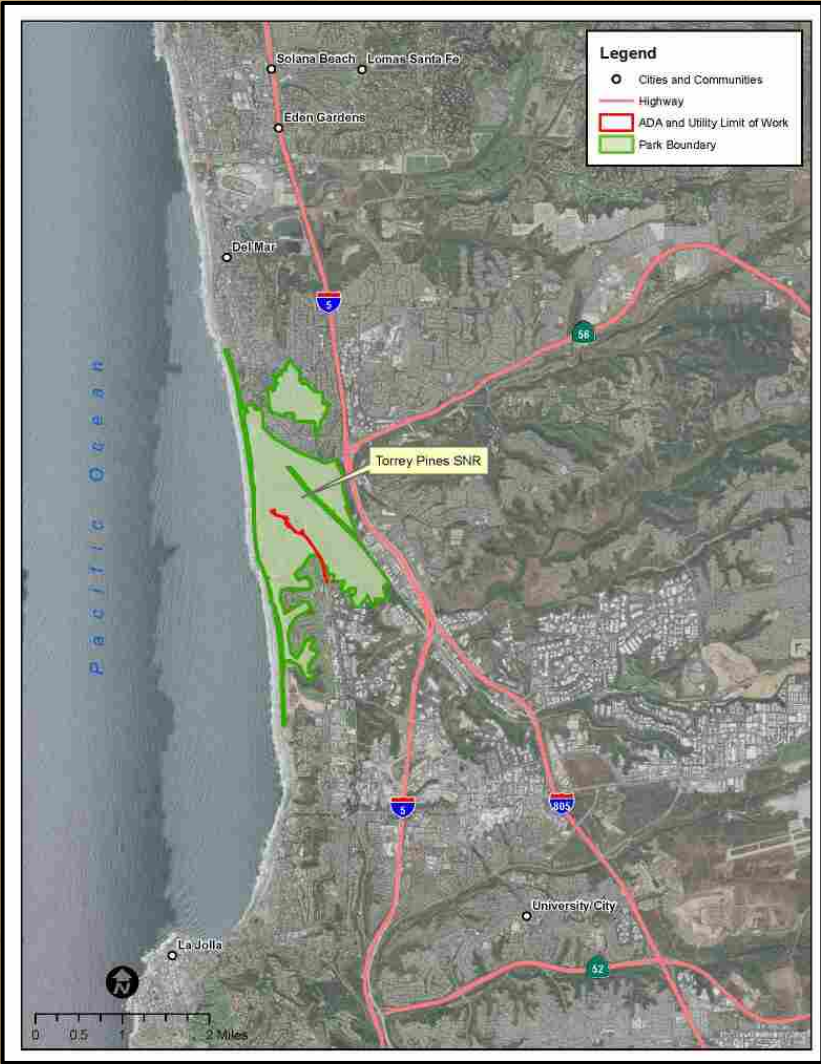
Torrey Pines Utility & ADA Improvements Project



Torrey Pines State Natural Reserve



Torrey Pines State Natural Reserve



Torrey Pines Utility & ADA Improvements Project



Torrey Pines State Natural Reserve

Project Issues:

- Existing utilities are over 60 years old and in need of frequent repair due to structural failures
- Park features/facilities do not meet current accessibility requirements
- Restroom in West Parking Lot closed 8 years due to failed septic system
- Existing utilities located in habitat supporting sensitive cultural and natural resources

Project Purpose:

- Replace aging sewer system, water service, and electrical line
- Increase public access to the Visitor Center, West Parking Lot, and trailhead
- Construct new compliant restroom at West Parking Lot
- Abandon utilities currently within culturally and biologically sensitive areas



Torrey Pines Utility & ADA Improvements Project



Torrey Pines Utility Improvements

Existing Conditions:

- Failing potable water lines
- No dedicated fire water line
- Only telephone communications, no internet/broadband lines
- Deficient leach fields/sewer system



Torrey Pines ADA Improvements

Visitor Center & West Parking Lot - Inaccessible Park Features & Facilities

Existing Conditions:

- Inaccessible ramp to Visitor Center
- Non-compliant trails and walkways
- Inaccessible trailhead and kiosk at West Parking Lot
- Non-compliant site furnishings
- Lack of ADA parking



Ramp is non-compliant and not to current code



Non-compliant trailhead and kiosk



Non-compliant trails and walkways



Non-compliant site furnishings



Torrey Pines ADA Improvements

West Parking Lot Restroom

Existing Conditions:

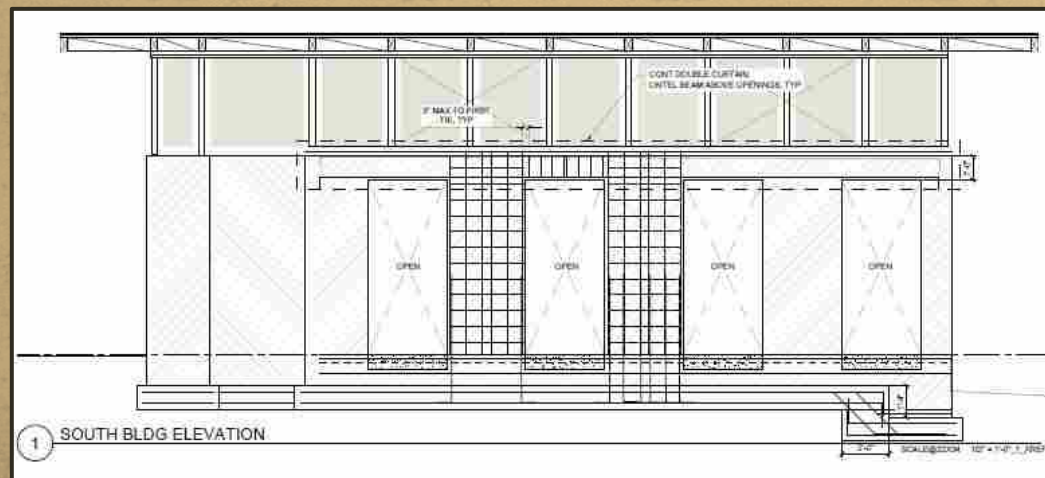
- Closed, non-functioning, and inaccessible restroom
- Portable toilets only available to visitors
- Non-compliant restroom entrances
- Non-compliant floor slopes
- No ADA-compliant toilet stalls



Projected Schedule

Proposed Project Phasing:

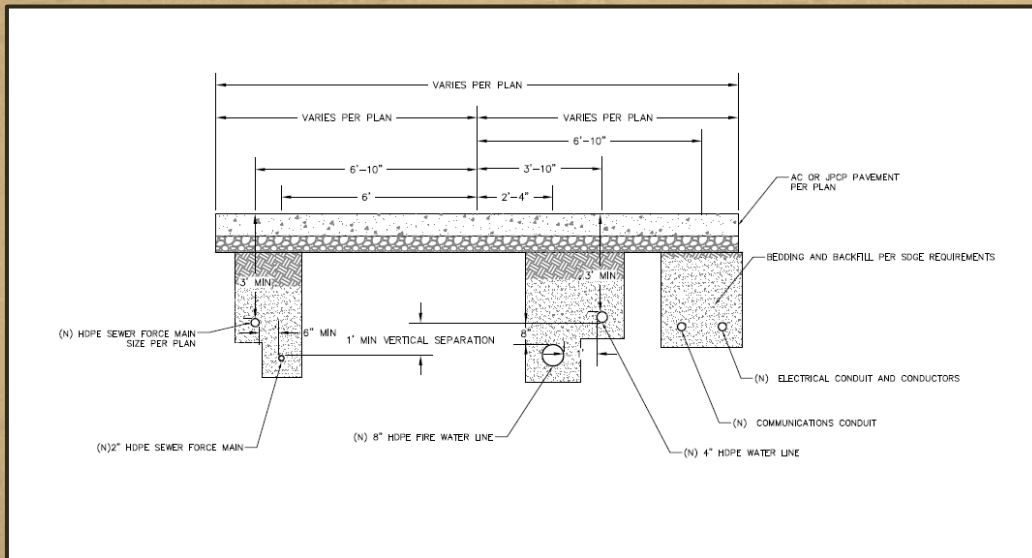
- Phase I – Main Utility Line Improvements
 - Late Summer 2024 – Winter 2025
- Phase II – Lateral Utility Connections, Lift Station Installations, and Restroom Construction
 - Late Summer 2025 – Winter 2026
- Phase III - Visitor Center and West Parking Lot ADA Improvements, and Restroom Completion
 - Late Summer 2026 – Winter 2027



Utility Improvements (Phase I)

Project Components:

- Install New Utility Infrastructure
 - Fire water
 - Potable water
 - Electrical
 - Communications
 - Sewer
- Abandon utilities within environmentally sensitive areas and trench new utilities in roadway
- Demolish existing restroom at West Parking Lot
- Replace current patchwork of concrete road with in-kind concrete, reflective of historic road surface



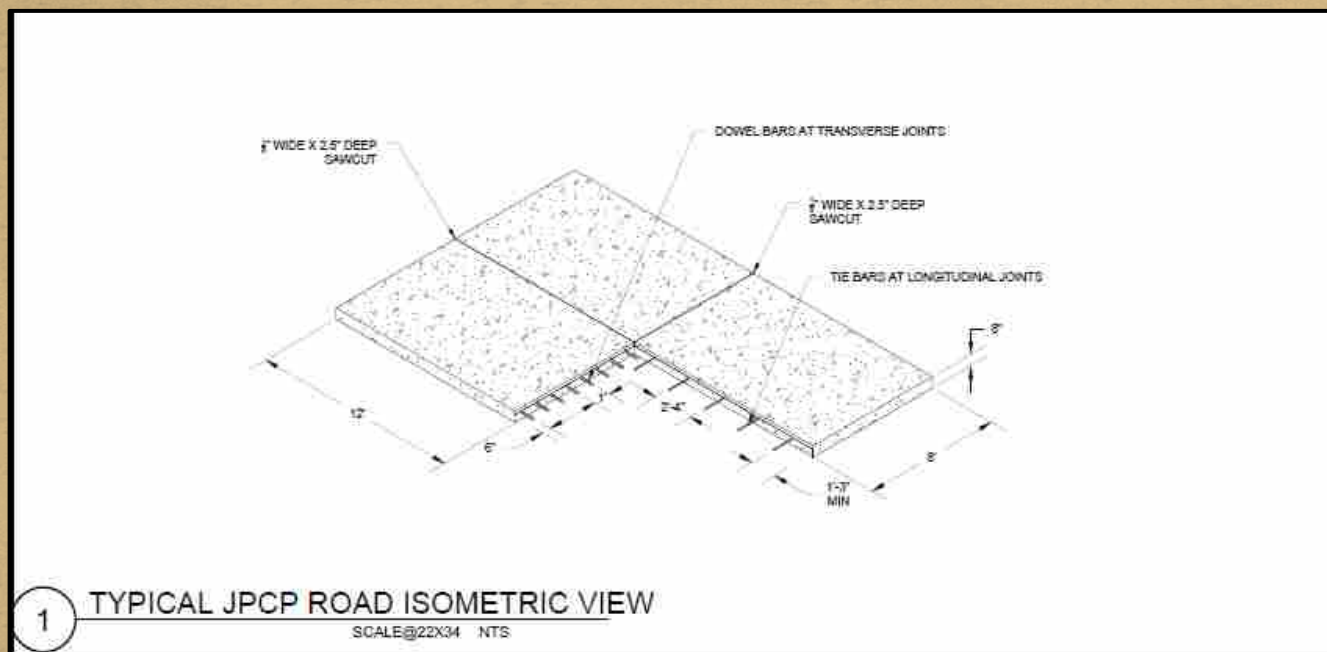
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Utility Improvements (Phase I)

Project Components:

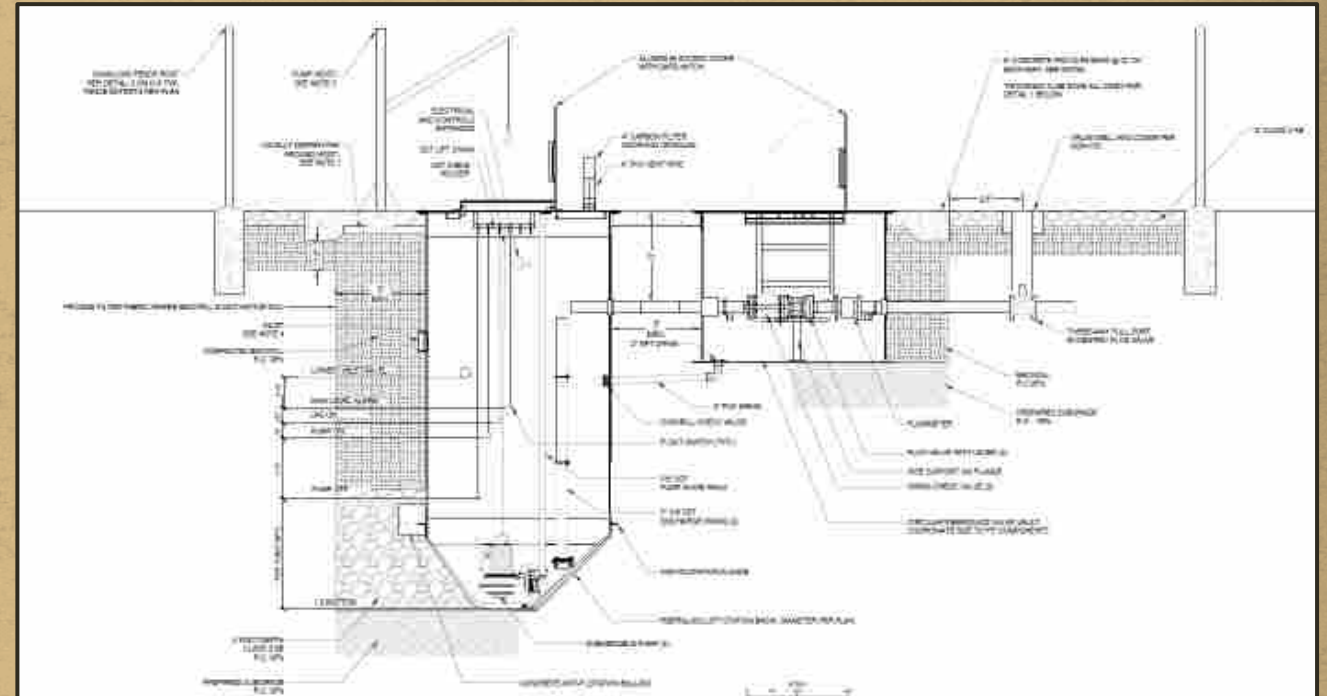
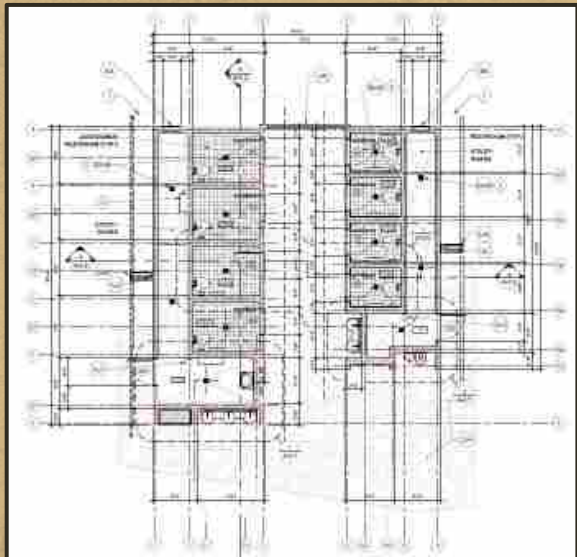
- Replace existing road with new Jointed Plain Concrete Pavement (JPCP) to minimize and control cracking
- New JPCP similar in color and aggregate to historic matrix



Utility Improvements (Phase II)

Project Components:

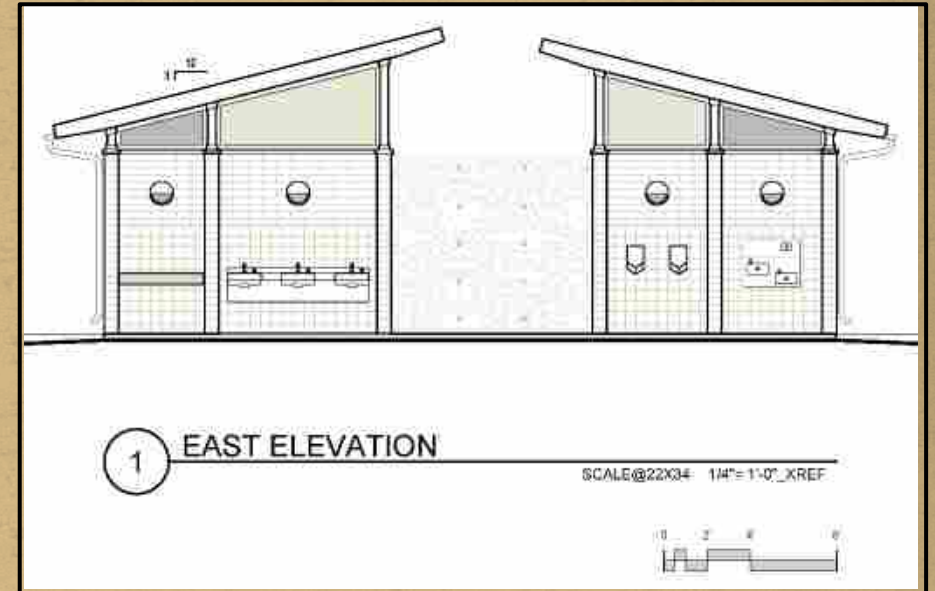
- New Utility Infrastructure (Sewer)
 - Abandon on-site wastewater treatment system (i.e., leach field)
 - Construct five (5) new sewer lift stations
 - Connect to City of San Diego sewer line
 - Begin restroom construction at West Parking Lot



ADA Improvements (Phase III)

Project Components:

- Complete construction of accessible restroom at West Parking Lot
- Provide compliant parking stalls at Visitor Center and West Parking Lot
- Improve pedestrian circulation between the Visitor Center, West Parking Lot restroom, and trailhead



- Provide compliant benches and drinking fountains
- Install doorbell for entrance to Visitor Center for use during inclement weather

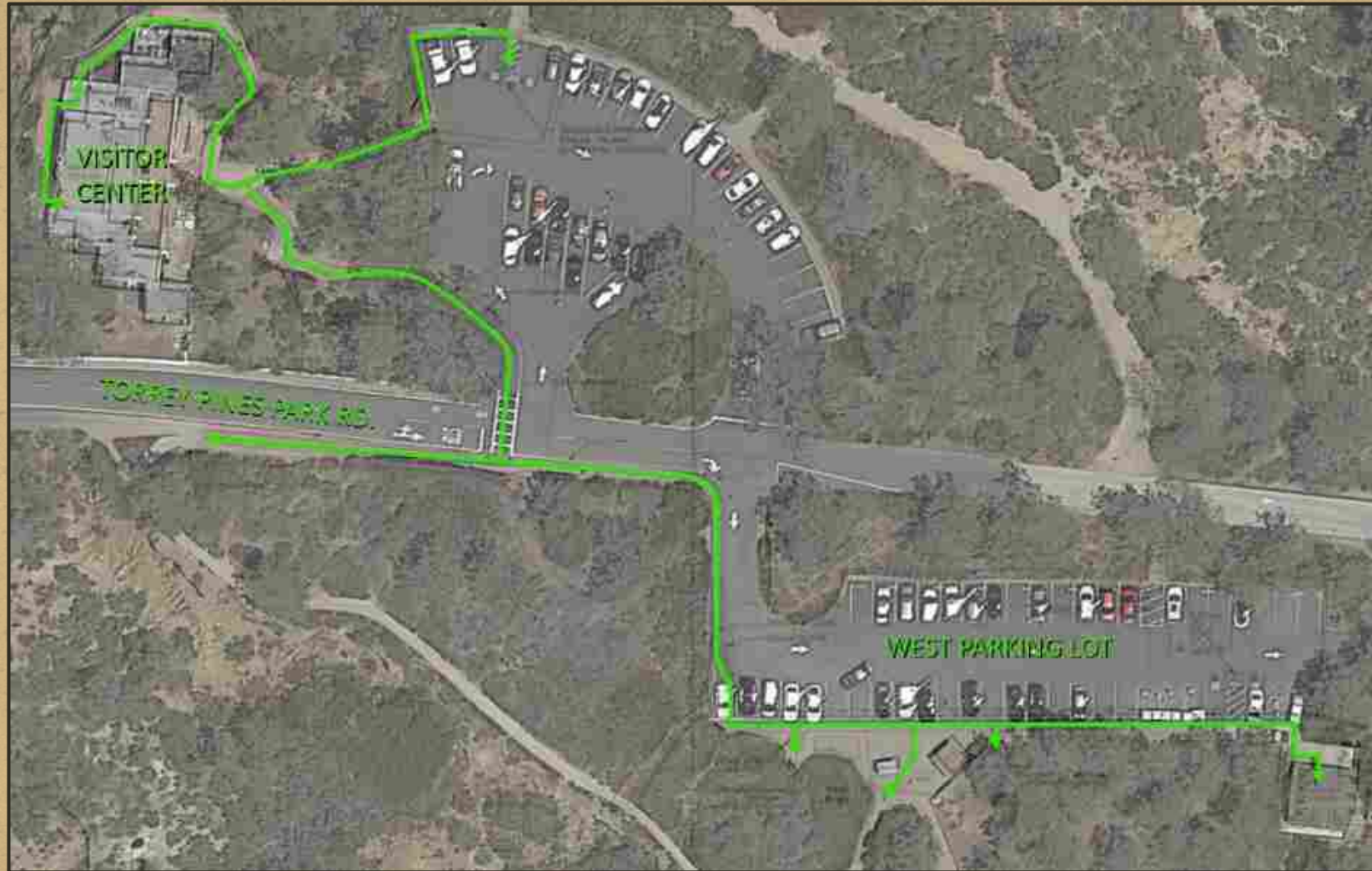


ADA Improvements (Phase III)

Accessible Path of Travel

Project Components:

- Provide designated paths of travel from the Visitor Center to accessible trails, trailhead, & West Parking Lot restroom



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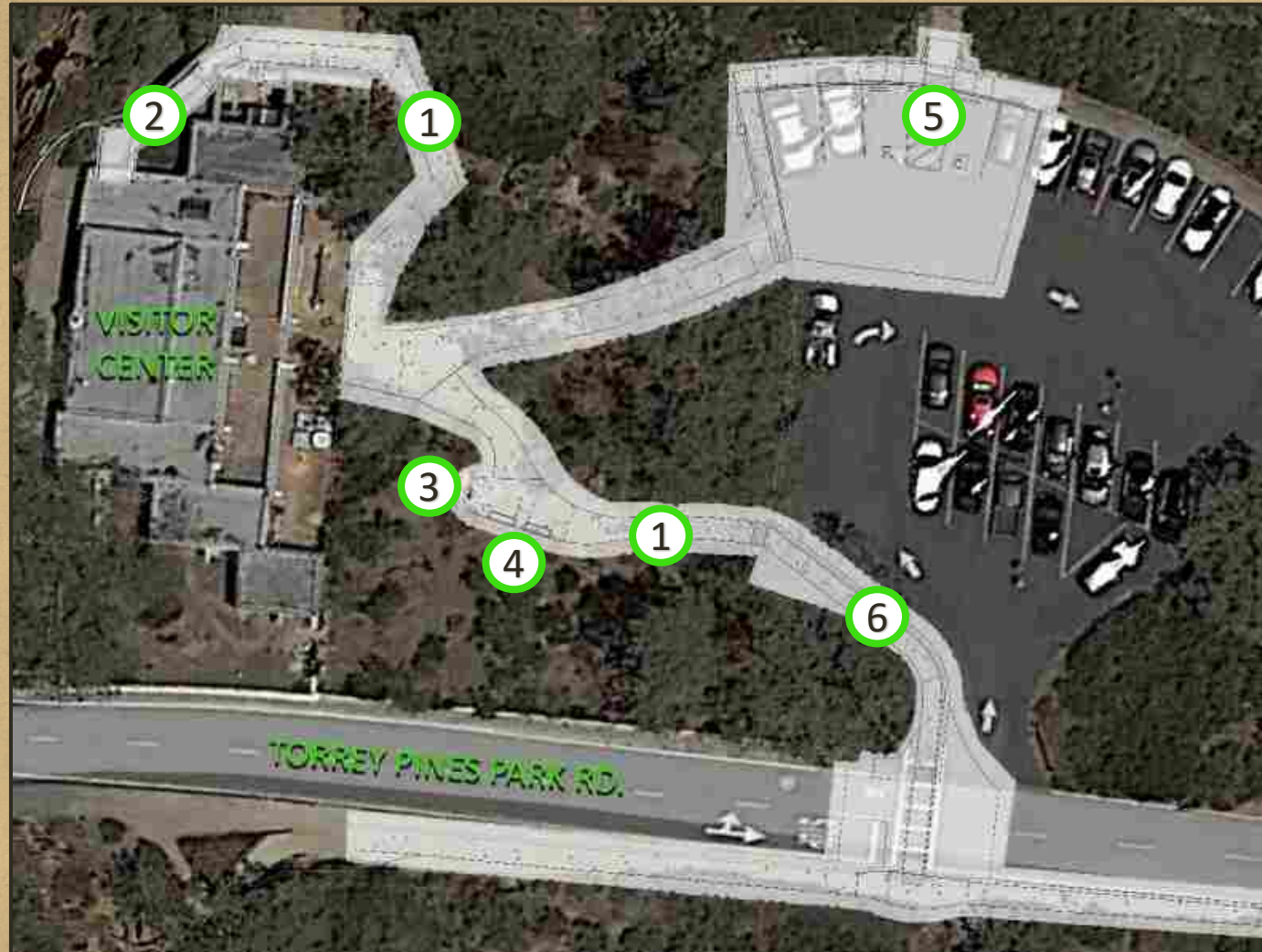


ADA Improvements (Phase III)

Visitor Center

Project Components:

1. Improve pedestrian walkways with accessible slopes and surfaces
2. New ramp to meet accessibility and code requirements
3. New accessible drinking fountain and water bottle filling station



4. New accessible benches
5. Improved, accessible parking spaces to meet compliant slopes
6. Accessible path of travel to accessible trail and West Parking Lot

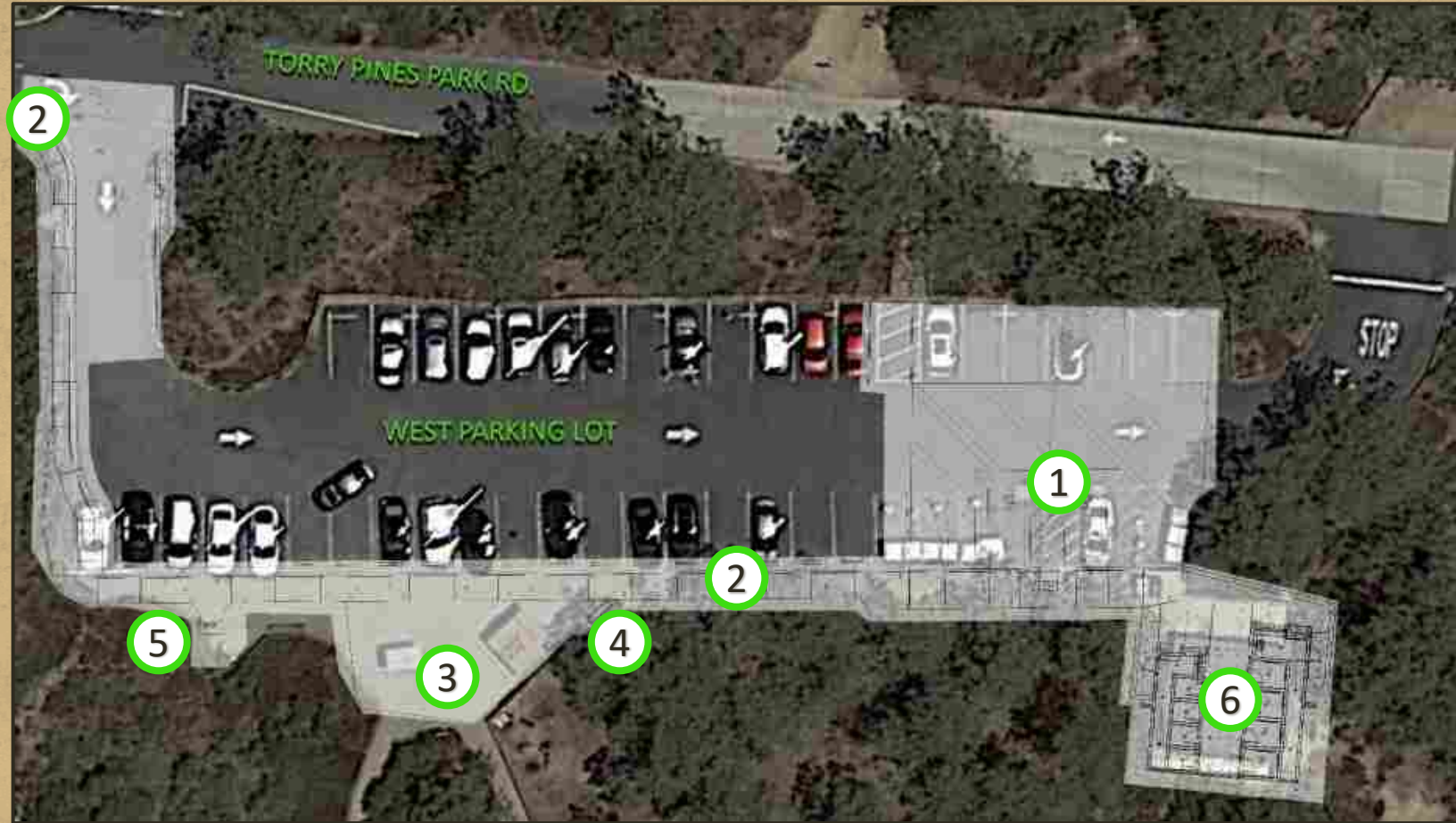


ADA Improvements (Phase III)

West Lot, Trailhead, & Restroom

Project Components:

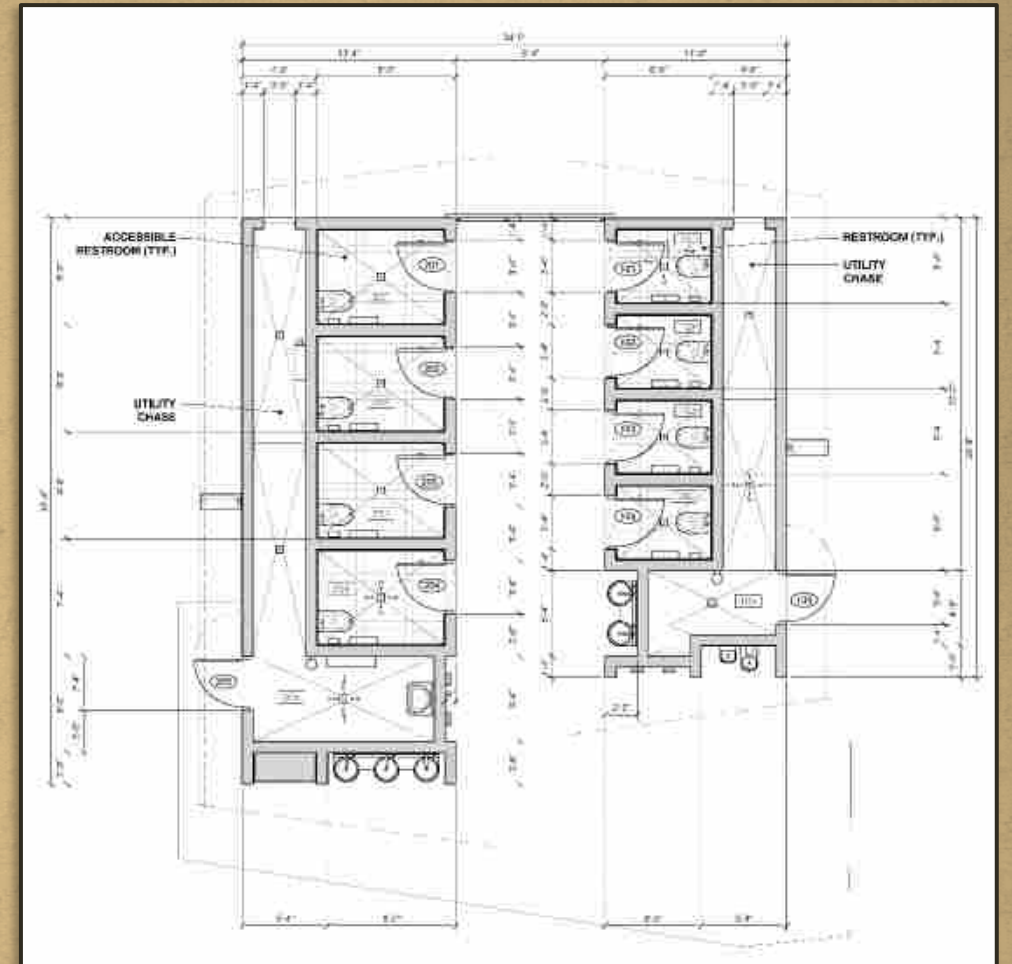
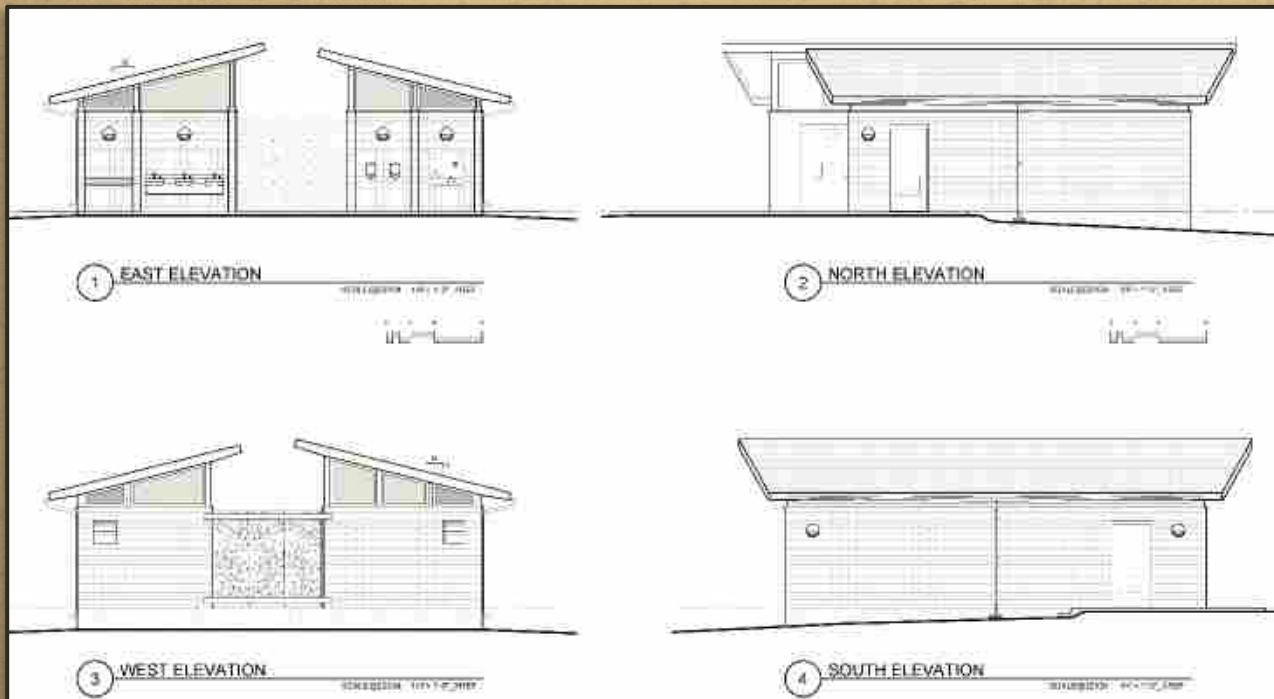
1. Improved accessible parking spaces to meet compliant codes
2. Designated compliant pedestrian access to trailhead and West Parking Lot restroom from the Visitor Center and trail
3. Improved, accessible surface at trailhead
4. New compliant bench
5. New accessible drinking fountain and water bottle filling station
6. Complete construction of new restroom



ADA Improvements (Phase III)

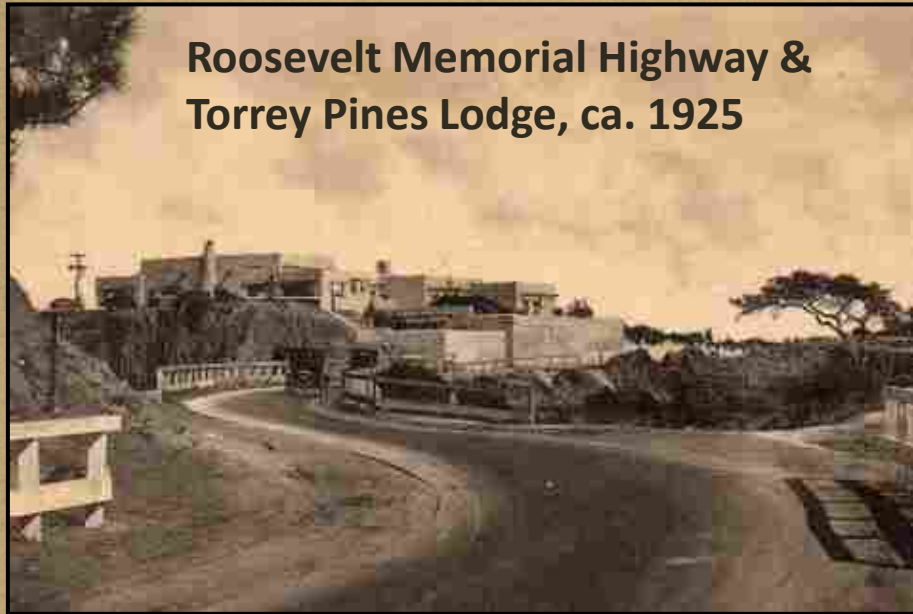
Comfort Station Components:

- Eight single-user toilet rooms (four accessible/family and four standard) and serviceable utility chases
- Outdoor queuing, handwashing/drying, baby changing station, drinking fountain/bottle filler, and security lighting



- Total = 750 gross square feet

Cultural & Historic Resources



The oldest documented Native American site in TPSNR dates to before 8,000 years ago. The radiocarbon date record shows an almost uninterrupted use of the area by the Kumeyaay and their ancestors up until around 200 years ago. Typical features and artifacts include fire-affected rock clusters (hearths), stone tools and tool making scatters, shell middens, and various other resource procurement and processing workstations.



Hearth Feature

The historical use of the Reserve began in the mid-1800s. Its use as a park began in 1899 but remained somewhat limited until the construction of Roosevelt Memorial Highway in 1915 and the Torrey Pines Lodge in 1922.



Natural Resources

Listed/Sensitive Species:

- Special status plant and wildlife species documented in the project area:
 - Coastal California gnatcatcher
 - Orange-throated whiptail
 - Del Mar Mesa sand aster
 - San Diego barrel cactus
 - Short-leaved dudleya
 - Torrey pine



Habitat Types:

- Habitat types identified and mapped within/near the project boundaries, included:
 - Southern maritime chaparral
 - Torrey pine forest
 - Coastal sage scrub



Project Impacts

Habitat Type (Holland 1986) (MSCP Tier Level) ¹	Anticipated Permanent Impacts (acres)	Anticipated Temporary Impacts (acres)
Southern maritime chaparral (Tier I)	0.015	0.187
Torrey pine forest (Tier I)	0.057	0.071
Coastal sage scrub (Tier II)	0.002	0.022
TOTAL	0.074	0.28

Listed/Sensitive Species	Anticipated Permanent Impacts (acres)	Anticipated Temporary Impacts (acres)
Del Mar Mesa sand aster	-----	0.0292
Torrey pine	3 individuals	10 individuals
Wart-stemmed ceanothus	0.0026	0.0038
Nuttall's scrub oak	0.0002	0.0027
TOTAL	0.0028	0.0357



Stormwater:

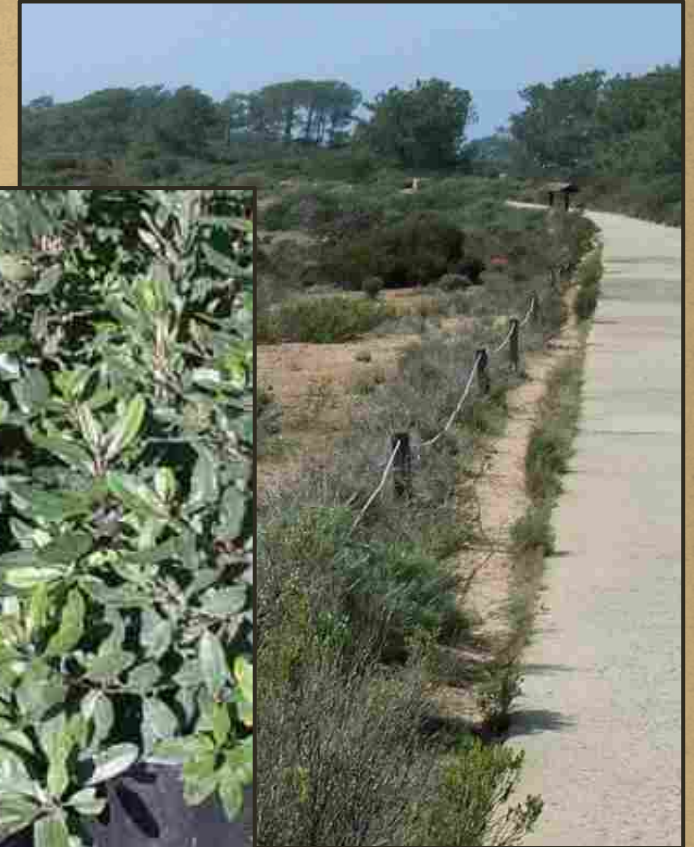
- Surfaces disturbed by underground utilities will be restored to pre-project conditions, except for minor new impervious areas for water infrastructure, such as backflow preventers and air release valves. As work intends to closely match existing grades, no impacts to drainage and runoff patterns are anticipated.



Proposed Mitigation

Restoration/Revegetation:

- Mitigation sites located at Torrey Pines SNR and within MHPA boundaries
- Native plant materials (i.e., seeds) collected within the park or from appropriate local sources
- Container plantings and seeding conducted prior to the onset of winter/wet season or after significant rainfall
- Regular maintenance of sites to control weeds and identify potential issues
- Replacement of container plants, as needed, when establishment is unsuccessful
- Installation of fencing and/or signage as protection for restoration areas
- Regular monitoring of sites to assess/achieve success criteria



City of San Diego:

- Site Development Permit (PTS# 0647264)
- Encroachment Permit
- Third Party Take Authority under MSCP for federally and/or State listed species

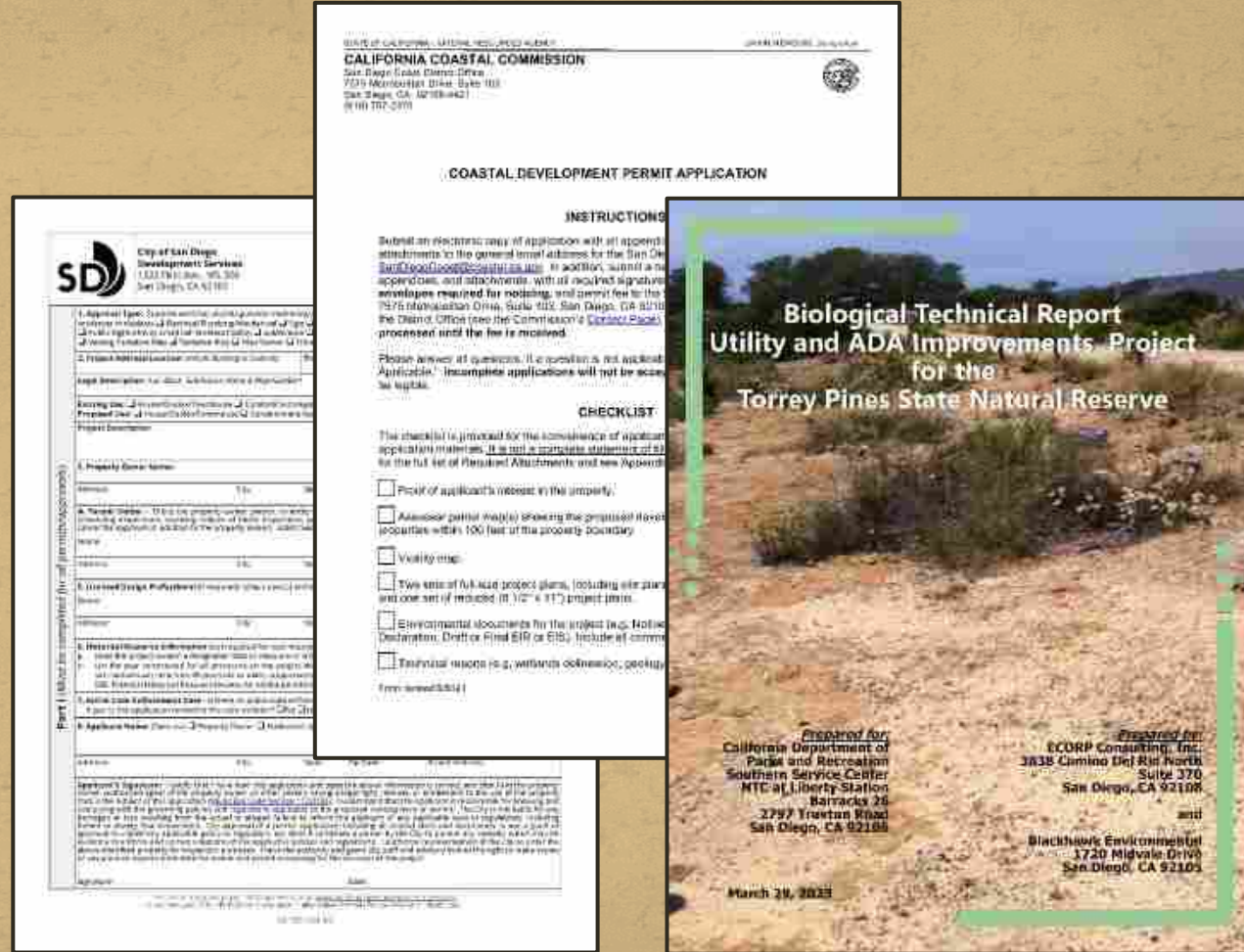
California Coast Commission:

- Coastal Development Permit (6-23-0064)

Project Reports:

- Biological Technical Report, Utility and ADA Improvements Project for the Torrey Pines State Natural Reserve (ECORP Consulting, Inc.)
- Geotechnical Investigation, Utility Improvements, Torrey Pines State Reserve, San Diego County, California (Geocon Consultants)
- Archaeological Investigations for the Utility Modernization Project, Torrey Pines State Natural Reserve (State Parks)

Project Permits & Reports



Torrey Pines Utility & ADA Improvements Project



Project Measures

Avoidance and Minimization Measures:

- No clearing, grubbing, or grading shall occur between March 1st and August 15th to avoid potential impacts to breeding/nesting coastal California gnatcatchers.
- Prior to any ground disturbance, a qualified biologist will conduct a pre-construction survey for special-status plants and wildlife within and near the project area.
- A qualified biologist will present an education program on the coastal California gnatcatcher and other listed/sensitive species to project employees prior to start of construction and before new employees begin work on-site.
- A biological monitor will be present on-site during all clearing, grubbing, and grading activities to monitor work and ensure conservation measures are appropriately implemented.
- Archaeological and Native American monitors will be present during ground-disturbing work in/near areas of cultural concern.



- Sensitive habitat (e.g., maritime chaparral) near the project boundaries will be designated ESAs and strictly avoided. No encroachment will be allowed in these locations at any time. Sensitive resources will be marked and protected by temporary fencing (e.g., orange plastic fencing, silt fencing) or other acceptable method.

Thank You



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