



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 11, 2024 REPORT NO. HO-24-037
HEARING DATE: September 18, 2024
SUBJECT: 11724 CARMEL CREEK TANG WASHOUT MITIGATION, Process Three Decision
PROJECT NUMBER: [PRJ-0692168](#)
OWNER/APPLICANT: THE CITY OF SAN DIEGO / SFPP, L.P.

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit to repair a washout exposure of an existing high-pressure refined petroleum products pipeline within an existing utility easement occurring along a steep cliff face and to protect the pipeline against future erosion through the excavation, treatment, and coverage of the existing exposed pipeline and installation of erosion mitigation measures located within the Carmel Mountain Preserve east of [11724 Carmel Creek Road](#) and south of SR-56 in the OC-1-1 and AR-1-1 zones within the [Carmel Valley Community Plan](#) area?

Proposed Action:

1. Approve Site Development Permit No. PMT-2565865.

Fiscal Considerations: All costs to process this project are paid for by the applicant.

Housing Impact Statement: The project is not a residential project and will not affect the supply of housing.

Community Planning Group Recommendation: On October 27, 2022, the Carmel Valley Community Planning Group voted 8-1-0 to recommend approval of the project without conditions (Attachment 7).

Environmental Impact: On August 30, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520 (Attachment 5).

BACKGROUND

The 19.74-acre site is located at 11724 Carmel Creek Road, south of State Route 56. It is zoned OC-1-1 (Open Space Conservation) and AR-1-1 (Agricultural Residential) within the Carmel Valley Community Plan area and contains Environmentally Sensitive Lands, the Coastal Overlay Zone (Deferred Certification), and Brush Management Zones.

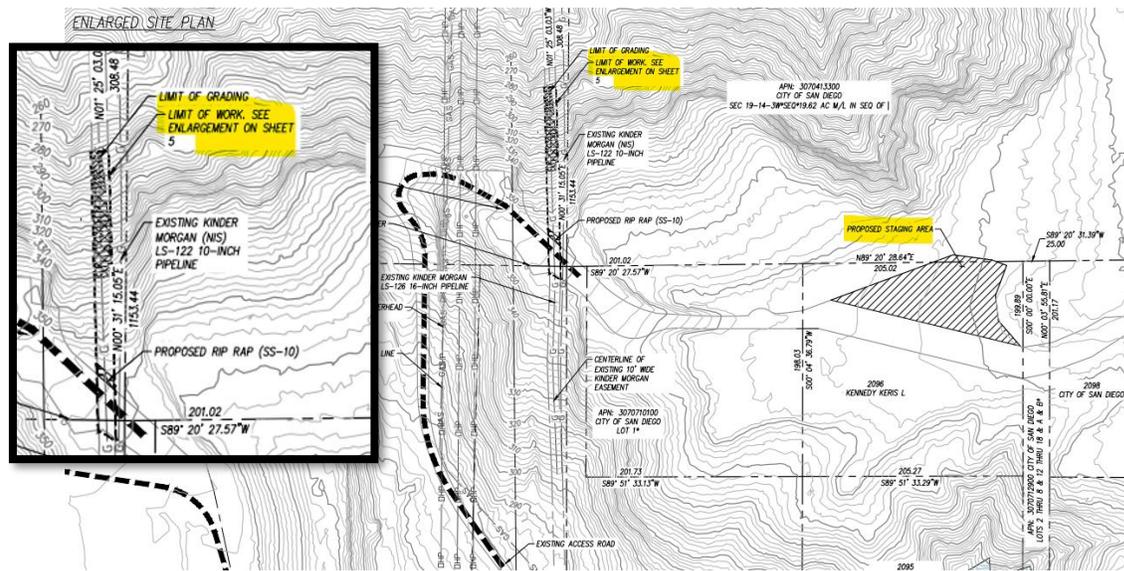
DISCUSSION

Project Description:

The proposed project is a Site Development Permit (SDP) to repair a washout exposure of a high-pressure refined petroleum products pipeline within an existing utility easement along a steep cliff face within the Carmel Mountain Preserve and protect the pipeline against future erosion. This will be done through the excavation, treatment, and coverage of the existing exposed pipeline and the installation of erosion mitigation measures. Environmentally sensitive lands (ESL) consisting of steep hillsides and sensitive native vegetation, including Diegan coastal sage scrub, are present within the 0.015-acre project area, located within a 19.74-acre site. The work proposed, described in detail above, would repair erosional damage, provide mitigation against future erosion, and revegetate the site with native vegetation and no deviations are required for the project.

The project would impact 0.015 acres (615 square feet) to repair an exposed section of an existing high-pressure petroleum products pipeline owned and operated by SFPP, L.P., a subsidiary of Kinder Morgan. Stormwater flowing along the dirt access road along the pipeline alignment has caused erosion, resulting in an exposed section of approximately 35 feet of the pipeline situated on a steep slope. Project construction would involve clearing the vegetation on the slope to establish access and staging areas. The access road is approximately 1,350 feet long, originating from the southern terminus of Carmel Creek Road. It is located along the ridgeline and requires switchbacks to get to the construction access location of the exposed pipeline. Staging areas would be set up along the existing access route because of the limited staging areas adjacent to the site due to the steep slopes and vegetation.

To perform the repair of the existing pipeline exposure, the soils on the slope around the existing exposed pipeline would be excavated to create a trench that provides two feet of clearance around all sides of the pipe. The trench is expected to be 35 feet long and 6 feet wide. Soil excavated from the trench would be temporarily stored on the access road. After excavation, the trench would be lined with plastic sheeting, and the pipeline would be sandblasted, inspected, and recoated with corrosion protection. Sandblasting and recoating would be done with handheld equipment in the trench with support equipment located on the access road. The trench would have erosion mitigation measures installed and fill and backfill material from the native onsite material or import soil will be placed above and around the existing pipeline based on geotechnical recommendations, project specifications, the Standard Specifications for Public Works Construction (Greenbook), and OSHA safety requirements. Furthermore, to minimize future stormwater runoff from flowing along the dirt road to the existing pipeline location, a riprap energy dissipator would be constructed upslope of the pipeline alignment. Temporary construction impacts would be revegetated with native vegetation communities appropriate to the location.



Site Plan with Enlarged Area of Work

Permits Required:

Development of the proposed project requires the following approvals:

1. A Process Three Site Development Permit for development within ESL per [SDMC Section 126.0502\(a\)\(4\)](#).

Note that the project is within the Deferred Certification Coastal Overlay Zone, which is the California Coastal Commission (CCC) permit jurisdiction. A subsequent Coastal Development Permit (or exemption) issued by the CCC will be required.

Community Plan Analysis:

The Carmel Valley Community Plan (CVCP) and the Carmel Valley Neighborhood 8 Precise Plan (Precise Plan) designate the area as “Open Space” and intended for conservation through the City’s Multiple Species Conservation Program. Both the CVCP and the Precise Plan aim to preserve the natural environment, “Design concepts for open space simply expressed revolve around the necessity to keep open space in its natural state for conservation, biological and psychological reasons,” (CVCP page 94 and Precise Plan page 7). The proposed project to repair a washout exposure and revegetate the site conforms with the CVCP and the Precise Plan.

Conclusion:

Staff has reviewed project plans and documents, and all the necessary findings can be made to approve the project as discussed. Staff recommends that the Hearing Officer approve Site Development Permit No. PMT-2565865 as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. PMT-2565865, with modifications; or
2. Deny Site Development Permit No. PMT-2565865 if the findings required to approve the project cannot be affirmed.

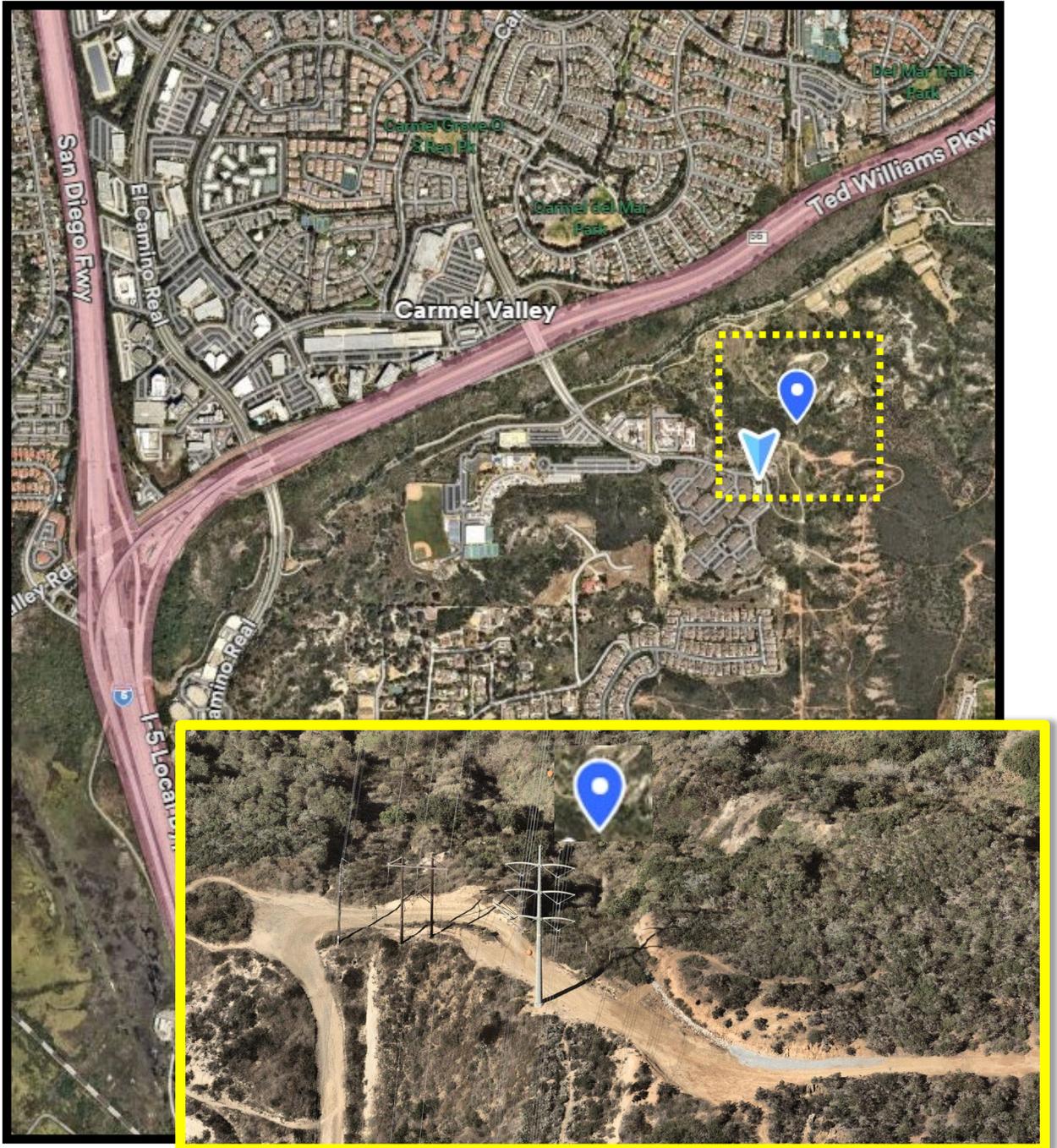
Respectfully submitted,



Francisco Mendoza
Development Project Manager
Development Services Department

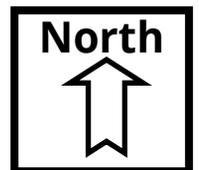
Attachments:

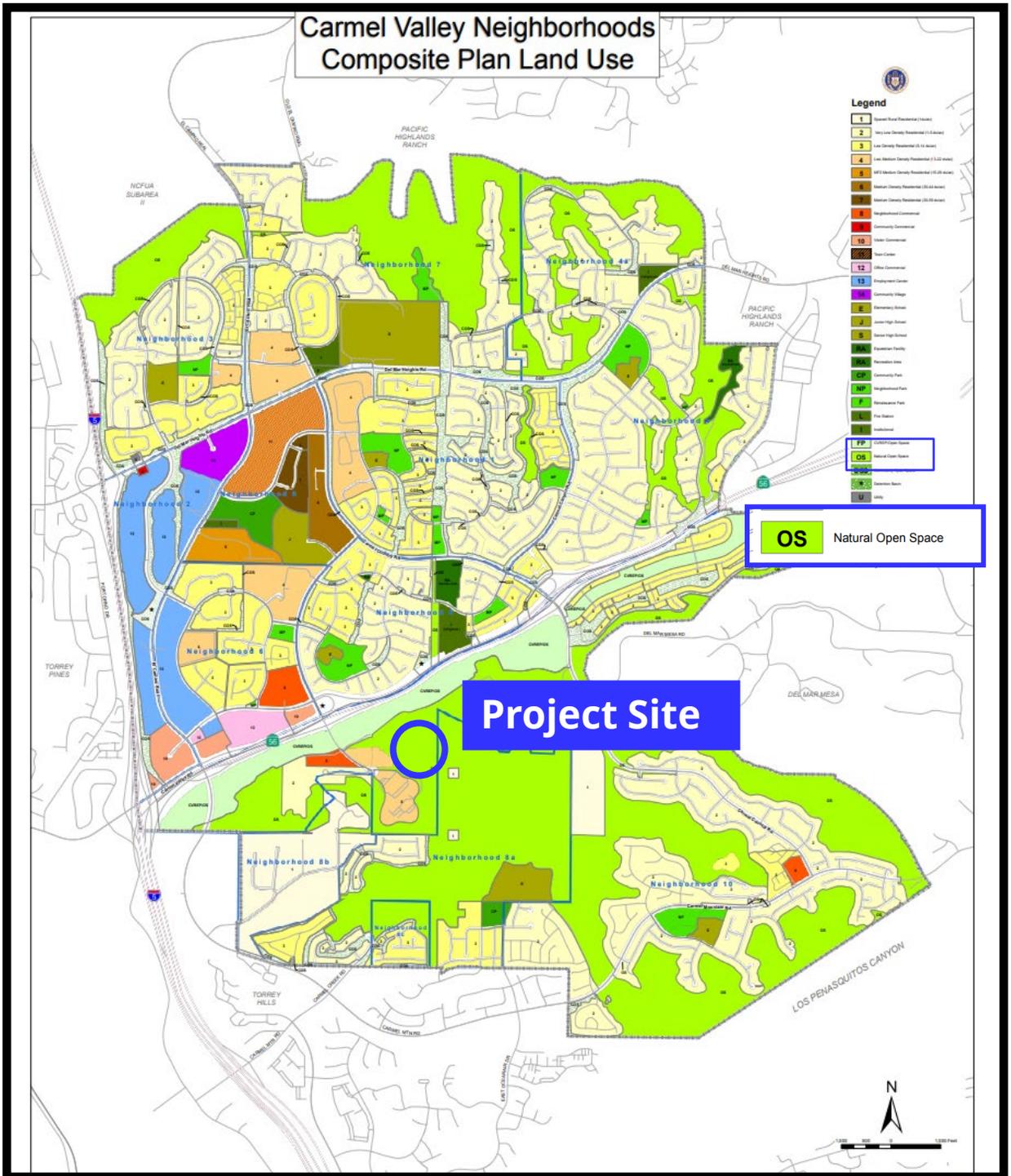
1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Notice of Right to Appeal Environmental Determination
6. Ownership Disclosure Statement
7. Community Planning Group Recommendation
8. Project Plans



Aerial Photo

11724 Carmel Creek Tang Washout Mitigation
Project No. PRJ-0692168





Carmel Valley Land Use Plan

11724 Carmel Creek Tang Washout Mitigation
Project No. PRJ-0692168



HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT-2565865
11724 CARMEL CREEK TANG WASHOUT MITIGATION - PROJECT NO. PRJ-0692168

WHEREAS, THE CITY OF SAN DIEGO, Owner, and SFPP, L.P., Permittee, filed an application with the City of San Diego for a Site Development Permit (SDP) to repair an erosion washout of a gas line and stormwater improvements to mitigate future erosion at a site located east of 11724 Carmel Creek Road and south of SR-56, on a portion (0.015 acres) of a 19.74-acre site located in the OC-1-1 and AR-1-1 Zones; Environmentally Sensitive Lands, Coastal Overlay Zone, and Fire Brush Zones within the Carmel Valley Community Plan in Council District 1 (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-2565865);

WHEREAS, the project site is legally described as: APN 307-023-34-00: That portion of Sections 19 and 20, Township 14 South, Range 3 West, San Bernardino Base and Meridian, according to U.S. Government Survey approved May 20, 1884, in the City of San Diego, State of California, more particularly described in the Order of Condemnation recorded March 16, 1994, as Document No. 1994-0173264, of official records of the San Diego County Recorder's office. APN 307-041-33-00: Parcel 2 of Parcel Map No. 16163, in the City of San Diego, County of San Diego, State of California, filed in the San Diego County Recorder's office July 6, 1990. APN 307-051-06-00: Parcels 1 and 2 of the northeast quarter of the northeast quarter of Section 30, Township 14 South, Range 3 West, San Bernardino Base and Meridian, according to U.S. Government Survey approved May 20, 1884, in the City of San Diego, State of California, more particularly described in the Grant Deed recorded January 28, 1999, as Document No. 1999-0050319, of official records of the San Diego County Recorder's office; and

WHEREAS, on July 8, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is

categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 18, 2024, the Hearing Officer of the City of San Diego considered Site Development Permit No. PMT-2565865 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. PMT-2565865:

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

(a) Findings for all Site Development Permits:

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

The 0.015-acre project area, located within the 19.74-acre site, is located east of 11724 Carmel Valley Road and south of SR-56. The project will repair a washout exposure of an existing high-pressure refined petroleum products pipeline within an existing utility easement occurring along a steep cliff face within the Carmel Mountain Preserve and protect the pipeline against future erosion through the excavation, treatment, and coverage of the existing exposed pipeline and installation of erosion mitigation measures.

The 19.74-acre site contains a dirt utility access road and underground pipeline within an easement in an area of Environmentally Sensitive Lands (ESL) with steep slopes and sensitive native vegetation including Diegan coastal sage scrub, within the Carmel Mountain Preserve and City of San Diego (City) Multi-Habitat Planning Area (MHPA). The project area is surrounded by habitat preserve to the north, east, and south, and a housing development to the west. The Carmel Valley Community Plan (CVCP) and the Carmel Valley Neighborhood 8 Precise Plan (Precise Plan) designate the area as "Open Space" and intended for conservation through the City's Multiple Species Conservation Program. Both the CVCP and the Precise Plan aim to preserve the natural environment, "Design concepts for open space simply expressed revolve around the necessity to keep open space in its natural state for conservation, biological and psychological reasons," (CVCP page 94 and Precise Plan page 7). The City of San Diego General Plan (General Plan) designates the site as "Park, Open Space, and Recreation." Therefore, the project is consistent with the applicable land use plan.

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

Environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development 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 project site contains steep slopes greater than 25 percent. The Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, require that steep hillsides be preserved in their natural state, except that development is permitted in steep hillsides, if necessary, limited to a maximum development area of 25 percent of the premises. The repair of the washout exposure of the existing pipeline and accompanying mitigation against future erosion on the steep slope, will take place entirely within an existing utility easement, and is necessary and permitted by the development regulations of the Land Development Code.

The site contains sensitive vegetation in the form of Diegan coastal sage scrub and is within the MHPA. A Biological Technical Report prepared by AECOM Technical Services, Inc. (AECOM) dated March 2024, assessed the proposed project's impacts to biological resources on the site. The proposed project would permanently impact 68 square feet (0.002 acres) of Diegan coastal sage scrub. The Project would temporarily impact 584 square feet (0.013 acres) of Diegan coastal sage scrub. This would result in a total impact of 651 square feet (0.015 acres). According to the City's Significance Determination Thresholds (City of San Diego 2016a), impacts of less than 0.1 acre to upland habitats (Tiers I-III B) are not considered significant and do not require mitigation. Though no mitigation is required, impacts to the 584 square feet (0.013 acres) of Diegan coastal sage scrub would be revegetated with native vegetation. Therefore, the proposed project will comply with the applicable regulations of the Land Development Code and no deviations are requested.

(b) Supplemental Findings – Environmentally Sensitive Lands**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 site contains Environmentally Sensitive Lands (ESL) in the form of biological resources and steep hillsides. The proposed development, impacting only 0.015-acres, will be located within the existing utility easement on a portion of the 19.74-acre site. According to the City's Significance Determination Threshold guidelines (City of San Diego 2016a), impacts of less than 0.1 acre to upland habitats (Tiers I-III B) are not considered significant and do not require mitigation, therefore, the total impacts to ESL represent a less-than-significant and minimum disturbance to ESL. Furthermore, although no mitigation is required, impacts to the 584 square feet (0.013 acres) of Diegan coastal sage scrub would be revegetated with native vegetation.

The project site also contains ESL in the form of steep hillsides. ESL Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state except that development is permitted in steep hillsides, if necessary, limited to a maximum development area of 25 percent of the premises. The proposed development to repair the washout exposure of the existing pipeline and mitigate against future erosion on the steep slope will take place entirely within an existing utility easement and is necessary and permitted by the development regulations of the Land Development Code.

The project design, mitigation, and protections will preserve and enhance the natural resources in conformance with the Environmentally Sensitive Lands Regulations. therefore, 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.

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 project proposes to repair the erosion by excavating the soils on the slope around the existing exposed pipeline to create a trench that provides two feet of clearance around all sides of the pipe. Therefore, the total proposed excavation is expected to be 35 feet long and 6 feet wide within the existing utility easement. Adjacent steep slopes will not be altered, minimizing the alteration of the existing natural landform on the site overall.

The site is in the City's Geologic Hazard Category 53, which is categorized as level or sloping terrain, unfavorable geologic structure, with low to moderate risk. Compliance with the engineering permit conditions will ensure that the repair, construction of mitigation against future erosion, and revegetation of the area with native vegetation would reduce the potential impacts of erosion. An "Updated Geotechnical Engineering Evaluation" was prepared by AECOM, dated May 1, 2024, that indicates the proposed work would ensure the slopes would remain stable and future erosion would be properly mitigated.

The project site is not within a flood hazard zone but is within the fire brush zones. Because no structures are proposed, and the proposed work will be carefully monitored to prevent inadvertent ignitions, the proposed project conforms with LDC regulations to minimize fire hazards.

The project does not require any variances and has been designed to minimize grading, geologic hazards, drainage impacts, and fire risk. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic 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 project site contains Environmentally Sensitive Lands in the form of biological resources and steep hillsides. Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state except that development is permitted in steep hillsides, if necessary, limited to a maximum development area of 25 percent of the premises. The proposed development will take place entirely within an existing utility easement, and, being necessary to repair the washout exposure of the existing pipeline and mitigate against future erosion on the steep slope, is necessary and permitted by the development regulations of the Land Development Code. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

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

The site is within the Multiple Species Conservation Program (MSCP) MHPA. The project is required to comply with specific conditions addressing the MHPA including site drainage, lighting, and plant species, and compliance with those conditions will ensure the project's consistency with the MSCP. Therefore, the proposed development will be consistent with the Multiple Species Conservation Program (MSCP).

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

The project site is located approximately 2.2 miles east of the Pacific Ocean. AECOM has prepared a Drainage Area Study, dated March 4, 2022, for the project and the development is designed to treat runoff and control the flow rate across the site to minimize erosion. The City's Engineering staff has accepted the report and conclusions. Therefore, the project design features as well as the distance from the coast will prevent the erosion of public beaches and not adversely impact 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.

The project site contains Environmentally Sensitive Lands in the form of biological resources and steep hillsides. Environmentally Sensitive Lands Regulations, SDMC Section 143.0142, preserves steep hillsides in their natural state except that development is permitted in steep hillsides, if necessary, limited to a maximum development area of 25 percent of the premises. The proposed development will take place entirely within an existing utility easement, and, being necessary to repair the washout exposure of the existing pipeline and mitigate against future erosion on the steep slope, is necessary and permitted by the development regulations of the Land Development Code. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

The proposed development will impact only 0.015 acres (615 square feet) of ESL and will be located entirely within the existing utility easement on a portion of the 19.74-acre site. According to the City's Significance Determination Threshold guidelines (City of San Diego 2016a), impacts of less than 0.1 acre to upland habitats (Tiers I-III B) are not considered significant and do not require mitigation, therefore, the total impacts to ESL represent a less-than-significant and minimum disturbance to ESL. Furthermore, although no mitigation is required, impacts to the 584 square feet (0.013 acres) of Diegan coastal sage scrub would be revegetated with native vegetation.

Because the project's impacts are less than significant and cause minimum disturbance to ESL, it avoids any potentially significant environmental impacts to biological resources in accordance with the California Environmental Quality Act. Therefore, the proposed development is considered to create no negative impacts.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. PMT-2565865 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-2565865, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager

Development Services

Adopted on: September 18, 2024

IO#: 24008959

DRAFT

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: 24008436

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-2565865
11724 CARMEL CREEK TANG WASHOUT MITIGATION - PROJECT NO. PRJ-0692168
HEARING OFFICER

This Site Development Permit No. PMT-2565865 is granted by the Hearing Officer of the City of San Diego to SFPP, L.P., Permittee, and THE CITY OF SAN DIEGO, Owner, pursuant to San Diego Municipal Code (SDMC) section 126.0502(a)(4). The 0.015-acre project area, located within a 19.74-acre site, is located east of 11724 Carmel Creek Road and south of SR-56 in the OC-1-1 and AR-1-1 Zones; Environmentally Sensitive Lands, Coastal Overlay Zone (Deferred Certification), and Fire Brush Zones within the Carmel Valley Community Plan area. The project site is legally described as:

APN 307-023-34-00: That portion of Sections 19 and 20, Township 14 South, Range 3 West, San Bernardino Base and Meridian, according to U.S. Government Survey approved May 20, 1884, in the City of San Diego, State of California, more particularly described in the Order of Condemnation recorded March 16, 1994, as document no. 1994-0173264, of official records of the San Diego County Recorder's office.

APN 307-041-33-00: Parcel 2 of Parcel Map No. 16163, in the City of San Diego, County of San Diego, State of California, filed in the San Diego County Recorder's office July 6, 1990.

APN 307-051-06-00: Parcels 1 and 2 of the northeast quarter of the northeast quarter of Section 30, Township 14 South, Range 3 West, San Bernardino Base and Meridian, according to U.S. Government Survey approved May 20, 1884, in the City of San Diego, State of California, more particularly described in the Grant Deed recorded January 28, 1999, as document no. 1999-0050319, of official records of the San Diego County Recorder's office.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to repair an erosion washout of a gas line and stormwater improvements to mitigate future erosion as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated September 18, 2024, on file in the Development Services Department.

The project shall include:

- a. Repair of a washout exposure of an existing high-pressure refined petroleum products pipeline within an existing utility easement occurring along a steep cliff face within the Carmel Mountain Preserve and protect the pipeline against future erosion, through the excavation, treatment, and coverage of the existing exposed pipeline and installation of erosion mitigation measures; and
- b. Revegetation of the work area with native vegetation to the satisfaction of the Parks & Recreation department of the City of San Diego.

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 3, 2027.
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.

ENGINEERING REQUIREMENTS:

12. 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 San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.
14. The drainage system proposed for this development is private and subject to approval by the City Engineer.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a 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.

MULTIPLE SPECIES CONSERVATION PROGRAM:

16. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site.

- **Grading/Land Development/MHPA Boundaries** - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/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 temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- **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 impactive 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. 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."
- **Lighting** - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** -Brush management zones will not be greater in size than is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER 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 ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER 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 1 AND AUGUST 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 GNATCATCHER 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 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., BERMES, 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 COASTAL CALIFORNIA GNATCATCHER. 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 (AUGUST 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 COASTAL CALIFORNIA GNATCATCHERS 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 1 AND AUGUST 15 AS FOLLOWS:

I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER 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.

GEOLOGY REQUIREMENTS:

17. Prior to the issuance of a grading permit, the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of the grading permit.

18. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on September 18, 2024, and Resolution No. HO-_____.

ATTACHMENT 4

Site Development Permit No. PMT-2565865
Date of Approval: September 18, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

CITY OF SAN DIEGO
Owner

By _____
NAME
TITLE

SFPP, L.P.
Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 30, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008959

PROJECT NAME / NUMBER: 1172 Carmel Creek Tang Washout Mitigation / PRJ-0692168

COMMUNITY PLAN AREA: Carmel Valley

COUNCIL DISTRICT: 1

LOCATION: South of SR-56 and east of Carmel Creek Road San Diego, CA 92130 (APNs 3070233400, 3070710100, and 3070712900)

PROJECT DESCRIPTION: The project proposes a Site Development Permit (SDP) to repair a washout exposure of approximately 35 feet along an existing gas line. The repair involves the excavation, treatment, and coverage of the existing exposed pipeline within an existing utility easement. The project is located south of SR-56 and east of Carmel Creek Road. The 0.015-acre project area, located within a 19.74-acre site is in the OC-1-1 and AR-1-1 zones and Environmentally Sensitive Land, Coastal Overlay (Deferred Certification), and Brush Management Zones within the Carmel Valley Community Plan. **LEGAL DESCRIPTION:** Lot 1 and Lot 2 Map No. 16163, Lots 2 thru 8 and 12 thru 18 and A and B Map No. 1283.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The project fits under the example within Section 15301(b), which includes existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other

public utility services. The project proposes the repair of an existing gas line and would not result in an expansion of use. As such, this exemption was deemed appropriate. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Francisco (Pancho) Mendoza
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5292 / fjmendoza@sandiego.gov

On August 30, 2024, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (September 16, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p> <p>Ownership Disclosure Statement</p>	<p>FORM DS-318</p> <p>October 2017</p>
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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: Tang Washout Mitigation Project **Project No. For City Use Only:** _____

Project Address: Latitude-32.934641°; Longitude--117.221529°; Carmel Mountain Preserve - Existing Utility Line

APN: 3070233400

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

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 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: City of San Diego : Parks and Recreation , Open Space Division Owner Tenant/Lessee Successor Agency

Street Address: 202 C Street MS 5D

City: San Diego State: CA Zip: 92101

Phone No.: 619-685-1323 Fax No.: _____ Email: eferreira@sandiego.gov

Signature: Erika Ferreira Digitally signed by Erika Ferreira
Date: 2021.12.14 11:49:32 -0800 Date: 12-14-21

Additional pages Attached: Yes No

Applicant

Name of Individual: SFPP, L.P. ; Contact: Haley Smith Owner Tenant/Lessee Successor Agency

Street Address: 100 Windward Concourse Suite #450

City: Alpharetta State: GA Zip: 30005

Phone No.: 601-754-9779 Fax No.: _____ Email: Haley_Smith@kindermorgan.com

Signature:  Digitally signed by Patrick Riban
Date: 2021.04.19 14:29:15 -0500 Date: 7/17/2023

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

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: Tang Washout Mitigation		Project Number: 692168	
Community: Carmel Valley			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: October 27, 2022
# of Members Yes 8	# of Members No 1	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Frisco White, AIA			
TITLE: Chair		DATE: October 28, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

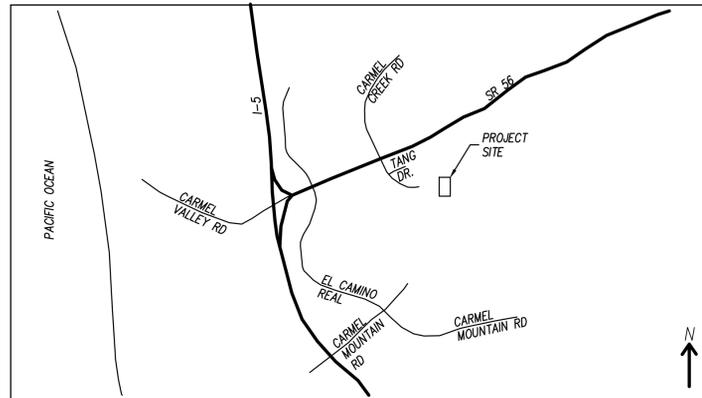
DS-5620 (08-18) ONLINE FORM

GENERAL NOTES

- 1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
9. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.
10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
13. AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.
14. "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
15. MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.
16. CONTRACTOR SHALL PROVIDE RED-LINE DRAWINGS IN ACCORDANCE WITH 2-5.4 OF THE WHITEBOOK, "RED-LINES AND RECORD DOCUMENTS."
17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
18. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SOG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
20. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
21. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
22. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

GRADING PLANS FOR:

KINDER MORGAN TANG



VICINITY MAP

1" = 3000'

GRADING + GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

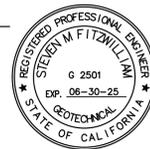
GEOTECHNICAL ENGINEERING EVALUATION TANG WASHOUT EXPOSURE SITE, CARMEL CREEK AND TANG RD., CARMEL VALLEY, SAN DIEGO, CALIFORNIA, PREPARED BY AECOM, DATED NOVEMBER 13, 2020 (60628794)

UPDATE GEOTECHNICAL ENGINEERING EVALUATION, TANG WASHOUT EXPOSURE SITE, SAN DIEGO, CALIFORNIA, PREPARED BY AECOM, DATED MAY 1, 2024 (THEIR PROJECT NO. 60684636.02)

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

- 2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

STEVEN M. FITZWILLIAM GE 2501 5/1/2024 P.E. OR G.E. DATE



AECOM 401 WEST A STREET, SUITE 1200 SAN DIEGO, CA 92101 619-610-7600

DECLARATION OF RESPONSIBLE CHARGE

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

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



DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-22 DATE

AECOM 401 WEST A STREET SUITE 1200 SAN DIEGO, CA 92101 619-610-7600

CONSTRUCTION STORM WATER PROTECTION NOTES

- 1. TOTAL SITE DISTURBANCE AREA (ACRES) _____ WATERSHED: _____ HYDRAULIC SUB AREA NAME AND NUMBER: _____
2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE SWPPP THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ
TRADITIONAL: RISK LEVEL 1 2 3 LUP RISK LEVEL 1 2 3 W/DID NO:
3. CONSTRUCTION SITE PRIORITY ASBS HIGH MEDIUM LOW
FOR STORMWATER BMP TABLES, SEE SHEET 2

Table with columns: STREET NAME, CLASSIFICATION, SPEED (MPH), ADT (VEHICLES), R/W (FT)

WORK TO BE DONE

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

Table with columns: DOCUMENT NO., DESCRIPTION, STANDARD SPECIFICATIONS, STANDARD DRAWINGS

LEGEND

Table with columns: IMPROVEMENT, STANDARD DWGS., SYMBOL, EXISTING IMPROVEMENTS, ITEM, SYMBOL

ABBREVIATIONS

Table with columns: ABBREVIATION, FULL NAME

GRADING QUANTITIES

Table with columns: QUANTITY, UNIT, MAX. CUT DEPTH, MAX. FILL DEPTH

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

REFERENCE DRAWINGS

NATURAL RESOURCES CONSERVATION SERVICE EARTHEN WATERBAR PRACTICE STD 560

TOPOGRAPHY SOURCE

ENCOMPASS SERVICES, LLC 350 INTERLOCKEN BLVD., SUITE 350 BROOMFIELD, CO 80021 GPS 6/3/2020 & 6/19/2020

NATIONAL ELEVATION DATASET 3-METER CONTOUR CLIP https://datagateway.nrcs.usda.gov/

ENGINEERING PERMIT NO: _____ DISCRETIONARY PERMIT NO: _____ RETAINING WALL PROJECT NO: _____ PRIVATE CONTRACT

Title sheet information table including project name, parcel number, city, sheet number, and contractor details.

MONUMENT PRESERVATION CERTIFICATION

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

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

NAME DATE

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

I HAVE INSPECTED THE SITE AND DETERMINED THAT:

- NO SURVEY MONUMENTS WERE FOUND WITHIN THE LIMITS OF WORK
SURVEY MONUMENTS EXISTING IN OR NEAR LIMITS OF WORK WILL BE PROTECTED IN PLACE
SURVEY MONUMENTS HAVE BEEN TIED OUT AND A FINAL OR PARCEL MAP WILL BE FILED (NO CORNER RECORD OR RECORD OF SURVEY WILL BE REQUIRED)
OTHER AGENCY SURVEY MONUMENT (CORNER RECORD OR RECORD OF SURVEY MAY NOT BE REQUIRED). AGENCY HAS BEEN NOTIFIED OF POSSIBLE MONUMENT DESTRUCTION AND A LETTER PROVIDED TO CITY
A PRE-CONSTRUCTION CORNER RECORD (OR RECORD OF SURVEY) FOR SURVEY MONUMENTS FOUND WITHIN THE LIMITS OF WORK HAS BEEN FILED.

CORNER RECORD # _____ OR RECORD OF SURVEY # _____

NAME P.L.S. / R.C.E. NO. XXXX EXP. XX-XX-XX DATE

POST CONSTRUCTION CORNER RECORD (AS-BUILT ITEM)

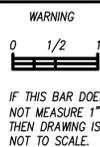
- POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.

CORNER RECORD # _____ OR RECORD OF SURVEY # _____

NAME P.L.S. / R.C.E. NO. XXXX EXP. XX-XX-XX DATE

CONSTRUCTION CHANGE TABLE

Table with columns: CHANGE, DATE, EFFECTED OR ADDED SHEET NUMBERS, APPROVAL NO., PROJECT NO.



DEVELOPMENT SERVICES DEPARTMENT

ENVIRONMENTAL/MITIGATION REQUIREMENTS: *

A. GENERAL REQUIREMENTS

1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. THE PERMIT HOLDER IS RESPONSIBLE TO ARRANGE AND PERFORM THIS MEETING BY CONTACTING THE CITY RESIDENT ENGINEER (RE) OF THE THE CONSTRUCTION MANAGEMENT & FIELD SERVICES 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:

[LIST PROJECT SPECIFIC CONSULTANTS HERE]

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 CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 858-627-3200.
b) IT IS ALSO REQUIRED TO CALL THE RE AND MMC AT 858-627-3360 FOR CLARIFICATION OF ENVIRONMENTAL REQUIREMENTS.

2. MMRP COMPLIANCE: THIS PROJECT, PROJECT TRACKING SYSTEM (PTS) # _____ AND/OR ENVIRONMENTAL DOCUMENT # _____, SHALL CONFORM TO THE MITIGATION REQUIREMENTS CONTAINED IN THE ASSOCIATED ENVIRONMENTAL DOCUMENT AND SHALL BE IMPLEMENTED TO THE SATISFACTION OF DSD'S ENVIRONMENTAL DESIGNEE (MMC) AND THE 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 (E.G. SPECIFIC LOCATIONS, TIMES OF MONITORING, METHODOLOGY, ETC.).

NOTE:
PERMIT HOLDER'S REPRESENTATIVES MUST ALERT THE RE AND MMC IF THERE ARE ANY DISCREPANCIES IN THE PLANS, NOTES OR ANY CHANGES DUE TO FIELD CONDITIONS. ALL CONFLICTS MUST BE APPROVED BY THE 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 (1) 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.

[LIST PROJECT SPECIFIC REQUIRED PERMITS AND CIVIL PENALTY DOCUMENTS HERE]

4. MONITORING EXHIBITS: ALL CONSULTANTS ARE REQUIRED TO SUBMIT TO THE RE AND MMC, A MONITORING EXHIBIT ON A 11"x17" 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, THEY MAY REQUIRE ADDITIONAL SURETY INSTRUMENTS OR BONDS FROM THE PERMIT HOLDER 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'S REPRESENTATIVES SHALL SUBMIT ALL REQUIRED DOCUMENTATION, VERIFICATION LETTERS, AND REQUESTS FOR ALL ASSOCIATED INSPECTIONS TO THE RE AND MMC FOR APPROVAL PER THE FOLLOWING SCHEDULE:

[LIST ALL AND ONLY PROJECT SPECIFIC REQUIRED VERIFICATION DOCUMENTS AND RELATED INSPECTIONS ON THE TABLE BELOW]

ISSUE AREA	DOCUMENT SUBMITTAL	ASSOC. INSPECTION/APV	NOTES
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B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

[LIST ONLY PROJECT SPECIFIC MMRP ISSUE/CONDITIONS HERE]

ISSUE AREA - CONDITIONS



DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24 DATE

AECOM
401 WEST A STREET, SUITE 1200
SAN DIEGO, CA 92101
619-610-7600
619-610-7601

* IF APPLICABLE

PRIVATE CONTRACT

GENERAL NOTES FOR:
KINDER MORGAN TANG

PARCEL 2, MAP 16163

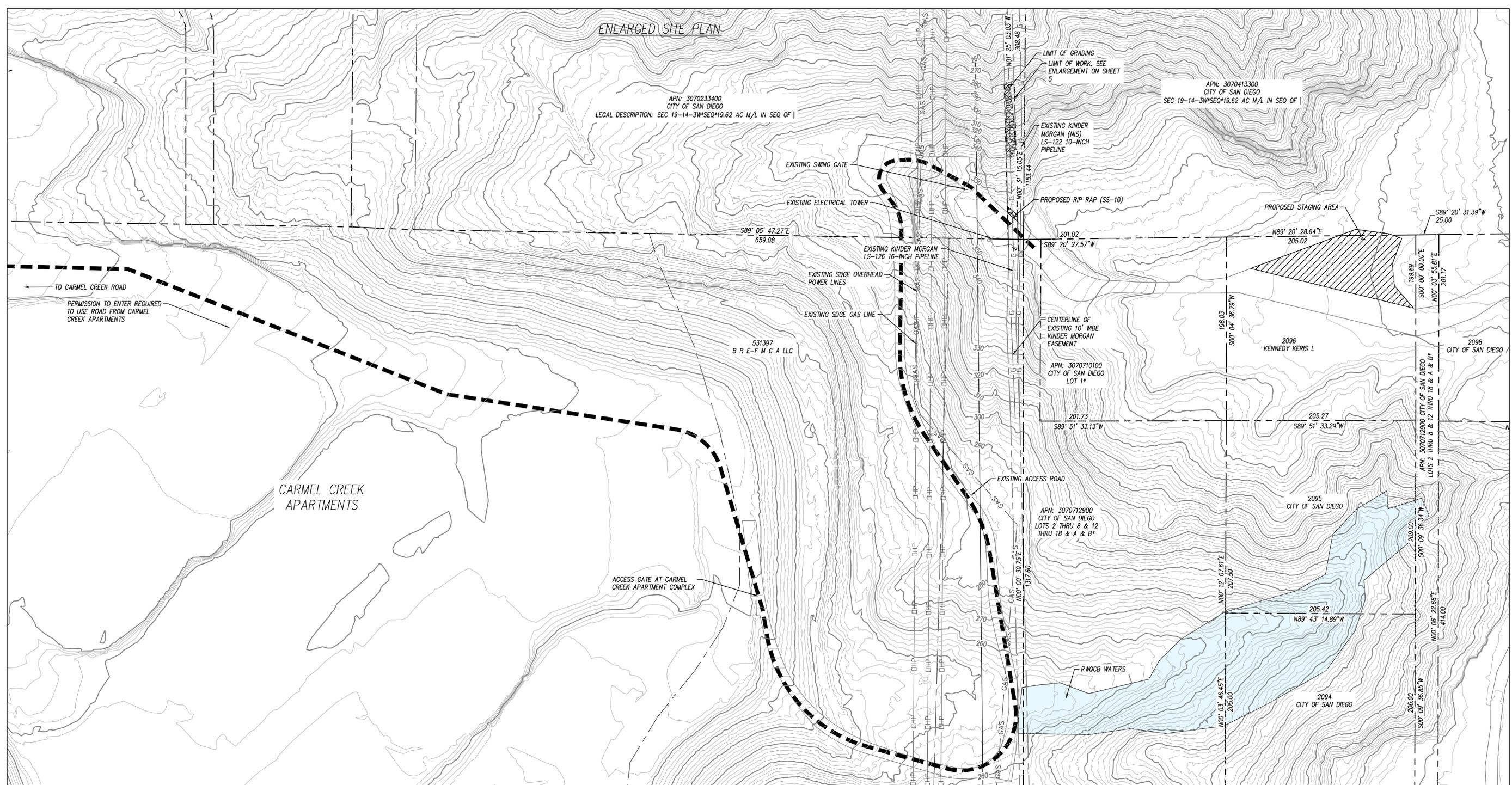
CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 14 SHEETS

PROJECT NO. PTS-0692168

FOR CITY ENGINEER		DATE		V.T.M.
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				
CONTRACTOR _____ DATE STARTED _____				XXXXX-3-D
INSPECTOR _____ DATE COMPLETED _____				

XXXX-XXXX
NAD83 COORDINATES
XXXX-XXXX
LAMBERT COORDINATES

ENLARGED SITE PLAN



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LEGEND

EXISTING CONTOUR LINE	— 350 —
PROPOSED CONTOUR LINE	— 350 —
EXISTING GAS	— GAS —
EXISTING OVERHEAD POWER LINES	— OHP —
EXISTING PARCEL BOUNDARY	— — — —
EXISTING EASEMENT	— — — —
EXISTING MHPA/MSCP BOUNDARY	— — — —
LIMIT OF GRADING	- - - - -
LIMIT OF WORK	- - - - -
ACCESS ROAD ROUTE	— — — —
SLOPE REPAIR	▨ ▨ ▨ ▨
PROPOSED RIP RAP	▨ ▨ ▨ ▨
PROPOSED STAGING AREA	▨ ▨ ▨ ▨

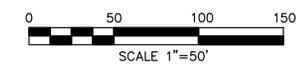
- NOTES:**
1. NO FIRE HYDRANTS WITHIN 600' OF PROJECT SITE
 2. PROJECT IS NOT ADJACENT TO A TRANSIT STOP
 3. ALL EMPLOYEES AND CONTRACTORS MUST STAY WITHIN WORK LIMITS AT ALL TIMES. THEY SHOULD ALSO BE BRIEFED ON THE SENSITIVE BIOLOGY IN THE AREA.
 4. ACCESS TO THE SITE WILL BE VIA THE EXISTING UTILITY ACCESS ROAD WHICH IS ACCESSIBLE FROM THE UTILITY ACCESS GATE AT THE EAST SIDE OF THE CARMEL CREEK APARTMENT COMPLEX.



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SAN DIEGO, CA 92101
619-610-7600
619-610-7601

DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24

DATE



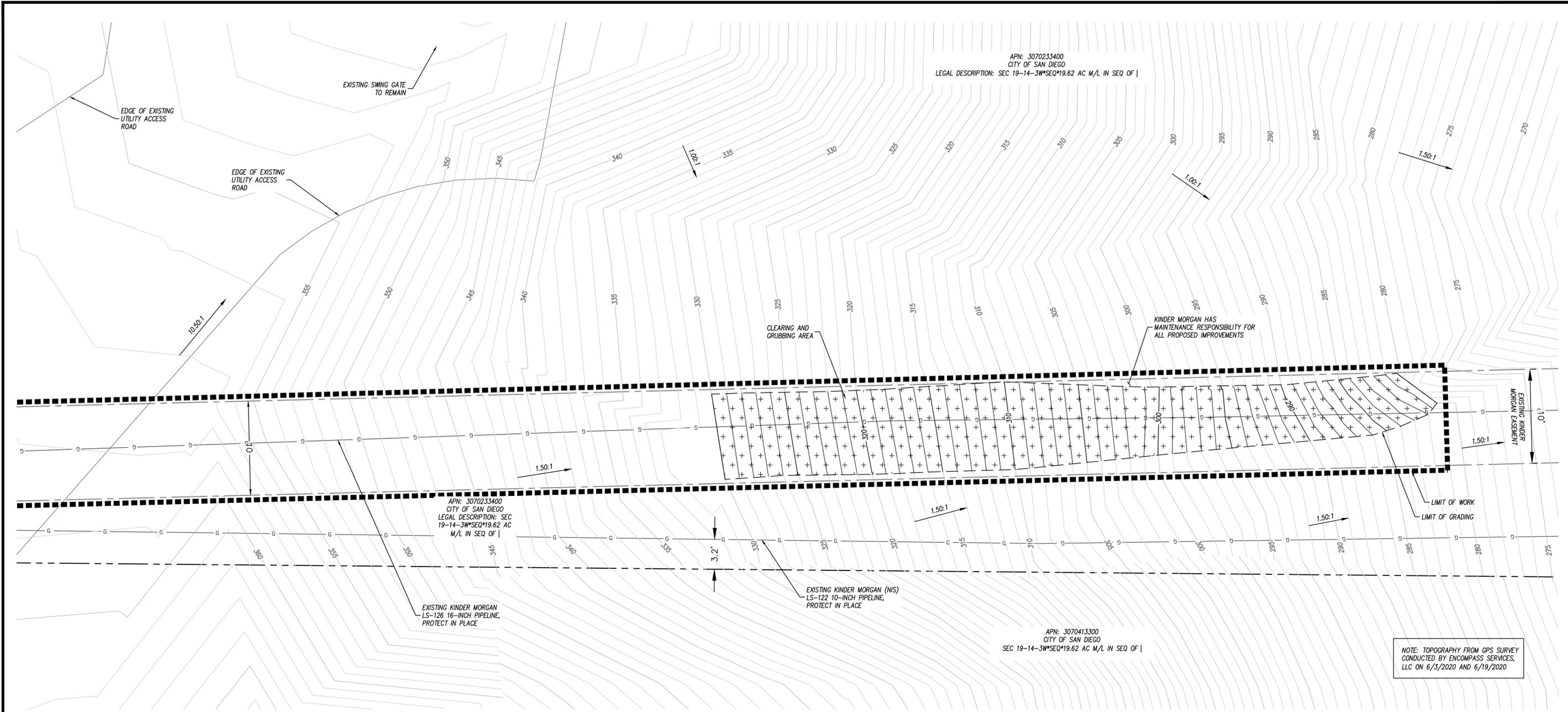
PRIVATE CONTRACT

SITE PLAN FOR:

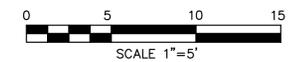
KINDER MORGAN TANG

PARCEL 2, MAP 16163

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 14 SHEETS		PROJECT NO. PTS-0692168
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION BY	APPROVED DATE FILMED	
ORIGINAL	XXX	XXXX-XXXX NAD83 COORDINATES
AS-BUILTS		XXXX-XXXX LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	XXXXX-4-D
INSPECTOR	DATE COMPLETED	



PLAN
EXISTING KINDER MORGAN
16-INCH GAS PIPELINE
SCALE: 1"=5'



LEGEND

EXISTING CONTOUR LINE	— 350 —
PROPOSED CONTOUR LINE	— 350 —
EXISTING GAS	— GAS —
EXISTING OVERHEAD POWER LINES	— OHP —
EXISTING PARCEL BOUNDARY	— — — —
EXISTING EASEMENT	- - - - -
EXISTING MHPA/MSCP BOUNDARY	— · — · —
LIMIT OF GRADING	- - - - -
LIMIT OF WORK	— · — · —
CLEARING AND GRUBBING	+ + +

- NOTES:**
1. CLEARING SHALL CONSIST OF THE TRIMMING AND REMOVAL OF TREES, AND THE REMOVAL OF BRUSH, WEEDS, STUMPS, TRASH, AND OTHER DEBRIS.
 2. GRUBBING SHALL CONSIST OF THE REMOVAL OF SOD, GRASS, STUMPS, ROOTS, AND OTHER VEGETATION ON OR BELOW THE GROUND SURFACE.
 3. GRUBBING SHALL EXTEND TO THE OUTSIDE EXCAVATION AND FILL SLOPE LINES.
 4. CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE PROJECT LIMITS AS SHOWN ON THE PLANS PRIOR TO THE START OF GRADING OPERATIONS.
 5. WITHIN THE LIMITS OF CLEARING, ALL STUMPS, ROOTS 1-1/2 INCHES (37.5 MM) IN DIAMETER OR LARGER, BURIED LOGS, AND ALL OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED 3 FEET (1 M) BELOW THE EXISTING GROUND SURFACE OR TO SUBGRADE, WHICHEVER IS DEEPER.
 6. TREES AND VEGETATION NOT TO BE REMOVED SHALL BE PROTECTED IN PLACE.
 7. CLEARING AND GRUBBING SHALL COMPLY WITH SECTION 300-1 OF THE GREENBOOK.



DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24

AECOM
401 WEST A STREET, SUITE 1200
SAN DIEGO, CA 92101
619-610-7600
619-610-7601

DATE

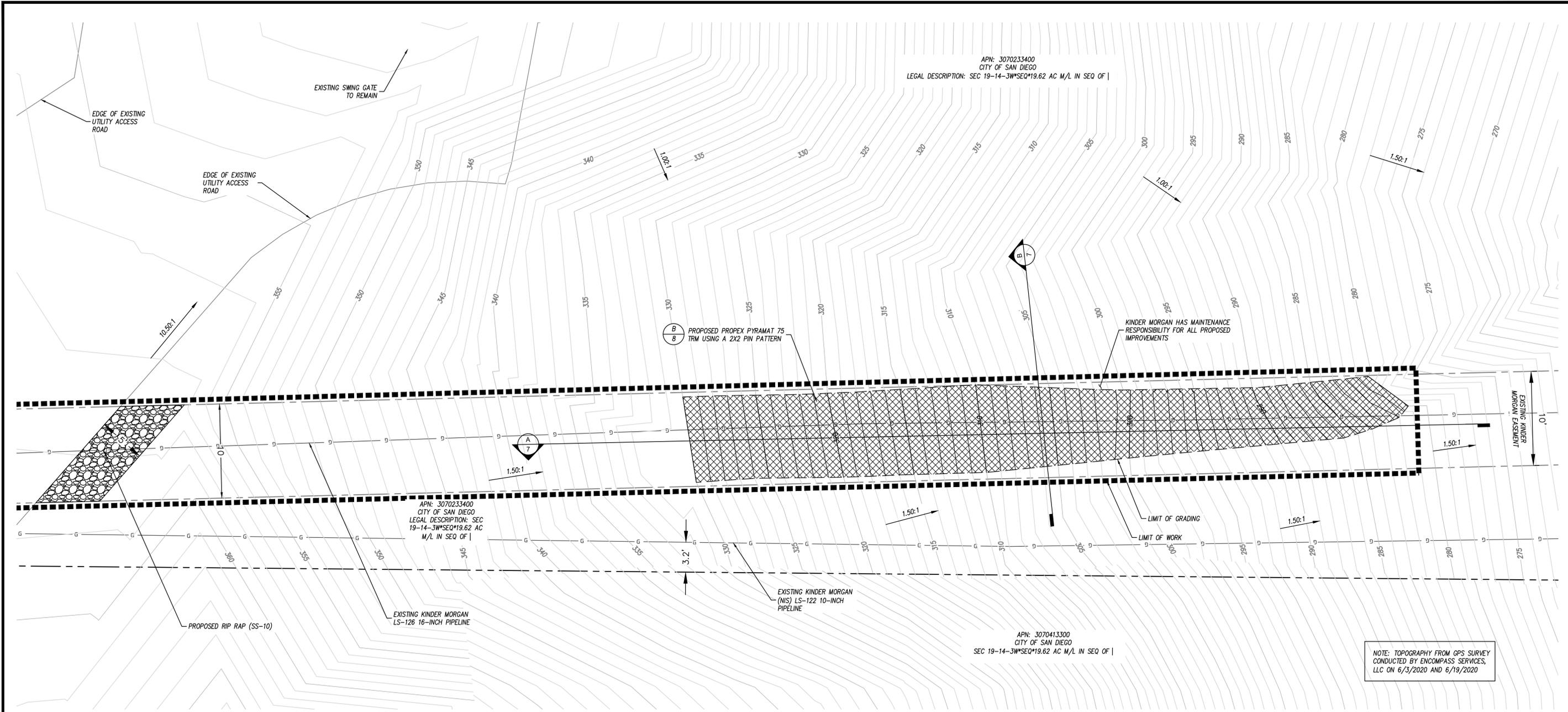
PRIVATE CONTRACT

CLEARING AND GRUBBING FOR:
KINDER MORGAN TANG

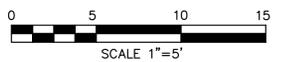
PARCEL 2, MAP 16163

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 5 OF 14 SHEETS		PROJECT NO. PTS-0692168
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION BY	APPROVED	DATE FILMED
ORIGINAL	XXX	
AS-BUILTS		
CONTRACTOR	DATE STARTED	XXXXX-5-D
INSPECTOR	DATE COMPLETED	

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PLAN
EXISTING KINDER MORGAN
16-INCH GAS PIPELINE
SCALE: 1"=5'



LEGEND

EXISTING CONTOUR LINE	— 350 —
PROPOSED CONTOUR LINE	— 350 —
EXISTING GAS	— GAS —
EXISTING OVERHEAD POWER LINES	— OHP —
EXISTING PARCEL BOUNDARY	— — — —
EXISTING EASEMENT	- - - - -
EXISTING MHPA/MSCP BOUNDARY	— · — · —
LIMIT OF GRADING	— · — · —
LIMIT OF WORK	— · — · —
SLOPE REPAIR	[Cross-hatched pattern]
PROPOSED RIP RAP	[Circular stone pattern]

NOTES:

- ALL EMPLOYEES AND CONTRACTORS MUST STAY WITHIN WORK LIMITS AT ALL TIMES. THEY SHOULD ALSO BE BRIEFED ON THE SENSITIVE BIOLOGY IN THE AREA.



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SAN DIEGO, CA 92101
619-610-7600
619-610-7601

DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24 DATE

NOTE: TOPOGRAPHY FROM GPS SURVEY CONDUCTED BY ENCOMPASS SERVICES, LLC ON 6/3/2020 AND 6/19/2020

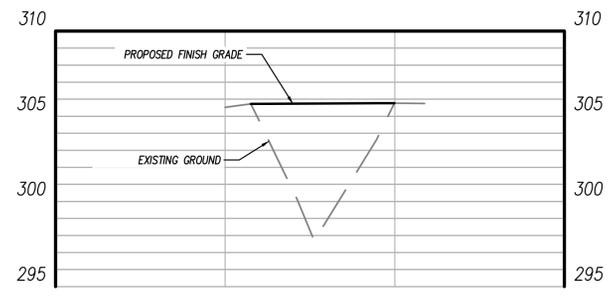
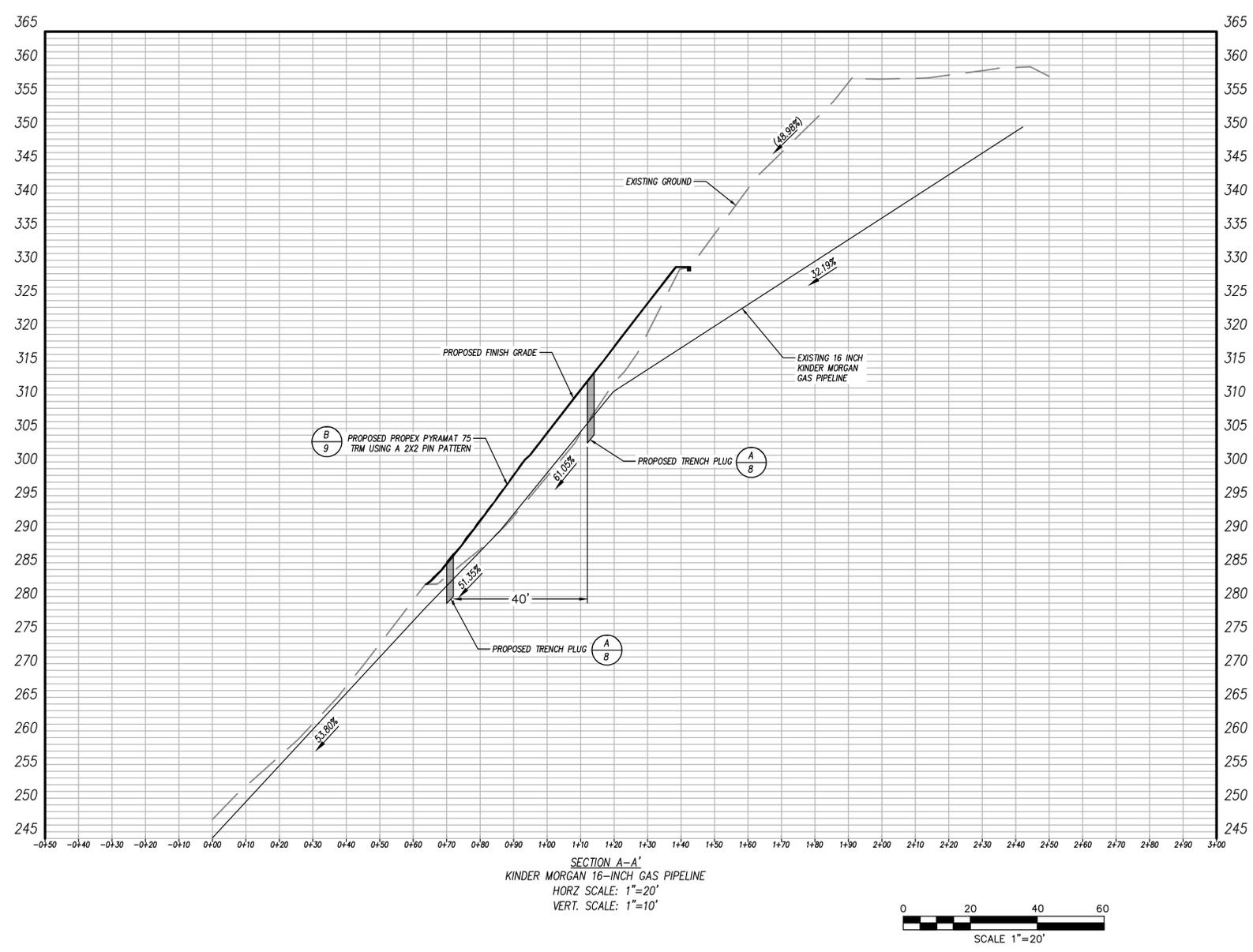
PRIVATE CONTRACT

GRADING AND DRAINAGE PLAN SHEET FOR:
KINDER MORGAN TANG

PARCEL 2, MAP 16163

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 6 OF 14 SHEETS		PROJECT NO. PTS-0692168
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION BY	APPROVED DATE FILMED	
ORIGINAL XXX		
AS-BUILTS		XXXX-XXXX NAD83 COORDINATES
CONTRACTOR	DATE STARTED	XXX-XXXX LAMBERT COORDINATES
INSPECTOR	DATE COMPLETED	XXXXX-6-D

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- CONSTRUCTION NOTES:
- ALL WORK IS TO BE PERFORMED IN LOW FLOW CONDITIONS WHEN POSSIBLE. IT IS PREFERRED THAT WORK OCCURS DURING THE DRY SEASON (OR OTHERWISE UPSTREAM CONTROLS MANAGED TO MINIMIZE FLOW), CONTRACTOR SHALL MONITOR WEATHER CONDITIONS AND PLAN CONSTRUCTION ACTIVITIES ACCORDINGLY TO AVOID IN-STREAM WORK DURING RAIN EVENTS AND MINIMIZE EXPOSURE OF DISTURBED SOILS TO RAINFALL.
 - CONSTRUCTION EQUIPMENT AND VEHICLES SHALL BE IN GOOD WORKING CONDITION AND FREE OF HYDRAULIC, FUEL OR OIL LEAKS. THERE SHOULD BE A PORT-O-POT ON-SITE. FUEL, HEAVY EQUIPMENT AND ALL CHEMICAL PRODUCTS SHOULD HAVE ADEQUATE CONTAINMENT.
 - PERIMETER EROSION AND SEDIMENT CONTROLS SHALL BE ESTABLISHED ALLOWING FOR SUBSEQUENT CLEARING AND GRUBBING WITHIN THE PROJECT AREA.
 - SALVAGE, FURNISH AND WASTE MATERIALS SHALL BE TEMPORARILY STOCKPILED IN A DESIGNATED APPROVED AREA UNTIL FINAL HANDLING FOR ULTIMATE PLACEMENT. IT IS THE RESPONSIBILITY OF THE SELECTED CONTRACTOR TO ESTABLISH APPROVED STOCKPILE, STAGING AND ACCESS AREAS. IF A RAIN EVENT IS EMINENT, THEN A SILT FENCE SHALL BE INSTALLED BETWEEN THE STOCKPILE SOIL AND THE EXISTING STREAM.
 - UPON COMPLETION OF WORK, ALL EXCESS OR TEMPORARY STOCKPILED SOILS, STUMPS OR OTHER MATERIAL SHALL BE PERMANENTLY REMOVED AND PLACED IN UPLAND STORAGE AREAS, PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - IT MAY BE NECESSARY TO DIVERT STREAM FLOW AROUND THE WORKING AREA TO FACILITATE CONSTRUCTION USING A BYPASS PUMP OR JERSEY BARRIER. IN NO INSTANCE SHALL SILT LADEN WATER BE DISCHARGED INTO THE STREAM, DIRECTLY OR INDIRECTLY.
 - ALL TEMPORARY ACCESS, STAGING, STOCKPILE OR OTHER TEMPORARILY DISTURBED AREAS SHALL BE STABILIZED AND REESTABLISHED TO THEIR PRE-CONSTRUCTION CONDITIONS, INCLUDING GRADE AND VEGETATION.
 - ALTHOUGH THIS PLAN MAKES EVERY ATTEMPT TO ACCOUNT FOR EROSION AND SEDIMENT CONTROL, UNFORESEEN CIRCUMSTANCES MAY ARISE THAT REQUIRE ADDITIONAL OR MODIFIED MEASURES TO CONTROL SEDIMENT, STABILIZE RIPARIAN STREAM BANKS AND FACILITATE STRUCTURE INSTALLATION. CONTRACTOR SHALL WORK WITH CLIENT AND ENGINEER, AS NECESSARY, TO ENSURE THAT THE PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THE INTENT OF THESE PLANS.
 - ALL EMPLOYEES AND CONTRACTORS MUST STAY WITHIN WORK LIMITS AT ALL TIMES. THEY SHOULD ALSO BE BRIEFED ON THE SENSITIVE BIOLOGY IN THE AREA.

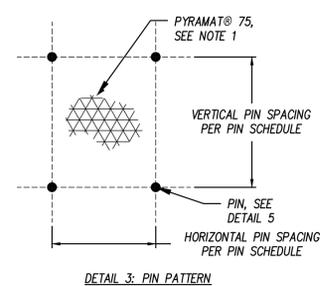
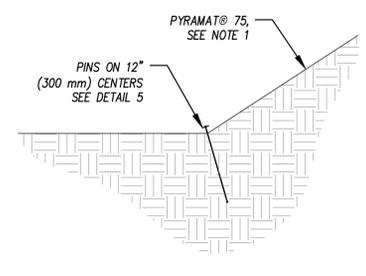
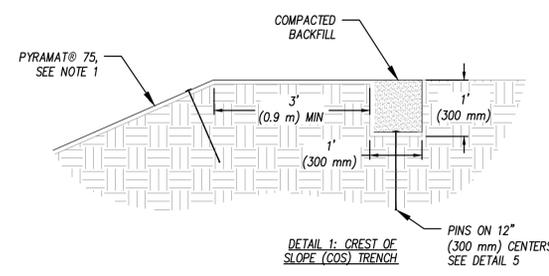
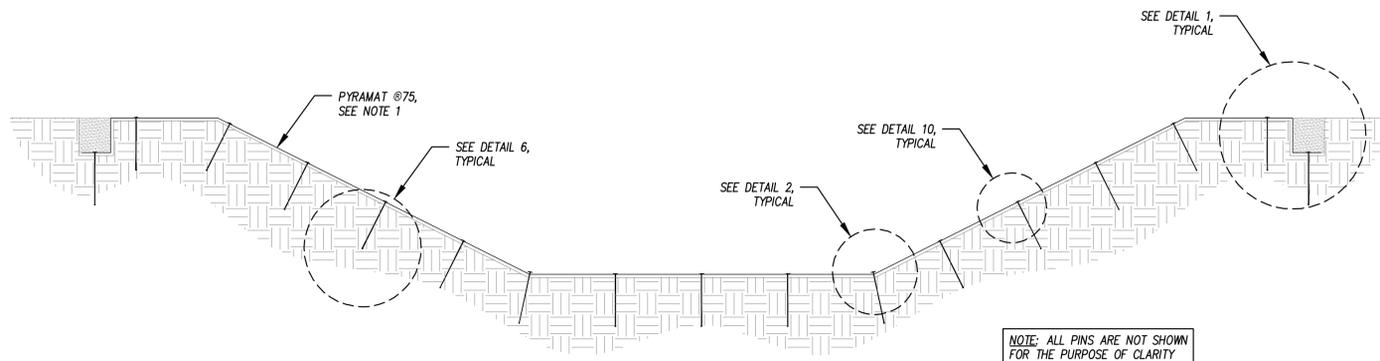
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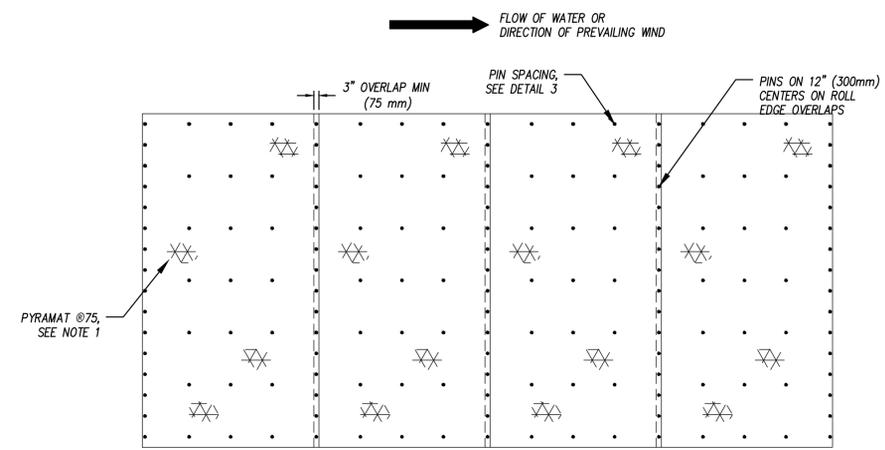
DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24 DATE

AECOM
401 WEST A STREET, SUITE 1200
SAN DIEGO, CA 92101
619-610-7600
619-610-7601

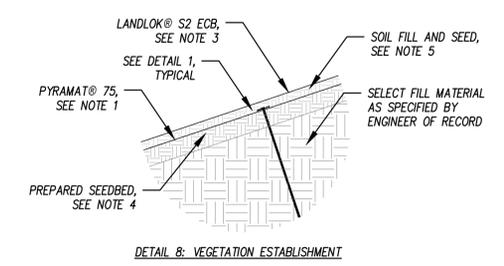
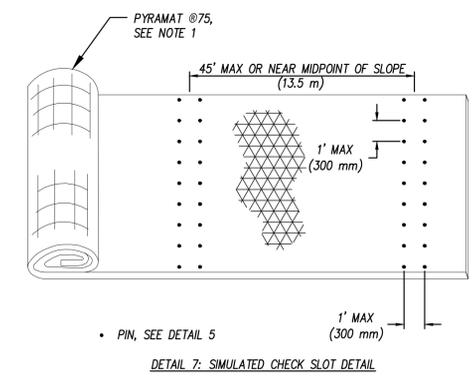
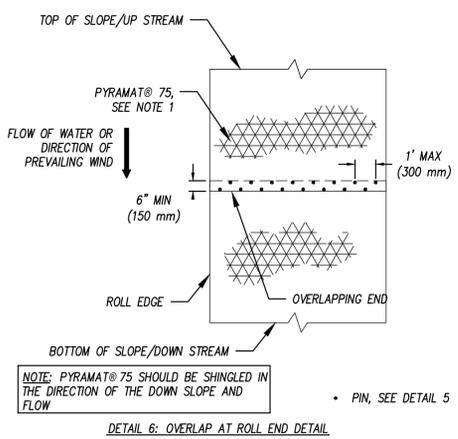
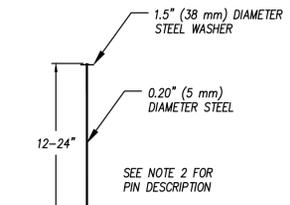
PRIVATE CONTRACT			
SITE SECTIONS FOR:			
KINDER MORGAN TANG			
PARCEL 2, MAP 16163			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 7 OF 14 SHEETS			PROJECT NO. PTS-0692168
FOR CITY ENGINEER	DATE	V.T.M.	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	XXX		
AS-BUILTS			
CONTRACTOR	DATE STARTED	XXXXX-7-D	
INSPECTOR	DATE COMPLETED		



ELEVATION 1: PERPENDICULAR INSTALLATION OF PYRAMAT® 75 HPTRM IN A CHANNEL



PIN SCHEDULE	
SECURING DEVICE	PIN
HORIZONTAL PIN SPACING	2' (0.60 m)
VERTICAL PIN SPACING	2.5' (0.75 m)
EMBEDMENT DEPTH	PER MANUFACTURES DESIGN



PYRAMAT® 75 HPTRM IN A CHANNEL FOR EROSION CONTROL GENERAL INSTALLATION GUIDELINES

GENERAL NOTES

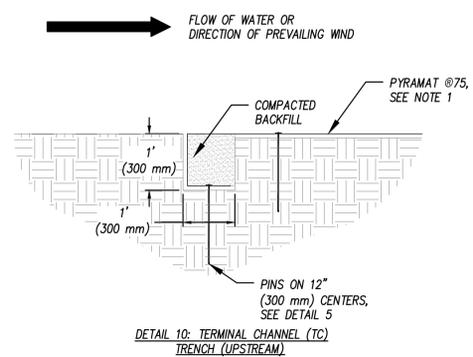
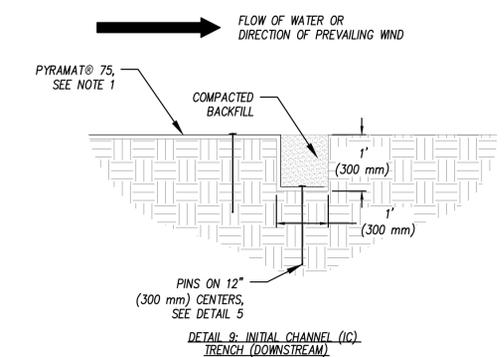
- PYRAMAT® 75 HPTRM IS A THREE-DIMENSIONAL, LOFTY, WOVEN POLYPROPYLENE GEOTEXTILE THAT IS AVAILABLE IN GREEN OR TAN WHICH IS SPECIALLY DESIGNED FOR EROSION CONTROL APPLICATIONS ON STEEP SLOPES AND VEGETATED WATERWAYS. THE MATRIX IS COMPOSED OF POLYPROPYLENE MONOFILAMENT YARNS FEATURING X3® TECHNOLOGY WOVEN INTO A UNIFORM CONFIGURATION OF RESILIENT PYRAMID-LIKE PROJECTIONS. THE MATERIAL EXHIBITS VERY HIGH INTERLOCK AND REINFORCEMENT CAPACITY WITH BOTH SOIL AND ROOT SYSTEMS, DEMONSTRATES SUPERIOR UV RESISTANCE, AND ENHANCES SEEDING EMERGENCE.
- THE 12", 18", AND 24" SECURING PINS ARE COMPOSED OF A WIRE, MUSHROOMED AT THE TOP. A WASHER IS THEN PLACED ON THE WIRE AND THE WIRE IS CRIMPED OR SWEGDED ABOUT 3-1/2" BELOW THE TOP SO THE WASHER WILL NOT SLIDE OFF. THE END OF THE WIRE IS CUT AT A 45 DEGREE ANGLE FOR EASY PENETRATION OF THE SOIL. THESE PINS WITH WASHERS CONFORM TO INDUSTRY STANDARDS FOR EROSION CONTROL PINS WITH WASHERS.
- LANDLOK® S2 EROSION CONTROL BLANKETS CONSIST OF 100% WHEAT STRAW MECHANICALLY BOUND AND COVERED ON BOTH SIDES BY NETTING. THE STRAW IS HOMOGENEOUSLY BLENDED AND EVENLY DISTRIBUTED THROUGHOUT THE BLANKET. THE NETTING IS PHOTODEGRADABLE POLYPROPYLENE WITH MECH OPENINGS AND APPROXIMATELY 3/8 IN. BY 3/8 IN. THE BLANKET IS SEWN ON APPROXIMATELY 2 IN. CENTERS WITH PHOTODEGRADABLE POLYPROPYLENE THREAD. THIS PRODUCT IS NTPPE APPROVED FOR AASHTO STANDARDS.

VEGETATION ESTABLISHMENT

- PREPARE SEEDBED BY LOOSENING 2 TO 3 IN. OF SOIL ABOVE FINAL GRADE. APPLY SEED IN AN AMOUNT EQUIVALENT TO 60% OF THE TOTAL MIXTURE REQUIRED TO BE INSTALLED ON THE SOIL SURFACE, TO SCARIFIED SURFACE PRIOR TO INSTALLATION OF THE PYRAMAT® 75 HPTRM. SELECT AND APPLY SOIL AMENDMENTS AND FERTILIZER, TO SCARIFIED SURFACE PRIOR TO INSTALLATION OF THE PYRAMAT® 75 HPTRM. A SITE SPECIFIC SOIL TEST SHOULD BE PERFORMED TO HELP DETERMINE WHAT SOIL AMENDMENTS, SUCH AS LIME AND FERTILIZER, NEED TO BE INCORPORATED INTO THE SOIL TO PROMOTE HEALTHY VEGETATION.
- THE INSTALLED PYRAMAT® 75 HPTRM SHALL BE SOIL FILLED AND SEEDED WITH THE REMAINING 40% OF THE SEED MIXTURE. DO NOT PLACE EXCESSIVE SOIL ABOVE MATERIAL. ONCE SOIL FILL AND ADDITIONAL SEED IS IN PLACE, SURFICIAL PROTECTION SHOULD BE ACCOMPLISHED BY INSTALLING LANDLOK® S2 EROSION CONTROL BLANKET (ECB) ATOP A SEED LAYER. LANDLOK® S2 ECB IS TO BE SECURED USING 6" U-SHAPED STAPLES WITH A FREQUENCY OF 1.7 STAPLES PER SQUARE YARD.
- IRRIGATE AS NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION UNTIL 75% OF VEGETATION HAS ESTABLISHED AND HAD REACHED A HEIGHT OF 2 INCHES. FREQUENT, LIGHT IRRIGATION WILL NEED TO BE APPLIED TO SEEDED AREAS IF NATURAL RAIN EVENTS HAVE NOT OCCURRED WITHIN TWO WEEKS OF SEEDING.

BEFORE INSTALLATION BEGINS

- COORDINATE WITH A PROPEX REPRESENTATIVE: A PRE-CONSTRUCTION MEETING IS SUGGESTED WITH THE CONSTRUCTION TEAM AND A REPRESENTATIVE FROM PROPEX. THIS MEETING SHOULD BE SCHEDULED BY THE CONTRACTOR WITH AT LEAST A TWO WEEK NOTICE.
- GATHER THE TOOLS NEEDED: TOOLS THAT YOU WILL NEED TO INSTALL PYRAMAT® 75 HPTRM INCLUDE A PAIR OF INDUSTRIAL SHEARS TO CUT PYRAMAT® 75 HPTRM AND TAPE MEASURE.
- DETERMINE HOW TO ESTABLISH VEGETATION: THE METHOD OF VEGETATION ESTABLISHMENT SHOULD BE DETERMINED PRIOR TO THE START OF INSTALLATION. DIFFERENT VEGETATION ESTABLISHMENT METHODS REQUIRE DIFFERENT ORDERS OF INSTALLATION. REFER TO ESTABLISH VEGETATION FOR FURTHER GUIDANCE
- PLEASE CONSULT THE PROPEX WEBSITE FOR THE MOST UP TO DATE INSTALLATION GUIDELINES



EROSION CONTROL INSTALLATION DETAILS

Please note that the information presented herein is general information only. It is for conceptual use only and not intended to be used for construction. While every effort has been made to ensure its accuracy, this information should not be used for a specific application without independent professional examination and verification of its suitability, applicability, and accuracy. This engineering drawing is protected by the Copyright Act, 17 U.S.C §101 et seq. and may be used ONLY with the express written permission of Propex in connection with Propex products. Any copying, distributing, and/or creation of a derivative work without permission of Propex is prohibited and is subject of actual damages, statutory damages and attorney's fees under the Copyright Act.

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Rev

PYRAMAT® HIGH PERFORMANCE TURF REINFORCEMENT MAT (HPTRM)

PYRAMAT® 75 INSTALLATION DETAILS FOR CHANNELS

Date: 02/15/2017 | Drawn By: J. HILL | Scale: NTS

*ALL DIMENSIONS ARE TO BE VERIFIED BY ENGINEER OF RECORD



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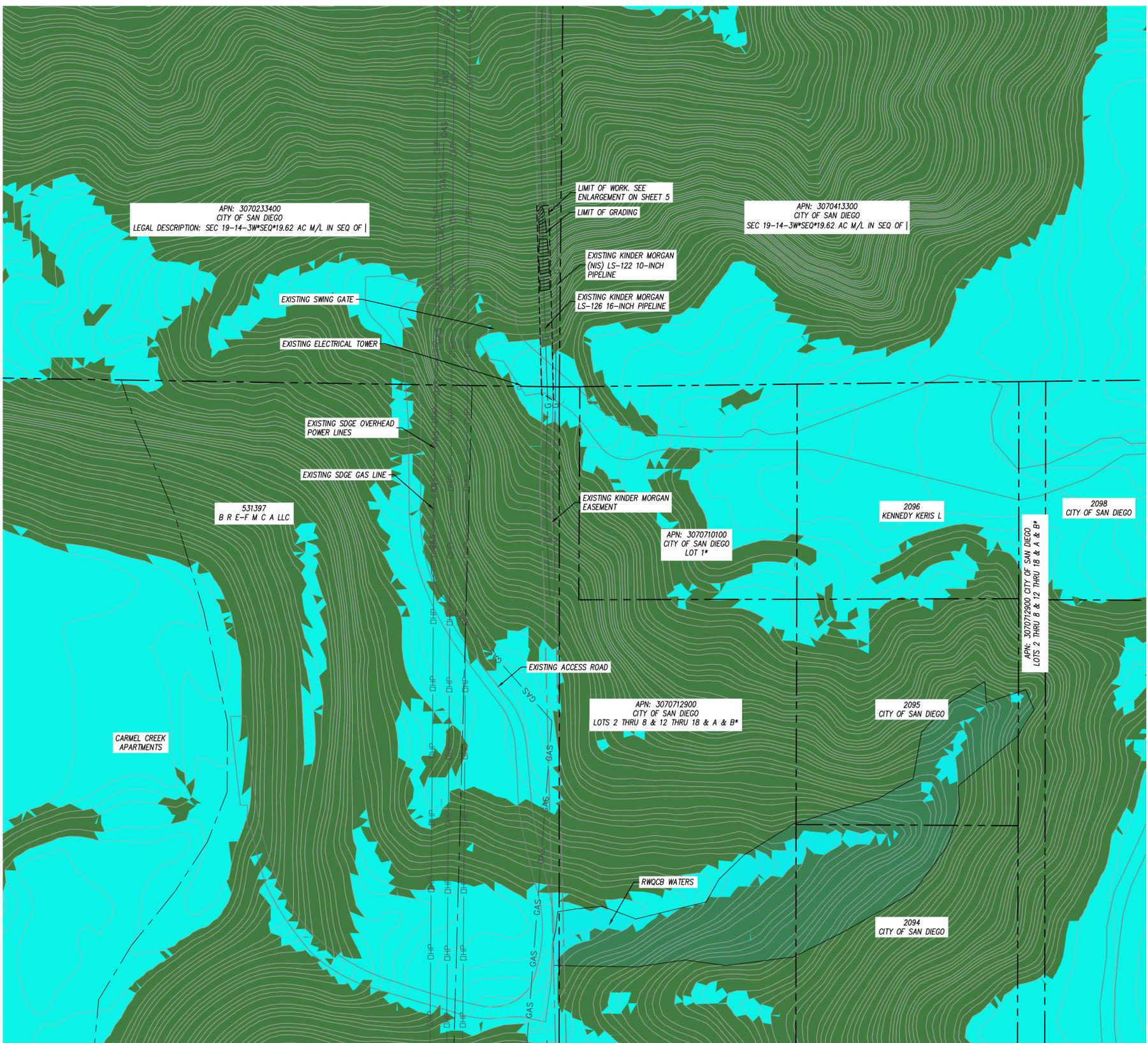
DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24 DATE

B PROPEX PYRAMAT® 75 EROSION CONTROL NTS

PRIVATE CONTRACT			
GRADING AND DRAINAGE DETAILS FOR:			
KINDER MORGAN TANG			
PARCEL 2, MAP 16163			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 9 OF 14 SHEETS		PROJECT NO. PTS-0692168	
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	XXX		
AS-BUILTS		DATE STARTED	
CONTRACTOR		DATE COMPLETED	
INSPECTOR		V.T.M.	
		XXXX-XXXX NAD83 COORDINATES	
		XXX-XXXX LAMBERT COORDINATES	
		XXXXX-9-D	

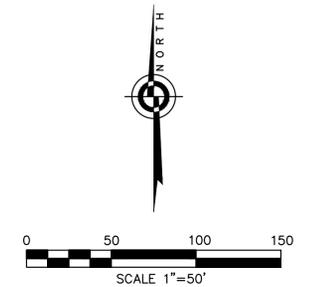
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C:\working\aecom_dse21_no_2020\d0107772\7.1 - Slope Analysis.dwg, May 13, 2024 - 6:38pm



LEGEND

SLOPES LESS THAN 25%	
SLOPES GREATER THAN 25%	
EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	
EXISTING GAS	
EXISTING OVERHEAD POWER LINES	
EXISTING PARCEL BOUNDARY	
EXISTING EASEMENT	
EXISTING MHPA/MSCP BOUNDARY	
LIMIT OF GRADING	
LIMIT OF WORK	



PRIVATE CONTRACT

TOPOGRAPHIC/SLOPE ANALYSIS FOR:

KINDER MORGAN TANG

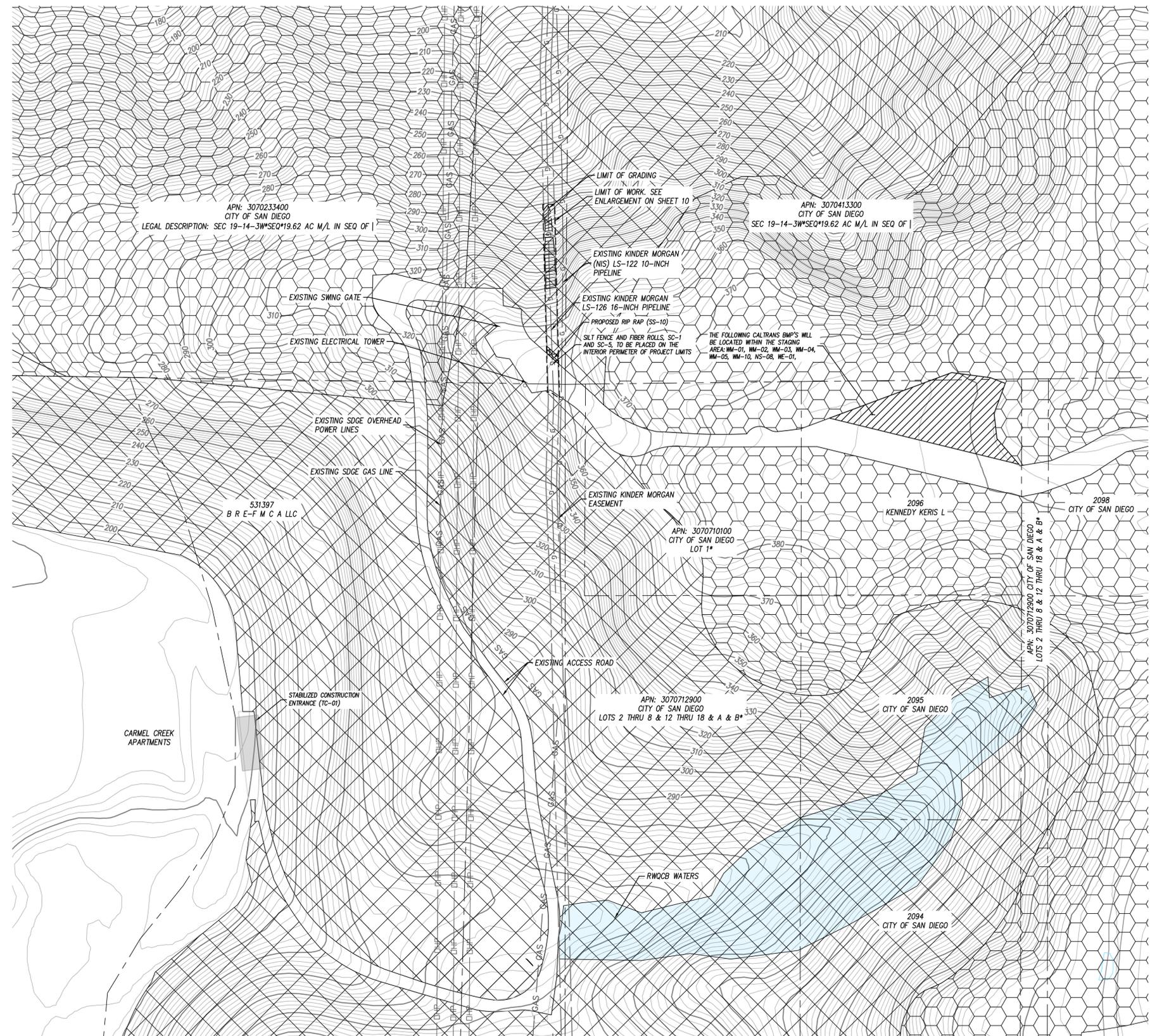
PARCEL 2, MAP 16163

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 10 OF 14 SHEETS		PROJECT NO. PTS-0692168
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	XXX	
AS-BUILTS		
CONTRACTOR	DATE STARTED	XXXXX-10-D
INSPECTOR	DATE COMPLETED	



DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24 DATE

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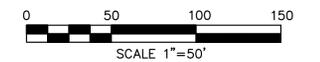
SYMBOL	EXISTING HABITAT
	DIEGAN COASTAL SAGE SCRUB
	SOUTHERN MARITIME CHAPARRAL
	SOUTHERN RIPARIAN SCRUB

LEGEND

EXISTING CONTOUR LINE		350
PROPOSED CONTOUR LINE		350
EXISTING GAS		GAS
EXISTING OVERHEAD POWER LINES		OHP
EXISTING PARCEL BOUNDARY		
EXISTING EASEMENT		
EXISTING MHPA/MSCP BOUNDARY		
LIMIT OF GRADING		
LIMIT OF WORK		
PROPOSED RIP RAP		
PROPOSED STAGING AREA		
CONSTRUCTION ENTRANCE (TC-01)		

NOTES:

1. INCLUDE PARKS AND RECREATION OPEN SPACE DIVISION SENIOR PLANNER PAUL KILBURG PKILBURG@SANDIEGO.GOV IN ALL PRE-CONSTRUCTION AND REVEGETATION SIGNOFF MEETINGS.
2. ALL EMPLOYEES AND CONTRACTORS MUST STAY WITHIN WORK LIMITS AT ALL TIMES. THEY SHOULD ALSO BE BRIEFED ON THE SENSITIVE BIOLOGY IN THE AREA.
3. ALL WADDLES AND FENCING MUST BE REMOVED POST CONSTRUCTION AND/OR PRIOR TO SIGNOFF OF THE 25 MONTH REVEGETATION.
4. ACCESS TO THE SITE WILL BE VIA THE EXISTING UTILITY ACCESS ROAD WHICH IS ACCESSIBLE FROM THE UTILITY ACCESS GATE AT THE EAST SIDE OF THE CARMEL CREEK APARTMENT COMPLEX.
5. THE FOLLOWING CALTRANS BMP'S WILL BE LOCATED WITHIN THE STAGING AREA: WM-01, WM-02, WM-03, WM-04, WM-05, WM-10, NS-08, WE-01.
6. PROTECT EXISTING VEGETATION IN PLACE, OUTSIDE OF PROJECT LIMITS, PER SS-2.



PRIVATE CONTRACT

**EXISTING HABITAT AND EROSION CONTROL SITE PLAN FOR:
KINDER MORGAN TANG**

PARCEL 2, MAP 16163

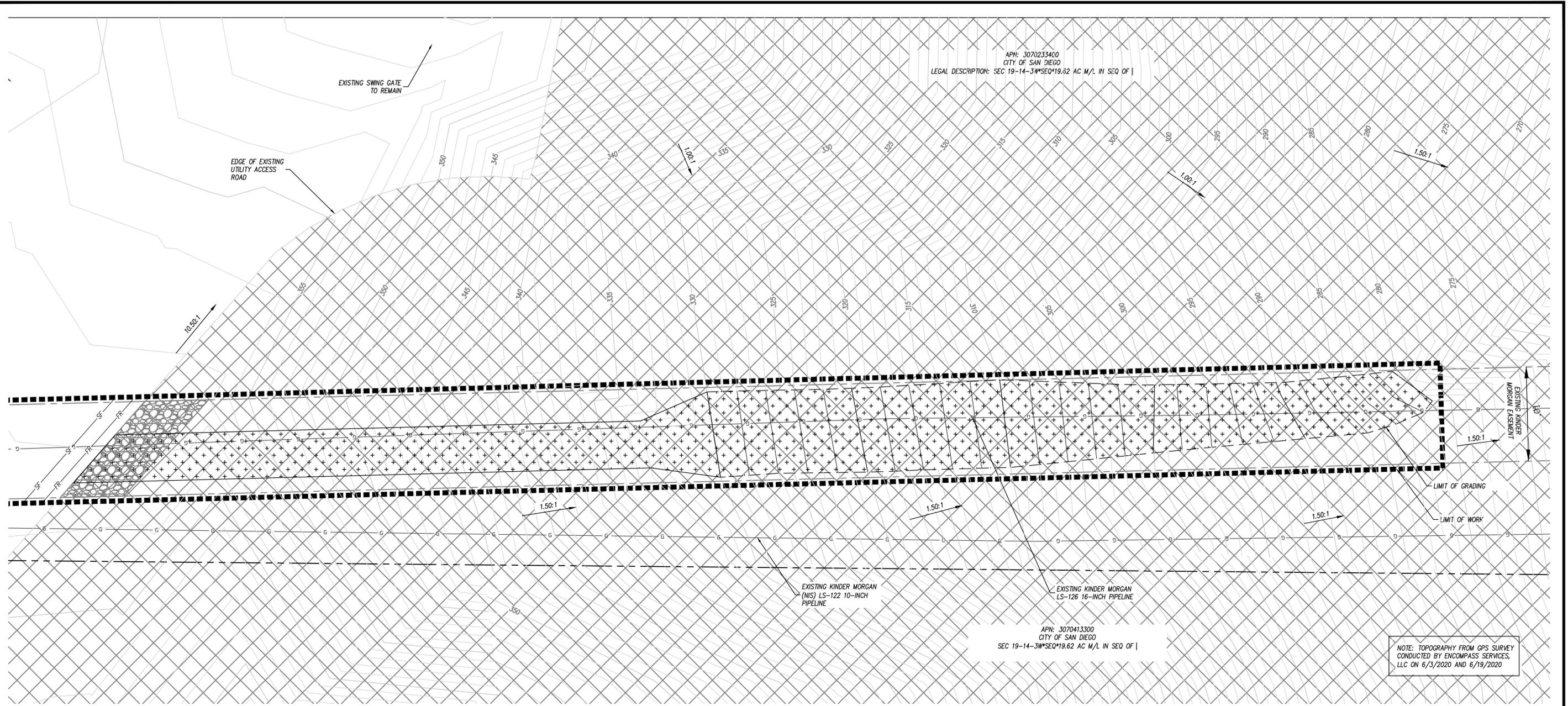
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 11 OF 14 SHEETS		PROJECT NO. PTS-0692168
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	XXX	
AS-BUILTS		
CONTRACTOR	DATE STARTED	XXXXXX-11-D
INSPECTOR	DATE COMPLETED	



DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24 DATE

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PLAN
EXISTING KINDER MORGAN
16-INCH GAS PIPELINE
SCALE: 1"=10'

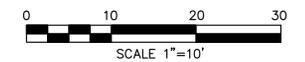
PLAN
UTILITY ACCESS ROAD
SCALE: 1"=10'



DIEGAN COASTAL SAGE SCRUB:

SYMBOL	EXISTING HABITAT
	DIEGAN COASTAL SAGE SCRUB

SYMBOL	TYPE OF IMPACT	AREA SQ. FT.	1:1 MITIGATION RATIO	COMMENTS
	TEMPORARY IMPACT	936.87	936.87	SEE REVEGETATION PLANTING LEGEND ON SHEET 11



LEGEND

EXISTING CONTOUR LINE		350
PROPOSED CONTOUR LINE		350
EXISTING GAS		GAS
EXISTING OVERHEAD POWER LINES		OHP
PROPOSED SILT FENCE		SF
PROPOSED FIBER ROLL		FR
EXISTING PARCEL BOUNDARY		
EXISTING EASEMENT		
EXISTING MHPA/MSCP BOUNDARY		
LIMIT OF GRADING		
LIMIT OF WORK		
PROPOSED RIP RAP		

- NOTES:**
- INCLUDE PARKS AND RECREATION OPEN SPACE DIVISION SENIOR PLANNER PAUL KILBURG PKILBURG@SANDIEGO.GOV IN ALL PRE-CONSTRUCTION AND REVEGETATION SIGNOFF MEETINGS.
 - ALL EMPLOYEES AND CONTRACTORS MUST STAY WITHIN WORK LIMITS AT ALL TIMES. THEY SHOULD ALSO BE BRIEFED ON THE SENSITIVE BIOLOGY IN THE AREA.
 - ALL WADDLES AND FENCING MUST BE REMOVED POST CONSTRUCTION AND/OR PRIOR TO SIGNOFF OF THE 25 MONTH REVEGETATION.



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PRIVATE CONTRACT

REVEGETATION AND EROSION CONTROL SHEET FOR:
KINDER MORGAN TANG

PARCEL 2, MAP 16163

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 12 OF 14 SHEETS

PROJECT NO. PTS-0692168

FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	XXX	DATE
		FILMED
AS-BUILTS		DATE
CONTRACTOR	DATE STARTED	DATE COMPLETED
INSPECTOR		

XXXX-XXXX
NAD83 COORDINATES

XXX-XXXX
LAMBERT COORDINATES

XXXXX-12-D

REVEGETATION AND EROSION CONTROL PROGRAM:

REVEGETATION PROGRAM:

TYPE OF HABITAT PER AREA: DIEGAN COASTAL SAGE SCRUB (0.022 AC)

TYPE OF IRRIGATION: HAND WATERING – WATER TRUCK DELIVERY

TIME OF YEAR FOR PLANTING CONTAINER STOCK:

CONTAINER PLANTING WILL OCCUR DURING THE RAINY SEASON (OCTOBER THROUGH MARCH), IDEALLY BETWEEN NOVEMBER AND JANUARY. IF POSSIBLE, REVEGETATION SHOULD OCCUR AFTER A RAINFALL AND JUST BEFORE A PREDICTED RAINFALL EVENT.

SPECIFIC PLANTING TECHNIQUES:

- BEFORE PLANTING AND SEEDING, THE RESTORATION CONTRACTOR WILL CONFIRM AND DOCUMENT WITH PHOTOS THAT THE SITE IS FREE OF ACTIVELY GROWING WEEDS.
- THE RESTORATION ECOLOGIST AND CONTRACTOR WILL COORDINATE THE LAYOUT OF PLANT MATERIAL IN ECOLOGICALLY APPROPRIATE LOCATIONS AND NATURAL GROUPINGS. THE RESTORATION ECOLOGIST WILL DIRECT ALL PLANTING AND MAY PLACE FLAGS, DIRECTLY PLACE CONTAINERS, OR DIRECT THE CONTRACTOR ON THE PLACEMENT OF PLANTS. IN GENERAL, THE CONTAINER PLANTS WILL BE INSTALLED IN A MANNER THAT MIMICS NATURAL PLANT DISTRIBUTION (E.G., RANDOM AND/OR AGGREGATE DISTRIBUTIONS RATHER THAN UNIFORM ROWS).
- PLANTS WILL BE SUPPLIED BY A LICENSED NURSERY OR EQUIVALENT SOURCE ACCEPTABLE TO THE RESTORATION ECOLOGIST AND CITY STAFF.
- PLANTS WILL BE IN HEALTHY CONDITION (DISEASE FREE) AND NOT ROOT-BOUND. PLANTS WILL BE INSPECTED AND APPROVED IN THE FIELD BY THE RESTORATION ECOLOGIST BEFORE THEIR INSTALLATION. THE CONTRACTOR WILL REPLACE REJECTED PLANT MATERIAL FOR NO ADDITIONAL COST. PLANTS THAT ARE ROOT-BOUND, STUNTED, PEST-INFECTED, DISEASED, OR UNACCEPTABLE FOR OTHER REASONS WILL NOT BE INSTALLED.
- THE CONTRACTOR WILL INSTALL CONTAINER PLANTS USING STANDARD HORTICULTURAL PRACTICE AS FOLLOWS:
 - THOROUGHLY WATER ALL PLANTS IN THEIR CONTAINERS BEFORE PLANTING.
 - DIG A HOLE TWICE AS DEEP AND THREE TIMES AS WIDE AS THE CONTAINER. BREAK UP SOIL CLODS AND ROUGHEN THE SIDE OF THE HOLE TO AVOID A SMOOTH-SIDED "BATHTUB" EFFECT.
 - FILL THE PLANTING HOLE WITH WATER AND ALLOW WATER TO DRAIN COMPLETELY INTO THE SOIL; REPEAT TWICE.
 - PARTIALLY BACKFILL THE HOLE WITH NATIVE SOIL TO ALLOW PLANTING AT THE PROPER DEPTH. THE BACKFILL MIX WILL CONTAIN ONLY NATIVE SOIL WITH NO ROCKS LARGER THAN 1/4 INCH IN DIAMETER. MOISTEN AND GENTLY TAMP THE BACKFILL INTO PLACE. REMOVE THE PLANT FROM ITS CONTAINER AND PLACE ON TOP OF THE MOISTENED BACKFILL SO THAT THE PLANT COLLAR IS APPROXIMATELY 1 INCH ABOVE FINISH GRADE. BACKFILL THE REMAINING HOLE WITH NATIVE SOIL.
 - FOR PLANTINGS 1 GALLON OR LARGER AND CUTTINGS (IF USED), CREATE A PLANTING BASIN ROUGHLY 2 FEET IN DIAMETER AROUND THE PLANT WITH A BERM. APPLY 1 TO 2 INCHES OF COARSE, ORGANIC, WEED-FREE MULCH TO THE BASIN.
 - THOROUGHLY WATER AND ALLOW THE BASIN TO DRAIN AFTER PLANTING.

TIME OF YEAR FOR HYDRO SEEDING SPECIFIC SEED MIXES, AND PERCENTAGE OF COVERAGE REQUIRED:

SEEDING PLANTING WILL OCCUR DURING THE RAINY SEASON (OCTOBER THROUGH MARCH), IDEALLY BETWEEN NOVEMBER AND JANUARY. IF POSSIBLE, REVEGETATION SHOULD OCCUR AFTER A RAINFALL AND JUST BEFORE A PREDICTED RAINFALL EVENT.

TIME FOR ESTABLISHMENT:

THE MAINTENANCE PERIOD BEGINS AFTER THE COMPLETION OF INSTALLATION AND CONTINUES FOR A TOTAL OF 25 MONTHS TO ENSURE THAT NATIVE PLANT COVER IS ACHIEVED AND NONNATIVE SPECIES DO NOT OUTCOMPETE THE NATIVE SPECIES.

MAINTENANCE AND SUCCESS CRITERIA (25 MONTHS):

STANDARD	PERFORMANCE CRITERIA
NATIVE COVER	20% AFTER 12 MONTHS; 40% AFTER 25 MONTHS (INCLUDES COVER FROM CONTAINER PLANTS, SEED GERMINATION, AND VOLUNTEERS)
NONNATIVE COVER	NO PRESENCE OF INVASIVE NONNATIVE SPECIES, 10% OR LESS COVER OF ALL OTHER NONNATIVE SPECIES
CONTAINER PLANT SURVIVAL	80%

MAINTENANCE ACTIVITY SCHEDULE:

ACTIVITY	SCHEDULE
INITIAL PLANTING AND SEEDING	NOVEMBER–JANUARY (MARCH AT LATEST)
HAND WATERING OF CONTAINER PLANTS	EVERY TWO WEEKS FOR 6 MONTHS POST-INSTALLATION (12 VISITS TOTAL)
WEEDING (FIRST MONTHS POST-INSTALLATION)	EVERY OTHER MONTH (3 VISITS TOTAL)
WEEDING (REMAINING 19 MONTHS)	QUARTERLY (6 VISITS TOTAL)

MONITORING AND REPORTING PROGRAM:

- QUALITATIVE MONITORING WILL BE PERFORMED BY THE RESTORATION ECOLOGIST ON BEHALF OF THE CITY.
- MONITORING WILL OCCUR QUARTERLY DURING THE 25-MONTH MAINTENANCE AND MONITORING PERIOD (EIGHT VISITS TOTAL).
- THE RESTORATION ECOLOGIST WILL MAKE VISUAL ESTIMATES OF NATIVE AND NONNATIVE COVER, AND INSPECT CONTAINER PLANTS TO CALCULATE CONTAINER PLANT SURVIVAL. THE RESTORATION ECOLOGIST WILL ALSO TAKE REPRESENTATIVE PHOTOS OF THE SITE FROM THE SAME LOCATIONS EACH VISIT.
- THE RESTORATION ECOLOGIST WILL PREPARE A MEMO DETAILING THE RESULTS OF EACH VISIT INDICATING WHETHER THE PROJECT IS ON TRACK TO MEET FINAL SUCCESS STANDARDS AND WHETHER REMEDIAL ACTIONS ARE REQUIRED. THE MEMO WILL INCLUDE NATIVE AND NONNATIVE COVER ESTIMATES, CONTAINER PLANT SURVIVAL, PHOTOS, AND MAINTENANCE RECOMMENDATIONS IF NEEDED.

EROSION CONTROL NOTES:

- THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS SHALL BE CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THE PROJECT, TO BE DEVELOPED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- THE MAINTENANCE CONTRACTOR SHALL CONDUCT REGULAR INSPECTIONS OF THE PROJECT SITE IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN THE SWPPP. EACH INSPECTION SHALL BE DOCUMENTED IN THE FORM OF WRITTEN REPORTS RETAINED ON-SITE.
- THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT PROJECT IMPROVEMENTS DUE TO CONSTRUCTION ACTIVITY.
- DURING THE MAINTENANCE AND MONITORING PERIOD THE MAINTENANCE CONTRACTOR SHALL REMOVE SILT AND DEBRIS FROM RIP RAP CHANNEL AFTER EACH MAJOR RAINFALL.
- THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT EROSION CONTROL UNTIL THE COMPLETION OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD AND IT SHALL BE IMPLEMENTED AS NEEDED.
- SEED MIX SHALL BE INCORPORATED WITH A HIGH STRENGTH BONDED FIBER MATRIX (BFM) TO ALL AREAS THAT ARE DISTURBED ON THE SLOPE. BFM SHALL BE APPLIED FOLLOWING MANUFACTURER RECOMMENDATIONS FOR APPLICATION RATES AND APPLICATION METHODS FOR SLURRY MIX.

CONTAINER PLANT LEGEND:

DIEGAN COASTAL SAGE SCRUB, 0.02 ACRES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	BREAKDOWN PERCENTAGES	O.C. SPACING	QTY.	FUNCTION
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGE BRUSH	1 GALLON	20	5'	8	HABITAT RESTORATION, EROSION CONTROL
	BACCHARIS SAROTROIDES	BROOM BACCHARIS	1 GALLON	20	5'	8	HABITAT RESTORATION, EROSION CONTROL
	DIPLACUS X AUSTRALIS	SAN DIEGO MONKEY FLOWER	1 GALLON	20	5'	8	HABITAT RESTORATION, EROSION CONTROL
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON	20	5'	8	HABITAT RESTORATION, EROSION CONTROL
	MALOSMA LAURINA	LAUREL SUMAC	1 GALLON	20	5'	8	HABITAT RESTORATION, EROSION CONTROL
TOTAL PERCENTAGE:				100	TOTAL QTY.:	40	

SEED MIX LEGEND:

DIEGAN COASTAL SAGE SCRUB, 0.02 ACRES:

SYMBOL	BOTANICAL NAME	COMMON NAME	PLS LBS/ACRE	TOTAL PLS LBS/ ACRE	FUNCTION	
	ACMISPON GLABER	DEERWEED	1.0	0.02	HABITAT RESTORATION, EROSION CONTROL	
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	0.2	0.00	HABITAT RESTORATION, EROSION CONTROL	
	BACCHARIS SAROTROIDES	BROOM BACCHARIS	0.1	0.00	HABITAT RESTORATION, EROSION CONTROL	
	DEINANDRA FASCICULATA	FASCICLED TARWEED	0.5	0.01	HABITAT RESTORATION, EROSION CONTROL	
	ENCELIA CALIFORNICA	CALIFORNIA ENECILIA	1.0	0.02	HABITAT RESTORATION, EROSION CONTROL	
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1.0	0.02	HABITAT RESTORATION, EROSION CONTROL	
	MALOSMA LAURINA	LAUREL SUMAC	2.2	0.05	HABITAT RESTORATION, EROSION CONTROL	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5.5	0.12	HABITAT RESTORATION, EROSION CONTROL	
	SALVIA MELLIFERA	BLACK SAGE	0.7	0.02	HABITAT RESTORATION, EROSION CONTROL	
	STEPHANOMERIA VIRGATA	VIRGATE WREATH PLANT	0.1	0.00	HABITAT RESTORATION, EROSION CONTROL	
	TOTAL:			12.30	0.27	

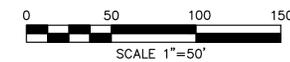
SEED PLANTING NOTES:

- PLS = PURE LIVE SEED = SEED PURITY X GERMINATION RATE.
- THE POUNDS OF SEED TO BE APPLIED SHALL BE INCREASED PROPORTIONALLY IF THE PERCENT PURITY OR GERMINATION RATES ARE LESS THAN SPECIFIED.
- SEED WILL BE COLLECTED FROM COASTAL SAN DIEGO COUNTY (WITHIN 25 MILES OF THE COAST).
- ANY POTENTIAL SUBSTITUTIONS MUST BE APPROVED BY THE RESTORATION ECOLOGIST.
- HYDROSEED SUBJECT TO ESTABLISHMENT PERIOD PER STANDARD SPECIFICATION.
- MAINTENANCE AND MONITORING PERIOD OF 25 MONTHS TO START AFTER SUCCESSFUL ESTABLISHMENT PERIOD.
- CONTRACTOR TO PROVIDE WATERING DURING ESTABLISHMENT AND MAINTENANCE PERIODS.



DANIEL A. LEE R.C.E. NO. 38396 EXP. 03-31-24 DATE

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619-610-7600
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PRIVATE CONTRACT

REVEGETATION AND EROSION CONTROL PROGRAM FOR:

KINDER MORGAN TANG

PARCEL 2, MAP 16163

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 13 OF 14 SHEETS

PROJECT NO. PTS-0692168

FOR CITY ENGINEER		DATE		V.T.M.
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				XXXX-XXXX NAD83 COORDINATES
CONTRACTOR				XXXX-XXXX LAMBERT COORDINATES
INSPECTOR		DATE STARTED	DATE COMPLETED	XXXXX-13-D

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