

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:March 30, 2017REPORT NO. PC-17-014ATTENTION:Planning Commission, Agenda of March 30, 2017SUBJECT:LENOX DRIVE VECTOR HABITAT REMEDIATION PROJECT PTS NO. 489849 -
PROCESS FOUROWNER:City of San Diego, Public AgencyAPPLICANT:Groundwork San Diego - Leslie Reynolds, Director

SUMMARY

Issue(s): Should the Planning Commission approve a permit to allow grading and drainage improvements within an existing drainage channel to remove mosquito breeding areas within Encanto Community Planning area?

Staff Recommendation(s):

1. **Approve** Site Development Permit (SDP) 1888524.

<u>Community Planning Group Recommendation</u>: The applicant is scheduled to present this project to the Encanto Community Group on March 20, 2017.

Environmental Review: A Vector Habitat Remediation Program (VHRP) Programmatic Environmental Impact Report (PEIR) was prepared by the County of San Diego as Lead Agency in accordance with the State of California Environmental Quality Act (CEQA) Guidelines, which addressed the potential impacts to Biological and Archaeological Resources. The City of San Diego, as Responsible Agency under CEQA, has reviewed and conducted a 15162 consistency evaluation with the PEIR, certified in March 2010. The PEIR adequately addressed issues related to the project and the Mitigation, Monitoring and Reporting Program (MMRP) implemented through the Site Development Permit (SDP) reduces the project's impacts to a level below significance.

Fiscal Impact Statement: The project is being funded by a grant awarded from the County Department of Environmental Health (DEH) to a non-governmental organization.

Code Enforcement Impact: None.

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

BACKGROUND

In 2005, a County 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 the year round mosquito control and enhance disease prevention services associated with the mosquitoes, other insects, and rodents.

The County of San Diego prepared a PEIR that was certified in March 2010. Pursuant to State CEQA Guidelines Sections 15162 and 15168, the County's Vector Habitat Remediation Project (VHRP) PEIR is considered the appropriate CEQA document for the project.

The project site is located in the southeastern portion of the City of San Diego within the Encanto Community, south of the State Route 94, east of Euclid Avenue and north of Market Street on land owned by the City of San Diego (Attachment 1). The 0.10 acre site is in the OC-1-1 (Open Space-Conservation) Base Zone within the Encanto Community Plan (Attachment 2). The site is immediately adjacent to a residential zoned property.

The proposed project involves utilization of the VHRP grant funding provided by the DEH to help solve an ongoing health and safety issue caused by breeding mosquitoes (due to standing water) within the Encanto community. The project will provide a public benefit by reducing/ removing mosquito habitats, controlling the mosquito population, and reducing mosquito-born disease transmission to protect the publics' general health, safety and welfare. The project area has been identified by the DEH as a high priority treatment site due to its location near residential development. The project site has two existing concrete drop structures in the stream bed located immediately upstream of the Lenox Drive Bridge. The structures are old and deteriorated. They have caused erosion to the drainage channel and formed scour ponds that contain standing water.

The project site contains wetland vegetation which meets the definition of a wetland under the Environmentally Sensitive Lands (ESL) regulations. Approximately 0.039-acre of habitat within the proposed project site is defined by the City as a wetland. A wetland buffer cannot be provided due to the nature of the project and therefore the Project must deviate from the standard. The project requires a Site Development Permit (SDP) for proximity and impacts to ESL lands with respect to sensitive biological resources and wetlands.

DISCUSSION

The objective of the Project is protect the public health and safety by decreasing favorable habitat for mosquitoes, including those species that carry the West Nile Virus. The VHRP provides a strong focus on designing, modifying, and maintaining wetlands in a way that reduce or eliminate the mosquito population while balancing water quality and environmental protection.

The staging area for construction equipment and material will be on the unvegetated access road west of the construction site. The elimination of the mosquito breeding areas will be accomplished through the removal of the existing above grade concrete drop structure, the regrading of the channel bottom to create a constant slope, and the placement of natural stone within the project area (Attachment 5). The top of the existing concrete drop structure will be broken up by jack hammer or back hoe. Breaking up the concrete will change this hardscape feature to a permeable surface that will allow water to drain into the ground and continue to stabilize the creekbed. The drainage channel bottom will be graded to a constant slope using a rubber wheeled grader. The work will enhance the natural flow of the drainage channel, thereby eliminating standing water, and the placement of natural stones will reduce flow velocity and erosion of the drainage channel. The scope of the work is approximately 100 feet upstream from the Lenox Drive Bridge and approximately 20 feet wide.

The drainage channel enhancement will provide improved biological habitat, water quality, and add to the quality of life for the surrounding neighborhoods. The restoration and revegetation of the impacted areas will comply with the VHRP PEIR, City's Biology Guidelines, and the MMRP. The mitigation measures in the Final PEIR that are applicable to this project include mitigation for biological resources, hydrology, and water quality. Examples of the mitigation measures include, but are not limited to pre-construction survey, biological resources monitoring, best management practices, and preparation of a Water Quality Control Plan. Permanent loss of riparian and wetland habitat shall be offset with equal or better mitigation ratios. The deviation is the minimum necessary to improve the existing conditions.

Environmental Analysis

Staff reviewed the proposed Project and conducted a 15162 consistency evaluation with the previously approved PEIR. The evaluation substantiates the conclusion that supports a determination that no subsequent document is required. All mitigation measures contained in the PEIR shall be made conditions of Site Development Permit No. 1888524 and the required project specific technical studies.

Additional authorization for the Project has been acquired under the County's existing programmatic permits for the Vector Habitat Remediation Program. This includes a Master Streambed Alteration Agreement with the California Department of Fish and Wildlife, a Programmatic Water Quality Certification with the California Regional Water Quality Control Board, and the U.S. Army Corp of Engineers, Regional General Permit 82. Staff has reviewed the project and found it to be consistent with the: General Plan; Encanto Community Plan; Land Development Code; and anticipated work addressed in the VHRP's PEIR. The work proposed will improve the general health, safety and welfare of the community. Therefore, staff recommends the Planning Commission approve the Site Development Permit.

ALTERNATIVES

- 1. Adopt the Mitigation, Monitoring and Reporting Program and Approve Site Development Permit 1888524, with modifications
- 2. Deny Site Development Permit 1888524, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Jeannette DeAngelis Program Manager Development Services Department

Peter Kann Development Project Manager Development Services Department

JDA/PK

Attachments:

- 1. Aerial Photograph & Location Map
- 2. Community Plan Land Use Map
- 3. Draft Permit
- 4. Draft Resolution with Findings
- 5. MMRP
- 6. Project Plans





Location Aerial Photo <u>LENOX DRIVE VECTOR HABITAT REMEDIATION</u> PROJECT NO. 489849







Land Use Classification <u>LENOX DRIVE VECTOR HABITAT REMEDIATION</u> PROJECT NO. 489849



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

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24006853

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT NO. 1888524 LENOX DRIVE VECTOR HABITAT REMEDIATION - PROJECT NO. 489849 – [MMRP] PLANNING COMMISSION

This Site Development Permit No. 1888524 is granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner and Groundwork San Diego, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 2.10 acre site is located north of the 5100 block of Lenox Drive on APN No. 542-333-39-00 Zone in the OC-1-1 (Open Space-Conservation) zone(s) of the Encanto Community Plan. The project site is legally described as 2.10 acres in Lot 17, Tract 330;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner, City of San Diego, and Permittee, Groundwork San Diego, to remove the existing above grade concrete drop structure and regrade the channel bottom to a constant slope. The work will allow grading and drainage improvements within an existing drainage channel to remove mosquito breeding areas described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 30, 2017, on file in the Development Services Department.

The project shall include:

- a. Removal of an existing above grade concrete structure;
- b. Removal of scour ponds and re-grading the channel to a constant slope;
- c. Installation of natural stone along the path of the creek;
- d. Landscaping (planting, irrigation and landscape related re-vegetation improvements); and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 4, 2020.

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. Prior to issuance of any construction permit authorizing grading or construction of impervious surfaces, a fee of \$4,377 shall be deposited with the Development Services Department for the Los Peñasquitos Watershed Restoration and Enhancement Program. The enhancement fee shall be computed on the basis of site grading at a rate of \$0.005 per square foot for all areas graded, with an additional rate of \$0.03 per square foot for all impervious surfaces created by the development. The enhancement fee shall be computed by the Owner/Permittee and verified by the Development Services Department.

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" conditions(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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. The following specific mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] (Attachment 4) shall apply to this Permit:

12. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report State Clearinghouse No. 2009011067, and MMRP shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report State Clearinghouse No. 2009011067, and to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Sensitive Biological Resources and Archaeological Resources**

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

INFORMATION ONLY:

• 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.

APPROVED by the Planning Commission of the City of San Diego on March 30, 2017 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Site Development Permit No. 1888524/PTS 489849 Date of Approval: March 30, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Peter Kann 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.

Groundwork San Diego Permittee

Ву _____

Leslies Reynolds Executive Director

City of San Diego

Owner

By _

Gene Matter, Assistant Deputy Director Transportation and Storm Water Dept

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

PLANNING COMMISSION RESOLUTION NO. _____ Site Development Permit No. 1888524 LENOX DRIVE VECTOR HABITAT REMEDIATION - PROJECT NO. 489849 [MMRP]

WHEREAS, City of San Diego Owner, and Groundwork San Diego, Permittee, filed an application with the City of San Diego for a permit to grant Permittee to work within Environmental Sensitive Lands with sensitive biological resources and wetlands for a vector habitat remediation project. The work includes the removal of the existing above grade concrete drop structure and regrading of the channel bottom to a constant slope. The result of the work will remove the existing scour ponds and restore positive waterflow, thereby eliminating mosquitos breeding areas (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1888524), on portions of a 0.10 acre site;

WHEREAS, the project site is located north of the 5100 block of Lenox Drive on APN No. 542-333-39-00 in the OC-1-1 (Open Space-Conservation) base zone of the Encanto Community Plan;

WHEREAS, the project site is legally described as 2.10 acres in Lot 17, Tract 330;

WHEREAS, on March 30, 2017 the Planning Commission of the City of San Diego considered Site Development Permit No. 1888524 pursuant to the Land Development Code of the City of San Diego;

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 March 30, 2017.

126.0504 Findings for Site Development Permit Approval

- 1. The proposed development will not adversely affect the applicable land use plan. The proposed project is for a habitat remediation which includes removal of an above grade concrete structure, channel grading, installation of cobble stone along the creek bed, and revegetation. The project would not conflict with any local policies or ordinances protecting biological resources and is consistent with the County of San Diego's Vector Remediation Environmental Impact Report. The project would not introduce any new land uses. The project supports the Encanto's Community Plan basic principles of providing a clean and sustainable open space by restoring the channel with native vegetation, grading to improve water flow, and reducing standing water. Therefore, the project would not adversely affect the General Plan and the applicable Encanto Community Plan.
- 2. The proposed development will not be detrimental to the public healh, safety, and welfare. The proposed project involves utilization of Vector Habitat Remediation Project (VHRP) grant funding provided by the County of San Diego's Department of Environmental Health (DEH) to help solve an ongoing health and safety issue caused by breeding mosquitoes (due to standing water) within the Encanto community area. The objective of the project is to decrease favorable habitat for mosquitoes, including those species that carry the West Nile Virus, by removing scour ponds and restoring the waterflow of the drainage channel, thereby eliminate standing water. The project will 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 project is for a habitat remediation which includes removal of an above grade concrete structure, channel grading, installation of natural stone along the creek bed, and revegetation. As documented in the Biological Technical Report for the project, approximately 0.039-acre of habitat within the proposed project site is defined by the City as a wetland, regulated by the Environmentally Sensitive Lands Ordinance, and requires a Site Development Permit (SDP). A Cultural Resources Assessment has been prepared and reviewed by City staff. The report has been prepared in compliance with the City of San Diego, Land Development Code, Historical Resources Guidelines, CEQA, and Section 106 of the National Historic Preservation Act. With implementation of project-specific measures identified in the Mitigation Monitoring and Reporting Program (MMRP) and conditions in the SDP, the project, as proposed, would comply with the Environmentally Sensitive Lands regulations. The removal of the existing concrete structure and subsequent revegetation will adequately mitigate any impacts that will occur to wetlands and, therefore, complies 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 is located in a streambed within a 0.10 acre site within the OC-1-1 (Open Space-Conservation) Base Zone. The project site improves an existing streambed by removing a failing structure to eliminate the numerous scour ponds and to increase its hydraulic function to convey water. The project will result in minimal disturbance to environmentally sensitive lands as any direct impacts to sensitive biological resources and wetlands will be mitigated by the project specific mitigation measures identified in the MMRP and Permit. As documented in the Biological Technical Report, the impacted areas will be revegetated with mulefat scrub and other wetland vegetation. In addition to revegetating impacted areas, the project includes BMP to address erosion and excess sedimentation. The proposed project site is physically suitable as it would improve the functions and values of the existing drainage channel and habitat and would result in minimum disturbance to environmentally sensitive lands.
- 2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The 0.10 acre site is in the OC-1-1 (Open Space-Conservation) Base Zone within the Encanto Community Plan area. The proposed project would restore hydraulic function of the drainage channel and eliminate mosquito breeding areas. The proposed work would improve the natural land form by removing the concrete drop structure and re-grade the creek bed to a consistent slope. The project will not result in the undue risk from geological and erosional forces. The project includes the installation of natural stone along the creek bed which will stabilize the drainage channel. Pursuant to the hydraulic analysis, the project will not raise the base flood plain of the site. Construction staging activities would occur within an existing unvegetated access road west of the site. In addition, the project includes measures and BMPs to minimize impacts related to erosion, floods and does not introduce flammable material. Therefore, the project would not result in an undue risk from these hazards.

- **3.** The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The elimination of the mosquito breeding areas will be accomplished through the removal of the existing above grade concrete drop structure, the regrading of the channel bottom to a constant slope, and the placement of natural stone in a riffle configuration. The staging area for construction equipment and material will be on the dirt access road west of the construction site. Breaking up the concrete will change this hardscape feature to a permeable surface that will allow water to drain into the ground and continue to stabilize the drainage channel. The channel bottom will be graded to a constant slope using a rubber wheeled grader. All directly impacted areas will be revegetated with native wetland vegetation. Indirect impacts to vegetation that could occur from erosion or sedimentation during construction will be avoided through installation of erosion control measures such as silt fencing, fiber roles or gravel bags. In addition, to ensure that the native plants are not harmed, a qualified biologist will be onsite to monitor concrete removal and grading activities. Therefore, the proposed development is designed to minimize adverse impacts on environmentally sensitive lands.
- 4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is not located within the City of San Diego MSCP planning area. However, the Project has been designed to minimize disturbance to environmentally sensitive lands, and will include the restoration of disturbed vegetation consistent with the project's MMRP as detailed in the Permit. In addition, implementation of the project would result in a net biological benefit due to the restoration of channel grades and hydrologic flow by creating a more natural riparian ecosystem and reducing conditions that support mosquito larvae. The project will not conflict with any local policies or ordinances protecting biological resources and is consistent with the MSCP Subarea Plan and City of San Diego Biology Guidelines.
- **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 twelve miles east of the coast and from the nearest public beach. BMPs will be implemented to minimize erosion and runoff associated with the project. 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. Mitigation of environmental impacts from the proposed project focuses on protection of wetlands, special status plant and wildlife species, as well as reducing erosion and preserving water quality. 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 Permit.

C. Supplemental Findings--Environmentally Sensitive Lands Deviations

 There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands. The proposed project involves utilization of the Vector Habitat Remediation Project grant funding provided by the County of San Diego's Department of Environmental Health to help solve an ongoing health and safety issue caused by breeding mosquitoes (due to standing water) within the Encanto Community area. The project has been designed to minimize disturbance to environmentally sensitive lands. In addition, implementation of the project would result in a net biological benefit due to the restoration of channel grades and hydrologic flow by creating a more natural riparian ecosystem and reducing conditions that support mosquito larvae. There are no feasible measures that could further minimize potential adverse effects on 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 involves utilization of the Vector Habitat Remediation Project (VHRP) grant funding provided by the County of San Diego's Department of Environmental Health (DEH) to help solve an ongoing health and safety issue caused by breeding mosquitoes (due to standing water) within the Encanto community area. The project site has two existing concrete drop structures in the stream bed located immediately upstream of the Lenox Drive Bridge. The structures are old and deteriorated. They have caused erosion to the creek bed and formed scour ponds which contains standing water, a favorable condition for mosquito breeding. The elimination of the mosquito breeding areas will be accomplished through the removal of the existing above grade concrete drop structure, the regrading of the channel bottom to a constant slope, and the placement of natural stone within the creek bed. The proposed project is necessary to alleviate mosquito breeding problems within the drainage channel. The condition of the deteriorated concrete drop structure within the creek that was constructed in the 1950's, is not of the applicant's making. The project will improve the hydraulic function of the drainage channel and is the minimum necessary to afford relief within the wetland. The project site is located within a drainage channel which meets the definition of a wetland under the ESL regulations. A wetland buffer cannot be provided due to the nature and location of the project and therefore must deviate from the standard, which would be to avoid the wetland or provide an adequate buffer. The enhancement will provide improved biological habitat than currently exists within the stream and bank, improved water quality, and add to quality of life for the surrounding neighborhoods.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1888524 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1888524, a copy of which is attached hereto and made a part hereof.

Peter Kann Development Project Manager Development Services

Adopted on: March 30, 2017

IO#: 24006853

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 1888524, LENOX DRIVE VECTOR HABITAT REMEDIATION PROJECT NO. 489849

This Mitigation Monitoring and Reporting Program (MMRP) 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 MMRP 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. 188524, as may be further described below.

The Lenox Drive Vector Habitat Remediation Project shall be required to comply with all mitigation measures outlined within the MMRP of the previously certified 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)

- Prior to Bid Opening/Bid Award or beginning any construction related activity onsite, 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.
- 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 normit issuence/Prior to start of our

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, Archaeologist, Native American Monitor

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) #422081, 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

Issue Area	Document Submittal A	ssociated Inspection/Approvals/Notes
General	Consultant Qualification Letters	s Prior to Pre-Construction Meeting
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
Archaeology	Archaeology Reports	Archaeology Site Observation

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

A. **BIOLOGICAL RESOURCES**

- Prior to construction, the limits of work for construction, access, and staging will be clearly delineated in the field with temporary construction fencing, flagging or stakes to ensure that all Project activities are restricted to authorized work areas. The flagged/fenced areas will be designated as "no construction" zones and protected from direct or indirect impacts. These avoidance areas will be clearly marked on construction plans. A qualified biologist will inspect the fencing and monitor construction activities occurring adjacent to the construction limits to avoid unauthorized impacts.
- 2. A preconstruction survey will be conducted by a qualified biologist to locate and flag all individual marsh elder and spinyrush plants in the immediate Project area. If necessary, exclusionary fencing will be erected around the plants to ensure their protection throughout the construction phase of the Project. During construction, the site will be monitored to ensure that there is no encroachment into the flagged/fenced areas.
- 3. Prior to construction, a qualified biologist will identify and flag native trees within the work area. These trees will be avoided. Native trees that block access to the work areas (e.g., willow trees that are growing against the concrete foundation in the creekbed) may be pruned, but no native trees with a DBH greater than 2 inches will

be removed. A biological monitor will be onsite during concrete removal and grading to ensure that native trees are protected.

- 4. To avoid impacts to coastal sage scrub (a Tier II habitat), all staging activities will occur outside of the channel within previously disturbed areas only. These areas will be clearly delineated in the field as described above. Construction vehicles and equipment will use existing access roads and trails to access the creek channel. Equipment used to break up the existing concrete foundation, remove armoring on the south bank and elevate the channel grade with natural cobble will be stationed at the top of the south bank within an existing unvegetated area. The wetland area will be accessed with a long-reach arm.
- 5. To avoid erosion or excess sedimentation into the creek bed during construction, silt fencing, gravel bag, fiber rolls or other appropriate materials will be placed at the edge of the work area on the bank and/or creek channel during construction to prevent sediment release. The area will be sprayed with water periodically, if needed during construction, to control fugitive dust.
- 6. All Project activities will be conducted outside of the bird breeding season (January 15 September 15). The work will be conducted during favorable weather (e.g., under dry conditions) and be completed as quickly as possible (estimated to be two weeks) to minimize disturbance to sensitive biological resources.
- 7. A qualified biological resources monitor will be on site during construction to ensure that the Project is in compliance with the protection measures described above, sensitive plants are not impacted, limits of construction within the channel are not exceeded, and sensitive upland vegetation communities are not impacted.
- 8. All temporary impacted areas of the creek bed will be allowed to naturally revegetate upon completion of the Project.

B. <u>HISTORICAL RESOURCES (ARCHAEOLOGY)</u>

- Prior to start of any ground-disturbing activity, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior, 2008) will conduct cultural resources sensitivity training for all construction personnel. Construction personnel will be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Construction personnel shall be made available for and attend the training and retain documentation demonstrating attendance.
- 2. In the event of the unanticipated discovery of archaeological materials, construction activity will immediately cease in the area (within approximately 100 feet) of the discovery until it can be evaluated by a qualified archaeologist. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g.,

projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. Construction should not resume until the qualified archaeologist has conferred with the City of San Diego on the significance of the resource. The Corps will also be afforded the opportunity to determine whether the discovery requires addressing under Section 106 Post-Review Discoveries provisions provided in 36 CFR 800.13. If it is determined that the discovered archaeological resource constitutes a historical resource under CEQA or a historic property under Section 106 of the NHPA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place maintains the important relationship between artifacts and their archaeological context and also serves to avoid conflict with traditional and religious values of groups who may ascribe meaning to the resource. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan will be prepared and implemented by the qualified archaeologist in consultation with the City of San Diego that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and City of San Diego will consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond that which is scientifically important, are considered.

3. If human remains are encountered, all work will halt in the vicinity (within 100 feet) of the discovery and contact the San Diego County Coroner in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. The City of San Diego and Corps will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by AB 2641). The NAHC will designate an MLD for the remains per PRC Section 5097.98. Until the landowner has conferred with the MLD, the construction contractor will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices, and that further activities take into account the possibility of multiple burials.

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

THE MAPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECFICATIONS AND STANDARD DRAWINGS OF THE DITY OF

RECONFIGURING OF THE GUANNEL BOTTOM, AND PLACEMENT OF NATURAL STONE.

RESTORATION THROUGH THE REMIGRAL OF PORTIONS OF EXISTING CONORETE DROP STRUCTURES.

DESCRIPTION STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2015 EDITION

CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (VINTEBOOK), 2015 EDITION

OTYMBE COMPUTER ADED DESIGN AND GRAFTING (CADD) STANDARDS

SALIFORNIA CEPARTMENT OF TRANSPORTATION WANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 HUMON

DESCRIPTION GTY OF SAN DIFOD STANDARD DRAWNES FOR PUBLIC WORKS CONSTRUCTION, 2016 EDITION

CALFORMA DEPARTMENT OF TRANSPORTATION

Spring

1-D

PROJECT

LOCAT

CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. SUSTOMARY STANDARD SPECIFICATIONS, 2015 EDITION

WORK TO BE DONE

STANUARD SPECIFICANONS

DOCUMENT NO. PWHQ/0115 0:

P#PI070115-02

PHEI092816-04

PWPI092816-07

PWFI092816-05

STANDADD OPA MNCD

DOCUMENT NO. PHENOTOLIG-03

PMPV092816-06

PROJECT NO. 489849

(LDR-PLANNING REVIEW)

GENERAL NOTES

. APPROVAL OF THESE FLANS BY THE OTTY ENGINEER DOES NOT AUTHORIZE ANY ADRK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED 2. UPON ISSUANCE OF A PERMIT, NO NORK MILL BE PERMITED ON NEEKENDS OF HOUDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT TROM INE DEVELOPMENT SERVICES DEVARIMENT.

3. THE APPROVAL OF THIS PLAN OR ISSUMNCE OF A PERMIT BY THE CITY OF SAN DECO DOES NOT AUTHORIZE THE UTULTY COMPANY TO WOLATE MAY FEDERAL, STATE OR CITY LAKS, ORDINANCES, RECULATIONS, OR POLICES.

4. MPORTANT MOTOR SECTION 42H OF THE GOLDWART CORE REQUERES A DO ALDIT CONTROLATION MUMBER SOLID BETORE A TERMIT TO ECHANICET, MEL DE VALLO. TOM TOUR DIG ALETT LD MARCIN, CALL MECTRIDIDAD SERVICE ALETT, TOL. (TREE (800) 432-4531, THE DATS BETORE VID JOC.

S. CONTRACTOR SHALL BE RESPONSIBLE FOR POTIFICIAN AND LOCATING ALL EXISTING UTITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MARTURING A 1 FOOT VERTICAL CLEARANCE.

8. "PURUE IMPROVEMENT SUBJECT TO DESIFETIDE OR DAMAGE." IF REPAIR OR PEPLACIDARYT OF SUCH PUBLIC IMPROVEMENTS IS RECURED. CENTRACTOR SHALL ORTAIN THE RECURED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT SSUMIO AUTIMENTY. 7. DEVIATIONS FROM THESE SIGNED PLANS ALL NOT BE ALLOWES UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE OLY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.

& CONTRACTOR SHALL REPLACE OF REPARE ALL TRAFFIC SCHAL LOOPS, CONDUCTS, AND LANE STRUPPING DAMAGED DURING CONSTRUCTION.

2. PROR TO STE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANCEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DECO. CONSTRUCTION MANAGEMENT AND RELIG ENGINEETING DVISION (258) 627-3200.

10. CONTRACTOR WAY PERFORM SITE SURVEY AND UTILITY WARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING. 11. PROR TO GUNULTION, CONTRACTOR SHALL FURNED THE RESIDENT EVENEER WITH A LETTER FROM A LICENSED LING SAMENOR THAT HAS RESEARCHD ANALARE RECORDS AND RED MORPECTED THE STEL STATING THAT NO SURVEY MORMENTS EXIST IN THE AREA TO DEMOLSHES OR MILL BE GUNURDS OF DESINOTOD DIMONG CONTINUEDIN.

12. IF ANY VERTICAL CONTROL IS TO BE DISTUPBED OR DESTROYED, THE OTY OF SAN DEGO FIELD SURVEY SECTION SHALL BE INSTRUCTION. THE SUMMING SECTION STATES OF REFERENCE IN MERICUM CONTROL BOOMERS SECTIONES OF CONTROL FORM.

13. CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONDARN'S WHICH ARE DAMAGES OF DESTROYED BY

14. PRIOR TO SCHISTRUCTICA, SURVEY MCANUMENTS THAT ARE LOGATED IN THE CONSTRUCTION AREA SHALL BE RED-OUT AND REFERENCED BY A I AND SURVEYOR. 15. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUNENTS ARE RECORRED TO BE REFLACED, AND A CONVER RECORD OF RECORD OF SURVEY SHALL BE PREVARED AND FRED MAIN THE COLVIET SURVEYOR AS RECORRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND AND RESEARCH SOLE OF THE STATE OF CALIFORNA.

16. CONTRACTOR SHAT WEITMENT AN FROSTON CONTROL PROBRIM DURING THE FROLECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHAT COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARS.

17. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EDUPMENT ON HAND FOR UND DESEM STUAJORS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACULTES WHERE FLOW MAY GENERATE EROSION AND SEDMENT POLLUTION.

TR. MANHOLES AND PULL BOX COVER SHALL BE LABELED "MAKE OF COMPANY."

SEE ADDITIONAL NOTES ON SHEET 4-D

IMPROVEMENT PLANS FOR: LENOX DRIVE

VECTOR HABITAT REMEDIATION PROJECT



KEY MAP

1=70

OWNER/APPLICANT

OWNER City of San Diega Transportation and Storm Water Division 2781 Camhilto Cholas, WS 44 San Diega, CA 92105 Contact: Gene Matter (858) 451 4346 APPLICANT

Groundwork San Diego-Challos Greek 5106 Federal Blvd., \$203 San Diego, CA 92105 Contact: Leslie Reynolds (619) 543-0430

SITE ADDRESS

PUBLIC RIGHT-OF-WAY NORTH OF THE INTERSECTION OF ELWOOD AVE. AND LENGX DR. 5210 LONOX DO SAN DICCC CA 92114-1237

BENCHMARK

DITY OF SD GEOREDS SURVEY, ROS MAP NO. 146492 LEND AND BRASS DISK STAMPED "SD DITY DNG" NIT CONTER NANDYER STRAFT KN ADSTRELL STRALL FAD AND REASS TAG IN CONDETT MAX.

ASSESSORS PARCEL NUMBER

APN 542-451-51 (ADJACENT TO ELWOOD AVE RIGHT-OF-WAY)

SHEET INDEX

- :-0 DRE SHEET
- 2-9 ROOK PLACEMENT, REMOVALS, CREEK PROFILE, NOTES
- 3-0 EROSIGN CONTROL, STAGING, BMPS, RESTORATION
- 4-0 HORIZONTAL CONTROL PLAN
- 2-1 PLAN ING PLAN
- 1-2 PLANTING PLAN NOTES

CONSTRUCTION STORM WATER PROTECTION NOTES

, TOTAL SITE DISTURBANCE AREA (AGRES): C.10 ADR HYDROLOGIC UNIT / WATERSHED HYDROLOGIC 908.22 PUESLO SAN DIESO HYDROLOGIC SUB AREA NAME AND NUMBER CHOLLAS BASIN #8 2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE

B HPCP

THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT MUNICIPA R9-2013-3001 AND CONSTRUCTION GENERAL PERMIT DREER MUNICIPAL 2009-040 AS AMENGED BY URLIM 2010-0014 MUN AND 2012-0000-0400

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J. CONSTRUCTION SITE FRIGHTY LASSS LINCH LINCTON & LOW NOND NO: N/A (SHPPP NOT REQUIRED)

Chula Vista VICINITY MAP NO SCALE ENGNEERING FERMIT NO. PENDING

Diego

DISCRETIONARY PERMIT NO. PROJECT NO. 485849 CONSTRUCTION STF STORM WATER PROPETY: LOW

PRIVATE CONTRACT

AS-DULT

TTT E SHEET FOR



LENOX DRIVE . ELWOOD AVENUE

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SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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R	R.C.C. NO. 45005	CAP. C3-31-2018	DATE

DECLARATION OF RESPONSIBLE CHARGE

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The City of

TORY R. MALKER

I REREIF DECLARE. THAT I AN THE BACHERE OF HONE FOR THIS WOLLD., THAT I HAVE DEROGED RESPONDELE OWINE OWNE OF HE RESING OF THE PROJECT I AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESION IS CONSTRUMT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAMMICS AND SPECIFICATIONS BY THE CITY OF SAM DECO IS COMPRED TO A REVIEW ONLY AND DOES NOT RELEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITES FOR FROJECT DESIGN.



TORY R. WALKER ENGINEERING

STREET NAME

RELIABLE SOLUTIONS IN WATER RESOURCES 122 CIVIC CENTER DR. STE 206. VISTA, CA 92084 - 76

STREET DATA TABLE

SPEED (MPH)

O ASSERCATION

THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-6001 D SWPPP



CONTRACTOR INC.







Restoration Ecologist Qualifications

Overall supervision of the installation, maintenance, and monitoring of this mitigation project shall be undertaken by a qualified Restoration Ecologist. The Restoration Ecologist must be approved by the agencies in writing and have a degree in biology, ecology, landscape architecture, or related field. The Restoration Ecologist must also possess a minimum of five years of native habitat restoration experience and documented restoration success in southern California for multiple completed wetland/stream restoration projects.

Landscape Contractor

The Landscape Contractor(s) must have documented wetlands/stream restoration experience in San Diego County (at least three successfully completed stream restoration projects). The Landscape Contractor shall be experienced with the installation and maintenance of native plant habitat, specifically riparian and freshwater marsh, and be knowledgeable of the difference between native plants versus invasive plants. The Landscape Contractor must be under direction of the Restoration Ecologist, be responsible for completion of grading, pre-planting, invasive plant control, planting and seeding. BMPs installation, temporary irrigation, maintenance of the restoration area and post-restoration management.

Restoration Implementation Schedule

Construction of the restoration project will be subject to the VHRP grant implantation schedule. Grading shall occur during the dry season to avoid having to divert the creek during construction. Planting shall occur between October and December and no later than mid-February, depending on winter rains; planting should take advantage of natural rainfall and cloud cover to help with plant establishment.

Site Preparation

Contractor Education

All Contactors participating in the habitat mitigation shall meet at the site with the Restoration Ecologist to review plans, site information, and contractor responsibilities before beginning work in the area. Specifically, the Restoration Ecologist shall review requirements of the plan that concern the Landscape Contractor, including site grading, site protection, inspections, landscape procedures, and guarantees. The Restoration Ecologist shall have final supervisory control over

Site Protection and Access Control

Access to the site will occur via the staging area identified in the design drawings and the environmental documents. No other areas are authorized for staging or access. Special care should be taken not to disturb or damage the new trail that is scheduled to be built by Urban Corps San Diego County in 2016. The trail will be closed to the public for about two weeks of the construction schedule.

The Contractor will flag the limits of the work areas prior to clearing at the direction of the Restoration Ecologist. Native vegatation not intended to be impacted by mitigation implementation activities shall be fenced and flagged during the construction process using temporary exclusionary fencing. This fencing shall remain in place until the construction work is completed. The Contractor shall be responsible for repairing all damage to protective fencing within one week of such damage. At the end of construction, upon approval by the Restoration Ecologist, the fencing shall be removed if other mitigation project-related activities will not harm existing vegatation.

If at any time workers or machinery damage sensitive habitat outside the limits of work, the contractor shall bear the full cost of the restoration plan and implementation for the exceedance area, as well as the costs for monitoring the success of the supplemental revegetation and other measures required.

Signage

Signs shall be placed to instruct the public of the sensitive habitat and restoration activities and warn against unauthorized access. Aluminum signs shall be posted in at least two locations (at the Lenox Drive access and at the northern boundary of the restoration site adjacent to the creek) providing notice in both English and Spanish that these areas are habitat restoration areas and that trespassing is prohibited. Site preparation will be accomplished by treating invasive plants at the restoration sites and grading of the creek channel. Prior to the onset of grading, all Cal-IPC-listed high- and moderately-invasive plant species should be identified. All restoration activities occur. Invasive plant material shall be raked up by hand and disposed of in a legal manner.

The banks to be planted contain rip rap. The restoration contractor will examine the character and quantity of soil between the rip rap rocks and ready it for planting. If soils are below the nutrient levels from native reference soils, the restoration soils may have to be amended with organic material and nutrients because of the lack of topsoil and/or adequate nutrients to establish even native pioneer species.

Grading and Rock Placement

Grading shall follow the approved grading plan. All grading activities shall employ adequate BMPs to ensure that sediment does not enter the water and is not carried downstream to receiving water bodies. Removal of the grade control structures and rock placement shall following the engineering design and directions by the onsite Resident Engineer.

Planting

Planting shall occur during the rainy season (October through December and no later than February) and shall commence pursuant to the agencies' approval of the final grade. Planting shall employ a combination of mulefat cuttings, containerized plants (sleeves) to be planted within areas between rip rap rocks, and seeding. Native / volunteer recruitment will be encouraged and counted toward success criteria. The mitigation areas shall be installed using standard horticultural practices, as outlined below. If the Contractor is unable to obtain the specified species at the time of planting, substitute species shall be considered at the discretion of the Restoration Ecologist, who may make necessary substitutions to the plant list depending on plant availability, biological appropriateness, and/or variability of the site conditions. Plants shall be inspected by the Restoration Ecologist and approved as healthy, disease free, and of proper size prior to planting. In addition, the Restoration Ecologist shall approve the final layout of plant materials in the field prior to planting, to ensure their correct ecological positioning.

Planting should be conducted within the areas identified in the construction plans. Modifications may be made in the field and approved by the Restoration Ecologist. The following plants will be used for the planting of the Chollas Creek channel banks within the restoration site. Plant and seed material quantities will be determined once all the rock has been placed, but will include approximately 100 container plants (including sleeves and cuttings) and 22 pounds of native seed.

Seeding and Hydromulch Specifications

The creek banks will be hand- or hydroseeded on both sides; a final determination of which seeding methods are appropriate will be made after the creek restoration has been installed and all the rocks have been placed.

Seeds shall be supplied on the basis of bulk weight, percent purity, and percent germination from a qualified Southern California native seed supplier. Seed shall be less than two years old, or if older, must be approved by the Restoration Ecologist. Some seed older than two years may store well and still have acceptable percent purity and germination. Seed shall be obtained from a certified California native plant supplier and shall be of Southern San Diego County origin. To the extent possible, all plant material for the restoration shall be obtained from native plant communities growing within a 20-mile radius of the site. Any deviation in the seed mix must be approved by the Restoration Ecologist prior to apolication.

Irrigation

Once seed and plantings are in place, the Landscape Contractor shall be responsible for supplying sufficient irrigation to adequately germinate and establish the seed and/or plants during the 120- day establishment period. Irrigation methods include supplemental watering by water truck, drip irrigation or equivalent. Irrigation methods and quantities shall be adjusted in the field by the Restoration Ecologist and the Contractor.

Water used for irrigation must be of good quality with total dissolved solids (salts) at no greater concentration than 500 ppm. Individual chemical constituents should be evaluated against the site soil tests to avoid salt build-up in the soils. The frequency of irrigation will depend on soil moisture and the rate of evapotranspiration occurring between irrigation events.

The operation of the irrigation system will depend on the rate of infiltration of the soil and weather conditions. The application rate will be determined after infiltration is evaluated in each area. Routine adjustments will be made to the irrigation schedule based on weather and field conditions. Wetting of the full root zone and drying of the soil between irrigation events is essential to the maintenance of the plants and the promotion of a deep root zone that will support the vegetation in the years after establishment. A soil probe or shovel shall be used to directly examine soil moisture and rooting depth.

Soil Erosion Control

Erosion control measures within the mitigation area shall be employed to retain soil and prevent erosion. Any wattles used onsite must be fully biodegradable (no plastic) and certified weed-free, e.g., 100 percent biodegradable cocofibre wattles or coirs (including biodegradable string). Wattles will be placed in recently disturbed areas that may be subject to soil erosion. The wattles shall not be trenched but instead installed on the surface along the slope contour and placed end-to-end and staked, using wooden stakes, according to manufacturer's instructions. Wattle locations should be staked out prior to plant installation.

As-Built Conditions

Within 90 days of completion of the mitigation installation, an As-Built report and plans will be prepared and submitted to the City, County, Corps, the RWQCB and the CDFW. The As-Built report will include final acreages, a description of species composition, post-restoration topography, size, planting, a list of planted species and any other features that were installed as part of the habitat restoration implementation process.

wed By Dote



June 23, 2016 Sheet 6 of 6 Planting Plan Notes L-2 LENOX DRIVE RESTORATION