



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 20, 2013 REPORT NO. HO 13-009

ATTENTION: Hearing Officer

SUBJECT: **ALBERTS APARTMENTS**
PROJECT NO. NO. 222188

LOCATION: 5430, 5450 and 5460 55th Street

APPLICANT: Aztec Shops, LTD.

SUMMARY

Requested Action - Should the Hearing Officer approve a Site Development Permit to allow the replacement of existing drain pipes with two new underground storm drains at 5430, 5450 and 5460 55th. Street in the 55th. Street Redevelopment Subarea of the College Community Plan area?

Staff Recommendation -

1. **Certify** Mitigated Negative Declaration No. 222188 and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 792284.

Community Planning Group Recommendation – The College Area Community Planning Board voted unanimously on September 14, 2011 to recommend approval of the project.

Environmental Review – A Mitigated Negative Declaration No. 222188 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

BACKGROUND

The site is designated by the College Area Community Plan for High Density Residential uses at a density range of forty-five to seventy-five dwelling units per net residential acre as shown on

Figure 7b (Attachment 1). The site is located at 5430, 5450 and 5460 55th. Street in the 55th. Street Redevelopment Subarea (Attachment 2). The site is developed with a two-story apartment complex which includes residential units, parking, pool and other amenities which were constructed in 1959 (Attachment 3).

DISCUSSION

The Albert's Apartment Storm Drain Improvement project requires a Site Development Permit due to the presence of environmentally sensitive lands on the site in the form of biology. Approval of the proposed project would allow the replacement of two existing storm drains with two underground storm drains that serve an existing multi-family residential development on 5.3 acre site at 5430, 5450 and 5460 55th Street in the College community (Attachment 4). The private underground storm drains would be located on slopes within a portion of a previously graded area of the site, where there are steep slopes located west of the existing multi-family apartment complex. The new storm drains would connect to existing inlets within the parking lot of the existing multi-family residential development. Trenching to install the storm drains would result in approximately 200 cubic yards of material at a maximum depth of eight feet. Landscaping would be provided in conformance with the City's Landscape Standards for slope stability and erosion control. No other improvements are proposed. All improvements will be constructed to City standards for private property. No deviations or variance is required to approve the proposed project. All relevant development regulations will be met by the proposed project.

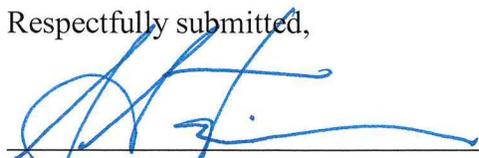
Conclusion

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 to support approval of the project (Attachment 5) and draft conditions of approval (Attachment 6). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. **Approve** Site Development Permit No. 792284, **with modifications.**
2. **Deny** Site Development Permit No. 792284, **if the findings required to approve the project cannot be affirmed.**

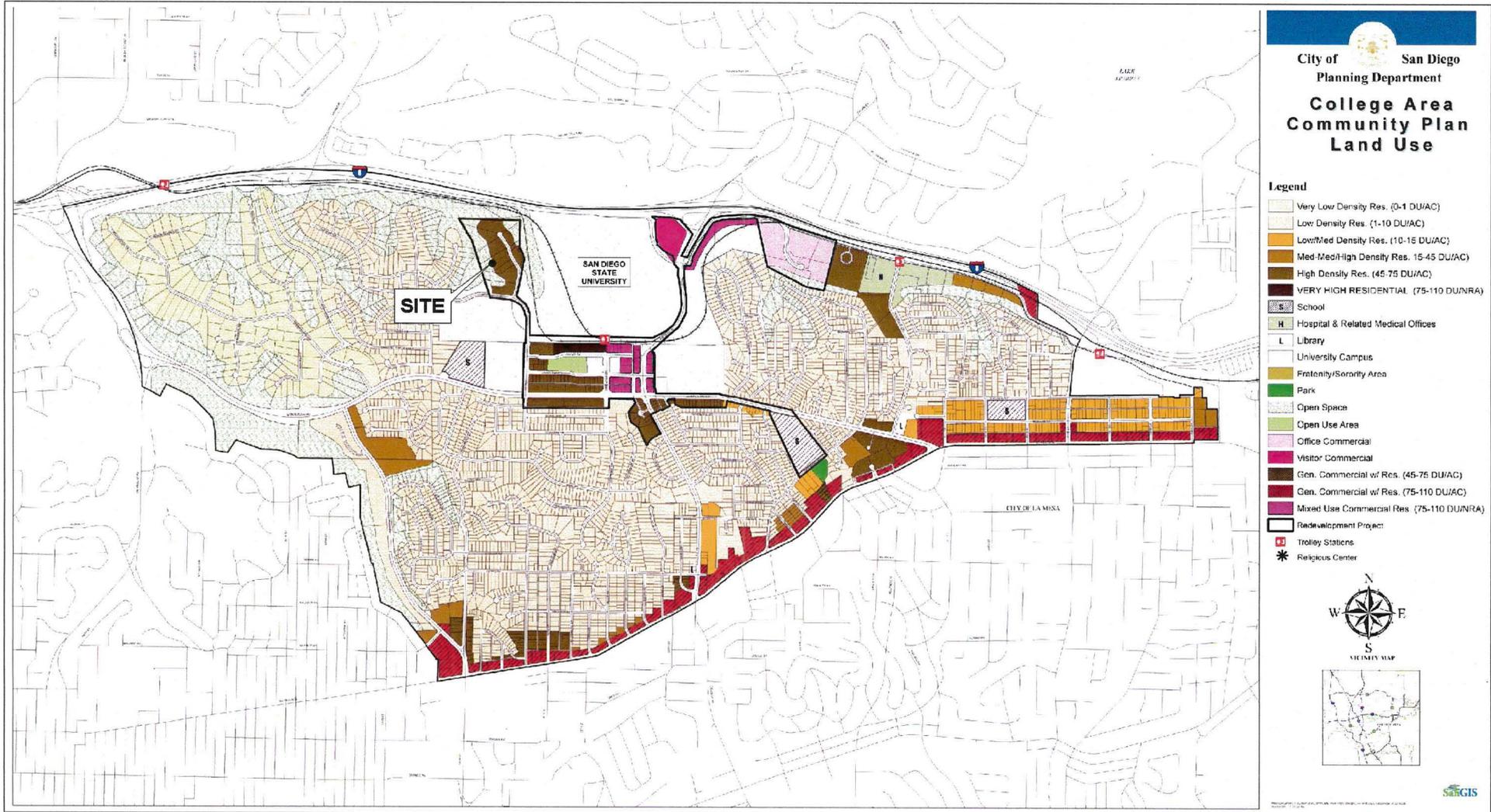
Respectfully submitted,



John S. Fisher
Development Project Manager

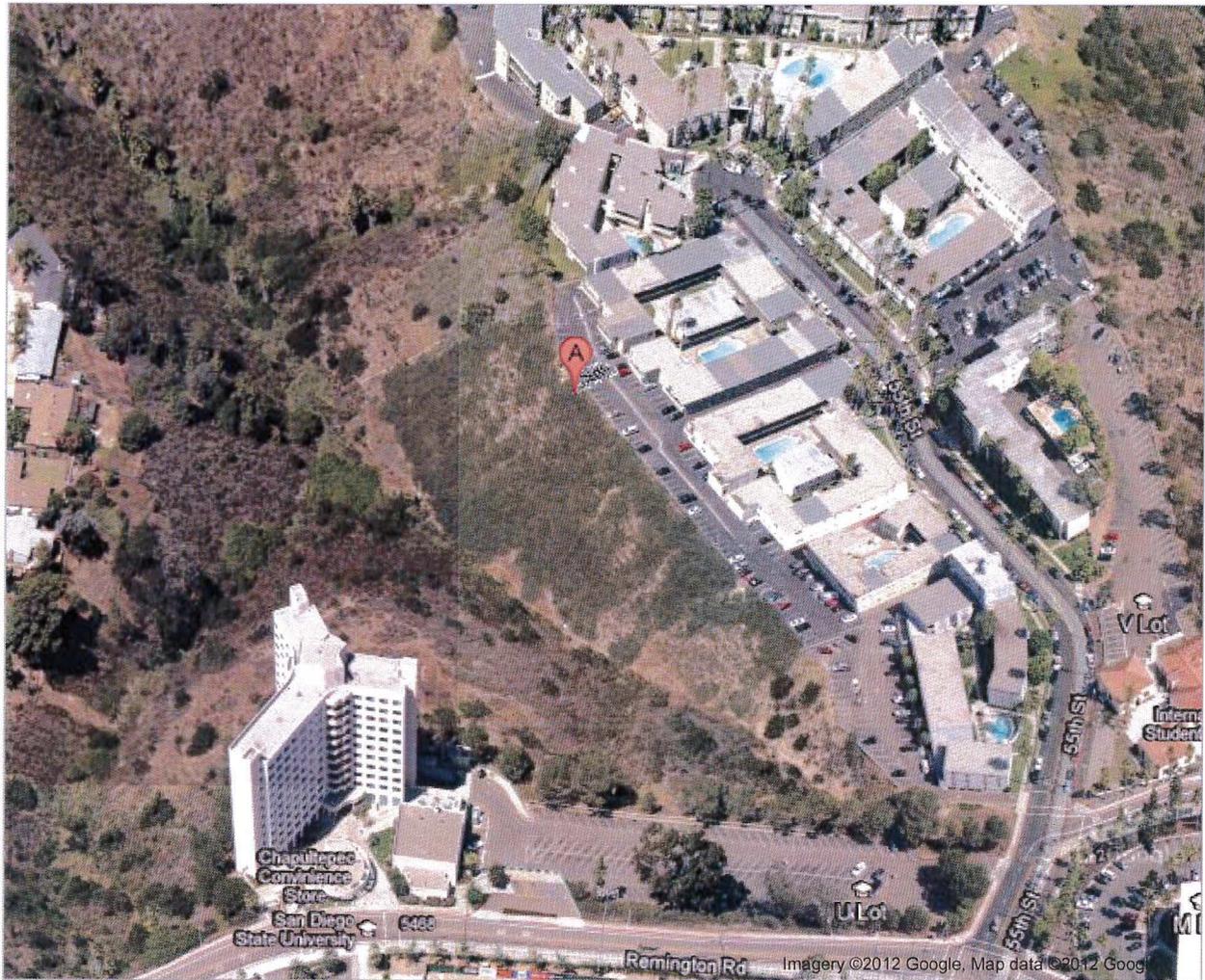
Attachments:

1. College Area Community Plan Land Use Map
2. Aerial Photograph
3. Project Location Map
4. Project plans
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Community Planning Group Recommendation

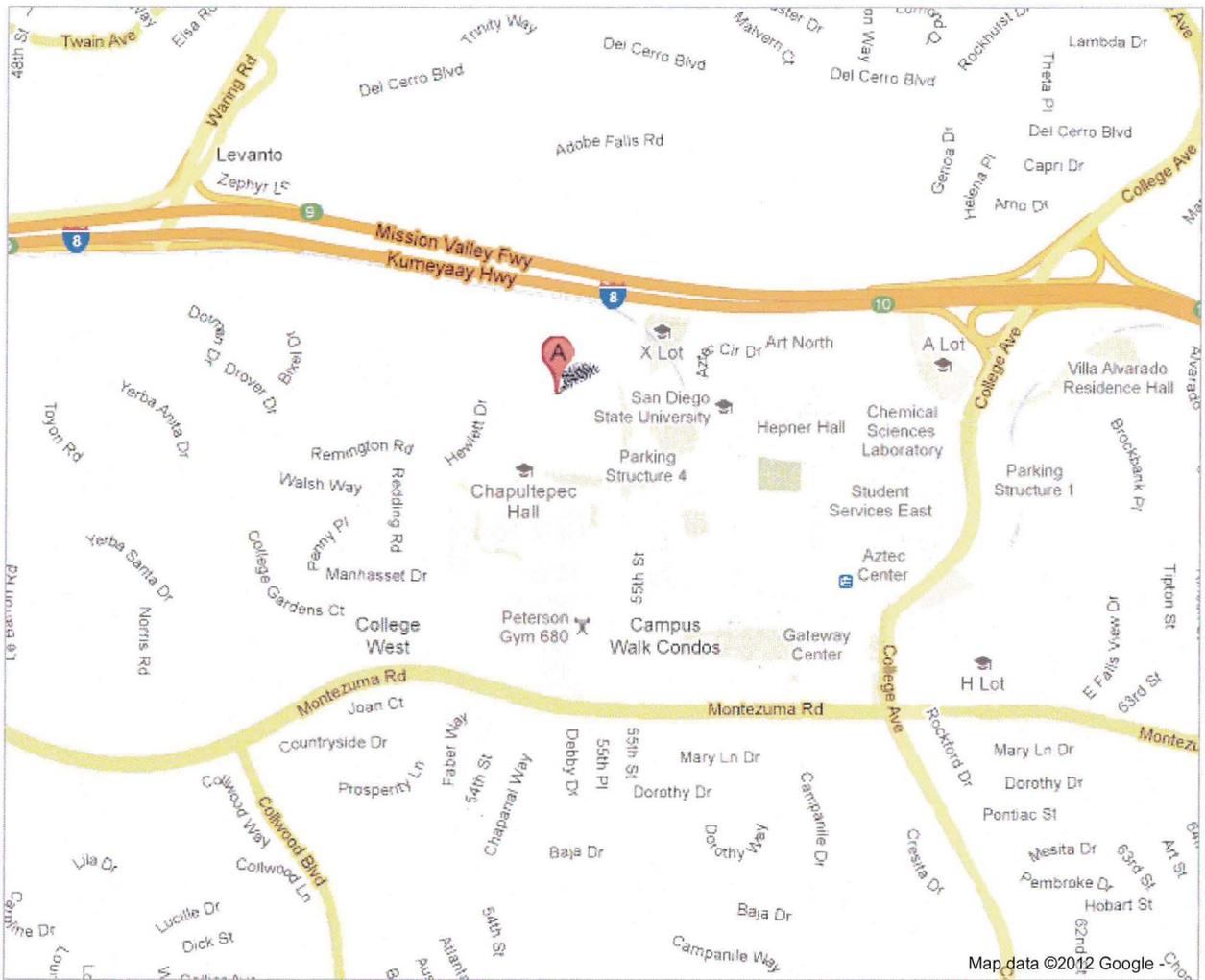


ATTACHMENT 2

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To see all the details that are visible on the screen, use the "Print" link next to the map.

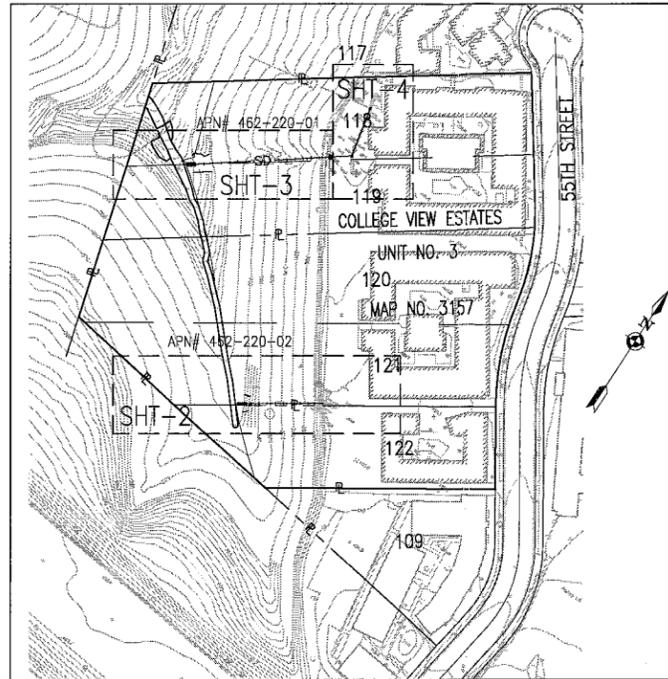


GENERAL NOTES

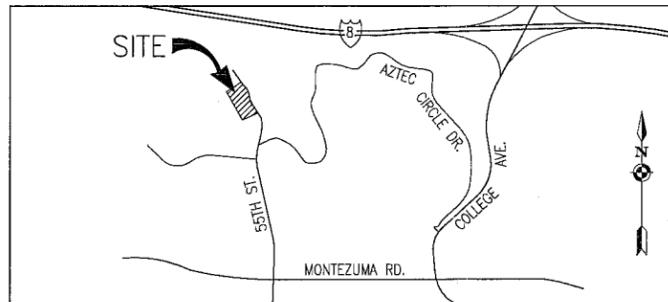
- 1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL *A PERMIT/ *A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS 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 EARTHWORK. 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, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. 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 BENCHMARKS 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 I.D. 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 STANDARDS 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 144.0240 OF THE MUNICIPAL CODE.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (859) 627-3200.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
10. AS-BUILT DRAWINGS 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 AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.
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 REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
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.
14. TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:
1. 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), WATER QUALITY TECHNICAL REPORT (WQTR), AND/OR WATER POLLUTION CONTROL PLAN (WPCP).
2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
3. 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.
4. 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.
5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
7. 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.
8. 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.
9. 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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. 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.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
14. 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.
15. 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.

IMPROVEMENT PLANS FOR: ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS

SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS



KEY MAP 1"=100'



VICINITY MAP NO SCALE

EARTHWORK QUANTITIES

TRENCH EXCAVATION QUANTITIES 200 [CYD] MAX. CUT DEPTH 8 [FT]

DECLARATION OF RESPONSIBLE CHARGE

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

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

BDS ENGINEERING, INC. 8859 FEDERAL BLVD. LEMON GROVE, CA 91945

BY: _____ RCE No. 34867 DATE _____

OWNER/APPLICANT

SAN DIEGO STATE UNIVERSITY AZTEC SHOPS SAN DIEGO, CA 92115 MARGARET CASEY GAROFALO PHONE (619) 594-7575 FAX (619) 265-7504

REFERENCE DRAWINGS

N/A

SITE ADDRESS

5450-5490 55TH STREET SAN DIEGO, CA 92115

BENCHMARK

CITY OF SAN DIEGO VERTICAL CONTROL 55TH STREET AND MONTEZUMA RD. NORTH EAST BRASS PLUG ELEV. = 459.937

EXISTING LEGAL DESCRIPTION

LOTS 118-121 OF COLLEGE VIEW ESTATES, MAP 54-D6/1270-B1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 3157.

ASSESSORS PARCEL NUMBER

462-220-01-00 462-220-03-00

ZONE INFORMATION

RM-3-9 AND RS-1-1, AIRPORT INFLUENCE AREA AND CAMPUS PARKING IMPACT

SHEET INDEX

Table with 2 columns: Description and Sheet Number. Includes Title Sheet, Plan & Profile, Erosion Control Plan, etc.

ABBREVIATIONS

Table with 3 columns: Abbreviation, Full Name, and Full Name. Includes AC (Asphalt Concrete), SHT (Sheet), STA (Station), etc.

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, 2009 EDITION (GREENBOOK), DOCUMENT NO. PITS0504091, FILED MAY 4, 2009, INCLUDING THE CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. PITS0504092, FILED MAY 4, 2009.

2. 1999 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCUMENT NO. 769842, FILED OCTOBER 27, 1999.

3. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD, 2003 EDITION, AS AMENDED FOR USE IN CALIFORNIA), DOCUMENT NO. AEC1231064, FILED DECEMBER 31, 2006.

4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. AEC0925062, 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.

LEGEND

PROPOSED IMPROVEMENTS

Legend table with columns: LEGEND, DETAIL, and SYMBOL. Lists items like Storm Drain, Catch Basin, Trench Repair, etc.

ALL STANDARD DRAWINGS REFERENCE THE SAN DIEGO REGIONAL STANDARDS, UNLESS OTHERWISE NOTED.

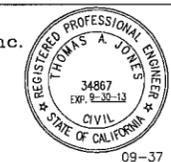
SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS

ENGINEERING PERMIT NO. _____

CONSTRUCTION SITE PRIORITY _____

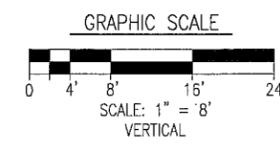
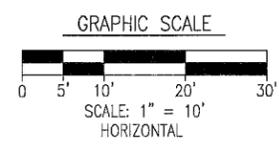
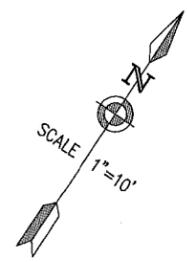
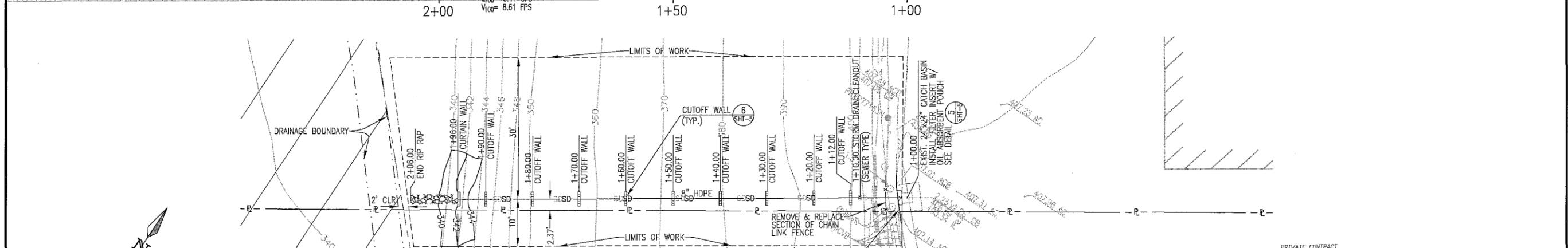
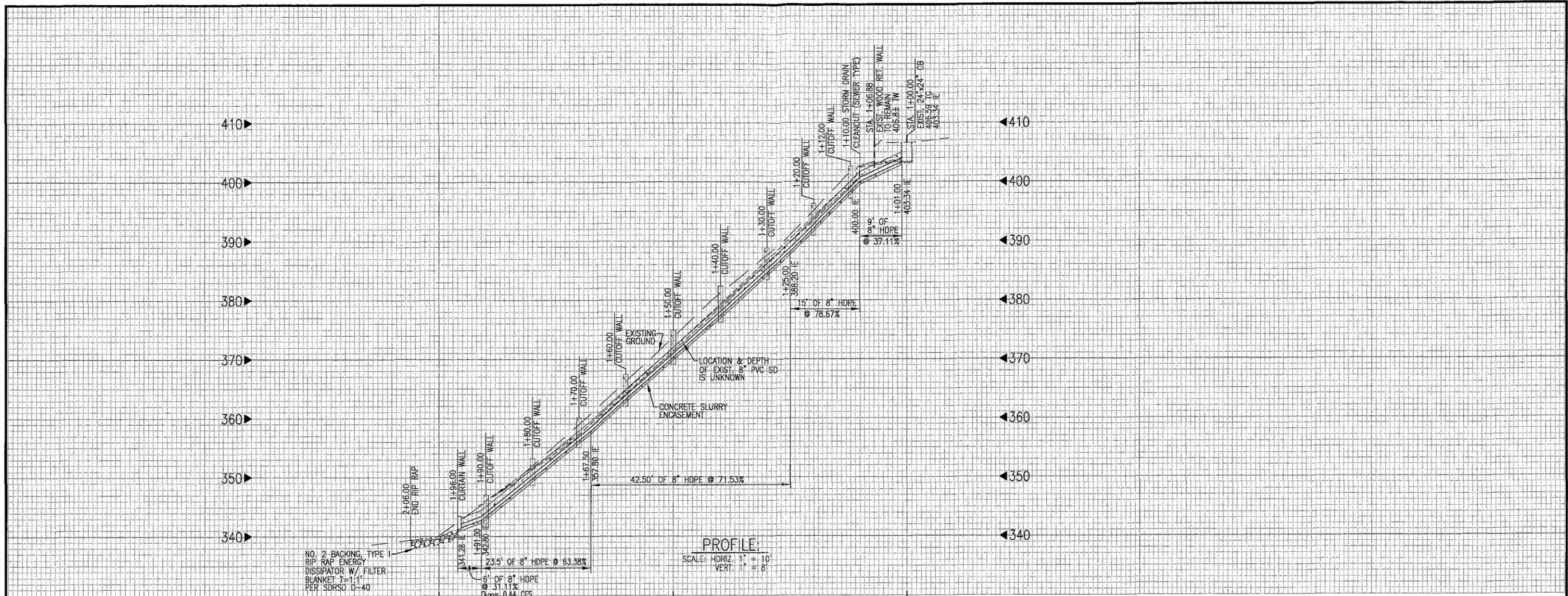
PRIVATE CONTRACT

Title Sheet Form for Albert's Apartments Storm Drain Improvements. Includes fields for City of San Diego, Engineer of Work (BDS Engineering, Inc.), and project details.



ENGINEER OF WORK: BDS Engineering, Inc. Civil Engineering Land Surveying 8859 Federal Boulevard Lemon Grove, California 91945 (619) 582-4992 FAX (619) 582-7428

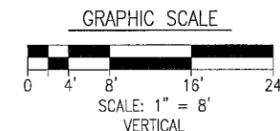
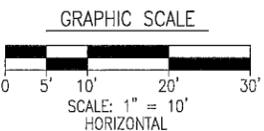
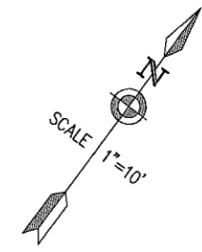
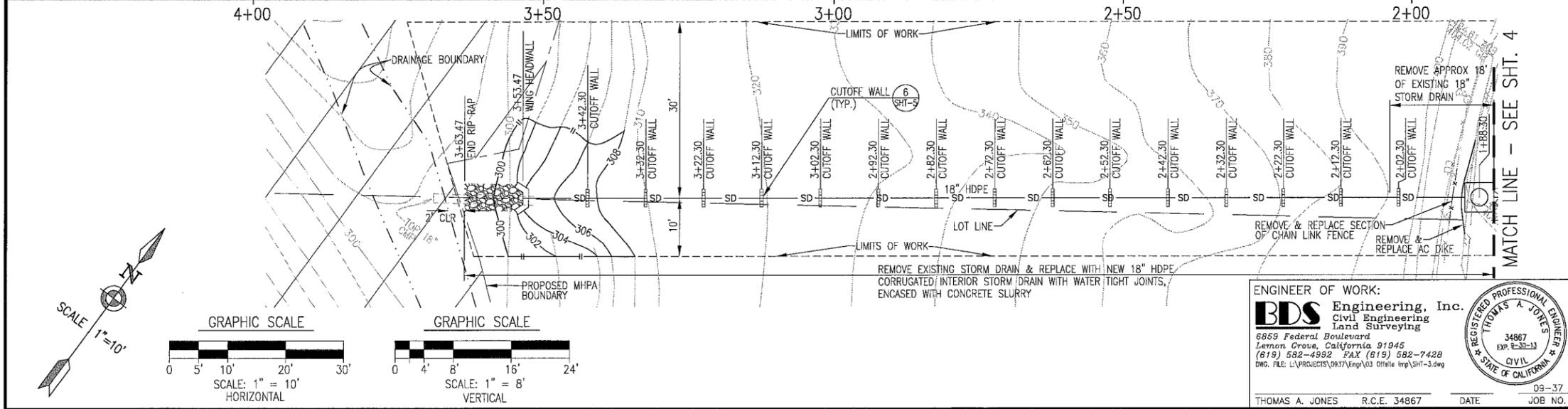
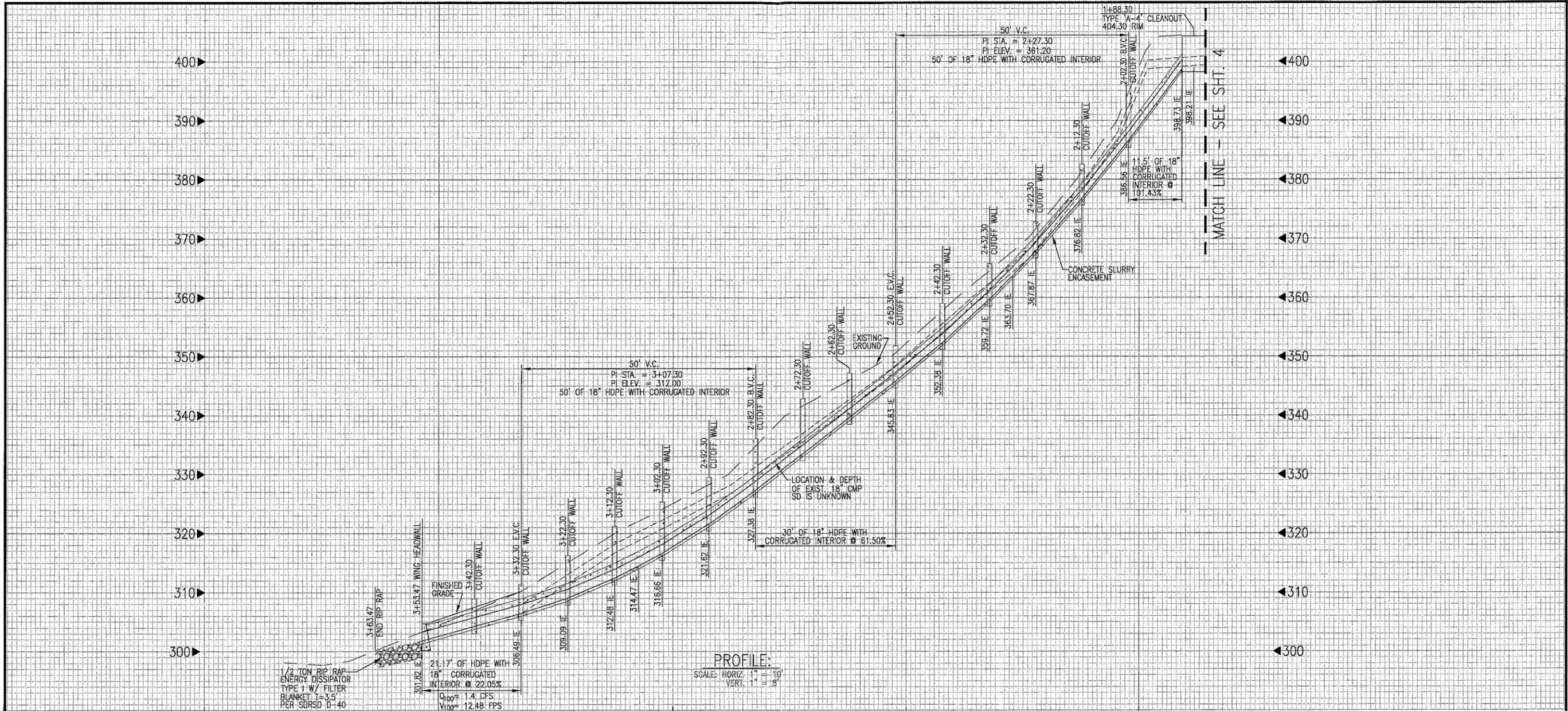
CONSTRUCTION CHANGE TABLE with columns: CHANGE, DATE, EFFECTED OR ADDED SHEET NUMBERS, APPROVAL NO.



ENGINEER OF WORK:
BDS Engineering, Inc.
 Civil Engineering
 Land Surveying
 6859 Federal Boulevard
 Lemon Grove, California 91945
 (619) 582-4992 FAX (619) 582-7428
 (Enc. FILE: L:\PROJECTS\10937\Engr\03 Offsite Imp\SHIT-2.dwg



PRIVATE CONTRACT			
PLAN AND PROFILE FOR:			
ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 2 OF 12 SHEETS			I.D. NO. 24000726 PROJECT NO. 206021
FOR CITY ENGINEER			V.T.M.
DESCRIPTION	BY	APPROVED	DATE FILED
ORIGINAL	BDS		
AS-BUILT			1863-6306 NAD83 COORDINATES
CONTRACTOR			222-1743 LAMBERT COORDINATES
INSPECTOR			35494- 2-D
THOMAS A. JONES	R.C.E. 34867	DATE	09-37 JOB NO.



PRIVATE CONTRACT

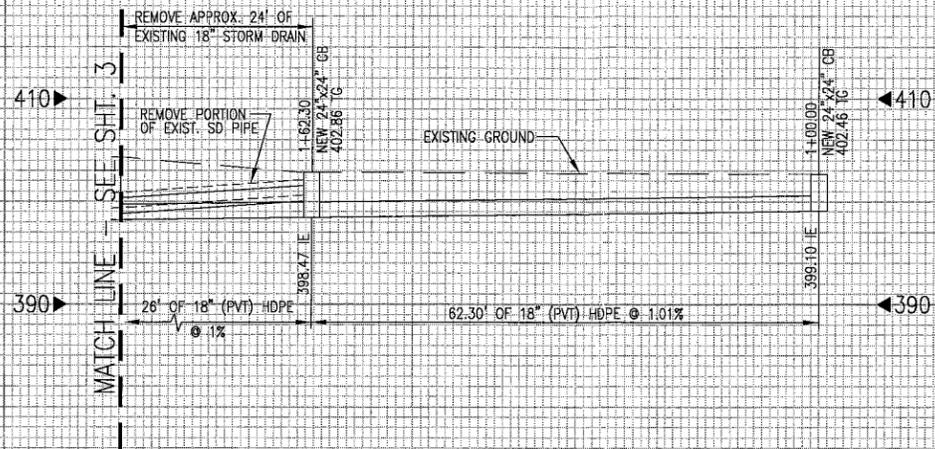
PLAN AND PROFILE FOR:
ALBERT'S APARTMENTS
STORM DRAIN IMPROVEMENTS

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 12 SHEETS		ID. NO. 24000726 PROJECT NO. 206021
FOR CITY ENGINEER		V.T.M.
DESCRIPTION	BY	DATE
ORIGINAL	BDS	
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

ENGINEER OF WORK:
BDS Engineering, Inc.
 Civil Engineering
 Land Surveying
 8859 Federal Boulevard
 Lemon Grove, California 91945
 (619) 582-4982 FAX (619) 582-7428
 DWG. FILE: L:\PROJECTS\0937\Engr\03\Offsite Imp\SHT-3.dwg

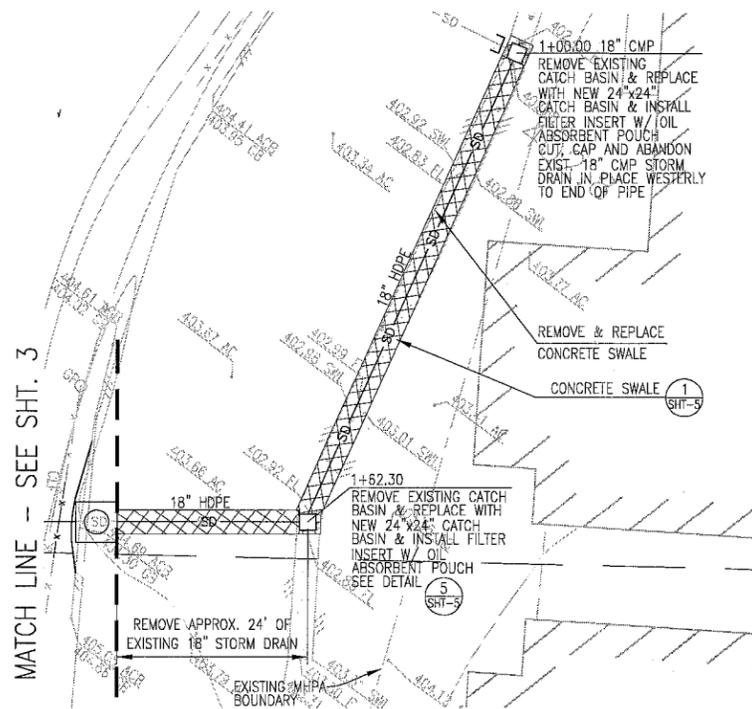
REGISTERED PROFESSIONAL ENGINEER
 THOMAS A. JONES
 34867
 EXP. 8-30-13
 CIVIL
 STATE OF CALIFORNIA

THOMAS A. JONES R.C.E. 34867 DATE 03-31 JOB NO. 35494-3-D



PROFILE:
SCALE: HORIZ. 1" = 10'
VERT. 1" = 8'

2+00 1+00



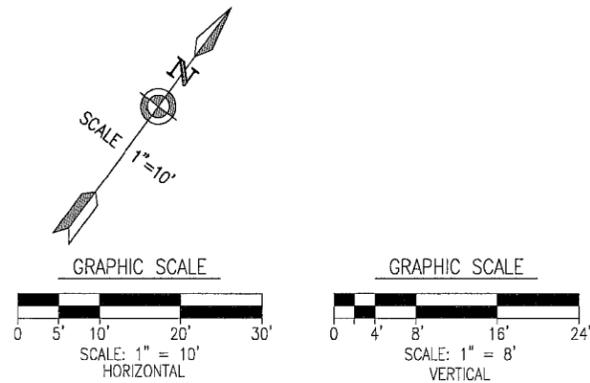
- NOTES:
1. ALL WORK SHALL TAKE PLACE OUTSIDE OF THE DRAINAGE BOUNDARY.
 2. ALL STORM DRAIN PIPE JOINTS SHALL BE WATER TIGHT.

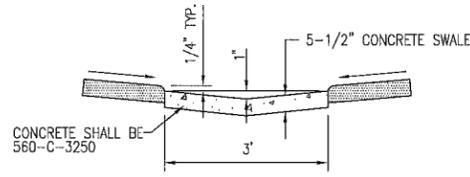
ENGINEER OF WORK:
BDS Engineering, Inc.
Civil Engineering
Land Surveying
6859 Federal Boulevard
Lemon Grove, California 91945
(619) 582-4992 FAX (619) 582-7428
DWG. FILE: L:\PROJECTS\0937\Eng\03 Offsite Imp\SHI-4.dwg



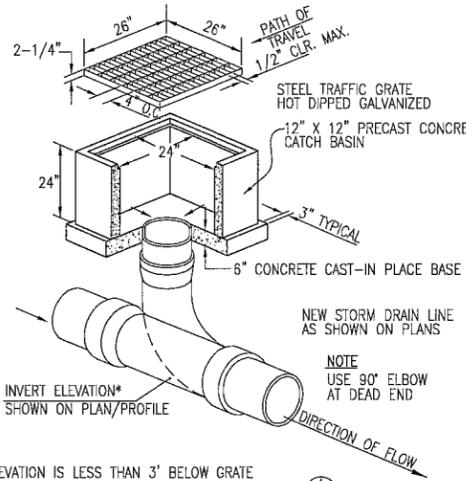
THOMAS A. JONES R.C.E. 34867 DATE 09-37 JOB NO. 35494-4-D

PRIVATE CONTRACT			
PLAN AND PROFILE FOR: ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS			IG NO. 24000726 PROJECT NO. 206021
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 12 SHEETS			
FOR CITY ENGINEER	DATE	V.T.M.	
DESCRIPTION BY	APPROVED	DATE	FILMED
ORIGINAL	BDS		
AS-BUILTS			1863-6306 NAD83 COORDINATES 222-1743 LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	35494-4-D	
INSPECTOR	DATE COMPLETED		

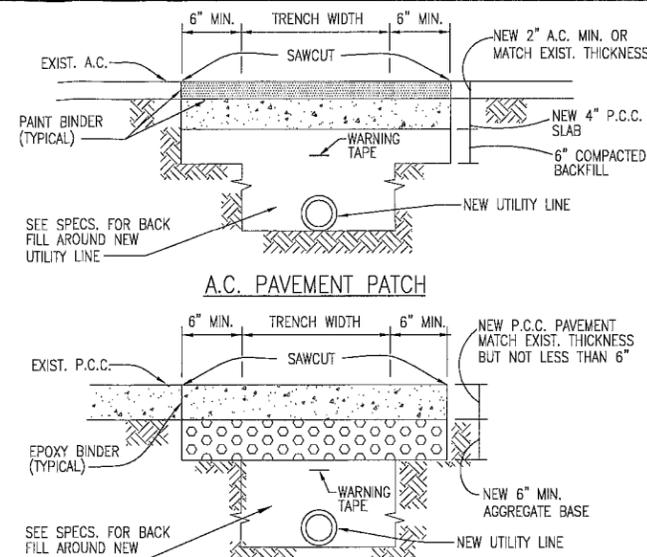




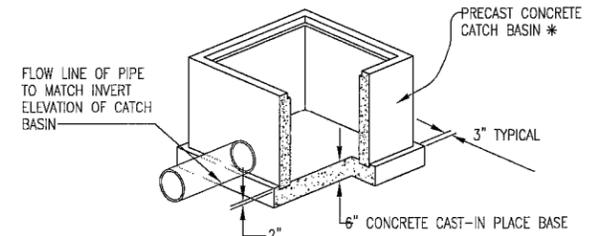
1 CONCRETE SWALE
SHT-5 NO SCALE



2 24" X 24" CATCH BASIN
SHT-5 NO SCALE

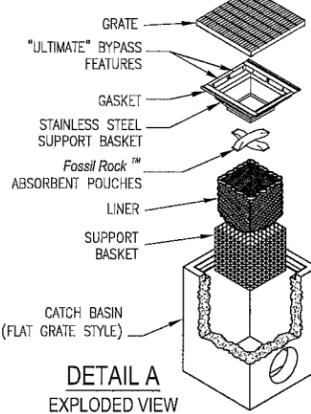
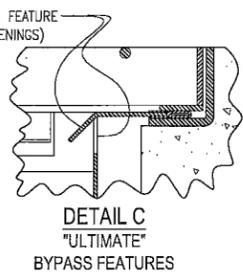
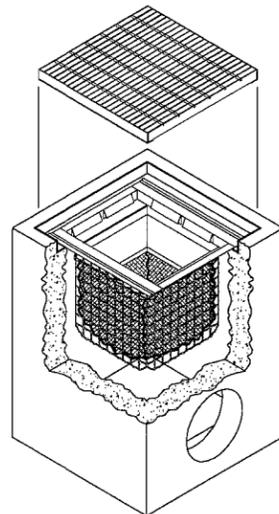
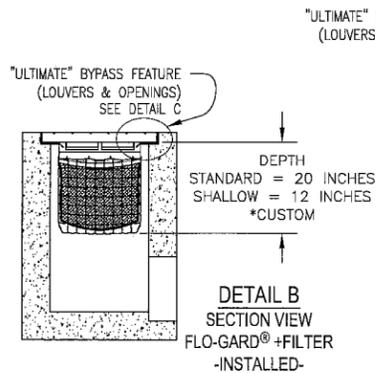


3 TRENCH REPAIR
SHT-5 NO SCALE



4 ALTERNATE BOX/PIPE CONFIGURATION
SHT-5 NO SCALE

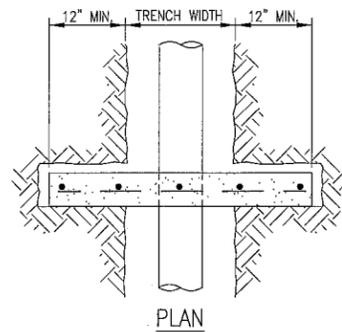
USE WHERE INVERT ELEVATION IS LESS THAN 3' BELOW GRATE ELEVATION



NOTES:

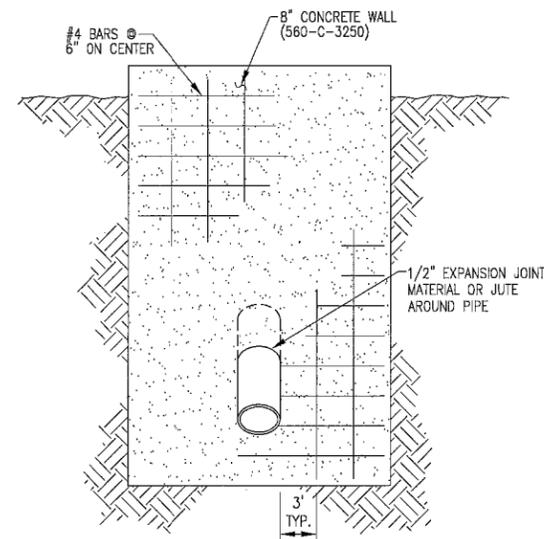
1. FloGard®+Plus (frame mount) high capacity catch basin inserts are available in most sizes and styles (see specifier chart, sheet 2 of 2). Refer to the FloGard®+Plus (wall mount) insert for devices to fit non-standard, or combination style catch basins.
2. Filter insert shall have both an "initial" filtering bypass and "ultimate" high flow bypass feature.
3. Filter support frame shall be constructed from stainless steel Type 304.
4. Allow a minimum of 2.0 feet, of clearance between the bottom of the grate and top of outlet pipe(s), or refer to the FloGard® insert for "shallow" installations.
5. Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
6. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.
7. Filtered flow rate includes a safety factor of two.

5 FILTER INSERT (KRISTAR MODEL # FGP-24F)
SHT-5 NO SCALE

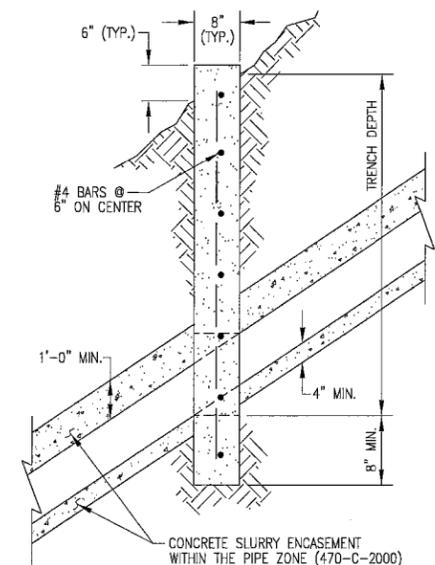


TYPE A

6 CUTOFF WALL
SHT-5 NO SCALE



FRONT ELEVATION

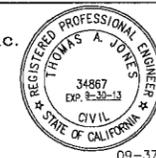


SIDE ELEVATION

* MANY OTHER STANDARD & CUSTOM SIZES & DEPTHS AVAILABLE UPON REQUEST.

SPECIFIER CHART								
MODEL NO.	STANDARD & SHALLOW DEPTH			STANDARD DEPTH			SHALLOW DEPTH	
	(Data in these columns is the same for both STANDARD & SHALLOW versions)							
STANDARD DEPTH	INLET ID Inside Dimension (inch x inch)	GRATE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)	SHALLOW DEPTH	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24F8	1.25	.85

ENGINEER OF WORK:
BDS Engineering, Inc.
Civil Engineering
Land Surveying
6869 Federal Boulevard
Lemon Grove, California 91945
(619) 582-4992 FAX (619) 582-7422
DWG. FILE: L:\PROJECTS\0937\Engr\03 01\Site Imp\SHT-5.dwg



THOMAS A. JONES R.C.E. 34867 DATE 09-37 JOB NO.

PRIVATE CONTRACT

CIVIL DETAILS FOR:
ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 5 OF 12 SHEETS

I.D. NO. 2400726
PROJECT NO. 206021

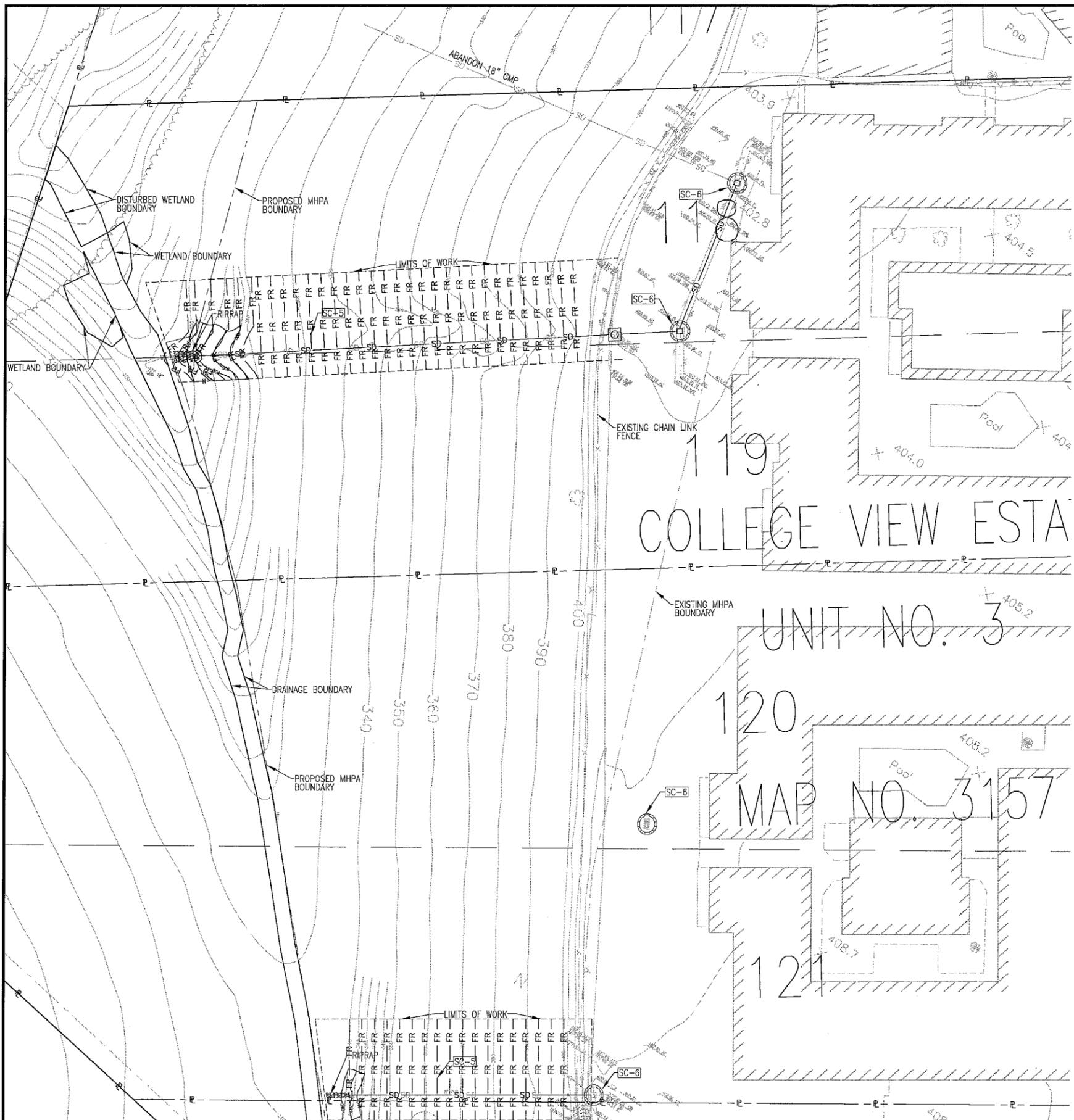
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	BDS			

AS-BUILTS

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

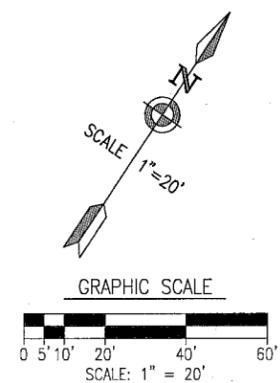
1863-6306
NAD83 COORDINATES
222-1743
LAMBERTY COORDINATES

35494-5-D



NOTE:
1. SEE SHEET 1 FOR EROSION CONTROL NOTES.

CALTRANS DWG. ID	BMP NAME	SYMBOL
SC-5	FIBER ROLLS	FR FR
SC-6	GRAVEL BAG BERM	○



ENGINEER OF WORK:
BDS Engineering, Inc.
Civil Engineering
Land Surveying
6859 Federal Boulevard
Lemon Grove, California 91945
(619) 582-4992 FAX (619) 682-7428
DWG. FILE: L:\PROJECTS\0937\Engr\03 Offsite Imp\SHI-6.dwg



THOMAS A. JONES R.C.E. 34867 DATE 09-37 JOB NO.

PRIVATE CONTRACT			
EROSION CONTROL PLANS FOR:			
ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 6 OF 12 SHEETS			T.D. NO. 24000726 PROJECT NO. 206021
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	BDS		
AS-BUILTS			
CONTRACTOR		DATE STARTED	
INSPECTOR		DATE COMPLETED	
			V.T.M. 1863-6306 NAD83 COORDINATES 222-1743 LAMBERT COORDINATES
			35494-6-D

REVEGETATION NOTES:

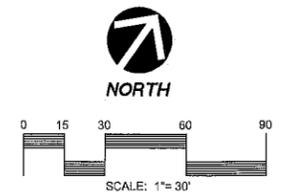
- 1.) UNLESS OTHERWISE INDICATED, ALL IRRIGATION WITHIN SLOPE REVEGETATION AREAS SHALL BE ABOVE GRADE TEMPORARY IRRIGATION SYSTEMS UNTIL PLANT MATERIAL ESTABLISHMENT.
- 2.) LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED UNTIL PLANT ESTABLISHMENT PERIOD IS DEEMED COMPLETE. MAINTENANCE SHALL BE BY MG PROPERTY MANAGEMENT.
- 3.) UPON THE CITY'S DETERMINATION OF PLANT ESTABLISHMENT, ABOVE GRADE COMPONENTS OF THESE SYSTEMS ARE TO BE REMOVED AND CAPPED.

NESTING BIRD DISCLOSURE:

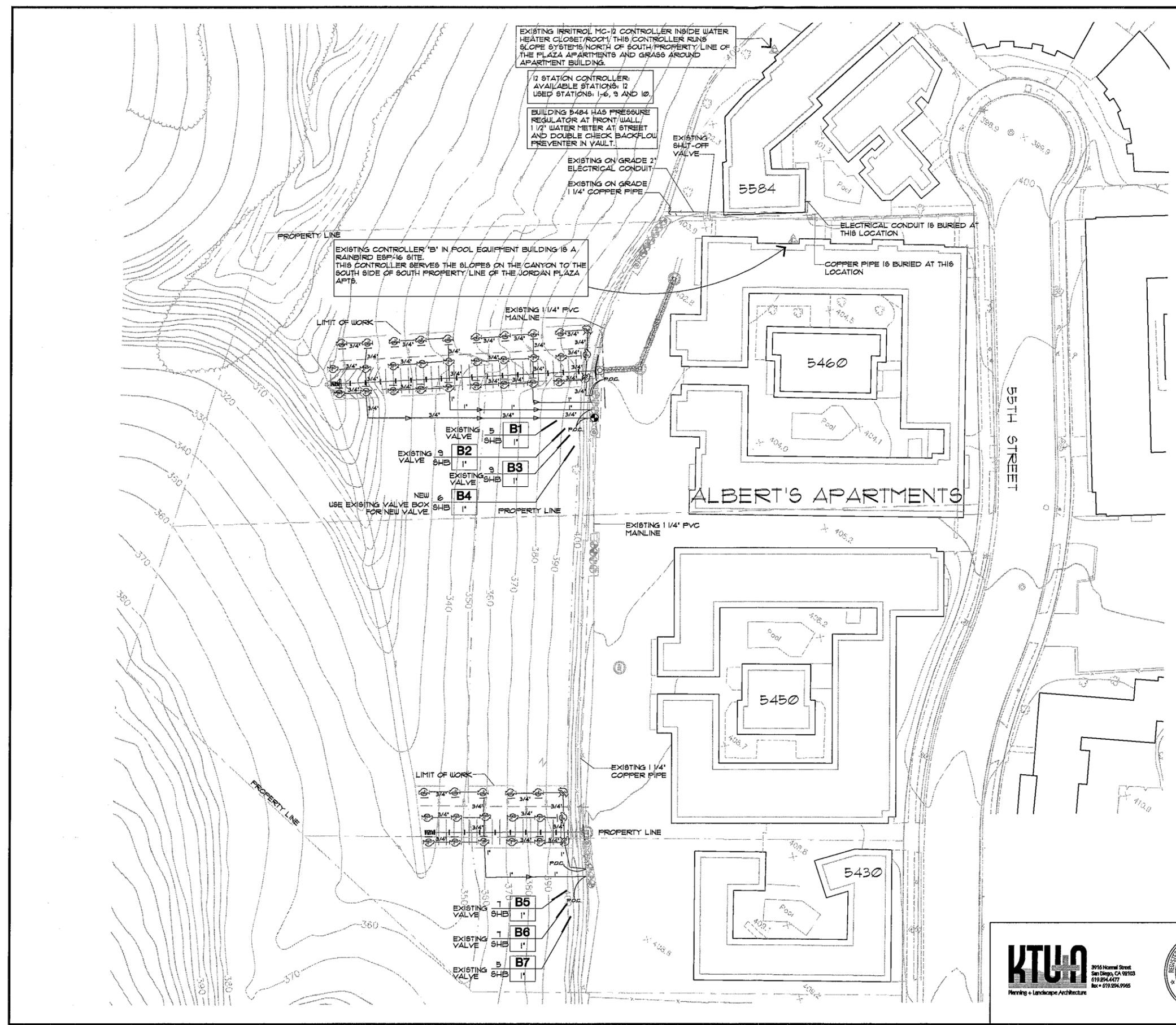
- 1.) NESTING BIRD DISCLOSURE - NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER U.S. AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR CA LAW - FISH AND GAME CODE - SECTION 3503.
- 2.) CDFG CODE 3503 STATES: "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."

- NOTES:**
1. REFER TO SHEET 8 FOR NOTES AND LEGEND.
 2. REFER TO SHEET 9 FOR IRRIGATION DETAILS.
 3. SEE CIVIL ENGINEER'S PLANS FOR ADDITIONAL IMPROVEMENTS, NOTES AND INFORMATION.
 4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NOTE: CONTRACTOR SHALL PROVIDE ADEQUATE IRRIGATION TO ESTABLISH NEW PLANTING AS REQUIRED IF MORE AREA THAN SPECIFIED IS DAMAGED DURING CONSTRUCTION



PRIVATE CONTRACT		Irrigation Plan	
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 7 OF 12 SHEETS		I.O. NO. 24000726 PROJECT NO. 208021	
FOR CITY ENGINEER	DATE	V.T.M.	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	KTUA		
AS-BUILTS			
CONTRACTOR	DATE STARTED	1863-6306	
INSPECTOR	DATE COMPLETED	NAD83 COORDINATES	
		223-1746	
		LAMBERT COORDINATES	
		35494-7-D	



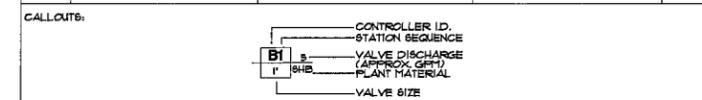
GENERAL IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON AN AVAILABLE WATER PRESSURE OF 88 +/- PSI AT THE POINT OF CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING WATER PRESSURE PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION AND PROMPTLY REPORT ANY DIFFERENCES TO OWNER AND/OR OWNER'S REPRESENTATIVE.
2. P.O.C. FOR ON-SITE IRRIGATION, CONNECT TO EXISTING 1/4" PVC MAINLINE.
3. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE ALL PIPING, VALVES, BACKFLOW PREVENTION DEVICES, AND OTHER IRRIGATION EQUIPMENT WITHIN LANDSCAPE AREAS DISTURBED BY GRADING UNLESS NOTED OR DIRECTED OTHERWISE.
4. PRIOR TO ANY EXCAVATION OR TRENCHING LOCATE AND VERIFY ALL CABLES, CONDUITS, AND UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AN UNDERGROUND UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UTILITIES. THE CONTRACTOR WILL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH UNDERGROUND UTILITIES. NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE IMMEDIATELY IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK. PROCEED IN SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITIONS ARE ENCOUNTERED UNDERGROUND.
5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT PROMPTLY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNED ON THE PLANS.
7. NO LOW HEAD DRAINAGE IS ALLOWED. INSTALL ANTI-DRAIN VALVE IN LATERAL LINE. INSTALL SPRING CHECK VALVE UNDER SPRINKLER.
8. SHOULD THE CONTRACTOR MAKE NOZZLE CHANGES OR ADD HEADS AS A RESULT OF SITE OBSTACLES OR CONSTRUCTION CHANGES, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATION AND ADJUSTMENTS IN PIPE SIZES. IN NO CASE SHALL FLOW VELOCITIES EXCEED 5 FEET PER SECOND.
9. ALL SPRINKLER HEADS SHALL BE ADJUSTED AS REQUIRED, AS TO HEIGHT, COVERAGE PATTERN, OR SPRINKLER HEAD ORIENTATION, SO AS NOT TO ALLOW RESTRICTION OF SPRAY PATTERN BY PLANT MATERIAL THAT MAY IN TURN CAUSE PLANT DECLINE OR DEMISE.
10. REFER TO THE DETAILS AND SPECIFICATIONS FOR FURTHER INFORMATION.
11. ALL SPRINKLER HEADS SHALL BE INSTALLED AND ADJUSTED TO KEEP WATER AND SPRAY OFF ALL PAVING, WALKS, WALLS, OTHER OBSTRUCTIONS, UTILITY ENCLOSURES, AND AREAS NOT UNDER THE CONTROL OF THE OWNER AT ALL TIMES.
12. ALL PLANTINGS SHALL BE FULLY WATERED IN UPON PLANTING. DO NOT RELY SOLELY UPON THE AUTOMATIC IRRIGATION SYSTEM. UTILIZE SUPPLEMENTAL HOSE WATERING AS REQUIRED, INITIALLY AND DURING THE PLANT ESTABLISHMENT PERIOD, AND AS DIRECTED ON PLANS, TO ENSURE ALL PLANTINGS RECEIVE ADEQUATE WATER TO THE ENTIRE ROOT ZONE.
13. CONTRACTOR SHALL DISCONNECT ALL EXISTING IRRIGATION SYSTEM VALVE WIRES FROM CONTROLLER TERMINAL STRIP, EXCEPT THOSE INDICATED FOR NEW IRRIGATION SYSTEMS ON THIS PLAN. INSURE WATER SUPPLY IS INTERRUPTED TO THE NEW IRRIGATION SYSTEMS.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL NO/NOZZLE	RADIUS	PSI	GPM	DETAIL
	ROTARY SPRINKLER ON RISER	HUNTER MFR40-00-MP3000 NOZZLE-G	30'	40	26	A
	ROTARY SPRINKLER ON RISER	HUNTER MFR40-00-MP3000 NOZZLE-H	30'	40	182	A

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL NUMBER	REMARKS	DETAIL
P.O.C.	POINT OF CONNECTION	-	APPROXIMATE, FIELD VERIFY	-
	EX. QUICK COUPLER (POTABLE)	-	-	-
	EX. BALL VALVE (MANIFOLD)	-	-	-
	EX. BALL VALVE (ISOLATION)	-	-	-
	EX. REMOTE CONTROL VALVE	-	-	-
	EXISTING CONTROLLER	-	-	-
	EX. COPPER MAINLINE	-	ABOVE GRADE MAINLINE	-
	EX. PRESSURE SUPPLY LINE	-	BURIED MAINLINE ALONG SLOPE	-
	EX. WIRE CONDUIT	-	2X DIAMETER OF WIRE BUNDLE	-
	NON-PRESSURE LATERAL LINE	APPROVED - 1/2" PVC SCH 40	FOR ABOVE GRADE PIPE	B
	REMOTE CONTROL VALVE	HUNTER ICV-PS	SIZE PER PLAN	C
	CHECK VALVE	KING BROS. KC-XXXX-T	LATERAL LINE SIZE	D
	WIRE CONNECTOR	SPEARS 1000	1/2" SEALANT	E
	SPRING CHECK VALVE	KING BROS. KC-XXXX-T	1/2" RISER MOUNT	A



PRIVATE CONTRACT

IRRIGATION NOTES AND LEGEND

ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 8 OF 13 SHEETS

I.O. NO. 24000728
PROJECT NO. 206021

V.T.M.

FOR CITY ENGINEER	DATE	DATE	DATE
DESCRIPTION	BY	APPROVED	FILMED
ORIGINAL	KTUA		

1863-6306
NAD83 COORDINATES

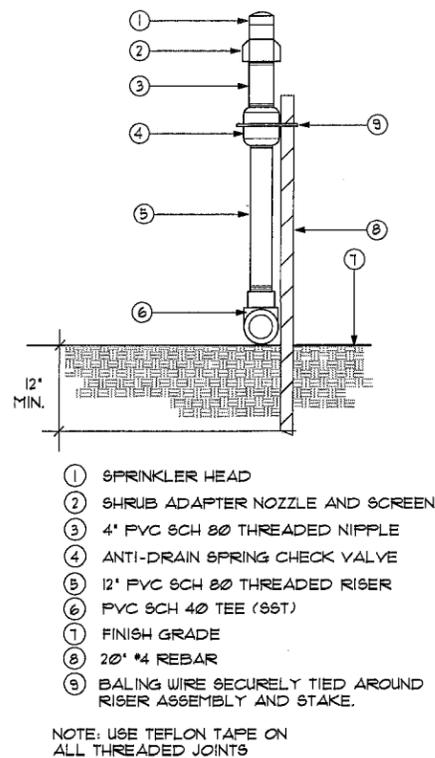
223-1746
LAMBERT COORDINATES

AS-BUILTS

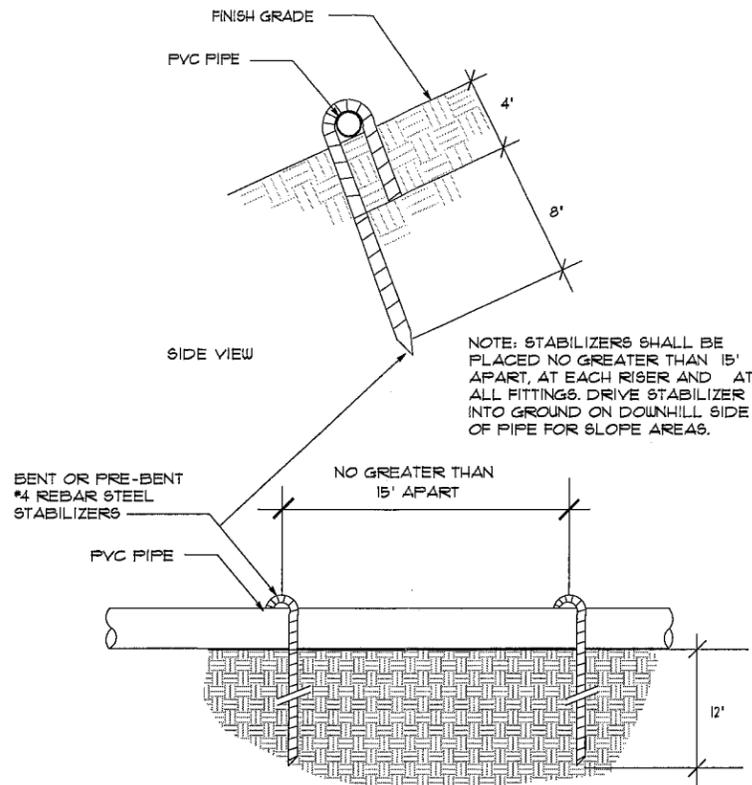
CONTRACTOR DATE STARTED

INSPECTOR DATE COMPLETED

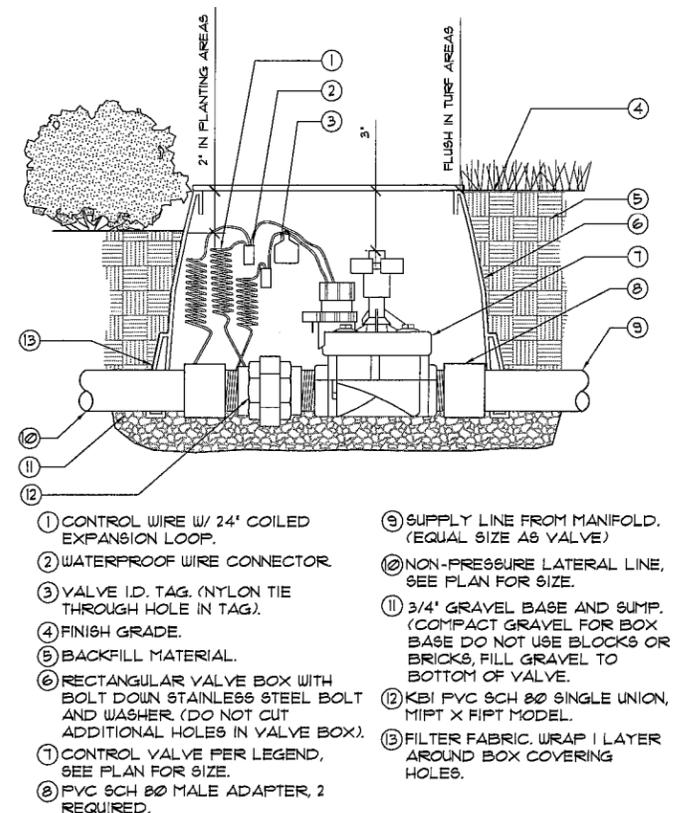
35494-8 -D



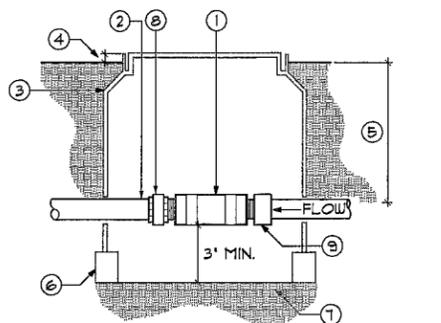
A SPRINKLER HEAD ABOVE GRADE ON RISER SECTION - N.T.S.



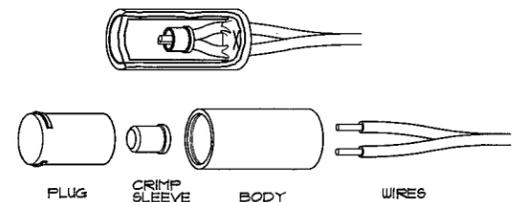
B PIPE ON GRADE NON PRESSURE LATERAL SECTION - N.T.S.



C REMOTE CONTROL VALVE SECTION - N.T.S.



D CHECK VALVE IN-LINE ON LATERAL SECTION - N.T.S.



NOTE: DS-100 FITS AWG #18, #14, #12 OR #10 WIRE

INSTALLATION STEPS

1. INSERT WIRES THROUGH HOLES IN CASE OF BODY.
2. TWIST STRIPPED WIRES TOGETHER AND APPLY CRIMP SLEEVE WITH AN INDENT TYPE CRIMPING TOOL. TRIM EXCESS BARBED WIRE.
3. PUSH WIRES ALL THE WAY INTO THE PLUG TO COMPLETELY SEAL THE CRIMP.
4. FILL PLUG WITH DS-300 WATERPROOF SEALANT
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.

E WIRE CONNECTOR (SPEARS DRI-SPLICE 100) ISOMETRIC - N.T.S.



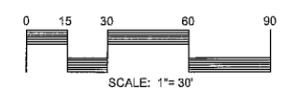
PRIVATE CONTRACT			
IRRIGATION DETAILS			
ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 9 OF 13 SHEETS			I.O. No. 24000226 PROJECT No. 206021
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	KTUA		
AS-BUILTS			1863-6306 NAD83 COORDINATES
CONTRACTOR			223-1746 LAMBERT COORDINATES
INSPECTOR		DATE STARTED	DATE COMPLETED
			35494-9 -D

GENERAL PLANTING NOTES

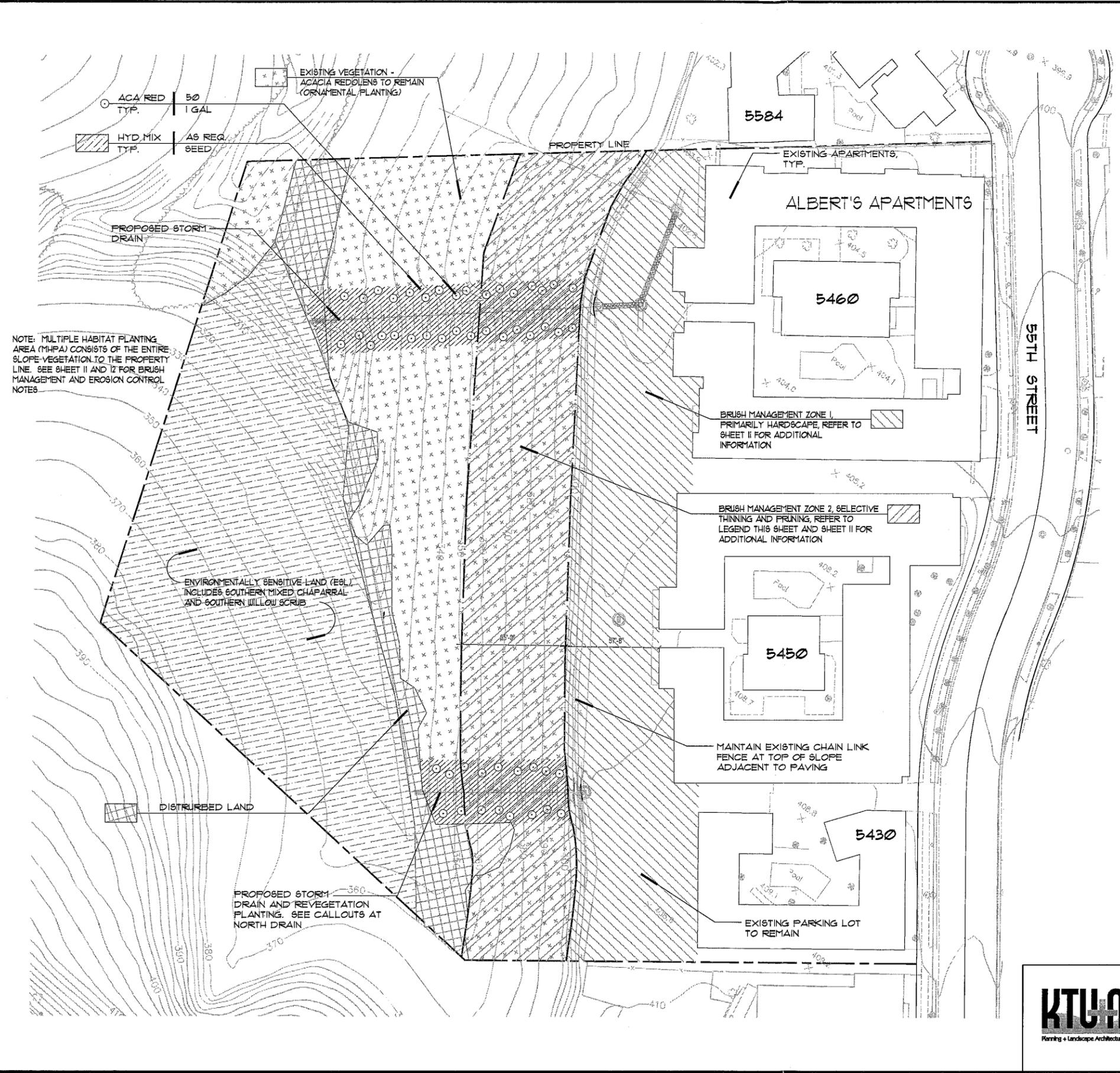
1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATIONS AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTIONS AS HOW TO PROCEED.
2. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES.
4. ALL LANDSCAPING WITHIN THE PROJECT SITE SHALL BE MAINTAINED BY THE OWNER. PLANTING AREAS ARE TO BE KEPT FREE OF LITTER AND DEBRIS. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. ALL DISEASED OR DEAD PLANTS SHALL BE TREATED OR REPLACED PER CONDITIONS OF THE PERMIT.
5. EXISTING TREES ARE TO BE RETAINED AND PROTECTED IN PLACE. IF ANY EXISTING LANDSCAPE INDICATED ON PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN KIND WITH EQUIVALENT SIZE PER THE APPROVED PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SURVIVAL OF EXISTING TREES AND SHRUBS TO REMAIN. DO NOT DISTURB ROOTS OR CANOPY DURING CONSTRUCTION. ALL EXISTING ROOT ZONES TO BE LEFT IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL DESIGNATED PROTECTED PLANT MATERIAL THAT BECOMES DAMAGED DUE TO CONSTRUCTION WITH LIKE SIZE SIMILAR SPECIES. (TREES 48" MINIMUM). SEE BRUSH MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. VERIFY WITH THE UNDERGROUND SERVICE DIG-ALERT (USA) BY CALLING 1-800-227-2600 AND 1-800-422-4133 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION.
7. SEE SPECIFICATIONS FOR ADDITIONAL NOTES AND INFORMATION.

NOTES:

1. REFER TO SHEET 13 FOR PLANTING LEGEND, ADDITIONAL NOTES AND PLANTING DETAILS
2. REFER TO SHEET 11 FOR BRUSH MANAGEMENT NOTES
3. REFER TO SHEET 12 FOR REVEGETATION AND EROSION CONTROL NOTES



PRIVATE CONTRACT			
REVEGETATION AND BRUSH MANAGEMENT PLAN			
ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 10 OF 13 SHEETS		I.O. NO. 24000226 PROJECT NO. 206021	
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	KTUA		
AS-BUILTS			
CONTRACTOR	DATE STARTED	35494-10 -D	
INSPECTOR	DATE COMPLETED		



NOTE: MULTIPLE HABITAT PLANTING AREA (MHPA) CONSISTS OF THE ENTIRE SLOPE-VEGETATION TO THE PROPERTY LINE. SEE SHEET 11 AND 12 FOR BRUSH MANAGEMENT AND EROSION CONTROL NOTES.

ENVIRONMENTALLY SENSITIVE LAND (ESL) INCLUDES SOUTHERN MIXED CHAPARRAL AND SOUTHERN WILLOW SCRUB

PROPOSED STORM DRAIN AND REVEGETATION PLANTING. SEE CALLOUTS AT NORTH DRAIN

ACA RED 50 TYP. 1 GAL
HYD. MIX 1 AS REQ. TYP. SEED

EXISTING VEGETATION - ACACIA REDOLENS TO REMAIN (ORNAMENTAL PLANTING)

BRUSH MANAGEMENT ZONE 1, PRIMARILY HARDSCAPE, REFER TO SHEET 11 FOR ADDITIONAL INFORMATION

BRUSH MANAGEMENT ZONE 2, SELECTIVE THINNING AND PRUNING, REFER TO LEGEND THIS SHEET AND SHEET 11 FOR ADDITIONAL INFORMATION

MAINTAIN EXISTING CHAIN LINK FENCE AT TOP OF SLOPE ADJACENT TO PAVING

EXISTING PARKING LOT TO REMAIN

5584

ALBERT'S APARTMENTS

5460

5450

5430

55TH STREET

PROPERTY LINE

PROPOSED STORM DRAIN

DISTURBED LAND

BRUSH MANAGEMENT PLAN

ALL BRUSH MANAGEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS WHICH REQUIRE THE FOLLOWING CRITERIA:

BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS- TABLE 142-04H

CRITERIA	PROPERTY LOCATION
MINIMUM ZONE ONE WIDTH	35'
MINIMUM ZONE TWO WIDTH	65'

1. NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED WITHIN 100 FEET OF AREAS WITH NATIVE OR NATURALIZED VEGETATION. THESE SPECIES INCLUDE BUT ARE NOT LIMITED TO FENNISETUM SETACEUM (FOUNTAIN GRASS), ARUNDO DONAX (GIANT GRASS), AND SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER). REMOVE ANY INVASIVE PLANT MATERIAL FOUND IN THE NATIVE AND NATURALIZED VEGETATION AREAS AND IN THE BRUSH MANAGEMENT ZONE.

2. PRE-EXISTING STRUCTURES AND ADDITIONS (FBP POLICY B-08-1). THE ZONE TWO WIDTH IS INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED IN CONFORMANCE WITH THE ESL REGULATIONS AND SECTION 142.0412(H) (1)-LDC.

BRUSH MANAGEMENT ZONE 1 REQUIREMENTS

1. THE REQUIRED ZONE 1 WIDTH SHALL BE PROVIDED BETWEEN FLAMMABLE VEGETATION SHALL BE MEASURED FROM THE EXTERIOR OF TATION AND ANY STRUCTURE THE STRUCTURE TO THE VEGETATION.

2. ZONE 1 SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURE SUCH AS FENCES, WALLS, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE 1 SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION.

3. PLANTS WITHIN ZONE 1 SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.

4. TREES WITHIN ZONE 1 SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURE TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

5. PERMANENT BELOW GRADE IRRIGATION SYSTEM IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE 1 EXCEPT AS FOLLOWS:

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

B. WHEN PLANTING AREAS CONTAINING ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES. THE IRRIGATION SYSTEM SHALL BE AUTOMATIC, ELECTRONICALLY CONTROLLED & DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY DISEASE RESISTANT CONDITION. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

6. TEMPORARY IRRIGATION IS ONLY ALLOWED IN ZONE ONE WHEN THE EXCEPTIONS LISTED IN SECTION 142.0412(G)(5) ARE MET.

7. ZONE 1 IRRIGATION OVER SPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.

8. ZONE 1 SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

9. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ON SLOPES WITH A GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE, COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCROACHMENT LIMITATIONS SET FORTH IN SECTION 143.0142(G)(4) OF THE ENVIRONMENTALLY SENSITIVE LAND REGULATIONS. STEEP HILLSIDES SHALL BE PRESERVED IN THEIR NATURAL STATE AND COASTAL DEVELOPMENT ON STEEP HILLSIDES CONTAINING SENSITIVE BIOLOGICAL RESOURCES SHALL AVOID ENCROACHMENT INTO SUCH STEEP HILLSIDES TO THE MAXIMUM EXTENT POSSIBLE.

BRUSH MANAGEMENT ZONE 2 REQUIREMENTS

1. ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND SHALL CONSIST OF THINNED, NATIVE OR NON-IRRIGATED VEGETATION. (142.0412 (b)(2))

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

3. NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.

4. WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 18 INCHES SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.

5. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE CUT AND CLEARED SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.

6. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING ANY TEMPORARY IRRIGATION SYSTEM.

MAINTENANCE

REGULAR INSPECTION AND LANDSCAPE MAINTENANCE IS NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE, ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE:

ZONE ONE AND TWO: YEAR-ROUND MAINTENANCE

BRUSH MANAGEMENT ZONE ONE

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

BRUSH MANAGEMENT ZONE TWO

THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. REINSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS (E.G. IVY) SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. (GRASSES AND SOME ICE PLANTS). DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH. HOWEVER, A LIGHT APPLICATION OF BALANCED FERTILIZER MAY BE BENEFICIAL IN PRODUCING NEW GROWTH WHEN SEVERELY PRUNING OLD SHRUBS AND WOODY GROUNDCOVERS.

ADJACENT PROPERTIES THAT ARE NOT BEING PROPERLY MAINTAINED SHALL BE SUBJECT TO A NOTICE OF VIOLATION ISSUED BY THE FIRE DEPARTMENT THROUGH THE FIRE HAZARD ADVISOR @ (619) 533-4444.

THE FIRE CHIEF MAY MODIFY THE REQUIREMENTS OF THIS SECTION IF THE FOLLOWING CONDITIONS EXIST:

1. THE MODIFICATION TO THE REQUIREMENTS SHALL ACHIEVE AN EQUIVALENT LEVEL OF FIRE PROTECTION AS PROVIDED BY THIS SECTION, OTHER REGULATIONS OF THE LAND DEVELOPMENT CODE, AND THE MINIMUM STANDARDS CONTAINED IN THE LAND DEVELOPMENT MANUAL; AND
2. THE MODIFICATION TO THE REQUIREMENTS IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.

IF THE FIRE CHIEF APPROVES A MODIFIED PLAN IN ACCORDANCE WITH THIS SECTION AS PART OF THE CITY'S APPROVAL OF A DEVELOPMENT PERMIT THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CHANGES.

FOR EXISTING STRUCTURES, THE FIRE CHIEF MAY REQUIRE BRUSH MANAGEMENT IN COMPLIANCE WITH THIS SECTION FOR ANY AREA, INDEPENDENT OF SIZE, LOCATION, OR CONDITION IF IT IS DETERMINED THAT AN IMMINENT FIRE HAZARD EXISTS.

CITY OF SAN DIEGO BRUSH MANAGEMENT REQUIREMENTS

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT -DESCRIPTION

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

3-2 BRUSH MANAGEMENT-REQUIREMENTS

3.2-1 BASIC REQUIREMENTS -ALL ZONES

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

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

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

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

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

3.2-2 ZONE 1 REQUIREMENTS -ALL STRUCTURES

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

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

3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.

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

3.2-3 ZONE 2 REQUIREMENTS -ALL STRUCTURES

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



PRIVATE CONTRACT

BRUSH MANAGEMENT NOTES

ALBERT'S APARTMENTS STORM DRAIN IMPROVEMENTS

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 11 OF 13 SHEETS

I.O. No. 24000228
PROJECT No. 206021

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

1863-6306
NAD83 COORDINATES

223-1746
LAMBERT COORDINATES

35494-11 -D

REVEGETATION AND EROSION CONTROL GUIDELINES

4.1 PERMANENT REVEGETATION

4.1-1 REVEGETATION ADJACENT TO NATIVE VEGETATION

REVEGETATION OF MANUFACTURED SLOPES AND OTHER DISTURBED AREAS ADJACENT TO AREAS OF NATIVE VEGETATION SHALL BE ACCOMPLISHED IN A MANNER SO AS TO PROVIDE VISUAL AND HORTICULTURAL COMPATIBILITY WITH THE INDIGENOUS NATIVE PLANT MATERIALS. THE FOLLOWING GUIDELINES ARE IN ADDITION TO THE GUIDELINES AND CRITERIA FOR SLOPE REVEGETATION AND BRUSH MANAGEMENT.

TRANSITIONAL LANDSCAPE TREATMENTS BETWEEN NON-NATIVE LANDSCAPES AND UNDEVELOPED AREAS MAY BE REQUIRED OR CONSIDERED BY THE CITY MANAGER WHEN SO REQUIRED, THE FOLLOWING GUIDELINES SHALL APPLY:

4.1-101 THE PLANT PALETTES FOR TRANSITIONAL LANDSCAPES SHALL TYPICALLY CONSIST OF A COMBINATION OF APPROPRIATE AND COMPATIBLE NATIVE AND NONNATIVE SPECIES.

4.1-102 THE MIX OF NATIVE AND NON-NATIVE PLANT MATERIALS SHOULD GENERALLY VARY. AREAS CONTIGUOUS TO EXISTING NATIVE VEGETATION SHALL BE PLANTED WITH NATIVE MATERIALS EXCLUSIVELY.

4.1-103 INVASIVE (I.E., THOSE READILY CAPABLE OF REPRODUCING AND SPREADING INTO NATIVE, NON-IRRIGATED AREAS) NON-NATIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO THOSE LISTED ON TABLE 1 ARE PROHIBITED IN ALL TRANSITIONAL LANDSCAPES.

4.1-104 NOXIOUS WEEDS AND INVASIVE PLANTS (E.G., PAMPAS GRASS) THAT SPROUT IN TRANSITION AREAS SHALL BE PROMPTLY REMOVED.

4.1-105 PERMANENT IRRIGATION IS PROHIBITED IN THE PORTIONS OF TRANSITION AREAS CONTIGUOUS TO THE EXISTING NATIVE VEGETATION.

4.1-106 REQUIRED MULCHING AND HYDROSEEDING AS SPECIFIED IN THE LANDSCAPE REGULATIONS, SHALL FOLLOW THE GUIDELINES IN SECTIONS 4.3 AND 4.4 OF THE LANDSCAPE STANDARDS.

4.1-107 REQUIRED SLOPE REVEGETATION SHALL FOLLOW THE GUIDELINES IN SECTION 4.2 OF THE LANDSCAPE STANDARDS.

4.2 SLOPE REVEGETATION GUIDELINES

THESE GUIDELINES ESTABLISH THE ACCEPTABLE STANDARDS FOR THE DESIGN AND INSTALLATION OF SLOPE REVEGETATION.

4.2-1 REQUIREMENTS FOR REVEGETATION MAY BE WAIVED BY THE CITY MANAGER WHERE CUT SLOPES ARE NOT SUBJECT TO EROSION DUE TO THEIR ROCKY CHARACTER OR WHERE THE SLOPES ARE PROTECTED AGAINST EROSION AND INSTABILITY TO THE SATISFACTION OF THE CITY ENGINEER.

4.2-2 A MINIMUM OF 50 PERCENT OF THE TOTAL SLOPE AREA SHALL BE PLANTED WITH DEEP ROOTING GROUNDCOVERS, (I.E. THOSE WITH A TYPICAL ROOT DEPTH OF 5 FEET OR GREATER). FOR SEEDED PLANTINGS, AT LEAST 50 PERCENT OF THE VIABLE SEED COUNT SHALL BE DEEP ROOTING SPECIES.

4.2-3 ALL THE PLANT MATERIALS SHALL BE APPROPRIATE TO THE SITE CONDITIONS, WATER CONSERVING AND APPROPRIATELY SPACED TO CONTROL SOIL EROSION.

4.3 MULCHING PROCEDURES

THE FOLLOWING PROCEDURES WILL BE FOLLOWED WHEN MULCHING IS REQUIRED BY THE LANDSCAPE REGULATIONS OR WHEN PROPOSED BY THE APPLICANT.

4.3-1 JUTE NETTING AND OTHER APPROVED GEOTEXTILE MATERIALS SHALL BE INSTALLED AND SECURED PER MANUFACTURER'S SPECIFICATIONS AND IN A MANNER PRECLUDING SHEET FLOWS AND RILLING BELOW THE MATERIAL SURFACE.

4.3-2 STRAW STABILIZATION:

- STRAW MULCH SHALL BE UNIFORMLY SPREAD AT THE RATE OF TWO TONS PER ACRE.
- STRAW ON ALL CUT SLOPES SHALL BE 'TACKED' WITH BINDER AT A MINIMUM RATE OF 160 POUNDS PER ACRE. THE BINDER SHALL BE AN ORGANIC DERIVATIVE OR PROCESSED ORGANIC ADHESIVE.
- STRAW ON ALL FILL SLOPES SHALL BE INCORPORATED INTO THE SOIL WITH A BLADED ROLLER SO THAT THE STRAW WILL NOT SUPPORT COMBUSTION OR BLOW AWAY AND WILL LEAVE A UNIFORM SURFACE.

4.3-3 WOOD PRODUCTS:

- SHREDDED WOOD PRODUCTS SHALL BE UNIFORMLY SPREAD TO A MINIMUM DEPTH OF TWO INCHES.
- WHEN USED IN CONJUNCTION WITH INDIGENOUS NATIVE CONTAINER STOCK, THE MULCH SHALL BE APPLIED AT THE CONCLUSION OF THE INITIAL 90-DAY MAINTENANCE PERIOD.

4.4 HYDROSEEDING PROCEDURES

4.4-1 SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.

4.4-2 FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.

4.4-3 A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURERS' RECOMMENDATIONS.

4.4-4 EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

4.5 MAINTENANCE REQUIREMENTS

4.5-1 PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.

4.5-2 NONPERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.

4.5-3 ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY MANAGER. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.

4.5-4 PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.



PRIVATE CONTRACT		REVEGETATION AND EROSION CONTROL NOTES	
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 12 OF 13 SHEETS		I.O. NO. 24000726 PROJECT NO. 2006021	
FOR CITY ENGINEER		DATE	V.T.M.
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	KTUA		
AS-BUILTS			
CONTRACTOR		DATE STARTED	35494-12 -D
INSPECTOR		DATE COMPLETED	

HEARING OFFICER RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 792284
ALBERTS APARTMENTS PROJECT NO. 222188 - [MMRP]

WHEREAS, AZTEC SHOPS LTD., a California nonprofit corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to replace an existing storm drain (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 792284), on portions of an approximately 4.64 acre site;

WHEREAS, the project site is located at 5430, 5450 and 5460 55th Street in the RM-3-9 & RS-1-1 Zones in the 55th. Street Redevelopment Subarea within the College Area Community Plan;

WHEREAS, the project site is legally described as Lots 112 through 122, inclusive, of College View Estates Unit No. 3, according to Map thereof No. 3157, filed November 19, 1954 and all that portion of Lot 67 of the Rancho Mission of San Diego, according to the Partition Map thereof on file in the County Clerk of San Diego County, in Action No. 348 in Superior Court of San Diego County, entitled "Juan M. Luco, et al, vs. the Commercial Bank of San Diego, et al," excepting therefrom that portion of land conveyed to the Metropolitan Transit Development Board in Grant Deed recorded July 11, 2001 as File No. 2001-0478282 of Official Records;

WHEREAS, on V13 - DATE, the Hearing Officer of the City of San Diego considered Site Development Permit No. 792284 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated V19 - DATE.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The site is located at 5430, 5450 and 5460 55th. Street in the 55th. Street Redevelopment Subarea as shown on Figure 7a of the College Area Community Plan and is designated for High Density Residential uses at a density range of forty-five to seventy-five dwelling units per net residential acre as shown on Figure 7b. The site is developed with a two-story apartment complex which includes residential units, parking, pool and other amenities. The project will replace an existing storm drain with an underground storm drain. No other improvements are proposed. The replacement of an existing storm drain with an underground storm drain will be consistent with and not adversely affect the College Area Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project will replace an existing storm drain with an underground storm drain. No other improvements are proposed. All drainage improvements will be constructed to

city standards for private property and be operationally complete at the time of final inspection approval for the benefit of employees and residents.

Prior to construction all drainage improvements will be reviewed by professional staff for compliance with all relevant and applicable building and civil codes to assure the drainage improvements will meet or exceed the current regulations. The project will meet all relevant and applicable building and civil codes, in effect at the time of application and will be inspected to determine compliance with these public health and safety codes. As such the proposed development 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 replace an existing storm drain with an underground storm drain. No other improvements are proposed. No deviations or variance is required to approve the proposed project. All relevant development regulations will be met by the proposed project. Therefore, the proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The Albert's Apartments project will remove a damaged storm drain and replace it with a new storm drain. No other improvements are proposed. All drainage improvements will be constructed to city standards for private property. No deviations or variance is required to approve the proposed project. All relevant development regulations will be met by the proposed project. The site is entirely within the Multiple Habitat Planning Area. The project constitutes the repair of existing erosion control measures necessary to protect the existing primary structures on the premises. As such the project has previously conforming right to encroach into the MHPA. A Report of Preliminary Geotechnical Investigation, 55th Street Village, 5430, 5450 and 5460 55th Street, San Diego, California, was prepared by Christian Wheeler Engineering, dated September 15, 2008, and reviewed by city staff. The project site is located within geologic hazards zone 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 53 is characterized by level or sloping to steep terrain with unfavorable geologic structure, low to moderate risk. The geotechnical report indicates the existing fill slopes at the site do not have adequate factors of safety with respect to slope stability. Recommendations for temporary construction slopes & utility trench excavations are provided in the referenced geotechnical report. Based on the scope of the project, additional geotechnical review will not be required at this time. As a result of the review of all available information, the site is physically suitable for the design and siting of the proposed storm drain. The design for the storm drain and landscaping will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The Albert's Apartments project will remove a damaged storm drain and replace it with a new storm drain. No other improvements are proposed. All drainage improvements will be constructed to city standards for private property. No deviations or variance is required to approve the proposed project. All relevant development regulations will be met by the proposed project. The design for the storm drain and landscaping will result in minimum disturbance to environmentally

sensitive lands. The storm drain will be constructed on a previously graded site within a manufactured slope. There are no natural land forms within the project limits of work. Review of the Report of Preliminary Geotechnical Investigation, 55th Street Village, 5430, 5450 and 5460 55th Street, San Diego, California, was prepared by Christian Wheeler Engineering; dated September 15, 2008 indicates the site appropriate for the proposed drainage improvement and will not result in any undue risk from geologic forces. Erosion control will be attained by implementation of landscaping to control and prevent erosion of the site. The site is not within a flood hazard zone and no flood hazards will result from implementation of the drainage and landscaping improvements. The site has previously conforming rights and a Brush Management Plan has not been required.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The Albert's Apartments project will remove a damaged storm drain and replace it with a new storm drain. No other improvements are proposed. All drainage improvements will be constructed to city standards for private property. No deviations or variance is required to approve the proposed project. All relevant development regulations will be met by the proposed project. The design for the storm drain and landscaping will result in minimum disturbance to environmentally sensitive lands. The storm drain will be constructed on a previously graded site within a manufactured slope. There are no natural land forms within the project limits of work. All proposed work will occur within the property and will not create adverse impacts to any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The Albert's Apartments project will remove a damaged storm drain and replace it with a new storm drain. No other improvements are proposed. All drainage improvements will be constructed to city standards for private property. No deviations or variance is required to approve the proposed project. All relevant development regulations will be met by the proposed project. The project site lies entirely within the Multi-Habitat Planning Area (MHPA) of the City's MSCP. The applicant has prepared and submitted for staff's review a "Biological Technical Report for the Albert's Apartment Storm Drain Improvement Project, San Diego CA," prepared by RECON (August 10, 2010). Staff has concluded that due to the adjacency to the MHPA, the development will need to conform to all applicable Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. The project will be constructed and maintained so that lighting, drainage, landscaping, grading, access, and noise will not adversely affect the MHPA. As such, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The Albert's Apartments project will remove a damaged storm drain and replace it with a new storm drain. No other improvements are proposed. All drainage improvements will be constructed to city standards for private property. No deviations or variance is required to approve the proposed project. All relevant development regulations will be met by the proposed project. The project site is approximately eleven and one half miles from the Pacific Ocean. The drainage improvements and landscaping will not contribute to the erosion of public beaches or will have no adverse impact to the local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The Albert's Apartments project will remove a damaged storm drain and replace it with a new storm drain. No other improvements are proposed. All drainage improvements will be constructed to city standards for private property. No deviations or variance is required to approve the proposed project. All relevant development regulations will be met by the proposed project. All development will be confined to areas of the site which have been graded and where manufactured slopes exist. The conditions of approval required for the project include mitigation to address potential impacts to Biological Resources and are directly related to the potential impacts which may be foreseen and a direct result of implementation of the project. The nature and extent of the proposed mitigation is commensurate with the impacts. As such these mitigation requirements are calculated to alleviate potential negative impacts resulting from the implementation of the project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 792284 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 792284, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: V27 - DATE OF APPROVAL

Job Order No. 24001226

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: 24001226

SITE DEVELOPMENT PERMIT NO. 792284
ALBERTS APARTMENTS PROJECT NO. NO. 222188 MMRP
HEARING OFFICER

This Site Development Permit No. 792284 is granted by the Hearing Officer of the City of San Diego to AZTEC SHOPS LTD., a California nonprofit corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0500. The approximately 4.64 acre site is located at 5430, 5450 and 5460 55th Street in the RM-3-9 & RS-1-1 Zones of the College Area Community Plan. The project site is legally described as: Lots 112 through 122, inclusive, of College View Estates Unit No. 3, according to Map thereof No. 3157, filed November 19, 1954 and all that portion of Lot 67 of the Rancho Mission of San Diego, according to the Partition Map thereof on file in the County Clerk of San Diego County, in Action No. 348 in Superior Court of San Diego County, entitled "Juan M. Luco, et al, vs. the Commercial Bank of San Diego, et al," excepting therefrom that portion of land conveyed to the Metropolitan Transit Development Board in Grant Deed recorded July 11, 2001 as File No. 2001-0478282 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to replace two existing storm drains described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Replace two existing storm drains with underground storm drains;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- 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 and 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.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. 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.
8. 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.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

MSCP REQUIREMENTS:

10. 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.).

11. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Game [CDFG] pursuant to California Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 222188 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 222188 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biology

ENGINEERING REQUIREMENTS:

15. The drainage system proposed for this development is private and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

18. In the event the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A."
19. Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," on file in the Office of the Development Services Department.
20. For existing landscaping, Owner/Permittee shall submit landscape and irrigation construction documents for Area of Work, consistent with the Land Development Manual, Municipal Code and Landscape Standards, to the Development Services Department for approval. Plans shall show connectivity to existing irrigation and rain sensor. The construction documents shall be in substantial conformance with Exhibit "A."
21. 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 to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.
22. Any required planting that dies within three years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.
23. Prior to issuance of construction permits for grading, the Owner/Permittee shall ensure all proposed landscaping shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC Invasive Plant Inventory and the prohibited plant species list found in Table 1 of the Landscape Standards shall not be permitted.
24. The Owner/Permittee shall maintain non-permanently irrigated landscape located offsite for a period not less than 25 months. All temporary irrigation shall be removed prior to final acceptance by Development Services Department. Prior to issuance of any construction permit the Owner/Permittee shall enter into a Landscape Easement and Maintenance Agreement for any and all required landscape and revegetation, satisfactory to the Development Services Department.
25. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

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 **[INSERT Approval Date]** and **[Approved Resolution Number]**.

DRAFT

Permit Type/PTS Approval No.: SDP No. 792284
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.

AZTEC SHOPS LTD.,
a California nonprofit corporation
Owner

By _____
Donna Tusack
Chief Executive Officer

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

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on October 25, 2010, AZTEC SHOPS LTD., a California nonprofit corporation, submitted an application to the Development Services Department for a Site Development Permit for the Albert's Apartments Project;

WHEREAS, the matter was set for a Public Hearing to be conducted by the Hearing Officer of the City of San Diego;

WHEREAS, the issue was heard by the Hearing Officer on February 20, 2013; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 222188 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer certifies the Mitigation Negative Declaration No. 222188 has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Mitigation Negative Declaration No. 222188 reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Mitigation Negative Declaration No. 222188, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Mitigation Negative Declaration No. 222188 is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Mitigation Negative Declaration No. 222188 and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
John S. Fisher
Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 792284

PROJECT NO. 222188

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 222188 shall be made conditions of Site Development Permit for Environmentally Sensitive Lands as may be further described below.

MITIGATION MONITORING REPORTING PROGRAM (MMRP):

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

QUALIFIED BIOLOGIST

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) No. 222188 and/or Environmental Document No. 222188, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

NONE REQUIRED

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals I/Notes</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Biology	Biologist Limit of Work Verification	Limit of Work inspection
Biology	Biology Reports	Biology/Habitat Restoration inspection
Land Use	Land Use Adjacency issues CSVs	Land Use Adjacency issue site Observations
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**BIOLOGY (Land Use/MSCP)****I. Prior to Permit Issuance**

A. Prior to issuance of any construction permit, the DSD Environmental Designee (ED) shall verify the Applicant has accurately represented the project's design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Land Use Adjacency Guidelines for the Multiple Habitat Planning Area (MHPA), including identifying adjacency as the potential for direct/indirect impacts where applicable. In addition, all CDs where applicable shall show the following:

- 1. Land Development / Grading / Boundaries** –MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The ED shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA..
- 2. Drainage / Toxins** –All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA, All developed and paved areas must prevent the release of toxins,

chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

3. **Staging/storage, equipment maintenance, and trash** –All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: *“All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA.”*
4. **Barriers** –All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor crossing. Permanent barriers may include, but are not limited to, fencing (6-foot black vinyl coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.
5. **Lighting** – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
6. **Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non-invasive. Landscape plans shall include a note that states: *“The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA.”*
7. **Brush Management** –All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone (BMZ) 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. BMZ 2 may be located within the MHPA and the BMZ 2 management shall be the responsibility of a HOA or other private entity.
8. **Noise**- Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as: *California Gnatcatcher (3/1-8/15); Least Bell's vireo (3/15-9/15); and Southwestern Willow Flycatcher (5/1-8/30)*. If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

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

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

- A. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If coastal California gnatcatchers are present, then the following conditions must be met:
1. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist;
 2. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or
 3. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the Qualified Acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

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

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

- B. If coastal California gnatcatchers are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 1. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.3 shall be adhered to as specified above.
 2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

II. Prior to Start of Construction

A. Preconstruction Meeting

The Qualified Biologist/Owners Representative shall incorporate all MHPA construction related requirements, into the project's Biological Monitoring Exhibit (BME).

The Qualified Biologist/Owners Representative is responsible to arrange and perform a focused pre-con with all contractors, subcontractors, and all workers involved in grading or other construction activities that discusses the sensitive nature of the adjacent sensitive biological resources.

III. During Construction

A. The Qualified Biologist/Owners Representative, shall verify that all construction related activities taking place within or adjacent to the MHPA are consistent with the CDs, the MSCP Land Use Adjacency Guidelines. The Qualified Biologist/Owners Representative shall monitor and ensure that:

1. **Land Development /Grading Boundaries** - The MHPA boundary and the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing, or grading. Limits shall be defined with orange construction fence and a siltation fence (can be combined) under the supervision of the Qualified Biologist/Owners Representative who shall provide a letter of verification to RE/MMC that all limits were marked as required. Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
2. **Drainage/Toxics** - No Direct drainage into the MHPA shall occur during or after construction and that filtration devices, swales and/or detention/desiltation basins that drain into the MHPA are functioning properly during construction, and that permanent maintenance after construction is addressed. These systems should be maintained approximately once a year, or as often a needed, to ensure proper

- functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g. clay compounds) when necessary and appropriate.
3. **Staging/storage, equipment maintenance, and trash** - Identify all areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities on the monitoring exhibits and verify that they are within the development footprint. Comply with the applicable notes on the plans
 4. **Barriers** - New development adjacent to the MHPA provides city approved barriers along the MHPA boundaries
 5. **Lighting** - Periodic night inspections are performed to verify that all lighting adjacent to the MHPA is directed away from preserve areas and appropriate placement and shielding is used.
 6. **Invasives** - No invasive plant species are used in or adjacent (within 100 feet) to the MHPA and that within the MHPA, all plant species must be native.
 7. **Brush Management** - BMZ1 is within the development footprint and outside of the MHPA, and that maintenance responsibility for the BMZ 2 located within the MHPA is identified as the responsibility of an HOA or other private entity.
 8. **Noise** – For any area of the site that is adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed, shall be avoided, during the breeding seasons, for protected avian species such as: *California Gnatcatcher (3/1-8/15)*; *Least Bell's vireo (3/15-9/15)*; and *Southwestern Willow Flycatcher (5/1-8/30)*. If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

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

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

- A. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If coastal California gnatcatchers are present, then the following conditions must be met:
 1. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas

restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist;

2. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or
3. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the Qualified Acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

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

- B. If coastal California gnatcatchers are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 1. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.3 shall be adhered to as specified above.
 2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

IV. Post Construction

A. Preparation and Submittal of Monitoring Report

The Qualified Biologist/Owners Representative shall submit a final biological monitoring report to the RE/MMC within 30 days of the completion of construction that requires monitoring. The report shall incorporate the results of the MMRP/MSCP requirements per the construction documents and the BME to the satisfaction of RE/MMC.

GENERAL BIRD MITIGATION

BIOLOGY (General Birds)

If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.

- A. If active nests are detected, or considered likely, the report shall include the following mitigation;
1. All project activities within 300 feet of on- and off-site suitable nesting habitat should be delayed until August 31 or until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting as determined by a qualified biologist.
 2. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of a minimum of 300 feet between the project activities and the nest.
 3. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The applicant should provide the City the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of migratory birds.
 4. If the project biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g. species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the City and, upon request, the Wildlife Agencies. Based on the submitted information, the City (and Wildlife Agencies), if they so request) will determine whether to allow a narrower buffer.

The report shall also include, if necessary additional mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow

up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.

B. If no nesting birds are detected per "A" above, mitigation under "A" is not required.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

DRAFT

**College Area Community Council (CACC) and
College Area Community Planning Board (CACPB)**

Mailing Address: P.O. Box 15723

San Diego, CA 92175-5723

Website: CollegeNeighborhoods.com/CACC

E-mail: cacc@CollegeNeighborhoods.com

Minutes

Approved October 12, 2012

From the Regular Meeting held on: Wednesday, Sept. 14, 2011, 7 PM

Held in: Community Room, College Rolando Library,
6600 Montezuma Road, San Diego, CA 92115

P	Doug	Case	President	P	Steven	Barlow	A	Mark	Larson	
P	Rhea	Kuhlman	Vice President	A	Andy	Beauparlant	P	Robert	Montana	
P	Jean	Hoeger		P	Jim	Boggus	P	Martin	Montesano	
P	R.D.	Williams	Treasurer	P	John	Burkett	P	Frank	Musgrove	
P	Tyler	Sherer	SDSU Appointee	A	Taylor	Cooning	P	Jan	Riley	
P	Krista	Parker	SDSU AS Appointee	P	Ann	Cottrell	P	Mitch	Yunker	
				P	Joe	Jones				
P = Present A1 / A2 / A3 / A4 = Absent 1 st , 2 nd , 3 rd , 4 th							TOTALS	16		
CP600-24, Art IV, Sec 1: a vacancy exists upon the 3 rd consecutive absence or the 4 th absence in 12 months (April through March)										

The College Area Community Council (CACC) and the College Area Community Planning Board (CACPB) are two separate entities with a common board and officers and joint meetings. The items highlighted below with asterisks are CACPB business items, subject to City Council Policy 600-24 governing community planning groups. Items are reported in agenda outline order, although some items may have been considered in a different sequence.

**** Designates that the item is on the CACPB agenda and subject to City of San Diego policies governing community planning groups**

Prior to the Call to Order, the CACC and CACPB hosted a reception for the new SDSU President, Dr. Elliot Hirshman that started at 6:00 pm.

I. Call to Order / Pledge of Allegiance / Roll Call of Executive Board Members

President Doug Case called the September 14 meeting of the College Area Community Council (CACC) to order at 7:00 PM. No pledge of allegiance was recited.

II. Approval of Current Agenda

Motion – Approved agenda as distributed.

(Motion: Consensus)

Motion: Approved 16-0-0

III. Approval of Minutes from July 13, 2011

Motion – Approval of Minutes from July 13 as distributed

(Motion: Jim Boggus)

Motion: Approved 16-0-0

IV. Public Comments on Non-Agenda Items

Armin Kuhlman suggested investigating whether City Parking Enforcement personnel could expand parking enforcement duties to include cars illegally parked on lawns, since Code Enforcement is no longer doing this. Doug referred the issue to Frank Musgrove of the Code Compliance Committee for discussion and assistance.

V. Report from Local Elected Representatives & Law Enforcement

- A. SDPD Eastern Division Captain, Brian Ahern spoke briefly about the College Area moving under the Eastern Division starting Saturday, Sept 17.
- B. Officer Jenny Hall made brief comments about the new Eastern Division coming in to take over. Sgt. Dean Thomas spoke about his future work under the Eastern Division and how he plans to support the College Area.
- C. Tim Taylor from Marti Emerald's office handed out the newsletter and talked briefly about the Language Academy project groundbreaking.
- D. The SDSU Police Dispatcher, Joanna McKay, talked about current events at SDSU.
- E. Ron Lacey from Mayor Sander's office spoke about how the mayor recognizes the College Area's lack of park space. He said that the Mayor is on board with all plans for increasing the College Area's joint use park space.

VI. New SDSU President Dr. Elliot Hirshman Guest Speaker

Dr. Hirshman gave a relatively short speech which began at the beginning of the board meeting. He went over some of his expectations and what he'd like to accomplish at the University. He spoke about "student development" and how it tied into community relations and he also pledged that the University is willing to work with the community in sorting out community issues. He then took questions and remarks from the crowd.

VII. Committee & Delegate Reports

- **** A. Project Review Committee, Rhea Kuhlman, Chair

Albert's College Apartments, Project 222188. - Proposed Site Development Permit to replace existing storm drains at 5450 55th Street, Albert's Apartments. Motion: Approve the proposed Site Development Permit contingent on the applicant satisfactorily resolving the outstanding environmental issues with the City.

(Motion: Rhea Kuhlman)

Motion: Approved 16-0-0

No other committee or delegation reports were given due to the 8:00 pm time restriction that the Library staff put on this month's meeting.

VIII. New Business

- A. Doug announced the resignation of Amanda Pascoe. Her seat, which expires April 2012, will be filled at the October meeting.

IX. Adjournment

Motion: Consensus

Approved 16-0-0

Minutes respectfully submitted by John Burkett