



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: **REPORT NO. PC-12-050**

ATTENTION: **Planning Commission, Agenda of May 31, 2012**

SUBJECT: **HOYT PARK VECTOR CONTROL - PROJECT NO. 241360
PROCESS FOUR**

**OWNER/
APPLICANT:** **City of San Diego, Park and Recreation Department, Open Space Division**

SUMMARY

Issue(s): Should the Planning Commission approve a permit to allow drainage improvements at Hoyt Park within the Scripps Miramar Ranch Community Planning area?

Staff Recommendation:

1. **Adopt** the Mitigation, Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 867411.

Community Planning Group Recommendation: On April 7 2011, the Scripps Ranch Planning Group voted unanimously to support the grant for this project (Attachment 8).

Environmental Review: A Vector Habitat Remediation Program (VHRP) Program Environmental Impact Report (PEIR) (SCH No. 2009011067) was prepared by the County of San Diego as Lead Agency in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addressed the potential impacts to Biological Resources. The City of San Diego, as Responsible Agency under CEQA, has reviewed and considered the PEIR, State Clearing House No. 2009011067 certified in March 2010. Staff determined the PEIR adequately addressed issues related to the project and a Mitigation, Monitoring and Reporting Program would be implemented with this project that would reduce the impacts to a level below significance.

Fiscal Impact Statement: The project is being funded by a grant from the County Department of Health (DEH).

Code Enforcement Impact: None

Housing Impact Statement: There are no existing or proposed dwelling units on the site. The project will improve positive drainage within an existing drainage channel.

BACKGROUND

The project site, located within the area of Hoyt Park (4.0 acres), will perform work within a man-made drainage channel. The site is addressed as 10000 Aviary Drive and is located at the corner of Aviary Drive and Canyon Lake Drive (Attachment 1 &3) in the RS-1-14 zone within the Scripps Miramar Ranch Community Plan area (Attachment 2). The site is also within the City's Multiple Species Conservation Program (MSCP) Subarea Plan and the Multi-Habitat Planning Area (MHPA).

The City's Park and Recreation Department, as land owner of the project site, has partnered with HELIX Environmental Planning (HELIX) and Weston Solutions to facilitate a grant study project to resolve drainage issues within the Hoyt Park channel/stream. Permitting and planning for this project are being funded by VHRP grant money and include: regulatory agency permitting (wetland permits and a Site Development Permit); engineering design; a restoration and maintenance plan; construction; and long-term maintenance. The CEQA analysis for the Site Development Permit (SDP) would rely on the PEIR that was prepared for the VHRP in 2010.

The project area consists of a portion of urbanized park and the channel that contains only minimal wetland vegetation. The channel within Hoyt Park is approximately 678 feet in length and ranges between 1 and 12 feet wide. The channel currently does not have positive drainage due to buildup of siltation preventing adequate movement of water. Standing water regularly accumulates in the summer months and becomes a known mosquito breeding habitat, which is adjacent to a playground within the park. As part of the existing Vector Control Program, the County DEH has routinely sprayed the location with mosquito larvicide; however, this has not proven to be an effective treatment as complaints are consistently received from residents.

Vector Control Program History

In 2005, a ballot measure to determine whether the Vector Control Program should receive additional funding to support mosquito, vector, and disease control services was approved. The revenues from the measure help fund year-round mosquito control and enhance disease prevention services associated with mosquitoes, other insects, and rodents.

The County prepared a PEIR (State Clearinghouse [SCH] No. 2009011067) for the VHRP that was certified in March 2010. Pursuant to State CEQA Guidelines Sections 15162 and 15168, the County's VHRP PEIR is considered the appropriate CEQA document to accompany the SDP.

DISCUSSION

The objective of the project is to reduce potential disease vector (i.e., mosquito) habitat in an existing channel on the southern boundary of Hoyt Park. The proposed project will construct improvements to the park and existing drainage channel that will create positive drainage and eliminate standing water. The construction includes replacing flow dissipation structures, excavating accumulated sediment and widening to maintain a uniform grade. The site is within MHPA (containing disturbed wetlands, streambed, eucalyptus woodland and developed land), and will be revegetated with native species and trees along the upper bank as well as, supporting wetland vegetation within the disturbed channel. Therefore, due to the impacts to the wetlands and other sensitive vegetation, the project requires an SDP.

The specifications of the existing channel are as follows: channel receives storm water runoff from the upstream, urbanized tributary area through a large (60 inches high x 72 inches wide) culvert under Aviary Drive with an outlet at the eastern boundary of the park; the earthen-bottom stream channel varies in width from a few feet wide in the upstream portion of Hoyt Park to approximately 20 feet wide in the downstream portion of the park; conveys flow from the culvert outlets at the southeast corner of Hoyt Park, across energy-dissipating rip-rap piles to a concrete-lined channel located approximately 650 feet downstream, adjacent to the southwest corner of the park; elevation at the inlet of the concrete-lined channel is approximately 584 feet; and approximately 100 feet downstream of the culvert, the channel has consistent positive grades that convey storm water runoff off site.

Since the upper part of the channel is essentially flat, water collects and remains for an extended period which provides a breeding habitat for mosquitoes. As a VHRP project, the proposed work would provide positive drainage along the Hoyt Park channel, while ensuring public safety through the replacement of flow dissipation structures and the elimination of standing water by excavating accumulated sediment immediately downstream of the two existing outfalls. The channel bottom also would be graded and widened where possible, by approximately 5 to 10 feet. This will help maintain the re-established uniform grade of the streambed and provide new channel bottom creation for the placement of new outfall dissipation structures that would minimize erosion and maintain water flow. With the removal of standing water, the mosquito breeding habitat within the channel and the need for larvicide treatment would be eliminated.

The project is located within an existing channel which supports habitat that meets the City's definition of a wetland under the ESL regulations. These regulations require a wetland be avoided or an adequate buffer be provided away from the project. Since this project cannot accommodate those regulations, the proposed work must deviate from the ESL regulations.

The channel will be returned to its original condition after grading, and low-growing hydrophytic vegetation such as salt grass will be planted to improve the habitat and water quality function. Inspections and minimal maintenance will be required following construction, in an effort to keep the channel free-flowing and to remove any potential obstructions. The project includes a long-term maintenance plan for the channel to allow for removal of silt and vegetation, as necessary. The project design is expected to eliminate or greatly reduce the potential for accumulation of silt.

MSCP and Environmentally Sensitive Lands

Hoyt Park is an urban park surrounded by homes and roadways and is entirely within the MHPA. Due to the location, this channel may act as a local corridor for small mammals, but is not considered a regional wildlife corridor or stepping stone for sensitive avian species. The proposed project would directly and temporarily impact 0.06 acre of sensitive habitat within the study area, including 0.03 acre of disturbed wetland and 0.03 acre of streambed. Only 0.01 acre of permanent impact (i.e., existing rip-rap areas) would occur.

Section 1.4.3 of the City's MSCP Subarea Plan, the Land Use Adjacency Guidelines, provides requirements for land uses adjacent to the MHPA in order to minimize indirect impacts to the sensitive resources contained therein. Potential indirect impacts related to the MSCP Land Use Adjacency Guidelines are addressed through incorporation of project design and mitigation measures that follow the City's Land Development Code Biology Guidelines and are consistent with the mitigation measures included in the VHRP PEIR.

Environmental Analysis

Hoyt Park is a specific project that would be implemented under the VHRP umbrella and accompanying PEIR. Specifically, the PEIR addressed a variety of future actions to be taken under the VHRP, and analyzed impacts associated with, and provided mitigation measures to apply to future actions. The PEIR analyzed potential effects associated with future projects, including those related to biological and cultural resources, as well as hydrology, water quality, and noise. Because the proposed project has the potential to affect each of these, the relevant mitigation measures from the PEIR would be implemented for the proposed project. The proposed scope of work is consistent with the work addressed in the PEIR, and no impacts beyond those contemplated in the VHRP PEIR would occur as a result of the proposed project. Based on the foregoing, and in accordance with State CEQA Guidelines Sections 15162 and 15168, the County's VHRP PEIR is an appropriate and adequate CEQA document for the proposed project.

Conclusion:

Staff has reviewed the project and found it to be consistent with: the Land Development Code; the goals and objectives of the General Plan; and the anticipated work addressed in the VHRP PEIR. The work proposed will also provide for the health and safety of the community. Therefore, staff recommends the Planning Commission approve the Site Development Permit.

ALTERNATIVE's

1. **Adopt** the Mitigation, Monitoring and Reporting Program and **Approve** Site Development Permit 867411, **with modifications.**
2. **Deny** Site Development Permit 867411, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



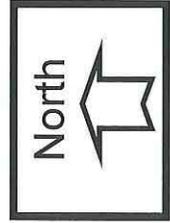
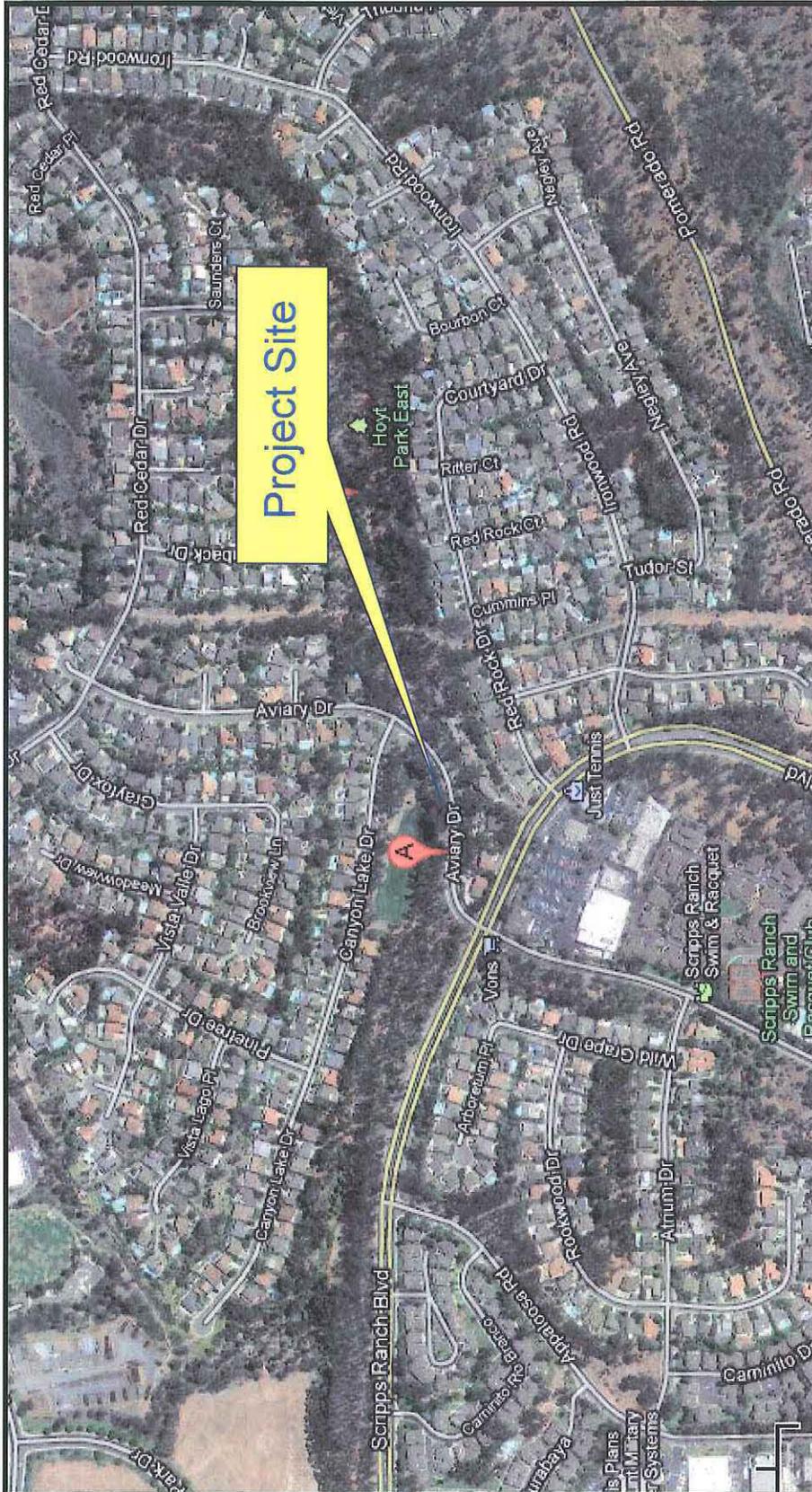
Mike Westlake
Program Manager
Development Services Department



Helene Deisher, Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with PIER MMRP
7. Project Development Plan
8. Community Planning Group Recommendation
9. Environmental Consistency Memo

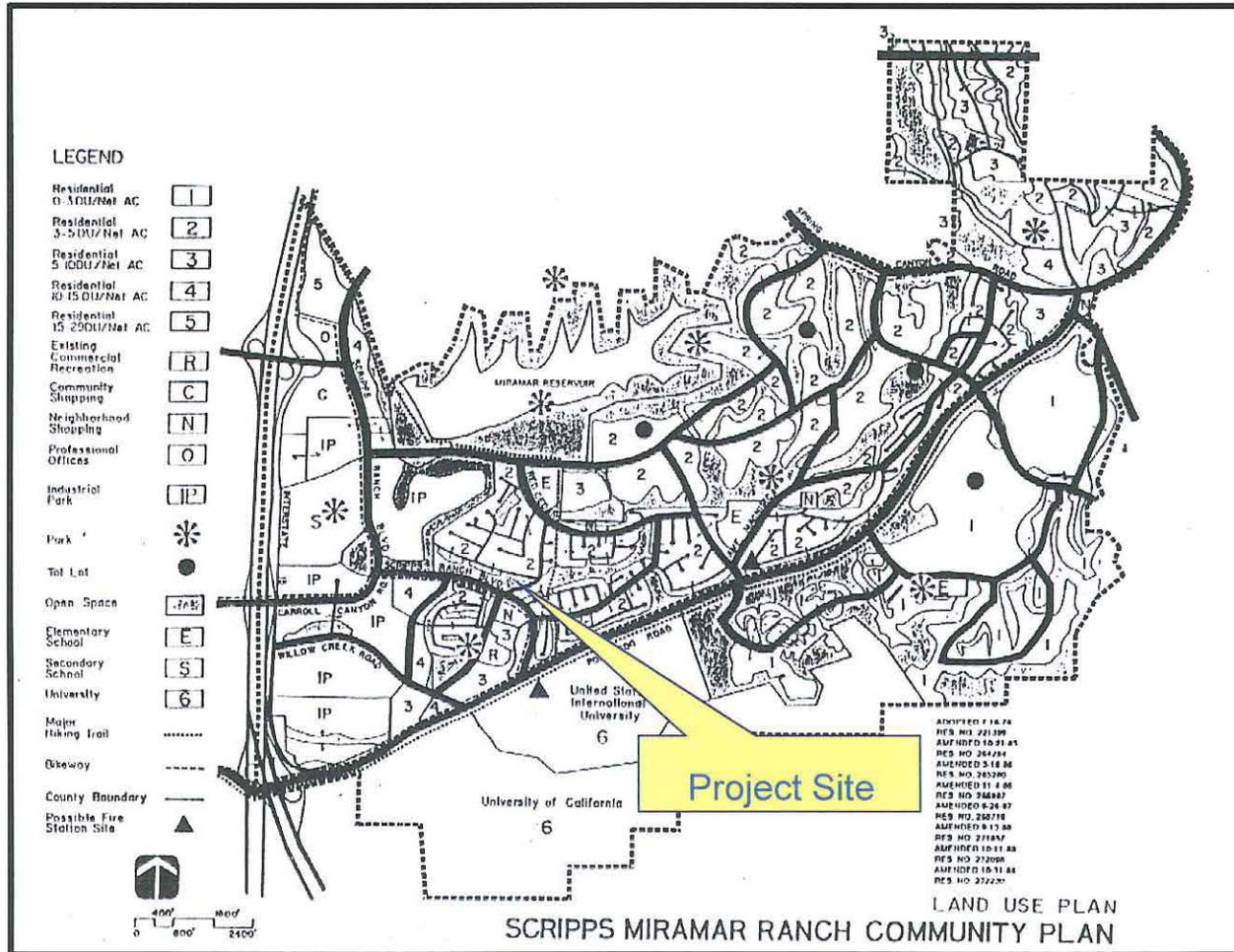


Aerial

HOYT PARK- 10000 AVIARY DRIVE

PROJECT NO. 241360



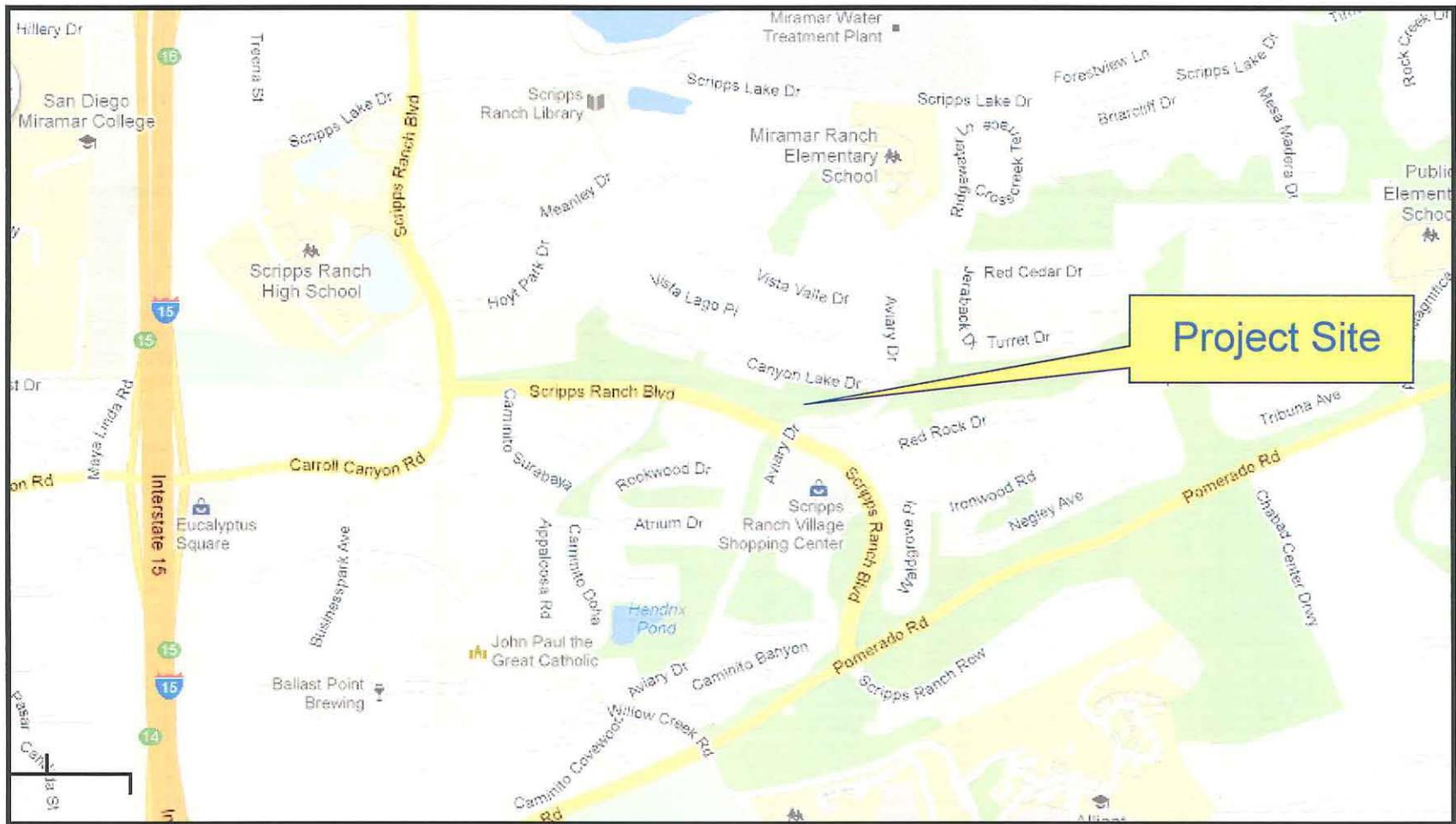


ATTACHMENT 2



Community Plan
HOYT PARK- 10000 AVIARY DRIVE
PROJECT NO. 241360

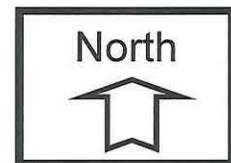




Location

HOYT PARK- 10000 AVIARY DRIVE

PROJECT NO. 241360



PLANNING COMMISSION RESOLUTION NO. XXX
SITE DEVELOPMENT PERMIT NO 867411
HOYT PARK VECTOR CONTROL PROJECT NO. 241360 - [MMRP]
Draft

WHEREAS, City of San Diego, Park and Recreation Department, Owner/Permittee, filed an application with the City of San Diego to construct improvements to a park and existing drainage channel that will provide positive drainage and eliminate standing water. Work includes replacing flow dissipation structures, excavating accumulated sediment and widening to maintain a uniform grade. The site is located near the southern boundary of Hoyt Park (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 867411, on portions of a 4.0 acre site;

WHEREAS, the project site is located at 10000 Aviary Drive in the RS-1-14 Zone within the Scripps Miramar Ranch Community Plan area;

WHEREAS, the project site is legally described as Lot 127, North Miramar Ranch No. 2 Subdivision, Map No. 006875;

WHEREAS, on May 31, 2012, the Planning Commission of the City of San Diego considered Site Development Permit No. 867411 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated May 31, 2012.

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 proposed project is located within a Neighborhood Park (Hoyt Park) and involves minor improvements to existing storm drain facilities. The work to the existing man-made drainage channel will improve the drainage characteristics and minimize the opportunity for standing water which promotes mosquito breeding problems. The proposed work also includes replanting the disturbed area with native vegetation and trees that will improve the aesthetics of the park. The project would not introduce any new land uses. The Scripps Ranch Planning Group voted unanimously in favor of the project. Other than the possible temporary disruptions to park use during the brief construction period, the project will have no impact on the use of the park or the amenities currently provided. Therefore, the project would not adversely affect the applicable land use plans.

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

The proposed project involves utilization of Vector Habitat Remediation Program grant funding provided by the County Department of Environmental Health to help solve an ongoing health and safety issue caused by breeding mosquitoes (due to standing water) in close proximity to Hoyt Park. The project will construct improvements to the park and existing drainage channel that will provide positive drainage and eliminate standing water. Work includes replacing flow dissipation structures, excavating accumulated sediment and widening to maintain a uniform grade. The proposed construction will include Best Management Practices (BMPs) stipulated in the required Storm Water Pollution Prevention Plan

(SWPPP) which will protect the existing channel from additional sediment and construction materials from entering the channel. The proposed project will not entail the use of hazardous materials, with the exception of substances used to maintain and operate construction equipment (such as fuels and lubricants). Standard construction operating procedures and BMPs will prevent these materials from causing a significant hazard to the public or environment. The project is necessary to achieve the project objectives which are to eliminate mosquito breeding habitat for the health, safety and welfare of the surrounding community. As such, the proposed project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed work involves construction within a man-made drainage that has relatively low habitat value, but is defined by the City as a wetland, regulated by the Environmentally Sensitive Lands Ordinance, and requires a Site Development Permit. With implementation measures included in the project and conditions within the Site Development Permit, the project, as proposed would comply with the Environmentally Sensitive Lands regulations. Mitigation of environmental impacts from the proposed project focuses on the replacement of wetlands functions and values by revegetating the channel bottom and channel slopes at a 2: 1 ratio in accordance with City of San Diego Biology Guidelines. The project is consistent with MHPA land use adjacency guidelines. There are no cultural resources present in the project area. Therefore, the proposed project would comply with 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 project involves minor improvements to existing man made storm drain facility, including regrading an existing low-quality channel to improve the drainage characteristics, and planting the area with native vegetation and trees that will improve the aesthetics of the park. The on-site drainage site does not provide habitat for sensitive plant or animal species and the project will not have an adverse effect on wildlife use or movement along the drainage. The project has been designed to minimize disturbance to Environmentally Sensitive Lands, and will include the restoration of the channel bottom and planting of native vegetation along the channel bank and adjacent park turf area. Since the channel exists and the proposed work will improve the functions and values of the channel and habitat, this development will result in the minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The project involves minor improvements to existing man made storm drain facility, including regrading an existing low-quality channel to improve the drainage characteristics, and planting the area with native vegetation and trees that will improve the aesthetics of the park. Because the project is located within a manufactured drainage course, there will be no effect on natural landforms or in fire hazards. The project includes BMPs to minimize impacts related to erosion and runoff. The temporary construction areas will be returned to their existing condition following construction of the project and therefore not result in any increased hazards from erosion, flood, or fire.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project is located within and adjacent to a manufactured drainage, which meets the City's definition of a wetland under the ESL regulations and is also within the City of San Diego's Multi-Habitat Planning Area (MHPA). The project will temporarily disturb the channel bottom and then be replanted with native wetland vegetation. The adjacent slope will be planted with native vegetation and native trees will be added to the turfed park area. The additional native trees which will be provided will enhance use of the channel by native wildlife species. The project and the revegetation are consistent with MHPA land use adjacency guidelines. Potential indirect impacts to nesting raptors will be avoided by a pre-construction raptor survey which will establish temporary construction restrictions in areas with nearby occupied raptor nests. The work will include implementation of BMPs to be stipulated in the SWPPP to minimize adverse effects related to erosion and water pollution. No work will occur at night, thereby eliminating potential lighting impacts. The proposed project has been sited and designed to prevent adverse impacts to any adjacent environmentally sensitive lands. Monitoring will be provided to ensure that construction impacts do not occur in sensitive areas.

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

The project site is located within the City of San Diego's Multi-Habitat Planning Area (MHPA). The City's Subarea Plan Flood Control Policy states that rip-rap should be not used to stabilize channel banks within the MHP A, but that rock gabions may be used where necessary to dissipate flows. The original project design included rip rap to replace the two existing dissipation structures, and it included rip rap rock in the areas between the two outfall / dissipation structures. The project has been redesigned to replace the rip rap only within the same footprint as the original dissipation structures, and then utilize gabions to help protect the areas located between the structures. The use of gabions in the new areas makes the project consistent with the Subarea Plan policy. As analyzed in the biology report, the project is consistent with MHPA Adjacency Guidelines, and wetland mitigation is consistent with requirements in the City's Biology Guidelines. Therefore, the project is consistent with the City's MSCP Subarea Plan.

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

The proposed project is located inland approximately one half mile east of Interstate 15 and over 8 miles from a public beach. The project involves temporary impacts to the drainage that will result in improvements in the drainage system and elimination of standing water that causes mosquito breeding problems. BMPs will be implemented to minimize erosion and runoff. Accordingly, the project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Biology and archaeological surveys were completed for the project. There are no cultural resources present in the project area. Mitigation of environmental impacts from the proposed project focuses on the replacement of wetlands functions and values by revegetating the channel bottom and channel slopes at a 2: 1 ratio in accordance with City of San Diego Biology Guidelines. Therefore, all mitigation is reasonably related to and calculated to alleviate negative impacts created by the proposed project and will be incorporated into the conditions of the Site Development Permit.

C. Supplemental Findings--Environmentally Sensitive Lands Deviations**1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.**

The project site is located within and adjacent to a manufactured drainage, which meets the City's definition of a wetland under the ESL regulations and is also within the City of San Diego's Multi-Habitat Planning Area (MHPA). The project is necessary to alleviate mosquito breeding problems in the creek and the removal of invasive vegetation and sediment will improve the functions and values of the drainage channel. Mitigation of environmental impacts from the proposed project focuses on the replacement of wetlands functions and values by revegetating the channel bottom and channel slopes at a 2: 1 ratio in accordance with City of San Diego Biology Guidelines. Authorizations from state and federal wetland permitting agencies have been obtained. All mitigation is reasonably related to and calculated to alleviate negative impacts created by the proposed project has been or will be incorporated into the conditions of the development permit. Therefore, this development has been designed to minimize impacts and will result in the minimum disturbance possible to environmentally sensitive lands.

2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

The proposed project is necessary to alleviate mosquito breeding problems in the creek. The project site is located within and adjacent to a manufactured drainage, which meets the City's definition of a wetland under the ESL regulations and is also within the City of San Diego's Multi-Habitat Planning Area (MHPA). The wetland buffer cannot be provided due to the nature of the project and therefore must deviate from that standard. The work proposed will temporarily disturb the channel bottom which will then be replanted with native wetland vegetation. Currently, the County Department of Health sprays larvacide in the creek on a regular basis, which is not conducive to maintaining high water quality standards, and it is not always effective in controlling mosquitoes. The proposed project, which is funded by the County Department of Health, does involve grading in a drainage, however, the short term impacts of the project will be offset by the implementation of mitigation at a 2: 1 ratio, and the improvements in the drainage. It is also noted that authorizations from state and federal wetland permitting agencies have been obtained. The project is considered the minimum disruption to the drainage necessary to achieve the project objectives which are to eliminate mosquito breeding habitat for the health, safety and welfare of the surrounding community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 867411 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 867411, a copy of which is attached hereto and made a part hereof.

Helene Deisher
Development Project Manager
Development Services

Adopted on: May 31, 2012
Internal SAP No. 21002131

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 21002131

SITE DEVELOPMENT PERMIT NO 867411
HOYT PARK VECTOR CONTROL PROJECT NO. 241360 - [MMRP]
Planning Commission
Draft

This Site Development Permit No. 867411 is granted by the Planning Commission of the City of San Diego to the City of San Diego, to the Park and Recreation Department, Owner and Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0502. The Hoyt Park site is four acres located at 10000 Aviary Drive in the RS-1-14 zone within the Scripps Miramar Ranch Community Plan area. The project site is legally described as: Lot 127, North Miramar Ranch No. 2 Subdivision, Map No. 006875.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Parks and Recreation Department, Owner and Permittee to construct improvements to a park and existing drainage channel that will provide positive drainage and eliminate standing water. Work includes: replacing flow dissipation structures, excavating accumulated sediment and widening to maintain a uniform grade described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 31, 2012, on file in the Development Services Department.

The project shall include:

- a. Improvements to an existing drainage channel by grading and excavating accumulated sediment and widening channel to maintain a uniform grade;
- b. Replacement of flow dissipation structures; and
- c. Landscaping and revegetation (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 June 14, 2015.
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. The Owner/Permittee shall secure all necessary construction permits.
8. 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.
9. 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:

10. The project shall be in substantial conformance with the requirements of Vector Habitat Remediation Program (VHRP) Program Environmental Impact Report (PEIR) (SCH No. 2009011067).

11. The mitigation measures specified in the MMRP and outlined in Vector Habitat Remediation Program (VHRP) Program Environmental Impact Report (PEIR), SCH No. 2009011067, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in Vector Habitat Remediation Program (VHRP) Program Environmental Impact Report (PEIR), SCH No. 2009011067, 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, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

ENGINEERING REQUIREMENTS:

13. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

14. The project proposes to export approximately 220 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

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

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

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding 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.

18. 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 up to 60 months, with earlier sign off if success criteria are met to the satisfaction of the Mitigation Monitoring Compliance Section. Final approval of the required landscaping shall be to the satisfaction of the Mitigation Monitoring Coordination section of the Development Services Department.

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

20. 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.

21. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall enter into a Landscape Establishment and Maintenance Agreement (LEMA) to assure long-term establishment and maintenance of all habitat restoration areas and brush management zone two revegetation. The LEMA shall be approved by the Landscape Section of Development Services Department. The LEMA shall commence prior to release of the performance bond with Owner/Permittee posting a new bond to cover the terms of the Landscape Establishment and Maintenance Agreement.

22. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a site manner to allow each tree to grow to its mature height and spread.

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 Planning Commission of the City of San Diego on May 31, 2012 by Resolution Number XXX.

Site Development Permit No. 867411
Date of Approval: May 31, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Helene Deisher
Development Project Manager

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

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

**City Of San Diego
Park and Recreation Department
Owner/Permittee**

By _____
NAME
TITLE

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

RESOLUTION NUMBER R- _____

ADOPTED ON 5/31/2012

PROGRAM ENVIRONMENTAL
IMPACT REPORT SCH No. 2009011067
HOYT PARK NO. 241360

WHEREAS, on July 25, 2011, the City of San Diego, Park and Recreation Department Open Space Division filed an application to Development Services Department for a Site Development Permit No. 867411

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission of the City of San Diego on May 31 2012; and

WHEREAS, the Planning Commission considered the issues discussed in Program Environmental Impact Report (PEIR) SCH No. 2009011067, NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it be, and it is hereby certified, that Program Environmental Impact Report (PEIR) SCH No. 2009011067, in connection with the Site Development Permit No. 867411, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), that the report reflects the independent judgment of the Planning Commission as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this

body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By: _____
Helene Deisher, Development Project Manager

Internal Order No. 21002131

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 867411,
HOYT PARK NO. 241360

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Program Environmental Impact Report (PEIR) SCH No. 2009011067 shall be made conditions of Site Development Permit No. 867411, as may be further described below.

The Hoyt Park project shall be required to comply with all mitigation measures outlined within the Mitigation, Monitoring and Reporting Program of the previously certified Program Environmental Impact Report (PEIR) SCH No. 2009011067 and the project specific subsequent technical studies required. The following MMRP identifies measures which specifically apply to this project.

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 (After permit issuance/Prior to start of construction)**

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

Biologist

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

CONTACT INFORMATION:

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

- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. **241360**, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

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

- 3. OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

California Department of Fish and Game (CDFG) - Streambed Alteration Permit, Regional Water Quality Control Board (RWQCB) - 401 Water Quality Certificate, and Army Corps of Engineers (ACOE) - preconstruction notification.

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

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>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	Biology Reports	Limit of Work Verification
Biology	Habitat Restoration Reports	Habitat Restoration Inspection

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 thirty 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 Permit Issuance or 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.

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

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 RE 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 email 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 technical 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. 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 the 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.

B. BIOLOGICAL RESOURCES

I. 1. Entitlements Plan Check

The applicant shall submit the following items to the City Prior to Permit Issuance or Bid Opening/Bid Award or any permits which affects on-site wetlands and uplands. Evidence shall include either copies of permits issued, letters of resolutions issued by the responsible agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the City Manager: Evidence of compliance with Sections 401 and 404 of the Federal Clean Water Act, and Section 1601/1603 of the State of California Fish & Game Code.

- II. 1. Prior to Permit Issuance or Bid Opening/Bid Award the Applicant shall provide detailed revegetation/ restoration plans and specifications, satisfactory to the City Manager to mitigate for impacts to Wetland Habitat. Specifications must be

found to be in conformance with the conceptual restoration plan in the *Channel Restoration and Long-Term Maintenance Plan* (HELIX, February 2012).

- a. Mitigation Goal The project shall mitigate for impacts to 0.03 acre of disturbed wetland and 0.03 acre of streambed. The restoration plan identifies a total of .03 acre of channel bottom that would be returned to its original condition after grading, and low-growing hydrophytic vegetation, such as salt grass, shall be planted to improve the habitat and water quality function. An additional 0.01 acre of upland area will be graded and planted with low-growing hydrophytic vegetation to add to the channel bottom to provide a total of 0.06 acre of revegetated channel bottom. In addition, a minimum of 0.06 acre of the adjacent channel slopes located on both sides of the channel bottom will be revegetated with a native plant palette that includes native species typically found in stream areas, and riparian tree canopy (from larger riparian trees planted in the park immediately adjacent to the channel).

The revegetation areas are anticipated to meet success criteria within 2 years, but a maintenance and monitoring plan lasting up to five years or more will be implemented in the event that the site cannot be signed off sooner.

- b. Responsibilities The Contractor shall be responsible for all grading and contouring, clearing and grubbing, installation of plant materials and native seed mixes, and any necessary maintenance activities or remedial actions required during installation and the 120-day plant establishment period as detailed in the revegetation plans. Standard Best Management Practices shall be implemented to insure that sensitive biological resources would not be impacted by water run off.
- c. Biological Monitoring Requirements All biological monitoring in or adjacent to wetlands shall be conducted by a qualified wetland biologist. 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. Both a detailed Performance Criteria plan and all the maintenance requirements are found in the conceptual revegetation plans.
- d. Notification of Completion: At the end of the fifth year, or at the time the success criteria is met, a final report shall be submitted to Mitigation Monitoring Coordination section evaluating the success of the mitigation. The report shall make a determination of whether the requirements of the mitigation plan have been achieved. If the final report indicates that the mitigation has been in part, or whole, unsuccessful, the Applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original mitigation program which

were not successful. At such time, the Applicant must consult with the Development Services Department. The Applicant understands that agreed upon remedial measures may result in extensions to the long-term maintenance and monitoring.

III. General Bird Mitigation

- a. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.
- 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 no nesting birds are detected per III.a above, mitigation under III a. is not required.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT TO EXCAVATE HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBMITTER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERE TO (16 USC SECTION 1531 ET SEQ.).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIRST LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE:** SECTION 4218 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4123, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- "PUBLIC IMPROVEMENT SUBJECT TO DISSECTURE OR DAMAGE" IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.024 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (805) 527-3200.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 945 AERO DR.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, GUY UTILITIES-SIGNAL, COIL, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR $\mu \geq 0.50$) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

GRADING NOTES

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GRASS COVER, OR EQUIVALENT MATERIAL. SEE SHEETS 5.4 & 6 FOR MIX AND SPECIFICATIONS.

TREE PROTECTION / LANDSCAPING NOTES

ALL EXISTING LANDSCAPING TO REMAIN SHALL BE PROTECTED IN PLACE. SHOULD ANY SAID LANDSCAPING BE DAMAGED OR REMOVED DURING THE COURSE OF CONSTRUCTION IT SHALL BE REPAIRED OR REPLACED IN LIKE AND KIND TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

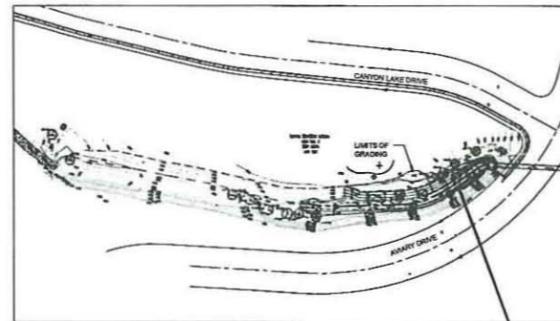
SEE REVEGETATION PLAN (SHEET 6 OF 6) FOR ADDITIONAL LANDSCAPING AND TREE PROTECTION NOTES AND REQUIREMENTS.

LEGEND

PROPOSED 5' CONTOUR	595	REPAIRED ENERGY DISSIPATION STRUCTURE
PROPOSED 1' CONTOUR	594	
EXISTING 5' CONTOUR	(595)	EXISTING ENERGY DISSIPATION STRUCTURE
EXISTING 1' CONTOUR	(596)	
EXISTING TREE		PROPOSED CABSINS
EXISTING RECLAIMED WATER VALVE		TOP OF CURB
EXISTING STREET CENTERLINE		CONCRETE
EXISTING STREET RIGHT-OF-WAY		ASPHALT CONCRETE
LIMITS OF PROPOSED GRADING		INVERT ELEVATION
PROPOSED CENTERLINE OF CHANNEL		REINFORCED CONCRETE PIPE
EXISTING CENTERLINE OF CHANNEL		CORRUGATED METAL PIPE
		*NOTE: CONTOUR INTERVAL IS 1'

CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

GRADING PLANS FOR:
HOYT PARK CHANNEL



KEY MAP
1"=100'

GROUND WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO 2001-96 NPDES CAD919001.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO 2000-96 NPDES NO. CAD919001.

GRADING & GEOTECHNICAL SPECIFICATIONS

- ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED "REPORT BEING DEVELOPED - REPORT TITLE, PROJECT NAME, PROJECT LOCATION, PREPARED BY (COMPANY NAME), DATED (THEIR COMPANY PROJECT NO.)".
- ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL SERVICES. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.
- IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

ENGINEER'S NAME	R.C.E. OR G.E.	DATE
GEOLOGIST'S NAME	C.E.G.	DATE
NINYO & MOORE 5710 RUFFIN ROAD, SAN DIEGO, CA 92122 (858) 576-1000		

8. FOR SOIL FILE SEE CITY RECORD S - XXXXXX

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8700 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.

PRELIMINARY NOT FOR CONSTRUCTION

ANTHONY M. COVITS R.C.E. NO. 69395 EXP. 06-30-12 DATE



OWNER/APPLICANT

CITY OF SAN DIEGO, PARK AND RECREATION DEPARTMENT, OPEN SPACE DIVISION
1250 SOUTH AVENUE, 4TH FLOOR
SAN DIEGO, CALIFORNIA 92101
(619) 533-8724 (POC - ANDY FELD, ASSISTANT DEPUTY DIRECTOR)

REFERENCE DRAWINGS

STORM DRAIN IMPROVEMENT FOR SCORPIO RANCH BLVD. AND ARLI 13781-9-0
STORM DRAIN IMPROVEMENT FOR NORTH MIRAMAR RANCH 13864-14-0

SITE ADDRESS

10158 AVARY DRIVE, SAN DIEGO, CA

TOPOGRAPHY SOURCE

TOPOGRAPHY SURVEY CONDUCTED BY GROUND CREW IN FEBRUARY 2011 BY:
AGUIRRE & ASSOCIATES, 6265 COMMERCIAL STREET, SUITE 1, LA MESA, CA 91942
PH: (619) 464-6878

BENCHMARK

CITY OF SAN DIEGO BENCH MARK # 2403. A BRASS DISK IN CURB AT THE NORTHWEST CORNER OF AVARY DRIVE AND CANYON LAKE DRIVE. ELEVATION = 883.87, DATUM: NAVD 29

TOTAL DISTURBED AREA

TOTAL SITE DISTURBED AREA = 0.25 ACRES

GRADING QUANTITIES

GRADED AREA	0.25 (ACRES)	MAX. CUT DEPTH	2.8 (FT)
CUT QUANTITIES	300 (CY)	MAX. CUT SLOPE RATIO (2:1 MAX)	2:1
FILL QUANTITIES	140 (CY)	MAX. FILL DEPTH	3.0 (FT)
EXPORT	220 (CY)	MAX. FILL SLOPE RATIO (2:1 MAX)	4:1

THIS PROJECT PROPOSES TO EXPORT 220,000 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ALL EXPORTED MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW THE ON-SITE PROCESSING AND SALE OF EXPORT MATERIALS UNLESS THE UNDERLYING ZONE ALLOWS A CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY WITH AN APPROVED NEIGHBORHOOD USE PERMIT OR CONDITIONAL USE PERMIT PERUDO SECTION 141.02(2)(3).

ASSESSORS PARCEL NUMBER

NORTH MIRAMAR RANCH, UNIT NO. 2, MAP 6875, LOT 127

EXISTING LEGAL DESCRIPTION

NORTH MIRAMAR RANCH, UNIT NO. 2, MAP 6875, LOT 127

SHEET INDEX

TITLE SHEET, NOTES, AND PROJECT INFORMATION	SHEETS 1 - 2
GRADING PLAN AND PROFILE	SHEET 3
ENERGY DISSIPATION STRUCTURE DETAILS	SHEET 4
EROSION CONTROL PLAN	SHEET 5
REVEGETATION PLAN	SHEET 6

ADDITIONAL NOTES

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPPCP). THE WPPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPROPRIATE OF THE CITY'S STORMWATER.

WESTON SOLUTIONS
3433 IMPALA DRIVE
CARLSBAD, CA 92010
P 760-795-6981 / F 760-795-1580
WESTONSOLUTIONS.COM
The Trusted Integrator for Sustainable Solutions

WORK TO BE DONE

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

- WORK TO BE DONE:**
- GRADING OF 265 LINEAR FEET OF CHANNEL DOWNSTREAM OF AVARY DRIVE
 - 72-INCH CULVERT TO ESTABLISH POSITIVE DRAINAGE OF CHANNEL FLOW LINE.
 - CONSTRUCTION OF ENERGY DISSIPATION STRUCTURE CONSISTING OF 1.5 FEET OF GROUTED FACING CLASS RIPRAP OVER 0.5 FEET LAYER OF 1/2-INCH GRAVEL OVER FILTER FABRIC. MINIMUM GROUT PENETRATION OF 0.67 FEET.
 - PLANTING OF NATIVE TREES AT TOP OF NORTH CHANNEL SLOPE AND NATIVE GRASSES WITHIN CHANNEL BOTTOM AND SLOPES.

STANDARD SPECIFICATIONS

DOCUMENT NO.	FILED	DESCRIPTION
PITS05040901	05-04-09	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2009 EDITION
PITS090110-1	09-01-10	CITY OF SAN DIEGO SUPPLEMENT, 2010 UPDATE
769842	10-22-99	STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING, AND ELECTRICAL SYSTEMS
AEC1231064	12-31-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD 2006)
AEC0925062	09-25-06	CALTRANS 2006 (U.S. CUSTOMARY SPECIFICATIONS)

STANDARD DRAWINGS

DOCUMENT NO.	FILED	DESCRIPTION
AEC1230163	12-31-06	CITY OF SAN DIEGO STANDARD DRAWINGS INCLUDING REGIONAL STANDARD DRAWINGS
AEC0925061	09-25-06	CALTRANS 2006 (U.S. CUSTOMARY UNIT STANDARD PLANS)



VICINITY MAP

NO SCALE

ENGINEERING PERMIT NO. _____
WDO NO. _____
RETAINING WALL PROJECT NO. _____
CONSTRUCTION SITE PRIORITY: _____

PRIVATE CONTRACT

GRADING PLANS FOR:
**HOYT PARK CHANNEL
UPGRADES TO EXISTING CONVEYANCE
VECTOR BREEDING HABIT MITIGATION**

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 8 SHEETS

FOR CITY ENGINEER: _____ DATE: _____
DESCRIPTION BY: W.S. APPROVED: _____ DATE: _____ FILED: _____

AS-BUILTS: _____ DATE STARTED: _____ DATE COMPLETED: _____

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

V.T.M. NO. _____
6301274-191014
NAD83 COORDINATES
266-1739
LAURENT COORDINATES

1-D

WPCP NOTES

1. DISCHARGING SEDIMENT-LADEN WATER WHICH WILL CAUSE OR CONTRIBUTE TO AN EXCEEDANCE OF THE APPLICABLE RWQDES BASIN PLANS FROM A DEWATERING SITE OR SEDIMENT BASIN/TRAP INTO ANY RECEIVING WATER OR STORM DRAIN WITHOUT FILTRATION OR EQUIVALENT TREATMENT IS PROHIBITED.
2. THE DISCHARGER SHALL AMEND THE WPCP WHENEVER THERE IS A CHANGE IN CONSTRUCTION OR OPERATIONS, WHICH MAY AFFECT THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS, GROUNDWATER, OR A MUNICIPAL STORM DRAIN SYSTEM. THE WPCP SHALL ALSO BE AMENDED IF THE DISCHARGER VIOLATES ANY CONDITION OF THE GENERAL PERMIT OR HAS NOT ACHIEVED THE GENERAL OBJECTIVE OF REDUCING OR ELIMINATING POLLUTANTS IN STORM WATER DISCHARGES. ALL AMENDMENTS SHOULD BE DATED AND DIRECTLY ATTACHED TO THE WPCP.
3. TEMPORARY ON-SITE DRAINAGE TO CARRY CONCENTRATED FLOW SHALL BE SELECTED TO COMPLY WITH CITY REQUIREMENTS TO CONTROL EROSION, TO RETURN FLOWS TO THEIR NATURAL DRAINAGE COURSES, AND TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES.
4. DISCHARGES ORIGINATING FROM OFF-SITE, WHICH FLOW ACROSS OR THROUGH AREAS DISTURBED BY CONSTRUCTION THAT MAY CONTAIN POLLUTANTS, SHOULD BE REPORTED TO THE CITY.
5. DISCHARGERS WHO ARE PRESENTLY COVERED UNDER NPDES GENERAL PERMIT NO. CA500002 FOR DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY SUBMIT A NOTICE OF TERMINATION (IF APPLICABLE) WHEN THEY MEET ONE OF THE FOLLOWING CRITERIA:
 - A. THE CONSTRUCTION PROJECT HAS BEEN COMPLETED AND THE FOLLOWING CONDITIONS HAVE BEEN MET: ALL ELEMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN COMPLETED; CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE WASTE HAVE BEEN DISPOSED OF PROPERLY; THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS AND THE APPROPRIATE USE PERMITS HAVE BEEN OBTAINED; AND A POST-CONSTRUCTION STORM WATER OPERATION AND MANAGEMENT PLAN IS IN PLACE.
 - B. CONSTRUCTION ACTIVITIES HAVE BEEN SUSPENDED, EITHER TEMPORARILY OR INDEFINITELY AND THE FOLLOWING CONDITIONS HAVE BEEN MET: ALL ELEMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN HAVE BEEN COMPLETED; CONSTRUCTION MATERIALS AND EQUIPMENT MAINTENANCE WASTE HAVE BEEN DISPOSED OF PROPERLY; ALL DENIED AREAS AND OTHER AREAS OF POTENTIAL EROSION ARE STABILIZED; AN OPERATION AND MAINTENANCE PLAN FOR EROSION AND SEDIMENT CONTROL IS IN PLACE; AND THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS. THE DATE CONSTRUCTION ACTIVITIES WERE SUSPENDED, AND THE EXPECTED DATE CONSTRUCTION ACTIVITIES WILL START UP AGAIN SHOULD BE PROVIDED.
 - C. CONSTRUCTION SITE CAN NOT DISCHARGE STORM WATER TO WATERS OF THE UNITED STATES. PLEASE INDICATE IF ALL STORM WATER IS RETAINED ON SITE OR IF STORM WATER IS COLLECTED OFFSITE.
 - D. DISCHARGE OF CONSTRUCTION STORM WATER FROM THE SITE IS NOW SUBJECT TO ANOTHER NPDES GENERAL PERMIT OR AN INDIVIDUAL NPDES PERMIT. THE GENERAL PERMIT OR INDIVIDUAL PERMIT NPDES NUMBER AND DATE COVERAGE BEGAN SHOULD BE PROVIDED.
 - E. THERE IS A NEW OWNER OF THE IDENTIFIED SITE. IF OWNERSHIP OR OPERATION OF THE FACILITY HAS BEEN TRANSFERRED THEN THE PREVIOUS OWNER MUST SUBMIT A NOTICE OF TERMINATION AND THE NEW OWNER MUST SUBMIT A NOTICE OF INTENT FOR COVERAGE UNDER THE GENERAL PERMIT. THE DATE OF TRANSFER AND INFORMATION ON THE NEW OWNER SHOULD BE PROVIDED. NOTE THAT THE PREVIOUS OWNER MAY BE LIABLE FOR DISCHARGE FROM THE SITE UNTIL THE NEW OWNER FILES A NOTICE OF INTENT FOR COVERAGE UNDER THE GENERAL PERMIT.
6. SEDIMENT CONTROL BMPs ARE REQUIRED AT APPROPRIATE LOCATIONS ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL INLETS TO THE STORM DRAIN SYSTEM AT ALL TIMES.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ADEQUATE SEDIMENT CONTROL MATERIALS ARE AVAILABLE TO CONTROL SEDIMENT DISCHARGES AT THE DOWNGRADE PERIMETER AND OPERATIONAL INLETS (WEATHER AND STORM PREDICTIONS CAN BE OBTAINED BY CALLING THE NATIONAL WEATHER SERVICE AT (858) 675-8700 OR BY VISITING THE NATIONAL WEATHER SERVICE WEB SITE AT [HTTP://WWW.WRHI.NOAA.GOV/SANDIEGOINDEX.SHTML](http://www.wrhi.noaa.gov/sandiegoindex.shtml) FOR WEATHER INFORMATION AND CURRENT SATELLITE/RADAR FEEDS).
8. THE OUTLETS OF ALL SEDIMENT BASINS, TRAPS, AND LOCATIONS OF ARTIFICIALLY CONCENTRATED FLOW SHALL BE PROVIDED WITH OUTLET PROTECTION TO PREVENT EROSION AND SCOUR.
9. INSPECTIONS SHALL BE PERFORMED BEFORE AND AFTER STORM EVENTS AND ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS TO IDENTIFY BMP EFFECTIVENESS AND IMPLEMENT REPAIRS OR DESIGN CHANGES AS SOON AS FEASIBLE, DEPENDING ON FIELD CONDITIONS. EQUIPMENT, MATERIALS, AND WORKERS MUST BE AVAILABLE FOR RAPID RESPONSE TO FAILURES AND EMERGENCIES. ALL CORRECTIVE MAINTENANCE TO BMPs SHALL BE PERFORMED AS SOON AS POSSIBLE AFTER THE CONCLUSION OF EACH STORM, DEPENDING UPON WORKER SAFETY.
10. FOR EACH INSPECTION, A QUALIFIED PERSON SHALL COMPLETE AN INSPECTION CHECKLIST CONTAINING THE FOLLOWING MINIMUM INFORMATION: INSPECTION DATE, WEATHER INFORMATION (BEGINNING/END OF STORM EVENT, DURATION, TIME SINCE LAST STORM, APPROXIMATE RAINFALL IN INCHES), DESCRIPTION OF INADEQUATE BMPs, LIST OF OBSERVATIONS OF ALL BMPs AND VISIBLE INSPECTION OF OUTFALLS, DISCHARGE POINTS, DOWNSTREAM LOCATIONS, AND PROJECTED REQUIRED MAINTENANCE ACTIVITIES, CORRECTIVE ACTIONS REQUIRED, INCLUDING CHANGES TO THE WPCP AND IMPLEMENTATION DATES, INSPECTOR'S NAME, TITLE, SIGNATURE, AND QUALIFICATIONS.
11. INDIVIDUALS RESPONSIBLE FOR WPCP IMPLEMENTATION AND PERMIT COMPLIANCE SHALL BE APPROPRIATELY TRAINED. THIS INCLUDES THOSE PERSONNEL RESPONSIBLE FOR INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIR OF BMPs. THOSE RESPONSIBLE FOR OVERSEEING, REVISIONS, AND AMENDING THE WPCP SHALL ALSO DOCUMENT THEIR TRAINING. THE QUALIFIED PERSON SHALL ATTEND THE PRE-CONSTRUCTION MEETING. THE QUALIFIED PERSON SHALL HAVE KNOWLEDGE AND TRAINING OF THE INTENT AND ENFORCEMENT OF WPCPs AND BMPs AND BE PROPERLY TRAINED TO CONDUCT INSPECTIONS AND PREPARE REPORTS OF THE CONSTRUCTION SITE WITH RESPECT TO THE CITY'S MUNICIPAL CODES/ORDINANCES AND THE WPCP.
12. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE WPCP AT THE CONSTRUCTION SITE, WHICH SHALL BE PROVIDED, UPON REQUEST, TO THE CITY PERSONNEL.
13. RECORDS OF ALL INSPECTIONS, COMPLIANCE CERTIFICATIONS, NON-COMPLIANCE REPORTING, WPCP AND ANY OTHER DOCUMENTS GENERATED AS PART OF WPCP, SHOULD BE RETAINED FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE GENERATED.
14. A CONCRETE WASHOUT SHALL BE INSTALLED FOR ALL PROJECTS THAT PROPOSE CONCRETE TO BE MIXED ON SITE OR DELIVERED FROM A BATCH PLANT. THE CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF 50' FROM ANY ORANGE INFRASTRUCTURE OR NATURAL DRAINAGE FEATURES OR WATER BODIES AND INCORPORATE AN IMPERMEABLE LINER (8 MIL MIN) TO CONTAIN THE REQUIRED VOLUME. ALL DRIED CONCRETE WASTE SHALL BE BROKEN INTO MANAGEABLE PIECES AND DISPOSED OF IN A PROPER MANNER. THE CONTRACTOR OR QUALIFIED PERSON SHALL LOCATE CONCRETE WASHOUTS IN THIS PRESCRIBED MANNER AS CONSTRUCTION PROGRESSES.

WPCP NOTES (CONTINUED)

15. THE QUALIFIED PERSON SHALL CONDUCT REGULAR INSPECTIONS OF THE PROJECT SITE IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN THE WPCP. EACH INSPECTION SHALL BE DOCUMENTED IN THE FORM OF WRITTEN REPORTS RETAINED ON-SITE. ALL REPORTS SHALL BE MADE AVAILABLE TO THE CITY OF SAN DIEGO REPRESENTATIVES UPON REQUEST.
16. THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER AND SEWER UTILITIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.
17. SEDIMENT AND EROSION CONTROLS MAY BE REMOVED ONLY WHEN CONTRIBUTORY UPSTREAM AREAS BECOME STABILIZED OR ARE MANAGED UPSTREAM (I.E., SINGLE-LOT SEDIMENT CONTROLS) AND AS LONG AS SEDIMENT LADEN RUNOFF WILL NOT DISCHARGE FROM THE SITE.
18. WHEN FUTURE WORK BY THE DEVELOPER NOT SHOWN ON THIS PLAN IS TO BE PERFORMED, THE WPCP SHALL BE AMENDED TO INCLUDE SAID WORK AND ANY ADDITIONAL WATER QUALITY CONTROL MEASURES REQUIRED.
19. WHEN/IF OWNERSHIP CHANGES FOR PORTIONS OF THE SITE OR THE LIMITS OR NATURE OF WORK ARE ALTERED, THE APPROPRIATE CHANGES SHALL BE INCORPORATED INTO THE WPCP.
21. THIS PLAN SHALL BE IN EFFECT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED, TRANSFERRED TO NEW OWNERSHIP, OR DEVELOPED UNDER FUTURE PLANS WITH AN NEW WPCP OR SWPPP.

EROSION AND SEDIMENT CONTROL NOTES

- TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:
1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMPs, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
 2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
 3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.0' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
 4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
 5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
 6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
 7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
 8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
 9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
 11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
 12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
 13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
 14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
 15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6700 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.

PRELIMINARY NOT FOR CONSTRUCTION



ANTHONY M COITS R.C.E. NO. 69395 EXP. 06/30/12 DATE

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

A. GENERAL REQUIREMENTS

1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. THE PERMIT HOLDER IS RESPONSIBLE TO ARRANGE AND PERFORM THIS MEETING BY CONTACTING THE CITY RESIDENT ENGINEER (RE) OF THE FIELD ENGINEERING DIVISION AND CITY STAFF FROM MITIGATION MONITORING COORDINATION (MMC). ATTENDEES MUST ALSO INCLUDE THE PERMIT HOLDER'S REPRESENTATIVE(S), JOB SITE SUPERINTENDENT AND THE FOLLOWING CONSULTANTS:

HELIX ENVIRONMENTAL PLANNING INC.

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 AT 658-627-3200.
- b) IT IS ALSO REQUIRED TO CALL THE RE AND MMC AT 658-627-3300 FOR CLARIFICATION OF ENVIRONMENTAL REQUIREMENTS.

2. MMRP COMPLIANCE: THIS PROJECT, PROJECT TRACKING SYSTEM (PTS) # _____ AND/OR ENVIRONMENTAL DOCUMENT # _____ SHALL CONFORM TO THE MITIGATION REQUIREMENTS CONTAINED IN THE ASSOCIATED ENVIRONMENTAL DOCUMENT AND SHALL BE IMPLEMENTED TO THE SATISFACTION OF DSD'S ENVIRONMENTAL DESIGNER (MMC) AND THE RE. THE REQUIREMENTS MAY NOT BE REDUCED OR CHANGED BUT MAY BE ANNOTATED (I.E. TO EXPLAIN WHEN AND HOW COMPLIANCE IS BEING MET AND LOCATION OF VERIFYING PROOF, ETC.). ADDITIONAL CLARIFYING INFORMATION MAY ALSO BE ADDED TO OTHER RELEVANT PLAN SHEETS AND/OR SPECIFICATIONS AS APPROPRIATE (E.G. SPECIFIC LOCATIONS, TIMES OF MONITORING, METHODOLOGY, ETC.).

NOTE:

PERMIT HOLDER'S REPRESENTATIVES MUST ALERT THE RE AND MMC IF THERE ARE ANY DISCREPANCIES IN THE PLANS, NOTES OR ANY CHANGES DUE TO FIELD CONDITIONS. ALL CONFLICTS MUST BE APPROVED BY THE RE AND MMC BEFORE THE WORK IS PERFORMED.

3. OTHER AGENCY REQUIREMENTS: EVIDENCE OF COMPLIANCE WITH ALL OTHER AGENCY REQUIREMENTS OR PERMITS SHALL BE SUBMITTED TO THE RE AND MMC FOR REVIEW AND ACCEPTANCE PRIOR TO THE BEGINNING OF WORK OR WITHIN ONE (1) WEEK OF THE PERMIT HOLDER OBTAINING DOCUMENTATION OF THOSE PERMITS OR REQUIREMENTS. EVIDENCE SHALL INCLUDE COPIES OF PERMITS, LETTERS OF RESOLUTION OR OTHER DOCUMENTATION ISSUED BY THE RESPONSIBLE AGENCY.

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

4. MONITORING EXHIBITS: ALL CONSULTANTS ARE REQUIRED TO SUBMIT TO THE RE AND MMC, A MONITORING EXHIBIT ON A 1' X 17" REDUCTION OF THE APPROPRIATE CONSTRUCTION PLAN, SUCH AS SITE PLAN, GRADING, LANDSCAPE, ETC. MARKED TO CLEARLY SHOW THE SPECIFIC AREAS INCLUDING THE LIMIT OF WORK, SCOPE OF THAT DISCIPLINE'S WORK, AND NOTES INDICATING WHEN IN THE CONSTRUCTION SCHEDULE THAT WORK WILL BE PERFORMED. WHEN NECESSARY FOR CLARIFICATION, A DETAILED METHODOLOGY OF HOW THE WORK WILL BE PERFORMED SHALL BE INCLUDED.

NOTE:

SURETY AND COST RECOVERY - WHEN DEEMED NECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR OR CITY MANAGER, THEY MAY REQUIRE ADDITIONAL SURETY INSTRUMENTS OR BONDS FROM THE PERMIT HOLDER TO ENSURE THE LONG TERM PERFORMANCE OR IMPLEMENTATION OF REQUIRED MITIGATION MEASURES OR PROGRAMS. THE CITY IS AUTHORIZED TO RECOVER ITS COST TO OFFSET THE SALARY, OVERHEAD, AND EXPENSES FOR CITY PERSONNEL AND PROGRAMS TO MONITOR QUALIFYING PROJECTS.

5. OTHER SUBMITTALS AND INSPECTIONS: THE PERMIT HOLDER'S REPRESENTATIVES SHALL SUBMIT ALL REQUIRED DOCUMENTATION, VERIFICATION LETTERS, AND REQUESTS FOR ALL ASSOCIATED INSPECTIONS TO THE RE AND MMC FOR APPROVAL PER THE FOLLOWING SCHEDULE:

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

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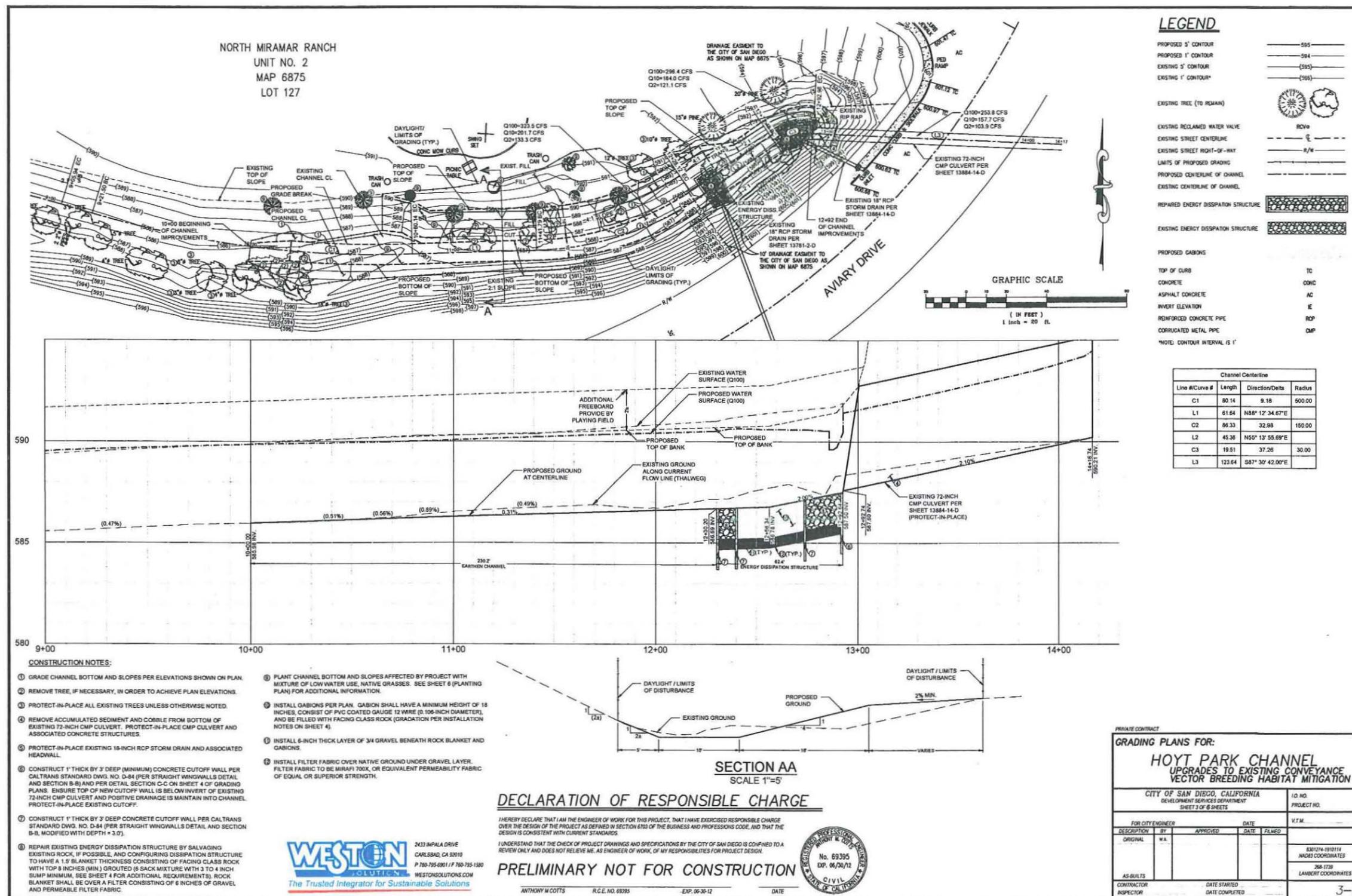
B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

[LIST ONLY PROJECT SPECIFIC MMRP ISSUE/CONDITIONS HERE]

ISSUE AREA - CONDITIONS

PRIVATE CONTRACT		GRADING PLANS FOR:	
		HOYT PARK CHANNEL	
		UPGRADES TO EXISTING CONVEYANCE VECTOR BREEDING HABITAT MITIGATION	
CITY OF SAN DIEGO, CALIFORNIA		LO NO.	PROJECT NO.
DEVELOPMENT SERVICES DEPARTMENT			
SHEET 2 OF 6 SHEETS			
FOR CITY ENGINEER		DATE	V.T.M.
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	W.S.		
AS BUILT			
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		





NORTH MIRAMAR RANCH
UNIT NO. 2
MAP 6875
LOT 127

LEGEND

- PROPOSED 5' CONTOUR ——— 595
- PROPOSED 1' CONTOUR ——— 594
- EXISTING 5' CONTOUR ——— (595)
- EXISTING 1' CONTOUR* ——— (595)
- EXISTING TREE (TO REMAIN)
- EXISTING RECLAIMED WATER VALVE
- EXISTING STREET CENTERLINE
- EXISTING STREET RIGHT-OF-WAY
- LIMITS OF PROPOSED GRADING
- PROPOSED CENTERLINE OF CHANNEL
- EXISTING CENTERLINE OF CHANNEL
- REPAIRED ENERGY DISSIPATION STRUCTURE
- EXISTING ENERGY DISSIPATION STRUCTURE
- PROPOSED GABIION
- TOP OF CURB
- CONCRETE
- ASPHALT CONCRETE
- INVERT ELEVATION
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE

NOTE: CONTOUR INTERVAL IS 1'

Channel Centerline			
Line #/Curve #	Length	Direction/Delta	Radius
C1	80.14	9.18	500.00
L1	61.64	N88° 12' 34.67"E	
C2	86.33	32.88	150.00
L2	45.36	N50° 13' 55.69"E	
C3	19.51	37.26	30.00
L3	123.64	S87° 30' 42.00"E	

- CONSTRUCTION NOTES:**
- 1 GRADE CHANNEL BOTTOM AND SLOPES PER ELEVATIONS SHOWN ON PLAN.
 - 2 REMOVE TREE, IF NECESSARY, IN ORDER TO ACHIEVE PLAN ELEVATIONS.
 - 3 PROTECT-IN-PLACE ALL EXISTING TREES UNLESS OTHERWISE NOTED.
 - 4 REMOVE ACCUMULATED SEDIMENT AND COBBLE FROM BOTTOM OF EXISTING 72-INCH CMP CULVERT. PROTECT-IN-PLACE CMP CULVERT AND ASSOCIATED CONCRETE STRUCTURES.
 - 5 PROTECT-IN-PLACE EXISTING 18-INCH RCP STORM DRAIN AND ASSOCIATED HEADWALL.
 - 6 CONSTRUCT 1" THICK BY 3' DEEP (MINIMUM) CONCRETE CUTOFF WALL PER CALTRANS STANDARD DWG. NO. D-84 (PER STRAIGHT WINGWALLS DETAIL AND SECTION B-B) AND PER DETAIL SECTION C-C ON SHEET 4 OF GRADING PLANS. ENSURE TOP OF NEW CUTOFF WALL IS BELOW INVERT OF EXISTING 72-INCH CMP CULVERT AND POSITIVE DRAINAGE IS MAINTAINED INTO CHANNEL. PROTECT-IN-PLACE EXISTING CUTOFF.
 - 7 CONSTRUCT 1" THICK BY 3' DEEP CONCRETE CUTOFF WALL PER CALTRANS STANDARD DWG. NO. D-84 (PER STRAIGHT WINGWALLS DETAIL AND SECTION B-B, MODIFIED WITH DEPTH = 3.0').
 - 8 REPAIR EXISTING ENERGY DISSIPATION STRUCTURE BY SALVAGING EXISTING ROCK, IF POSSIBLE, AND CONFIGURING DISSIPATION STRUCTURE TO HAVE A 1.5' BLANKET THICKNESS CONSISTING OF FACING CLASS ROCK WITH TOP 8 INCHES (MIN.) GROUTED (6 SACK MIXTURE WITH 3 TO 4 INCH BUMP MINIMUM, SEE SHEET 4 FOR ADDITIONAL REQUIREMENTS). ROCK BLANKET SHALL BE OVER A FILTER CONSISTING OF 6 INCHES OF GRAVEL AND PERMEABLE FILTER FABRIC.
 - 9 PLANT CHANNEL BOTTOM AND SLOPES AFFECTED BY PROJECT WITH MIXTURE OF LOW WATER USE, NATIVE GRASSES. SEE SHEET 6 (PLANTING PLAN) FOR ADDITIONAL INFORMATION.
 - 10 INSTALL GABIIONS PER PLAN. GABIION SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES, CONSIST OF PVC COATED GAUGE 12 WIRE (Ø 1/8" INCH DIAMETER), AND BE FILLED WITH FACING CLASS ROCK (GRADATION PER INSTALLATION NOTES ON SHEET 4).
 - 11 INSTALL 6-INCH THICK LAYER OF 3/4 GRAVEL BENEATH ROCK BLANKET AND GABIIONS.
 - 12 INSTALL FILTER FABRIC OVER NATIVE GROUND UNDER GRAVEL LAYER. FILTER FABRIC TO BE MIRAFIX 700K, OR EQUIVALENT PERMEABILITY FABRIC OF EQUAL OR SUPERIOR STRENGTH.

WESTON SOLUTIONS
The Trusted Integrator for Sustainable Solutions

2433 IMPALA DRIVE
CARLSBAD, CA 92008
P 760-735-8911 / F 760-735-1380
WESTONSOLUTIONS.COM

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6700 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.

PRELIMINARY NOT FOR CONSTRUCTION

ANTHONY MCCOYS R.C.E. NO. 69395 EXP. 06-30-12 DATE



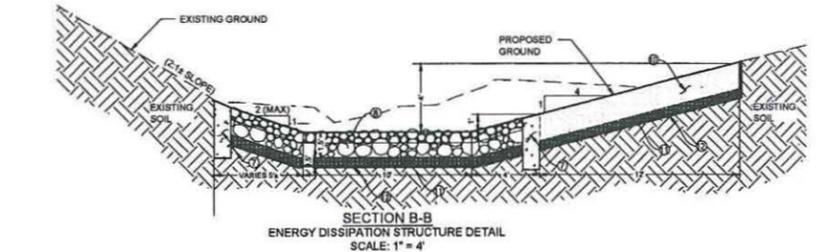
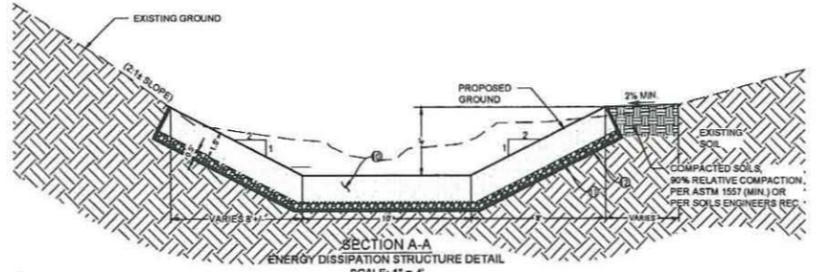
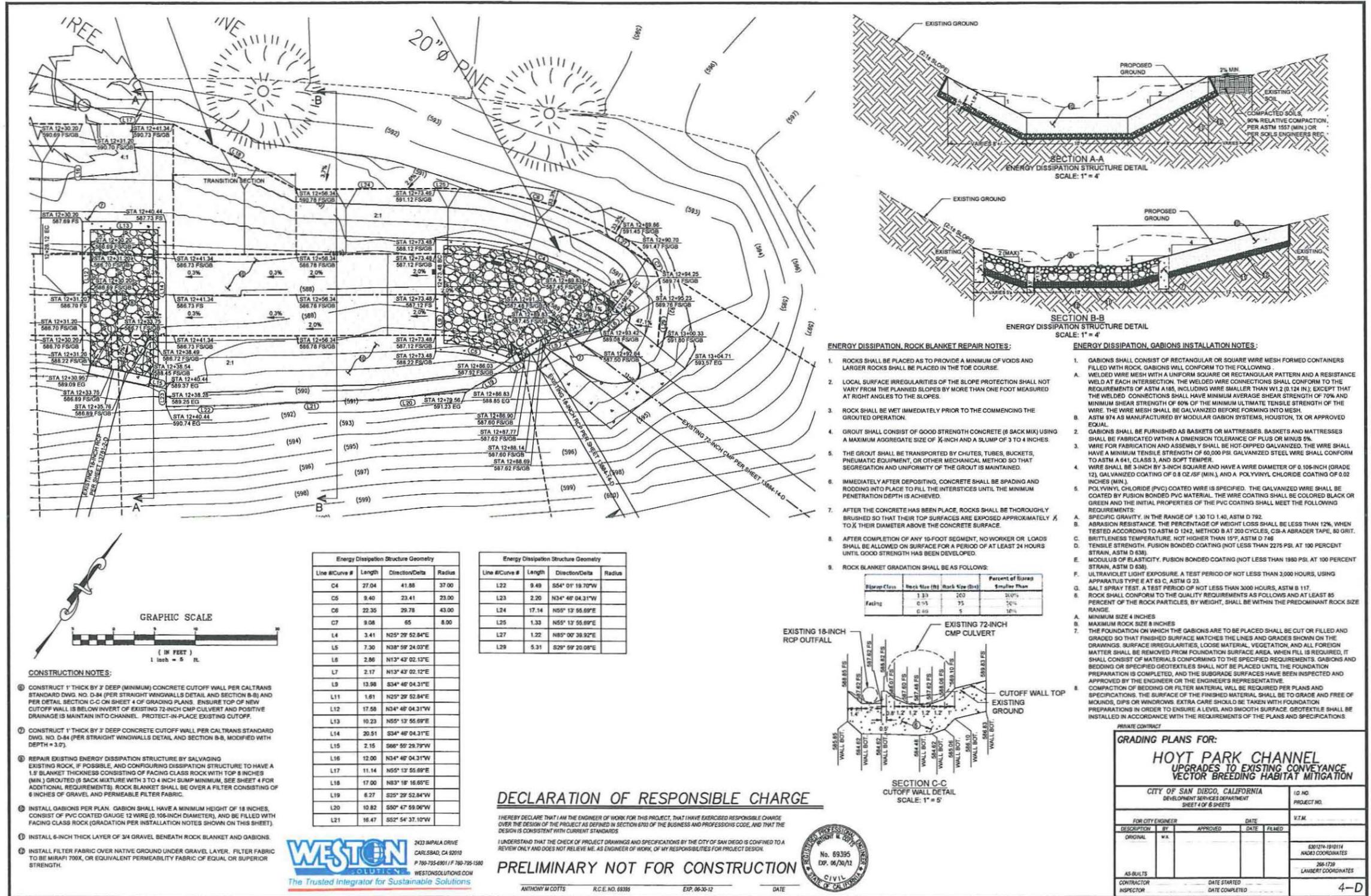
PRIVATE CONTRACT

GRADING PLANS FOR:
HOYT PARK CHANNEL
UPGRADES TO EXISTING CONVEYANCE
VECTOR BREEDING HABITAT MITIGATION

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 6 SHEETS		ID. NO. PROJECT NO.
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	W.A.	
AS BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

8301274-1910114
NAD83 COORDINATES
260-1739
LAMBERT COORDINATES

3-D



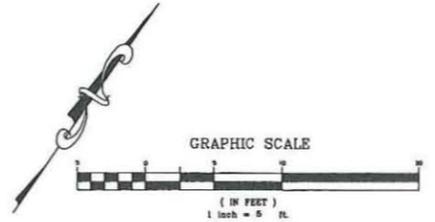
ENERGY DISSIPATION, ROCK BLANKET REPAIR NOTES:

- ROCKS SHALL BE PLACED AS TO PROVIDE A MINIMUM OF VOIDS AND LARGER ROCKS SHALL BE PLACED IN THE TOE COURSE.
- LOCAL SURFACE IRREGULARITIES OF THE SLOPE PROTECTION SHALL NOT VARY FROM THE PLANNED SLOPES BY MORE THAN ONE FOOT MEASURED AT RIGHT ANGLES TO THE SLOPES.
- ROCK SHALL BE WET IMMEDIATELY PRIOR TO THE COMMENCING THE GROUTED OPERATION.
- GROUT SHALL CONSIST OF GOOD STRENGTH CONCRETE (8 BAGG MIX) USING A MAXIMUM AGGREGATE SIZE OF 1/2 INCH AND A SLUMP OF 3 TO 4 INCHES.
- THE GROUT SHALL BE TRANSPORTED BY CHUTES, TUBES, BUCKETS, PNEUMATIC EQUIPMENT, OR OTHER MECHANICAL METHOD SO THAT SEGREGATION AND UNIFORMITY OF THE GROUT IS MAINTAINED.
- IMMEDIATELY AFTER DEPOSITING, CONCRETE SHALL BE SPADING AND RODDING INTO PLACE TO FILL THE INTERSTICES UNTIL THE MINIMUM PENETRATION DEPTH IS ACHIEVED.
- AFTER THE CONCRETE HAS BEEN PLACED, ROCKS SHALL BE THOROUGHLY BRUSHED SO THAT THEIR TOP SURFACES ARE EXPOSED APPROXIMATELY 1/2 TO 3/4 THEIR DIAMETER ABOVE THE CONCRETE SURFACE.
- AFTER COMPLETION OF ANY 10-FOOT SEGMENT, NO WORKER OR LOADS SHALL BE ALLOWED ON SURFACE FOR A PERIOD OF AT LEAST 24 HOURS UNTIL GOOD STRENGTH HAS BEEN DEVELOPED.
- ROCK BLANKET GRADATION SHALL BE AS FOLLOWS:

Blump Class	Rock Size (in)	Rock Size (mm)	Percent of Blump Smaller Than
F-10	3.0	75	10%
F-15	4.75	120	15%
F-20	7.5	190	20%

ENERGY DISSIPATION, GABIONS INSTALLATION NOTES:

- GABIONS SHALL CONSIST OF RECTANGULAR OR SQUARE WIRE MESH FORMED CONTAINERS FILLED WITH ROCK. GABIONS WILL CONFORM TO THE FOLLOWING:
 - WELDED WIRE MESH WITH A UNIFORM SQUARE OR RECTANGULAR PATTERN AND A RESISTANCE WELD AT EACH INTERSECTION. THE WELDED WIRE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185, INCLUDING WIRE SMALLER THAN W12 (2.124 IN.), EXCEPT THAT THE WELDED CONNECTIONS SHALL HAVE MINIMUM AVERAGE SHEAR STRENGTH OF 70% AND MINIMUM TENSILE STRENGTH OF 60% OF THE MINIMUM ULTIMATE TENSILE STRENGTH OF THE WIRE. THE WIRE MESH SHALL BE GALVANIZED BEFORE FORMING INTO MESH.
 - ASTM A74 AS MANUFACTURED BY MODULAR GABION SYSTEMS, HOUSTON, TX OR APPROVED EQUAL.
 - GABIONS SHALL BE FURNISHED AS BASKETS OR MATTRESSES. BASKETS AND MATTRESSES SHALL BE FABRICATED WITHIN A DIMENSION TOLERANCE OF PLUS OR MINUS 5%.
 - WIRE FOR FABRICATION AND ASSEMBLY SHALL BE HOT-DIPPED GALVANIZED. THE WIRE SHALL HAVE A MINIMUM TENSILE STRENGTH OF 60,000 PSI. GALVANIZED STEEL WIRE SHALL CONFORM TO ASTM A641, CLASS 3, AND SOFT TEMPER.
 - WIRE SHALL BE 3-INCH BY 3-INCH SQUARE AND HAVE A WIRE DIAMETER OF 0.106-INCH (GRADE 12), GALVANIZED COATING OF 0.8 OZ/YSF (MIN.), AND A POLYVINYL CHLORIDE COATING OF 0.02 INCHES (MIN.).
 - POLYVINYL CHLORIDE (PVC) COATED WIRE IS SPECIFIED. THE GALVANIZED WIRE SHALL BE COATED BY FUSION BONDED PVC MATERIAL. THE WIRE COATING SHALL BE COLORED BLACK OR GREEN AND THE INITIAL PROPERTIES OF THE PVC COATING SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SPECIFIC GRAVITY: IN THE RANGE OF 1.30 TO 1.40, ASTM D 792.
 - ABRASION RESISTANCE: THE PERCENTAGE OF WEIGHT LOSS SHALL BE LESS THAN 12%, WHEN TESTED ACCORDING TO ASTM D 1242, METHOD B AT 200 CYCLES, CS-A ABRADER TAPE, 80 GRIT.
 - BRITTLENESS TEMPERATURE: NOT HIGHER THAN 10°F, ASTM D 746.
 - TENSILE STRENGTH: FUSION BONDED COATING (NOT LESS THAN 2275 PSI AT 100 PERCENT STRAIN, ASTM D 638).
 - MODULUS OF ELASTICITY: FUSION BONDED COATING (NOT LESS THAN 1980 PSI AT 100 PERCENT STRAIN, ASTM D 638).
 - ULTRAVIOLET LIGHT EXPOSURE: A TEST PERIOD OF NOT LESS THAN 3,000 HOURS, USING APPARATUS TYPE E AT 63 C, ASTM G 23.
 - SALT SPRAY TEST: A TEST PERIOD OF NOT LESS THAN 3,000 HOURS, ASTM B 117.
- ROCK SHALL CONFORM TO THE QUALITY REQUIREMENTS AS FOLLOWS AND AT LEAST 85 PERCENT OF THE ROCK PARTICLES, BY WEIGHT, SHALL BE WITHIN THE PREDOMINANT ROCK SIZE RANGE.
 - MINIMUM SIZE 4 INCHES.
 - MAXIMUM ROCK SIZE 8 INCHES.
- THE FOUNDATION ON WHICH THE GABIONS ARE TO BE PLACED SHALL BE CUT OR FILLED AND GRADED SO THAT FINISHED SURFACE MATCHES THE LINES AND GRADES SHOWN ON THE DRAWINGS. SURFACE IRREGULARITIES, LOOSE MATERIAL, VEGETATION, AND ALL FOREIGN MATTER SHALL BE REMOVED FROM FOUNDATION SURFACE AREA. WHEN FILL IS REQUIRED, IT SHALL CONSIST OF MATERIALS CONFORMING TO THE SPECIFIED REQUIREMENTS. GABIONS AND BEDDING OR SPECIFIED GEOTEXTILES SHALL NOT BE PLACED UNTIL THE FOUNDATION PREPARATION IS COMPLETED, AND THE SUBGRADE SURFACES HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER OR THE ENGINEER'S REPRESENTATIVE. COMPACTION OF BEDDING OR FILTER MATERIAL WILL BE REQUIRED PER PLANS AND SPECIFICATIONS. THE SURFACE OF THE FINISHED MATERIAL SHALL BE TO GRADE AND FREE OF MOUNDS, DIPS OR WINDROWS. EXTRA CARE SHOULD BE TAKEN WITH FOUNDATION PREPARATIONS IN ORDER TO ENSURE A LEVEL AND SMOOTH SURFACE. GEOTEXTILE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.



- CONSTRUCTION NOTES:**
- CONSTRUCT 1" THICK BY 3" DEEP (MINIMUM) CONCRETE CUTOFF WALL PER CALTRANS STANDARD DWG. NO. D-84 (PER STRAIGHT WINGWALLS DETAIL AND SECTION B-B) AND PER DETAIL SECTION C-C ON SHEET 4 OF GRADING PLANS. ENSURE TOP OF NEW CUTOFF WALL IS BELOW INVERT OF EXISTING 72-INCH CMP CULVERT AND POSITIVE DRAINAGE IS MAINTAINED INTO CHANNEL. PROTECT-IN-PLACE EXISTING CUTOFF.
 - CONSTRUCT 1" THICK BY 3" DEEP CONCRETE CUTOFF WALL PER CALTRANS STANDARD DWG. NO. D-84 (PER STRAIGHT WINGWALLS DETAIL AND SECTION B-B, MODIFIED WITH DEPTH = 3.0').
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 - INSTALL GABIONS PER PLAN. GABION SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES, CONSIST OF PVC COATED GAUGE 12 WIRE (0.106-INCH DIAMETER), AND BE FILLED WITH FACING CLASS ROCK (GRADATION PER INSTALLATION NOTES SHOWN ON THIS SHEET).
 - INSTALL 6-INCH THICK LAYER OF 3/4 GRAVEL BENEATH ROCK BLANKET AND GABIONS.
 - INSTALL FILTER FABRIC OVER NATIVE GROUND UNDER GRAVEL LAYER. FILTER FABRIC TO BE MIRAFIX 700X, OR EQUIVALENT PERMEABILITY FABRIC OF EQUAL OR SUPERIOR STRENGTH.

Line #/Curve #	Length	Direction/Delta	Radius
C4	27.04	41.85	37.00
C5	9.40	23.41	23.00
C6	22.35	29.78	43.00
C7	9.08	65	8.00
L4	3.41	N29° 29' 52.84"E	
L5	7.30	N38° 59' 24.03"E	
L6	2.86	N13° 43' 02.13"E	
L7	2.17	N13° 43' 02.12"E	
L9	13.98	S34° 46' 04.31"E	
L11	1.61	N29° 29' 52.84"E	
L12	17.58	N04° 46' 04.31"W	
L13	10.23	N55° 13' 55.89"E	
L14	20.51	S34° 46' 04.31"E	
L15	2.15	S66° 59' 23.79"W	
L16	12.00	N34° 46' 04.31"W	
L17	11.14	N55° 13' 55.89"E	
L18	17.00	N83° 18' 16.65"E	
L19	8.27	S29° 29' 52.84"W	
L20	10.82	S50° 47' 59.06"W	
L21	18.47	S52° 54' 37.10"W	

Line #/Curve #	Length	Direction/Delta	Radius
L22	9.48	S54° 01' 19.70"W	
L23	2.20	N34° 46' 04.31"W	
L24	17.14	N55° 13' 55.89"E	
L25	1.32	N55° 13' 55.89"E	
L27	1.22	N85° 00' 39.92"E	
L29	5.31	S29° 59' 20.08"E	

DECLARATION OF RESPONSIBLE CHARGE

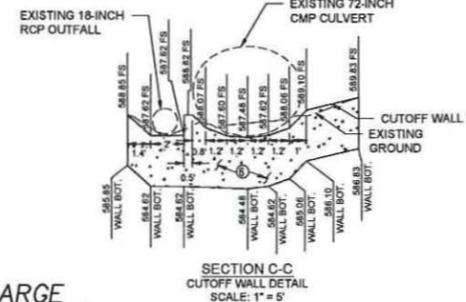
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6700 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

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PRELIMINARY NOT FOR CONSTRUCTION



ANTHONY M. COVITS R.C.E. NO. 69395 EXP. 06-30-12 DATE

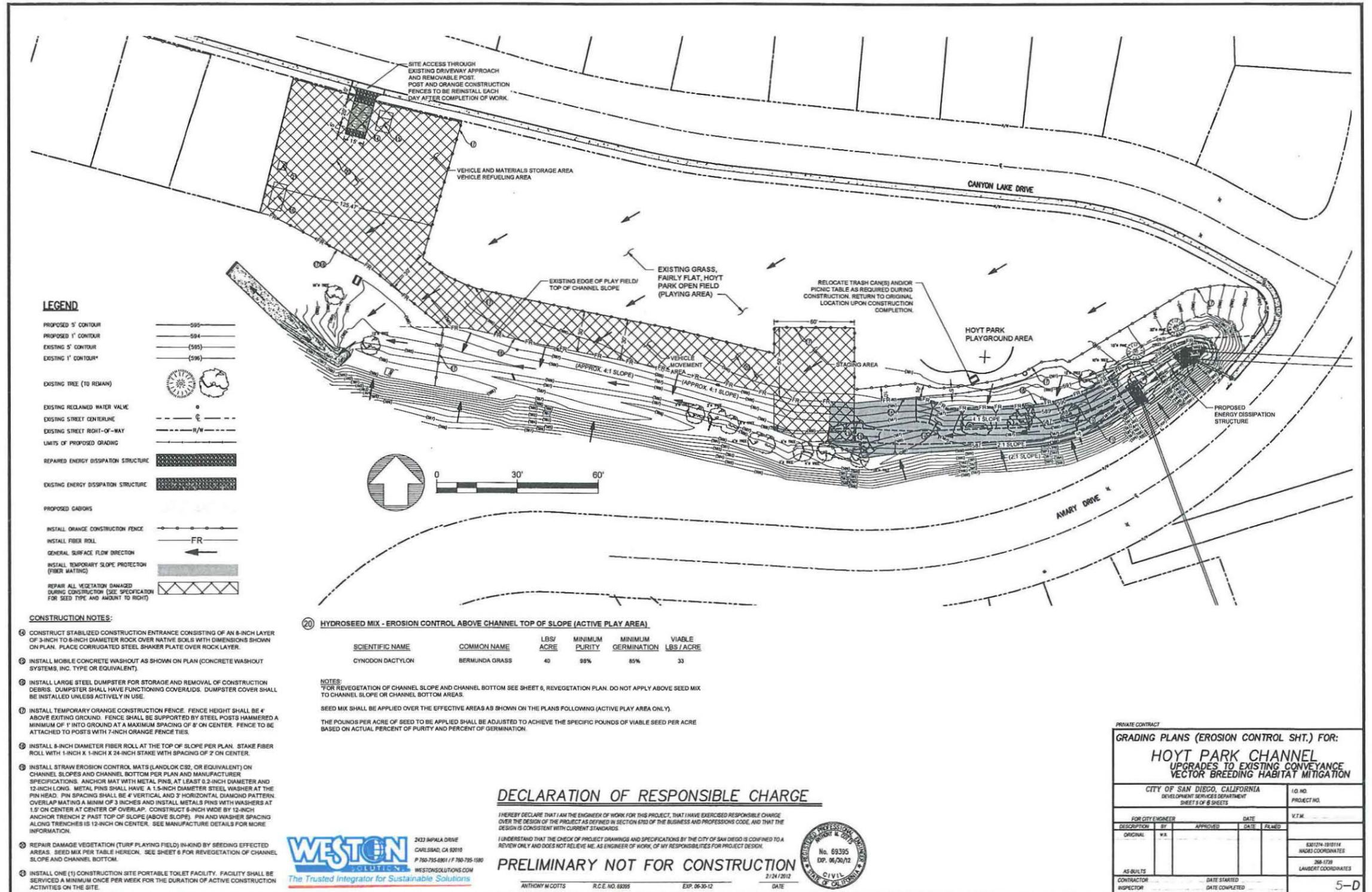


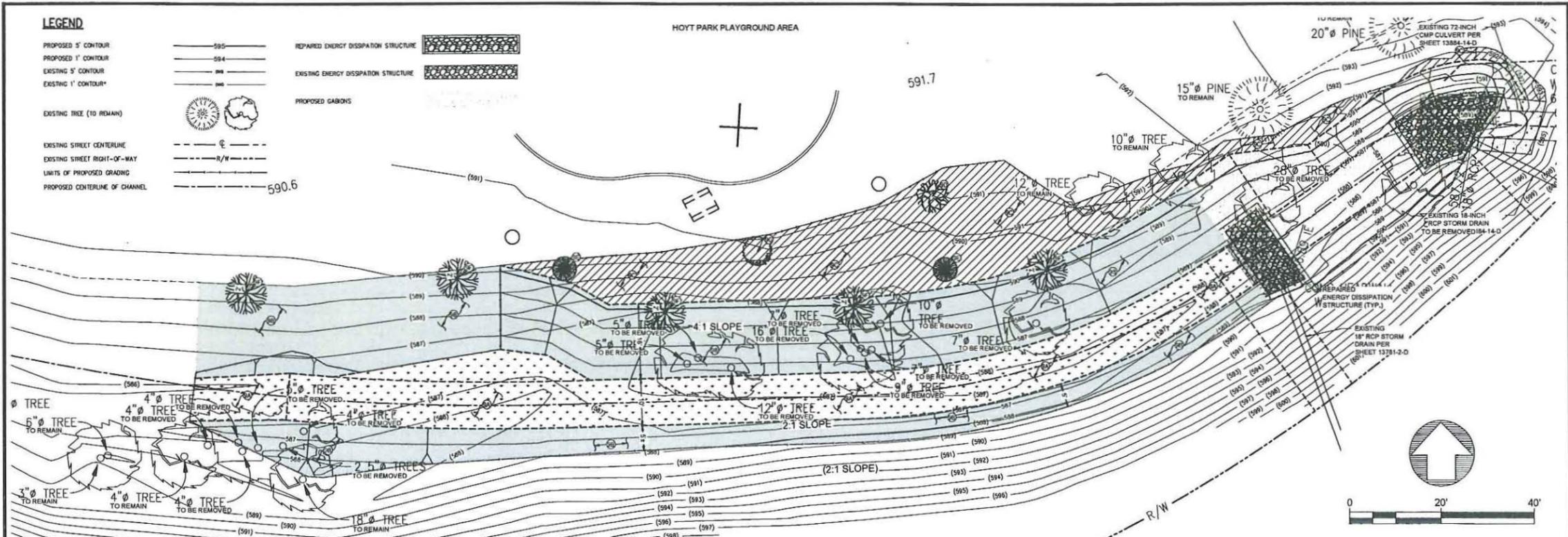
GRADING PLANS FOR:

HOYT PARK CHANNEL UPGRADES TO EXISTING CONVEYANCE VECTOR BREEDING HABIT MITIGATION

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 8 SHEETS		LG NO. PROJECT NO.
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	W.A.	
AS-BUILTS		
CONTRACTOR INSPECTOR	DATE STARTED	DATE COMPLETED

630127K-1910114
NAD83 COORDINATES
266-1739
LAURENT COORDINATES





LEGEND

- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING TREE (TO REMAIN)
- EXISTING STREET CENTERLINE
- EXISTING STREET RIGHT-OF-WAY
- LIMITS OF PROPOSED GRADING
- PROPOSED CENTERLINE OF CHANNEL
- REPAIRED ENERGY DISSIPATION STRUCTURE
- EXISTING ENERGY DISSIPATION STRUCTURE
- PROPOSED GABIONS

TREE PROTECTION / LANDSCAPING NOTES

1. PRIOR TO ANY DISTURBANCE TO THE SITE, THE OWNER/PERMITEE SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO MITIGATION MONITORING COORDINATION SECTION (MMC), RESIDENT ENGINEER (REBUILDING INSPECTOR (R)), CERTIFIED CONSULTING ARBORIST (CCA), CONSTRUCTION MANAGER (CM), AND LANDSCAPE PROFESSIONAL.
2. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR PREVENTING DAMAGE TO TREES:
 - A. THE CONSTRUCTION AND MAINTENANCE STAFF MUST AVOID UNNECESSARY ACTIVITIES WITHIN THE DRIFTLINE OF TREES.
 - B. FINES SHALL BE ASSESSED TO THOSE INDIVIDUALS FOUND TO BE RESPONSIBLE FOR THE ILLEGAL REMOVAL OR DAMAGE OF PROTECTED TREES.
3. ANY DAMAGE OR INJURY TO TREES SHALL BE REPORTED WITHIN 24 HOURS TO MMC BY THE CCA.
4. THE CCA SHALL BE RESPONSIBLE TO ESTABLISH, IMPLEMENT, AND MAINTAIN TREE PROTECTION ZONES AS SHOWN ON PLANS DURING THE ENTIRE CONSTRUCTION PERIOD:
 - A. STAKE THE COMPLETE DRIFTLINE.
 - B. ROOTS SHALL BE CLEARLY CUT BACK APPROXIMATELY 6 INCHES FROM THE LIMIT OF DISTURBANCE, UNLESS OTHERWISE DIRECTED BY THE CCA.
 - C. INSTALL A TEMPORARY 6' HIGH CHAIN LINK FENCE AROUND THE IDENTIFIED DRIFTLINE, UNLESS OTHERWISE DIRECTED BY THE CCA.
 - D. WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD IS REQUIRED, AS RECOMMENDED BY THE CCA AND APPROVED BY THE MMC.
 - E. ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN. 3' HIGH) TO THE CHAIN LINK FENCE.
 - F. POST "KEEP OUT" SIGNS IN BOTH ENGLISH AND SPANISH TO THE TEMPORARY FENCE.
 - G. PLACE STORY POLES WHERE BUILDING AND TREE BRANCHES INTERFACE.
 - H. SUBMIT TREE MAINTENANCE SCHEDULE.
 - I. IF A TREE IS ADJACENT TO THE IMMEDIATE PROXIMITY TO A GRADE SLOPE 8% OR MORE, PROVIDE ADEQUATE EROSION CONTROL.
5. THE CCA SHALL VERIFY IN WRITING TO THE OWNER/PERMITEE AND THEN THE TREE PROTECTION ZONE HAS BEEN ESTABLISHED.
6. THE OWNER/PERMITEE SHALL SUBMIT CCA VERIFICATION LETTER AND SCHEDULE A SITE INSPECTION WITH THE REBUILD MMC, THE CCA, AND A...
7. RESTRICTIONS WITHIN THE TREE PROTECTION ZONE TO BE MONITORED BY CCA:
 - A. TREE PRUNING OR ROOT PRUNING WILL ONLY OCCUR UNDER THE GUIDANCE OF THE CCA WITH THE WRITTEN APPROVAL OF MMC.
 - B. PRUNING FOR VERTICAL CLEARANCE OF BUILDINGS, TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL BE PERFORMED BY THE CCA ONLY.
 - C. CONSTRUCTION EQUIPMENT AND MATERIALS SUCH AS STOCKPILING OF SOIL, VEHICLE USE, FOOT TRAFFIC, UTILITY CONTAINERS, STORAGE OF ANY KIND, ARE PROHIBITED.
 - D. THE EXISTING GRADE SHALL NOT BE DISTURBED UNLESS OTHERWISE APPROVED BY CITY STAFF.
 - E. ROOT SYSTEMS SHALL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE VIBRATIONS IN SOIL MOISTURE BY CONSTRUCTION ACTIVITY.
8. ANY MODIFICATIONS AND/OR ADDITIONS TO THE APPROVED TREE PROTECTION ZONE SHALL BE SUBMITTED BY THE CCA AND APPROVED BY MMC FOR APPROVAL.
9. THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR A MINIMUM 3 YEAR MONITORING AND MAINTENANCE PERIOD, DESIGNED BY THE CCA AFTER CONSTRUCTION TO ENSURE THE SUCCESS OF PROTECTED AND/OR REPLACEMENT TREES.
10. THE CCA SHALL PROVIDE ANNUAL REPORTS TO AND REQUEST INSPECTIONS FROM MMC.
11. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND FERTILIZED AS SHOWN IN TABLE 40-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
12. ALL LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF SAN DIEGO AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

9A CONTAINER/PLUG PLANT PALETTE - CHANNEL BOTTOM (RIPARIAN AREA, 0.06 ACRES)

HATCH	SCIENTIFIC NAME	COMMON NAME	NUMBER	CONTAINER SIZE	*SPACING ON CENTER
[Symbol]	DISTICHLIS SPICATA	SALTGRASS	175	PLUGS	2 FT
[Symbol]	ELEOCHARIS MACROSTACHYA	SPIKE RUSH	175	PLUGS	2 FT
[Symbol]	IVA HAYESIANA	SAN DIEGO MARSH ELDER	175	1 GAL	2 FT
[Symbol]	LEYMUS TRITICOIDES	BEARDLESS WILD RYEGRASS	175	PLUGS	2 FT

9B HYDROSEED MIX 1 - CHANNEL SLOPE (BUFFER/TRANSITIONAL AREA, 0.12 ACRES)

HATCH	SCIENTIFIC NAME	COMMON NAME	LBS/ACRE	MINIMUM PURITY	MINIMUM GERMINATION	VIALE LBS/ACRE
[Symbol]	IVA HAYESIANA	SAN DIEGO MARSH ELDER	3.0	30%	50%	0.4
[Symbol]	LEYMUS TRITICOIDES	WILD RYE	3.0	30%	80%	2.0
[Symbol]	HABISSILLA LEPIDA	FOOTHILL NEEDLEGRASS	7.0	90%	80%	5.0
[Symbol]	SISYRINCHUM BELLUM	CALIF. BLUE-EYED GRASS	1.0	95%	75%	0.7

9C HYDROSEED MIX 2 - CHANNEL TOP OF SLOPE (ACTIVE PLAY AREA, 0.05 ACRES)

HATCH	SCIENTIFIC NAME	COMMON NAME	LBS/ACRE	MINIMUM PURITY	MINIMUM GERMINATION	VIALE LBS/ACRE
[Symbol]	CYNODON DACTYLON	BERMUDA GRASS	40	98%	85%	33

NOTES:
 *PLANTS SHALL BE PLANTED ON 2-FOOT CENTERS, IN GROUPS OF 25 PLANTS OF EACH SPECIES, SCATTERED THROUGHOUT THE CHANNEL BOTTOM.
 SEED MIX SHALL BE APPLIED OVER THE ENTIRE AREA AS SHOWN ON THE PLANS. ALL HYDROSEED MIX 1 SEED SHALL HAVE ORIGINATED IN SAN DIEGO, RIVERSIDE, OR ORANGE COUNTIES.
 THE POUNDS PER ACRE OF SEED TO BE APPLIED SHALL BE ADJUSTED TO ACHIEVE THE SPECIFIC POUNDS OF VIALE SEED PER ACRE BASED ON ACTUAL PERCENT OF PURITY AND PERCENT OF GERMINATION.

TREES - TOP OF CHANNEL SLOPE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER SIZE	TYP. SPACING	TOTAL PLANTS
[Symbol]	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	PER PLAN	1
[Symbol]	POPULUS FREMONTII	FREMONT COTTONWOOD	15 GAL	PER PLAN	2
[Symbol]	QUERCUS AGRIFOLIA	COAST LIVE OAK	24 INCH BOX	PER PLAN	5
[Symbol]	SALIX GOODINGII	BLACK WILLOW	15 GAL	PER PLAN	1

CONSTRUCTION NOTES:

1. PLANT NATIVE RIPARIAN VEGETATION ALONG PROJECT CHANNEL BOTTOM AS SHOWN ON PLAN. INSTALL 1 GALLON CONTAINER PLANTS AND PLUGS PER S.D.R.S.D. NO. L-1. PLANT TYPE, SPACING, AND TOTAL NUMBERS PER TABLE HEREON. PLANTS SHALL BE PLANTED IN GROUPS OF 25 PLANTS OF EACH SPECIES, SCATTERED THROUGHOUT THE CHANNEL BOTTOM.
2. HYDROSEED CHANNEL SLOPE (TRANSITION AREA) AS SHOWN ON PLANS WITH NATIVE SEED MIXTURE PER IN TABLE HEREON.
3. AFTER INSTALLATION OF TREES, HYDROSEED AREA ABOVE TOP OF CHANNEL SLOPE (ACTIVE PLAY AREA) AS SHOWN ON PLANS WITH NATIVE SEED MIXTURE PER IN TABLE HEREON.
4. INSTALL TREE PER PER S.D.R.S.D. NO. L-1 AND L-2 CALIFORNIA SYCAMORE, SIZE IS 15 GALLON, LOCATION PER PLAN.
5. INSTALL FREMONT COTTONWOOD TREE PER PER S.D.R.S.D. NO. L-1 AND L-2, SIZE IS 15 GALLON, LOCATION PER PLAN.
6. INSTALL COAST LIVE OAK TREE PER PER S.D.R.S.D. NO. L-1 AND L-2, SIZE IS 24-INCH BOX, LOCATION PER PLAN.
7. INSTALL BLACK WILLOW TREE PER PER S.D.R.S.D. NO. L-1 AND L-2, SIZE IS 15 GALLON, LOCATION PER PLAN.

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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.

PRELIMINARY NOT FOR CONSTRUCTION

ANTHONY M COITS R.C.E. NO. 69396 EXP. 06-30-12 DATE

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PRIVATE CONTRACT
GRADING PLANS (REVEGETATION PLAN SHT.) FOR:
HOYT PARK CHANNEL
UPGRADES TO EXISTING CONVEYANCE
VECTOR BREEDING HABITAT MITIGATION

CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 4 OF 6 SHEETS

FOR CITY ENGINEER: [Signature] DATE: [Date] APPROVED: [Signature] DATE: [Date] FILED: [Date]

AS-BUILT CONTRACTOR INSPECTOR: [Signature] DATE STARTED: [Date] DATE COMPLETED: [Date]

10. NO. PROJECT NO. V.T.M. 530124-191014 NORTH COORDINATES 384.1729 LAUNCH COORDINATES 6-D

Scripps Ranch Planning Group

www.scrippsranhplanning.blogspot.com

DRAFT MEETING MINUTES

Thursday, April 7, 2011 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: 7:03pm
 - B. Roll Call: Tamar Silverstein, John Lowe, Marc Sorenson, Julie Ellis, Bob Ilko, Bob Petering, John Gardner, Todd Phillips, Michael Page, Mike Asaro, Jennifer Wilson, Marvin Miles, John Lyons, Mike Butcher, Dan Buell, Elizabeth Hansen
 - C. Absence: Natalia Moorhead,, Paul Vaughan, Karen Ringel, Gordon Boerner
 - D. Modifications to Agenda: Add US Army Reserve to Discussion Items

- II. Non-Agenda Public Comment: None
- III. Announcements
 - A. Councilman Carl DeMaio (J. Straw)
 - i. Contract Deed with Water Filtration Plant will put up a steel fence (still in bid process), proposed construction to begin late Oct-Nov 2011. Arbor Park residents requested additional screening by adding new trees to block the lights. There will be minor landscaping in public right of way and at the entrances to the lake and filtration facility.
 - ii. Council is in recess, Town-Hall Meeting scheduled on 13April 2011 to discuss Trash Pick-up Charges on Private Streets. The City Attorney's Office will weigh in on whether the Council has the right to vote on this issue.
 - iii. 23 April 2011 - a Road Repair Rally will be held to give the city feedback on where and what kinds of street repairs are in need of attention in Scripps Ranch.

 - B. Miramar Ranch North Planning Committee (T. Reed) Not present.

 - C. MCAS Miramar Update (K. Camper) - A different type of jet noise has been heard recently, from A-6's and Couriers have been arriving at Miramar.

- IV. Information Reports, Presentations & Discussion
 - A. Chairperson's Report

There will be a closure of the northbound HOV lanes at the 163 for 3months beginning 11April 2011; a replacement entrance will be constructed north of the existing entrance.

 - B. Horizon Church Site (J. Kruger)

Sudberry Development of the Horizon Church site: Informational presentation to SRPG to seek input on whether this site should be rezoned for retail. Proposal to build high end restaurants and one large box anchor store like Walmart, Loews type; the property covers about 10 acres. One idea is to combine the two driveways and put a signal in the intersection. They have met with City Staff and felt that they were supportive of the concept. The largest amount of retail would be 140K-150K square feet. May see less am/pm traffic than what the site was originally planned (office/industrial). The site is nearest to Carroll Canyon road and I-15. Site is currently zoned Industrial IL-1 or IL-2. Wants to return next month for a vote from SRPG as to whether or not we would approve of their pursuit to change the Community Plan to rezone site from Industrial to Retail.

 - C. Elderwood Medians Survey Update (B. Ilko)

There were 397 responses to the survey.
Overall Responses Should we Remove Median: Yes = 50.3% and No = 49.5%
Will this removal of median bring more traffic into area/street?: Yes = 24.4% and No = 75.5%

Will removal of the median create a more unsafe condition? Yes = 45.5% and No = 54.3%
 Residents who lived nearest median, do you want the median removed? Yes = 45% and No = 55%
 Not a wise choice to spend \$10K-\$20K to remove the median based on cost estimate from Traffic Engineer.

- D. U.S. Army Reserve (B.Ilko) – The U.S. Army Reserve Facility would like to build an administrative center for 40 Reserve personnel, as well as widen the existing road off Pomerado at their entrance and install a traffic signal on Pomerado Road. B.Ilko will write a letter concerning the SRPG's objection to the installation of a traffic light at Pomerado Road.

V. Action Items

- A. Verizon Wireless Antenna at 12227 Spring Canyon Road (S. Kilbourn) Not present
- B. Cricket Wireless Antenna at 12225 Spring Canyon Road (F. Orozco)
 Cricket Communications proposes to install an additional antenna at the Water Tank Site, to make 3 total Cricket Antennas. Will install a faux Eucalyptus Style Tree close to the access road at the far east portion of the site, also will install a small outdoor cabinet the size of a small refrigerator.
Motion: Approve as presented
 Motion/2nd: Petering/Page
 Yes= 14 No= 1 Abstain=0
- C. Hoyt Park Drainage Plan (A. Field)
 Western Solutions, Helix Environmental and County of San Diego Vector Control Program Partnership are applying for grants to install channels to eradicate areas where stagnant water traditionally collects in an effort to fight West-Nile Virus throughout the county. The Competitive Grant Program is for Mosquito Breeding in Standing Water during summer time. In Hoyt Park, the group wants to provide positive drainage by widening the bottom of the culvert that runs parallel to Aviary and to get positive drainage (uniform slope ½ %) to provide positive flow of water throughout the culvert. They will replant native grasses, and if successful, the construction will begin around 2012 during the dry season. There may be a loss of some trees but the trees will be replanted.
Motion: Support the pursuit of the grant money
 Motion/2nd: Sorensen/Ilko
 Yes= Unanimous =15 and No=0
- D. Open Space Permits (A. Field)
 Representatives from the City's Park & Rec department appeared looking for recommendations on when to charge fees for users of the Open Space: \$600 Right of Entry fee, or waive the fees for qualified events. Andy Field is requesting recommendations from SRPG on how to evaluate whether to impose a fee or not. If you charge admission to an event, you must pay the fee, if you do not charge an entrance/admission then the Right of Entry Fee may be waived, but only if vendors are giving away items and not selling anything. If vendors are selling items and/or admission is being charged, then the Right of Entry Fee will be required.
Motion: 'SRPG to recommend to the City which events must pay the fee and which events the fee may be waived.'
 Motion/2nd:Sorensen/Ilko
 Yes= Unanimous =15 and No=0
- E. SRPG Organizational Elections (T. Philips)
Motion: Todd-chair, Bob/Gordon-Vice Chair, Tamar-Secretary
 Motion/2nd: Petering/Sorensen
 Yes= Unanimous =15 and No=0

VI. Approval of Minutes

- A. March 3, 2010 Minutes
Motion:
 Motion/2nd: Sorensen/Ilko
 Yes= 11 No=0 Abstain=3

VII. Committee Reports

- A. SR LMD-MAD (M. Sorensen) – Update
Request from Girls Scouts for Jerabek Park Area Clean-up Project
- B. MCAS Miramar (J. Lyons) – Update Miramar did not have a meeting.
- C. CPC (T. Silverstein) – Update Did not attend meeting.

VIII. Adjournment 8: 49pm

**Note time-specific items.*



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: April 23, 2012

TO: City of San Diego Planning Commission

FROM: Jeffrey Szymanski, Associate Planner, Entitlements Division,
Development Services Department

SUBJECT: Hoyt Park Vector Control Project (Project No. 241360), CEQA Guidelines Section 15162 /15168 and CEQA Statute Section 21166 Evaluation

Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162/15168 evaluation for the Hoyt Park Vector Control Project as it relates to the Vector Habitat Remediation Program (VHRP) Program EIR (PEIR) (SCH No. 2009011067). State CEQA Guidelines Sections 15162 and Section 15168 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR addressing the project for which a subsequent discretionary action is required. In this case, the previously certified EIR is the VHRP PEIR, and the subsequent discretionary action is a Site Development Permit for the project, which falls under the program-level VHRP. In this CEQA 15162 evaluation of the proposed project, we have provided a concurrent CEQA Statute (Public Resources Code [PRC]) Section 21166 evaluation, as 21166(a), (b), and (c) are nearly identical to 15162(a)(1-3). The review described herein was limited to consideration of CEQA issues associated with the proposed project's utilization of the VHRP PEIR as the required CEQA document, since the project falls within the framework and scope of the PEIR. For the reasons described below, DSD has determined that the Hoyt Park project is within the scope of, and consistent with the VHRP PEIR prepared by the County of San Diego. The project, therefore, is in compliance with CEQA Guidelines Sections 15162 and 15168, and PRC Section 21166 of the CEQA Statute.

State CEQA Guidelines Section 15162 and PRC Section 21166 state that when an EIR has been certified for a project, no subsequent or supplemental EIR shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project;
2. Substantial changes occur with respect to circumstances under which the project is being undertaken; or
3. New information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, becomes available.

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impacts to biological or cultural resources, hydrology and water quality, or noise, beyond those identified in the PEIR, were identified for the proposed project. Additionally, the project would not result in more severe impacts and does not propose mitigation measures other than those outlined in the PEIR. As such, no subsequent CEQA analysis is required. Specific impact topics are discussed as follows.

Biological Resources

As described below, many of the biological resources mitigation measures from the VHRP PEIR apply to and have been incorporated in the proposed Hoyt Park project (although not all of the VHRP PEIR biological resources measures apply to the proposed project due to the project's minor impacts and avoidance of sensitive plant and animal species and upland habitats).

Consistent with Mitigation Measures M-BI-7a and M-BI-10a of the VHRP PEIR, a Biological Technical Report (BTR) was prepared for the Hoyt Park project by HELIX Environmental Planning (HELIX 2012a). According to the project BTR, the proposed improvements would result in impacts to 0.25 acre, of which 0.06 acre comprises sensitive habitats (0.03 acre disturbed wetland and 0.03 acre streambed/natural flood channel). Impacts to sensitive habitats are significant and require mitigation, in accordance with CEQA and Mitigation Measures M-BI-7b and M-BI-10b of the VHRP PEIR. Of the 0.25-acre area to be impacted, 0.21 acre would be restored following grading while 0.04 acre would be covered with permanent drainage structures (i.e. gabion baskets). In accordance with the VHRP PEIR and City Biology Guidelines, impacts to the 0.06 acre of sensitive riparian areas would be mitigated at a 2:1 ratio, through on-site restoration.

The channel would be returned to its original condition after grading, as described in the Channel Restoration and Long-term Maintenance Plan (HELIX 2012b) which was prepared in accordance with Mitigation Measures M-BI-7e and M-BI-10c of the VHRP PEIR. The proposed restoration would include the planting of low-growing hydrophytic vegetation in 0.05 acre of the channel bottom following grading to improve the habitat and water quality functions. An additional 0.01 acre of upland area would be graded and planted with low-growing hydrophytic vegetation to augment the channel bottom; these combined restoration efforts would result in a total of 0.06 acre of revegetated channel bottom. In addition, a minimum of 0.06 acre of the adjacent channel slopes located on either side of the channel bottom would be revegetated with a native plant palette. The native palette includes species typically found in stream areas, and a native tree canopy from larger riparian trees to be planted on the immediately adjacent park land would overhang the revegetated channel slopes. Inspections and minimal maintenance would be required following construction, in an effort to keep the channel free-flowing and to remove any potential obstructions. The long-term maintenance plan for the Hoyt Park project allows for removal of silt and vegetation from the channel, as necessary. However, the project design is expected to eliminate or greatly reduce the potential for accumulation of silt.

Additional mitigation measures for potential indirect impacts related to noise and grading/land development were developed in accordance with the measures in the VHRP PEIR, and with the City Biology Guidelines and the City's Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines. These measures include seasonal restrictions on project construction to avoid the breeding season for raptors (February 1 through September 15 per the City; although the PEIR uses January 15 through September 15 as the raptor breeding season). If the breeding season cannot be avoided, a pre-

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grading survey for active raptor nests would be required, in accordance with Mitigation Measure M-BI-4a of the VHRP PEIR. Additional biological resources mitigation measures to be implemented by the project related to grading/land development include the following verifications prior to permit issuance: 1) requirements for the revegetation/restoration plans and specifications have been noted on the appropriate construction documents; 2) qualifications of the biological professionals involved in implementing the revegetation/restoration program and biological monitoring program; and 3) completion of the Storm Water Pollution Prevention Program (SWPPP) training (as described in the Water Pollution Control Program for the project prepared by Weston Solutions [2012]).

Additional mitigation measures to be completed prior to the start of construction include attendance by the biological professionals at a pre-construction meeting(s); submittal of a revegetation/restoration monitoring exhibit to the City and coordination with the construction superintendent; submittal of a monitoring procedures schedule to the City; and coordination with the City should there be modifications to the revegetation/restoration plans or specifications. Finally, several measures are required to be implemented by the biological professionals during construction, including monitoring, documenting field activity, confirming that all activities be restricted to the development areas shown on the plans, overseeing of orange construction fencing installation and BMP implementation, and verifying that BMPs are adhered to; as well as temporary diversion of construction if unauthorized disturbance of sensitive biological resources occurs, and related follow-up notifications; and determination of significance of such resources if they are disturbed and/or discovered during construction-related activities. All of the measures related to grading/land development summarized in this paragraph are detailed in the project BTR and would be implemented in accordance with, and would fulfill the requirements of, VHRP PEIR Mitigation Measures M-BI-4a, M-BI-1b, M-BI-3a through M-BI-3d, M-BI-6a through M-BI-6e, M-BI-9a through M-BI-9e, and M-BI-12a through M-BI-12e. The biological resources mitigation measures from the PEIR not mentioned herein are not applicable to the Hoyt Park project. For example, the proposed project would not impact sensitive plant species, sensitive animal species other than (potentially) raptors, or sensitive upland habitats. As such, PEIR mitigation measures related to those types of resources are not applicable to, and do not have to be incorporated into, the proposed project. No additional significant biological resources impacts, or more severe impacts, beyond those assessed in the 2010 PEIR were identified, and the project does not propose biological resource mitigation measures other than those outlined in the PEIR; as such, no subsequent CEQA analysis is required.

Archaeological Resources

Potential cultural resources impacts were identified in the VHRP PEIR for projects that would result in ground disturbance. The PEIR included mitigation measures to address the potential for unknown archaeological resources, including human remains, to be encountered and to ensure compliance with the County's Resource Protection Ordinance if unknown resources were encountered. HRP PEIR Mitigation Measure M-CR-1a requires that a cultural survey and record search of the project site be conducted by a qualified archaeologist. The survey was conducted at the Hoyt Park site by Affinis in April 2011; no cultural material was found on site during the survey. A records search obtained from the South Coastal Information Center included the project area and a one-half-mile radius. Two previously recorded sites were identified in the records search, including an historic site located south of Scripps Ranch, and a shell and lithic scatter site located on the south bank of Lake Miramar. Native American cultural resources were not found within a one-half-mile radius of the site according to a search of the Native

American Heritage Commission's Sacred Lands Files. Based on the foregoing, the proposed project was found to have no effect on cultural resources and Mitigation Measure M-CR-1a from the VHRP PEIR was fulfilled. Because no archaeological resources or human remains were identified within the proposed project impact area and none are expected to be encountered during construction, Mitigation Measures M-CR-1b, M-CR-2, and M-CR-3 do not apply to, and do not have to be incorporated in, the proposed Hoyt Park project. No additional significant archaeological resources impacts, or more severe impacts, beyond those assessed in the 2010 PEIR were identified, and the project does not propose archaeological resources mitigation measures other than those outlined in the PEIR; as such, no subsequent CEQA analysis is required.

Hydrology and Water Quality

Hydrology and water quality impacts were identified in the VHRP PEIR, as were five mitigation measures to address the impacts associated with 1) the alteration of the existing drainage patterns of a site or area, including a stream course or river, resulting in substantial erosion, siltation, or hydromodification impacts, or substantially increasing the flow rate or volume of surface runoff resulting in flooding, on or off site; 2) creation or contribution of runoff water that would exceed the capacity of existing or planned stormwater systems or provide substantial additional polluted runoff; 3) violation of water quality standards or waste discharge requirements; and 4) contribution of pollution in excess of that allowed, or contribution to the degradation of beneficial uses. Depending on the impact(s), the PEIR mitigation measures require preparation of either a drainage study, and/or a water quality study for individual projects under the VHRP and, if impacts exceed one acre, a SWPPP. A Hydrology and Hydraulics Study and a Water Pollution Control Program report were prepared for the Hoyt Park project by Weston Solutions in May 2011 and February 2012, respectively. Preparation of the noted reports fulfills the requirements of Mitigation Measures M-Hy-1, M-Hy-2, M-Hy-3, and M-Hy-5 of the VHRP PEIR. Because the project would disturb less than 1 acre of land, preparation of a SWPPP as directed by M-Hy-4 is not required. The Water Pollution Control Program (Weston Solutions 2012) addresses potential construction-related water quality and pollution issues, and is acceptable for projects that disturb less than 1 acre of land. No additional significant hydrology and water quality impacts, or more severe impacts, beyond those assessed in the 2010 PEIR were identified, and the project does not propose hydrology and water quality mitigation measures other than those outlined in the PEIR; as such, no subsequent CEQA analysis is required.

Noise

Four noise-related impacts were identified in the VHRP PEIR, including short-term construction noise impacts on sensitive receptors and sensitive wildlife species, and short-term construction impacts on sensitive receptors and special buildings from the use of vibration-generating construction equipment. Mitigation Measures M-N-1 and M-N-2, M-N-3 and M-N-4, respectively, from the VHRP PEIR address these potential impacts. Potential impacts on sensitive receptors that could occur if average construction noise levels from the proposed project exceed 75 dBA would be avoided through the project's conformance to the City's Noise Abatement and Control Ordinance (Municipal Code Section 59.5.0101 *et seq.*); this would fulfill the requirements of Mitigation Measure M-N-1. Potential indirect impacts on sensitive wildlife species would be reduced to a level below significance through the proposed project's restriction on grading during the raptor breeding season (February 1 through September 15 in the City);

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this would fulfill the requirements of Mitigation Measure M-N-2. If avoidance of the breeding season is not feasible, a pre-grading survey for active raptor nests within 300 feet of the project footprint would be required. As the proposed project would not require the use of vibration-generating equipment, measures M-N-3 and M-N-4 are not applicable to, and do not have to be incorporated into, the proposed project. No additional significant noise impacts, or more severe impacts, beyond those assessed in the 2010 PEIR were identified, and the project does not propose noise mitigation measures other than those outlined in the PEIR; as such, no subsequent CEQA analysis is required.

Summary

Subsequent to certification of the VHRP PEIR in 2010, the Hoyt Park Vector Control Project was developed by the City, in cooperation with the County DEH, as an action under the program established in the VHRP PEIR. Pursuant to CEQA Section 15168(a), the VHRP PEIR is a program EIR that was prepared on a series of actions ("Later Activities") that can be characterized as one large project with similar impacts and mitigation measures. As described herein, the proposed project is consistent with State CEQA Guidelines Section 15168 regarding use of the PEIR with Later Activities, as the Hoyt Park project is a Later Activity within the scope of the large project covered by the PEIR, it provides specific details to be implemented for vector control purposes at Hoyt Park under the VHRP, and no subsequent or supplemental EIR is necessary for the proposed project. No additional significant impacts to biological or cultural resources, hydrology and water quality, or noise, beyond those identified in the PEIR were identified for the proposed project, nor was an increase in the severity of impacts identified in the PEIR. The proposed project does not propose mitigation measures other than those outlined in the PEIR. As such, pursuant to State CEQA Guidelines Section 15162 and PRC Section 21166: 1) the proposed project does not propose substantial changes that require major revisions of the PEIR; 2) substantial changes with respect to the circumstances under which the project is undertaken would not occur; and 3) no new information of substantial importance has become available since the time the previous EIR was certified that shows (a) new significant effects not discussed in the previous EIR would occur, (b) previously identified significant effects would be substantially more severe, (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or d) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

Taking into consideration the additional analysis discussed in this memorandum, and review of the previously certified environmental document relative to the project as a Later Activity, the proposed Hoyt Park project would not result in a substantially changed project. The proposed project also would not result in new impacts or substantially changed circumstances that would require a new environmental document. In addition, although there is new project-specific information available that was not part of the original environmental document, it is standard practice under CEQA Section 15168 to introduce additional details as specific projects to be implemented as part of an earlier program described in a PEIR are developed. Again, even in light of this new information, each of the significant impacts identified for the proposed project were contemplated in the VHRP PEIR, mitigation measures addressing such impacts were included in the PEIR, and those relevant mitigation measures have been incorporated into the project as appropriate.

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Therefore, because none of the three events described in PRC Section 21166/State CEQA Guidelines 15162 have occurred, there is a need to conduct additional environmental review of the Hoyt Park Vector Control Project. All project issues and mitigation for significant impacts have been adequately addressed pursuant to CEQA for the project.

Jeffrey Szymanski
Associate Planner

JS/js

cc: Helene Deisher, Development Services Department
Environmental File

reduce water retention time (i.e., standing water) through the provision of channel improvements, thereby eliminating mosquito breeding habitat in Hoyt Park. The proposed project would accomplish this through sediment removal, flow regime enhancement, and revegetation with native species in and along the Hoyt Park channel.

The man-made channel varies in width from a few feet wide in the upstream portion to approximately 20 feet wide in the downstream portion. The earthen-bottom channel conveys flow from a large culvert and two smaller outfalls at the southeast corner of Hoyt Park to a concrete-lined channel located approximately 650 feet downstream, adjacent to the southwest corner of the park. The upper part of the channel is essentially flat, however, and water currently collects there and remains for extended periods of time, providing suitable breeding habitat for mosquitoes. The channel improvements proposed for eligibility under the VHRP include excavation of accumulated sediment immediately downstream of the existing outfalls to eliminate standing water and increase water movement through the provision of gravity flow down the channel. The slope of the stream would be increased from relatively flat to approximately 0.5 percent, to provide uniform grade from the upstream culvert to the downstream area, allowing stream water to flow freely down gradient. The existing outfall dissipation structures would be replaced with rip rap only in the footprint of the existing rip rap, and a low-lying gabion structure would be placed adjacent to the outfalls to address higher flood flows generated by urbanization in the upstream watershed. The channel would also be graded and widened where possible by approximately 5 to 10 feet, to help maintain the reestablished uniform grade of the streambed and provide compensatory mitigation for the placement of outfall dissipation structures that would minimize erosion and maintain positive grades. With the removal of standing water, mosquito breeding habitat within this channel would be eliminated, as would the need for larvicide treatment that is currently done under the VCP. In addition to the wetland ecology benefits of the project, the elimination of larvicide treatment would improve water quality not only in the channel but downstream as well.

Pursuant to State CEQA Guidelines Section 15168(c)(3), the relevant PEIR mitigation measures are to be implemented, as appropriate, whenever a corresponding impact is identified for an individual project to be constructed under the VHRP. If an individual VHRP project ("Later Activity") results in significant impacts beyond those identified in the PEIR, (or a significant increase in an identified impact), or if the individual project proposes mitigation measures other than those outlined in the PEIR, then subsequent CEQA analysis is required to address the significant impacts and identify mitigation measures to reduce all impacts below a level of significance, pursuant to Sections 15162(a) and 15168(c)(1). The Hoyt Park project is considered to be a Later Activity within the scope of the VHRP examined in the 2010 PEIR, and also is considered not to result in additional impacts that had not been identified in the previously certified PEIR and thus does not constitute a substantial change in the project or change in the project circumstances. This determination is based on the following explanation of the impacts and mitigation measures identified for the proposed project as they relate to the impacts and mitigation measures identified in the VHRP PEIR.

A Mitigation, Monitoring, and Reporting Program was adopted at the time of certification of the VHRP PEIR in 2010 to reduce potentially significant impacts of the program on the following issue areas: biological resources, cultural resources, hydrology and water quality, and noise. As described below, the relevant measures from the PEIR have been incorporated into the Hoyt Park project. No substantial changes or new information of substantial importance were introduced and no additional significant

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State CEQA Guidelines Section 15168 states that:

1. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related...as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

A program EIR may be used with "Later Activities." Subsequent activities in the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared. If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.

Vector Habitat Remediation Program Environmental Impact Report

The County's Vector Control Program (VCP) is an existing, 30-year old public health program that was implemented to monitor and control disease-carrying insects and rodents within the County. In 2009, the County's Department of Environmental Health (DEH) initiated the development of a VHRP as a primary VCP tool to address long-term solutions to mosquito breeding habitat problems (County 2010). A main goal of the VHRP is to eliminate or reduce mosquito breeding habitat in a manner that protects human populations and animals from mosquito-borne diseases while balancing the water quality, biological, aesthetic, and hydrologic values of the areas being treated. The VHRP PEIR, which was certified in March 2010 by the County, addresses the overall program which funds vector control projects County wide. Specifically, through the VHRP, the DEH provides funding to government and private entities to implement activities such as vegetation removal, wetland enhancement, and related projects to reduce or remove mosquito breeding habitat. In order to receive VHRP funding for a project, an applicant must demonstrate that implementation of the project would further reduce and/or eliminate mosquito breeding grounds in established wetlands, flood control facilities, effluent treatment ponds, and/or stormwater management facilities.

Because the VHRP CEQA document was a PEIR, it addressed the components of the program as a series of unspecified future actions on a broad level. As is typical of many PEIRs, the specific locations of and details of future actions ("Later Activities") that may occur under the VHRP were not known at the time of PEIR preparation. However, the actions were anticipated to have generally similar environmental effects which could be mitigated in similar ways, pursuant to CEQA Section 15168. Although the specific projects were unknown at the time of PEIR preparation, the VHRP includes three basic concepts for reducing mosquito breeding habitat. One or more of the following mosquito management concepts may apply to any project proposed for eligibility under the VHRP: wetland and water quality treatment design, water management, and vegetation manipulation. Specific activities named in the PEIR as anticipated to be conducted under the VHRP include trash and debris removal, vegetation removal, sediment removal, flow regime enhancement, revegetation, and retrofitting stormwater facilities. As noted in the PEIR, an added bonus of the VHRP is that many of the mosquito breeding habitat elimination or reduction management and design measures expected to be implemented under the VHRP activities may also help restore the balance of the wetland ecology of the various project locations. As described below, this benefit would apply to the proposed project, which uses water management to