



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 2, 2016 REPORT NO. [HO-16-073](#)
HEARING DATE: November 9, 2016
SUBJECT: TORREY PINES SLOPE RESTORATION. Process Three Decision
PROJECT NUMBER: [236131](#)
OWNER/APPLICANT: City of San Diego, Public Works

SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development Permit and Coastal Development Permit to allow the restoration and stabilization of a slope within the Torrey Pines Road public right-of-way between Little Street and Roseland Drive within the La Jolla Community Plan in Council District 1?

Staff Recommendation - Approve Coastal Development Permit No. 846963 and Site Development Permit No. 846964.

Community Planning Group Recommendation - On April 7, 2016 the La Jolla Community Planning Association voted 13:0:1 to recommend approval of the proposed project.

La Jolla Shores Advisory Board Recommendation - On December 17, 2013 the La Jolla Shores Advisory Board voted 5:0:0 to recommend approval of the proposed project.

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 8, 2013 and the opportunity to appeal that determination ended October 24, 2013.

BACKGROUND

The Torrey Pines Slope Restoration project is located in the La Jolla community between Little Street and Roseland Drive (Attachment 1) within the public right-of-way of Torrey Pines Road. Torrey Pines Road is a circulation element roadway in the La Jolla Community Plan (Attachment 2). The construction of the existing Torrey Pines Road included several cut slopes within the right-of-way (Attachment 3). Several of these excavated slopes were steeper than a standard excavated slope. The standard excavation slope today would have a slope ratio of 2:1, or two feet horizontally for

every one foot vertically. Several of the excavated slopes along the existing Torrey Pines Road were sprayed with gunite, a building material consisting of a mixture of cement, sand, and water that is sprayed into place. Gunite has little or no structural strength in that the mixture has no rock and no steel and is generally very thinly applied. Gunite has been used on slopes to prevent erosion. The existing condition presents a public safety concern. During intense storm events eroded material washes down the slope and collects in the east-bound travel lane closest to the curb. A complete failure of the slope is possible.

DISCUSSION

The Torrey Pines Slope Restoration project would improve the safety of a public roadway and protect the public. The Torrey Pines Slope Restoration project would include excavation at the toe of the existing slope to achieve the required space for a sidewalk, removal of the existing gunite and sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape simulating a rock surface (Attachment 4). The soil-nails wall would be approximately twenty-seven feet in height at the highest point and approximately 334 feet in length. The soil-nails, up to forty feet in length, would be installed into the slope at an angle of approximately fifteen degrees below horizontal. The horizontal and vertical spacing of the soil-nails would be approximately six feet. Approximately 250 soil-nails would be used to construct a permanent wall. A permanent safety railing measuring forty-four inches high would be installed atop the soil-nails wall. A concrete brow ditch would be installed behind the soil-nails wall to intercept drainage from above and carry the stormwater runoff away from the soil-nails wall. A geocomposite drain system and weep holes would be integrated into the construction to eliminate hydrostatic pressure from building up behind the soil-nails wall. Attachment 3 is the conceptual design drawings for the proposed project.

A biological survey report was prepared and determined the construction of the project would not result in significant impacts to biological resources. The textured and colored boulder-scape pattern on the soil-nails wall would be compatible with the visual character of the area and would be an improvement aesthetically. A significant visual impact would not be created by the project. A mature *Pinus torreyana* (Torrey Pine) tree is located on private property just outside the public right-of-way and adjacent to the project. All work would occur only within the public right-of-way. Notes on the plans indicate the Torrey Pine would be protected and if tree roots are encountered during construction, the contractor would notify the resident engineer and measures would be taken to minimize any impacts to the tree.

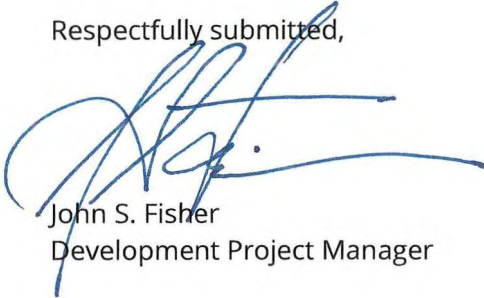
Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 5) to support the approval of the proposed development and draft conditions of approval (Attachment 6). Staff is recommending the Hearing Officer approve the project as presented.

ALTERNATIVES

1. Approve Coastal Development Permit No. 846963 and Site Development Permit No. 846964, **with modifications.**
2. Deny Coastal Development Permit No. 846963 and Site Development Permit No. 846964, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'John S. Fisher', is written over the typed name and title.

John S. Fisher
Development Project Manager

Attachments:

1. Aerial Photograph
2. La Jolla Community Plan Land Use Map
3. Photograph of Existing Condition
4. Photosimulation of proposed wall
5. Project Plans
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Environmental Exemption
9. La Jolla Community Planning Association recommendation
10. La Jolla Shores Advisory Board recommendation

Google Maps Torrey Pines Rd

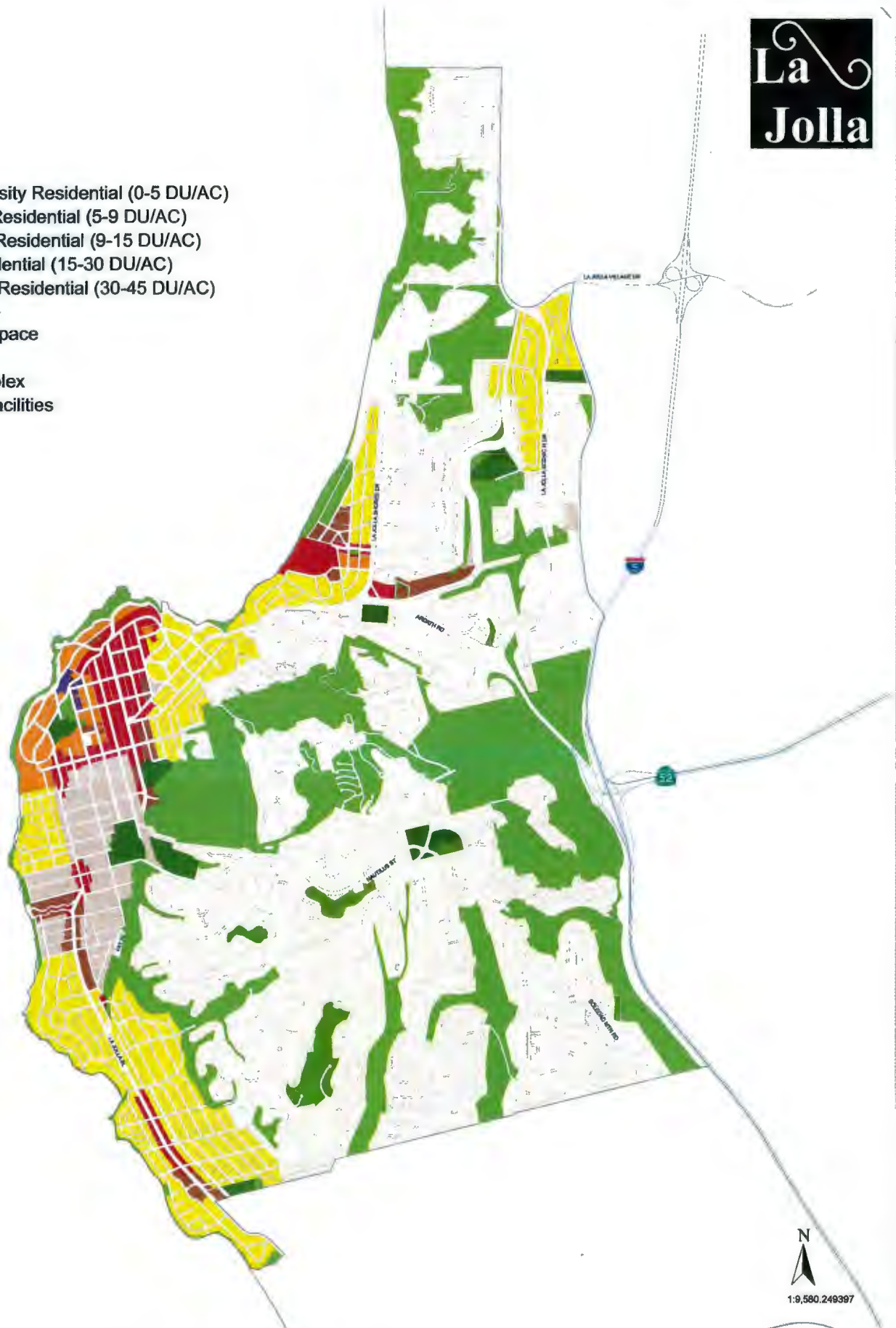


Imagery ©2016 DigitalGlobe, U.S. Geological Survey, Map data ©2016 Google 50 ft



Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial
- Parks, Open Space
- Schools
- Cultural Complex
- Community Facilities



Community Land Use Map



La Jolla Community Plan
 City of San Diego Planning Department

















PROJECT: Torrey Pines, La Jolla

BOULDERSCAPE FINISH: Eroded Shale

COLOR: Med. Earth Blend

TORREY PINES ROAD SLOPE RECONSTRUCTION

CONTRACTOR'S RESPONSIBILITIES

1. THE CONTRACTOR SHALL ENFORCE ALL SAFETY MEASURES. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UNDERGROUND AND OVERHEAD UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND POTHOLE AND VERIFY ELEVATIONS OF EXISTING UTILITIES SHOWN ON THE DRAWING OR MARKED IN THE FIELD IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (SSPWC) SECTION 5-1.
4. CONTRACTOR IS RESPONSIBLE FOR UTILITY COORDINATION AND FEES, REQUIRED FOR NEW SERVICES. THE CONTRACTOR IS RESPONSIBLE AND ASSUMES LIABILITY FOR UTILITY COORDINATION, FEES, AND REPAIRS TO THE SATISFACTION OF THE APPROPRIATE AGENCY AND UTILITY OWNER FOR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS FOR THE RELOCATION OF ALL UTILITIES IMPACTED BY THE WORK. DURING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND MAKE AVAILABLE TO UTILITY OWNERS THE LOCATION OF THE PROPOSED UTILITY RELOCATION, AND SHALL ALLOW IN HIS CONSTRUCTION SCHEDULE FOR THE DURATION OF THE RELOCATION ACTIVITY. THE CONTRACTOR SHALL ARRANGE THAT THE UTILITY RELOCATION ACTIVITY OCCUR PRIOR TO THE SOIL NAILING OPERATION.
6. AT LEAST THREE WORK DAYS PRIOR TO THE CONTRACTOR COMMENCING EXCAVATIONS THE CONTRACTOR SHALL REQUEST THE MARK OUT OF UNDERGROUND UTILITIES BY CALLING THE UNDERGROUND SERVICE ALERT (USA), 1-800-422-4133.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS, WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE AND REQUIRED BY THE LAND SURVEYOR'S ACT.
8. WATER MAINS SHALL BE AT LEAST ONE FOOT ABOVE SEWER LINES. IF A SEWER MAIN MUST CROSS ABOVE A WATER MAIN, THERE SHALL BE A MINIMUM OF 1-FOOT OF CLEARANCE. NO JOINTS SHALL BE ALLOWED IN THE NEW MAIN TO FEET ON EACH SIDE OF THE CROSSING. THE NEW MAIN SHALL BE CONSTRUCTED OF CLASS 235 (WATER) OR CLASS 200 PVC (SEWER) OR OTHER APPROVED DEPARTMENT OF HEALTH SERVICES MATERIAL. THE CONTRACTOR SHALL PLACE A SAND CUSHION BETWEEN THE PIPES.
9. ALL VEGETATION DAMAGE SHALL BE REPLACED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, OR IF NOT SHOWN HEREIN, REPLACE IN KIND.
10. THE CONTRACTOR SHALL PREVENT DEBRIS FROM ENTERING THE SEWER AND DRAIN SYSTEMS DURING CONSTRUCTION. EXISTING SEWER AND DRAINAGE SYSTEMS SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
11. IN ADDITION TO THE REQUIREMENTS OF SSPWC SECTION 7-10, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL A TRAFFIC CONTROL PLAN. THE TRAFFIC CONTROL PLAN SHALL MEET THE REQUIREMENTS OF SSPWC SECTION 7-10 AND STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT SITE MAINTENANCE IN ACCORDANCE WITH THE REQUIREMENTS OF SSPWC SECTION 7-8.
13. IN ADDITION TO THE REQUIREMENTS OF SSPWC SECTION 7-8, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL THE EROSION CONTROL PLAN. THE EROSION CONTROL PLAN SHALL MEET THE REQUIREMENTS OF THE CITY OF SAN DIEGO AND CALTRANS. THE PLAN SHALL INCLUDE A WATER POLLUTION CONTROL PLAN (WPCP) PREPARED IN ACCORDANCE WITH THE MOST RECENT REQUIREMENTS OF CALTRANS STORM WATER QUALITY HANDBOOKS, CONSTRUCTION CONTRACTOR'S GUIDE AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT OPERATIONS AND SITE MAINTENANCE IN ACCORDANCE WITH THE REQUIREMENTS OF SSPWC SECTION 7-8, AND SECTION 7-10.
15. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
16. THE CONTRACTOR SHALL SECURE SUITABLE CONSTRUCTION LAYDOWN AREA FOR ALL NECESSARY EQUIPMENT AND MATERIALS.
17. THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND IMPROVEMENTS AS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY.

STANDARD SPECIFICATIONS:

1. ALL WORK TO BE PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (SSPWC) 2009 EDITION AND SPECIAL PROVISIONS FOR THE PROJECT.
2. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SSPWC SECTION 201. CONCRETE FOR FOUNDATION SHALL BE CLASS 560-C-3250.
3. SUBDRAIN SHALL BE PVC PLASTIC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF SSPWC SECTION 207-17, PERFORATED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SSPWC SECTIONS 207-11.8 AND 207-13.4.
4. NON-WOVEN FABRIC FOR SUBDRAIN WRAPPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SSPWC SECTION 213-1.
5. AGGREGATE FILL AROUND THE SUBDRAIN AND THE STRUCTURAL ANCHOR SYSTEM SHALL BE OF THE SIZES SHOWN ON THE DRAWINGS AND COMPLYING WITH THE REQUIREMENTS OF SSPWC SECTION 200-1.
6. NATIVE SOIL FILL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SSPWC SECTION 300-7.4 AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF SSPWC SECTION 306-1.3.2. JETTED BACKFILL IS NOT ALLOWED.

SPECIAL INSPECTION

1. FIELD INSPECTION AND TESTING WILL BE PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD.
2. PERFORM ALL WORK UNDER THE CONTINUOUS OBSERVATION OF THE GEOTECHNICAL ENGINEER OF RECORD.
3. TESTS AND ANALYSIS OF FILL MATERIAL WILL BE PERFORMED IN ACCORDANCE WITH CURRENT ASTM STANDARDS AND LOCAL GRADING ORDINANCES.
4. THE GEOTECHNICAL ENGINEER WILL REVIEW AND APPROVE ALL FILL MATERIALS, INCLUDING ON-SITE MATERIALS AND IMPORTED MATERIALS.
5. COMPACTION TESTING WILL BE PERFORMED IN ACCORDANCE WITH ASTM D1556, ASTM 6938-08 OR OTHER REFERENCED METHODS.
6. IF TESTS INDICATE WORK DOES NOT MEET SPECIFIED REQUIREMENTS, REMOVE WORK, REPLACE AND RETEST AT NO COST TO OWNER.
7. CONTINUOUS OBSERVATION OF SOIL-NAIL ANCHORING INSTALLATION AND WALL PANEL DRAINS BY THE GEOTECHNICAL ENGINEER.

SCOPE OF WORK

CONSTRUCTION WILL INCLUDE AN EXCAVATION AT THE TOE OF THE SLOPE TO ACHIEVE THE REQUIRED SPACE FOR THE SLOPE, REMOVAL OF SLOUGHING SOIL AND DEBRIS OFF OF SLOPE FACE, AND INSTALLATION OF PERMANENT SOIL-NAILS WALL WITH AN OUTER BOULDERSCAPE OR ROCK CARVE SURFACE. THE SOIL-NAILS, UP TO 40 FEET IN LENGTH, WILL BE INSTALLED INTO THE SLOPE AT AN ANGLE OF APPROXIMATELY 15 DEGREES BELOW HORIZONTAL. HORIZONTAL AND VERTICAL SPACING OF THE SOIL-NAIL WILL BE APPROXIMATELY 6 FEET. ROUGHLY 250 SOIL-NAILS WILL BE INSTALLED TO CONSTRUCT THE PERMANENT WALL.

THE CONTRACTOR SHALL SUBMIT A SEED MIX TO BE INCORPORATED WITH THE BONDED FIBER MATRIX (BFM) TO THE RESIDENT ENGINEER FOR APPROVAL PRIOR TO PLACING THE BFM. THE FOLLOWING SEED MIX SHALL BE INCORPORATED WITH THE BFM TO ALL AREAS THAT ARE DISTURBED ON THE SLOPE. AT A MINIMUM, ONE UNIT OF AREA OF SENSITIVE VEGETATION DISTURBED SHALL BE REPLACED WITH 1.5 UNITS OF AREA SEED PLACEMENT. BFM SHALL BE APPLIED AT A MINIMUM RATE OF 2000 LBS PER ACRE. A WETTING AGENT CONSISTING OF 95% ALKYL-POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURERS' RECOMMENDATIONS. EQUIPMENT USED FOR THE APPLICATION OF BFM SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE BFM SLURRY. THE BFM SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY. IF THE BFM PLACEMENT DOES NOT TAKE WITHIN 6 MONTHS, A SECOND APPLICATION SHALL BE APPLIED TO THE DISTURBED AREA.

- NOTE:
1. SEED SHOULD BE COLLECTED FROM THE PROJECT VICINITY TO THE EXTENT PRACTICAL.
 2. THE POUNDS OF SEED TO BE APPLIED SHALL BE INCREASED PROPORTIONALLY IF THE PERCENT PURITY OR GERMINATION RATES ARE LESS THAN SPECIFIED.
 3. HYDROSEED SUBJECT TO ESTABLISHMENT PERIOD PER STANDARD SPECIFICATION.
 4. MAINTENANCE AND MONITORING PERIOD OF 25 MONTHS TO START AFTER SUCCESSFUL ESTABLISHMENT PERIOD.
 5. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION DURING ESTABLISHMENT AND MAINTENANCE PERIODS.

SEED MIX

SCIENTIFIC NAME	COMMON NAME	MINIMUM PERCENT PURITY/GERMINATION	POUNDS PER ACRE
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	10/15	24
ERIGONUM FASCICULATUM SSP. FASCICULATUM	FLAT-TOP BUCKWHEAT	10/65	24
GNAPHALIUM CALIFORNICUM	CALIFORNIA EVERLASTING	10/25	6
MALACOTHAMNUS FASCICULATUS	MESA BUSHMALLOW	15-80	6
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	70/60	6
SALVIA MELLIFERA	BLACK SAGE	70/50	6
TOTAL			72

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CONSTRUCTION

SURFACE CONDITIONS

1. PRIOR TO WORK, CAREFULLY INSPECT PREVIOUS GRADING WORK. VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE.
2. VERIFY THAT WORK OF THIS SECTION WILL BE INSTALLED IN STRICT ACCORDANCE WITH THE ORIGINAL DESIGN, ALL PERTINENT CODES AND REGULATIONS, AND ALL PERTINENT PORTIONS OF THE REINFORCED STANDARDS.
3. VERIFY EARTHWORK EXCAVATION, COMPACTION, WALL LINE AND GRADE BEFORE PROCEEDING WITH INSTALLATION.
4. VERIFY WALL DRAINAGE SYSTEM IS COORDINATED WITH POINTS OF CONNECTION TO STORM DRAINAGE SYSTEM.
5. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE PROJECT COORDINATOR.
6. DO NOT PROCEED WITH INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

PREPARATION

1. VERIFY THAT THE EXISTING SUBGRADE COMPLIES WITH REQUIREMENTS FOR SUBSEQUENT FILL PLACEMENT.
2. WHEN THE GEOTECHNICAL ENGINEER OF RECORD DETERMINES EXISTING SOILS IN EXCAVATED AREAS DO NOT PROVIDE SUFFICIENT BEARING CAPACITY OR ARE OTHERWISE UNACCEPTABLE, REMOVE SUCH SOILS AS NECESSARY TO EXPOSE SOILS WITH ADEQUATE CAPACITY AND CHARACTERISTICS, AS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.

LAYOUT

1. VERIFY ALL STAKING AND FIELD ENGINEERING REQUIRED TO IMPLEMENT THE WORK AS SHOWN ON THE DRAWINGS.
2. PROTECT ALL STAKES AND BENCHMARKS. REPLACE ALL STAKES AND BENCHMARKS DAMAGED DURING THE COURSE OF CONSTRUCTION AT NO COST TO OWNER.
3. SET GRADE STAKES USING INSTRUMENT TECHNOLOGY, AT 50-FOOT GRID INTERVAL AT AREAS WITH GRADIENTS LESS THAN 2 PERCENT.
4. SET GRADE STAKES, USING INSTRUMENT TECHNOLOGY, AT 25-FOOT GRID INTERVAL AT AREAS WITH GRADIENTS MORE THAN 2 PERCENT.
5. EXCAVATE TO PROFILES AND GRADES REQUIRED TO CONSTRUCT WALL SYSTEM AS SHOWN ON APPROVED ENGINEERING DRAWINGS.
6. HAND TRIM EXCAVATIONS TO REQUIRED ELEVATIONS. CORRECT OVEREXCAVATION WITH APPROVED FILL MATERIAL.
7. REMOVE LARGE STONES OR OTHER HARD MATTER, WHICH COULD DAMAGE DRAINAGE PIPE OR IMPEDE CONSISTENT BACKFILLING OR COMPACTION.
8. PROVIDE ALL EQUIPMENT OF SUCH TYPE, FUNCTION AND DESIGN AS REQUIRED TO ACHIEVE SPECIFIED VALUES. WHERE NECESSARY, PROVIDE RUBBER Tired AND VIBRATORY SHEEPSFOOT COMPACTION EQUIPMENT.

GRADING AND GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOCHEMICAL INVESTIGATION ENTITLED:

GEOCHEMICAL INVESTIGATION, TORREY PINES ROAD SLOPE RECONSTRUCTION, BETWEEN LITTLE STREET AND ROSELAND DRIVE, LA JOLLA, SAN DIEGO, CALIFORNIA, LEIGHTON AND ASSOCIATES PROJECT NO. 040596-003, DATED MAY 17, 2011.

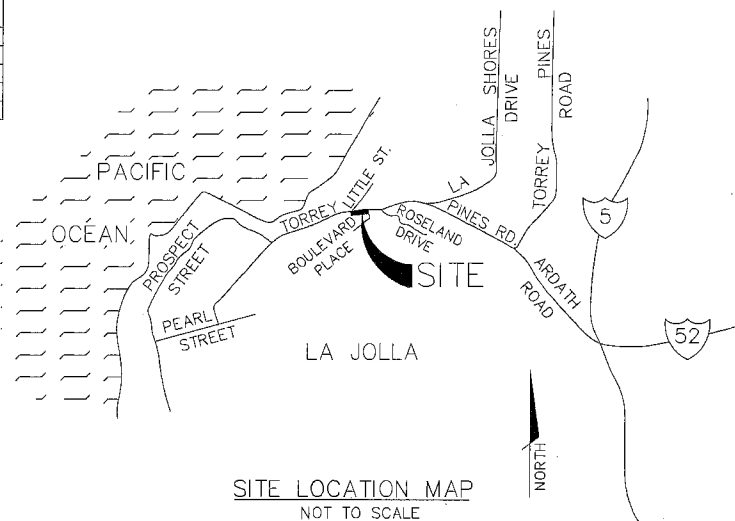
2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF ASTM D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED SOIL AND GEOLOGICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF PUBLIC WORKS AND A SECOND COPY TO THE GEOLOGY SECTION OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT WITHIN 15 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.

4. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER 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.

SIGNATURE	R.C.E. OR R.G.E. NUMBER	DATE
SIGNATURE	C.E.G. NUMBER	DATE
COMPANY NAME	TELEPHONE NUMBER	



SPECIFICATION NO. _____
WBS/CIP NO. _____

IMPROVEMENT PLAN TITLE SHEET FOR:
TORREY PINES ROAD SLOPE RECONSTRUCTION
BETWEEN LITTLE STREET
AND ROSELAND DRIVE
SAN DIEGO, CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING DEPARTMENT
SHEET 1 OF 13 SHEETS

WBS ELEMENT
S-0087

SHEET 1 OF 13

FOR CITY ENGINEER		DATE		SECTION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED
				ASSOCIATE ENGINEER
				NAD 83 COORDINATES
				250-1689 LAMBERT COORDINATES
CONTRACTOR:	DATE STARTED:	32132-1-D		
INSPECTOR:	DATE COMPLETED:			



Leighton

LEIGHTON PROJECT NUMBER: 040596-003

90% DESIGN NOT FOR CONSTRUCTION

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. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS OR POLICIES, INCLUDING BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERE TO (16 USC SECTION 1531 ET. SEQ.)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCH MARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORKS IF DESTROYED A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCH MARKS DESTROYED BY THE CONSTRUCTION.
4. IMPORTANT NOTICE, SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID, FOR YOUR DIG ALERT ID NUMBER CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARD MANUAL.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT OF WAY SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 1440240 OF THE MUNICIPAL CODE
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
9. DEVIATION 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 CITY INSPECTOR.
10. AS-BUILT DRAWING MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
11. AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOOTH 32 ON THE 3RD FLOOR OF DEVELOPMENT SERVICES WITHIN 15 CALENDAR DAYS OF COMPLETION OF GRADING; AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.
12. 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 REQUIREMENT 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.
13. 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-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >=0.50) 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

SPECIAL NOTES

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT. THE CONTRACTOR SHALL ENFORCE ALL SAFETY MEASURES.

- 1. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT _____. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES SHORING, ETC) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER OR ASSOCIATION IS TO ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.

SPECIAL NOTES CONT'D

- 5. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
6. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS.
7. CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
NOTICE: ALL ELECTRICAL AND GAS SERVICES WITHIN THIS SUBDIVISION ARE "UNDERGROUND INSTALLATIONS" FOR LOCATIONS OF ELECTRICAL CABLES AND GAS PIPING AND APPURTENANCES, CONTACT THE SAN DIEGO GAS & ELECTRIC COMPANY. TELEPHONE: 800-422-4133.
8. CONTRACTOR SHALL NOTIFY THE AT&T TELEPHONE COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
NOTICE: ALL TELEPHONE SERVICES WITHIN THIS SUBDIVISION ARE "UNDERGROUND INSTALLATIONS" FOR LOCATION OF CABLES AND APPURTENANCES. CONTACT AT&T AT:
9. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.
11. CUT AND FILL SHALL BE TRIMMED TO THE FINISHED GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND DISPOSED OF OFF SITE IN A LEGAL MANNER BY THE CONTRACTOR.
12. THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE PLANS. ALL DAMAGES THERE TO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL KEEP THE EQUIPMENT AND CONSTRUCTION ACTIVITIES OUTSIDE OF THE OPEN SPACE AREA AND SHALL NOT DISTURB THE NATIVE VEGETATION, UNLESS WRITTEN PERMISSION IS GRANTED BY THE CITY.
14. RESTORATION OF ROADWAY: THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY WHICH ARE NOT DESIGNATED FOR PERMANENT REMOVAL. FOR TRAFFIC SIGNS, STRIPING, PAVEMENT MARKERS, PAVEMENT MARKINGS, LEGENDS, CURB MARKINGS, LOOP DETECTORS, TRAFFIC SIGNAL EQUIPMENT, ETC WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS, REPAIRS AND REPLACEMENTS SHALL AT LEAST EQUAL TO EXISTING IMPROVEMENTS.
15. CONTRACTOR TO REPLACE STRIPING AFTER OVERLAY OF STREETS TO MATCH EXISTING.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO

STANDARD SPECIFICATIONS

- 1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2006 EDITION (GREENBOOK), DOCUMENT NO. AEC 1231061, FILED DECEMBER 31, 2006, INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. AEC 1231062, FILED DECEMBER 31, 2006.
2. 1999 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF CITY OF SAN DIEGO, DOCUMENT NO. 769842, FILED OCTOBER 22, 1999.
3. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD 2003 EDITION, AS AMENDED FOR USE IN CALIFORNIA), DOCUMENT NO. AEC 1231064, FILED DECEMBER 2006.
4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. AEC 0925062, FILED SEPTEMBER 25, 2006.

STANDARD DRAWINGS:

- 1. CITY OF SAN DIEGO STANDARD DRAWINGS, INCLUDING ALL REGIONAL STANDARD DRAWINGS, DOCUMENT NO. AEC1231063, FILED DECEMBER 31, 2006.
2. STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, STANDARD PLANS, DOCUMENT NO. AEC0925061, FILED SEPTEMBER 25, 2006.

IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID FOR YOUR DIG ALERT I.D. NUMBER CALL TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF SAN DIEGO AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

SOIL NAIL AND SHOTCRETE NOTES

- 1. SOIL NAIL INSTALLATION AND TESTING SHALL COMPLY WITH THE GEOTECHNICAL REPORT(S) DATED MAY 17, 2011 BY: LEIGHTON AND ASSOCIATES, INC. 3934 MURPHY CANYON ROAD, SUITE B205 SAN DIEGO, CA 92123-4425
2. PRIOR TO COMMENCING THE SOIL NAIL CONSTRUCTION OPERATION, BUILDING AND EQUIPMENT IN CLOSE PROXIMITY SHALL BE SURVEYED BY THE CONTRACTOR TO DOCUMENT THE EXISTING CONDITIONS. THE PROPERTY SHALL BE CONTINUOUSLY MONITORED DURING CONSTRUCTION AND UNUSUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER FOR EVALUATION AND DEVELOPMENT REMEDIAL SOLUTIONS.
3. ONLY A PERSON WITH A MINIMUM OF THREE YEARS STRUCTURAL WET MIX SHOTCRETE EXPERIENCE AND POSSESSING WRITTEN DOCUMENTATION OF THE EXPERIENCE SHALL BE QUALIFIED TO APPLY THE SHOTCRETE.
4. THE SOIL NAILING CONTRACTOR SHALL SUBMIT A PROJECT REFERENCE LIST VERIFYING THE SUCCESSFUL CONSTRUCTION COMPLETION OF AT LEAST 3 PERMANENT SOIL NAIL RETAINING WALL PROJECTS DURING THE PAST FIVE YEARS TOTALING AT LEAST 9,000 SQUARE FEET OF WALL FACE AREA AND AT LEAST 500 PERMANENT SOIL NAILS. A BRIEF DESCRIPTION OF EACH PROJECT WITH THE OWNER'S NAME AND CURRENT PHONE NUMBER SHALL BE INCLUDED.
5. A REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY THE SOIL NAILING CONTRACTOR AND HAVING EXPERIENCE IN THE CONSTRUCTION OF PERMANENT SOIL NAIL RETAINING WALLS ON AT LEAST 3 COMPLETED PROJECTS OVER THE PAST 5 YEARS SHALL SUPERVISE THE WORK. THE ON-SITE SUPERVISOR AND DRILL RIG OPERATORS SHALL HAVE EXPERIENCE INSTALLING PERMANENT SOIL NAILS ON AT LEAST 3 PROJECTS OVER THE PAST 5 YEARS. THE CONTRACTOR SHALL NOT USE CONSULTANTS OR MANUFACTURER'S REPRESENTATIVES TO SATISFY THE REQUIREMENTS OF THIS SECTION.
6. AT LEAST 30 CALENDAR DAYS BEFORE STARTING THE WALL, THE SOIL NAIL CONTRACTOR SHALL SUBMIT FIVE COPIES OF THE COMPLETED PROJECT EXPERIENCE LIST AND A LIST IDENTIFYING THE SUPERVISING ENGINEER, DRILL RIG OPERATORS, AND ON SITE SUPERVISORS ASSIGNED TO THE PROJECT. THE PERSONNEL LIST SHALL CONTAIN A SUMMARY OF EACH INDIVIDUAL'S EXPERIENCE AND BE COMPLETE ENOUGH FOR THE ENGINEER TO DETERMINE WHETHER EACH INDIVIDUAL SATISFIES THE REQUIRED QUALIFICATIONS. THE ENGINEER WILL APPROVE OR REJECT THE CONTRACTOR'S QUALIFICATIONS WITHIN 15 CALENDAR DAYS AFTER THE RECEIPT OF A COMPLETE SUBMISSION. WORK SHALL NOT BE STARTED NOR MATERIALS ORDERED UNTIL THE ENGINEER'S WRITTEN APPROVAL OF THE CONTRACTOR'S QUALIFICATIONS IS GIVEN.
7. THE ENGINEER MAY SUSPEND THE WORK IF THE CONTRACTOR USES NON-APPROVED PERSONNEL. IF WORK IS SUSPENDED, THE CONTRACTOR SHALL BE FULLY LIABLE FOR ALL RESULTING COSTS AND NO ADJUSTMENT IN CONTRACT TIME WILL RESULT FROM THE SUSPENSION.
8. PRIOR TO PLACEMENT OF SHOTCRETE, ALL LOOSE SOIL AND VEGETATION SHALL BE REMOVED TO FIRM MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER. CLEARING AND GRUBBING AND REMOVALS SHALL PRESERVE THE NATURAL CONTOUR OF THE SLOPE AS MUCH AS POSSIBLE AND RENDER THE SLOPE SMOOTH ENOUGH TO PLACE THE WIRE MESH OR REBARS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL THE SOIL NAILS AND TREE WELLS INDICATED ON THE PLANS.
10. SOIL NAIL DRILLING SHALL BE CONDUCTED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER, WILLIAM D. OLSON, GEOTECHNICAL ENGINEER, AND MICHAEL R. STEWART, GEOLOGIST AT (858) 292-8030 FOR THE CITY OF SAN DIEGO
11. A REGISTERED DEPUTY INSPECTOR APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED DURING DRILLING AND SHOTCRETE PLACEMENT.
12. DRILLED HOLES SHALL BE FILLED WITH GROUT IMMEDIATELY AFTER THE STEEL IS PLACED.

GENERAL NOTES, SPECIAL NOTES ABBREVIATIONS, LEGEND

BLDG. PLAN FILE NO. _____
MVFSDRIP/MVSP NO. _____
ENGINEERING PERMIT NO. _____

TORREY PINES ROAD SLOPE RECONSTRUCTION
BETWEEN LITTLE STREET AND ROSELAND DRIVE
SAN DIEGO, CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING DEPARTMENT
SHEET 2 OF 13 SHEETS
W.D. NO. 526740

FOR CITY ENGINEER _____ DATE _____

Table with columns: DESCRIPTION, BY, APPROVED, DATE, FILMED. Includes NAD 83 COORDINATES and LAMBERT COORDINATES.

CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____
C-2

LEIGHTON PROJECT NUMBER: 040596-001

PRELIMINARY 90% DESIGN NOT FOR CONSTRUCTION

SWPPP NOTES

- DISCHARGING SEDIMENT- LADEN WATER WHICH WILL CAUSE OR CONTRIBUTE TO AN EXCEEDANCE OF THE APPLICABLE RWQCB'S BASIN PLANS FROM A DEWATERING SITE OR SEDIMENT BASIN/TRAP INTO ANY RECEIVING WATER OR STORM DRAIN WITHOUT FILTRATION OR EQUIVALENT TREATMENT IS PROHIBITED.
- THE DISCHARGER SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN CONSTRUCTION OR OPERATIONS, WHICH MAY AFFECT THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS, GROUNDWATER OR A MUNICIPAL STORM DRAIN SYSTEM. THE SWPPP SHALL ALSO BE AMENDED IF THE DISCHARGER VIOLATES ANY CONDITION OF THE GENERAL PERMIT OR HAS NOT ACHIEVED THE GENERAL OBJECTIVE OF REDUCING OR ELIMINATING POLLUTANTS IN STORM WATER DISCHARGES. ALL AMENDMENTS SHOULD BE DATED AND DIRECTLY ATTACHED TO THE SWPPP.
- TEMPORARY ON-SITE DRAINAGE TO CARRY CONCENTRATED FLOW SHALL BE SELECTED TO COMPLY WITH CITY REQUIREMENTS TO CONTROL EROSION, TO RETURN FLOWS TO THEIR NATURAL DRAINAGE COURSES, AND TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES.
- DISCHARGES ORIGINATING FROM OFF-SITE, WHICH FLOW ACROSS OR THROUGH AREAS DISTURBED BY CONSTRUCTION THAT MAY CONTAIN POLLUTANTS, SHOULD BE REPORTED TO THE RWQCB.
- DISCHARGERS WHO ARE PRESENTLY COVERED UNDER NPDES GENERAL PERMIT NO. CAS000002 FOR DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY SUBMIT A NOTICE OF TERMINATION WHEN THEY MEET ONE OF THE FOLLOWING CRITERIA.
 - THE CONSTRUCTION PROJECT HAS BEEN COMPLETED AND THE FOLLOWING CONDITIONS HAVE BEEN MET: ALL ELEMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN COMPLETED; CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE WASTE HAVE BEEN DISPOSED OF PROPERLY; THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS AND THE APPROPRIATE USE PERMITS HAVE BEEN OBTAINED; AND A POST-CONSTRUCTION STORM WATER OPERATION AND MANAGEMENT PLAN IS IN PLACE.
 - CONSTRUCTION ACTIVITIES HAVE BEEN SUSPENDED, EITHER TEMPORARILY OR INDEFINITELY AND THE FOLLOWING CONDITIONS HAVE BEEN MET: ALL ELEMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN COMPLETED; CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE WASTE HAVE BEEN DISPOSED OF PROPERLY; ALL DENUDED AREAS AND OTHER AREAS OF POTENTIAL EROSION ARE STABILIZED; AN OPERATION AND MAINTENANCE PLAN FOR EROSION AND SEDIMENT CONTROL IS IN PLACE; AND THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS. THE DATE CONSTRUCTION ACTIVITIES WERE SUSPENDED, AND THE EXPECTED DATE CONSTRUCTION ACTIVITIES WILL START UP AGAIN SHOULD BE PROVIDED.
 - CONSTRUCTION SITE CAN NOT DISCHARGE STORM WATER TO WATERS OF THE UNITED STATES. PLEASE INDICATE IF ALL STORM WATER IS RETAINED ON SITE OR IF STORM WATER IS COLLECTED OFFSITE.
 - DISCHARGE OF CONSTRUCTION STORM WATER FROM THE SITE IS NOW SUBJECT TO ANOTHER NPDES GENERAL PERMIT OR AN INDIVIDUAL NPDES PERMIT.
- SEDIMENT CONTROL BMP'S ARE REQUIRED AT APPROPRIATE LOCATIONS ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL INLETS TO THE STORM DRAIN SYSTEM AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ADEQUATE SEDIMENT CONTROL MATERIALS ARE AVAILABLE TO CONTROL SEDIMENT DISCHARGES AT THE DOWNGRADE PERIMETER AND OPERATIONAL INLETS (WEATHER AND STORM PREDICTIONS CAN BE OBTAINED BY CALLING THE NATIONAL WEATHER SERVICE AT (858)875-8700 OR BY VISITING THE NATIONAL WEATHER SERVICE WEB SITE AT [HTTP://WWW.WRH.NOAA.GOV/SANDIEGO/INDEX.SHTML](http://www.wrh.noaa.gov/sandiego/index.shtml). FOR WEATHER INFORMATION AND CURRENT SATELLITE/RADAR FEEDS)
- THE OUTLETS OF ALL SEDIMENT BASINS, TRAPS, AND LOCATIONS OF ARTIFICIALLY CONCENTRATED FLOW SHALL BE PROVIDED WITH OUTLET PROTECTION TO PREVENT EROSION AND SCOUR.
- INSPECTIONS SHALL BE PERFORMED BEFORE AND AFTER STORM EVENTS AND ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS TO IDENTIFY BMP EFFECTIVENESS AND IMPLEMENT REPAIRS OR DESIGN CHANGES AS SOON AS RESPONSE TO FAILURES AND EMERGENCIES ALL CORRECTIVE MAINTENANCE TO BMP'S SHALL BE PERFORMED AS SOON AS POSSIBLE AFTER THE CONCLUSION OF EACH STORM, DEPENDING UPON WORKER SAFETY.
- FOR EACH INSPECTION, A QUALIFIED PERSON SHALL COMPLETE AN INSPECTION CHECKLIST CONTAINING THE FOLLOWING MINIMUM INFORMATION: INSPECTION DATE, WEATHER INFORMATION (BEGINNING/END OF STORM EVENT, DURATION, TIME SINCE LAST STORM, APPROXIMATE RAINFALL IN INCHES), DESCRIPTION OF INADEQUATE BMP'S, LIST OF OBSERVATIONS OF ALL BMP'S AND VISIBLE INSPECTION OF OUTFALLS, DISCHARGE POINTS, DOWNSTREAM LOCATIONS, AND PROJECTED REQUIRED MAINTENANCE ACTIVITIES, CORRECTIVE ACTIONS REQUIRED, INCLUDING CHANGES TO THE SWPPP AND IMPLEMENTATION DATES, INSPECTOR'S NAME, TITLE, SIGNATURE, AND QUALIFICATIONS.
- INDIVIDUALS RESPONSIBLE FOR SWPPP, IMPLEMENTATION, AND PERMIT COMPLIANCE SHALL BE APPROPRIATELY TRAINED. THIS INCLUDES THOSE PERSONNEL RESPONSIBLE FOR INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIR OF BMP'S. THOSE RESPONSIBLE FOR OVERSEEING, REVISING, AND AMENDING THE SWPPP SHALL ALSO DOCUMENT THEIR TRAINING. THE QUALIFIED PERSON SHALL ATTEND THE PRE-CONSTRUCTION MEETING. THE QUALIFIED PERSON SHALL HAVE KNOWLEDGE AND TRAINING OF THE INTENT AND ENFORCEMENT OF SWPPP'S AND BMP'S AND BE PROPERLY TRAINED TO CONDUCT INSPECTIONS AND PREPARE REPORTS.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE, WHICH SHALL BE PROVIDED, UPON REQUEST, TO THE RWQCB OR CITY PERSONNEL THE SWPPP IS CONSIDERED A REPORT THAT SHALL BE AVAILABLE TO THE PUBLIC BY THE RWQCB UNDER SECTION 308(b) OF THE CLEAN WATER ACT.

SWPPP NOTES CONT'D

- RECORDS OF ALL INSPECTIONS, COMPLIANCE CERTIFICATIONS, NON-COMPLIANCE REPORTING, SWPPP AND ANY OTHER DOCUMENTS GENERATED AS PART OF SWPPP, MUST BE RETAINED FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE GENERATED.
- A CONCRETE WASHOUT SHALL BE INSTALLED FOR ALL PROJECTS THAT PROPOSE CONCRETE TO BE MIXED ON SITE OR DELIVERED FROM A BATCH PLANT. THE CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF 50' FROM ANY DRAINAGE INFRASTRUCTURE OR NATURAL DRAINAGE FEATURES OR WATER BODIES AND INCORPORATE AN IMPERMEABLE LINER (6 MIL MIN) TO CONTAIN THE REQUIRED VOLUME. ALL DRIED CONCRETE WASTE SHALL BE BROKEN INTO MANAGEABLE PIECES AND DISPOSED OF IN A PROPER MANNER. THE CONTRACTOR OR QUALIFIED PERSON SHALL LOCATE CONCRETE WASHOUTS IN THIS PRESCRIBED MANNER AS CONSTRUCTION PROGRESSES.
- THE QUALIFIED PERSON 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 CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER AND SEWER UTILITIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.
- THE PERMITEE OR DESIGNEE SHALL PROVIDE EVIDENCE OF COVERAGE UNDER THE GENERAL CONSTRUCTION NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT, IN THE FORM OF A NOTICE OF INTENT (NOI) FILED WITH THE STATE WATER RESOURCES CONTROL BOARD, PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.
- SEDIMENT AND EROSION CONTROLS MAY BE REMOVED ONLY WHEN CONTRIBUTORY UPSTREAM AREAS BECOME STABILIZED OR ARE MANAGED UPSTREAM (I.E., SINGLE-LOT SEDIMENT CONTROLS) AND AS LONG AS SEDIMENT LADEN RUNOFF WILL NOT DISCHARGE FROM THE SITE.

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/ IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
- FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
- FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
- THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

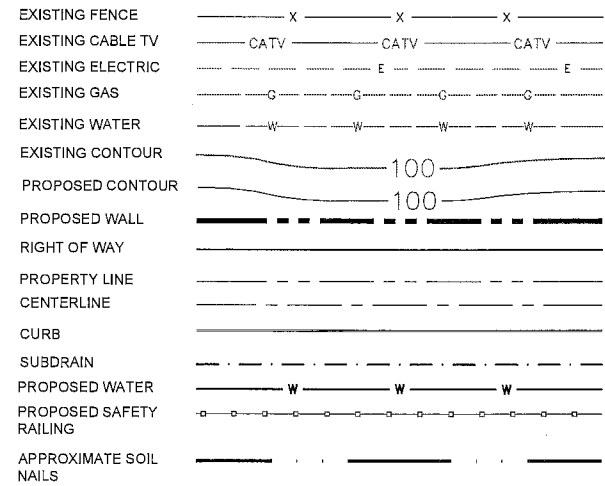
ABBREVIATIONS

AC	ASPHALT CEMENT
BEG	BEGIN
CATV	CABLE TV
CB	CATCH BASIN
cfs	CUBIC FEET PER SECOND
C.I.	CAST IRON PIPE
CO	CLEANOUT (STORM DRAIN)
DIP	DUCTILE IRON PIPE
E	ELECTRIC
EXIST	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
F/O	FIBER OPTIC LINE
fps	FEET PER SECOND
HP	HIGH POINT
LT	LEFT
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE

ABBREVIATIONS CONT'D

PKWY	PARK WAY
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
SD	STORM DRAIN
SWR	SEWER
TW	TOP WALL
TOW	TOE OF WALL
UV	UNDERGROUND VAULT
WM	WATER METER
WTR	WATER
XING	UTILITY CROSSING

LEGEND



IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID FOR YOUR DIG ALERT I.D. NUMBER CALL TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

SWPPP NOTES, EROSION AND SEDIMENT CONTROL NOTES

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF SAN DIEGO AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

MARRS SERVICES, INC.
13360 E. Firestone Blvd, Suite A2
Santa Fe Springs, CA 90670
PH (562) 407-1094 FAX (562) 926-4601

Leighton and Associates
3934 MURPHY CANYON ROAD, SUITE B-205
SAN DIEGO, CALIFORNIA, 92123
858.292.8030

BLDG. PLAN FILE NO. _____
MVFSDRIP /MVSP NO. _____
ENGINEERING PERMIT NO. _____

TORREY PINES ROAD SLOPE RECONSTRUCTION
BETWEEN LITTLE STREET
AND ROSELAND DRIVE
SAN DIEGO, CALIFORNIA

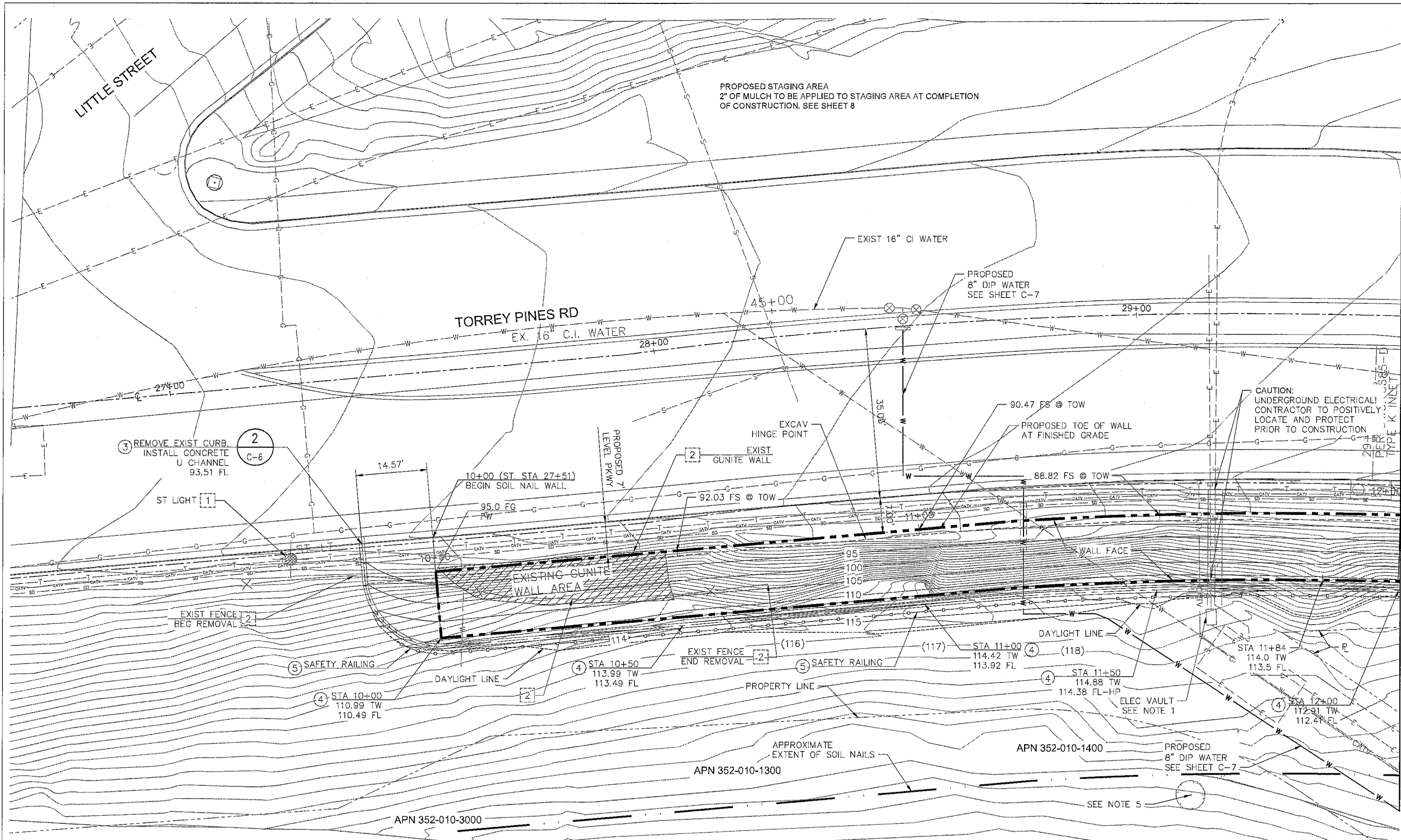
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING DEPARTMENT
SHEET 3 OF 13 SHEETS

FOR CITY ENGINEER		DATE
DESCRIPTION	BY	APPROVED
		DATE
		FILED
NAD 83 COORDINATES		
LAMBERT COORDINATES		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

**PRELIMINARY 90% DESIGN
NOT FOR CONSTRUCTION**

CONSTRUCTION AND DEMOLITION NOTES:

- 1 PROTECT IN PLACE
- 2 TO BE REMOVED
- 3 CONCRETE U-CHANNEL PER DETAIL C-6
- 4 CONCRETE V-DITCH PER DETAIL 1
- 5 SAFETY CABLE RAILING PER CALTRANS STD PLAN B11-47 C-6



MATCH LINE STA 12+00 - SEE SHEET C-5

PRELIMINARY 90% DESIGN
NOT FOR CONSTRUCTION



NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PREPARE ALIGNMENT AND GRADE OF THE PROPOSED UTILITY RELOCATION AND ALLOW FOR 3rd PARTY RELOCATION AFTER CUT OPERATION AND PRIOR TO THE GUNITE ACTIVITY. RELOCATION OF IMPACTED UTILITIES BY OTHERS
2. SURVEY INFORMATION ON THIS PLAN INCLUDING CENTERLINE OF TORREY PINES ROAD WAS INFERRED PER DRAWING 6685-D AND OBLSCURED SLOPE AREAS WERE VERIFIED BY CITY SURVEYOR ON MAY 15, 2002.
3. EXACT LOCATION OF TREES IMPACTED TO BE VERIFIED BY THE CONTRACTOR
4. CONTOUR INTERVAL=1'- PROPOSED-CONTOURS-SHOW WALL BACK-CUT GRADES
5. EXISTING TORREY PINE TREE, ON APN #352-010-1400, TO BE PROTECTED DURING CONSTRUCTION. IF TREE ROOTS ARE ENCOUNTERED, CONTRACTOR TO NOTIFY RESIDENT ENGINEER AND TAKE PRECAUTIONS TO MINIMIZE IMPACT UPON TREE ROOTS.

NOTE:
FOR WALL CONSTRUCTION, REFER TO SHEET ES-1 TO ES6

GRADING AND DRAINAGE PLAN

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF SAN DIEGO AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

MARRS SERVICES, INC.
13360 E. Freestone Blvd, Suite A2
San Diego, CA 92123
PH (662) 407-1094 FAX (662) 925-4601

Leighton and Associates
3934 MURPHY CANYON ROAD, SUITE B-205
SAN DIEGO, CALIFORNIA, 92123
858.292.8030

BLDG. PLAN FILE NO. _____
MVFSRIP /MVSP NO. _____
ENGINEERING PERMIT NO. _____

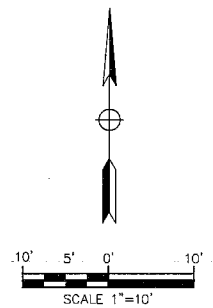
TORREY PINES ROAD SLOPE RECONSTRUCTION
BETWEEN LITTLE STREET
AND ROSELAND DRIVE
SAN DIEGO, CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING DEPARTMENT
SHEET 4 OF 13 SHEETS

DESCRIPTION	BY	APPROVED	DATE	FILMED

CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____

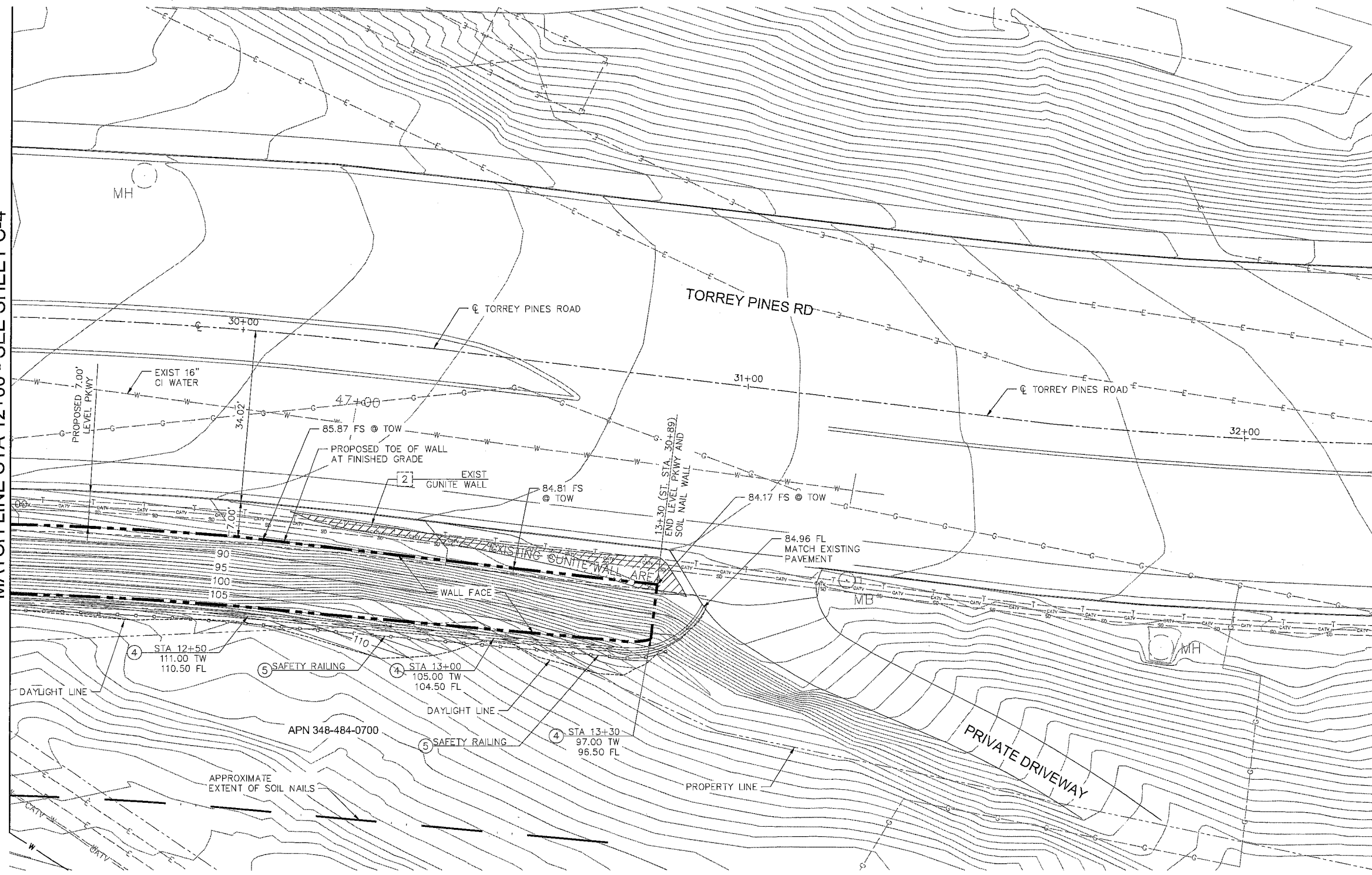
ENGINEER'S NAME: LEIGHTON AND ASSOCIATES, INC.
PHONE NO. (662) 292-8030



CONSTRUCTION AND DEMOLITION NOTES:

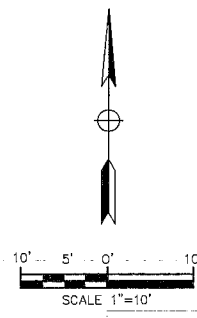
- 1 PROTECT IN PLACE
- 2 TO BE REMOVED
- 3 NOT USED
- 4 CONCRETE V-DITCH PER DETAIL C-6
- 5 SAFETY CABLE RAILING PER CALTRANS STD PLAN B11-47

MATCH LINE STA 12+00 - SEE SHEET C-4



NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PREPARE ALIGNMENT AND GRADE OF THE PROPOSED UTILITY RELOCATION AND ALLOW FOR 3rd PARTY RELOCATION AFTER CUT OPERATION AND PRIOR TO THE GUNITE ACTIVITY. RELOCATION OF IMPACTED UTILITIES BY OTHERS
2. SURVEY INFORMATION ON THIS PLAN INCLUDING CENTERLINE OF TORREY PINES ROAD WAS INFERRED PER DRAWING 6685-D AND OBSCURED SLOPE AREAS WERE VERIFIED BY CITY SURVEYOR ON MAY 15, 2002.
3. EXACT LOCATION OF TREES IMPACTED TO BE VERIFIED BY THE CONTRACTOR
4. CONTOUR INTERVAL=1'- PROPOSED CONTOURS SHOW WALL BACK-CUT GRADES



NOTE:
FOR WALL CONSTRUCTION, REFER TO SHEET ES-1 TO ES6

GRADING AND DRAINAGE PLAN

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF SAN DIEGO AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

MARRS SERVICES, INC.
13360 E. Frestone Blvd, Suite A2
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PH (562) 407-1094 FAX (562) 926-4601

Leighton and Associates
3934 MURPHY CANYON ROAD, SUITE B-205
SAN DIEGO, CALIFORNIA, 92123
658.292.8030

BLDG. PLAN FILE NO. _____
MVFS/DRIP/MVSP NO. _____
ENGINEERING PERMIT NO. _____

TORREY PINES ROAD SLOPE RECONSTRUCTION
BETWEEN LITTLE STREET
AND ROSELAND DRIVE
SAN DIEGO, CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING DEPARTMENT SHEET 5 OF 13 SHEETS		NO. 526740
FOR CITY ENGINEER	DATE	
DESCRIPTION	BY	APPROVED
		DATE
		FILMED
CONTRACTOR:	DATE STARTED:	
INSPECTOR:	DATE COMPLETED:	
		NAD 83 COORDINATES
		LAMBERT COORDINATES
		C-5

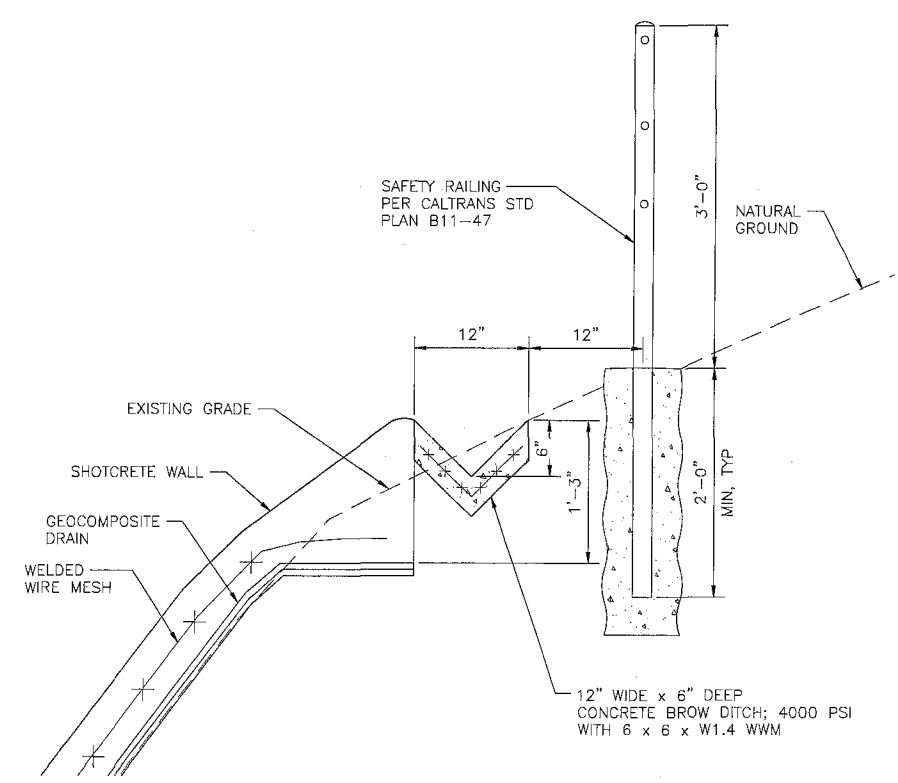
LEIGHTON PROJECT NUMBER: 040596-001

PRELIMINARY 90% DESIGN
NOT FOR CONSTRUCTION

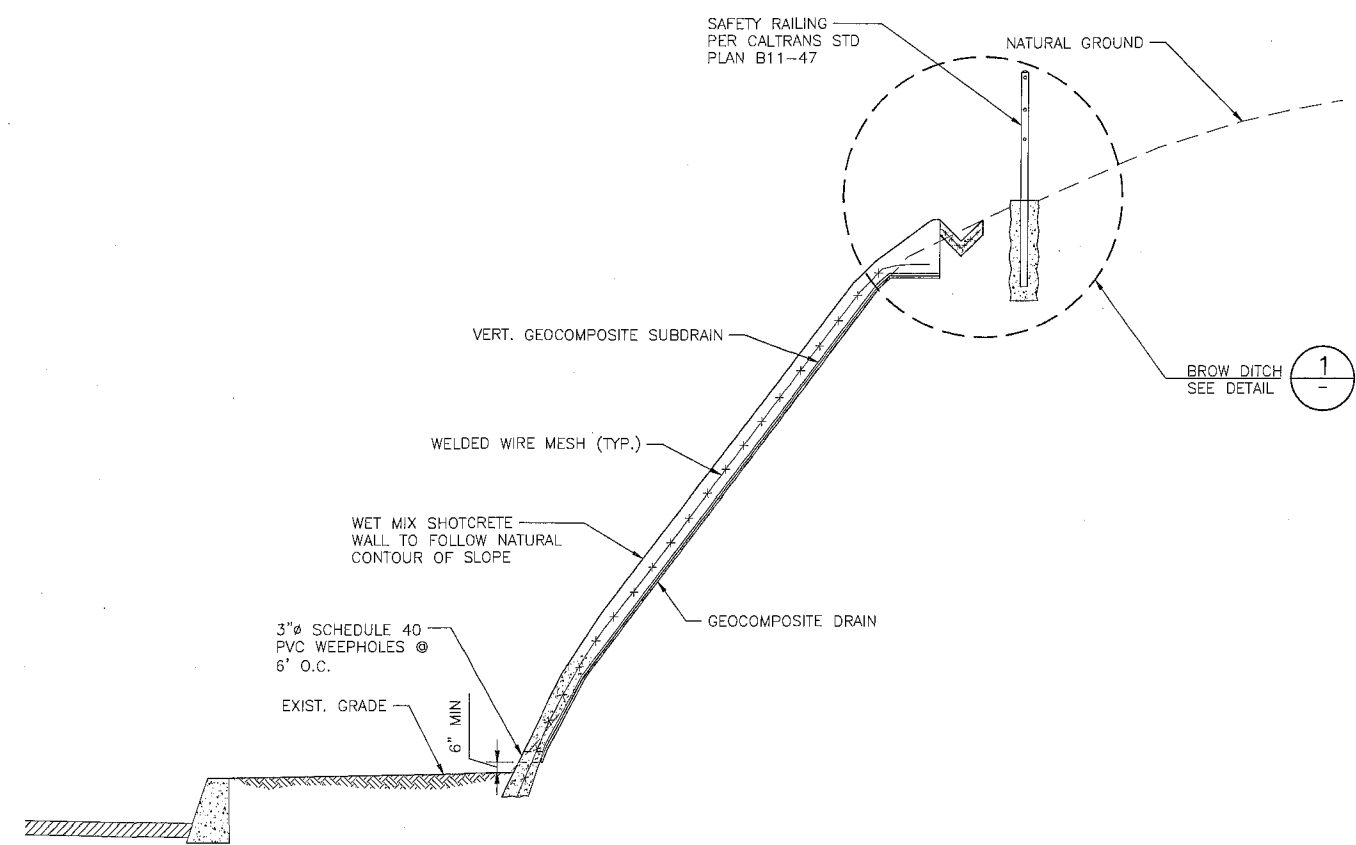


ENGINEER'S NAME: LEIGHTON AND ASSOCIATES, INC.
PHONE NO. (858) 292-8030

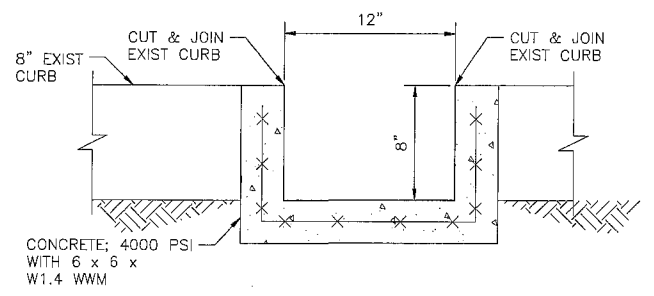
PRELIMINARY 90% DESIGN
NOT FOR CONSTRUCTION



1 BROW DITCH DETAIL
NTS



A TYPICAL SECTION
NTS



2 CONCRETE U-CHANNEL DETAIL
NTS

NOTE:
FOR WALL CONSTRUCTION, REFER TO SHEET ES-1 TO ES6

TYPICAL SECTION AND DETAILS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF SAN DIEGO AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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SAN DIEGO, CALIFORNIA, 92123
858.292.8030

BLDG. PLAN FILE NO. _____
MVFSDRIP /MVSP NO. _____
ENGINEERING PERMIT NO. _____

TORREY PINES ROAD SLOPE RECONSTRUCTION
BETWEEN LITTLE STREET
AND ROSELAND DRIVE
SAN DIEGO, CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING DEPARTMENT
SHEET 6 OF 13 SHEETS
W.O. NO. 526740

DESCRIPTION	BY	APPROVED	DATE	FILED

FOR CITY ENGINEER _____ DATE _____
 NAD 83 COORDINATES _____
 LAMBERT COORDINATES _____
 CONTRACTOR: _____ DATE STARTED: _____
 INSPECTOR: _____ DATE COMPLETED: _____
 C-6
 LEIGHTON PROJECT NUMBER: 040596-001

ENGINEER'S NAME: LEIGHTON AND ASSOCIATES, INC.
PHONE NO. (858) 292-8030

PRELIMINARY 90% DESIGN
NOT FOR CONSTRUCTION

CONSTRUCTION NOTES

- 1 BY CITY FORCES AHEAD OF CONTRACTOR
STA 0+00.00
JOIN EXISTING 16" x 8" TEE; PROTECT EXIST
8" GATE VALVE (FMJ)
- 2 BY CITY FORCES AHD OF CONTRACTOR
STA 0+00.00
PERMANENT CUT AND PLUG
EX 6" CI WATER (10' RT)
- 3 BY CONTRACTOR FURNISH AND INSTALL
STA 0+35.74
1-8" 90° BEND (M,J,F)
- 4 BY CONTRACTOR FURNISH AND INSTALL
STA 0+60.31
1-8" 90° BEND (M,J,F)
- 5 BY CONTRACTOR FURNISH AND INSTALL
STA 0+73.73
1-8" 22.50° VERT. BEND (M,J,F)
1-8" 11.25° VERT. BEND (F,M,J)
10 LF OF 16" SLEEVE
- 6 BY CONTRACTOR FURNISH AND INSTALL
STA 0+89.47
1-8" 90° BEND (M,J,F)
1-8" 22.50° VERT. BEND (M,J,F)
1-8" 11.25° VERT. BEND (F,M,J)
- 7 BY CONTRACTOR FURNISH AND INSTALL
STA 1+04.30
1-8" 22.50° BEND (M,J,F)
- 8 BY CONTRACTOR FURNISH AND INSTALL
STA 1+07.27
1-8" 11.25° BEND (M,J,F)
- 9 BY CONTRACTOR FURNISH AND INSTALL
STA 2+77.10
1-8" 45° BEND (M,J,F)
- 10 BY CONTRACTOR FURNISH AND INSTALL
STA 2+96.93
1-8" 45° BEND (M,J,F)
- 11 BY CITY FORCES AHD OF CONTRACTOR
STA 3+18.31
EX 8" PVC WATER (10' AHD)
CONNECT AFTER NEW MAIN HAS BEEN ACCEPTED
1-8" 45° BEND (M,J,F)
- 12 RESTRAIN ALL PIPE JOINTS WITH ANCHOR BLOCK AND
MEGALUG RESTRAINING JOINTS

REFERENCE:

WATER: 30862-9-D
SEWER: 6685-D
STORM DRAIN: 6685-D
GAS: 45-239
ELECTRIC: 248-1689
CABLE TV:
TELEPHONE: 1012
IMPROVEMENTS: 32132-D
THOMAS BROS. 1227-6G
HGL: 370

RETIREMENTS:

6" - CAST IRON - 283' -1929
FH (2-PORT) - NONE
1" SERVICE - NONE

BLDG. PLAN FILE NO. _____
MVP/SDRIP /MVSP NO. _____
ENGINEERING PERMIT NO. _____

TORREY PINES ROAD SLOPE RECONSTRUCTION
BETWEEN LITTLE STREET
AND ROSELAND DRIVE
SAN DIEGO, CALIFORNIA

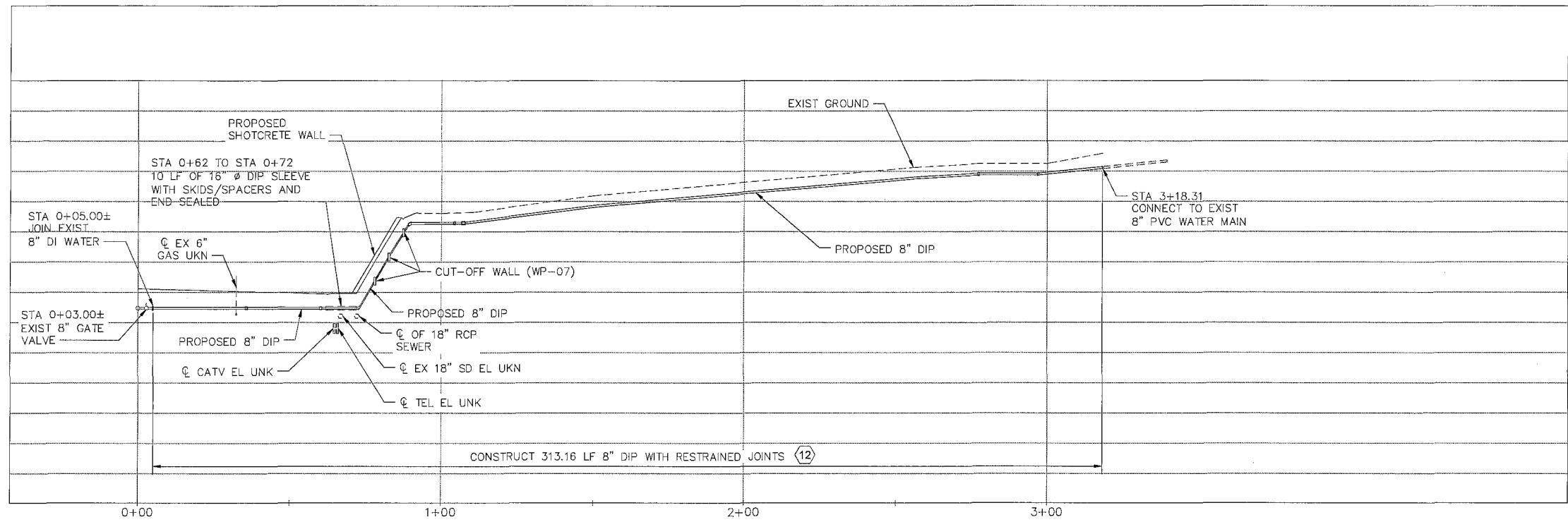
CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING DEPARTMENT
SHEET 7 OF 13 SHEETS

FOR CITY ENGINEER _____ DATE _____
DESCRIPTION BY APPROVED DATE FILMED

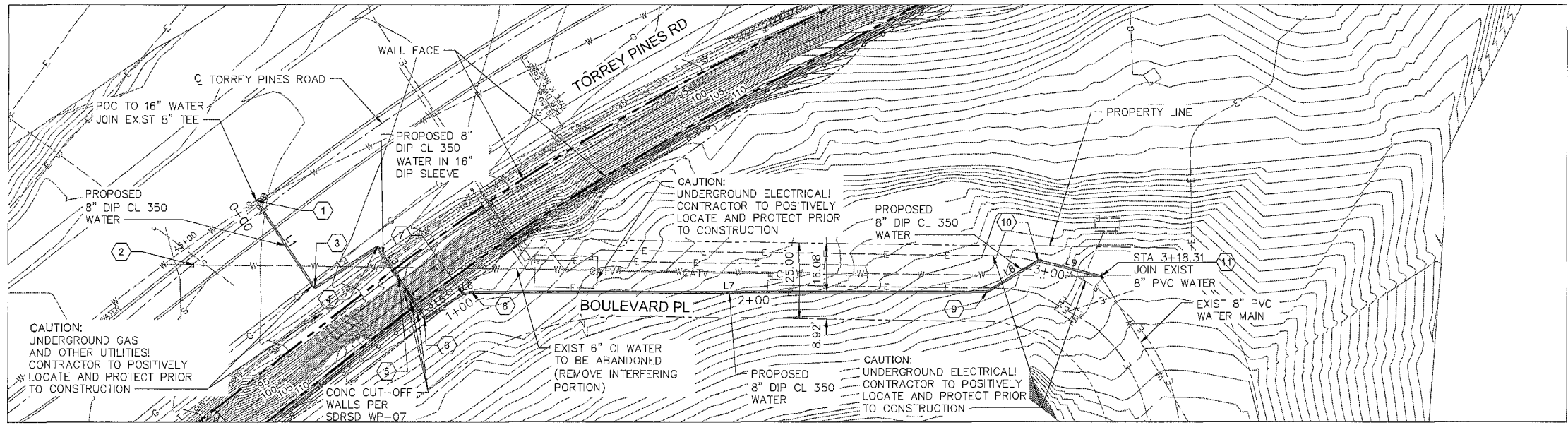
CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____

W.O. NO. 526740
NAD 83 COORDINATES
LAMBERT COORDINATES
C-7

LEIGHTON PROJECT NUMBER: 040596-001



PROFILE
SCALE: HORIZ=1'-0"
VERT=1'-0"



PIPE DATA			
LINE #	LENGTH	DIRECTION	DESCRIPTION
L1	34.78	S0° 16' 17.43"E	8" DIP CL 350, RESTRAINED
L2	24.97	S89° 58' 47.34"E	8" DIP CL 350, RESTRAINED
L3	12.68	S0° 01' 12.66"W	8" DIP CL 350, RESTRAINED
L4	15.76	S0° 01' 12.66"W	8" DIP CL 350, RESTRAINED
L5	15.01	N89° 41' 02.54"E	8" DIP CL 350, RESTRAINED
L6	2.94	S67° 48' 06.20"E	8" DIP CL 350, RESTRAINED
L7	169.93	S56° 48' 16.82"E	8" DIP CL 350, RESTRAINED
L8	19.78	S87° 58' 05.82"E	8" DIP CL 350, RESTRAINED
L9	21.39	S42° 49' 30.49"E	8" DIP CL 350, RESTRAINED

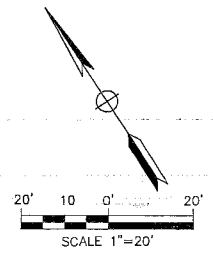
NOTE:
SDG&E STANDBY REQUIRED FOR 6"
HP GAS ON TORREY PINES ROAD

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Leighton and Associates
3934 MURPHY CANYON ROAD, SUITE B-205
SAN DIEGO, CALIFORNIA, 92123
858.292.8030

WATER PLAN AND PROFILE



NOTES:

THIS PROJECT WILL APPLY A HYDROSEED MIXTURE TO THE AREA ABOVE THE BROW DITCH ON TOP OF THE SLOPE AND TO THE DIRT AT THE TOE OF THE SLOPE.
 TEMPORARY REVEGETATION: GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. NO INVASIVE PLANT MATERIAL, INCLUDING HYDRO-SEED MIX, AS INDICATED IN THE CALIFORNIA INVASIVE PLANT INVENTORY DATABASE SHALL BE PLANTED. TEMPORARY ABOVE GROUND IRRIGATION SYSTEMS, OR IRRIGATION TRUCKS MAY BE USED TO ESTABLISH THE VEGETATION. MULCH AT A MINIMUM DEPTH OF 2" MAY BE PROVIDED IN THE PROPOSED CONSTRUCTION STAGING AREA IN LIEU OF REVEGETATION.
 IN THE EVENT THAT TREE ROOTS, OR THE DRIP LINE FROM THE EXISTING TORREY PINE TREE (APN 352-010-14) ARE ENCOUNTERED IN THE PUBLIC RIGHT-OF-WAY THE FOLLOWING SHALL APPLY:
 A MEETING WITH THE CITY OF SAN DIEGO MITIGATION MONITORING COORDINATION SECTION (MMC), RESIDENT ENGINEER (RE)/BUILDING INSPECTOR (BI), CERTIFIED CONSULTING ARBORIST (CCA), CONSTRUCTION MANAGER (CM), AND LANDSCAPE PROFESSIONAL. A DETERMINATION WILL BE MADE IF THE TREE CAN BE PROTECTED OR MUST BE REMOVED. IF THE TREE IS ON PRIVATE PROPERTY, NOTIFICATION SHALL BE MADE TO THE PROPERTY OWNER THAT WORK IN THE PUBLIC RIGHT-OF-WAY MAY AFFECT THE TORREY PINE ON THEIR PROPERTY.
 IF TREE PROTECTION IS FEASIBLE THE FOLLOWING MEASURES SHALL APPLY:
 THE CCA SHALL BE RESPONSIBLE TO ESTABLISH, IMPLEMENT, AND MAINTAIN A TREE PROTECTION ZONE DURING THE ENTIRE CONSTRUCTION PERIOD:
 a) STAKE THE DRIP LINE WITHIN THE PUBLIC RIGHT-OF-WAY.
 b) ROOTS SHALL BE CLEANLY CUT BACK APPROXIMATELY 6" FROM THE LIMIT OF DISTURBANCE, WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE CCA.
 c) INSTALL A TEMPORARY 6' HIGH CHAIN LINK FENCE AROUND THE IDENTIFIED DRIPLINE IN THE PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE DIRECTED BY THE CCA.

d) WHEN AREAS UNDER THE TREE CANOPY WITHIN THE PUBLIC RIGHT-OF-WAY CANNOT BE FENCED, ANOTHER METHOD IS REQUIRED, AS RECOMMENDED BY THE CCA AND APPROVED BY MMC.
 e) ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN 3' HIGH) TO THE CHAIN LINK FENCE WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE CCA.
 f) POST "KEEP OUT" SIGNS IN BOTH ENGLISH AND SPANISH TO THE CHAIN LINK FENCE, WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE CCA.
 g) IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% (23 DEGREES) OR MORE, PROVIDE ADEQUATE EROSION CONTROL.
 h) THE CCA SHALL VERIFY IN WRITING TO THE OWNER/PERMITTEE THAT THE TREE PROTECTION ZONE HAS BEEN ESTABLISHED.
 i) THE OWNER/PERMITTEE SHALL SUBMIT CCA VERIFICATION LETTER AND SCHEDULE A SITE INSPECTION WITH THE RE/BI, MMC, THE CCA, AND LA.
 j) RESTRICTIONS WITHIN THE TREE PROTECTION ZONE IN THE PUBLIC RIGHT-OF-WAY ARE TO BE MONITORED BY THE CCA.
 k) TREE PRUNING OR ROOT PRUNING WILL ONLY OCCUR UNDER THE GUIDANCE OF THE CCA, WITH THE WRITTEN APPROVAL OF THE MMC.
 l) CONSTRUCTION EQUIPMENT AND MATERIALS SUCH AS STOCKPILING OF SOIL, VEHICLE USE, FOOT TRAFFIC, UTILITY CONTAINERS, STORAGE OF ANY KIND, ARE PROHIBITED WITHIN THE DRIPLINE.
 m) THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR A MINIMUM OF 3 YEAR MONITORING AND MAINTENANCE PERIOD, DESIGNATED BY THE CCA AFTER CONSTRUCTION.
 n) ALL WORK SHALL BE COMPLETED WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS WRITTEN CONSENT IS PROVIDED BY THE PRIVATE PROPERTY OWNER.

- GENERAL UTILITY NOTES:**
- ALL EXISTING UNUSED WATER SERVICES SHALL BE KILLED AT MAIN BY CONTRACTOR.
 - ALL EXISTING UNUSED SEWER LATERALS SHALL BE PLUGGED AT PROPERTY LINE OR FACE OF SHORING BY CONTRACTOR.
 - ALL SEWER LINES THAT ARE OF UNKNOWN SIZE SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR AT TIME OF CONSTRUCTION AND NOTED ON THE FINAL RECORD DRAWING.
 - FOR REMOVAL OF:
 STREET LIGHT RELATED- CONTACT DAN WILLIS @ (619) 527-8054.
 TRANSFORMER REMOVAL- CONTACT JIMMY STALEY @ (619) 230-7845.
 TELEPHONE RELATED- CONTACT BENNY PEPE @ (619) 574-4312.

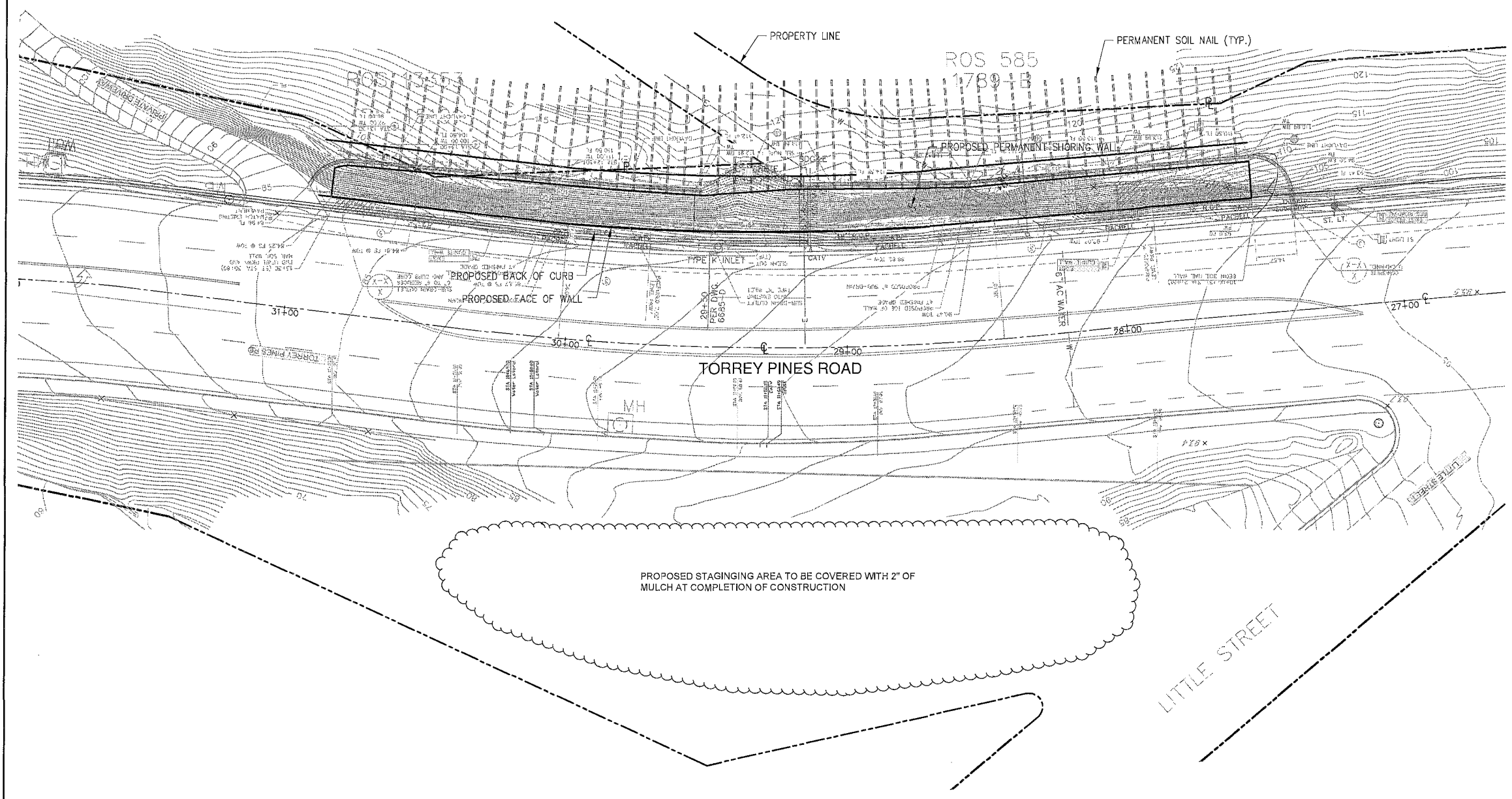
CAUTION!!!
 ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE PLANS. DIG ALERT & GENERAL CONTRACTOR SHALL LOCATE & POTHOLE (AS NEEDED), ALL EXISTING UTILITIES BEFORE RETAINING WALL CONSTRUCTION BEGINS.



TWO WORKING DAYS BEFORE YOU DIG
 RE-NOTIFY EVERY TWO WEEKS
 TICKET # _____
 DATE CALLED: _____

- UTILITIES NOTIFIED:**
- SDG&E
 - LEVEL THREE COMM.
 - SD CENTRAL COOLING
 - 100 TELEPHONE GROUP
 - SDG&E ELEC. TRANSMISSIONS
 - UTI - PAC BELL
 - COX CABLE
 - COX COMMUNICATIONS
 - WEST PAC PIPELINE
 - CITY OF SAN DIEGO
 - TRAFFIC
 - STREET LIGHTS
 - WATER

STATE OF CALIFORNIA
 DEPARTMENT OF INDUSTRIAL RELATIONS
 DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
 TRENCH/EXCAVATION PERMIT NO. _____



SITE PLAN VIEW
 SCALE: 1" = 20'

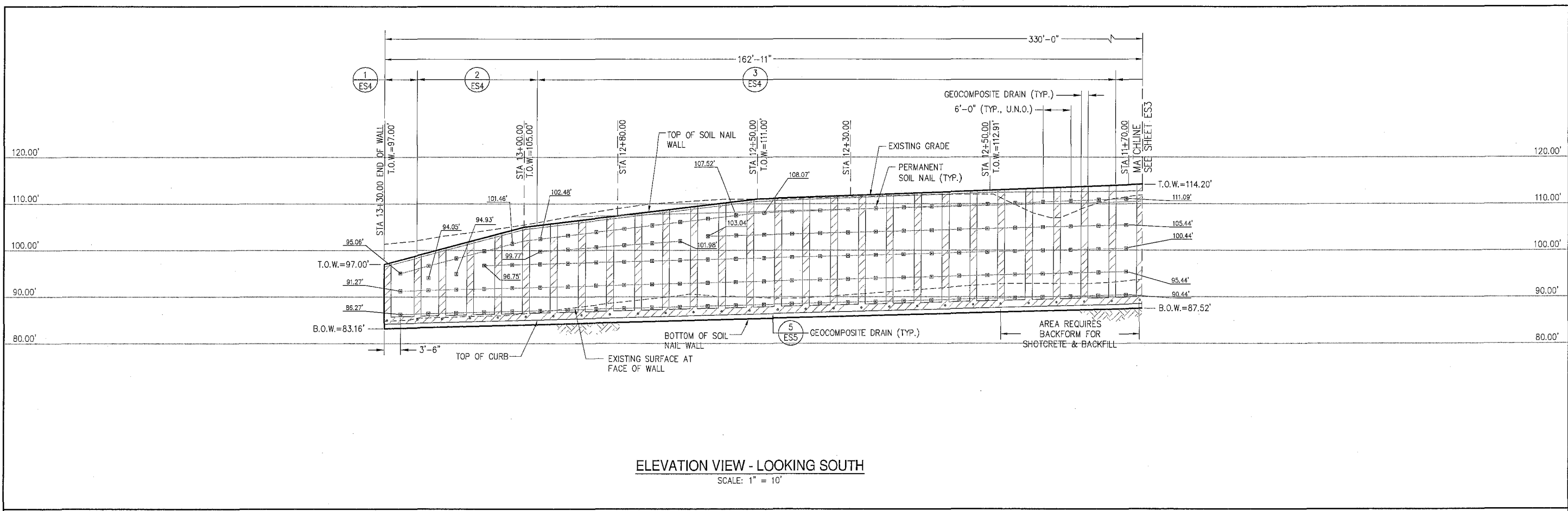


04/03/15
 RICARDO JORDAN R.C.E. 68436 EXP. 9-30-15 DATE

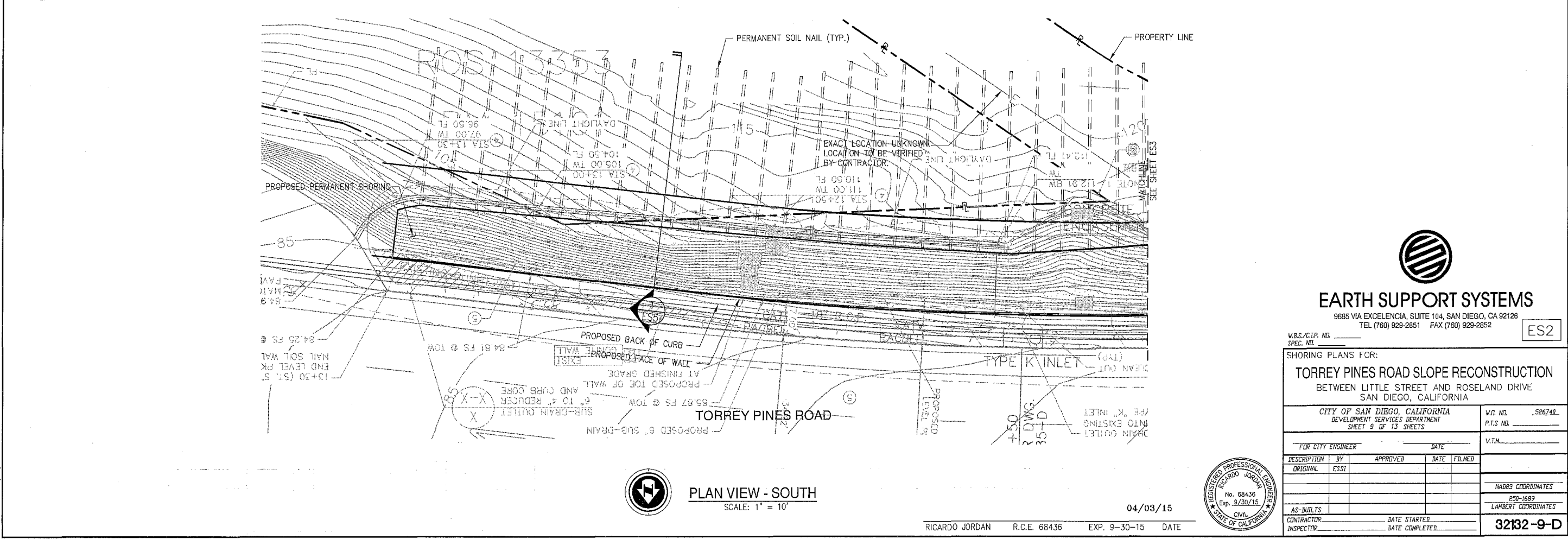
EARTH SUPPORT SYSTEMS
 9685 VIA EXCELENCIA, SUITE 104, SAN DIEGO, CA 92126
 TEL (760) 929-2851 FAX (760) 929-2852

W.B.S./C.I.P. NO. _____		SPEC. NO. _____		ES1	
SHORING PLANS FOR:					
TORREY PINES ROAD SLOPE RECONSTRUCTION					
BETWEEN LITTLE STREET AND ROSELAND DRIVE SAN DIEGO, CALIFORNIA					
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 8 OF 13 SHEETS				W.D. NO. 526749	P.T.S. NO. _____
FOR CITY ENGINEER _____ DATE _____				V.T.M. _____	
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	ESST				
				NAD83 COORDINATES	
				250-1689	
				LAMBERT COORDINATES	
AS-BUILTS	DATE STARTED _____		DATE COMPLETED _____		
CONTRACTOR	DATE STARTED _____		DATE COMPLETED _____		
INSPECTOR	DATE STARTED _____		DATE COMPLETED _____		
32132-8-D					

REVISION DATE: 4/03/15



ELEVATION VIEW - LOOKING SOUTH
SCALE: 1" = 10'



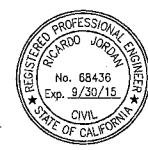
PLAN VIEW - SOUTH
SCALE: 1" = 10'



EARTH SUPPORT SYSTEMS

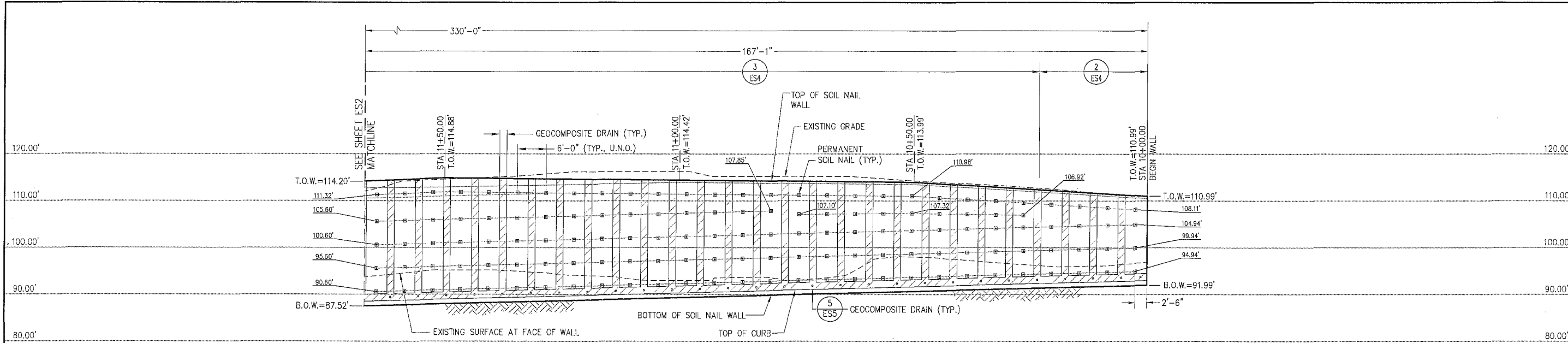
9685 VIA EXCELENCIA, SUITE 104, SAN DIEGO, CA 92126
TEL (760) 929-2851 FAX (760) 929-2852

W.B.S./C.I.P. NO. _____		SPEC. NO. _____		ES2	
SHORING PLANS FOR:					
TORREY PINES ROAD SLOPE RECONSTRUCTION					
BETWEEN LITTLE STREET AND ROSELAND DRIVE SAN DIEGO, CALIFORNIA					
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 9 OF 13 SHEETS				V.D. NO. 526749 P.T.S. NO. _____	
FOR CITY ENGINEER _____				DATE _____	
DESCRIPTION	BY	APPROVED	DATE	FILED	
ORIGINAL	ESSI				
AS-BUILTS				DATE STARTED _____	
CONTRACTOR _____				DATE COMPLETED _____	
INSPECTOR _____				32132-9-D	

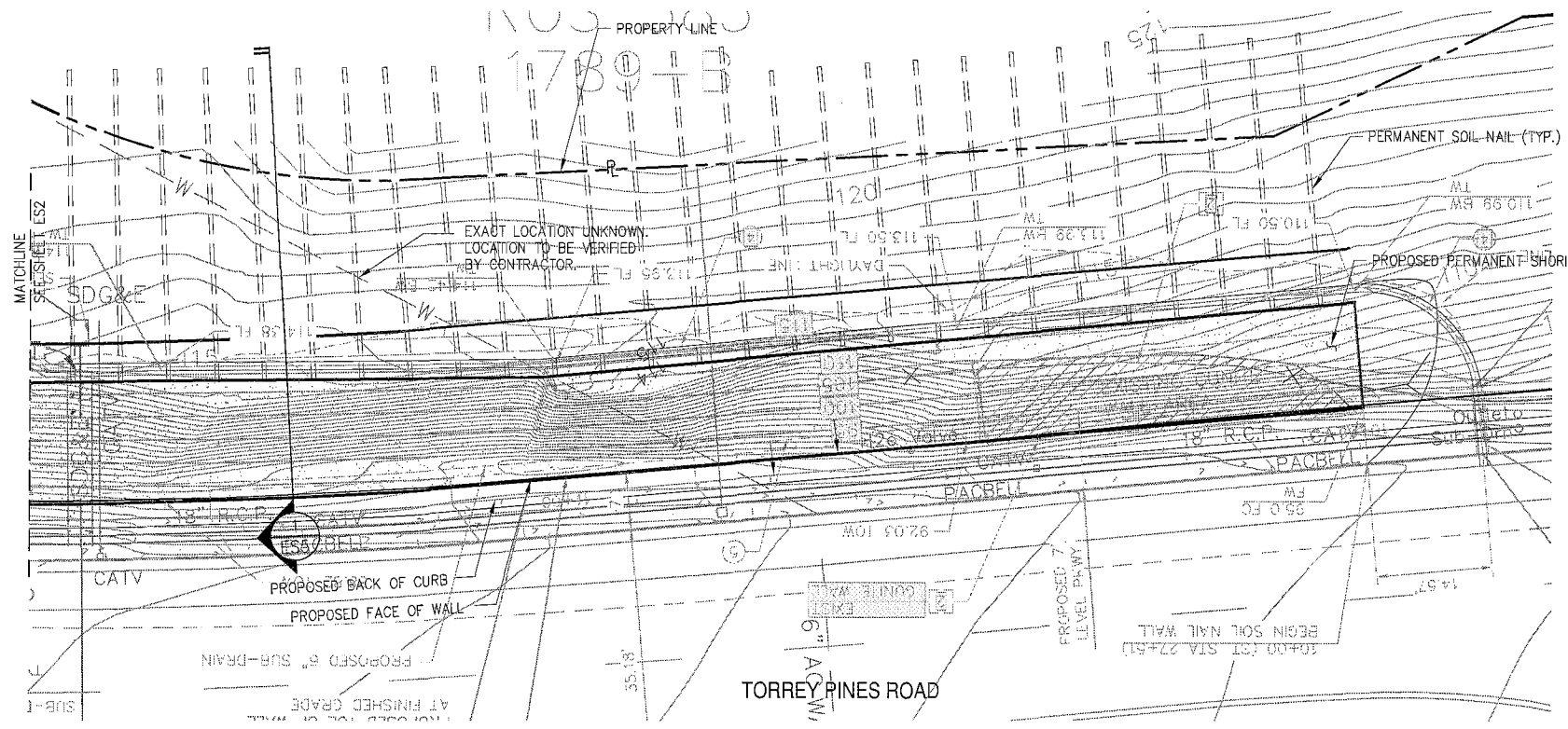


RICARDO JORDAN R.C.E. 68436 EXP. 3-30-15 DATE 04/03/15

REVISION DATE: 4/03/15



ELEVATION VIEW - LOOKING SOUTH
SCALE: 1" = 10'



PLAN VIEW - SOUTH
SCALE: 1" = 10'



EARTH SUPPORT SYSTEMS

9885 VIA EXCELENCIA, SUITE 104, SAN DIEGO, CA 92126
TEL (760) 929-2851 FAX (760) 929-2852

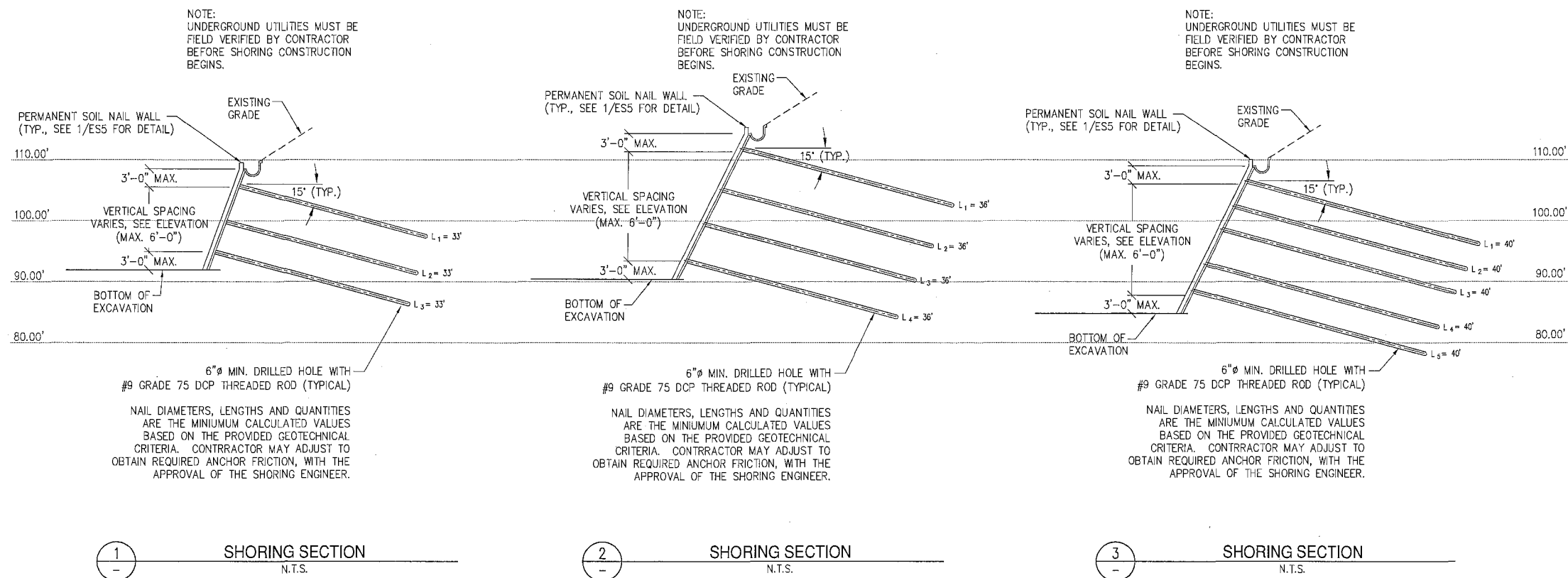
ES3

W.B.S./C.I.P. NO. _____		SPEC. NO. _____	
SHORING PLANS FOR:			
TORREY PINES ROAD SLOPE RECONSTRUCTION			
BETWEEN LITTLE STREET AND ROSELAND DRIVE SAN DIEGO, CALIFORNIA			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 10 OF 13 SHEETS		W.B. NO. 529740	P.T.S. NO. _____
FOR CITY ENGINEER _____		DATE _____	V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE FILMED
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AS-BUILTS		DATE STARTED _____	DATE COMPLETED _____
CONTRACTOR _____		INSPECTOR _____	
		32132-10-D	



04/03/15
RICARDO JORDAN R.C.E. 68436 EXP. 9-30-15 DATE _____

REVISION DATE: 4/03/15



REVISION DATE: 4/03/15 PLOT DATE: 2/23/2015 DRAWN BY: ACJ

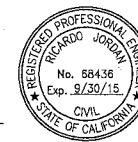


EARTH SUPPORT SYSTEMS

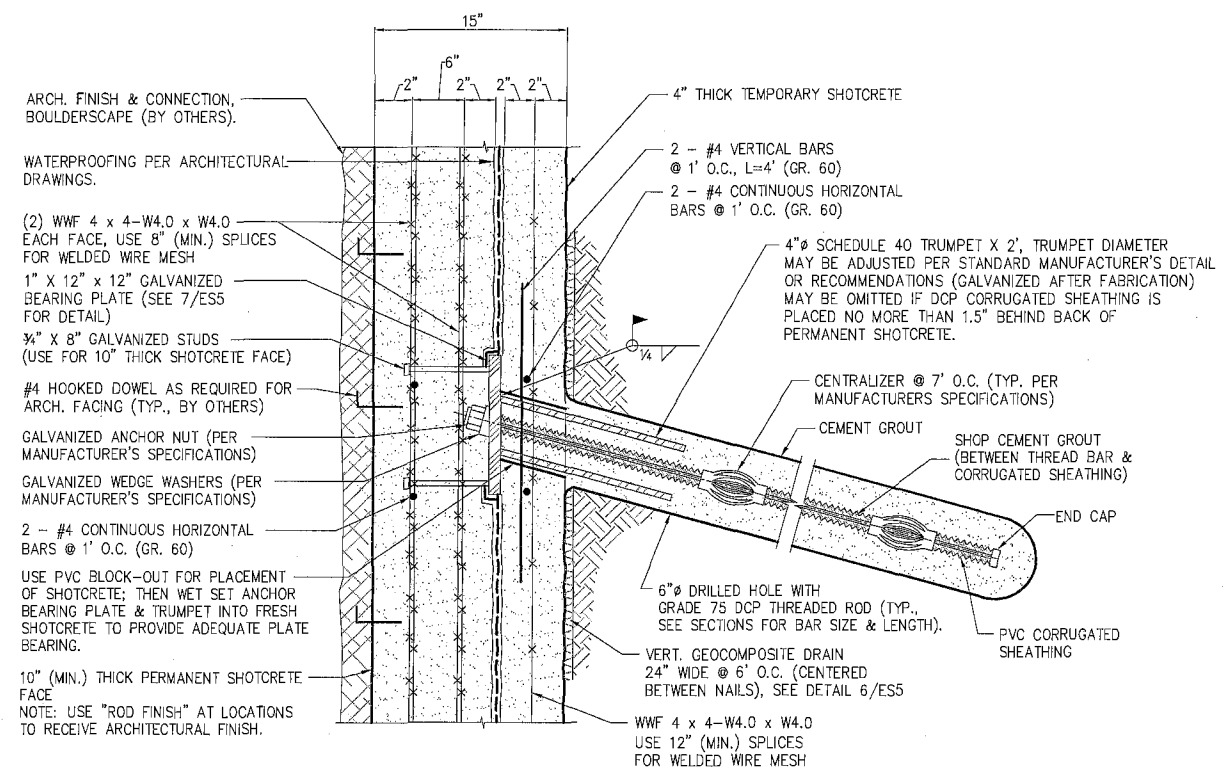
2240 FARADAY AVENUE, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

ES4

W.B.S./C.I.P. NO. _____		SPEC. NO. _____	
SHORING PLANS FOR:			
TORREY PINES ROAD SLOPE RECONSTRUCTION			
BETWEEN LITTLE STREET AND ROSELAND DRIVE SAN DIEGO, CALIFORNIA			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 11 OF 13 SHEETS		W.D. NO. 526740	P.T.S. NO. _____
FOR CITY ENGINEER _____		DATE _____	V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	ESSI		
		NAD83 COORDINATES	
		230-1689	
		LAMBERT COORDINATES	
AS-BUILTS	DATE STARTED _____	32132 -11-D	
CONTRACTOR	INSPECTOR	DATE COMPLETED _____	

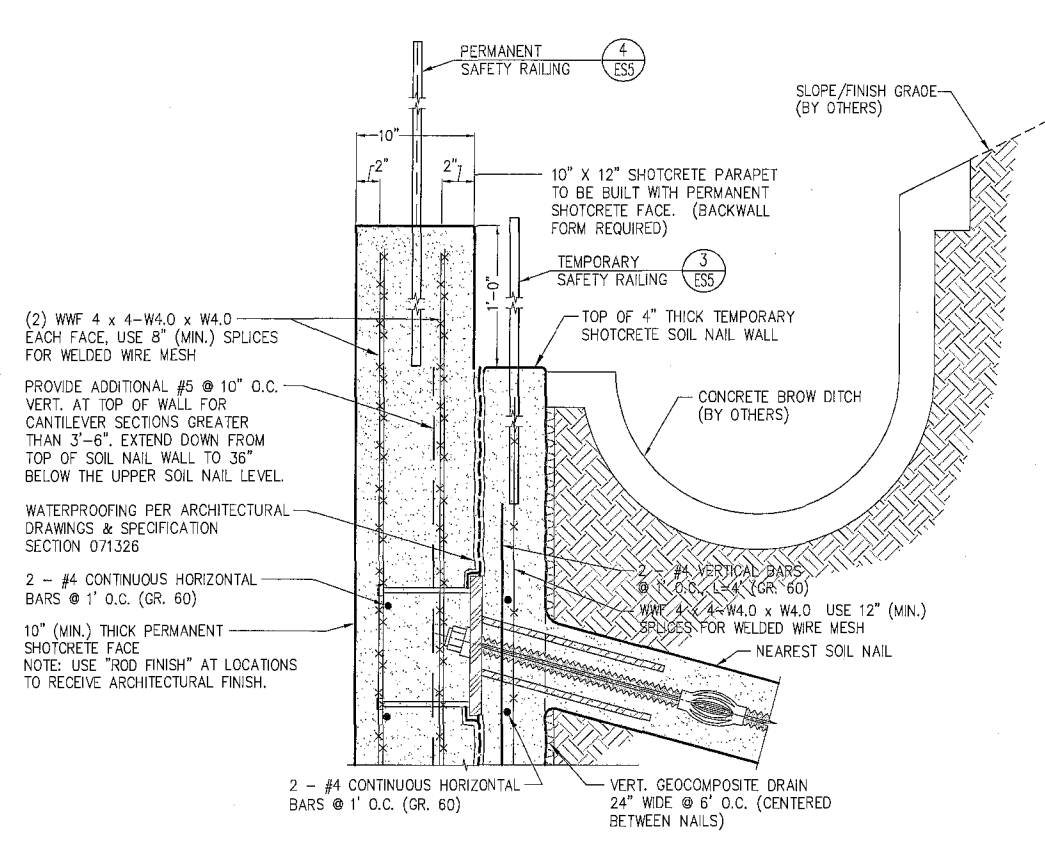


04/03/15
RICARDO JORDAN R.C.E. 68436 EXP. 9-30-15 DATE



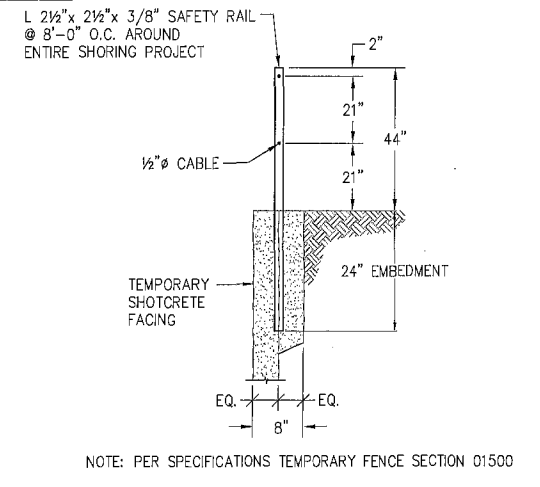
- NOTES:
1. SEE 5 & 6/ESS FOR GEOCOMPOSITE DRAIN & WEEP HOLE DETAIL.
 2. AS AN ALTERNATE, NAIL HEAD MAY BE EPOXY COATED INSTEAD OF GALVANIZED.
 3. SEE 2/ESS FOR TOP OF SHOTCRETE WALL DETAIL.
 4. SEE 3/ESS & 4/ESS FOR SAFETY RAILING DETAILS.

1 PERMANENT DCP SOIL NAIL DETAIL (TYPICAL)
N.T.S.

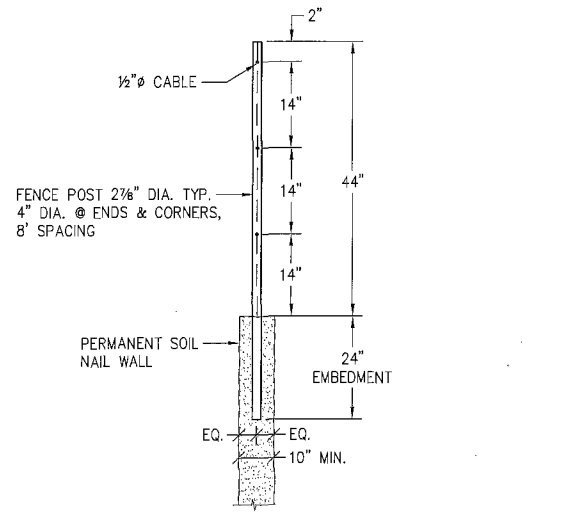


- NOTES:
1. SEE 6/ESS FOR GEOCOMPOSITE DRAIN & WEEP HOLE DETAIL.
 2. SEE 3/ESS & 4/ESS FOR SAFETY RAILING DETAILS.

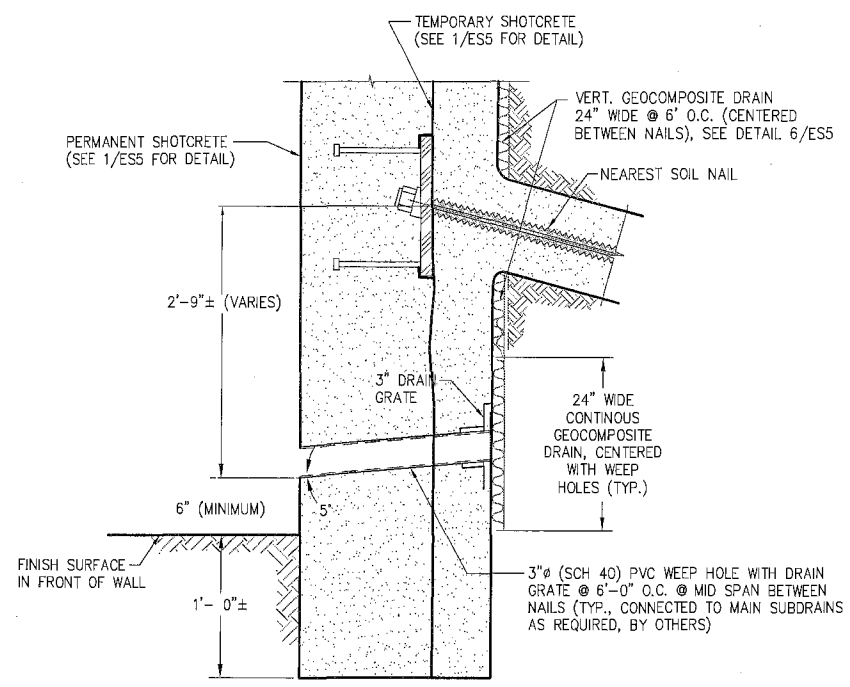
2 TOP OF SHOTCRETE WALL DETAIL (TYPICAL)
N.T.S.



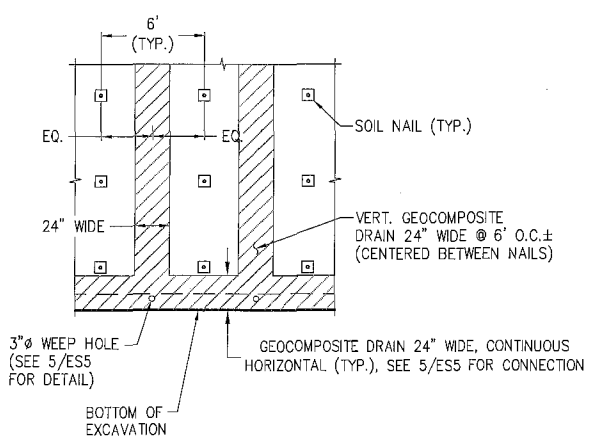
3 TEMPORARY SAFETY RAILING @ TOP OF SOIL NAIL WALL DETAIL
N.T.S.



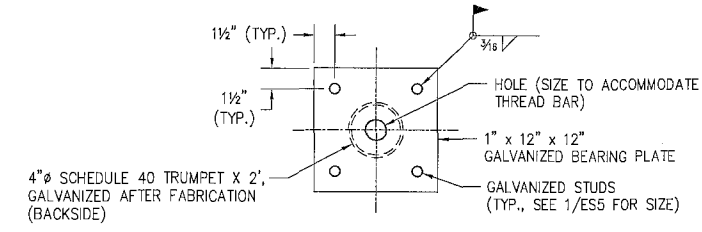
4 PERMANENT SAFETY RAILING DETAIL (BY OTHERS)
N.T.S.



5 GEOCOMPOSITE DRAIN & WEEP HOLE DETAIL (TYPICAL)
N.T.S.



6 GEOCOMPOSITE DRAIN & WEEP HOLE DETAIL (TYPICAL)
N.T.S.



NOTE: ALL ELEMENTS & CONNECTIONS TO BE GALVANIZED AFTER FABRICATION.

7 GALVANIZED BEARING PLATE DETAIL
N.T.S.



EARTH SUPPORT SYSTEMS

2240 FARADAY AVENUE, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

ES5

W.B.S./C.I.P. NO. _____		SPEC. NO. _____	
SHORING PLANS FOR:			
TORREY PINES ROAD SLOPE RECONSTRUCTION			
BETWEEN LITTLE STREET AND ROSELAND DRIVE SAN DIEGO, CALIFORNIA			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 12 OF 13 SHEETS		W.D. NO. 566740	P.T.S. NO. _____
FUR CITY ENGINEER _____	DATE _____	V.T.M. _____	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	ESS1		
		NAD83 COORDINATES	
		250-1699	
		LAMBERT COORDINATES	
AS-BUILTS			
CONTRACTOR _____	DATE STARTED _____	32132 -12-D	
INSPECTOR _____	DATE COMPLETED _____		



04/03/15

RICARDO JORDAN R.C.E. 68436 EXP. 9-30-15 DATE

REVISION DATE: 4/03/15 PLOT DATE: 2/23/2015 DRAWN BY: ACJ

GENERAL NOTES AND DEFINITIONS:

1. THE SHORING ENGINEER IS DEFINED AS THE REGISTERED CIVIL ENGINEER WHOSE STAMP RESIDES ON THESE DRAWINGS.
2. THE GENERAL CONTRACTOR (GC) IS AS DEFINED WITHIN THE CONTRACT DOCUMENTS.
3. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SAFETY AND CONSTRUCTION CODES.
4. THE SHORING CONTRACTOR IS DEFINED AS THE ENTITY WHICH INSTALLS THE SUPPORT SYSTEM(S) SHOWN ON, AND DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
5. UNLESS OTHERWISE NOTED, THE SHORING AND SUPPORT SYSTEMS DEPICTED WITHIN THESE DRAWINGS ARE TEMPORARY SYSTEMS WITH A LIMITED STRUCTURAL LIFE. THEY ARE INTENDED TO FACILITATE THE CONSTRUCTION OF PERMANENT STRUCTURES. THEREFORE, THE NEW STRUCTURES MUST BE DESIGNED TO ACCOMMODATE ALL APPLICABLE LOADS ON A PERMANENT BASIS.
6. GENERAL SITE EXCAVATION SHALL BE COORDINATED WITH THE INSTALLATION OF THE SHORING SYSTEM TO ENSURE SAFE WORKING CONDITIONS AND TO PREVENT THE LOSS OF GROUND AND THE CAVING OF BANKS.
7. PILE DRIVING EQUIPMENT, DRILL EQUIPMENT & CRANES SHALL NOT BE LOCATED WITHIN TEN (10) FEET OF THE SHORING BULKHEAD UNLESS SPECIFICALLY PROVIDED FOR IN THE DESIGN AND SPECIFICALLY SHOWN IN THESE DRAWINGS.
8. ALL SHORING DATA ON THESE SHEETS ARE THE EXCLUSIVE PROPERTY EARTH SUPPORT SYSTEMS INC. AND NO PART OF THESE DRAWINGS SHALL BE COPIED AND/OR USED WITHOUT OUR WRITTEN CONSENT.
9. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY VARIATIONS TO THE SHORING ENGINEER.
10. THE GENERAL CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO ENSURE PROVISIONS OF POCKETS, BLOCKOUTS, OFFSETS AND ANY OTHER ITEMS THAT MAY BE IN CONFLICT WITH, OR AFFECTED BY, THE SHORING SYSTEM.
11. ALL INSPECTION SERVICES, MATERIAL TESTING OR NOTIFICATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
12. ALL PERMITS (EXCEPT OSHA PERMIT) SHALL BE PROCURED AND PAID FOR BY THE GENERAL CONTRACTOR.
13. ALL ENCROACHMENT EASEMENTS AND PERMISSIONS SHALL BE PROCURED AND PAID FOR BY THE GENERAL CONTRACTOR.
14. ALL STRUCTURAL DETAILS OR SHAPES SHOWN ARE THOSE UTILIZED FOR DESIGN. ALTERNATE DETAILS, CONNECTIONS, SHAPES AND/OR MATERIALS MAY BE USED SUBJECT TO THE APPROVAL OF THE SHORING ENGINEER.
15. THE GENERAL CONTRACTOR SHALL PERIODICALLY MONITOR THE FACE OF SHOTCRETE AS THE EXCAVATION DESCENDS. THE SURVEY DATA SHALL BE REDUCED AND INTERPRETED, AND TRANSMITTED TO THE SHORING ENGINEER.
16. IF IN THE OPINION OF THE SHORING ENGINEER, MONITORING DATA INDICATES EXCESSIVE MOVEMENT, ALL EXCAVATION SHALL CEASE UNTIL THE SHORING ENGINEER INVESTIGATES THE SITUATION AND MAKES RECOMMENDATIONS FOR REMEDIATION OR CONTINUING. IN ADDITION, THE SURVEY DATA WILL BE USED BY THE SHORING CONTRACTOR TO MAINTAIN ALIGNMENT OF THE SHORING FACE RELATIVE TO THE BACK FACE OF THE NEW STRUCTURE WALL.

MONITORING (SOIL NAIL WALL)

MONITORING OF THE SURROUNDING GRADE ADJACENT TO THE SHORED EXCAVATION AND EXISTING STRUCTURES SHALL BE PERFORMED AT REGULAR INTERVALS, NOT TO EXCEED FIVE DAYS OR WITH EACH LIFT OF THE EXCAVATION (WHICHEVER IS MORE FREQUENT), TO CONFIRM THAT SETTLEMENTS & LATERAL MOVEMENT AGREE WITH THOSE ESTIMATED. (MAXIMUM ESTIMATED SETTLEMENT & LATERAL MOVEMENT = 1.0 INCH) MONITORING MAY BE PERFORMED WEEKLY IF THE RESULTS OF PERFORMANCE MONITORING INDICATE STABLE CONDITIONS AND THE CONSTRUCTION MANAGER CONCURS THAT MONITORING FREQUENCY CAN BE REDUCED. A BASELINE SURVEY SHALL BE PERFORMED PRIOR TO THE BEGINNING OF CONSTRUCTION. SURVEY MONITORING POINTS SHALL BE PLACED AT SOIL NAIL LEVEL ONE AT APPROXIMATELY 40 FEET ON CENTER HORIZONTALLY. A SECOND SERIES OF MONITORING POINTS SHALL BE PLACED 15 FEET FROM THE FACE OF THE SHORING WALL ON THE ADJACENT GROUND BEHIND THE WALL LOCATION.

DISCLAIMER

ESSI SHALL BE INDEMNIFIED FROM ANY EXPENSES DUE TO CLAIMS, DEMANDS, DAMAGES, AND INJURY OR DEATH RESULTING FROM THE GLOBAL INSTABILITY OF THE SLOPE. ADDITIONALLY, DUE TO THE POTENTIALLY ADVERSE SITE CONDITIONS, AND THE DYNAMIC NATURE OF THE EXISTING SOIL MASS, EARTH SUPPORT SYSTEMS, INC. SHALL HAVE NO WARRANTIES, WRITTEN OR EXPRESSED, REGARDING THE LONG-TERM PERFORMANCE OF THE STABILIZATION SYSTEM.

ESSI SHALL BE NOT BE HELD RESPONSIBLE FOR OBTAINING ENCROACHMENT AGREEMENTS.

PROCEDURE FOR SOIL NAILING

1. LINES AND GRADES ARE TO BE ESTABLISHED BY THE GENERAL CONTRACTOR TO ENSURE PROPER LOCATION OF SOIL NAIL ANCHORS.
2. EXCAVATED FACE SHALL BE TRIMMED UNIFORMLY TO A VERTICAL PLANE AT BACK FACE OF SHOTCRETE BY CONTRACTOR.
3. START EXCAVATION AND SHOTCRETE IN LIFTS NOT TO EXCEED FIVE (5) FEET OR AS OTHERWISE AUTHORIZED BY THE SHORING ENGINEER. CONTINUE THIS EXCAVATION PROCEDURE UNTIL ANCHOR LEVELS ARE REACHED.
4. THE GENERAL CONTRACTOR SHALL GRADE SAFE WORKING AND DRILLING BENCHES NOT MORE THAN THREE (3) FEET LOWER THAN THE ANCHOR LEVEL. BENCHES SHALL HAVE LENGTHS AND WIDTHS WHICH WILL ALLOW FOR SAFE AND PRODUCTIVE MOVEMENT OF THE ANCHOR DRILLING EQUIPMENT.
5. DRILL ANCHOR HOLES TO THE DEPTHS AND DIAMETERS INDICATED OR AS OTHERWISE AUTHORIZED BY THE SHORING ENGINEER. IF CAVING OCCURS, CASING OR OTHER ALTERNATE DRILLING METHODS MAY BE USED AS AUTHORIZED BY THE SHORING ENGINEER.
6. INSERT THE ANCHOR TENDONS INTO THE DRILLED SHAFTS WHILE TAKING MEASURES TO ENSURE THAT THE TENDONS ARE CENTERED (I.E. BY THE USE OF CENTRALIZING DEVICES OR OTHER MEANS ACCEPTABLE TO THE SHORING ENGINEER) IN THE DRILLED SHAFT.
7. BACKFILL THE ANCHOR LENGTH WITH A CONCRETE GROUT MIX IDENTIFIED IN MATERIALS.
8. AFTER ANCHORS HAVE BEEN PLACED, SHOTCRETE & REINFORCEMENT SHALL BE APPLIED TO THE EXCAVATED FACE. A BEARING PLATE WILL THEN BE PLACED ON THE ANCHOR AND BOLTED DOWN WITH A BEARING NUT.
9. EXCAVATE TO NEXT DRILL BENCH LOCATION AFTER SHOTCRETE HAS CURED FOR TWO (2) DAYS.
10. REPEAT STEPS 5 THROUGH 9 AS APPLICABLE FOR EACH ADDITIONAL LEVEL OF ANCHORS OR UNTIL BOTTOM OF EXCAVATION IS REACHED.

MATERIALS

1. WELDING: ELECTRIC ARC USING ELECTRODES E70-XX PLACED BY QUALIFIED WELDERS.
2. MISCELLANEOUS STEEL: STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A-36 (36 KSI) OR BETTER.
3. ANCHOR TENDON: PERMANENT NAILS: ANCHOR TENDON SHALL BE DOUBLE CORROSION PROTECTED (DCP) GRADE 75 ASTM A-615 THREADED BAR OR BETTER. SEE CROSS SECTIONS FOR BAR SIZES & LENGTHS.
4. ANCHOR CONCRETE/GROUT: ANCHOR PLUG FOR SOIL NAILS SHALL BE NEAT PORTLAND CEMENT WITH A MAXIMUM WATER-CEMENT RATIO OF 0.45 BY WEIGHT. (TYPE ⅞ CEMENT REQUIRED) IT MAY CONTAIN AN ADDITIVE TO CONTROL SHRINKAGE, SUCH AS INTRAPLAST-N BY SIKA CORP., AND SHALL HAVE SUFFICIENT STRENGTH TO INSURE LOAD TRANSFER BETWEEN THE THREADED BAR AND SOIL. AT THE SHORING CONTRACTORS OPTION, A 3000 PSI CONCRETE @ 28 DAYS COMPRESSIVE STRENGTH MAY BE UTILIZED. NOTE: TYPE ⅞ CEMENT REQUIRED (MAX. W/C=0.45 BY WEIGHT).
5. SHOTCRETE: SHOTCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4000 PSI. (TYPE ⅞ CEMENT REQUIRED), WITH MAXIMUM WATER-CEMENT RATIO OF 0.45 BY WEIGHT. SHOTCRETE SHALL BE APPLIED BY A CERTIFIED NOZZLEMAN. SHOTCRETE CONSTRUCTION AND TESTING SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 1913, VOL. 2, CHAPTER 19 FOR ALL PERMANENT SHOTCRETE.
6. REINFORCING STEEL: REINFORCING STEEL SHALL BE GRADE 60 AND CONFORM TO REQUIREMENTS OF ASTM A615.
7. GEOCOMPOSITE DRAIN: GEOCOMPOSITE DRAINAGE BOARD SHALL BE MIRADRIN 6000 BY MIRADRI (OR EQUAL).
8. WELDED WIRE FABRIC: STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-1064, fy=60.0 ksi.
9. EPOXY COATING: (WHEN USED IN LIEU OF GALVANIZATION FOR ANCHOR HEAD ASSEMBLY) EPOXY COATING SHALL BE BITUMASTIC COAL-TAR EPOXY TWO COATS SHALL BE APPLIED FOR A TOTAL DRY FILM THICKNESS OF 16 MILS. ALL STEEL SURFACES SHALL BE BLAST WITH SSPC-SP 10 (NEAR WHITE) BEFORE COATING IS APPLIED.
10. WELDED STUDS: STUDS SHALL BE NELSON SHEAR CONNECTOR STUDS MANUFACTURED FROM ASTM A 108, GRADES C-1010 THROUGH 1020 COLD DRAWN STEEL. STUDS SHALL BE IN CONFORMANCE WITH ICBO EVALUATION REPORT 2614.

PROCEDURE FOR SOIL NAIL TESTING

1. PERFORM A MINIMUM OF 2 PREPRODUCTION VERIFICATION TEST NAILS PRIOR TO THE START OF THE NAIL WALL INSTALLATION @ 200% OF THE ALLOWABLE PULL-OUT RESISTANCE IN ACCORDANCE WITH FHWA "GEOTECHNICAL ENGINEERING CIRCULAR No.7." IF BARS FOR VERIFICATION NAILS ARE OVERSIZED ADEQUATELY, THEY MAY BE USED AS PART OF THE PRODUCTION NAILS.
2. PROOF TEST 5% OF TOTAL ANCHORS (MIN. 2 ANCHOR'S PER ROW) @ 150% OF ALLOWABLE PULL-OUT RESISTANCE IN ACCORDANCE WITH FHWA "GEOTECHNICAL ENGINEERING CIRCULAR No.7."
3. PERFORMANCE TEST 2 ANCHORS MINIMUM IN EACH DIFFERENT ROCK/SOIL MATERIAL @ 150% OF ALLOWABLE PULL-OUT RESISTANCE IN ACCORDANCE WITH FHWA "GEOTECHNICAL ENGINEERING CIRCULAR No.4."
4. ALLOWABLE PULL OUT RESISTANCE FOR THIS PROJECT EQUALS: 1,885 PLF (POUNDS PER LINEAL FOOT) OR 8.35 PSI
5. ALL TESTING TO BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER'S REPRESENTATIVE.

SPECIAL INSPECTION NOTES

1. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
2. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO FABRICATION.
3. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PRE-FABRICATED COMPONENTS.

SUMMARY OF SPECIAL INSPECTION

1	Concrete	13.1	Verify soils conditions are substantially in conformance with the soil investigation report
2	Boils installed in concrete	13.2	Verify that foundation excavations extend to proper depth and bearing strata
3	Concrete moment-resisting space frame	13.3	Provide soil compaction test results, depth of fill, relative density, bearing values
4	Reinforcing steel and prestressing steel	13.4	Provide soil expansion test results, expansion index, recommendations for foundations, on-grade floor slab design for each building site
5.1	All structural welding	14	Smoke control system
5.2	Weld testing ductile moment-resisting steel frame	15	Special cases (describe)
5.3	Welding reinforcing steel	16	off-site fabrication of building components
6	High-strength bolting	17	Other special inspections as required by designer (Structural Observation)
7	Structural masonry		
8	Reinforced gypsum concrete		
9	Insulating concrete fill		
10	Spray-applied fireproofing		
11	Deep foundations (piling & drilled caissons)		
12	Shotcrete		

Number	Description of Type of Inspection Required, Location, Remarks, etc.	Design Strength
1	Shotcrete. Verify design mix & strength.	4000 psi
2	Anchor Grout. Verify design mix & strength.	
3	Verify drilled shaft length, diameter & angle for soil nails.	
4	Verification testing of 2 anchors to 200%	
5	Performance testing of 2 anchors to 150%	
6	Placement of reinf. steel & soil nails	
7	Soil items 13.1, 13.2, 13.3 & 13.4	
8	Proof testing 5% of total anchors to 150%	
9	Field Welds	E70-XX

- The Special Inspections listed are in addition to the called inspections required by the CBC, as amended. Special Inspection is not a substitute for inspection by a City Inspector.
 - Structural Observation does not include or waive the responsibility for the inspections required by the CBC.
- Continuous inspection is always required during the performance of the work unless otherwise specified. When work in more than one category of work requiring special inspection is to be performed simultaneously, or the geographic location of the work is such that it cannot be continuously observed in accordance with the provisions of the CBC, it is the agent's responsibility to employ a sufficient number of inspectors to assure that all the work is inspected in accordance with those provisions.
 - The Special Inspectors must be certified by the City of San Diego to perform the type of inspection specified.

Exceptions:

 - Soils inspections by the Soils Engineer of record.
 - Smoke Control System, by the Mechanical Engineer of record.
 - When waived by the Building Official.
 - It is the responsibility of the contractor to notify the Special Inspector or inspection agency at least one working day prior to performing any work that requires special inspection.
 - Specially inspected work that is installed or covered without the approval of the City Inspector is subject to removal or exposure.



EARTH SUPPORT SYSTEMS

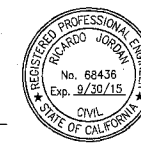
2240 FARADAY AVENUE, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

ES6

W.B.S./C.I.P. NO. _____
SPEC. NO. _____

SHORING PLANS FOR:
TORREY PINES ROAD SLOPE RECONSTRUCTION
BETWEEN LITTLE STREET AND ROSELAND DRIVE
SAN DIEGO, CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 13 OF 13 SHEETS	V.B. NO. 526740 P.T.S. NO. _____
FOR CITY ENGINEER _____ DATE _____	V.T.M. _____
DESCRIPTION BY APPROVED DATE FILMED	
ORIGINAL ESSJ _____	
NAD83 COORDINATES 250-1589 LAMBERT COORDINATES	
AS-BUILTS _____	
CONTRACTOR _____ DATE STARTED _____	32132 -13-D
INSPECTOR _____ DATE COMPLETED _____	



04/03/15

RICARDO JORDAN R.C.E. 68436 EXP. 9-30-15 DATE

REVISION DATE: 4/03/15 PLOT DATE: 2/23/2015 DRAWN BY: A.C.J.

PRELIMINARY 90% DESIGN-NOT FOR CONSTRUCTION ATTACHMENT 5

HEARING OFFICER RESOLUTION NO. HO-16-XXX
COASTAL DEVELOPMENT PERMIT NO. 846963 and
SITE DEVELOPMENT PERMIT NO. 846964
TORREY PINES SLOPE RESTORATION PROJECT NO. 236131

WHEREAS the CITY OF SAN DIEGO, PUBLIC WORKS DEPARTMENT, Owner/Permittee, filed an application with the City of San Diego for a permit to allow the restoration and stabilization of an existing slope within the Torrey Pines Road public right-of-way between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-seven foot high soil-nails retaining wall (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 846963 and 846964), along Torrey Pines Road between Little Street and Roseland Drive in the public right-of-way of Torrey Pines Road;

WHEREAS, the project site is located within the Torrey Pines Road public right-of-way between Little Street and Roseland Drive in the public right-of-way of Torrey Pines Road of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as a portion of public right-of-way of Torrey Pines Road;

WHEREAS, on November 9, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 846963 and Site Development Permit No. 846964 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 8, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated November 9, 2016.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The proposed project will improve the public safety within the public right-of-way along Torrey Pines Road between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-seven foot high soil-nails retaining wall. The Torrey Pines Slope Restoration project includes excavation at the toe

of the existing slope to achieve the required space for a sidewalk, removal of sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape or rock carved surface. Several of the excavated slopes along the existing Torrey Pines Road were sprayed with gunite, a building material consisting of a mixture of cement, sand, and water that is sprayed into place. Gunite has little or no structural strength in that the mixture has no rock and no steel and is generally very thinly applied. Gunite has been used on slopes to prevent erosion of steep slopes. Gunite has no structural properties and is simply a thinly applied mixture of water, cement and sand. The existing condition presents a public safety concern. During intense storm events eroded material collects in the east-bound travel lane closest to the curb. A complete failure of the slope is possible.

The soil-nails wall would be approximately twenty-seven feet in height and approximately 334 feet in length. The soil-nails, up to forty feet in length, would be installed into the slope at an angle of approximately fifteen degrees below horizontal. The horizontal and vertical spaces of the soil-nails would be approximately six feet. Approximately 250 soil-nails would be used to construct a permanent wall. A permanent safety railing would be installed atop the soil-nails wall measuring forty-four inches high. A concrete brow ditch would be installed behind the soil-nails wall to intercept drainage from above and carry the stormwater runoff away from the soil-nails wall. A geocomposite drain system and weep holes would be integrated into the construction to eliminate hydrostatic pressure from building up behind the soil-nails wall. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor.

The proposed project is the improvement of an existing public right-of-way used by the public to existing physical accessways legally. The proposed project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. There are no public views to and along the ocean and other scenic coastal areas where the improvement will be constructed. The proposed project will neither enhance nor detract and neither protect or degrade public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The proposed project will improve the public's safety when traveling through the transportation corridor. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed project will improve the public safety within the public right-of-way along Torrey Pines Road between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-seven foot high soil-nails retaining wall. The Torrey Pines Slope Restoration project includes excavation at the toe of the existing slope to achieve the required space for a sidewalk, removal of sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape or rock carved surface. Several of the excavated slopes along the existing Torrey Pines Road were sprayed with gunite, a building material consisting of a mixture of cement, sand, and water that is sprayed into place. Gunite has little or no structural strength in that the mixture has no rock and no steel and is generally very thinly applied.

Gunite has been used on slopes to prevent erosion of steep slopes. Gunite has no structural properties and is simply a thinly applied mixture of water, cement and sand. The existing condition presents a public safety concern. During intense storm events eroded material collects in the east-bound travel lane closest to the curb. A complete failure of the slope is possible.

The soil-nails wall would be approximately twenty-seven feet in height and approximately 334 feet in length. The soil-nails, up to forty feet in length, would be installed into the slope at an angle of approximately fifteen degrees below horizontal. The horizontal and vertical spaces of the soil-nails would be approximately six feet. Approximately 250 soil-nails would be used to construct a permanent wall. A permanent safety railing would be installed atop the soil-nails wall measuring forty-four inches high. A concrete brow ditch would be installed behind the soil-nails wall to intercept drainage from above and carry the stormwater runoff away from the soil-nails wall. A geocomposite drain system and weep holes would be integrated into the construction to eliminate hydrostatic pressure from building up behind the soil-nails wall. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor.

The applicant submitted a Biological assessment of the site. The conclusion of that assessment is the public right-of-way along Torrey Pines Road between Little Street and Roseland Drive contains no environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The proposed project will improve the public safety within the public right-of-way along Torrey Pines Road between Little Street and Roseland Drive by installing an approximately 334-foot long, approximately twenty-seven foot high soil-nails retaining wall. The Torrey Pines Slope Restoration project includes excavation at the toe of the existing slope to achieve the required space for a sidewalk, removal of sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape or rock carved surface. Several of the excavated slopes along the existing Torrey Pines Road were sprayed with gunite, a building material consisting of a mixture of cement, sand, and water that is sprayed into place. Gunite has little or no structural strength in that the mixture has no rock and no steel and is generally very thinly applied. Gunite has been used on slopes to prevent erosion of steep slopes. Gunite has no structural properties and is simply a thinly applied mixture of water, cement and sand. The existing condition presents a public safety concern. During intense storm events eroded material collects in the east-bound travel lane closest to the curb. A complete failure of the slope is possible.

The soil-nails wall would be approximately twenty-seven feet in height and approximately 334 feet in length. The soil-nails, up to forty feet in length, would be installed into the slope at an angle of approximately fifteen degrees below horizontal. The horizontal and vertical spaces of the soil-nails would be approximately six feet. Approximately 250 soil-nails would be used to construct a permanent wall. A permanent safety railing would be installed atop the soil-nails wall measuring forty-four inches high. A concrete brow ditch would be installed behind the soil-nails wall to intercept drainage from above and carry the stormwater runoff away from the soil-nails wall. A geocomposite drain system and weep holes would be integrated into the construction to eliminate hydrostatic pressure from building up behind the soil-nails wall. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor.

The proposed project will be consistent with the transportation goals of the La Jolla Community Plan. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor. Torrey Pines Road is an integral link in the Transportation Element and is a circulation element roadway. Safety of persons, vehicles and cargo is of paramount importance to the community and City of San Diego. Therefore, the proposed project will conform with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed project will improve the public safety within the public right-of-way along Torrey Pines Road between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-seven foot high soil-nails retaining wall. The Torrey Pines Slope Restoration project includes excavation at the toe of the existing slope to achieve the required space for a sidewalk, removal of sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape or rock carved surface. Several of the excavated slopes along the existing Torrey Pines Road were sprayed with gunite, a building material consisting of a mixture of cement, sand, and water that is sprayed into place. Gunite has little or no structural strength in that the mixture has no rock and no steel and is generally very thinly applied. Gunite has been used on slopes to prevent erosion of steep slopes. Gunite has no structural properties and is simply a thinly applied mixture of water, cement and sand. The existing condition presents a public safety concern. During intense storm events eroded material collects in the east-bound travel lane closest to the curb. A complete failure of the slope is possible.

The soil-nails wall would be approximately twenty-seven feet in height and approximately 334 feet in length. The soil-nails, up to forty feet in length, would be installed into the slope at an angle of approximately fifteen degrees below horizontal. The horizontal and vertical spaces of the soil-nails would be approximately six feet. Approximately 250 soil-nails would be used to construct a permanent wall. A permanent safety railing would be installed atop the soil-nails wall measuring forty-four inches high. A concrete brow ditch would be installed behind the soil-nails wall to intercept drainage from above and carry the stormwater runoff away from the soil-nails wall. A geocomposite drain system and weep holes would be integrated into the construction to eliminate hydrostatic pressure from building up behind the soil-nails wall. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

- 1. The proposed development will not adversely affect the applicable land use plan.** The proposed project will improve the public safety within the public right-of-way along Torrey Pines Road between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-

four foot high soil-nails retaining wall. The Torrey Pines Slope Restoration project includes excavation at the toe of the existing slope to achieve the required space for a sidewalk, removal of sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape or rock carved surface. Several of the excavated slopes along the existing Torrey Pines Road were sprayed with gunite, a building material consisting of a mixture of cement, sand, and water that is sprayed into place. Gunite has little or no structural strength in that the mixture has no rock and no steel and is generally very thinly applied. Gunite has been used on slopes to prevent erosion of steep slopes. Gunite has no structural properties and is simply a thinly applied mixture of water, cement and sand. The existing condition presents a public safety concern. During intense storm events eroded material collects in the east-bound travel lane closest to the curb. A complete failure of the slope is possible.

The soil-nails wall would be approximately twenty-seven feet in height and approximately 334 feet in length. The soil-nails, up to forty feet in length, would be installed into the slope at an angle of approximately fifteen degrees below horizontal. The horizontal and vertical spaces of the soil-nails would be approximately six feet. Approximately 250 soil-nails would be used to construct a permanent wall. A permanent safety railing would be installed atop the soil-nails wall measuring forty-four inches high. A concrete brow ditch would be installed behind the soil-nails wall to intercept drainage from above and carry the stormwater runoff away from the soil-nails wall. A geocomposite drain system and weep holes would be integrated into the construction to eliminate hydrostatic pressure from building up behind the soil-nails wall. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor.

The proposed project will be consistent with the transportation goals of the La Jolla Community Plan. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor. Torrey Pines Road is an integral link in the Transportation Element and is a circulation element roadway. Safety of persons, vehicles and cargo is of paramount importance to the community and City of San Diego. Therefore, the proposed project will improve the safety of the roadway and will not adversely affect the La Jolla Community Plan or the goals contained therein.

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

The proposed project will improve the public safety within the public right-of-way along Torrey Pines Road between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-seven foot high soil-nails retaining wall. The Torrey Pines Slope Restoration project includes excavation at the toe of the existing slope to achieve the required space for a sidewalk, removal of sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape or rock carved surface. Several of the excavated slopes along the existing Torrey Pines Road were sprayed with gunite, a building material consisting of a mixture of cement, sand, and water that is sprayed into place. Gunite has little or no structural strength in that the mixture has no rock and no steel and is generally very thinly applied. Gunite has been used on slopes to prevent erosion of steep slopes. Gunite has no structural properties and is simply a thinly applied mixture of water, cement and sand. The existing condition presents a public safety concern. During intense storm events eroded material collects in the east-bound travel lane closest to the curb. A complete failure of the slope is possible.

The soil-nails wall would be approximately twenty-seven feet in height and approximately 334 feet in length. The soil-nails, up to forty feet in length, would be installed into the slope at an angle of approximately fifteen degrees below horizontal. The horizontal and vertical spaces of the soil-nails would be approximately six feet. Approximately 250 soil-nails would be used to construct a permanent wall. A permanent safety railing would be installed atop the soil-nails wall measuring forty-four inches high. A concrete brow ditch would be installed behind the soil-nails wall to intercept drainage from above and carry the stormwater runoff away from the soil-nails wall. A geocomposite drain system and weep holes would be integrated into the construction to eliminate hydrostatic pressure from building up behind the soil-nails wall. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor. Therefore, the proposed project will improve the public safety, and will not be detrimental to the public health, safety, and welfare.

- 3. The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed project will improve the public safety within the public right-of-way along Torrey Pines Road between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-seven foot high soil-nails retaining wall. The Torrey Pines Slope Restoration project includes excavation at the toe of the existing slope to achieve the required space for a sidewalk, removal of sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape or rock carved surface. Several of the excavated slopes along the existing Torrey Pines Road were sprayed with gunite, a building material consisting of a mixture of cement, sand, and water that is sprayed into place. Gunite has little or no structural strength in that the mixture has no rock and no steel and is generally very thinly applied. Gunite has been used on slopes to prevent erosion of steep slopes. Gunite has no structural properties and is simply a thinly applied mixture of water, cement and sand. The existing condition presents a public safety concern. During intense storm events eroded material collects in the east-bound travel lane closest to the curb. A complete failure of the slope is possible.

The soil-nails wall would be approximately twenty-seven feet in height and approximately 334 feet in length. The soil-nails, up to forty feet in length, would be installed into the slope at an angle of approximately fifteen degrees below horizontal. The horizontal and vertical spaces of the soil-nails would be approximately six feet. Approximately 250 soil-nails would be used to construct a permanent wall. A permanent safety railing would be installed atop the soil-nails wall measuring forty-four inches high. A concrete brow ditch would be installed behind the soil-nails wall to intercept drainage from above and carry the stormwater runoff away from the soil-nails wall. A geocomposite drain system and weep holes would be integrated into the construction to eliminate hydrostatic pressure from building up behind the soil-nails wall. The proposed project will replace the existing gunite on the slope face with a soil-nails retaining wall and improve the safety of the transportation corridor.

The Hearing Officer finds the structure and improvements for which the permit was applied does conform to the regulations contained within the La Jolla Shores Planned District. No deviations or variance is required to approve the proposed project. The proposed project will comply with all local, state and federal regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 846963 and Site Development Permit No. 846964 is hereby GRANTED by the

Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 846963 and 846964, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: November 9, 2016

Job Order No. WBS#-S-00877.02.06

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: WBS#-S-00877.02.06

COASTAL DEVELOPMENT PERMIT NO. 846963 and
SITE DEVELOPMENT PERMIT NO. 846964
TORREY PINES SLOPE RESTORATION PROJECT NO. 236131
HEARING OFFICER

This Coastal Development Permit No. 846963 and Site Development Permit No. 846964 is granted by the Hearing Officer of the City of San Diego to the City of San Diego, Public Works Department, Owner/Permittee, pursuant to San Diego Municipal Code Sections 126.0501 and 126.0401. The site is located within the Torrey Pines Road public right-of-way between Little Street and Roseland Drive in the public right-of-way of Torrey Pines Road in the La Jolla Community Plan area. The project site is legally described as public right-of-way of Torrey Pines Road.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow the restoration and stabilization of an existing slope within the Torrey Pines Road public right-of-way between Little Street and Roseland Drive by installing an approximately 334 foot long, approximately twenty-four foot high soil-nails retaining wall described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 9, 2016, on file in the Development Services Department.

The project shall include:

- a. The Torrey Pines Slope Restoration project includes an excavation at the toe of the existing slope to achieve the required space for a sidewalk, removal of existing gunite, sloughing soil and debris off the existing slope face, and installation of a permanent soil-nails wall with an outer boulder-scape or rock carved surface within the Torrey Pines Road public right-of-way;
- b. Erosion control within the Torrey Pines Road public right-of-way (planting, irrigation and landscape related improvements);

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 24, 2019.
2. No permit for the construction 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. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.

LANDSCAPE REQUIREMENTS:

8. Construction documents for the revegetation and hydroseeding of all disturbed land shall be in accordance with the Landscape Standards. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Office of the Development Services Department.
9. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
10. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
11. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 November 9, 2016 by Resolution (to be filled in).

Permit Type/PTS Approval No.: CDP No. 846963 & SDP No. 846964
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

John S. Fisher
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.

**Public Works Department,
City of San Diego**
Owner/Permittee

By _____
Jamal Batta
Senior Civil Engineer

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

NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 236131

PROJECT TITLE: Torrey Pines Slope Restoration

PROJECT LOCATION-SPECIFIC: The project is located on the south side of Torrey Pines Road between Little Street and Roseland Drive within the La Jolla Community Plan.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Approval of the Site Development Permit (SDP) would allow for the reconstruction of a sloughing slope and the replacement of the existing gunite retaining wall with a new retaining wall. The new retaining wall is being constructed in order to protect Torrey Pines Road from the eroding slope. The new wall would be approximately 335 foot long and would have a simulated boulderscape face and would vary in height from 13 feet to 25 feet. The top of the new wall would have 44-inch high posts and cable safety railings with a concrete brow ditch immediately behind the wall. The toe of the slope would be excavated to allow for the required space for the wall installation.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego Engineering and Capital Projects, Contact Bill Mercer, (619) 533-5455.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTIONS: 15302 (REPLACEMENT OR RECONSTRUCTION)
() STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined that the project meets the categorical exemption criteria set forth in CEQA State Guidelines Section 15302. The exemption allows for the replacement or reconstruction of existing facilities where the new structure will be located on the same site and will have substantially the same purpose. Since the project would replace the existing retaining wall and reconstruct the hillside it was determined that the exemption applies. A biological survey report was prepared and determined that the construction of the wall would not result in significant impacts to biological resources. Because the textured and colored boulderscape pattern on the new wall would be consistent with the natural setting of the area and would have a higher aesthetic value than the existing gunite wall significant visual impact would not occur. It was determined that minimal changes to the environment would occur due to the implementation of the project and the exceptions listed in CEQA Section 21080.21 would not apply.

LEAD AGENCY CONTACT PERSON: JEFF SZYMANSKI

TELEPHONE: (619) 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Handwritten signature: Jeff Szymanski SENIOR PLANNER

October 8, 2013
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



La Jolla Community Planning Association

Date: April 11, 2016

Subject: La Jolla Community Planning Association Decision

RE: PTS # 236131: "Torrey Pines Slope Restoration".

On April 7, 2016 at the Regular Meeting of The La Jolla Community Planning Association (LCPA) Trustees reviewed **Torrey Pines Slope Restoration** as an Action Item.

ACTION ITEM as Noticed: Torrey Pines Slope Restoration

Reconstruction of a sloughing slope and the replacement of the existing gunite retaining wall with a new retaining wall. The new retaining wall is being constructed in order to protect Torrey Pines Road from the eroding slope.

Approved Motion: Findings can be made to approve the Proposal of Torrey Pines Slope Restoration as Presented, 14-0-1. (Chair abstains).

Sincerely,

Cindy Greatrex

Chair

858-456-7900

LA JOLLA SHORES PLANNED DISTRICT

Applicant: City of San Diego Item: 2
Torrey Pines Slope Rest. Date: 12/17/2013
PTS 236131

To: Planning Director
 From: La Jolla Shores Planned District Advisory Board
 Subject: Proposal Within La Jolla Shores Planned District

The La Jolla Shores Planned District Advisory Board has reviewed the applicant for:

Process 3: Replace existing concrete slope
protection with new concrete, simulating
soil formation. Consistent with existing,
preserving space for future sidewalk. Planned
findings can be made for CDP + SDP
for project as preserved

located Torrey Pines Road, between Little St Rosemond Dr.

and recommends:

- A. Approval because of conformity to criteria and design standards adopted by the City Council Gorse / Weisman
- B. Denial because of nonconformity to criteria and design standards adopted by the City Council. (Reasons for nonconformity on reverse side.)
- C. Approval subject to the following modifications to ensure conformity to criteria and design standards adopted by the City Council.

- D. Denial because of lack of four affirmative votes.

Board Signatures

Approving Item: 5

Disapproving Item: 0

Dan Gorse
Suzanne Weisman

(Empty signature box)

Absentees:
Game Polta

[Signature]
 Chairman