

SERRAMAR HOUSING DEVELOPMENT

LA MESA, CALIFORNIA



Clients
Lucas & Mercier Development

Wardley Development Company

Services
Surveying
Land Planning
Civil Engineering

Completion Date
2005

Key Personnel
Steven D. Nasland, PE; Principal-In-Charge

Bill Moser, PE; Project Manager

Project Summary

The Serramar project consisted of 230 single family residential homes on a 150-acre hillside site in the City of La Mesa. When Wardley Development Company purchased the property in the late 1970's, it was the single largest undeveloped property in the City. The site was extremely steep, averaging about 25 percent and was almost entirely underlain by hard granite. A 16-inch high pressure gas main traversed the heart of the property. Due to these physical difficulties the site had been left behind when surrounding properties were developed in the 1960's.

When planning began for Serramar, some additional challenges became apparent. The residents of the surrounding property were concerned about many issues including traffic, visual impact, the loss of open space and the potential for noise and damage from blasting that would be necessary for any development of the property. Nearly all storm drains in the developed property below the site, including some in the City of Lemon Grove, were inadequate, and increased runoff from development would exacerbate that problem. Approximately one-half of the site drains toward Chollas Creek, which is an impaired water body. In addition, eleven pair of California Gnatcatchers, a threatened species, was found to be nesting on the site.

The project was planned and designed by Nasland Engineering under contract to Wardley Development Company and the development firm of Lucas and Mercier.

Awards & Recognition

2005 "Award of Merit" - American Society of Civil Engineers

