THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 18, 2013 REPORT NO. HO-13-105

ATTENTION: Hearing Officer

SUBJECT: AVOCADO BROW DITCH REPAIR
PTS PROJECT NUMBER: 260641

LOCATION: CITY EASEMENT BETWEEN AVOCADO PLACE AND CAMINITO CANTARAS

APPLICANT: CITY OF SAN DIEGO, ENGINEERING AND CAPITAL PROJECTS

SUMMARY

Issue(s): Should the Hearing Officer approve the replacement of 180 linear square feet of concrete brow ditch including the associated storm drain, and extend an existing guard rail between Avocado Place and Caminito Cantaras within the Via de La Valle Community Plan area?

Staff Recommendation:

1. **Approve** Site Development Permit No. 919772.

Community Planning Group Recommendation - On May 24, 2012, the Carmel Valley Community Planning Board voted 14-0-1 to recommend approval (Attachment 6).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302(c). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 4, 2013 and the opportunity to appeal that determination ended February 19, 2013.

BACKGROUND

The proposed Avocado Brow Ditch repair project is situated east of Avocado Place and west of Caminito Cantaras, in the RS-1-13 zone, wi thin the Via de la Valle Community Planning Area (Attachment 1) and the Coastal Overlay Zone (Deferred Certification Area). The project site is located within a City easement on a steep slope in the Lomas Del Mar Homeowners Association Lot East of Avocado Place (Attachment 2).

The existing concrete brow ditch collects urban runoff from a 2.6 acre tributary area. Approximately 180 feet of the brow ditch has failed causing a portion of the canyon to erode. Both the existing concrete brow ditch and the adjacent eroded slope are in need of repair. Most of the drainage area contributing to storm water runoff in the brow ditch is the Avocado Place roadway, from Avocado Court to a location immediately north of an existing asphalt concrete (AC) spillway on the east of Avocado Place. The catch basin that discharges into the brow ditch is located on the west side of Avocado Place (Attachment 1).

The proposed project would replace 180 feet of concrete brow ditch, restore the eroded slope underneath the partially collapsed brow ditch, and improve the connections between existing storm drains. The Avocado Place Brow Ditch Repair project requires an SDP for impacts to a steep hillside and sensitive biological resources specifically to (0.07) acres of tier II habitat (Diegan Coastal Sage Scrub). Additionally, the project must acquire a Coastal Development Permit (CDP) or Exemption from the Coastal Commission prior to commencement of any work.

DISCUSSION

The proposed project's scope includes the replacement of approximately 180 feet of concrete brow ditch that partially collapsed; the repair of the eroded slope underneath the brow ditch, and the improvements to the connections between the existing storm drains and the new brow ditch.

Currently, the existing brow ditch collects runoff from Avocado Place and discharges at the existing catch basin on located on Caminito Cantaras. An existing 24 inch storm drain adjacent to the brow ditch on Avocado Place does not contain any form of dissipation for flows discharging into the canyon. Therefore, the flows have contributed to the undermining and failure of the brow ditch as well as to the erosion of the slope.

To remedy the situation the concrete brow ditch running down the steep slope east of Avocado Place would be replaced by a corrugated high density polyethylene (HDPE) pipe. The severe erosion of the slope under the collapsed portion of the brow ditch will be repaired with compacted fill and the existing riprap structure at the top of the slope, will be replaced with a concrete brow ditch which will connect the existing 24-inch storm drain under Avocado Place to the HDPE pipe. At the bottom of the slope, the HDPE pipe will also be connected to the existing portion of the concrete brow ditch. Disturbed portions of the slope will be revegetated. Access to the proposed project site during construction will be from the top of the slope (East Avocado Place) and access to the bottom of the slope will be from Caminito Cantaras through a cleared

access road. All construction staging areas will occur on existing roads ensuring no staging occurs within the slopes.

The new storm drain system will have a point of connection with the existing pipe to eliminate the erosion. The scope of the project also incorporates re-grading of the slope which will provide slope stability which meets the minimum requirement per section 7.4 of the Via De La Valle Specific Plan, and prevents further erosion to the slope and ensures public safety to the residences living above and below the slope.

The project is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). However, the proposed project will be consistent with the MSCP by implementing Best Management Practices (BMP) during construction. Additionally, the project complies with the applicable regulations of the Land Development Code (LDC), does not require any mitigation, and no deviations to the LDC have been requested (Attachment 4).

While this project's temporary disturbance is below a threshold of significance to trigger mitigation under CEQA (Attachment 5); it does require a Site Development Permit and a Revegetation Plan. Due to the topography (Steep slope) and the original alignment of the brow ditch, the project's construction will impact (0.07) acres of tier II habitat (Diegan Coastal Sage Scrub). These temporary impacts to steep hillside and sensitive biological resources will be fully addressed by the implementation of the approved Revegetation/Erosion Control Plan prepared in accordance with the City's Land Development Manual and Landscape Standards.

ALTERNATIVE

1. Approve Site Development Permit No. 919772, with modifications.

2. Deny Site Development Permit No. 919772, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Angela Nazareno

Angela Nazareno, Development Project Manager

Attachments:

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

Avocado Place Brow Ditch Repair Project
Aerial Map

SENIOR ENGINEER
Jamal Batta
619-533-7482

PROJECT MANAGER
Jamal Batta
619-533-7482

PROJECT ENGINEER
Will Meredith
619-533-5418

PUBLIC INFORMATION OFFICER
619-533-4207

CITY OF SAN DIEGO
Engineering & Capital Projects Department

Right-Of-Way Design

Legend

N
W
E
S
No Scale

COMMUNITY NAME: Via De La Valle

COUNCIL DISTRICT: 1

SAP ID: B-10067

Date:

SanGIS

ATTACHMENT 1

AVOCADO PLACE FIELD PHOTOS

1

AC Spillway entrance on Avocado Place

2

AC Spillway into the concrete brow ditch at Avocado Place

AVOCADO PLACE FIELD PHOTOS

3

Existing 24-In RCP partically full with debris

4

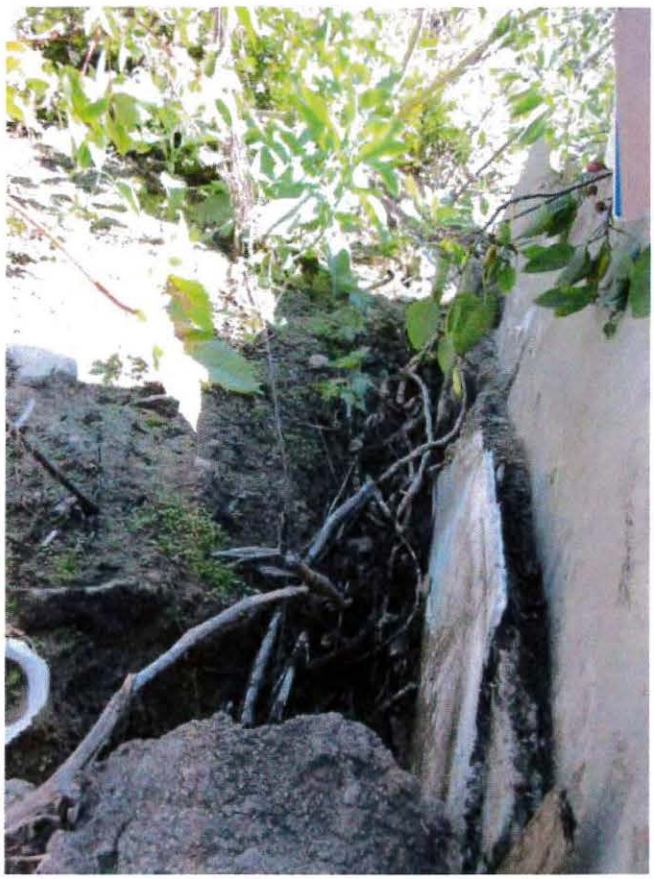
Vegetation and riprap looking towards the headwall at Avocado Place

AVOCADO PLACE FIELD PHOTOS

5

Portion of the brow ditch with walls higher than existing ground (south side)

6



Portion of the brow ditch with walls higher than existing ground (north side)

ATTACHMENT 1

AVOCADO PLACE FIELD PHOTOS

7

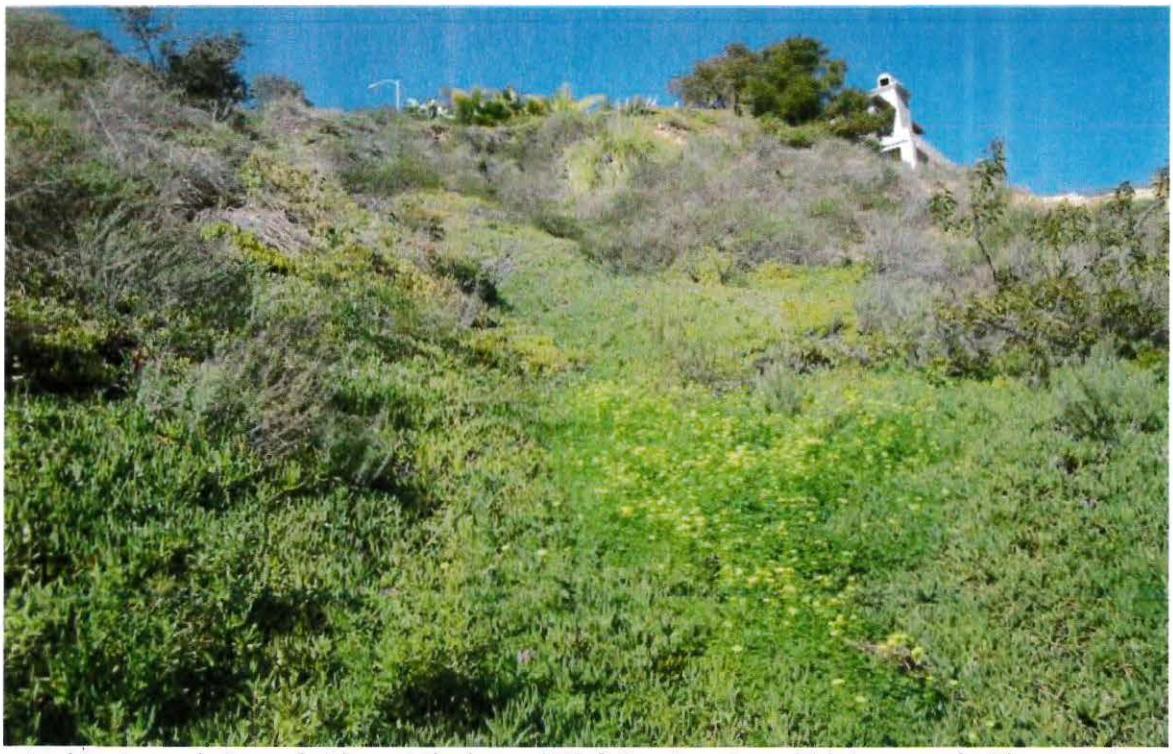
Soil erosion along the side of the brow ditch near Avocado Place

4

Erosion along the edges of the brow ditch looking up towards AC spillway on Avocado Place

AVOCADO PLACE FIELD PHOTOS

9



Looking towards Avocado Place at the brow ditch failure location which is covered with vegetation

10

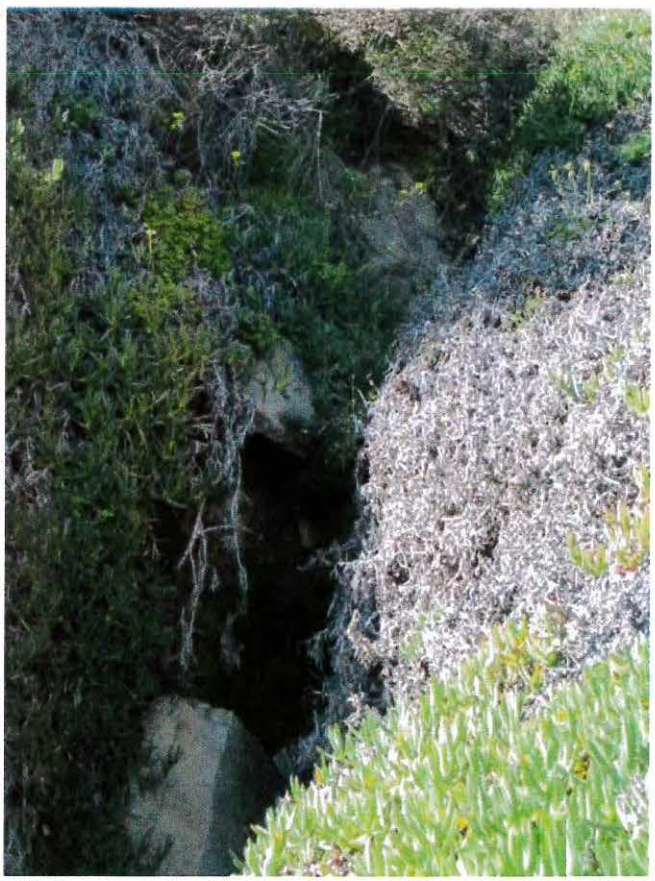
Existing vegetation covering the brow ditch in the vicinity of the failure

AVOCADO PLACE FIELD PHOTOS

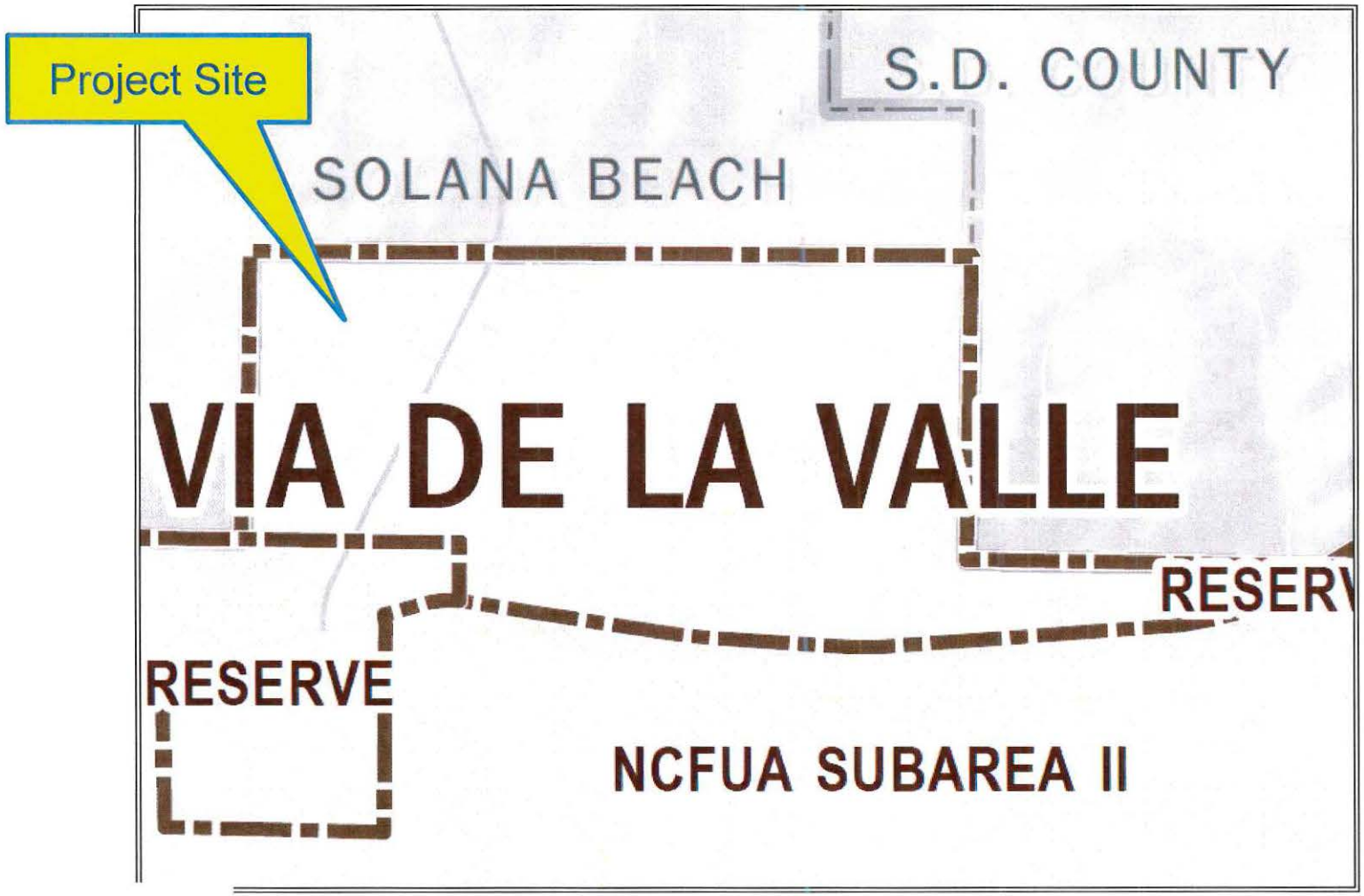
11

Failure of brow ditch and slope

12



Close-up view of the failure of brow ditch



Land Use Map

AVOCADO PLACE BROW DITCH REPAIR

PROJECT NO. 260641

North

ATTACHMENT 2

HEARING OFFICER RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 919772
AVOCADO PLACE BROW DITCH REPAIR PROJECT NO. 260641

WHEREAS, City of San Diego, Engineering and Capital Projects, Owner/Permittee, filed an application with the City of San Diego for a permit to the repair and replacement of 180 linear square feet of concrete brow ditch including the associated storm drain, and extend an existing guard rail between Avocado Place and Caminito Cantaras within the Via de La Valle Community Plan area (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 919772), and;

WHEREAS, the project site is located within a city easement between Avocado Place and Caminito Cantaras (Reference address 15783 Caminito Cantaras), APN 298-602-4500, in the RS-1-13 zone, within the Via De La Valle Specific Plan area and the Coastal Overlay Zone (Deferred Certification Area);

WHEREAS, on December 18, the Hearing Officer of the City of San Diego considered Site Development Permit No. 919772 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 4, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15302(c) [Replacement or Reconstruction] and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated December 18, 2013.

Site Development Permit-Section 126.0504

A. Findings for all Site Development Permits

1. **The proposed development will not adversely affect the applicable land use plan.** The project will replace 180 linear feet of an existing concrete brow ditch that has partially collapsed; repair the erosion on the slope underneath the brow ditch including the associated storm drain; and extend an existing guard rail adjacent to Avocado Place. The worksite is located within a city easement between Avocado Place and Caminito Cantaras. Storm water systems are essential public services that are allowed in the land use designation for the site. This project is consistent with the Via de la Valle Community Plan's goal to provide adequate drainage facilities which will protect the onsite open space areas and the San Dieguito River Valley from erosion and siltation. Left unaddressed, the currently eroding slope could insert silt into the storm drain system, which eventually drains into the San Dieguito River Valley. This project prevents future eroded hillside from entering the storm drain system, and therefore will not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The project will replace 180 linear feet of an existing concrete brow ditch that has partially collapsed; repair the erosion on the slope underneath the brow ditch including the associated storm drain; and extend an existing guard rail adjacent to Avocado Place. The worksite is located within a city easement between Avocado Place and Caminito Cantaras. The existing brow ditch collects runoff from Avocado Place and discharges at the existing catch basin on Caminito Cantaras. An existing 24 inch storm drain adjacent to the brow ditch on Avocado Place does not contain any form of dissipation for flows discharging into the canyon. Therefore the flows contributed to the undermining and failure of the brow ditch as well as erosion of the slope. The new storm drain system will have a point of connection with the existing pipe to eliminate the erosion. The scope of the project also incorporates re-grading of the slope which will provide slope stability and meet the minimum requirement per section 7.4 of the Via De La Valle Specific Plan. The diversion of rainwater runoff from paved street surfaces en route to a natural body of water, which this storm water infrastructure does, is not detrimental to public health, safety, and welfare. The project would address the issues of slope failure and broken infrastructure before they could lead to further damage to the slope, and possible damage to residences above and below the slope. Therefore, this 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, including any allowable deviations pursuant to the Land Development Code.** The worksite is located within a city easement between Avocado Place and Caminito Cantaras where a new storm drain system will be installed within the manufactured slope off 15783 Caminito Cantaras. The project complies with the applicable regulations of the Land Development Code (LDC). No mitigation is required and no deviations to the LDC are requested. While this project's temporary disturbance is below a threshold of significance to trigger mitigation under CEQA, it does require a Site Development Permit (SDP) and revegetation according to the LDC. The Avocado Place Brow Ditch Repair project requires an SDP for impacts to a steep hillside and sensitive biological resources specifically to (0.07) acres of tier II habitat (Diegan Coastal Sage Scrub). Since all impacted vegetation will be revegetated per the approved revegetation/erosion control plan prepared in accordance with the City's Land Development Manual and Landscape Standards, the project will comply with the regulations of the LDC, including any allowable deviations pursuant to the LDC.

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 will replace 180 linear feet of an existing concrete brow ditch that has partially collapsed; repair the erosion on the slope underneath the brow ditch including the associated storm drain; and extend an existing guard rail adjacent to Avocado Place. The worksite is located within a city easement between Avocado Place and Caminito Cantaras. The existing concrete

brow ditch collects urban runoff from a 2.6 acre tributary area. Approximately 100 feet of the brow ditch has failed causing a portion of the canyon to erode and the potential for slope failure. Based on the geotechnical evaluation, all soils within the slope are deemed suitable for the proposed storm drain. Imported soils will also be implemented to stabilize the storm drain and the slope. Due to topography and the original alignment of the brow ditch, the project's construction will impact (0.07) acres of tier II habitat (Diegan Coastal Sage Scrub). These temporary impacts to steep hillside and sensitive biological resources will be fully addressed by the implementation of the approved revegetation/erosion control plan prepared in accordance with the city's Land Development Manual and Landscape Standards. Consequently, there will be miminal impacts and 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 proposed project involves the replacement of approximately 180 feet of concrete brow ditch, 100 feet of which that has partially collapsed, the repair of slope erosion underneath the brow ditch, and the improvement of connections between the existing storm water drains and the repaired brow ditch. The concrete brow ditch running down the steep slope east of Avocado Place will be replaced by a corrugated high density polyethylene (DPE) pipe; severe erosion of the slope under the collapsed portion of the brow ditch will be repaired with compacted fill; the existing riprap structure at the top of the slope will be replaced with a concrete brow ditch connecting the existing 24-inch storm water drain under Avocado Place to the HDPE pipe. At the bottom of the project area, the HDPE pipe will be connected to the existing concrete brow ditch. Access to the site will be directly from Avocado Place at the top of the slope, rather than from the bottom of the slope, to minimize impact to the steep slope and sensitive vegetation. Staging will occur on the road; no staging will occur on the slope. Replacing the brow ditch, repairing the eroded slope, and improving the connections between the brow ditch and existing storm water drains will stop existing erosion and prevent future erosion and flood hazards. The scope of work involves re-grading and restoring the slope to provide stabilization. The revegetation and erosion control plans will further stabilize the slope. The depth of the proposed storm drain will be at a maximum depth of 8 feet with a pipe bedding and imported fill that will minimize the alteration of natural land forms. The storm drain, guardrail extension, and re-grading of failed portion of the slope are not potential fire hazards. Therefore the overall 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.

3. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The proposed project involves the replacement of approximately 180 feet of concrete brow ditch, 100 feet of which that has partially collapsed, the repair of slope erosion underneath the brow ditch, and the improvement of connections between the existing storm water drains and the repaired brow ditch. The concrete brow ditch running down the steep slope east of Avocado Place will be replaced by a corrugated high density polyethylene (DPE) pipe; severe erosion of the slope under the collapsed portion of the brow ditch will be repaired with compacted fill; the existing riprap structure at the top of the slope will

be replaced with a concrete borrow ditch connecting the existing 24-inch storm water drain under Avocado Place to the HDPE pipe. At the bottom of the project area, the HDPE pipe will be connected to the existing concrete brow ditch. Access to the site will be directly from Avocado Place at the top of the slope, rather than from the bottom of the slope, to minimize impact to the steep slope and sensitive vegetation. Staging will occur on the road; no staging will occur on the slope. Accessing the site from the top of the slope, and staging construction equipment on Avocado Place, will minimize the project's temporary impact to environmentally sensitive lands. The project will temporarily impact (0.07) acres of Diegan Coastal Sage Scrub which is categorized as Tier II habitat and is designated as ESL. Since the impacts are below 0.1 acres, it is categorized as less than significant. The project will repair the brow ditch without expanding the infrastructure and revegetate any temporary disturbance to sensitive vegetation, per the approved revegetation/erosion control plan prepared in accordance with the city's Land Development Manual and Landscape Standards. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacement 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 or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). The proposed project will be consistent with the MSCP by implementing Best Management Practices (BMP's) during construction to maintain erosion control. Therefore, the proposed development will be consistent with the city of San Diego'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 approximately six miles from the nearest beach and sand shoreline. It involves the replacement of approximately 180 feet of concrete brow ditch, 100 feet that has partially collapsed; the repair of slope erosion underneath the brow ditch; and the improvement of connections between the existing storm water drains and the repaired brow ditch. The concrete brow ditch running down the steep slope east of Avocado Place will be replaced by a corrugated high density polyethylene (DPE) pipe; severe erosion of the slope under the collapsed portion of the brow ditch will be repaired with compacted fill; the existing riprap structure at the top of the slope will be replaced with a concrete borrow ditch connecting the existing 24-inch storm water drain under Avocado Place to the HDPE pipe. At the bottom of the project area, the HDPE pipe will be connected to the existing concrete brow ditch. Access to the site will be directly from Avocado Place at the top of the slope. Staging will occur on the road; no staging will occur on the slope. The project will temporarily impact 0.07 acres of Diegan coastal sage scrub, and 0.05 acres of Disturbed habitat. These fall below the threshold to be considered an impact under CEQA. The project includes a Revegetation and Erosion Control Plan to address any potential erosional impacts, which prevents further erosion occurring on the slope. Therefore, the project does 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.** The proposed project involves the replacement of approximately 180 feet of concrete brow ditch, 100 feet of which that has partially collapsed, the repair of slope erosion underneath the brow ditch, and the improvement of connections between the existing storm water drains and the repaired brow ditch. The concrete brow ditch running down the steep slope east of Avocado Place will be replaced by a corrugated high density polyethylene (DPE) pipe; severe erosion of the slope under the collapsed portion of the brow ditch will be repaired with compacted fill; the existing riprap structure at the top of the slope will be replaced with a concrete borrow ditch connecting the existing 24-inch storm water drain under Avocado Place to the HDPE pipe. At the bottom of the project area, the HDPE pipe will be connected to the existing concrete brow ditch. Access to the site will be directly from Avocado Place at the top of the slope. Staging will occur on the road; no staging will occur on the slope. The project will temporarily impact 0.07 acres of Diegan coastal sage scrub, and 0.05 acres of Disturbed habitat. These fall below the threshold to be considered an impact under CEQA and while no mitigation is required by this project under CEQA; the project will revegetate the 0.12 acres of disturbance, per the approved Revegetation and Erosion Control Plan prepared in accordance with the city's Land Development Manual and Landscape Standards. The approved plan is calculated to alleviate negative impacts created by this proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 919772 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 919772, a copy of which is attached hereto and made a part hereof.

Angela Nazareno
Development Project Manager
Development Services

Adopted on: December 18, 2013

Internal SAP/WBS No. B-10067.02.02

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

WHEN RECORDED MAIL TO:

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WBS No. B-10067.02.02

SITE DEVELOPMENT PERMIT NO. 919772
AVOCADO PLACE BROW DITCH REPAIR PROJECT NO. 260641
Hearing Officer

This Site Development Permit No. 919772 is granted by the Hearing Officer of the City of San Diego to the City of San Diego, Owner, and Engineering and Capital Projects Department, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The project site is located within the City easement east of Avocado Place and west of Caminito Cantaras and zoned RS-1-13 within the Via de la Valle Community Planning Area. The site is legally described as Section 1 of Township 14 South, Range 4 West, on the U.S. Geological Survey Del Mar quadrangle map.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to replace approximately 180 feet of concrete brow ditch (with corrugated high density polyethylene (HDPE) pipe), improve the connections between the existing storm drains, repair the slope under the collapsed brow ditch (with compacted fill), and replace the existing riprap structure at the top of the slope with a concrete brow ditch connecting the existing 24-inch storm drain under Avocado Place to the HDPE pipe. The proposed work is described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 18, 2013, on file in the Development Services Department.

The project shall include:

a. Replace approximately 180 feet of concrete brow ditch with corrugated high density polyethylene (HDPE) pipe;

b. Improve the connections between the existing storm drains;

c. Repair the eroded slope under the collapsed brow ditch with compacted fill; and

d. Replace the existing riprap structure at the top of the slope with a concrete brow ditch connecting the existing 24-inch storm drain under Avocado Place to the HDPE pipe.

STANDARD REQUIREMENTS:

1. This permit must be utilized by December 18, 2016 or 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.

2. 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.

3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

6. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

7. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

LANDSCAPE REQUIREMENTS:

8. Prior to approval of 100% completion of construction documents, the Permittee Department shall ensure said documents to be in accordance with the Land Development Code – Landscape Regulations and Standards to include the revegetation and hydroseeding of all disturbed land within the limits-of-work. Construction documents shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A', on file in the Office of the Development Services Department.

9. The Permittee Department shall be responsible for the 25 month establishment and maintenance of all landscape improvements shown on the approved Final Revegetation Plan, consistent with success criteria established on Exhibit 'A', Conceptual Revegetation Plan.

PLANNING REQUIREMENTS:

10. A State Coastal Development Permit or Exemption will be required from the California Coastal Commission prior to commencement of any work.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 18, 2013 and Resolution No. XXXX.

Site Development Permit No.: 919772
Date of Approval: December 18, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Angela Nazareno
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, Engineering and Capital Projects Department
Owner/Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 260641 PROJECT TITLE: AVOCADO BROW DITCH REPAIR

PROJECT LOCATION-SPECIFIC: The project is situated east of Avocado Place and west of Caminito Cantaras in Section 1 of Township 14 South, Range 4 West on the U.S. Geological Survey Del Mar quadrangle map. It is located within the Via de la Valle community planning area. (Council District 1).

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project involves the replacement of approximately 180 feet of concrete brow ditch that has partially collapsed, the repair of erosion on the slope underneath the brow ditch, and the improvement of connections between existing storm water drains and the repaired brow ditch. The concrete brow ditch running down the steep slope east of Avocado Place would be replaced by a corrugated high density polyethylene (HDP pipe; severe erosion of the slope under the collapsed portion of the brow ditch will be repaired with compacted fill; the existing riprap structure at the top of the slope will be replaced with a concrete brow ditch connecting the existing 24-inch storm drain under Avocado Place to the HDPE pipe. At the bottom of the slope, the HDPE pipe will be connected to the existing concrete brow ditch. Access to the site will be directly from East Avocado Place at the top of the slope and from Caminito Cantaras at the bottom of the slope via a cleared access road. Staging areas will occur on both roads; no staging will occur on the slope. The project would implement a re-vegetation plan to stabilize areas of disturbed vegetation to prevent soil erosion.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego, Public Works Contact: William Meredith 600 B Street, Suite 900 (MS 908A) San Diego, CA 92101 (619) 533-5418

EXEMPT STATUS: (CHECK ONE)

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

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines, Section 15302(c) [Replacement or Reconstruction], which allows for the replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced including replacement of existing utility systems and/or facilities involving negligible or no expansion of capacity; and where the exceptions listed in Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski TELEPHONE: (619) 446-5324

IF FILED BY APPLICANT:

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

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

Jeffrey E. Symanski / SENIOR PLANNER — February 4, 2013
SIGNATURE/TITLE DATE

CHECK ONE:

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

CARMEL VALLEY COMMUNITY PLANNING BOARD
Attn: Allen Kashani, CVCPB Secretary
6025 Edgewood Bend Court
San Diego, CA 92130
858-794-2571 / Fax: 858-794-2599

June 4, 2012

Will Meredith, Project Engineer
City of San Diego
1222 First Avenue
San Diego, CA 92101

Re: Avocado Brow Ditch

Dear Will:

The Carmel Valley Community Planning Board considered the above project on May 24, 2012. The board considered the replacement of approximately 178 LF of concrete brow ditch with 24 inch HDPE storm drain within an existing 15 ft. easement located on a Homeowner's Association lot in the Via De La Valle Community between Avocado Place and Caminito Cantaras. The CVCPB voted 14-0-1 (Chris Moore recused) to approve the project.

Sincerely,
Carmel Valley Community Planning Board

Frisco White, AIA, Chair

ATTACHMENT 7

AVOCADO PLACE BROW DITCH REPAIR

CONTRACTOR'S NOTES AND RESPONSIBILITIES

1. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENFORCE SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR SHALL DESIGN CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

2. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL DETAILS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE CITY RESIDENT ENGINEER.

4. CONTRACTOR WILL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.

5. LOCATION AND EXCAVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

6. BEFORE EXCAVATING FOR THIS CONTRACT, VERIFY LOCATIONS OF UNDERGROUND UTILITIES. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.

7. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, SUCH MONUMENTS SHALL BE REPLACED WITH APPROPRIATE MONUMENTS BY A LAND SURVEYOR. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILLED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR'S ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.

9. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF IMPLEMENTING ANY CONSTRUCTION DETOUR.

10. IF CONSTRUCTION IS TO BE PERFORMED IN STAGES, ALL WORK SHALL BE COMPLETED IN EACH STAGE PRIOR TO BEGINNING WORK ON THE NEXT STAGE.

11. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULTS FROM HIS OPERATIONS BY APPROPRIATE MEANS (GRAVEL BAG, DIKES, ETC) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETE AND ACCEPTED FOR MAINTENANCE BY CITY.

12. THE CONTRACTOR TO PROVIDE STOCK PILE PROTECTION, STREET SWEEPING, STORAGE/STAGING AREA PROTECTION, POLLUTION CONTROL MEASURES FOR EQUIPMENT MAINTENANCE, FUELING, CLEANING AND STORAGE AND TEMPORARY CONCRETE WASH OUT AREA.

13. PURSUANT TO SECTION 4216 OF GOVERNMENT CODE, AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA) AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER.

14. THE CONTRACTOR SHALL NOTIFY SDG&E AT LEAST 10 WORKING DAYS PRIOR TO EXCAVATING WITHIN 10' OF SDG&E UNDERGROUND HIGH VOLTAGE TRANSMISSION POWER LINES (I.E., 69KV & HIGHER).

15. ACCESS TO THE PROJECT CONSTRUCTION AREA WILL BE FROM AVOCADO PLACE ONLY.

STORMWATER PROTECTION

THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. R9-2007-001 AND WPCP.

ABBREVIATIONS

AC	ASPHALT CONCRETE	RCP	REINFORCED CONCRETE PIPE
CI	CAST IRON PIPE	PVC	POLYVINYL CHLORIDE
L	CENTER LINE	PROP	PROPOSED
CO	CLEANOUT	SDRSD	CITY OF SAN DIEGO REGIONAL STANDARD DRAWINGS
CONTR	CONTRACTOR		
EL, ELEV	ELEVATION		
EX, EXIST	EXISTING	℄	SURVEY LINE
HDPE	HIGH-DENSITY POLYETHYLENE	SWR	SEWER
HGL	HYDRAULIC GRADE LINE	UNK	UNKNOWN
IE	INVERT ELEVATION	WTR	WATER

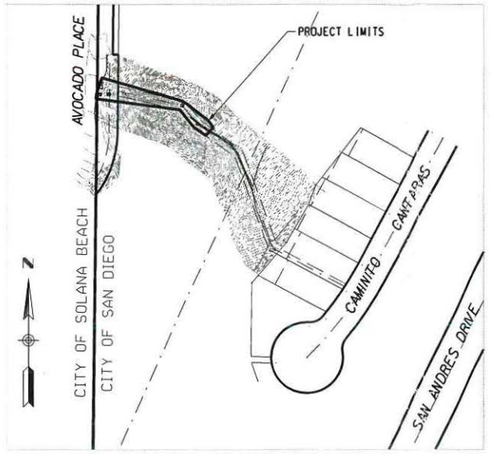
GRADING NOTES

1. 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.

2. 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.

3. 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, GROUND COVER, OR EQUIVALENT MATERIAL. SEE LANDSCAPE PLANS FOR MIX AND SPECIFICATIONS.

4. 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.



LOCATION MAP
1"=240'

SHEET INDEX

SHEET NO.	DISCIPLINE CODE	TITLE
1	G-1	COVER SHEET AND GENERAL NOTES
2	C-1	GRADING/SITE PLAN
3	C-2	PROFILE
4	C-3	DETAILS
5	EC-1	WATER POLLUTION CONTROL SITE PLANS

GRADING QUANTITIES

GRADED AREA	0.14 [ACRES]
CUT QUANTITIES	52 [CYD]
FILL QUANTITIES	58 [CYD]
IMPORT	6 [CYD]

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION	DRAWING NUMBER
AVOCADO PLACE IMP PLANS	22039-D, 22638-D
EASEMENT DRAWING	13216-S

DECLARATION OF RESPONSIBLE CHARGE

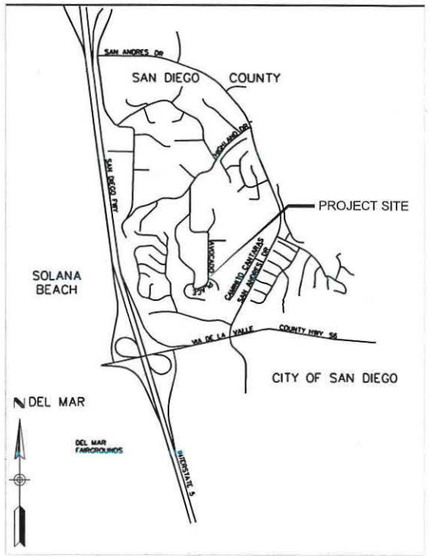
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

MATT MOORE, P.E. DATE

WORK TO BE DONE

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

1. REPLACE FAILED BROW DITCH WITH A 24-INCH DIAMETER CORRUGATED HDPE PIPE IN THE PORTION OF THE SLOPE GREATER THAN 2:1 (H:V).
2. REPLACE EXISTING AC SPILLWAY ALONG AVOCADO PLACE WITH CURB INLET.
3. CONNECT PROPOSED HDPE PIPE TO EXISTING BROW DITCH WITH ASSOCIATED HEADWALL INLET AND OUTLET TRANSITION STRUCTURES.



VICINITY MAP
NOT TO SCALE

TRAFFIC CONTROL NOTES

THE CONTRACTOR SHALL PER SECTION 7-10.2.2.4 OF THE CONTRACT SPECIAL PROVISIONS, PREPARE TRAFFIC CONTROL WORKING DRAWINGS AND SUBMIT THEM TO THE RESIDENT ENGINEER. THE WORKING DRAWINGS WILL BE SENT TO THE ENGINEERING TRAFFIC CONTROL SECTION FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL ALLOW A MINIMUM OF TWENTY (20) WORKING DAYS FOR REVIEW OF THE WORKING DRAWINGS UPON APPROVAL OF THE TRAFFIC CONTROL PLAN, THE ENGINEERING TRAFFIC CONTROL SECTION WILL ISSUE A TRAFFIC CONTROL PLAN (TCP) PERMIT. WORK SHALL NOT BEGIN IN THE PUBLIC RIGHT OF WAY WITHOUT THE TCP PERMIT.

WATER POLLUTION CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS NOTED IN THE 2012 GREENBOOK AND 2012 CITY SUPPLEMENT, SEC 701 - WATER POLLUTION CONTROL.
2. PRIOR TO 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 APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
3. PRIOR TO THE 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.

LEGEND

IMPROVEMENTS	STANDARD DRAWINGS	SYMBOL
DAYLIGHT LINE		
SAWCUT LINE		
PROPOSED 24" STORM DRAIN	SDD-110	
EXISTING 24" STORM DRAIN		
EXISTING BROW DITCH		
PROPOSED GRADING CONTOURS		150
PROPOSED 'TYPE A' CLEANOUT	SDD-114, D-9	
PROPOSED 'TYPE B-1' INLET STRUCTURE	SDD-102, SDD-114, SDD-116	
SURFACE FLOW TO STORM DRAIN ARROWS		
STORM DRAINS AFFECTED BY CONSTRUCTION		
TEMP SILT FENCE		
TEMP FIBER ROLL		
GUARDRAIL - EXIST.		
GUARDRAIL - PROP.	SDM-130	
6" TYPE 'G' CURB AND GUTTER	SDG-151	
HEADWALL	D-34	

DETAIL NO.
DETAIL REFERENCE | DETAIL LOCATION

FIELD DATA

BENCHMARK: EPB (TOP INLET) SAN DIEGUITO & CAMINO PACIFICA ELEV 23.864 MSL AS SHOWN IN CITY OF SAN DIEGO BENCH BOOK (NGVD 29 FEET)
FIELD NOTES: BASIS OF BEARING DERIVED FROM STATIC GPS SURVEY USING GPS 281 AND GPS 197 AS SHOWN ON R.O.S. 14492 I.E. N25°32'20"W NAD 83 FEET

TOTAL DISTURBED AREA

TOTAL SITE DISTURBED AREA = 0.11 ACRE

G-1

PLANS FOR THE CONSTRUCTION OF
AVOCADO PLACE BROW DITCH REPAIR
COVER AND GENERAL NOTES

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 1 OF 5 SHEETS

WBS B-10067

SURVEYED BY: JAMAL BATTA
PROJECT MANAGER: WILLIAM MEREDITH
PROJECT ENGINEER:
CC527 COORDINATE: 1939182-6255179
CC583 COORDINATE: 36545-01-D

APPROVED: FOR CITY ENGINEER ____ DATE ____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	URS			

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

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

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH __ MEDIUM __ LOW X

SPEC. NO. 5685

URS
4225 EXECUTIVE SQUARE, SUITE 1600
LA JOLLA, CA 92037
TELEPHONE: (858)-812-9292

REGISTERED PROFESSIONAL ENGINEER — MATTHEW C. MOORE — No. 56780 EXP. 06-30-13 — CIVIL — STATE OF CALIFORNIA

AVOCADO PLACE BROW DITCH REPAIR (WBS NO. B-10067)

$1234567890123456789012345678901234567890123456789012345678901234567890$

$plot$date$time$$ $user$

FINAL

STA 2+63.28 - GUARDRAIL END ANCHOR ASSEMBLY
N: 1939245.99
E: 6255176.52

TYP (9)

TYP (10)

SAWCUT LINE 3' FROM AC BERM FOR AC PAVEMENT REMOVAL

REMOVE 22' A.C. BERM AND SPILLWAY REPLACE W/ 6" TYPE 'G' CURB AND GUTTER PER SDRSD SDG-151

STA 2+07.04 - LONG SPAN NESTED GUARDRAIL ONE POST OMITTED (SPLICE IN CENTER) OVER STORM DRAIN INLET

EXIST 24" RCP PER DWG. 22039-D

TYP (9)

STA 1+59.41 - BEGIN REMOVE EX GUARDRAIL

STA 1+33.37 - END GUARDRAIL ALIGNMENT PER TRANSITION TO STANDARD DIKE POSITIONING. (4) 02|04

TYP (10)

STA 1+00 - BEGIN GUARDRAIL IN-LINE TERMINAL SYSTEM END TREATMENT SEE (4) 02|04
N: 1939086.56
E: 6255160.10

AVOCADO PLACE

CITY OF SOLANA BEACH

CITY OF SAN DIEGO

PORTION OF AVOCADO PLACE DEDICATED AS SHOWN ON MAP 12178.

(1) STA 10+17.88 LINE "B"
RIM 223.28
IE 217.90

(6)

(3) STA. 11+74.21 ℄ LINE "A" = STA. 10+00.00 ℄ LINE "B"
RIM 217.35
IE 212.87 (IN NW)
IE 212.87 (IN W)
IE 212.54 (OUT)

15' DRAINAGE EASEMENT GRANTED PER MAP 13216

(4) TYP

(11) TYP

(7) TYP

(11) TYP

(5) STA. 10+50.70 ℄ CLEANOUT
RIM 151.68
IE 146.16 (IN)
IE 145.83 (OUT)

(2) (5) STA. 11+88.31 LINE "A"
RIM 223.24
IE 219.66 (IN)
IE 219.33 (OUT)
N: 1939182.59
E: 6255165.50

REMOVE EXIST BROW DITCH (TYP)

DAYLIGHT/LIMIT OF WORK

(5) STA. 10+12.00 ℄ CLEANOUT
RIM 137.84
IE 132.53 (IN)
IE 132.20 (OUT)

(6) STA. 10+00.00 LINE "A"
IE (132.00)

(8)

(1)

TYP (11)

CENTERLINE DRAINAGE EASEMENT GRANTED PER MAP 13216.

REFERENCE LINE OF EXISTING SDG&E EASEMENT AS SHOWN ON MAP 13216.

APPROX. LOCATION OF ABANDONED 24" WATER LINE

CONSTRUCTION NOTES:

1. CONSTRUCT 12' TYPE B-1 INLET PER SDRSD STD. SDD-116 SEE CURB INLET DEPRESSION DETAIL (1) 02|04
2. REMOVE EXIST HEADWALL
3. CONSTRUCT TYPE 'A-5' CLEANOUT PER SDRSD STD. D-9
4. CONSTRUCT CUTOFF WALL AT 30' INTERVAL PER SDRSD SDS-115
5. CONSTRUCT TYPE 'A-4' CLEANOUT PER SDRSD STD. D-9
6. CONSTRUCT 24" PIPE HEADWALL STRUCTURE WITH U WINGWALLS PER SDRSD STD. D-34
7. IN THE AREA OF THE BROW DITCH FAILURE, REPAIR SLOPE PER GEOTECHNICAL DETAIL (2) 02|04
8. CONNECT HEADWALL STRUCTURE TO EXISTING BROW DITCH PER DETAIL (3) 02|04
9. REMOVE APPROXIMATELY 100' OF EXISTING GUARDRAIL
10. INSTALL GUARDRAIL PER CALTRANS STD. DRAWING A77
11. SLOPE VARIES FROM 1.4:1 TO 2.5:1

PROPOSED PIPE DATA TABLE

NO.	△/BEARING	RADIUS	LENGTH (FT)	REMARKS
(1)	N 59°53'18" W	-----	10.00	24" HDPE (TYPE S)*
(2)	N 36°42'33" W	-----	34.70	24" HDPE (TYPE S)*
(3)	N 77°51'03" W	-----	51.73	24" HDPE (TYPE S)*
(4)	12°50'56"	300	67.28	24" HDPE (TYPE S)*
(5)	N 90°00'00" W	-----	9.60	24" RCP (1600-D)*
(6)	N 50°53'52" W	-----	13.88	24" HDPE (TYPE S)*

*WATER TIGHT JOINTS

N W E S

0 20 40 300
SCALE 1"=20'

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

URS
4225 EXECUTIVE SQUARE. SUITE 1600
LA JOLLA, CALIFORNIA 92037
PHONE: (858) 812-9292

APPROVED: _____
DATE: _____

REGISTERED PROFESSIONAL ENGINEER MATTHEW C. MOORE No. 56780 EXP. 06-30-13 CIVIL STATE OF CALIFORNIA

C-1

PLANS FOR THE CONSTRUCTION OF
AVOCADO PLACE BROW DITCH REPAIR
GRADING/SITE PLAN

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 2 OF 5 SHEETS

WBS B-10067

APPROVED: _____ FOR CITY ENGINEER _____ DATE

SUBMITTED BY: JAMAL BATTA PROJECT MANAGER

WILLIAM MEREDITH PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	URS			

CCS27 COORDINATE

1939182-6255179 CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

36545-02-D

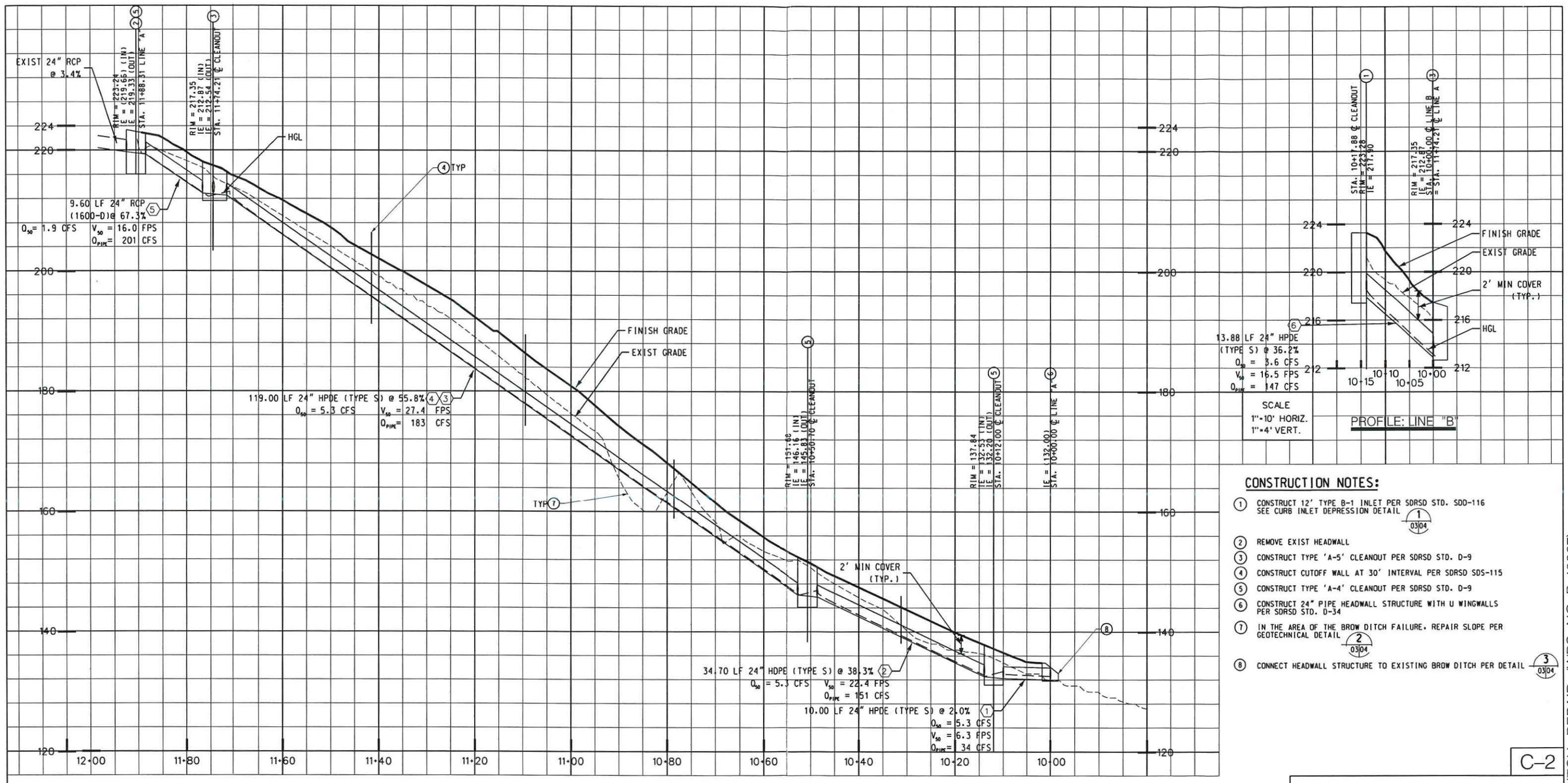
AVOCADO PLACE BROW DITCH REPAIR (WBS NO. B-10067)

$1234567890123456789012345678901234567890123456789012345678901234567890$

$plot$date$time$$ $user$

FINAL

ATTACHMENT 7



PROFILE: LINE "A"

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

PROFILE: LINE "B"

SCALE
1"=10' HORIZ.
1"=4' VERT.

CONSTRUCTION NOTES:

1. CONSTRUCT 12' TYPE B-1 INLET PER SDRSD STD. SDD-116 SEE CURB INLET DEPRESSION DETAIL 1/03|04
2. REMOVE EXIST HEADWALL
3. CONSTRUCT TYPE 'A-5' CLEANOUT PER SDRSD STD. D-9
4. CONSTRUCT CUTOFF WALL AT 30' INTERVAL PER SDRSD SDS-115
5. CONSTRUCT TYPE 'A-4' CLEANOUT PER SDRSD STD. D-9
6. CONSTRUCT 24" PIPE HEADWALL STRUCTURE WITH U WINGWALLS PER SDRSD STD. D-34
7. IN THE AREA OF THE BROW DITCH FAILURE, REPAIR SLOPE PER GEOTECHNICAL DETAIL 2/03|04
8. CONNECT HEADWALL STRUCTURE TO EXISTING BROW DITCH PER DETAIL 3/03|04

C-2

PLANS FOR THE CONSTRUCTION OF
AVOCADO PLACE BROW DITCH REPAIR
PROFILE

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 3 OF 5 SHEETS

WBS B-10067

APPROVED: _____ FOR CITY ENGINEER _____ DATE

SUBMITTED BY: JAMAL BATTA PROJECT MANAGER

CHECKED BY: WILLIAM MEREDITH PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	URS			

CCS27 COORDINATE
1939182-6255179
CCS83 COORDINATE

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

36545-03-D

AVOCADO PLACE BROW DITCH REPAIR (WBS NO. B-10067)

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

URS
4225 EXECUTIVE SQUARE, SUITE 1600
LA JOLLA, CALIFORNIA 92037
PHONE: (858) 812-9292

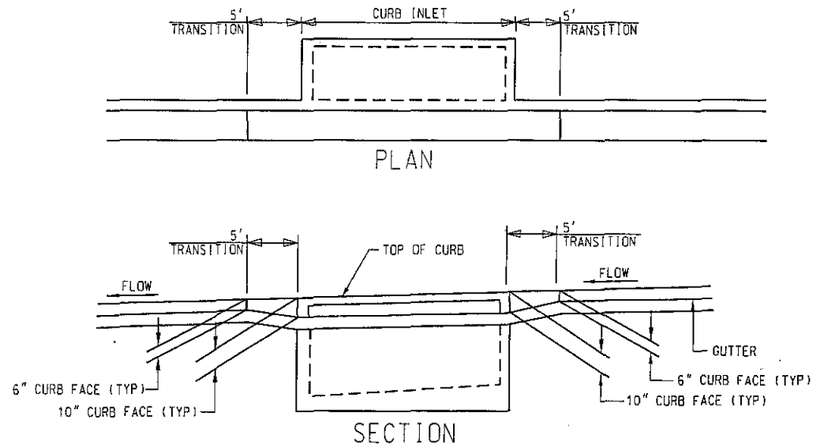
APPROVED: _____
DATE: _____

REGISTERED PROFESSIONAL ENGINEER
MATTHEW C MOORE
No. 56780
EXP. 06-30-13
CIVIL
STATE OF CALIFORNIA

$1234567890123456789012345678901234567890123456789012345678901234567890$

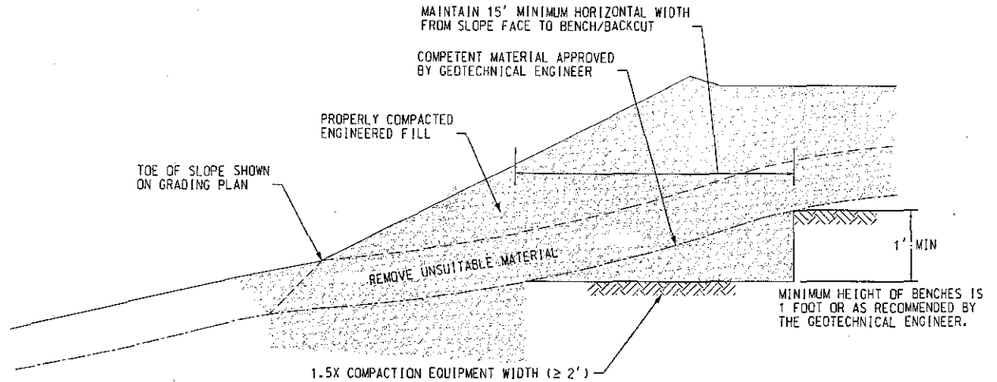
$plot$date$time$$ $user$

FINAL



CONTINUOUS GRADE
NTS

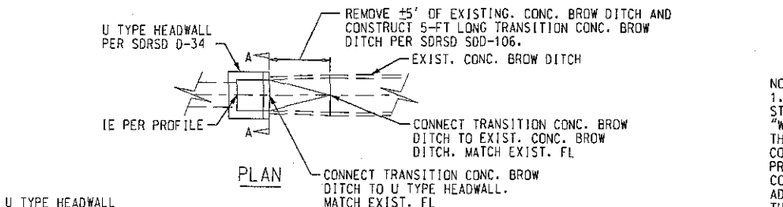
1 02.03.04 CURB INLET LOCAL DEPRESSION DETAIL



NOTES:
1. BENCHING SHALL BE REQUIRED WHEN NATURAL SLOPES ARE EQUAL TO OR STEEPER THAN 5:1 OR WHEN RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

2. WHERE THE NATURAL SLOPE APPROACHES OR EXCEEDS THE DESIGN SLOPE RATIO, SPECIAL RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.

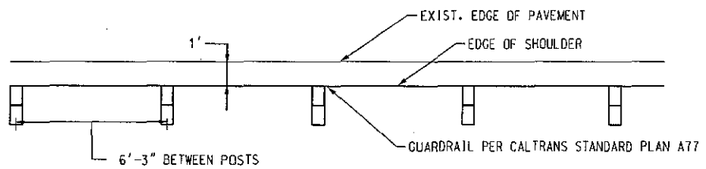
2 02.03.04 BENCHING DETAIL



NOTES:
1. ADD A PIECE OF 1.5" X 1.5" 17GAGE STUCCO NETTING, THE SAME WIDTH AS "W", EXTENDING 1' ON EACH SIDE OF THE JOINT BETWEEN THE TRANSITION CONCRETE AND U TYPE HEADWALL FLOOR, PRIOR TO CASTING BOTH SIDES FOR CONTINUOUS CONNECTION. THE ADDITIONAL NETTING SHOULD OVERLAP THE TRANSITION BROW DITCH NETTING.

2. REMOVE THE CONCRETE TO TOP OF THE EXISTING STUCCO NETTING ONE AND A HALF FEET BEYOND THE JOINT FOR THE WIDTH OF THE EXISTING BROW DITCH, AND ADD A PIECE OF 1.5" X 1.5" 17GAGE STUCCO NETTING, THE SAME WIDTH, EXTENDING 1' ON EACH SIDE OF THE JOINT BETWEEN THE TRANSITION CONCRETE BROW DITCH AND THE EXISTING CONCRETE BROW DITCH PRIOR TO CASTING THE TRANSITION SECTION FOR CONTINUOUS CONNECTION. THE ADDITIONAL NETTING SHOULD OVERLAP THE TRANSITION BROW DITCH NETTING.

3 02.03.04 HEADWALL CONNECTION DETAIL



4 02.03.04 GUARDRAIL DETAIL

C-3

PLANS FOR THE CONSTRUCTION OF
AVOCADO PLACE BROW DITCH REPAIR
DETAILS

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 4 OF 5 SHEETS

WBS B-10067

APPROVED: FOR CITY ENGINEER _____ DATE _____

SUBMITTED BY: JAMAL BATTA, PROJECT MANAGER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	URS			

WILLIAM MEREDITH, PROJECT ENGINEER

CCS27 COORDINATE

1939182-6255179
CCS83 COORDINATE

36545-04-D

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

URS
4225 EXECUTIVE SQUARE, SUITE 1600
LA JOLLA, CALIFORNIA 92037
PHONE: (858) 812-9292

APPROVED: _____
DATE: _____

REGISTERED PROFESSIONAL ENGINEER — MATTHEW C. MOORE — No. 56780 EXP. 06-30-13 — CIVIL — STATE OF CALIFORNIA

AVOCADO PLACE BROW DITCH REPAIR (WBS NO. B-10067)

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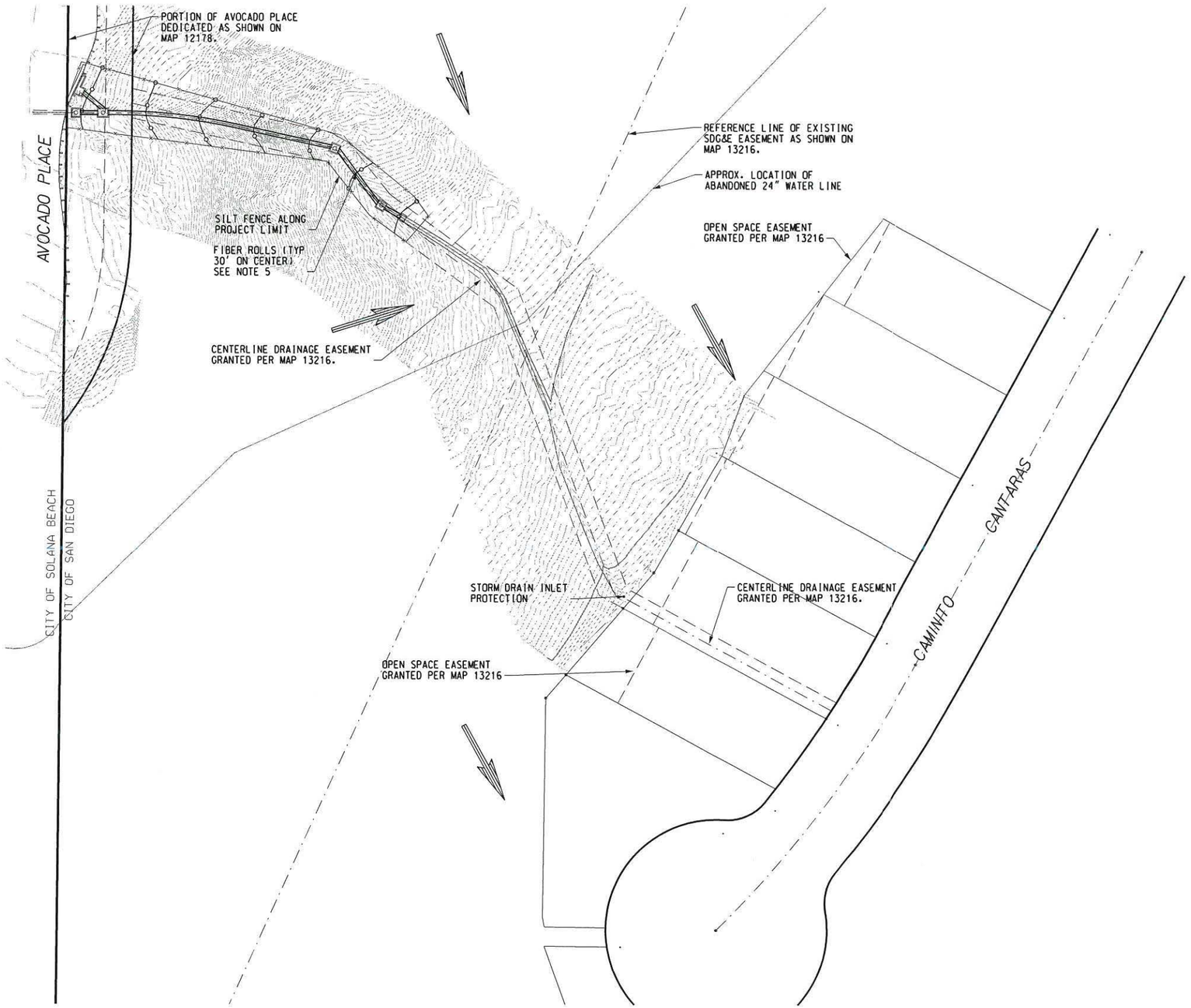
Final



CONSTRUCTION NOTES:

1. THE INFORMATION ON THIS SITE PLAN IS INTENDED TO BE USED AS A GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTOR TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE PROJECT SITE. THIS SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE NARRATIVE SECTION OF THE WATER POLLUTION CONTROL PLAN (WPCP) AND WATER POLLUTION CONTROL SPECIFICATIONS.
2. INLET PROTECTION REQUIRED AT ALL STORM DRAINS RECEIVING RUNOFF FROM DISTURBED SOIL AREAS.
3. CONTRACTOR TO UPDATE / REVISE SHEET AS NECESSARY.
4. THE INFORMATION ON THE SITE PLAN IS ACCURATE FOR WATER POLLUTION CONTROL PURPOSES ONLY.
5. FIBER ROLLS SHALL BE INSTALLED ON NEWLY GRADED SLOPES AFTER INSTALLATION OF 24" DIA PIPE.

N
W E
S

0 60 120 180
SCALE 1"=60'

EC-1

PLANS FOR THE CONSTRUCTION OF
AVOCADO PLACE BROW DITCH REPAIR
WATER POLLUTION CONTROL

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT
SHEET 5 OF 5 SHEETS

WBS B-10067

APPROVED: _____ FOR CITY ENGINEER _____ DATE

SUBMITTED BY: JAMAL BATTA, PROJECT MANAGER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	URS			

WILLIAM MEREDITH, PROJECT ENGINEER

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

CCS27 COORDINATE
1939182-6255179
CCS83 COORDINATE
36545-05-D

WARNING
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CITY OF SAN DIEGO
PUBLIC WORKS PROJECT

URS
4225 EXECUTIVE SQUARE. SUITE 1600
LA JOLLA, CALIFORNIA 92037
PHONE: (858) 812-9292

APPROVED: _____
DATE: _____

REGISTERED PROFESSIONAL ENGINEER
MATTHEW C MOORE
No. 56780
EXP. 06-30-13
CIVIL
STATE OF CALIFORNIA

AVOCADO PLACE BROW DITCH REPAIR (WBS NO. B-10067)

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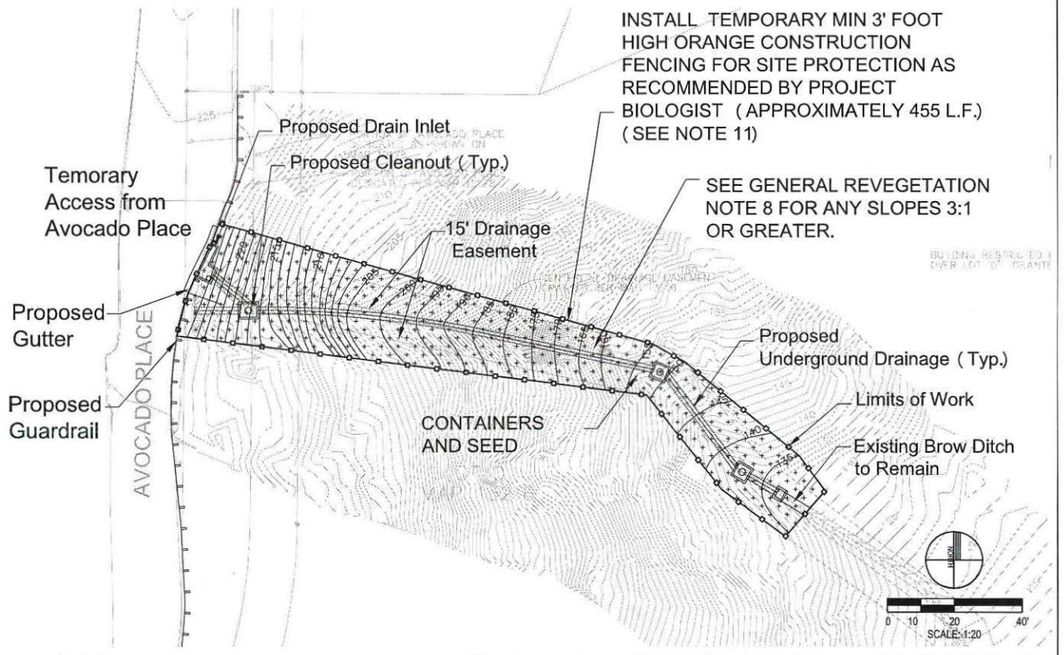
Final

ATTACHMENT 7

REVEGETATION PLAN



LEGEND

REVEGETATION AREA:
DIEGAN COASTAL SAGE SCRUB
- CONTAINERS AND SEED MIX (0.12 ACRE)

MIN. 3' HIGH ORANGE FENCE
(SEE GENERAL REVEGETATION NOTE 11)

NOTES COMMON TO SEEDED AND PLANTED AREAS:

- CONTAINER PLANT TAGS SHALL BE SUBMITTED TO THE RE AND PROJECT BIOLOGIST PRIOR TO INSTALLATION OF CONTAINER STOCK.
- CONTAINER PLANTS SHALL BE PLACED WITHIN REVEGETATION CORRIDOR AT THE LOCATIONS RECOMMENDED AND UNDER THE DIRECTION OF THE PROJECT BIOLOGIST.
- ** SEED TAGS SHALL BE SUBMITTED TO THE RE AND PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- ** THE SEED MIX IS COMPRISED OF NATIVE SPECIES. ANY POTENTIAL SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- ** SOIL SHALL BE PRESOAKED WITHIN 3 DAYS OF SEEDING TO A DEPTH OF 6 INCHES, OR AS RECOMMENDED BY THE PROJECT BIOLOGIST.
- *** POUNDS OF PURE LIVE SEED PER ACRE (Lbs. PLS/Acre) IS DEFINED AS THE MINIMUM PERCENT PURE LIVE SEED (% PLS) MULTIPLIED BY THE RECOMMENDED POUNDS PER ACRE (Lbs./Acre).
- *** % PLS IS THE MINIMUM PERCENT PURE LIVE SEED PER POUND OF SEED. THE PERCENTAGE IS CALCULATED BY MULTIPLYING THE PERCENT SEED PURITY BY PERCENT SEED GERMINATION, WHICH SHALL BE THE METHOD USED BY THE PROJECT BIOLOGIST TO DETERMINE SEED QUALITY, UNLESS THE BIOLOGIST SPECIFICALLY REQUEST THE %PLS METHOD TO BE USED.

CONTAINER PLANT LIST FOR DIEGAN COASTAL SAGE SCRUB (0.12 TOTAL ACRE)*

Scientific Name	Common Name	Container Size	Plants Per Acre	Quantity	Spacing
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GALLON	250	30	5' OC
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	1 GALLON	150	18	5' OC
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON	250	30	5' OC
LEYMUS CONDENSATUS	GIANT WILD RYE	1 GALLON	40	5	15' OC
MALOSMA LAURINA	LAUREL SUMAC	1 GALLON	50	6	15' OC
RHUS INTEGRIFOLIA	LEMONADEBERRY	1 GALLON	50	6	15' OC
SALVIA MELLIFERA	BLACK SAGE	1 GALLON	250	30	5' OC
SAMBUCUS MEXICANA	BLUE ELDERBERRY	1 GALLON	30	4	30' OC
YUCCA SCHIDIGERA	MOJAVE YUCCA	1 GALLON	40	5	5' OC
		TOTAL PLANTS	1,110	134	

SEED MIX FOR DIEGAN COASTAL SAGE SCRUB (0.12 TOTAL ACRE)**

Scientific Name	Common Name	Lbs. PLS/Acre***	Lbs./Acre	Total Lbs. PLS***
ACMISPON GLABER	DEERWEED	0.43	0.5	0.05
(LOTUS SCOPARIUS)				
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	0.30	3.0	0.04
DIENANDRA FASCICULATA	FASCICLED TARWEED	0.60	3.0	0.07
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	0.50	2.0	0.06
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	0.50	5.0	0.06
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	0.50	2.0	0.06
LUPINUS SUCCULENTUS	ARROYO LUPINE	1.80	2.0	0.22
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	3.00	4.0	0.36
SALVIA MELLIFERA	BLACK SAGE	1.20	3.0	0.14
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1.60	2.0	0.19
		TOTAL POUNDS	26.5	1.25

GENERAL REVEGETATION NOTES:

1. REVEGETATION OF THE PROJECT AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AND CITY SPECIFICATIONS UNDER THE DIRECTION OF THE RESIDENT ENGINEER (RE) AND PROJECT BIOLOGIST.
2. THE UPPER EIGHT-INCHES OF TOPSOIL FROM THE SITE SHALL BE SALVAGED. IF SOIL IS REMOVED, AND/OR AS DIRECTED BY THE RE AND PROJECT BIOLOGIST. PROJECT BIOLOGIST SHALL ENSURE THAT SOIL WILL BE STOCKPILED WITHIN THE LIMITS OF THE PROJECT, NO MORE THAN THREE FEET HIGH WHEN POSSIBLE. BMPS, SILT FENCING, AND/OR COVER SHALL BE INSTALLED AROUND THE STOCKPILE TO PREVENT EROSION AND AS A BARRIER TO PRECLUDE ANY UNAUTHORIZED ACCESS, OR AS RECOMMENDED BY THE PROJECT BIOLOGIST.
3. PRIOR TO REVEGETATION AND/OR PLANT INSTALLATION, THE PROJECT BIOLOGIST SHALL PROVIDE WRITTEN RECOMMENDATIONS TO THE RE AS TO THE SALVAGED SOIL RELOCATION, RE-COMPACTION (EG. MAX 75 PERCENT WITHIN TOP 8 INCHES), AND/OR PREPARATION FOR REVEGETATION PURPOSES TO BE DONE BY THE CONTRACTOR, IF TOPSOIL CANNOT BE SALVAGED, CLEAN AND WEEDFREE CLASS" A" TOPSOIL WILL BE PROVIDED AND INSTALLED BY CONTRACTOR.
4. SEED MIX AND/OR CONTAINER STOCK USED FOR EROSION CONTROL AND ON SLOPES SHALL ACHIEVE 100 PERCENT (OR AS APPROVED BY THE PROJECT BIOLOGIST AND CITY REPRESENTATIVE BASED ON SITE CONDITIONS IF LESSER % COVERAGE) SOIL COVERAGE WITHIN 25 MONTHS OF BEING INSTALLED AFTER THE 120 DAY PLANT ESTABLISHMENT PERIOD (PEP). AT THE END OF YEAR 1, PLANT COVERAGE SHALL MEET 50 PERCENT COVERAGE, AS VERIFIED BY THE PROJECT BIOLOGIST (TABLE 1).
5. REVEGETATION OF MANUFACTURED SLOPES AND OTHER DISTURBED AREAS ADJACENT TO AREAS OF NATIVE VEGETATION SHALL BE ACCOMPLISHED IN A MANNER SO AS TO PROVIDE VISUAL AND HORTICULTURAL COMPATIBILITY WITH THE INDIGENOUS NATIVE PLANT MATERIALS.
6. INVASIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO THOSE LISTED IN THE CITY'S LANDSCAPE STANDARDS ARE PROHIBITED AND SHALL BE ERADICATED AND REMOVED BY CONTRACTOR AND NATIVE PLANT SPECIES SHALL BE USED IN NATURALIZED AREAS.
7. REVEGETATION AND EROSION CONTROL TIMING - ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE IN ORDER TO START THE 120 DAY PEP, OR AS RECOMMENDED BY THE RE AND THE PROJECT BIOLOGIST.
8. ALL SLOPES 3:1 OR GREATER SHALL REQUIRE BIODEGRADABLE EROSION CONTROL BLANKET OR OTHER SLOPE PROTECTION METHODS PROVIDED BY CONTRACTOR AS RECOMMENDED BY THE PROJECT BIOLOGIST PRIOR TO THE INSTALLATION OF THE REVEGETATION, OR IN THE EVENT OF SLOPE OR RESTORATION FAILURE. ALL MULCH GROUNDCOVER USED SHALL BE CREATED FROM ONSITE VEGETATION, IF FEASIBLE AND SHALL BE CLEAN, FREE FROM WEEDS, SEEDS, AND DEBRIS AS CERTIFIED BY THE SUPPLER, AS APPLICABLE.
9. CONTRACTOR SHALL CORRECT ALL SOIL EROSION, AND SHALL REPAIR AND/OR REPLACE ALL ABOVE GROUND EROSION CONTROL BMPS DAMAGED DURING THE 120 DAY PEP AND THROUGHOUT THE 25 MONTH MAINTENANCE AND MONITORING PERIOD. ANY ABOVE GRADE EROSION CONTROL MEASURES SUCH AS BUT NOT LIMITED TO SILT FENCING, GRAVEL BAGS, FIBER ROLLS AND/OR HAY BALES SHALL BE REMOVED BY THE CONTRACTOR FOLLOWING ACCEPTANCE OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD BY RE AND PROJECT BIOLOGIST. ALL HAY/STRAW PRODUCTS SHALL BE UN-DECAYING, CLEAN AND FREE OF WEED SEEDS AND DEBRIS.
10. 1:1 REPLACEMENT OF ORNAMENTALS (IN KIND) SHALL BE MONITORED AND MAINTAINED FOR A PERIOD OF NO LESS THAN 90 DAYS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTINGS PER CONTRACT SPECIFICATIONS.
11. ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AND MAINTAINED BY CONTRACTOR AT THE INSTALLATION OF ALL REVEGETATION PLANT MATERIALS THROUGH THE 120 DAY PEP, AND UNTIL THE END OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD. FOLLOWING ACCEPTANCE OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD BY THE CITY REPRESENTATIVE AND PROJECT BIOLOGIST THE CONTRACTOR SHALL REMOVE ALL ORANGE FENCING.
12. CONTRACTOR SHALL REMOVE ALL TRASH AND/OR DEBRIS FROM THE REVEGETATION SITE PRIOR TO AND FOLLOWING THE REVEGETATION INSTALLATION, AND UNTIL THE END OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD. CONTRACTOR SHALL REMOVE ALL TEMPORARY IRRIGATION LINES AND APPURTENANCES FOLLOWING ACCEPTANCE OF REVEGETATION BY THE RE AND CITY REPRESENTATIVE.

TEMPORARY IRRIGATION:

1. UNDER THE DIRECTION OF THE RE AND PROJECT BIOLOGIST, TEMPORARY IRRIGATION WILL BE APPLIED AS FOLLOWS:
2. HYDROSEED AND/OR CONTAINER PLANTS SHALL BE PLANTED BETWEEN OCTOBER 1 AND FEBRUARY 15 DURING RAINY SEASON. PROJECT BIOLOGIST SHALL RECOMMEND TEMPORARY IRRIGATION MEASURES AS NEEDED. CONTRACTOR SHALL PROPOSE METHODS OF IRRIGATION AND SHALL PROVIDE IRRIGATION LINES AND APPURTENANCES TO FUNCTION AUTOMATICALLY.
3. HYDROSEED AND/OR CONTAINER PLANTS PLANTED FEBRUARY 15 - OCTOBER 1 SHALL REQUIRE A COMPREHENSIVE IRRIGATION PLAN AND APPROVAL BY CITY REPRESENTATIVE AND PROJECT BIOLOGIST. CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN TO THE RE FOR APPROVAL. CONTRACTOR SHALL PROVIDE ALL IRRIGATION LINES AND APPURTENANCE TO FUNCTION AUTOMATICALLY AND IN ACCORDANCE WITH THE PLAN AND MAKE ANY ADJUSTMENTS NECESSARY TO MEET THE SUCCESS CRITERIA PER PROJECT BIOLOGIST RECOMMENDATIONS.
4. TEMPORARY IRRIGATION VIA IRRIGATION LINES AND APPURTENANCES (OR ALTERNATE METHOD APPROVED BY RE AND PROJECT BIOLOGIST) SHALL BE PROVIDED BY THE CONTRACTOR FOR A PERIOD SUFFICIENT TO ESTABLISH PLANT MATERIAL AND TO PROVIDE VEGETATIVE COVER THAT PREVENTS SOIL EROSION. THE AMOUNT OF IRRIGATION MUST BE ADJUSTED WHEN WARRANTED BY SITE CONDITIONS. PROJECT BIOLOGIST AND LANDSCAPE CONTRACTOR SHALL MONITOR THE SITE TO DETERMINE SUCCESS AND IF ANY ADDITIONAL MEASURES OR FEATURES ARE REQUIRED FOR TEMPORARY IRRIGATION.
5. IRRIGATION SHALL BE PREFORMED IN A MANNER THAT AVOIDS RUNOFF, SEEPAGE, AND OVERSPRAY ONTO ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALLS, ROADWAYS, OR STRUCTURES.
6. THE WATER DELIVERY RATE SHALL BE MATCHED TO THE SLOPE GRADIENT AND THE PERCOLATION RATE OF THE SOIL.
7. IRRIGATION SHALL DELIVER WATER SUFFICIENTLY AND UNIFORMLY AND SHALL BE APPROPRIATE TO THE NEEDS OF THE PLANT MATERIALS. RECOMMENDED REFERENCE MATERIALS FOR IRRIGATION SYSTEMS DESIGN ARE LISTED IN APPENDIX "A" OF THE CITY'S LANDSCAPE STANDARDS.
8. OVERWATERING AS EVIDENCED BY SOGGY SOILS, CONTINUALLY WET PAVEMENT, STANDING WATER, RUNOFF IN STREET GUTTERS AND OTHER SIMILAR CONDITIONS SHALL BE MANAGED AND PREVENTED.
9. IF THE PROJECT BIOLOGIST RECOMMENDS AN ALTERNATIVE IRRIGATION METHOD SUCH AS TRUCK WATERING, ALL VEHICLES SHALL STAY ON THE PERMANENT ACCESS ROUTES AND SHALL NOT IRRIGATE BEYOND THE REVEGETATION BOUNDARY.

SEED MIXES:

1. THE SEED MIX IN TABLES IDENTIFIED SHALL BE APPLIED IN ALL NON HARDSCAPED AREAS DISTURBED BY THE PROJECT. THE SEED SHALL BE INSTALLED VIA HYDROSEED METHODS, UNLESS OTHERWISE DIRECTED BY THE PROJECT BIOLOGIST. SEED APPLIED BETWEEN NOVEMBER - MARCH SHALL BE COVERED BY CONTRACTOR WITH SUITABLE BIODEGRADABLE COVER AS APPROVED BY THE PROJECT BIOLOGIST.
2. ALL SEEDS SHALL MEET THE MINIMUM %PURE LIVE SEED AS NOTED IN TABLES. IF MINIMUM % PURE LIVE SEED COUNT CANNOT BE MET CONTRACTOR TO COORDINATE AND OBTAIN WRITTEN APPROVAL FROM THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.
3. ALL SEEDS SHALL ORIGINATE FROM WITHIN THE PROJECT VICINITY (EG. 10 MILES RADIUS) OF THE PROJECT SITE OR CONTRACTOR TO PROVIDE EVIDENCE THAT THE SEED IS NOT AVAILABLE AND NOTIFY THE CITY REPRESENTATIVE AND THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE. CONTRACTOR SHALL RETAIN AND SUBMIT ALL SEED TAGS FOR SEED PRODUCTS TO BE USED TO THE RE AND PROJECT BIOLOGIST PRIOR TO APPLICATION.

HYDROSEEDING PROCEDURES:

1. SEEDING SHALL OCCUR ONLY AFTER THE PROJECT BIOLOGIST HAS OBSERVED AND APPROVED THAT THE SITE HAS BEEN PROPERLY PREPARED.
2. ONLY AS DIRECTED BY THE RE AND PROJECT BIOLOGIST TYPE 9 MULCH (WOOD FIBER) OR BONDED FIBER MATRIX (BFM) SHALL BE APPLIED AT THE MINIMUM RATE OF 1,500 POUNDS PER ACRE; HYDROPOST PREMIUM COMPOST, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 1,000 POUNDS PER ACRE; BIOSOL MIX 7-2-3 ORGANIC FERTILIZER, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 800 POUNDS PER ACRE; AM 120 MYCORRHIZAL INOCULUM, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 60 POUNDS PER ACRE.
3. TYPE 9 MULCH (WOOD FIBER) OR BFM AND HYDROPOST COMPOST SHALL BE UNIFORMLY SPREAD AND "TACKED" WITH TYPE 10 MULCH (STABILIZING EMULSION) BINDER AT A MINIMUM RATE OF 150 LBS PER ACRE. THE BINDER SHALL BE AN ORGANIC DERIVATIVE OR PROCESSED ORGANIC ADHESIVE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
4. A WETTING AGENT CONSISTING OF ONE TON PER ACRE AGRICULTURAL GYPSUM (95% ALKYL POLYETHYLENE GLYCOL ETHER OR AS APPROVED BY THE BIOLOGIST) SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS, OR RECOMMENDED BY THE BIOLOGIST.
5. EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY, THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

CONTAINER PLANT PROCEDURES:

1. CONTAINER PLANTS SHALL BE PROCURED FROM A NURSERY QUALIFIED TO PROPAGATE AND CARE FOR PLANT SPECIES. SOURCE FOR ANY NATIVE CONTAINER PLANT MATERIALS SHALL ORIGINATE WITHIN 25-MILES FROM THE VICINITY WITHIN SAN DIEGO COUNTY TO THE EXTENT PRACTICAL (EG. WITHIN A 25 MILES RADIUS), OR AS APPROVED BY THE RE AND PROJECT BIOLOGIST.
2. CONTAINER PLANT MATERIAL MUST BE DELIVERED TO THE PROJECT SITE AT THE APPROPRIATE TIME, IN A HEALTHY AND VIGOROUS CONDITION AND LABELED CLEARLY. THE PROJECT BIOLOGIST WILL REJECT PLANT MATERIAL DELIVERED PRIOR TO ITS PLANTING DATE. SPECIMENS SHOWING EVIDENCE OF DISEASE, MISHANDLING, DEFECTS OR DAMAGE, OVER OR UNDERWATERING, OR OTHER DEFICIENCY AT THE TIME OF DELIVERY WILL BE REJECTED.
3. CONTAINER PLANTS SHALL BE PLACED WITHIN THE REVEGETATION CORRIDOR AT THE DIRECTION OF THE PROJECT BIOLOGIST TO MEET THE OBJECTIVES OF A NATURALIZED DISTRIBUTION AND REVEGETATION CRITERIA SET FORTH UNDER 142.0411(a), TABLE 142-04F OF THE LAND DEVELOPMENT CODE.

MAINTENANCE REQUIREMENTS:

1. REVEGETATION AREA SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 25 MONTHS (TABLE 2) OR AS DETERMINED BY THE RE AND PROJECT BIOLOGIST. ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL APPROVAL BY THE CITY. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE (AT END OF 120 DAY PEP) AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY REPRESENTATIVE AND RE, PRIOR TO FINAL APPROVAL. THE CITY REPRESENTATIVE MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO WEED ERADICATION AND APPROVAL, REPLANTING, THE PROVISION OR MODIFICATION OR IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE, IN CONSULTATION WITH THE PROJECT BIOLOGIST.
2. THE 120 DAY PEP FOLLOWS HYDROSEED APPLICATION. THE PEP AND START OF 25 MONTHS MAINTENANCE AS WELL AS ACCEPTANCE FOLLOWING THE MAINTENANCE PERIOD IS DETERMINED BY THE CITY REPRESENTATIVE IN CONSULTATION WITH PROJECT BIOLOGIST.
3. WEEDING, HERBICIDE, AND/OR PESTICIDE APPLICATION SHALL BE DONE REGULARLY BY CONTRACTOR. WEEDING SHALL BE DONE AT A MINIMUM OF BIWEEKLY UNTIL THE END OF THE 120 DAY PEP, AND MONTHLY THROUGHOUT THE 25 MONTHS OF MAINTENANCE. WEEDS SHALL BE PROPERLY DISPOSED OF OFFSITE. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY REPRESENTATIVE AND PROJECT BIOLOGIST PRIOR TO HERBICIDE/PESTICIDE APPLICATION, AND SHALL APPLY HERBICIDE/PESTICIDE PER MANUFACTURER'S RECOMMENDATION AND ANY STATE OF CALIFORNIA GUIDELINES. CONTRACTOR MUST POSSESS A VALID STATE PESTICIDE AND/OR HERBICIDE LICENSE AT ALL TIMES.
4. CONTRACTOR SHALL CONTROL WEEDS AS IDENTIFIED BY THE PROJECT BIOLOGIST SUCH THAT NO WEED COVER EXCEEDS 5% OF THE PROJECT SITE, BEFORE THEY EXCEED TWELVE INCHES (12") IN HEIGHT, AND BEFORE THEY SET SEED. AREAS WHERE WEEDING CREATES IN EXCESS OF 25 SQUARE FEET OF BARE SOIL SHALL BE REPLANTED AND MAINTAINED BY CONTRACTOR.
5. IN AREAS WHERE NON-NATIVE GRASSLANDS (NNG) HAVE BEEN DISTURBED, ALL COVERAGE REQUIREMENTS CAN BE ACHIEVED BY ESTABLISHMENT OF NATIVE OR NON-NATIVE GRASSES OR FORBS THAT 1) ARE NOT LISTED IN THE CITY OF SAN DIEGO LANDSCAPE GUIDELINES AS INVASIVE PLANT SPECIES AND 2) ARE NOT RATED BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) AS HIGHLY INVASIVE .

TABLE 1: SUCCESS CRITERIA*

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

* SEE GENERAL REVEGETATION NOTE #4 IF LOWER PERCENT APPROVED BY PROJECT BIOLOGIST. AT THE END OF YEAR 1, PLANT COVERAGE OF HYDROSEED AND CONTAINER PLANTS COMBINED SHALL MEET 50% COVERAGE.
** CONTAINER PLANTS NOT MEETING PLANT SURVIVAL SUCCESS CRITERIA , AS VERIFIED AND RECOMMENDED BY THE PROJECT BIOLOGIST, SHALL BE REPLACED AND MAINTAINED AT CONTRACTOR'S EXPENSE UNTIL THE SUCCESS CRITERIA HAS BEEN MET.

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

PERIOD	ACTIVITY FOR PROJECT BIOLOGIST/CONTRACTOR	BIOLOGIST SITE VISIT FREQUENCY	SUBMITTALS/ CHECKLIST	REPORTING FREQUENCY
REVEGETATION INSTALLLATION	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR W:LL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.	AS NEEDED OR AT LEAST ONCE EVERY TWO WEEKS.	REPORTS PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	AT SUCCESSFUL INSTALLATION (AS DETERMINED BY THE PROJECT BIOLOGIST)
120 DAY PEP	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE.	MONTHS 1 & 2- BIWEEKLY, MONTHS 3 & 4- AT LEAST ONCE A MONTH	REPORTS PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	AT THE END OF PEP**
25-MONTH LONG TERM MAINTENANCE & MONITORING	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE.	EVERY 3 MONTHS	REPORTS PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	EVERY 3 MONTHS FOR THE FIRST 9 MONTHS YEAR 1** 25 MONTHS**

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

PREPARED BY:
HELIX Environmental Planning
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(619) 462-1515
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Sally Trnka - Project Biologist

AVOCADO PLACE BROW DITCH REPAIR

REVEGETATION PLAN

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 1 SHEETS

WBS B-_____

APPROVED: _____ FOR CITY ENGINEER _____ DATE

SUBMITTED BY: _____ ASSOCIATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	HELIX			

_____ PROJECT ENGINEER

1856-_____ CC527 COORDINATE

216-_____ CC583 COORDINATE

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____

36 - -D

AVOCADO PLACE BROW DITCH REPAIR REVEGETATION PLAN

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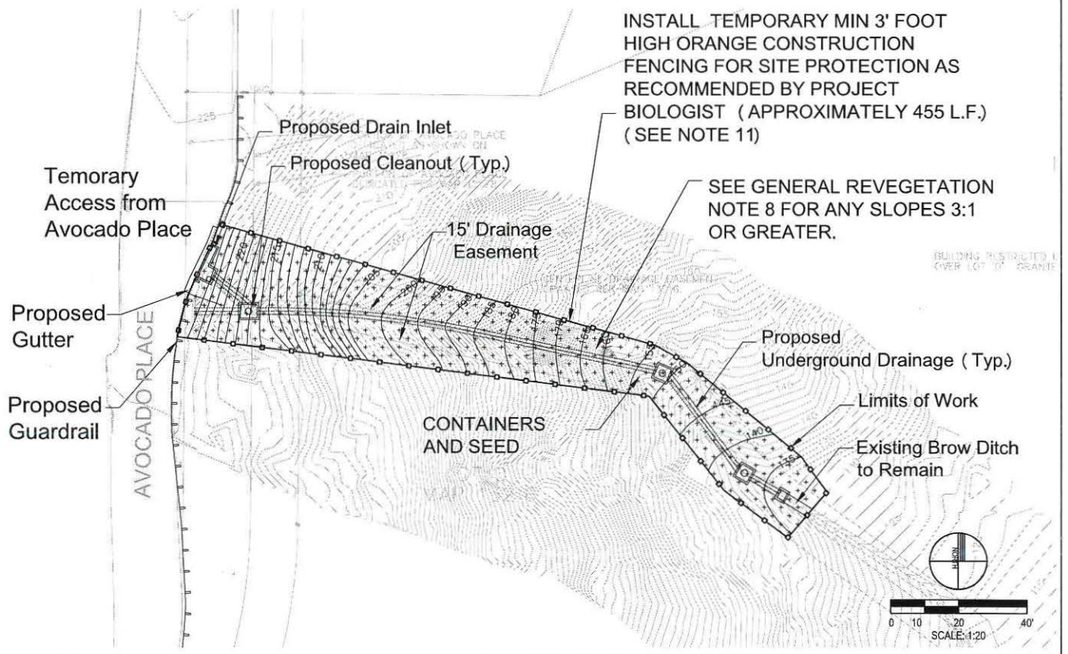
FINAL

REVEGETATION PLAN



LEGEND

REVEGETATION AREA:
DIEGAN COASTAL SAGE SCRUB
- CONTAINERS AND SEED MIX (0.12 ACRE)

MIN. 3' HIGH ORANGE FENCE
(SEE GENERAL REVEGETATION NOTE 11)

NOTES COMMON TO SEEDED AND PLANTED AREAS:

- * CONTAINER PLANT TAGS SHALL BE SUBMITTED TO THE RE AND PROJECT BIOLOGIST PRIOR TO INSTALLATION OF CONTAINER STOCK.
- * CONTAINER PLANTS SHALL BE PLACED WITHIN REVEGETATION CORRIDOR AT THE LOCATIONS RECOMMENDED AND UNDER THE DIRECTION OF THE PROJECT BIOLOGIST.
- ** SEED TAGS SHALL BE SUBMITTED TO THE RE AND PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- ** THE SEED MIX IS COMPRISED OF NATIVE SPECIES. ANY POTENTIAL SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- ** SOIL SHALL BE PRESOAKED WITHIN 3 DAYS OF SEEDING TO A DEPTH OF 6 INCHES, OR AS RECOMMENDED BY THE PROJECT BIOLOGIST.
- *** POUNDS OF PURE LIVE SEED PER ACRE (Lbs. PLS/Acre) IS DEFINED AS THE MINIMUM PERCENT PURE LIVE SEED (% PLS) MULTIPLIED BY THE RECOMMENDED POUNDS PER ACRE (Lbs./Acre).
- *** % PLS IS THE MINIMUM PERCENT PURE LIVE SEED PER POUND OF SEED. THE PERCENTAGE IS CALCULATED BY MULTIPLYING THE PERCENT SEED PURITY BY PERCENT SEED GERMINATION, WHICH SHALL BE THE METHOD USED BY THE PROJECT BIOLOGIST TO DETERMINE SEED QUALITY, UNLESS THE BIOLOGIST SPECIFICALLY REQUEST THE %PLS METHOD TO BE USED.

CONTAINER PLANT LIST FOR DIEGAN COASTAL SAGE SCRUB (0.12 TOTAL ACRE)*

Scientific Name	Common Name	Container Size	Plants Per Acre	Quantity	Spacing
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GALLON	250	30	5' OC
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	1 GALLON	150	18	5' OC
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON	250	30	5' OC
LEYMUS CONDENSATUS	GIANT WILD RYE	1 GALLON	40	5	15' OC
MALOSMA LAURINA	LAUREL SUMAC	1 GALLON	50	6	15' OC
RHUS INTEGRIFOLIA	LEMONADEBERRY	1 GALLON	50	6	15' OC
SALVIA MELLIFERA	BLACK SAGE	1 GALLON	250	30	5' OC
SAMBUCUS MEXICANA	BLUE ELDERBERRY	1 GALLON	30	4	30' OC
YUCCA SCHIDIGERA	MOJAVE YUCCA	1 GALLON	40	5	5' OC
		TOTAL PLANTS	1,110	134	

SEED MIX FOR DIEGAN COASTAL SAGE SCRUB (0.12 TOTAL ACRE)**

Scientific Name	Common Name	Lbs. PLS/Acre***	Lbs./Acre	Total Lbs. PLS***
ACMISPON GLABER (LOTUS SCOPARIUS)	DEERWEED	0.43	0.5	0.05
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	0.30	3.0	0.04
DIENANDRA FASCICULATA	FASCICLED TARWEED	0.60	3.0	0.07
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	0.50	2.0	0.06
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	0.50	5.0	0.06
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	0.50	2.0	0.06
LUPINUS SUCCULENTUS	ARROYO LUPINE	1.80	2.0	0.22
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	3.00	4.0	0.36
SALVIA MELLIFERA	BLACK SAGE	1.20	3.0	0.14
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1.60	2.0	0.19
		TOTAL POUNDS	26.5	1.25

GENERAL REVEGETATION NOTES:

1. REVEGETATION OF THE PROJECT AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AND CITY SPECIFICATIONS UNDER THE DIRECTION OF THE RESIDENT ENGINEER (RE) AND PROJECT BIOLOGIST.
2. THE UPPER EIGHT-INCHES OF TOPSOIL FROM THE SITE SHALL BE SALVAGED, IF SOIL IS REMOVED, AND/OR AS DIRECTED BY THE RE AND PROJECT BIOLOGIST. PROJECT BIOLOGIST SHALL ENSURE THAT SOIL WILL BE STOCKPILED WITHIN THE LIMITS OF THE PROJECT, NO MORE THAN THREE FEET HIGH WHEN POSSIBLE. BMPS, SILT FENCING, AND/OR COVER SHALL BE INSTALLED AROUND THE STOCKPILE TO PREVENT EROSION AND AS A BARRIER TO PRECLUDE ANY UNAUTHORIZED ACCESS, OR AS RECOMMENDED BY THE PROJECT BIOLOGIST.
3. PRIOR TO REVEGETATION AND/OR PLANT INSTALLATION, THE PROJECT BIOLOGIST SHALL PROVIDE WRITTEN RECOMMENDATIONS TO THE RE AS TO THE SALVAGED SOIL RELOCATION, RE-COMPACTION (EG. MAX 75 PERCENT WITHIN TOP 8 INCHES), AND/OR PREPARATION FOR REVEGETATION PURPOSES TO BE DONE BY THE CONTRACTOR. IF TOPSOIL CANNOT BE SALVAGED, CLEAN AND WEEDFREE CLASS" A" TOPSOIL WILL BE PROVIDED AND INSTALLED BY CONTRACTOR.
4. SEED MIX AND/OR CONTAINER STOCK USED FOR EROSION CONTROL AND ON SLOPES SHALL ACHIEVE 100 PERCENT (OR AS APPROVED BY THE PROJECT BIOLOGIST AND CITY REPRESENTATIVE BASED ON SITE CONDITIONS IF LESSER % COVERAGE) SOIL COVERAGE WITHIN 25 MONTHS OF BEING INSTALLED AFTER THE 120 DAY PLANT ESTABLISHMENT PERIOD (PEP). AT THE END OF YEAR 1, PLANT COVERAGE SHALL MEET 50 PERCENT COVERAGE, AS VERIFIED BY THE PROJECT BIOLOGIST (TABLE 1).
5. REVEGETATION OF MANUFACTURED SLOPES AND OTHER DISTURBED AREAS ADJACENT TO AREAS OF NATIVE VEGETATION SHALL BE ACCOMPLISHED IN A MANNER SO AS TO PROVIDE VISUAL AND HORTICULTURAL COMPATIBILITY WITH THE INDIGENOUS NATIVE PLANT MATERIALS.
6. INVASIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO THOSE LISTED IN THE CITY'S LANDSCAPE STANDARDS ARE PROHIBITED AND SHALL BE ERADICATED AND REMOVED BY CONTRACTOR AND NATIVE PLANT SPECIES SHALL BE USED IN NATURALIZED AREAS.
7. REVEGETATION AND EROSION CONTROL TIMING - ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE IN ORDER TO START THE 120 DAY PEP, OR AS RECOMMENDED BY THE RE AND THE PROJECT BIOLOGIST.
8. ALL SLOPES 3:1 OR GREATER SHALL REQUIRE BIODEGRADABLE EROSION CONTROL BLANKET OR OTHER SLOPE PROTECTION METHODS PROVIDED BY CONTRACTOR AS RECOMMENDED BY THE PROJECT BIOLOGIST PRIOR TO THE INSTALLATION OF THE REVEGETATION, OR IN THE EVENT OF SLOPE OR RESTORATION FAILURE. ALL MULCH GROUNDCOVER USED SHALL BE CREATED FROM ONSITE VEGETATION, IF FEASIBLE AND SHALL BE CLEAN, FREE FROM WEEDS, SEEDS, AND DEBRIS AS CERTIFIED BY THE SUPPLER, AS APPLICABLE.
9. CONTRACTOR SHALL CORRECT ALL SOIL EROSION, AND SHALL REPAIR AND/OR REPLACE ALL ABOVE GROUND EROSION CONTROL BMPS DAMAGED DURING THE 120 DAY PEP AND THROUGHOUT THE 25 MONTH MAINTENANCE AND MONITORING PERIOD. ANY ABOVE GRADE EROSION CONTROL MEASURES SUCH AS BUT NOT LIMITED TO SILT FENCING, GRAVEL BAGS, FIBER ROLLS AND/OR HAY BALES SHALL BE REMOVED BY THE CONTRACTOR FOLLOWING ACCEPTANCE OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD BY RE AND PROJECT BIOLOGIST. ALL HAY/STRAW PRODUCTS SHALL BE UN-DECAYING, CLEAN AND FREE OF WEED SEEDS AND DEBRIS.
10. 1:1 REPLACEMENT OF ORNAMENTALS (IN KIND) SHALL BE MONITORED AND MAINTAINED FOR A PERIOD OF NO LESS THAN 90 DAYS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTINGS PER CONTRACT SPECIFICATIONS.
11. ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AND MAINTAINED BY CONTRACTOR AT THE INSTALLATION OF ALL REVEGETATION PLANT MATERIALS THROUGH THE 120 DAY PEP, AND UNTIL THE END OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD. FOLLOWING ACCEPTANCE OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD BY THE CITY REPRESENTATIVE AND PROJECT BIOLOGIST THE CONTRACTOR SHALL REMOVE ALL ORANGE FENCING.
12. CONTRACTOR SHALL REMOVE ALL TRASH AND/OR DEBRIS FROM THE REVEGETATION SITE PRIOR TO AND FOLLOWING THE REVEGETATION INSTALLATION, AND UNTIL THE END OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD, CONTRACTOR SHALL REMOVE ALL TEMPORARY IRRIGATION LINES AND APPURTENANCES FOLLOWING ACCEPTANCE OF REVEGETATION BY THE RE AND CITY REPRESENTATIVE.

TEMPORARY IRRIGATION:

1. UNDER THE DIRECTION OF THE RE AND PROJECT BIOLOGIST, TEMPORARY IRRIGATION WILL BE APPLIED AS FOLLOWS:
2. HYDROSEED AND/OR CONTAINER PLANTS SHALL BE PLANTED BETWEEN OCTOBER 1 AND FEBRUARY 15 DURING RAINY SEASON. PROJECT BIOLOGIST SHALL RECOMMEND TEMPORARY IRRIGATION MEASURES AS NEEDED. CONTRACTOR SHALL PROPOSE METHODS OF IRRIGATION AND SHALL PROVIDE IRRIGATION LINES AND APPURTENANCES TO FUNCTION AUTOMATICALLY.
3. HYDROSEED AND/OR CONTAINER PLANTS PLANTED FEBRUARY 15 - OCTOBER 1 SHALL REQUIRE A COMPREHENSIVE IRRIGATION PLAN AND APPROVAL BY CITY REPRESENTATIVE AND PROJECT BIOLOGIST. CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN TO THE RE FOR APPROVAL. CONTRACTOR SHALL PROVIDE ALL IRRIGATION LINES AND APPURTENANCE TO FUNCTION AUTOMATICALLY AND IN ACCORDANCE WITH THE PLAN AND MAKE ANY ADJUSTMENTS NECESSARY TO MEET THE SUCCESS CRITERIA PER PROJECT BIOLOGIST RECOMMENDATIONS.
4. TEMPORARY IRRIGATION VIA IRRIGATION LINES AND APPURTENANCES (OR ALTERNATE METHOD APPROVED BY RE AND PROJECT BIOLOGIST) SHALL BE PROVIDED BY THE CONTRACTOR FOR A PERIOD SUFFICIENT TO ESTABLISH PLANT MATERIAL AND TO PROVIDE VEGETATIVE COVER THAT PREVENTS SOIL EROSION. THE AMOUNT OF IRRIGATION MUST BE ADJUSTED WHEN WARRANTED BY SITE CONDITIONS. PROJECT BIOLOGIST AND LANDSCAPE CONTRACTOR SHALL MONITOR THE SITE TO DETERMINE SUCCESS AND IF ANY ADDITIONAL MEASURES OR FEATURES ARE REQUIRED FOR TEMPORARY IRRIGATION.
5. IRRIGATION SHALL BE PREFORMED IN A MANNER THAT AVOIDS RUNOFF, SEEPAGE, AND OVERSPRAY ONTO ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALLS, ROADWAYS, OR STRUCTURES.
6. THE WATER DELIVERY RATE SHALL BE MATCHED TO THE SLOPE GRADIENT AND THE PERCOLATION RATE OF THE SOIL.
7. IRRIGATION SHALL DELIVER WATER SUFFICIENTLY AND UNIFORMLY AND SHALL BE APPROPRIATE TO THE NEEDS OF THE PLANT MATERIALS. RECOMMENDED REFERENCE MATERIALS FOR IRRIGATION SYSTEMS DESIGN ARE LISTED IN APPENDIX "A" OF THE CITY'S LANDSCAPE STANDARDS.
8. OVERWATERING AS EVIDENCED BY SOGGY SOILS, CONTINUALLY WET PAVEMENT, STANDING WATER, RUNOFF IN STREET GUTTERS AND OTHER SIMILAR CONDITIONS SHALL BE MANAGED AND PREVENTED.
9. IF THE PROJECT BIOLOGIST RECOMMENDS AN ALTERNATIVE IRRIGATION METHOD SUCH AS TRUCK WATERING, ALL VEHICLES SHALL STAY ON THE PERMANENT ACCESS ROUTES AND SHALL NOT IRRIGATE BEYOND THE REVEGETATION BOUNDARY.

SEED MIXES:

1. THE SEED MIX IN TABLES IDENTIFIED SHALL BE APPLIED IN ALL NON HARDSCAPED AREAS DISTURBED BY THE PROJECT. THE SEED SHALL BE INSTALLED VIA HYDROSEED METHODS, UNLESS OTHERWISE DIRECTED BY THE PROJECT BIOLOGIST. SEED APPLIED BETWEEN NOVEMBER - MARCH SHALL BE COVERED BY CONTRACTOR WITH SUITABLE BIODEGRADABLE COVER AS APPROVED BY THE PROJECT BIOLOGIST.
2. ALL SEEDS SHALL MEET THE MINIMUM %PURE LIVE SEED AS NOTED IN TABLES. IF MINIMUM % PURE LIVE SEED COUNT CANNOT BE MET CONTRACTOR TO COORDINATE AND OBTAIN WRITTEN APPROVAL FROM THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.
3. ALL SEEDS SHALL ORIGINATE FROM WITHIN THE PROJECT VICINITY (EG. 10 MILES RADIUS) OF THE PROJECT SITE OR CONTRACTOR TO PROVIDE EVIDENCE THAT THE SEED IS NOT AVAILABLE AND NOTIFY THE CITY REPRESENTATIVE AND THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE. CONTRACTOR SHALL RETAIN AND SUBMIT ALL SEED TAGS FOR SEED PRODUCTS TO BE USED TO THE RE AND PROJECT BIOLOGIST PRIOR TO APPLICATION.

HYDROSEEDING PROCEDURES:

1. SEEDING SHALL OCCUR ONLY AFTER THE PROJECT BIOLOGIST HAS OBSERVED AND APPROVED THAT THE SITE HAS BEEN PROPERLY PREPARED.
2. ONLY AS DIRECTED BY THE RE AND PROJECT BIOLOGIST TYPE 9 MULCH (WOOD FIBER) OR BONDED FIBER MATRIX (BFM) SHALL BE APPLIED AT THE MINIMUM RATE OF 1,500 POUNDS PER ACRE; HYDROPOST PREMIUM COMPOST, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 1,000 POUNDS PER ACRE; BIOSOL MIX 7-2-3 ORGANIC FERTILIZER, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 800 POUNDS PER ACRE; AM 120 MYCORRHIZAL INOCULUM, OR EQUAL, SHALL BE APPLIED AT THE MINIMUM RATE OF 60 POUNDS PER ACRE.
3. TYPE 9 MULCH (WOOD FIBER) OR BFM AND HYDROPOST COMPOST SHALL BE UNIFORMLY SPREAD AND "TACKED" WITH TYPE 10 MULCH (STABILIZING EMULSION) BINDER AT A MINIMUM RATE OF 150 LBS PER ACRE. THE BINDER SHALL BE AN ORGANIC DERIVATIVE OR PROCESSED ORGANIC ADHESIVE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
4. A WETTING AGENT CONSISTING OF ONE TON PER ACRE AGRICULTURAL GYPSUM (95% ALKYL POLYETHYLENE GLYCOL ETHER OR AS APPROVED BY THE BIOLOGIST) SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS, OR RECOMMENDED BY THE BIOLOGIST.
5. EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY, THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

CONTAINER PLANT PROCEDURES:

1. CONTAINER PLANTS SHALL BE PROCURED FROM A NURSERY QUALIFIED TO PROPAGATE AND CARE FOR PLANT SPECIES. SOURCE FOR ANY NATIVE CONTAINER PLANT MATERIALS SHALL ORIGINATE WITHIN 25-MILES FROM THE VICINITY WITHIN SAN DIEGO COUNTY TO THE EXTENT PRACTICAL (EG. WITHIN A 25 MILES RADIUS), OR AS APPROVED BY THE RE AND PROJECT BIOLOGIST.
2. CONTAINER PLANT MATERIAL MUST BE DELIVERED TO THE PROJECT SITE AT THE APPROPRIATE TIME, IN A HEALTHY AND VIGOROUS CONDITION AND LABELED CLEARLY. THE PROJECT BIOLOGIST WILL REJECT PLANT MATERIAL DELIVERED PRIOR TO ITS PLANTING DATE. SPECIMENS SHOWING EVIDENCE OF DISEASE, MISHANDLING, DEFECTS OR DAMAGE, OVER OR UNDERWATERING, OR OTHER DEFICIENCY AT THE TIME OF DELIVERY WILL BE REJECTED.
3. CONTAINER PLANTS SHALL BE PLACED WITHIN THE REVEGETATION CORRIDOR AT THE DIRECTION OF THE PROJECT BIOLOGIST TO MEET THE OBJECTIVES OF A NATURALIZED DISTRIBUTION AND REVEGETATION CRITERIA SET FORTH UNDER 142.0411(a), TABLE 142-04F OF THE LAND DEVELOPMENT CODE.

MAINTENANCE REQUIREMENTS:

1. REVEGETATION AREA SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 25 MONTHS (TABLE 2) OR AS DETERMINED BY THE RE AND PROJECT BIOLOGIST. ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL APPROVAL BY THE CITY. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE (AT END OF 120 DAY PEP) AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY REPRESENTATIVE AND RE.
2. PRIOR TO FINAL APPROVAL, THE CITY REPRESENTATIVE MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO WEED ERADICATION AND APPROVAL, REPLANTING, THE PROVISION OR MODIFICATION OR IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE, IN CONSULTATION WITH THE PROJECT BIOLOGIST.
3. THE 120 DAY PEP FOLLOWS HYDROSEED APPLICATION. THE PEP AND START OF 25 MONTHS MAINTENANCE AS WELL AS ACCEPTANCE FOLLOWING THE MAINTENANCE PERIOD IS DETERMINED BY THE CITY REPRESENTATIVE IN CONSULTATION WITH PROJECT BIOLOGIST.
4. WEEDING, HERBICIDE, AND/OR PESTICIDE APPLICATION SHALL BE DONE REGULARLY BY CONTRACTOR. WEEDING SHALL BE DONE AT A MINIMUM OF BIWEEKLY UNTIL THE END OF THE 120 DAY PEP, AND MONTHLY THROUGHOUT THE 25 MONTHS OF MAINTENANCE. WEEDS SHALL BE PROPERLY DISPOSED OF OFFSITE. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY REPRESENTATIVE AND PROJECT BIOLOGIST PRIOR TO HERBICIDE/PESTICIDE APPLICATION, AND SHALL APPLY HERBICIDE/PESTICIDE PER MANUFACTURER'S RECOMMENDATION AND ANY STATE OF CALIFORNIA GUIDELINES. CONTRACTOR MUST POSSESS A VALID STATE PESTICIDE AND/OR HERBICIDE LICENSE AT ALL TIMES.
5. CONTRACTOR SHALL CONTROL WEEDS AS IDENTIFIED BY THE PROJECT BIOLOGIST SUCH THAT NO WEED COVER EXCEEDS 5% OF THE PROJECT SITE, BEFORE THEY EXCEED TWELVE INCHES (12") IN HEIGHT, AND BEFORE THEY SET SEED. AREAS WHERE WEEDING CREATES IN EXCESS OF 25 SQUARE FEET OF BARE SOIL SHALL BE REPLANTED AND MAINTAINED BY CONTRACTOR.
6. IN AREAS WHERE NON-NATIVE GRASSLANDS (NNG) HAVE BEEN DISTURBED, ALL COVERAGE REQUIREMENTS CAN BE ACHIEVED BY ESTABLISHMENT OF NATIVE OR NON-NATIVE GRASSES OR FORBS THAT 1) ARE NOT LISTED IN THE CITY OF SAN DIEGO LANDSCAPE GUIDELINES AS INVASIVE PLANT SPECIES AND 2) ARE NOT RATED BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) AS HIGHLY INVASIVE .

TABLE 1: SUCCESS CRITERIA*

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

* SEE GENERAL REVEGETATION NOTE #4 IF LOWER PERCENT APPROVED BY PROJECT BIOLOGIST. AT THE END OF YEAR 1, PLANT COVERAGE OF HYDROSEED AND CONTAINER PLANTS COMBINED SHALL MEET 50% COVERAGE.
** CONTAINER PLANTS NOT MEETING PLANT SURVIVAL SUCCESS CRITERIA , AS VERIFIED AND RECOMMENDED BY THE PROJECT BIOLOGIST, SHALL BE REPLACED AND MAINTAINED AT CONTRACTOR'S EXPENSE UNTIL THE SUCCESS CRITERIA HAS BEEN MET.

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

PERIOD	ACTIVITY FOR PROJECT BIOLOGIST/CONTRACTOR	BIOLOGIST SITE VISIT FREQUENCY	SUBMITTALS/ CHECKLIST	REPORTING FREQUENCY
REVEGETATION INSTALLLATION	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.	AS NEEDED OR AT LEAST ONCE EVERY TWO WEEKS.	REPORTS PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	AT SUCCESSFUL INSTALLATION (AS DETERMINED BY THE PROJECT BIOLOGIST)
120 DAY PEP	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE.	MONTHS 1 & 2- BIWEEKLY, MONTHS 3 & 4- AT LEAST ONCE A MONTH	REPORTS PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	AT THE END OF PEP**
25-MONTH LONG TERM MAINTENANCE & MONITORING	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE.	EVERY 3 MONTHS	REPORTS PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	EVERY 3 MONTHS FOR THE FIRST 9 MONTHS YEAR 1** 25 MONTHS**

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

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AVOCADO PLACE BROW DITCH REPAIR

REVEGETATION PLAN

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 1 SHEETS

WBS B-_____

APPROVED: FOR CITY ENGINEER	DATE	SUBMITTED BY: ASSOCIATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	HELIX			

PROJECT ENGINEER
1856-_____
CCS27 COORDINATE
216-_____
CCS83 COORDINATE
36 - -D

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

AVOCADO PLACE BROW DITCH REPAIR REVEGETATION PLAN

FINAL

K:\- PROJECTS\S\SDO-19.05 AVOCADO REVEG\CAD\SDO19.05_REVEG PLAN.DWG (09-25-13 4:27:00PM)