



## BACKGROUND

The proposed Scripps Ranch Reservoir Slope Repair Project is located on City-owned property across the street from 12225 Spring Canyon Road between Riesling Drive and Cypress Canyon Park Drive in the RS-1-8 zone and city-fee owned open space in the Scripps Miramar Ranch Community Planning area (Attachments 1 & 2). The emergency project is required to repair the slope eroded from the release of treated water from the reservoir and to prevent any further erosion to the hillside.

The project site is also located within the Multi-Habitat Planning Area (MHPA) and will affect sensitive biological resources and Land Use Adjacency guidelines which were addressed and minimized to below a significant effect in the Mitigation Monitoring and Reporting Program (MMRP) (Attachment 5).

## DISCUSSION

The Scripps Ranch Reservoir Slope Repair project will improve and replace the existing drain pipe that serves the reservoir, repair and revegetate the eroded slope in order to stabilize it, which prevents an unsafe situation to nearby residences in the community.

The project scope includes demolishing the existing dissipater and excavate at least three feet into the hillside in order to connect 300 feet of new 18-inch RCP to the existing drain line with headwalls every 20 feet. A new energy dissipater structure will be constructed at the bottom of the hill with rip-rap placed downstream to further aid in energy dissipation. Once the installation is complete, the project will re-grade the slope to repair the previous erosion problems and to revegetate the disturbed project area.

Although the majority of the project will be constructed within City open space, it is also surrounded by residentially zoned properties. These zones allow for the use of water facilities and the related ancillary improvements identified in this project. The site is partially located within biologically sensitive areas, and would require mitigation and construction monitoring. The proposed project will proceed in accordance with all applicable regulations as conditioned within the Site Development Permit and the Environmental MMRP to maintain the integrity of the habitat (Attachments 3 & 5).

The proposed project is also located within the Multi Habitat Planning Area (MHPA) and includes sensitive vegetation. There are uplands that would be minimally affected by this project, due to the installation of the 300 foot pipeline within the existing open space slope. The project proposes impacts to (0.31) acres of Southern Mixed Chaparral which is located both inside and outside of the MHPA and therefore, mitigation is required in the form of payment to the Habitat Acquisition Fund.

A revegetation plan will be implemented to restore the area to the appropriate plant palette once construction is completed. These measures will ensure that any impacts to environmentally sensitive lands will be restored upon completion of construction. The revegetation plan would restore the habitat that existed on the slope and the construction area. Appropriate erosion control measures will be applied for slope recontouring and revegetation, which will protect against future erosional forces.

On August 2, 2012, the Scripps Miramar Ranch Community Planning Group heard the project as an informational item. The site plans, associated drawings, and project materials were distributed. The planning group did not vote on this project and no comments or concerns were recorded in the minutes.

### CONCLUSION

Staff has reviewed the project and the applicable regulations of the Land Development Code (LDC) would allow the proposed replacement/realignment of the existing drain pipe and associated improvements. The project as proposed complies with the City Green Book, Landscape Manual, Historical Resources Guidelines, the California Environmental Quality Act Guidelines, and all other applicable regulations of the LDC.

### ALTERNATIVE

1. **Certify** Mitigated Negative Declaration No. 215568 and **Approve** Site Development Permit No. 1188609, with modifications or;
2. **Deny** Site Development Permit No. 1188609, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Helene Deisher, Development Project Manager

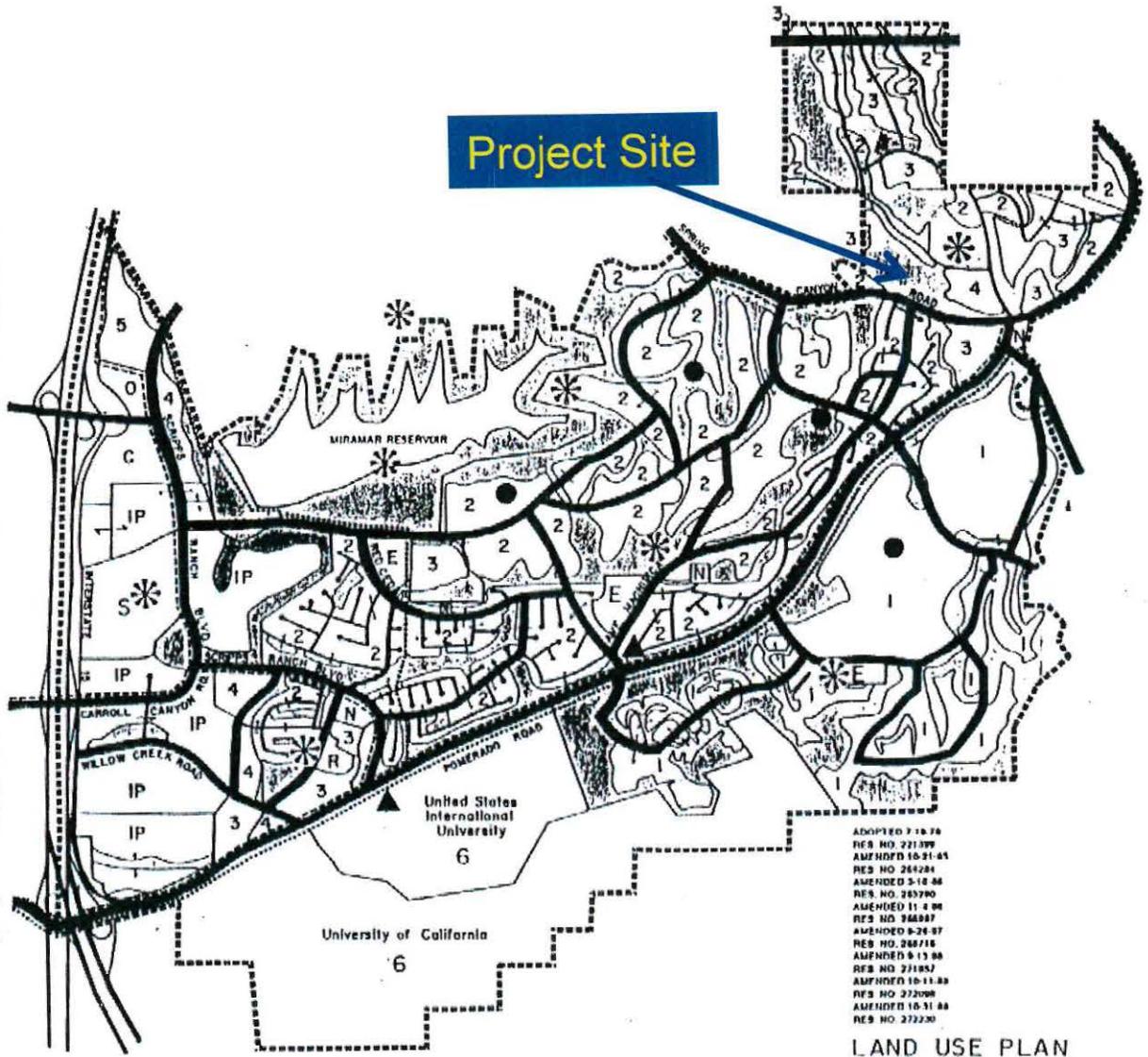
### Attachments:

1. Community Plan Land Use Map
2. Project Location Map & Aerial Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Draft Environmental Resolution with MMRP
6. Community Planning Group Recommendation
7. Project Site Plan(s)

**Project Site**

**LEGEND**

- Residential 0.3 DU/Net AC [1]
- Residential 3-5 DU/Net AC [2]
- Residential 5-10 DU/Net AC [3]
- Residential 10-15 DU/Net AC [4]
- Residential 15-25 DU/Net AC [5]
- Existing Commercial Recreation [R]
- Community Shopping [C]
- Neighborhood Shopping [N]
- Professional Offices [O]
- Industrial Park [IP]
- Park \*
- Tot Lot ●
- Open Space [TAS]
- Elementary School [E]
- Secondary School [S]
- University [U]
- Major Hiking Trail [---]
- Dikeway [---]
- County Boundary [---]
- Possible Fire Station Site ▲

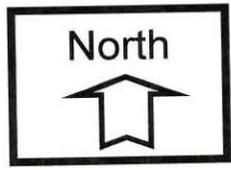


ADOPTED 7-18-78  
 RES. NO. 221399  
 AMENDED 10-31-85  
 RES. NO. 264024  
 AMENDED 5-12-86  
 RES. NO. 265790  
 AMENDED 11-4-86  
 RES. NO. 346887  
 AMENDED 9-29-87  
 RES. NO. 380718  
 AMENDED 6-13-88  
 RES. NO. 271857  
 AMENDED 10-11-88  
 RES. NO. 372098  
 AMENDED 10-31-88  
 RES. NO. 272230

**LAND USE PLAN  
 SCRIPPS MIRAMAR RANCH COMMUNITY PLAN**



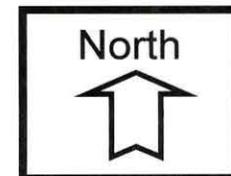
**Land Use Map**  
**SCRIPPS RANCH SLOPE REPAIR**  
**PROJECT NO. 215568**





## Project Location Map

PROJECT NAME – SCRIPPS RANCH SLOPE REPAIR  
PROJECT NO. 215568



**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

WBS No. B-10165.02.06

SITE DEVELOPMENT PERMIT NO. 1188609

**SCRIPPS RANCH RESERVOIR SLOPE REPAIR - PROJECT NO. 215568 [MMRP]**

Hearing Officer

This Site Development Permit No. 1188609 is granted by the Hearing Officer of the City of San Diego to City of San Diego, Owner, and Engineering and Capital Projects Department, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The project site is located on city –owned property on the north side of Spring Canyon Road, between Riesling Drive and Cypress Canyon Park Drive, across the street from 12225 Spring Canyon Road. The site is zoned RS-1-8 and designated as open space zone in Scripps Miramar Ranch Community Planning area.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish the existing dissipater, excavate at least three feet into the hillside to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line with headwalls, and re-grade and repair the slope as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 16, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing dissipater; and
- b. Excavate at least three feet into the hillside to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line with headwalls; and
- c. Re-grade and repair the slope; and
- d. Landscape/re-vegetation (planting, irrigation and landscape related improvements).

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 16, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. 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.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

9. 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.

10. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration (MND) NO. 215568 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

11. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration (MND) NO. 215568, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to and shall be implemented in the following issue areas: **Biological Resources and Land Use (MHPA Land Use Adjacency).**

**LANDSCAPE REQUIREMENTS:**

12. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydro-seeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

13. Construction Documents for grading shall include the following note: "Installation of landscaping associated with these construction documents shall require a minimum short-term establishment period of 120 days for all native/naturalized slope restoration and a minimum long-term establishment/maintenance period of 25 months. Final approval of the required landscaping shall be to the satisfaction of the Mitigation Monitoring Coordination section of the Development Services Department.

14. The Permittee or subsequent Owner(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or

native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

15. The Permittee or subsequent owner(s) shall be responsible to ensure that irrigation drainage run off shall be directed away from the Multiple Habitat Preserve Area (MHPA) or from the transitional areas to ensure that no impacts occur from runoff in any of these areas.

16. If any required landscape (including existing or new plantings) indicated on the approved construction document plans is damaged or removed during 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 Certificate of Occupancy.

**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 October 16, 2013 and Resolution No. XXXX.

Site Development Permit No. 1188609

Date of Approval: October 16, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Helene Deisher  
Development Project Manager

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

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**City of San Diego, Engineering and Capital Projects Department**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

HEARING OFFICER RESOLUTION NO. XXXX  
SITE DEVELOPMENT PERMIT (SDP) NO. 1188609  
**SCRIPPS RANCH RESERVOIR SLOPE REPAIR, PROJECT NO. 215568 – [MMRP]**

WHEREAS, CITY OF SAN DIEGO/ENGINEERING AND CAPITAL PROJECTS, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing dissipater, excavate at least three feet into the hillside to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line with headwalls, and re-grade and repair the slope located on City-owned property across the street from 12225 Spring Canyon Road (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1188609);

WHEREAS, the project site is located on City-owned property across the street from 12225 Spring Canyon Road between Riesling Drive and Cypress Canyon Park Drive in the RS-1-8 and Open Space zones in the Scripps Miramar Ranch Community Planning area;

WHEREAS, on October 16, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1188609 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 October 16, 2013:

**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 Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope. The existing dissipater would be demolished.

Although the majority of the project will be constructed within City open space located across the street from the reservoir, it is also surrounded by residentially zoned properties. These zones allow for the use of water facilities and the related ancillary improvements identified in this project. Because of the erosion which has occurred to the slope from the draining of the reservoir, replacement of a longer drain pipe and repair of the slope is needed. In this case, the existing drain pipe would be removed and a new one installed with a new energy dissipater structure at the bottom of the hill. The reservoir serves the existing/surrounding community.

The community plan stresses the importance of preservation and enhancement of the valued natural resources of the Scripps Miramar Ranch community and maintaining the integrity of the Reservoir while providing suitable access for maintenance.

The eroded slope from the discharge will be repaired and the impacted area will be re-vegetated with similar and compatible habitat. Therefore the proposed project would support the objectives of the community plan and not adversely affect the applicable land use plan.

- 2. The proposed development will not be detrimental to the public health, safety, and welfare.** The Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope. The existing dissipater would be demolished.

The reservoir serves the existing/surrounding community. The work proposed will improve and replace the existing drain pipe that serves the reservoir and will repair and revegetate the eroded slope in order to stabilize it. This will provide proper drainage to nearby residences in the community. The overall scope of this project is the repair and maintenance of an existing public facility. Maintenance of the existing infrastructure will promote the public health, welfare, and safety and therefore not be detrimental.

- 3. The proposed development will comply with the applicable regulations of the Land Development Code (LDC), including any allowable deviations pursuant to the Land Development Code.** The Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope. The existing dissipater would be demolished.

The majority of the project will be constructed within City open space. It is surrounded by residentially zoned properties. These zones allows for water facilities and related ancillary improvements identified for this project. The site is partially located within biologically sensitive areas, and would require a Site Development Permit, as well as mitigation and construction monitoring. Applicable regulations of the Land Development Code (LDC) would allow the proposed replacement and/or realignment of the existing drain pipe and associated improvements. The project as proposed complies with the City Green Book, Landscape Manual, Historical Resources Guidelines, the California Environmental Quality Act Guidelines, and all other applicable regulations of the LDC regarding replacement of an existing drain pipe and repairing an eroded slope.

The proposed development would proceed in accordance with all applicable regulations as conditioned within Site Development Permit and would therefore comply with all the applicable 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 Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope. The existing dissipater would be demolished.

The current design meets the goals of the project which is to provide a new drain pipe which will extend to the bottom of the slope to prevent further slope erosion when the reservoir is drained. It also repairs damage created and restores the natural vegetation. The proposed scope provides the least impact to environmentally sensitive lands (ESL) which occurs on the slope, in the form of sensitive biological resources. As such, the overall design considers the balance between the limited impacts to the environment, while at the same time provides the necessary improvements to prevent further erosion to the open space slope in the project area.

- 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 Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope to control the flow. The existing dissipater would be demolished.

The project will install approximately 300 lineal feet of pipeline and repair the previously eroded slope. Erosion control measures for construction BMPs as well as post construction slope re-contouring and implementation of a re-vegetation plan, would restore the habitat that existed on the slope. These measures would protect against future erosion forces. In addition, a geotechnical investigation and report has been prepared for the project. No hazards have been identified with implementation of the proposed project. No flood hazards occur in the project area. Therefore, the proposed project 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.

- 3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope. The existing dissipater would be demolished.

The installation of the new pipeline would be located entirely within environmentally sensitive lands. However, it remedies an existing situation with a superior design. A biology report was prepared that identified impacts to upland habitat (Southern Mixed Chaparral) consisting of 0.31 of an acre. Therefore mitigation is required in the form of payment to the City's Habitat Acquisition Fund. In addition, a re-vegetation plan will be implemented to restore the area once construction is completed. These measures will ensure that any impacts to environmentally sensitive lands will be restored upon completion of construction. Long term or continued adverse impacts are not anticipated on adjacent environmentally sensitive lands. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

- 4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope. The existing dissipater would be demolished.

There are uplands that would be minimally affected by this project, due to the installation of the 300 foot pipeline within the existing open space slope. The proposed project is located almost entirely within the City's Multi Habitat Planning Area (MHPA). The project will impact (0.31) acres of Southern Mixed Chaparral which is located both inside and outside of the MHPA and therefore, mitigation is required. Mitigation shall be accomplished in the form of payment to the Habitat Acquisition Fund (HAF), as well as, a revegetation plan for restoration of the upland areas which would install Southern Mixed Chaparral habitat and appropriate non-invasive species. The restoration plan will be implemented to restore the area once construction is completed. These measures will ensure that any impacts to environmentally sensitive lands will be restored and additional impacts will be mitigated via payment into the (HAF) upon completion of construction.

Natural drainage patterns shall be maintained as much as possible during construction and would conform to the City's adopted Best Management Practices (BMP's) to address erosion control. The environmental document also includes Biological and Land Use Adjacency mitigation measures to ensure consistency with the MHPA and therefore, the proposed project would be consistent with the MSCP Subarea plan.

- 5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope. The existing dissipater would be demolished.

The proposed project is not located in close proximity to the beach or shoreline and will not adversely impact local shoreline sand supply. Improvements are minimal and the land would be returned back to its pre-construction stage. Erosion control shall be implemented in order to prevent inappropriate runoff, and the project will have no adverse impacts to such resources.

- 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 Scripps Ranch Reservoir Slope Repair project proposes to demolish the existing dissipater, excavate at least 3 feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line, and re-grade the eroded slope (hillside).

Every two years the reservoir is drained and inspected. During the draining process, the City's water operations division uses an 18 inch RCP drain line to drain some of the water. That water exits at a head wall structure near the top of the slope and as the water flows down the canyon, it picks up velocity and has eroded the hillside. A new energy dissipater and rip-rap would be installed at the bottom of the slope. The existing dissipater would be demolished.

The mitigation developed for this project is for Biological Resources and Land Use Adjacency (MSCP), and the extent of such mitigation is typical for a project of this nature. The project proposes impacts to (0.31) acres of Southern Mixed Chaparral which is located both inside and outside of the MHPA and therefore, mitigation is required in the form of payment to the Habitat Acquisition Fund (HAF). Additionally, a revegetation plan will be implemented to restore the area with the appropriate plant palette once construction is completed. These measures will ensure that any impacts to environmentally sensitive lands will be restored and additional impacts will be mitigated via payment into the (HAF) upon completion of construction. The revegetation plan would restore the habitat that existed on the slope and the construction area. Appropriate erosion control measures will be applied for slope recontouring and revegetation, which will protect against future erosional forces.

As a result, the mitigation is directly related to the project impacts and the need to construct the project, while at the same time alleviating any negative impacts that may occur as a result. All mitigation and project requirements are calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer for the Site Development Permit No. 1188609 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. 1188609, a copy of which is attached hereto and made a part hereof.

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Helene Deisher  
Development Project Manager  
Development Services

Adopted on: October 16, 2013  
WBS No. B-10165.02.06

RESOLUTION NUMBER R- XXX

ADOPTED ON OCTOBER 16, 2013

WHEREAS, on November 29, 2011, Engineering and Capital Projects Department submitted an application to Development Services Department for a Site Development Permit for the: Scripps Ranch Reservoir Slope Repair (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on October 16, 2013; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 215568 (Declaration) prepared for this Project, NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration 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 Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, 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 Declaration 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 Declaration 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.

APPROVED:

By: \_\_\_\_\_  
Helene Deisher, Development Project Manager

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

**EXHIBIT A**  
Scripps Ranch Reservoir Slope Repair  
MITIGATION MONITORING AND REPORTING PROGRAM  
**Site Development Permit**

PROJECT NO. 215568

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. 230429 shall be made conditions of Site Development Permit as may be further described below.

**A. GENERAL REQUIREMENTS – PART I**

Plan Check Phase (prior to permit issuance)

1. Prior to Bid Opening/Bid Award 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 have been incorporated.
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.

**B. GENERAL REQUIREMENTS – PART II**

**Post Plan Check (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 staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: **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 required to call **MMC** at  
**858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 215568, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, and MMC. 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 MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to 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 (City Biologist) are required to submit, to 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.

- 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 MMC for approval per the following schedule:

**Document Submittal/Inspection Checklist**

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Consultant Qualification Letters Meeting	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction Meeting
Biology	Monitoring Report	Prior to Construction
Biology	Active Raptor & Migratory Bird Survey	Prior to Pre-construction

**SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:**

**A. LAND USE – MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)**

**I. Prior to Preconstruction Meeting:**

- a. Prior to Permit Issuance or Bid Opening/Bid Award, the ADD Environmental Designee shall verify that all Multi-Habitat Planning Area (MHPA) boundaries and limits of work have been delineated on all construction documents.
- b. Prior to the first pre-construction meeting, the Applicant Department shall provide a letter of verification to the Mitigation Monitoring Coordination (MMC) Section stating that a qualified Biologist, as defined in the City of San Diego Biology Guidelines, has been retained to implement the project's MSCP Monitoring Program. The letter shall include the names and contact information of all persons involved in the Biological Monitoring of the project.
- c. At least 30 days prior to the pre-construction meeting, the qualified Biologist shall submit all required documentation to MMC, verifying that any special reports, maps, plans and time lines, such as, but not limited to, revegetation plans, plant relocation requirements and timing, MSCP requirements, avian or

other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.

II. Prior to Bid Opening/Bid Award:

- a. The qualified biologist (project biologist) shall attend the first preconstruction meeting and discuss the projects biological monitoring program.
- b. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the biological technical report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.

III. During Construction:

- a. The Biological Monitor shall be present full-time during grading/excavation/trenching activities, which could result in impacts to biological resources as identified on the Biological Monitoring Exhibit.
- b. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the RF to MMC the first day of monitoring, the last day of monitoring, monthly.
- c. The Biological Monitor shall immediately notify MMC by phone of any unanticipated impacts outside the approved limits of work, and shall also submit written documentation to MMC within 24 hours by fax or e-mail with photos of the impacts to biological resources in context, if possible.

In addition the following mitigation measures related to the MHPA Land Use Adjacency Guidelines shall be implemented during construction:

- d. Prior to initiation of any demolition and/or construction-related grading, the project biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
- e. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the Biological Survey Letter Report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.
- f. Invasive non-native plant species shall not be introduced into areas adjacent to the MHPA. Landscape plans shall contain non-invasive native species adjacent to sensitive biological areas as shown on the approved Exhibit A.

- g. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields. If lighting adjacent to the MHPA is required for nighttime construction, it shall be directed away from the preserve and the tops of adjacent trees with potentially nesting raptors, using appropriate placement and shielding.
- h. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area, as shown on the approved Exhibit A. All construction activities shall not encroach into sensitive biological areas within either the open-space and/or MHPA areas. The project biologist shall monitor construction activities, as needed, to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of work as shown on the approved Exhibit A.
- i. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales and/or installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.
- j. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading, as shown on the approved Exhibit A. All construction related debris shall be removed off-site to an approved disposal facility.

LEAST BELL'S VIREO (State Endangered/Federally Endangered)

Prior to the preconstruction meeting the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 15 AND SEPTEMBER 15, THE BREEDING SEASON OF THE LEAST BELL'S VIREO, 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 WETLAND AREAS THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE LEAST BELL'S VIREO. SURVEYS FOR THIS SPECIES 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 CONSTRUCTION. IF THE LEAST BELL'S VIREO IS PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

1. BETWEEN MARCH 15 AND SEPTEMBER 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED LEAST BELL'S VIREO HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
2. BETWEEN MARCH 15 AND SEPTEMBER 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 LEAST BELL'S VIREO OR 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 ANY 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 LEAST BELL'S VIREO. 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 (SEPTEMBER 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 LEAST BELL'S VIREO 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 15 AND SEPTEMBER 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR LEAST BELL'S VIREO TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

SOUTHWESTERN WILLOW FLYCATCHER (Federally Endangered)

Prior to the preconstruction meeting, the City Manager (or appointed designee) shall verify that the following project requirements regarding the southwestern willow flycatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MAY 1 AND SEPTEMBER 1, THE BREEDING SEASON OF THE SOUTHWESTERN WILLOW FLYCATCHER, 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 WETLAND AREAS THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE SOUTHWESTERN WILLOW FLYCATCHER. SURVEYS FOR THIS SPECIES 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 THE SOUTHWESTERN WILLOW FLYCATCHER IS PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MAY 1 AND SEPTEMBER 1, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED SOUTHWESTERN WILLOW FLYCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

BETWEEN MAY 1 AND SEPTEMBER 1, 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 SOUTHWESTERN WILLOW FLYCATCHER 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 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 SOUTHWESTERN WILLOW FLYCATCHER. 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 (SEPTEMBER 1).

\* 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 SOUTHWESTERN WILLOW FLYCATCHER 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 MAY 1 AND SEPTEMBER 1 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR SOUTHWESTERN WILLOW FLYCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

### C. BIOLOGICAL RESOURCES

I. Prior to Permit Issuance or Bid Opening/Bid Award:

- a. The project shall mitigate for impacts to 0.31 acres of southern mixed chaparral habitat (0.28 acre inside the MHPA, 0.03 acre outside of the MHPA). The project proposes to mitigate for impacts to southern mixed chaparral through payment into the City's Habitat Acquisition Fund (HAF). Based upon the mitigation ratios in the City's Biological Guidelines (1:1 for impacts within the MHPA and .5:1 for impacts outside the MHPA) the total required mitigation would be .30 acres.

- b. Biological Monitoring Requirements: All biological monitoring in or adjacent to wetlands (buffer) shall be conducted by a qualified wetland biologist knowledgeable of upland and wetland biology and ecology. The biologist shall conduct construction monitoring during all phases of the project. Orange flagging shall be used to protect sensitive habitat. Construction related activity shall be limited to the construction corridor areas as identified on the construction plans.

## II. Bird Mitigation:

- a. If project grading 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 pre-grading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to preconstruction meeting.
- b. If active nests are detected, or considered likely, the report shall include 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.
- c. If construction would occur within the avian and raptor breeding season (generally defined as January 15<sup>th</sup> February 1<sup>st</sup> through September 15<sup>th</sup>), a pre-construction survey for active raptor and migratory bird nests should be conducted within approximately 48 hours prior to the start of construction. The results of the survey should be submitted to the City in the form of a written report, and should include the date(s) of the survey, the name(s) of the investigator(s), the total field time of the survey efforts, a description of the survey area(s), and if any active nests were found. If an active bird next were found, then all construction activities undertaken for the project shall comply with the regulatory requirements of the federal MTBA and CDFG Codes Sections 3503 and 3513.
- d. If no nesting birds are detected per III.a. above, mitigation under III a. is not required.

# *Scripps Ranch Planning Group*

<http://www.scrippsranhplanning.blogspot.com>

## DRAFT MEETING MINUTES

Thursday, August 2, 2012 at 7:00 p.m.  
Scripps Ranch Community Library - Community Room  
10301 Scripps Lake Drive, San Diego, CA 92131  
(858) 538-8158

- I. Welcome!
  - A. Call to order: 7:05pm  
Roll Call- Julie Ellis, Scott Hilberg, Wally Wulfbeck, Paul Vaughan, Todd Philips, Gordon Boerner, Bob Petering, John Lowe, Tamar Silverstein, Marvin Miles, John Gardner, John Lyons, Marc Sorensen, Jennifer Wilson  
Absent – Karen Ringel, Michael Butcher, Elizabeth Hansen, Dan Buell
  - B. Modifications to Agenda: None
  
- II. Non-Agenda Public Comment: SDUSD District E School Board Candidate Marne Foster with handout.
  
- III. Announcements
  - A. Councilman Carl DeMaio (T. Vinson)
    - i. Passed City budget in June 2012 : Added 8 additional hours for Library and 5hrs for Rec Center, additional recruits added for Fire Science Academies
    - ii. Prop B can now be implemented per Court decision.
    - iii. City Council is currently in annual in legislative recess; Tiffany still available.
    - iiii. No updates on Slurry Seal location additions; contact Tiffany for any updates.
  - B. Assemblymember Nathan Fletcher (S. Benton) Not present
  - C. Miramar Ranch North Planning Committee (D. Steiner) Not present
  - D. MCAS Miramar Update (K. Camper)
    - i. Welcome Colonel Barnham and a new Commander General to MCAS Miramar.
    - ii. The MCAS Air show is post-Columbus Day weekend, the Blue Angels are expected to return this year.
  - E. CalTrans Update (G. Fong) Not present
  
- IV. Information Reports, Presentations & Discussion
  - A. Chairperson's Report (T. Philips)
    - i. Speed limit increase proposal letter on Aviary Drive given to Council Office; SRPG straw poll not in favor of raising speed limit on street where Stop Sign was just installed and Middle School pick-up/drop-offs occur regularly during school season.
  - B. Scripps Lake Pump Station Update (A. Nguyen)
    - i. Aerial and Ground simulations of future pump station displayed; the project takes water from Miramar Reservoir and pumps it to 2 Scripps Ranch Reservoirs, exclusively for Scripps Ranch, using portable generators. Current permit process includes attempts to keep the existing large boulder and trees on site (also checking re: equipment needed to move boulder).
    - ii. This is in an MHPA area (multi-habitat) therefore needs tree screening. The project will use 3 large and 6 small pumps, but should be quiet due to new cooler system vs prior compressor.
    - iii. Street work required for discharge pipe; will be performed primarily at night to minimize impact.
    - iv. Will be back next month to request an SRPG Action on the project.
  - C. Scripps Ranch Reservoir Slope Repair Update (D. Abbey)
    - i. Requesting SRPG feedback re: project and extension of existing drain pipe from the SR Reservoir; water release is causing slope erosion. Hand-outs/drawings distributed.
    - ii. Going through Environmental Review at this time, hope to complete by December 2012 and start work March 2013 (3-6 months to install the required 18-inch pipe); hydrology study in process to ensure no downstream canyon damage.

- D. Sudberry Site Update for Northeast Corner of I-15 and Carrol Cyn Road (Jeff Rogers)
- i. City Scoping letter due next Wednesday; submitted 2<sup>nd</sup> round design drawings, continuing to work on Full EIR.
  - ii. Traffic Analysis is separate document feeding into the full EIR document; not ready at this time to share details of this study other than that 3 intersections have been identified as being impacted; not ready to comment on potential impacts of City's street Community Plan designation correction.
  - iii. Project generically targeted to include Retailer(s), Restaurant(s), Coffee shop(s) and a Bank; no tenant discussions that can be disclosed at this time.
  - iv. Agenda Action item next month to discuss the Scoping Letter.
- E. Scripps Ranch Brush Management (Boerner/Ilko/Sorensen)
- i. City agreed to Orange pre-tagging process with 48hr notice and SRCA has begun posting notices on the SRCA website as received from City Park/Rec Dept.
  - ii. Members of SRPG/SRCA met with city staff and reviewed the intended process and viewed the range finders; however, virtually every cutting has continued to generate a disagreement or dispute re: habitable vs uninhabitable structures, measurements of clearance on slopes and angular/rounded canyon areas with differences from as little as 5 ft to as much as 40ft (Hoyt Park East).
  - iii. A request from SOSRT citizen for the City to Cease and Desist was supported by SRPG attendees at the initial meeting.
  - iv. Council Office reported that meeting set for tomorrow Aug 3<sup>rd</sup> at 10am in Hoyt Park to review the Range Finders calibration and again review measuring and implementation process. There are many questions needing to be answered concerning this project between residents and the city.
  - v. It was agreed that increased transparency is necessary to help community understand the current criteria for cutting down trees; example cited was change from "Eucalyptus" to "all non-native" in 2010 code without any notification to stakeholder communities.

## V. Action Items

- A. Scripps Ranch Public Facilities Financing Plan (A. Abeyta/ Boerner)
- i. SRPG ad hoc committee has held 2 meetings to review the plans with City Staff.
  - ii. 4 Projects have been completed since the last update in 2007, and 4 new projects in the plan as well.
  - iii. Community approximately 93 – 96% built out; these %'s used for FBA funding allocations.
  - iv. Timeline post-SRPG approval includes City LU&H and City Council, with approval in late 2012.
  - v. Committee recommended SR Public Facilities Financing Plan approval.

**Motion/2<sup>nd</sup>: Petering/Sorenson; Approved 15-0-0.**

- B. San Diego Bible Church Conditional Use Permit Request (F. Maestas)
- i. Existing CUP, Parking Permit and Rental Agreement copies given to T Philips.
  - ii. Property Address is 10635 SR Blvd, Suite F (at Scripps Lake Dr near Pump Station)
  - iii. CUP modification increases square footage from 6900 to 14,000 square feet.
  - iv. No changes to parking (150 spaces); signage will be consistent with current CUP signage.
  - v. Hours of Operation are Sunday 8-2, Mon-Thurs Office Hours 8-4:30 with 2 staff on duty, Fri 8-1 and Saturday 9-1.

**Motion/2<sup>nd</sup>: Lyons/Sorenson; Approved 14-0-0**

- C. Road "Lumps" for Forestview Lane Between Scripps Lake Drive and Lake Rim Drive (T. Philips)
- i. 65 Signatures gathered to install 6 road lumps on Forestview (between Lake Rim to Arbor Park).
  - ii. Appears to represent approximately 50 of 57 homes in the area, however, none in the alternative route area potentially impacted by this action.
  - iii. Questions were raised concerning the standards of installing speed lumps, precedent it would set, grade of street and Tot Lot location.
  - iv. All in agreement with speed issue, however, need more specifics and resident feedback from other areas where the "speed lumps" have been in place due to concerns others have heard of.
  - v. SRPG would like to know more about Speed Lumps from the city, for suggestions for reasonable traffic calming measures, when, where and what type of measures suggested for the type of road/street.
  - vi. This topic has not yet been vetted in writing in the SRCA newsletter for community input.

- vii. Request of Council Office for Traffic Engineering to attend a SRPG meeting to present and discuss traffic calming measures, standards and specifics; item deferred.

VI. Approval of Minutes

A. June 7, 2012 Minutes

**Motion/2<sup>nd</sup>: Boerner/Vaugh; Approved 11-0-2**

VII. Committee Reports

A. SR LMD-MAD (M. Sorensen) – Update

- i. Parks are closed for the summer for maintenance; MAD is going OK

B. MCAS Miramar (J. Lyons) – Update

- i. July field trip was held
- ii. Noise complaints during the last two months have been 0 and 1, respectively.

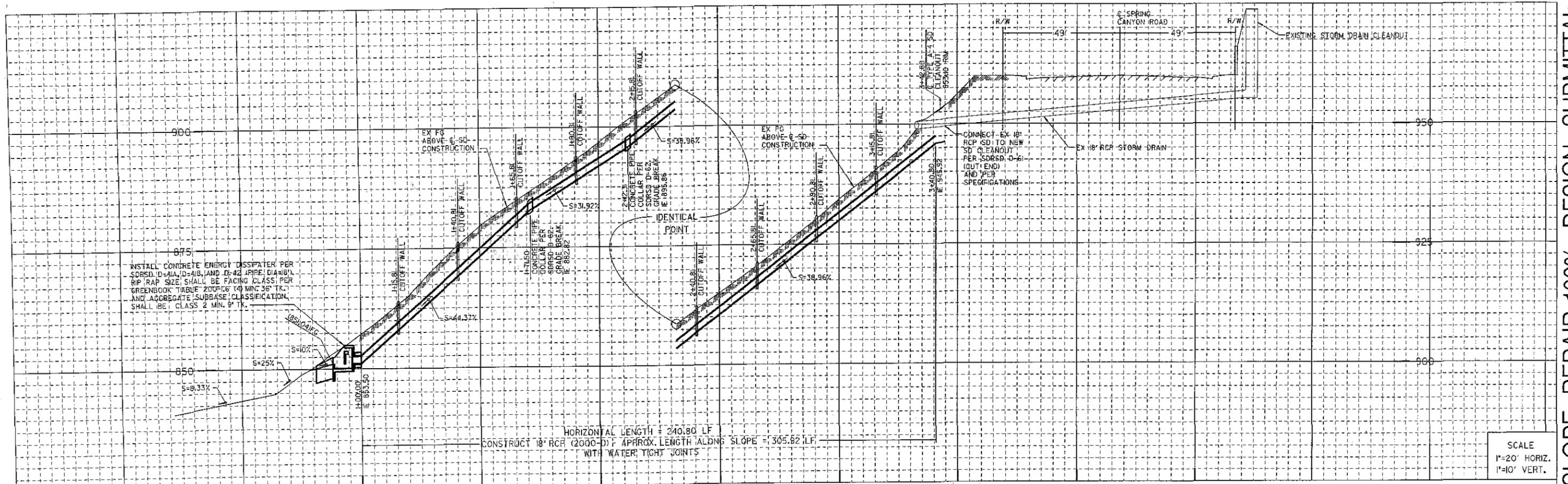
C. CPC (T. Silverstein) – Update

- i. Attended a LU&H meeting with Telephone, SDG&E, Cable Providers to encourage cooperation of underground utility box location to be installed in a mutually agreeable space.
- ii. The City Budget Development Office is inviting CPC members to attend meetings on the budget process for more community input on Capital Projects. See Tamar for more info.

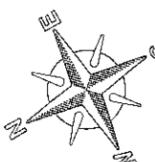
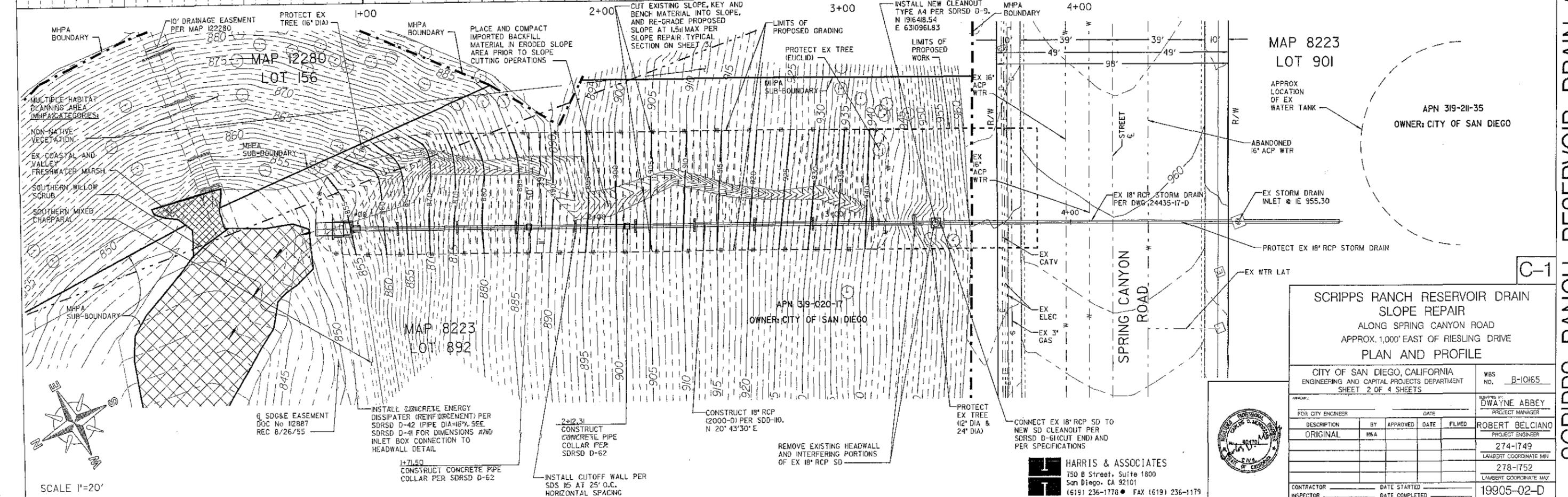
Note: Alliant University has listed their property for sale. More news to come next month.

VIII. Adjournment: 9:31pm

*\*Note time-specific items.*



SCALE  
1"=20' HORIZ.  
1"=10' VERT.



SCALE 1"=20'

**SCRIPPS RANCH RESERVOIR DRAIN SLOPE REPAIR**  
ALONG SPRING CANYON ROAD  
APPROX. 1,000' EAST OF RIESLING DRIVE  
PLAN AND PROFILE

CITY OF SAN DIEGO, CALIFORNIA  
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT  
SHEET 2 OF 4 SHEETS

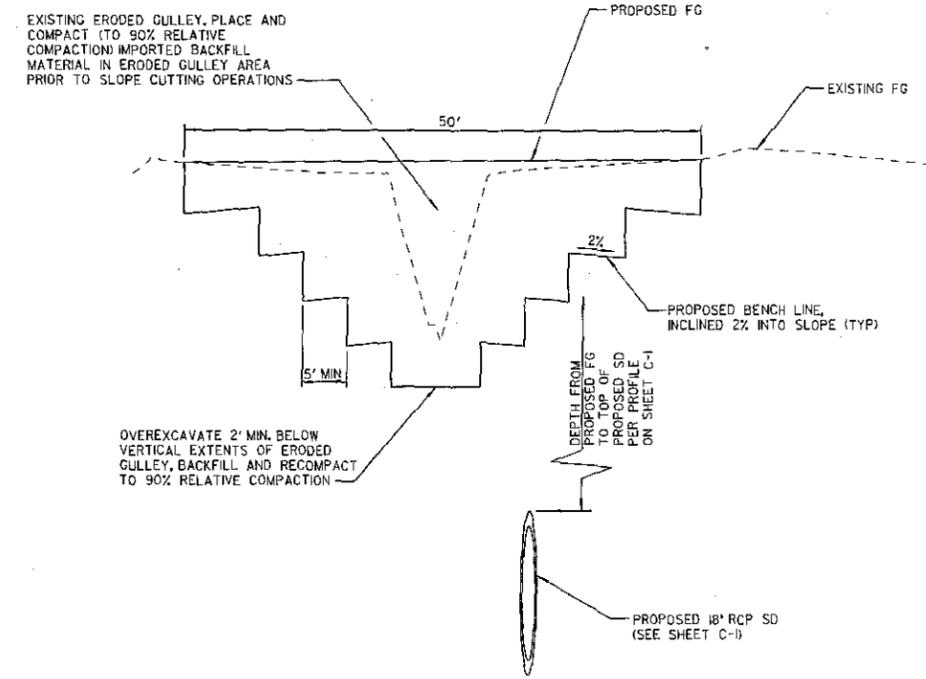
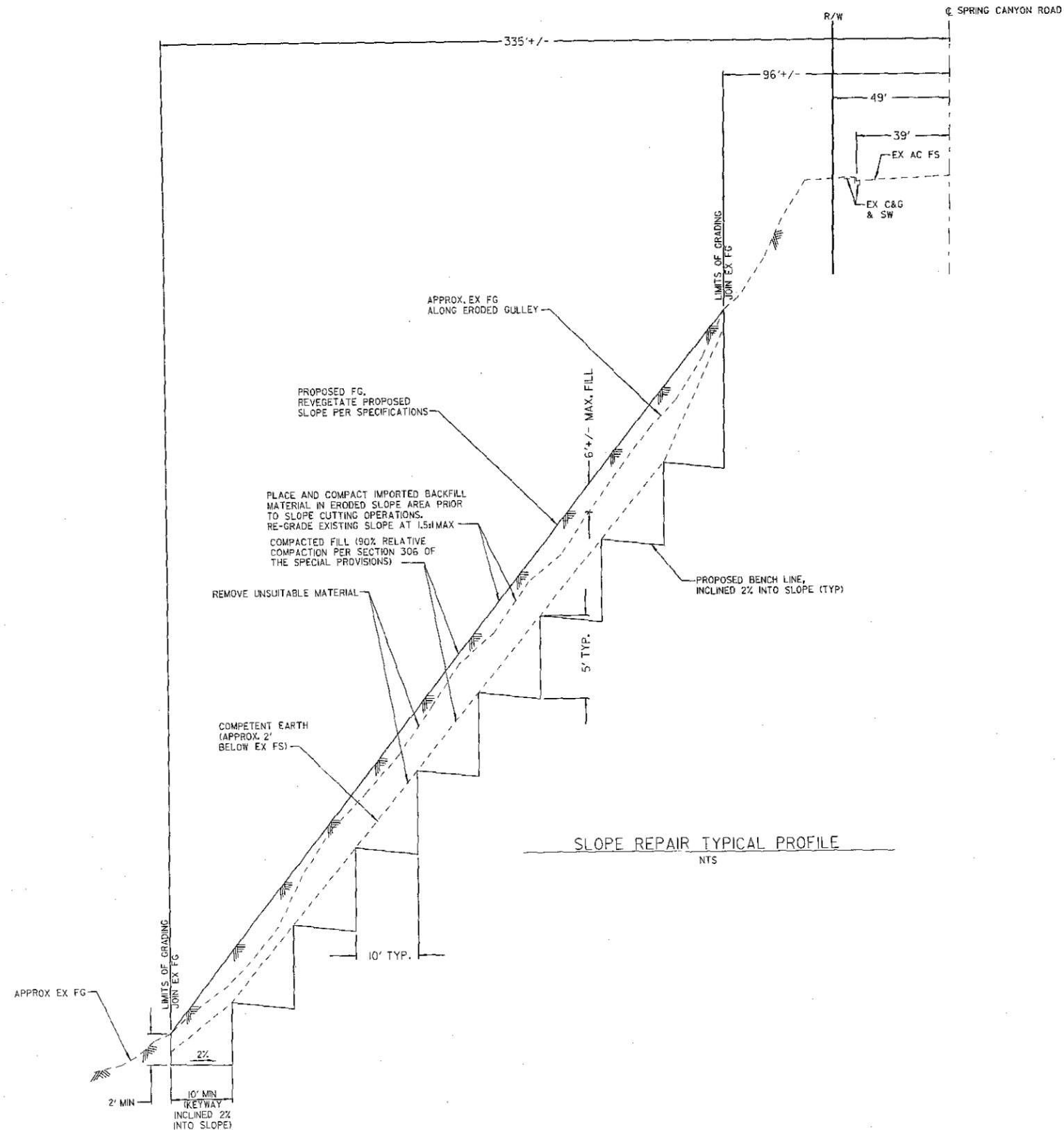
WBS NO. B-10165

FOR CITY ENGINEER: DWAYNE ABBEY, PROJECT MANAGER  
BY: ROBERT BELCIANO, PROJECT ENGINEER  
DATE: 274-1749  
FILMED: 278-1752

CONTRACTOR: HARRIS & ASSOCIATES  
DATE STARTED: 19905-02-D  
DATE COMPLETED:

HARRIS & ASSOCIATES  
750 B Street, Suite 1800  
San Diego, CA 92101  
(619) 236-1778 • FAX (619) 236-1179

SCRIPPS RANCH RESERVOIR DRAIN SLOPE REPAIR 100% DESIGN SUBMITTAL



SLOPE REPAIR TYPICAL CROSS SECTION  
NTS

SLOPE REPAIR TYPICAL PROFILE  
NTS

C-2

SCRIPPS RANCH RESERVOIR DRAIN  
SLOPE REPAIR  
SLOPE REPAIR TYPICAL SECTION  
AND DETAILS

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 3 OF 4 SHEETS					WBS NO. B-10165
APPROVED FOR CITY ENGINEER _____ DATE _____					SUBMITTED BY DWAYNE ABBEY PROJECT MANAGER
DESCRIPTION	BY	APPROVED	DATE	FILED	ROBERT BELCIANO PROJECT ENGINEER
ORIGINAL	H&A				274-1749 LANGBERT COORDINATE UNIT
					278-1752 LANGBERT COORDINATE MAX
CONTRACTOR	DATE STARTED		DATE COMPLETED		19905-03-D
INSPECTOR					



**HARRIS & ASSOCIATES**  
750 B Street, Suite 1800  
San Diego, CA 92101  
(619) 236-1778 • FAX (619) 236-1179

# SCRIPPS RANCH RESERVOIR DRAIN SLOPE REPAIR

**UNDERGROUND UTILITIES**

AT LEAST THREE (3) WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST A MARKOUT OF UNDERGROUND UTILITIES BY CALLING THE BELOW LISTED REGIONAL NOTIFICATION CENTER FOR AN INQUIRY IDENTIFICATION NUMBER: UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133

**CONTRACTOR'S RESPONSIBILITIES**

- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL FOLLOW ENVIRONMENTAL RESTRICTIONS AS INDICATED IN THE CONTRACT SPECIFICATIONS, INCLUDING PART 8 OF THE SPECIAL PROVISIONS.
- INSTALLATION OF LANDSCAPING ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS SHALL REQUIRE A MINIMUM SHORT-TERM ESTABLISHMENT PERIOD OF 120 DAYS FOR ALL NATIVE/NATURALIZED SLOP RESTORATION AND A MINIMUM LONG-TERM ESTABLISHMENT/MAINTENANCE PERIOD OF 25 MONTHS. FINAL APPROVAL OF THE REQUIRED LANDSCAPING SHALL BE TO THE SATISFACTION OF THE MITIGATION MONITORING COORDINATION SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

**SHEET INDEX**

SHEET NO.	DISCIPLINE CODE	TITLE
1	G-1	TITLE SHEET
2	C-1	PLAN AND PROFILE
3	C-2	SECTIONS AND DETAILS
4	L-1	REVEGETATION PLAN
-	WP-1	WATER POLLUTION CONTROL PLAN

**DISCIPLINE CODE**

- G GENERAL
- C CIVIL
- L LANDSCAPING
- WP WATER POLLUTION

**WORK TO BE DONE**

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

- REPAIR APPROXIMATELY 2,600 SF OF ERODED SLOPE.
- DEMOLISH AND REMOVE APPROXIMATELY 100 SF OF EXISTING 18" STORM DRAIN AND HEADWALL.
- INSTALL 18" RCP STORM DRAIN AND APPURTENANCES WITH ENERGY DISSIPATER AT RELEASE POINT FOR DE-CHLORINATED POTABLE RESERVOIR WATER.
- REVEGETATE SLOPE.

**LEGEND**

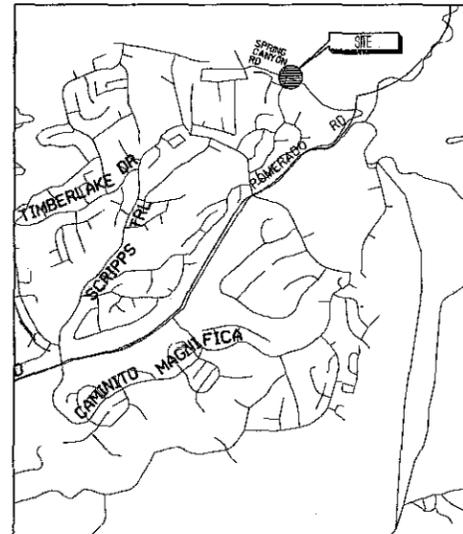
IMPROVEMENTS	STANDARD DRAWINGS	SYMBOL
STORM DRAIN CLEANOUT	TYPE 'A-4' PER D-9, D-11	
CONCRETE PIPE COLLAR	D-62	
CUTOFF WALL	SDS-115	
CONCRETE ENERGY DISSIPATER	D-42	

**ABBREVIATIONS**

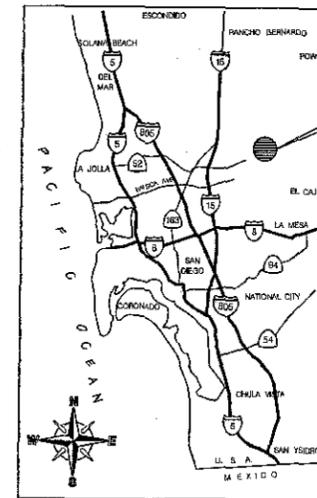
AC ASPHALT CONCRETE	IE INVERT ELEVATION
ACP ASBESTOS CEMENT PIPE	LAT LATERAL
APPROX APPROXIMATE	MAX MAXIMUM
AVG AVERAGE	O.C. ON CENTER
@ CENTERLINE	RCP REINFORCED CONCRETE PIPE
CATV CABLE TELEVISION	R/W RIGHT OF WAY
CFS CUBIC FEET PER SECOND	S= SLOPE EQUALS
DIA DIAMETER	SD STORM DRAIN
ELEC ELECTRIC	SDS CITY OF SAN DIEGO
EX EXISTING	STD STANDARD DRAWING
FG FINISHED GROUND	SDRSD SAN DIEGO
FPS FEET PER SECOND	RSRSD REGIONAL STANDARD DRAWINGS
FS FINISHED SURFACE	VERT VERTICAL
HORIZ HORIZONTAL	WTR WATER

**EXISTING IMPROVEMENTS**

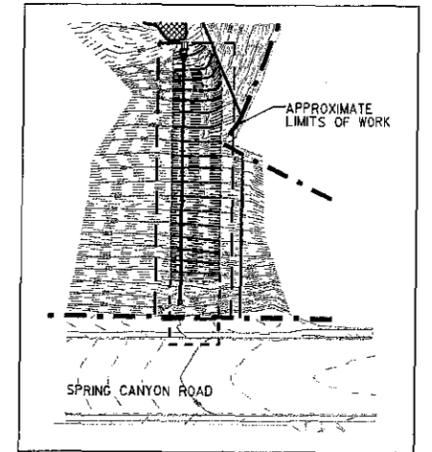
EX SIGN	
EX CABLE RISER	
EX TRANSFORMER	
EX WATER VALVE	
EX WATER METER	
EX FIRE HYDRANT	
EX SEWER MAIN & MANHOLES	
EX DRAINS	
EX PAVEMENT (PROFILE)	
EX GROUND LINE (PROFILE)	
EX TRAFFIC SIGNAL	
EX STREET LIGHT	
EX VEGETATION	
EX WATER METER & LATERAL	
EX GAS MAIN	
EX WATER MAIN	
EX ELEC. COND., TEL. COND., CATV	



LOCATION MAP  
NO SCALE



VICINITY MAP  
NOT TO SCALE



WORK ZONE MAP  
NOT TO SCALE

\* 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.

*Carlos Mendoza*  
CARLOS MENDOZA  
R.C.E. 60470  
DATE 11-05-2012

**ENVIRONMENTAL REPORT**

PLEASE REFER TO APPENDIX 'A' OF THE CONTRACT SPECIFICATIONS.

**STREET CLASSIFICATION**

STREET NAME: SPRING CANYON ROAD  
STREET CLASSIFICATION, ADT=12,000

**REFERENCE:**

MAP NO. & DRAWING NO. I6286-I-8-D, 24435-15&17-D

**FIELD DATA**

BENCHMARK: NEBP SPRING CANYON AND WATERTON RD.  
ELEV.=703.694 MSL

**FIELD NOTES:**

BASIS OF BEARINGS / COORDINATES:  
GPS 615 TO GPS 17 N34 19'42"W, NAD 83 FT  
CCS 83 (EPOCH 91.35 FEET)

DATUM: NVD 29 FEET  
REFERENCES: THE CITY OF SAN DIEGO BENCH BOOK  
MAPS 8223, 12252, 12554, 12280

**TRAFFIC CONTROL NOTES:**

THE CONTRACTOR SHALL, PER SECTION 7-10.2 OF THE CONTRACT SPECIAL PROVISIONS, PREPARE TRAFFIC CONTROL SHOP DRAWINGS AND SUBMIT THEM TO THE RESIDENT ENGINEER. THE SHOP DRAWINGS WILL BE SENT TO THE ENGINEERING TRAFFIC CONTROL SECTION FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL ALLOW A MINIMUM OF TWENTY (20) WORKING DAYS FOR REVIEW OF THE SHOP DRAWINGS. UPON APPROVAL OF THE TRAFFIC CONTROL PLAN, THE ENGINEERING TRAFFIC CONTROL SECTION WILL ISSUE A TRAFFIC CONTROL PLAN (TCP) PERMIT. WORK SHALL NOT BEGIN IN THE PUBLIC RIGHT OF WAY WITHOUT THE APPROVED TCP PERMIT.

**WATER POLLUTION CONTRL NOTES:**

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS NOTED IN THE GREENBOOK 2012 CITY SUPPLEMENT SEC 801- WATER POLLUTION CONTROL.

G-1

PLANS FOR THE CONSTRUCTION OF  
SCRIPPS RANCH RESERVOIR DRAIN  
SLOPE REPAIR  
COVER SHEET

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 1 OF 4 SHEETS		WBS NO. B-10165
APPROVED FOR CITY ENGINEER	DATE	APPROVED BY: DWAYNE ABBEY PROJECT MANAGER
DESCRIPTION	BY	APPROVED
DATE	FILED	
ORIGINAL	HAA	
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	19905-01-D

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

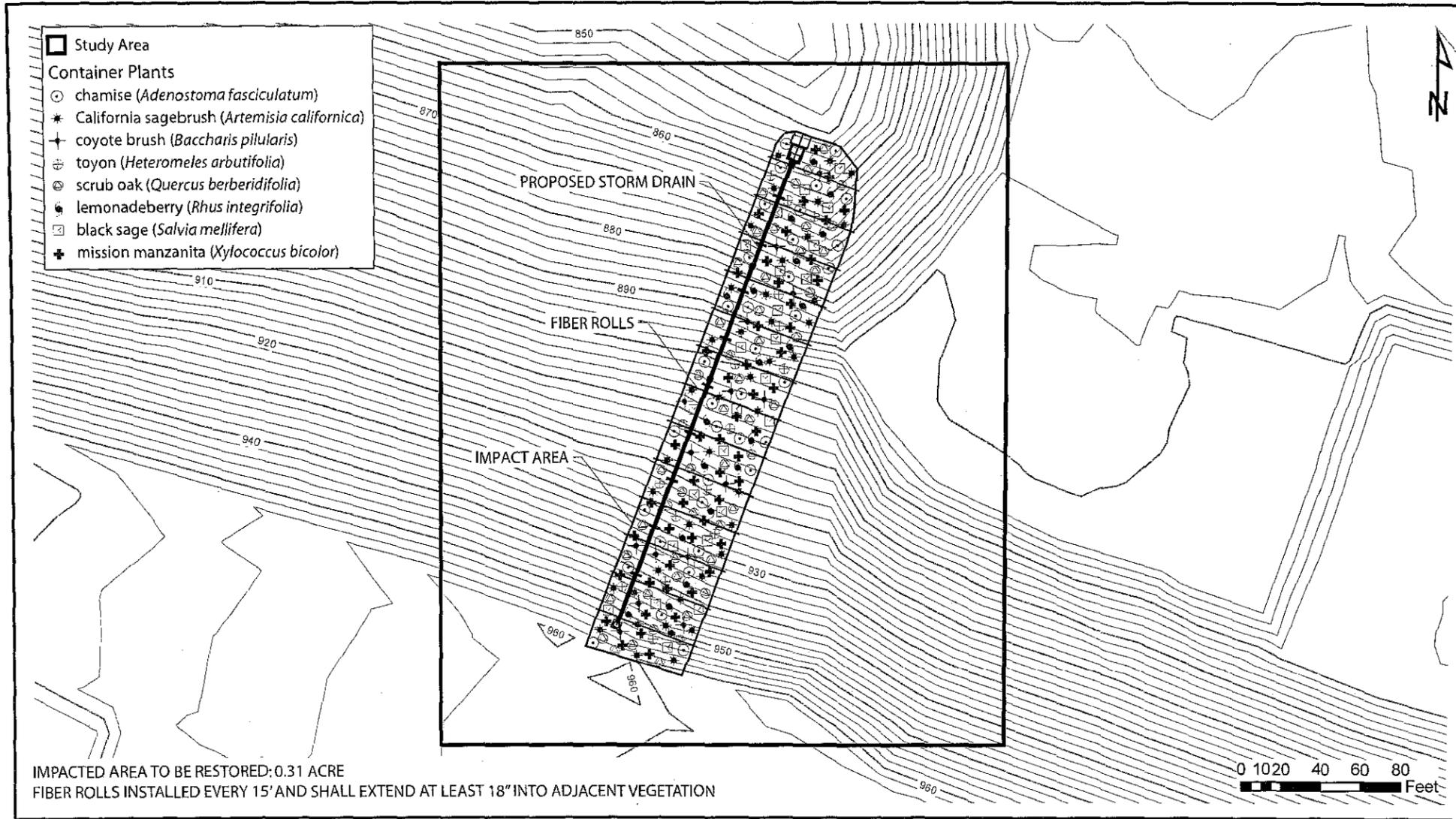
CITY OF SAN DIEGO  
PUBLIC WORKS PROJECT



**HARRIS & ASSOCIATES**  
750 B Street, Suite 1800  
San Diego, CA 92101  
(619) 236-1778 • FAX (619) 236-1179



SCRIPPS RANCH RESERVOIR DRAIN SLOPE REPAIR 100% DESIGN SUBMITTAL



IMPACTED AREA TO BE RESTORED: 0.31 ACRE  
 FIBER ROLLS INSTALLED EVERY 15' AND SHALL EXTEND AT LEAST 18" INTO ADJACENT VEGETATION

NOTES COMMON TO PLANTING AREAS

- \* CONTAINER PLANT TAGS SHALL BE SUBMITTED TO THE PROJECT BIOLOGIST PRIOR TO INSTALLATION OF CONTAINER STOCK
- \*\* CONTAINER PLANTS SHALL BE PLACED WITHIN REVEGETATION CORRIDOR AT THE LOCATIONS RECOMMENDED AND UNDER THE DIRECTION OF THE PROJECT BIOLOGIST.
- \*\*\* SEED TAGS SHALL BE SUBMITTED TO THE PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- \*\*\* THE SEED MIX IS COMPRISED OF NATIVE PLANT SPECIES. ANY POTENTIAL SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- \*\*\* % PLS IS THE MINIMUM PERCENT PURE LIVE SEED PER POUND OF SEED. THE PERCENTAGE IS CALCULATED BY MULTIPLYING THE PERCENT SEED PURITY BY PERCENT SEED GERMINATION, WHICH SHALL BE THE METHOD USED BY THE PROJECT BIOLOGIST TO DETERMINE SEED QUALITY, UNLESS THE BIOLOGIST SPECIFICALLY REQUESTS THE %PLS METHOD TO BE USED.

HYDROSEED SLURRY COMPONENTS

Product	Lbs./Acre
Cellulose Fiber Mulch	2,000
Hydropost Compost	2,000
Humate Tri-C Organic Soil Conditioner	500
SoilBuster Pelletized Calcium Sulfate Gypsum Alternative	1,200
Super Tack	150

HYDROSEED SEED PALETTE (0.31 ACRE)

Species	Common Name	Density Lbs./Acre	Minimum % PLS*	Lbs. PLS/Acre	Total Lbs. PLS for 0.31 Acre
Artemisia californica	California sagebrush	2	7.5	0.15	0.05
Bromus carinatus "Cucamonga"	Cucamonga brome	5	85	4.25	1.32
Salvia mellifera	black sage	2	35	0.70	0.22
Trifolium tridentatum	tomcat clover	5	85	4.25	1.32
Vulga microstachys	small fescue	4	85	3.40	1.05
<b>Total:</b>		<b>18 Lbs./Acre</b>		<b>12.75 Lbs./Acre</b>	<b>3.95 Lbs./Acre</b>

\* PURE LIVE SEED

TABLE 1: SUCCESS CRITERIA\*

PARAMETER	PERCENT VEGETATION COVER		PLANT SURVIVAL	
	HYDROSEED	CONTAINER PLANTS**	YEAR 1: 25 MONTHS:	YEAR 1: 25 MONTHS:
PERFORMANCE STANDARD-IMPACT AREA	50 PERCENT	100 PERCENT	100 PERCENT	80 PERCENT

\* SEE GENERAL REVEGETATION NOTE #4 IF LOWER PERCENT APPROVED BY PROJECT BIOLOGIST.  
 \*\* CONTAINER PLANTS NOT MEETING PLANT SURVIVAL SUCCESS CRITERIA AS VERIFIED AND RECOMMENDED BY THE PROJECT BIOLOGIST SHALL BE REPLACED AND MAINTAINED AT CONTRACTOR'S EXPENSE UNTIL THE SUCCESS CRITERIA HAS BEEN MET.

TABLE 2: SUMMARY AND SCHEDULE FOR MAINTENANCE, MONITORING, AND REPORTING FOR PROJECT

PERIOD	ACTIVITY FOR PROJECT BIOLOGIST/CONTRACTOR	BIOLOGIST SITE VISIT FREQUENCY	SUBMITTALS/CHECKLIST	REPORTING FREQUENCY
REVEGETATION INSTALLATION	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.	AS NEEDED OR AT LEAST ONCE EVERY TWO WEEKS.	SITE OBSERVATION REPORTS (S.O.R.) PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	AT SUCCESSFUL INSTALLATION (AS DETERMINED BY THE PROJECT BIOLOGIST)
120 DAY PEP	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE.	MONTHS 1 & 2 - BIWEEKLY, MONTHS 3 & 4 - AT LEAST ONCE A MONTH	S.O.R.'S PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	AT THE END OF PEP**
25-MONTH LONG TERM MAINTENANCE & MONITORING	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE.	EVERY 3 MONTHS	S.O.R.'S PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	EVERY 3 MONTHS YEAR 1**

NOTE: IF 25 MONTH SUCCESS CRITERIA ARE NOT MET, THE 25 MONTH PROGRAM WILL BE EXTENDED AS REQUIRED, QUARTERLY MAINTENANCE AND MONITORING WITH YEARLY REPORTING SHALL CONTINUE AS NEEDED.  
 \*\* PEP, 1 YEAR AND 25 MONTH FINAL REPORT(S) REQUIRED TO INCLUDE ABOVE INFORMATION.

GENERAL REVEGETATION NOTES:

1. REVEGETATION OF THE PROJECT AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
2. REVEGETATION OF THE SITE IS TO BE PERFORMED WITH A COMBINATION OF A LIMITED QUANTITY OF NATIVE CONTAINER PLANTINGS AND AN APPLICATION OF A NATIVE SEED MIX HYDROSEED SLURRY.
3. THESE PLANS ARE TO BE USED AS A GENERAL GUIDE WITH THE FINAL PLANT LAYOUT TO BE DETERMINED ON-SITE BY THE PROJECT BIOLOGIST.
4. SEED MIX USED FOR EROSION CONTROL SHALL ACHIEVE 50 PERCENT (OR AS APPROVED BY THE PROJECT BIOLOGIST AND CITY REPRESENTATIVE BASED ON SITE CONDITIONS IF LESSER % COVERAGE) SOIL COVERAGE WITHIN 25 MONTHS OF BEING INSTALLED AFTER THE 120 DAY PLANT ESTABLISHMENT PERIOD (PEP). AT THE END OF YEAR 1, PLANT COVERAGE SHALL MEET 100 PERCENT COVERAGE, AS VERIFIED BY THE PROJECT BIOLOGIST (TABLE 1).
5. INVASIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO THOSE LISTED IN THE CITY'S LANDSCAPE STANDARDS ARE PROHIBITED, AND NATIVE PLANT SPECIES SHALL BE USED IN NATURALIZED AREAS.
6. REVEGETATION AND EROSION CONTROL TIMING - ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE TO AVOID POTENTIAL IMPACTS TO NESTING BIRD SPECIES AND TO TAKE ADVANTAGE OF COOLER SEASONAL TEMPERATURES AND INCREASED PRECIPITATION.
7. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL ABOVE GROUND EROSION CONTROL BMP'S DAMAGED DURING THE 120 PEP AND 25 MONTH MAINTENANCE AND MONITORING PERIOD. ANY ABOVE GRADE EROSION CONTROL MEASURES SUCH AS BUT NOT LIMITED TO SILT FENCING, GRAVEL BAGS AND/OR FIBER ROLLS SHALL BE REMOVED BY THE CONTRACTOR AND AS DIRECTED BY THE PROJECT BIOLOGIST FOLLOWING ACCEPTANCE OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD BY CITY REPRESENTATIVE AND PROJECT BIOLOGIST.
8. CONTRACTOR SHALL REMOVE ALL TRASH AND/OR DEBRIS FROM THE REVEGETATION SITE PRIOR TO AND FOLLOWING THE REVEGETATION INSTALLATION, AND UNTIL THE END OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD.

SITE PREPARATION:

1. NON-NATIVE HERBACEOUS, SHRUB, AND TREE SPECIES CURRENTLY OCCUPYING AREAS OF THE PROJECT AREA THAT WERE PREVIOUSLY DISTURBED, SHALL BE REMOVED OR TREATED WITH HERBICIDE.
2. NON-NATIVE SPECIES WITH VEGETATION THAT OVERHANGS POTENTIAL RESTORATION AREAS MAY BE TRIMMED OR PRUNED TO PROVIDE INCREASED LIGHT AND LIMIT SEED-DROP ONTO NEARBY AREAS. ALL TRIMMING OF NON-NATIVE VEGETATION SHALL BE PERFORMED IN THE PRESENCE OF THE PROJECT BIOLOGIST TO ENSURE THAT THERE ARE NO IMPACTS TO NESTING BIRDS IF TRIMMING IS PERFORMED BETWEEN THE MONTHS OF FEBRUARY AND SEPTEMBER.
3. ALL NON-NATIVE SPECIES TO BE TREATED, REMOVED, TRIMMED, OR PRUNED WILL BE FLAGGED IN ADVANCE BY THE PROJECT BIOLOGIST. THE APPLICANT'S LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT BIOLOGIST REGARDING IDENTIFICATION OF EXOTIC WEED SPECIES TO BE REMOVED/TREATED.
4. IF EROSION CONTROL MATERIALS SUCH AS SILT FENCING AND FIBER ROLLS REMAIN ON SITE PRIOR TO PLANTING, THEY MUST BE IN A SERVICEABLE CONDITION PRIOR TO THE RESTORATION IMPLEMENTATION AND SHOULD REMAIN IN PLACE. IF THEY ARE DEGRADED HOWEVER, THEY SHOULD BE REPLACED PRIOR TO PLANTING AND HYDROSEEDING THE AREA, AND SHALL REMAIN UNTIL VEGETATION HAS BEEN ESTABLISHED.
5. IF NO EROSION CONTROL MATERIALS ARE IN PLACE FOLLOWING CONSTRUCTION, FIBER ROLLS SHOULD BE INSTALLED AT 15-FOOT INTERVALS ALONG THE SLOPE AND EXTEND AT LEAST 18 INCHES INTO ADJACENT VEGETATION.

TEMPORARY IRRIGATION:

1. AT THE DISCRETION OF THE BIOLOGIST, TEMPORARY IRRIGATION WILL BE APPLIED AS FOLLOWS.
2. TEMPORARY IRRIGATION VIA TRUCK WATERING (HAND WATERING OR ALTERNATE METHOD SUCH AS DRI-WATER GEL PACS APPROVED BY BIOLOGIST) SHALL BE PROVIDED FOR A PERIOD SUFFICIENT TO ESTABLISH PLANT MATERIAL AND TO PROVIDE VEGETATIVE COVER THAT PREVENTS SOIL EROSION. THE AMOUNT OF IRRIGATION MUST BE ADJUSTED WHEN WARRANTED BY SITE CONDITIONS. PROJECT BIOLOGIST AND LANDSCAPE CONTRACTOR SHALL MONITOR TO DETERMINE SUCCESS AND ADDED REQUIREMENT FOR TEMPORARY IRRIGATION.
3. IRRIGATION SHALL BE PERFORMED IN A MANNER THAT AVOIDS RUNOFF, SEAPAGE, AND OVERSPRAY ONTO ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALLS, ROADWAYS, OR STRUCTURES.
4. THE WATER DELIVERY RATE SHALL BE MATCHED TO THE SLOPE GRADIENT AND THE PERCOLATION RATE OF SOIL.
5. IRRIGATION SHALL DELIVER WATER SUFFICIENTLY AND UNIFORMLY AND SHALL BE APPROPRIATE TO THE NEEDS OF THE PLANT MATERIALS. RECOMMENDED REFERENCE MATERIALS FOR IRRIGATION SYSTEMS DESIGN ARE LISTED IN THE APPENDIX "A" OF THE CITY'S LANDSCAPE STANDARDS.
6. OVERWATERING AS EVIDENCED BY SOGGY SOILS, CONTINUALLY WET PAVEMENT, STANDING WATER, RUNOFF IN STREET GUTTERS AND OTHER SIMILAR CONDITIONS SHALL BE PREVENTED.
7. DURING TRUCK WATERING OF THE SITE, THE TRUCK SHALL STAY ON THE PERMANENT ACCESS PATH AT THE TOP OF THE SLOPE AND SHALL NOT IRRIGATE BEYOND THE VEGETATION BOUNDARY.
8. IF DRI-WATER GEL PACS ARE USED, 3 GEL-PACS SHOULD BE UTILIZED FOR EACH PLANTING. GEL-PACS SHOULD BE REPLENISHED EVERY 60-90 DAYS FOR THE FIRST YEAR THAT IMMEDIATELY FOLLOWS THE 120-DAY PEP.

SEED MIXES:

1. THE SEED MIX IN TABLES IDENTIFIED SHALL BE APPLIED IN ALL NON HARDSCAPED AREAS DISTURBED BY THE PROJECT. THE SEED SHALL BE INSTALLED VIA HYDROSEED METHODS, UNLESS OTHERWISE DIRECTED BY THE PROJECT BIOLOGIST.
2. ALL SEEDS SHALL MEET THE MINIMUM % PURE LIVE SEED AS NOTED IN TABLES. IF MINIMUM % PURE LIVE SEED COUNT CANNOT BE MET CONTRACTOR TO COORDINATE AND OBTAIN WRITTEN APPROVAL FROM THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.
3. ALL SEEDS SHALL ORIGINATE FROM WITHIN A 25 MILE RADIUS OF THE PROJECT SITE OR CONTRACTOR TO PROVIDE EVIDENCE THAT THE SEED IS NOT AVAILABLE AND NOTIFY THE CITY REPRESENTATIVE AND THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.

HYDROSEEDING PROCEDURES:

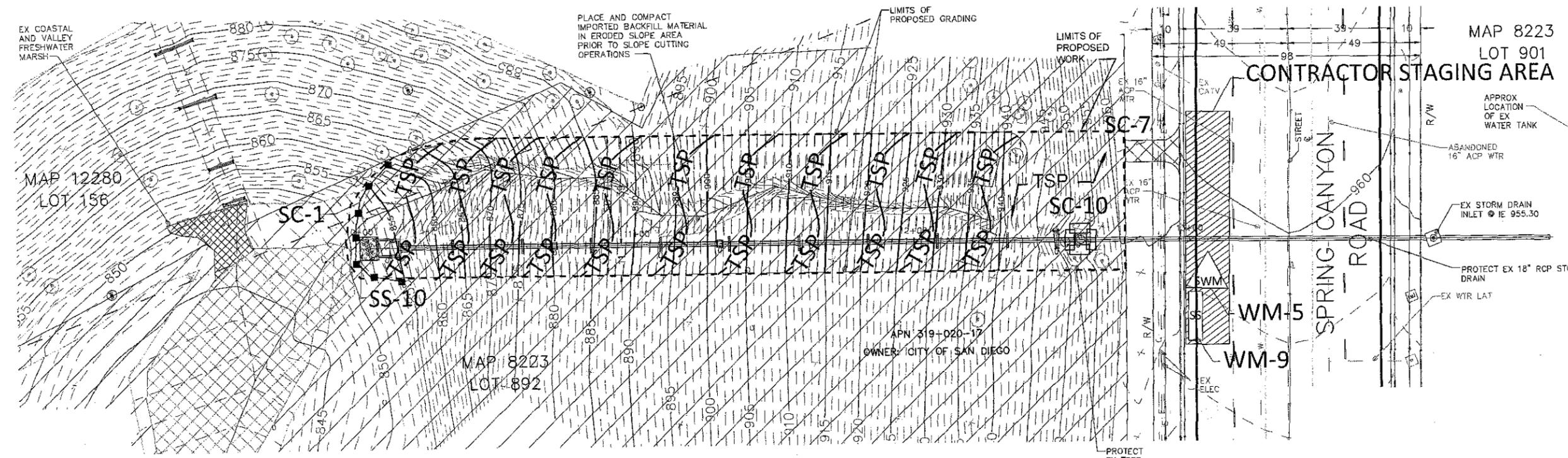
1. AREAS TO BE HYDROSEEDED SHALL INCLUDE ACCESS PATHS, WORK AREAS ADJACENT TO WATER PIPELINE AND STAGING AREA AND ALL OTHER AREAS DEVOID OF VEGETATION WITHIN THE LIMITS OF THE PROJECT. AN AREA APPROXIMATELY 0.22-ACRE IN SIZE HAS BEEN IDENTIFIED FOR HYDROSEEDING.
2. HYDROSEEDING SHALL BE PERFORMED AFTER ALL CONTAINER PLANTINGS HAVE BEEN INSTALLED IN ORDER TO LIMIT DISTURBANCE OF THE INTACT HYDROSEED MATRIX.
3. SEEDING SHALL OCCUR ONLY AFTER THE PROJECT BIOLOGIST HAS OBSERVED AND APPROVED THAT THE SITE HAS BEEN PROPERLY PREPARED.
4. CELLULOSE FIBER MULCH SHALL BE APPLIED AT THE MINIMUM RATE OF 2,000 POUNDS PER ACRE OR AS DIRECTED BY THE PROJECT BIOLOGIST.
5. HYDROPOST COMPOST SHALL BE APPLIED AT THE MINIMUM RATE OF 2,000 POUNDS PER ACRE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
6. HUMATE TRI-C ORGANIC SOIL CONDITIONER SHALL BE APPLIED AT THE MINIMUM RATE OF 500 POUNDS PER ACRE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
7. SOILBUSTER PELLETIZED CALCIUM SULFATE GYPSUM ALTERNATIVE SHALL BE APPLIED AT THE MINIMUM RATE OF 1,200 POUNDS PER ACRE OR AS DIRECTED BY THE PROJECT BIOLOGIST.
8. SUPER TACK SHALL BE APPLIED AT THE MINIMUM RATE OF 150 POUNDS PER ACRE OR AS DIRECTED BY THE PROJECT BIOLOGIST.
9. 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.
10. HYDROSEED SHALL BE APPLIED BETWEEN OCTOBER 1 AND NOVEMBER 1, PRIOR TO THE RAINY SEASON.

CONTAINER PLANT PROCEDURES:

1. IN ADDITION TO HYDROSEED IN THE TABLES, CONTRACTOR SHALL SUPPLY AND PLANT UP TO 250 (1) GALLON CONTAINER PLANTS PER ACRE OF NATIVE PLANTS AS SHOWN IN THE CONTAINER PLANT TABLE AT THE RECOMMENDATION AND UNDER THE DIRECTION OF THE PROJECT BIOLOGIST. PROJECT BIOLOGIST SHALL CONSIDER THE 120 PEP, 25 MONTH MAINTENANCE AND MONITORING PERIOD, SUCCESS CRITERIA, IN THE EVENT THAT ADDITIONAL CONTAINER PLANTS ARE RECOMMENDED BY THE BIOLOGIST FOR INSTALLATION.
2. CONTAINER PLANTS SHALL BE PROCURED FROM A NURSERY QUALIFIED TO PROPAGATE AND CARE FOR PLANT SPECIES. SOURCE FOR ANY NATIVE CONTAINER PLANT MATERIALS SHALL ORIGINATE WITHIN 25 MILES FROM THE COAST WITHIN SAN DIEGO COUNTY TO THE EXTENT PRACTICAL, OR AS DETERMINED BY THE PROJECT BIOLOGIST.
3. CONTAINER PLANT MATERIAL MUST BE DELIVERED TO THE PROJECT SITE AT THE APPROPRIATE TIME AND IN A HEALTHY AND VIGOROUS CONDITION. THE PROJECT BIOLOGIST WILL REJECT PLANT MATERIAL DELIVERED PRIOR TO ITS PLANTING DATE. SPECIMENS SHOWING EVIDENCE OF DISEASE, MISHANDLING, DEFECTS OR DAMAGE, OVER OR UNDERWATERING, OR OTHER DEFICIENCY AT THE TIME OF DELIVERY WILL BE REJECTED.
4. CONTAINER PLANTS WILL BE PLACED FOR PLANTING BY THE PROJECT BIOLOGIST IN THE REVEGETATION AREAS. THE SUGGESTED CONTAINER PLANT INSTALLATION PROCEDURE SHALL BE AS DIRECTED BY THE PROJECT BIOLOGIST.
5. EACH PLANTING HOLE WILL BE EXCAVATED TO A WIDTH THAT IS TWICE THE SIZE OF THE CONTAINER. THE DEPTH OF EACH HOLE SHALL BE EQUAL TO THE DEPTH OF THE ROOTBALL. APPROXIMATELY ONE GALLON OF WEED-FREE TOPSOIL SHOULD BE DEPOSITED INTO THE PIT, FOLLOWED BY TWO DRI-WATER DELIVERY TUBES, AND CONTAINER PLANTING. THE PLANT SHALL THEN BE POSITIONED SO THAT THE SURFACE OF THE ROOTBALL IS AT GROUND LEVEL.
6. THE HOLE SHALL BE BACKFILLED WITH AN EQUAL COMBINATION OF NATIVE SOIL AND WEED-FREE TOPSOIL, AND AN EARTHEN WATERING BASIN SHALL BE CREATED IN A TWO FOOT DIAMETER AROUND EACH ROOTBALL. THE PLANT SHALL THEN BE WATERED IN BY HAND IMMEDIATELY AFTER PLANTING.
7. IF DRI-WATERS ARE TO BE USED, THREE 90-DAY GEL-PACS SHOULD IMMEDIATELY BE INSTALLED INTO THE DELIVERY TUBE AND CAPPED TO PREVENT DISTURBANCE BY ANIMALS IN THE CANYON.

MAINTENANCE REQUIREMENTS:

1. REVEGETATION AREA SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 25 MONTHS (TABLE 2). ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITEE UNTIL FINAL APPROVAL BY THE CITY. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE (AT END OF 120 DAY PEP) AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY REPRESENTATIVE.
2. PRIOR TO FINAL APPROVAL, THE CITY REPRESENTATIVE MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO REPLANTING AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE, IN CONSULTATION WITH THE PROJECT BIOLOGIST.
3. THE 120 PEP FOLLOWS HYDROSEED APPLICATION. THE PEP AND START OF 25 MONTHS MAINTENANCE AS WELL AS ACCEPTANCE FOLLOWING THE MAINTENANCE PERIOD IS DETERMINED BY CITY REPRESENTATIVE IN CONSULTATION WITH PROJECT BIOLOGIST.
4. ALL PLANTS WILL BE GUARANTEED THROUGHOUT A 120-DAY PEP. WHERE MICRO-HABITAT CONDITIONS ARE MORE FAVORABLE FOR GROWTH OF A DIFFERENT NATIVE SPECIES OF SIMILAR CHARACTER, PLANT SUBSTITUTIONS, AS DIRECTED BY THE PROJECT BIOLOGIST, MAY BE MADE FROM THE LIST OF PLANTS ORIGINALLY SELECTED FOR ON-SITE PLANTING.
5. WEEDING AND/OR HERBICIDE APPLICATION SHALL BE DONE REGULARLY BY THE CONTRACTOR. WEEDING SHALL BE DONE AT A MINIMUM OF BIWEEKLY UNTIL THE END OF THE 120 DAY PEP AND MONTHLY THROUGHOUT THE 25 MONTHS OF MAINTENANCE. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY REPRESENTATIVE AND PROJECT BIOLOGIST PRIOR TO HERBICIDE APPLICATION, AND APPLY HERBICIDE PER MANUFACTURER'S RECOMMENDATION AND ANY STATE OF CALIFORNIA GUIDELINES. HERBICIDE SHALL BE SUPERVISED OR APPLIED BY A PERSON POSSESSING A PESTICIDE APPLICATORS LICENSE ISSUED BY THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION. HERBICIDE SHALL BE USED ONLY FOR HARD TO CONTROL WEEDS INCLUDING, BUT NOT LIMITED TO HOTNOTTO FIG (CARPOBROTUS EDULIS), GIANT REED (ARUNDO DONAX), TAMARISK (TAMARIX SPP.), BERMUDA GRASS (CYNODON DACTYLON), AND PAMPAS GRASS (CORTADERIA SELLEOANA).
6. CONTRACTOR SHALL CONTROL WEEDS AS IDENTIFIED BY THE PROJECT BIOLOGIST SUCH THAT NO WEED COVER EXCEEDS 5% OF THE PROJECT SITE, BEFORE THEY EXCEED TWELVE INCHES (12") IN HEIGHT, AND BEFORE THEY SET SEED.



STORM WATER QUALITY NOTES  
CONSTRUCTION BMP'S

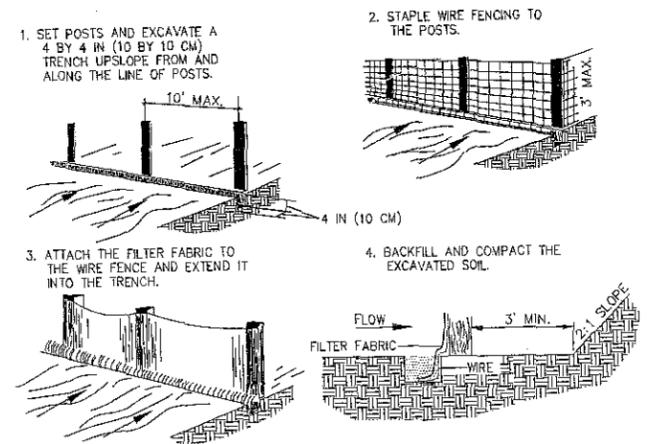
SCALE 1"=20'

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA NPDES PERMIT; "STATE WATER RESOURCES CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2009-0009-DWQ AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE"  
NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

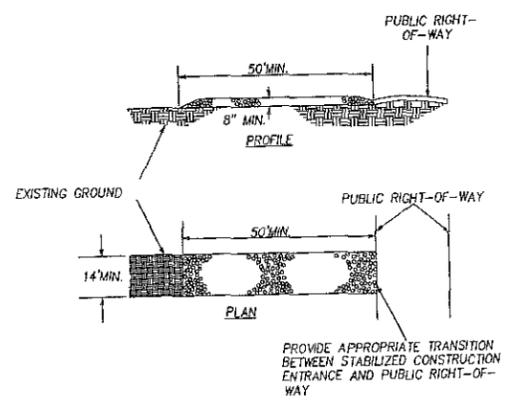
1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S
2. ALL STOCKPILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

CONSTRUCTION BMP LEGEND

DESCRIPTION	SYMBOL
SC-7 STABILIZED CONSTRUCTION ENTRANCE	
SC-1 SILT FENCE	
SC-10 STORM DRAIN INLET PROTECTION	
WM-5 SOLID WASTE MANAGEMENT	
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT	
SS-10 OUTLET PROTECTION/VELOCITY DISSIPATOR	
SS-5 HYDROSEEDING (W/SOIL BINDER AS NEEDED)	



SC-1 SILT FENCE



SC-7 STABILIZED CONSTRUCTION ENTRANCE

SCRIPPS RANCH RESERVOIR DRAIN SLOPE REPAIR  
ALONG SPRING CANYON ROAD  
APPROX. 1,000' EAST OF RIESLING DRIVE  
WATER POLLUTION CONTROL DRAWING

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND CAPITAL PROJECTS DEPARTMENT SHEET 4 OF 4		WBS NO. B-10165
FOR CITY ENGINEER	DATE	APPROVED BY DWAYNE ABBEY PROJECT MANAGER
DESCRIPTION	BY	APPROVED DATE FILMED
ORIGINAL	H&A	ROBERT BELCIANO PROJECT ENGINEER
		274-1749 LAMBERT COORDINATE MIN
		278-1752 LAMBERT COORDINATE MAX
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

SCRIPPS RANCH RESERVOIR DRAIN SLOPE REPAIR 100% DESIGN SUBMITTAL