



EXECUTIVE SUMMARY

MEETING DATE: January 17, 2025

HCR25-002

SUBJECT: Authorize a Drainage Easement at Valley Vista Apartments

COUNCIL DISTRICT: 3

ORIGINATING DEPARTMENT: Real Estate

CONTACT/PHONE NUMBER: Josh Hoffman (619) 727-4491

REQUESTED ACTION:

Approve the request for an easement to be granted to the City of San Diego for a storm drain recently installed at 1865 Hotel Circle South, San Diego, CA 92108, which the San Diego Housing Commission owns and manages.

EXECUTIVE SUMMARY OF KEY FACTORS:

- In March 2023, on-site staff at Valley Vista reported a large mudslide occurred over the exterior wall on the south side of the property. The mud and debris damaged a fence on top of a keystone wall and flooded the south parking lot.
- SDHC contracted with a structural and civil engineering consultant, who was called to the property, investigated and determined that there was a failure at the storm drain above Valley Vista, near the corner of Teralta Place and Hermosa Way.
- In July 2023, a representative from the City's Engineering & Capital Projects Department, Architectural Engineering & Parks Division, contacted SDHC staff to express the City's intent to remedy the problem and repair all damages caused by the mudslide at Valley Vista.
- According to the City, a failing 12-inch reinforced concrete pipe (RCP) storm drain system caused a slope failure, as determined by field observations, CCTV footage, and hydrology/hydraulic analyses. It was determined that the failure posed a threat to the public's safety and the entire system needed to be replaced and sized correctly to prevent further erosion.
- The affected 12-inch diameter RCP storm drain was replaced with approximately 590 linear feet of new 18-inch RCP. Much of the new pipe was installed on SDHC-owned property.
- Staff from the City's Engineering & Capital Projects Department, Architectural Engineering & Parks Division, is now asking SDHC to grant an easement to allow the City to maintain, operate and repair the newly installed drainage facilities.
- There are no fiscal considerations for the recommended actions.



REPORT

DATE ISSUED: January 9, 2025

REPORT NO: HCR25-002

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of January 17, 2025

SUBJECT: Authorize a Drainage Easement at Valley Vista Apartments

COUNCIL DISTRICT: 3

Advance notice of San Diego Housing Commission (SDHC) Board of Commissioners' hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B)

REQUESTED ACTION

Approve the request for an easement to be granted to the City of San Diego for a storm drain recently installed at 1865 Hotel Circle South, San Diego, CA 92108, which the San Diego Housing Commission owns and manages.

STAFF RECOMMENDATION

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

- 1) Authorize the President and Chief Executive Officer (President and CEO), or designee, to execute a grant deed with the City of San Diego (City) for a drainage easement to allow the City to maintain, operate and repair drainage facilities recently installed at 1865 Hotel Circle South, San Diego, CA 92108.
- 2) Authorize the President and CEO, or designee, to execute a Subordination Agreement for the Deed of Trust with the City for a drainage easement to allow the City to maintain, operate and repair drainage facilities recently installed at 1865 Hotel Circle South, San Diego, CA 92108.
- 3) Authorize the President and CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

SUMMARY

In March 2023, on-site staff at Valley Vista reported a large mudslide occurred over the exterior wall on the south side of the property. The mud and debris damaged a fence on top of a keystone wall and flooded the south parking lot. SDHC contracted with a structural and civil engineering consultant, who was called to the property, investigated and determined that there was a failure at the storm drain above Valley Vista, near the corner of Teralta Place and Hermosa Way.

In July 2023, a representative from the City's Engineering & Capital Projects Department, Architectural Engineering & Parks Division, contacted SDHC staff to express the City's intent to remedy the problem and repair all damages caused by the mudslide at Valley Vista.

According to the City, a failing 12-inch reinforced concrete pipe (RCP) storm drain system caused a slope failure, as determined by field observations, CCTV footage, and hydrology/hydraulic analyses. It was determined that the failure posed a threat to the public's safety and the entire system needed to be replaced and sized correctly to prevent further erosion.

The affected 12-inch diameter RCP storm drain was replaced with approximately 590 linear feet of new 18-inch RCP. Much of the new pipe was installed on SDHC-owned property. Staff from the City's Engineering & Capital Projects Department, Architectural Engineering & Parks Division, is now asking SDHC to grant an easement to allow the City to maintain, operate and repair the newly installed drainage facilities.

Per section 3.3 of SDHC's Policy for Sale and/or Disposition of Real Estate (No. PO-RED-300.14), which allows for the disposition of SDHC-owned real estate, staff is recommending the Board approve the documents necessary to grant the City an easement to a portion of land needed to maintain, operate and repair drainage facilities recently installed at Valley Vista Apartments at 1865 Hotel Circle South, San Diego, CA 92108.

FISCAL CONSIDERATIONS

There are no fiscal considerations for the recommended actions.

EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE

SDHC's diversity, equity and inclusion statement is: We're about people. At SDHC, Diversity, Equity, Inclusion and Access are embedded in our values, mission, and culture. We make an intentional effort to provide equitable access to our programs and services and foster a diverse and inclusive workplace and community. Diversity and inclusion are catalysts for meaningful change. We encourage and welcome diverse approaches and points of view from employees, customers and our community as we continuously improve our programs, projects and policies.

SDHC STRATEGIC PLAN

This item relates to Strategic Priority Area No. 1 in SDHC Strategic Plan for Fiscal Year (FY) 2022-2024: Increasing and Preserving Housing Solutions. SDHC is in the process of developing a new Strategic Plan.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA)

Approving the easement to be granted to the City of San Diego for a storm drain at 1865 Hotel Circle South is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) which consists of replacement or reconstruction 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. Section 15301 (Existing Facilities) also applies, which allows the operation, repair, maintenance permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The City of San Diego is responsible for the storm drain replacement, repair, maintenance, and operation and those activities will require separate review under CEQA.

National Environmental Policy Act

National Environmental Policy Act (NEPA) review is not required because no federal funds are involved in these activities.

Respectfully submitted,



Josh Hoffman
Vice President of Development Services
Real Estate Division

Approved by,



Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission

Attachments:

1. Grant Deed – Drainage Easement
2. Subordination Agreement
3. Design Drawings

Hard copies are available for review during business hours at the information desk in the main lobby of SDHC offices at 1122 Broadway, San Diego, CA 92101 Docket materials are also available in the “Governance & Legislative Affairs” section of SDHC website at www.sdhc.org.

PLEASE COMPLETE THIS INFORMATION

Attachment 1

RECORDING REQUESTED BY:

CITY OF SAN DIEGO

AND WHEN RECORDED MAIL TO:

**CITY CLERK
CITY OF SAN DIEGO
MAIL STATION 2A**

Originating Dept. - DSD / LDR- M.S. 501

(THIS SPACE FOR RECORDER'S USE ONLY)

GRANT DEED - DRAINAGE EASEMENT

PRJ NO. _____

ASSESSOR'S PARCEL NO: _____

PMT NO. _____

DWG NO: _____

NO DOCUMENT TAX DUE
R & T 11922 (Amended)
Presented for record by the City of San Diego

**NO FEE FOR GOVT. AGENCY
CODE 27383**

For and in consideration of a valuable consideration: SAN DIEGO HOUSING COMMISSION

HEREBY GRANT(S) to the City of San Diego, a municipal corporation, in the County of San Diego, State of California, the permanent easement and right-of-way to construct, reconstruct, maintain, operate and repair **drainage facilities**, including any or all appurtenances thereto, together with the right of ingress and egress, over, under, along and across all that real property situated in the City of San Diego, County of San Diego, State of California, as described as follows:

See Exhibit "A" attached hereto and Exhibit "B" attached hereto for illustration purposes.

Reserving unto the Grantor herein, heirs and assigns the continued use of the above described parcel of land subject to the following conditions: The erecting of buildings, masonry walls, masonry fences and other structures; the planting or growing of trees; the changing of the surface grade; and the installation of privately owned pipe lines shall be prohibited except by written permission from the City of San Diego.

Date: _____

Owner: _____

By: _____

This is to certify that the interest in real property conveyed by this instrument to the City of San Diego, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of San Diego, pursuant to authority conferred by the Municipal Code, and the grantee consents to recordation thereof by its duly authorized officer.

Date: _____

For City Engineer

By: _____
Deputy

NOTE: NOTARY ACKNOWLEDGMENTS (FOR ALL SIGNATURES) MUST BE ATTACHED, PER CIVIL CODE SEC. 1180 ET. SEQ.

EXHIBIT 'A'
LEGAL DESCRIPTION
DRAINAGE EASEMENT

A PORTION OF PARCEL 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 18040, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 04, 1998, DESCRIBED AS FOLLOWS:

A 15.00 FOOT WIDE STRIP OF LAND, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2 DISTANT THEREON SOUTH 89°42'20" WEST 132.66 FEET FROM THE EASTERLY TERMINUS OF THAT CERTAIN COURSE DEPICTED AS "S 89°42'20" W 383.74'" IN SAID SOUTHERLY LINE;

THENCE LEAVING SAID SOUTHERLY LINE NORTH 24°20'49" EAST 15.92 FEET;
THENCE NORTH 80°47'30" EAST 95.00 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO BEGIN ON SAID SOUTHERLY LINE AND END PERPENDICULAR TO THE POINT OF TERMINUS.

CONTAINING 1,663.730 SQUARE FEET OR 0.038 ACRE, MORE OR LESS.

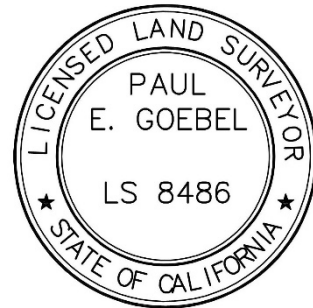
ATTACHED HERETO IS ADWG. NO. 101661-B, CONSISTING OF 2 SHEETS, AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION





9/2/24

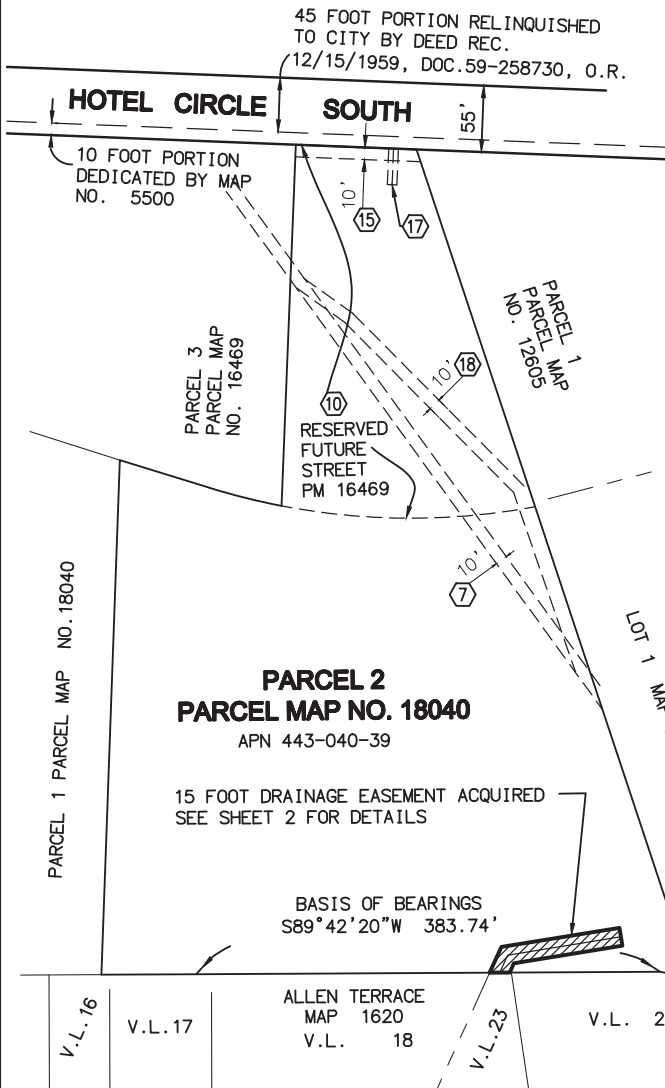
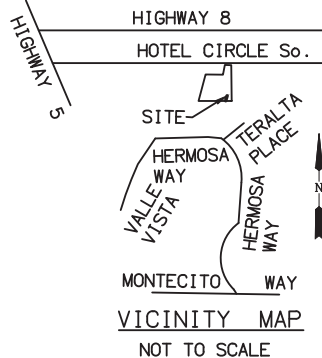
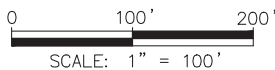
Paul E. Goebel, LS 8486 DATE
APN 443-040-39 North 197532
Michael Baker International Inc. JN 197532
9635 Granite Ridge Dr., San Diego, CA 92123








PRJ NO. 1118314
PMT NO. 3298289
DWG NO. 101661-B

EXHIBIT 'B'

- LEGEND**
-  DRAINAGE EASEMENT ACQUIRED
AREA 1,663.730 SF (0.038 ACRE)
 - V.L. VILLA LOT PER MAP NO. 1620
 - ESMT. EASEMENT
 -  EXISTING EASEMENT LABEL
SEE SHEET 2



LINETYPE LEGEND

-  RIGHT OF WAY
-  LOT LINE
-  OFFSITE LOT LINE
-  CENTER LINE
-  EXISTING EASEMENT IN VICINITY OF ACQUISITION
SEE SHEET 2 FOR EASEMENT LEGEND

NOTES:

1. SEE DETAIL SHEET 2 FOR ACQUISITION/TITLE/EASEMENT NOTES.
2. ALL PROPERTY & RIGHT OF WAY (ROW) DATA SHOWN IS RECORD PER PARCEL MAP No. 18040 UNLESS NOTED.

REFERENCES

- PARCEL MAP No. 18040
- APN 443-040-39
- CITY OF SAN DIEGO
- DWG 101180-D, 101658-B

BASIS OF BEARINGS

THE SOUTH LINE OF
PARCEL 2, PARCEL MAP
NO. 18040
I.E. N 89°42'20" E

MICHAEL BAKER INTL.
9635 GRANITE RIDGE DR
SAN DIEGO, CA 92123
858-614-5000
197532 HERMOSA WAY



DOCUMENT No. _____
RECORDED _____

PAUL E. GOEBEL PLS 8486 DATE _____

DRAINAGE EASEMENT

WITHIN PARCEL 2 OF PARCEL MAP NO. 18040

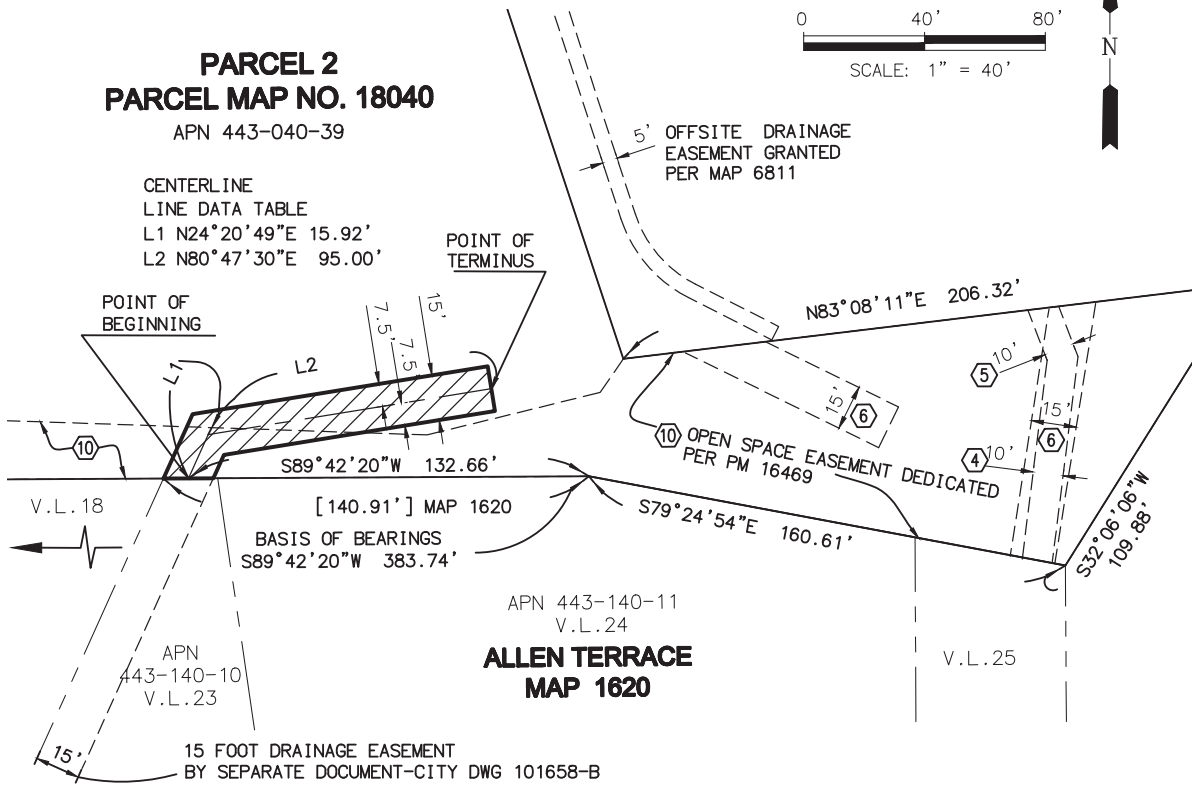
DESCRIPTION	BY	APPR'D	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 2 SHEETS	PRJ NO. 1118314
CITY REVIEW	MBI		1.12.24			PMT NO. 3297870
1ST SUB	MBI		6.21.24			1854-6273
2ND SUB	MBI		9.2.24			CCS 83 COORDINATES
					FOR CITY LAND SURVEYOR	DATE
						214-1713
						NAD 27 COORDINATES
STATUS					101661-1-B	B001

EXHIBIT 'B'

**PARCEL 2
PARCEL MAP NO. 18040**

APN 443-040-39

CENTERLINE
LINE DATA TABLE
L1 N24°20'49"E 15.92'
L2 N80°47'30"E 95.00'



APN 443-140-11
V.L.24
**ALLEN TERRACE
MAP 1620**

(#) EXISTING EASEMENT LEGEND ALL OFFICIAL RECORDS UNLESS NOTED OTHERWISE:
PER FIRST AMERICAN TITLE CO. REPORT NO.NSC-1187889-SC
ABBREVIATIONS: CITY=CITY OF SAN DIEGO; ESMT=EASEMENT; B=BOOK; P=PAGE; INSTR=INSTRUMENT
SDG&E=SANDIEGO GAS & ELECTRIC CO.; NP=NOT PLOTTABLE; NIV=NOT IN VICINITY ACQUISITION

PLOTTABLE ESMTS SHOWN HEREON IN VICINITY OF DRAINAGE EASEMENT ACQUIRED ON APN 443-040-39

#	TYPE	TO	RECORDED	DOCUMENT
4.	SEWER	CITY	9/13/1921	B 861, P 208 OF DEEDS
5.	SEWER	CITY	9/22/1921	B 863, P 163 OF DEEDS
6.	SEWER/DRAIN	CITY	8/27/1971	INSTR.194355
10.	OPEN SPACE	CITY	5/9/1991	PARCEL MAP NO.16469 & FUTURE STREET, NORTH PORTION PARCEL 2 NIV

NON PLOTTABLE (NP) EASEMENTS AND EASEMENTS NOT IN THE VICINITY OF ACQUISITION (REFERENCE ONLY)

7.	DRAINAGE	CITY	1/25/1977	MAP NO. 5500 NORTH PORTION PARCEL 2 NIV
8.	TV EQUIPMENT	MISSION CABLE TV	12/27/1980	80-357046 NP
14.	PUBLIC UTIL	SDG&E	9/16/2002	2002-0789032 NP
15.	STREET	CITY	2/9/2004	2004-0101934 NORTH PORTION PARCEL 2 NIV
17.	WATER	CITY	2/9/2004	2004-0107027 NORTH PORTION PARCEL 2 NIV
18.	WATER	CITY	2/9/2004	2004-0102056 NORTH PORTION PARCEL 2 NIV

MICHAEL BAKER INTL.
9635 GRANITE RIDGE DR
SAN DIEGO, CA 92123
858-614-5000
197532 HERMOSA WAY

DRAINAGE EASEMENT

WITHIN PARCEL 2 OF PARCEL MAP NO. 18040

DESCRIPTION	BY	APPR'D	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PRJ NO. 1118314
CITY REVIEW	MBI		1.12.24		SHEET 2 OF 2 SHEETS	PMT NO. 3297870
1ST SUB	MBI		6.21.24			1854-6273
2ND SUB	MBI		9.2.24		FOR CITY LAND SURVEYOR	CCS 83 COORDINATES
					DATE	214-1713
						NAD 27 COORDINATES
					STATUS	101661-2-B
						BO02



City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101
(619) 446-5000

THE CITY OF SAN DIEGO

Subordination Agreement

FORM
DS-3239
NOVEMBER 2007

WHEREAS, the owner of that certain property hereinafter described has granted to the City of San Diego, a municipal corporation, in the County of San Diego, State of California, the permanent easement and right of way:

(LEGAL DESCRIPTION OF PROPERTY IS ATTACHED)

AND WHEREAS, _____

is hereinafter known as the BENEFICIARY; and _____

is hereinafter known as the TRUSTEE as of the date of this instrument under that certain deed of trust executed by _____

to secure a note for \$(_____) _____ with interest dated _____ and recorded _____ in Official Records of the San Diego County Recorder, covering the property hereinabove described, as Instrument No. _____.

AND WHEREAS, the BENEFICIARY affirms that _____,

the owner and holder of the hereinabove described trust deed note, and _____ not assigned _____ interest in same, _____ hereby direct and authorize said TRUSTEE to join with _____ in the execution of this instrument.

NOW, THEREFORE, for and in consideration of the benefits to accrue to the above described land by acceptance of said easement by said City of San Diego, the undersigned expressly subordinates all right, title and interest in and to that portion of said premises herein described, covered by said deed of trust, to the interest of said City of San Diego in said easement with the intent that said easement shall be prior and superior to the lien of the deed of trust hereinabove described.

IN WITNESS WHEREOF, the BENEFICIARY and the TRUSTEE have caused this instrument to be executed this _____ day of _____, _____.

AS TRUSTEE:

AS BENEFICIARY:

Signature: _____

Signature: _____

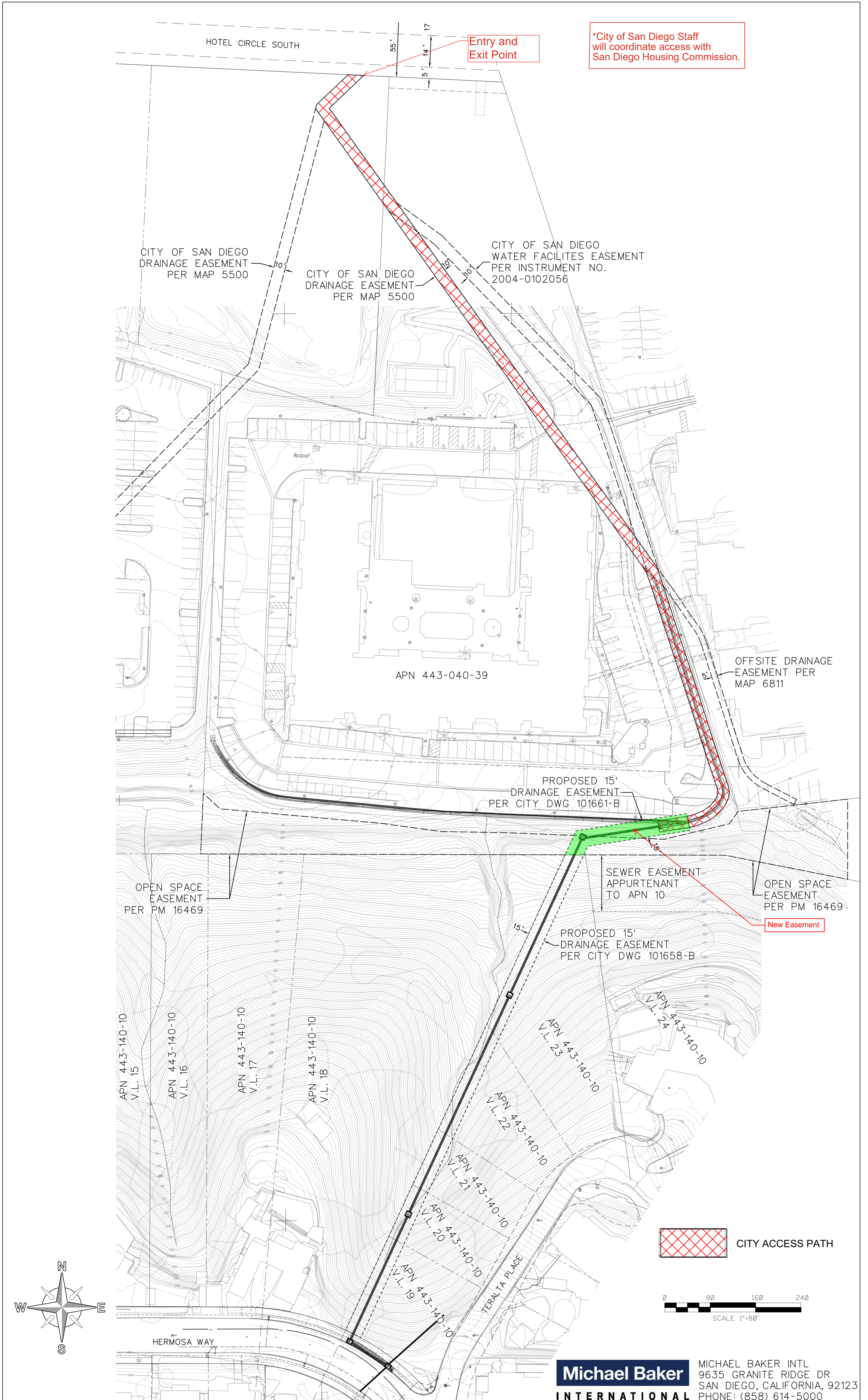
Name: _____

Name: _____

NOTE: ALL SIGNATURES MUST INCLUDE NOTARY ACKNOWLEDGMENTS PER CIVIL CODE SEC. 1180 ET.SEQ.

PROPOSED CITY ACCESS

12/18/2024



*City of San Diego Staff will coordinate access with San Diego Housing Commission.

4451 HERMOSA WAY STORM DRAIN EMERGENCY PROJECT

CONTRACTOR'S RESPONSIBILITIES

- PURSUANT TO SECTION 4216 OF THE GOVERNMENT CODE, AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION, YOU MUST CONTACT THE REGIONAL NOTIFICATION CENTER (E.G. UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA) AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER.
- NOTIFY SDG&E AT LEAST 10 WORKING DAYS PRIOR TO EXCAVATING WITHIN 10' OF SDG&E UNDERGROUND HIGH VOLTAGE TRANSMISSION POWER LINES. (I.E., 69 KV & HIGHER)
- LOCATE AND RECONNECT ALL SEWER LATERALS. LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. LATERAL RECORDS ARE AVAILABLE TO THE CONTRACTOR AT THE WATER DEPARTMENT, 2797 CAMINITO CHOLLAS. LOCATE THE IMPROVEMENTS THAT WILL BE AFFECTED BY LATERAL REPLACEMENTS.
- EXCAVATE AROUND WATER METER BOX (CITY PROPERTY SIDE) TO DETERMINE IN ADVANCE, THE SIZE OF EACH SERVICE BEFORE TAPPING MAIN.
- CITY FORCES, WHEN SPECIFIED OR SHOWN ON THE PLANS, WILL MAKE PERMANENT CUTS & PLUGS AND CONNECTIONS.
- KEEP EXISTING MAINS IN SERVICE IN LIEU OF HIGH-LINING, UNLESS OTHERWISE SPECIFIED SHOWN ON PLANS.
- THE LOCATIONS OF EXISTING BUILDINGS AS SHOWN ON THE PLAN ARE APPROXIMATE.
- STORM DRAIN INLETS SHALL REMAIN FUNCTIONAL AT ALL TIMES DURING CONSTRUCTION.
- UNLESS OTHERWISE NOTED AS PREVIOUSLY POTHOLED (PH), ELEVATIONS SHOWN ON THE PROFILE FOR EXISTING UTILITIES ARE BASED ON A SEARCH OF THE AVAILABLE RECORD INFORMATION ONLY AND ARE SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THE CITY DOES NOT GUARANTEE THAT IT HAS REVIEWED ALL AVAILABLE DATA. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES EITHER SHOWN ON THE PLANS OR MARKED IN THE FIELD IN ACCORDANCE WITH THE SPECIFICATIONS SECTION 402-UTILITIES.
- EXISTING UTILITY CROSSING AS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT REPRESENTATIVE OF ACTUAL LENGTH AND LOCATION OF CONFLICT AREAS. SEE PLAN VIEW.
- ALL ADVANCE METERING INFRASTRUCTURE (AM) DEVICES ATTACHED TO THE WATER METER OR LOCATED IN OR NEAR WATER METER BOXES, COFFINS, OR VAULTS SHALL BE PROTECTED AT ALL TIMES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

CONSTRUCTION STORM WATER PROTECTION NOTES

- TOTAL SITE DISTURBANCE AREA (ACRES) 0.06 ACRE
HYDROLOGIC UNIT / WATERSHED SAN DIEGO HU/SAN DIEGO RIVER WMA
HYDROLOGIC SUBAREA NAME & NO. MISSION SAN DIEGO / 907.11
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE
 MINOR WPCP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100
 WPCP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100
 SWPPP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100 AND CONSTRUCTION GENERAL PERMIT ORDER 2009-0009-DWQ AS AMENDED BY ORDER 2010-0014-DWQ AND 2012-0006-DWQ
TRADITIONAL RISK LEVEL 1 2 3
LUP RISK TYPE 1 2 3
- CONSTRUCTION SITE PRIORITY
 ASBS HIGH MEDIUM LOW

PERMANENT STORM WATER BMP CATEGORY

- PRIORITY DEVELOPMENT PROJECT
 STANDARD DEVELOPMENT PROJECT
 PDP EXEMPT
 NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS

ABBREVIATIONS

ABAND	ABANDON	HDPE	HIGH-DENSITY POLYETHYLENE	G	GENERAL
ABAND'D	ABANDONED	HP	HIGH PRESSURE	C	CIVIL
AC	ASBESTOS CEMENT PIPE	IE	INVERT ELEVATION		
AHD	AHEAD	LT	LEFT		
ASSY	ASSEMBLY	LG	LIP OF GUTTER		
BC	BEGIN CURVE	MJ	MECHANICAL JOINT		
BFV	BUTTERFLY VALVE	MTD	MULTIPLE TELEPHONE DUCT		
BK	BACK	MTS	SAN DIEGO METROPOLITAN TRANSIT SYSTEM		
BTWN	BETWEEN	N/O	NORTH OF		
BW	BACK OF WALK	OVHD	OVER HEAD		
CATV	CABLE TV	PB	PULLBOX		
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE		
CF	CURB FACE	PH	POTHOLE		
CFS	CUBIC FEET PER SECOND	PUD	PUBLIC UTILITIES DEPARTMENT		
CI	CAST IRON PIPE	PVC	POLYVINYL CHLORIDE		
C/CL	CENTER LINE	PROP	PROPOSED		
COND	CONDUIT	RCP	REINFORCED CONCRETE PIPE		
CONT	CONTINUED	RED	REDUCER		
CONTR	CONTRACTOR	RT	RIGHT		
DB	DIRECT BURIED	S	SURVEY LINE		
DI	DUCTILE IRON	SD&AE	SAN DIEGO & ARIZONA EASTERN RAILROAD		
EB	ENCASED BURIED	SDTI	SAN DIEGO TROLLEY INC.		
EC	END CURVE	SO	STUB OUT		
EG	EXISTING GROUND	S/O	SOUTH OF		
ELEC	ELECTRIC	SWR	SEWER		
EL, ELEV	ELEVATION	TC	TOP OF CURB		
EX, EXISTING	EXISTING	TEL	TELEPHONE		
E/O	EAST OF	TP	TOP OF PIPE		
F	FLANGE	UNK	UNKNOWN		
FH	FIRE HYDRANT	VC	VITRIFIED CLAY PIPE		
FL	FLOWLINE ELEVATION	WM	WATER METER		
FPS	FEET PER SECOND	WTR	WATER		
FS	FIRE SERVICE/FINISHED SURFACE	W/O	WEST OF		
GB	GRADE BREAK	WV	WATER VALVE		
GV	GATE VALVE				

SHEET INDEX

SHEET NO.	DISCIPLINE CODE	TITLE	STREET	STATION
1	C-1	COVER SHEET		
2	C-2	GENERAL NOTES		
3	C-1	DRAINAGE PLAN & DETAILS	HOTEL CIR S	
4	C-2	DRAINAGE PLAN & PROFILE	HILLSIDE	0+00-3+63.08
5	C-3	DRAINAGE PLAN & PROFILE	HERMOSA WAY	3+63.08-6+19.19
6	C-4	HORIZONTAL REPORT		

EXISTING STRUCTURES

EX WATER MAIN & VALVES	---
EX WATER METER	---[]---
EX FIRE HYDRANT	---[]---
EX SEWER MAIN & MANHOLES	---
EX DRAINS	=====
EX PAVEMENT/SIDEWALK (PROFILE)	
EX GROUND LINE (PROFILE)	
EX STREET LIGHT	---[]---
EX PULLBOX	---[]---
GAS MAIN	---
ELEC. COND., TEL. COND., CATV	---E---T---C---
RAILROAD, TROLLEY TRACKS	
EXISTING MAJOR COUNTOUR (5')	-----
EXISTING MINOR COUNTOUR (1')	-----

DISCIPLINE CODE

G	GENERAL
C	CIVIL

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.

Chin-Pin Liu

04/26/2024

CHIN-PIN LIU DATE



LEGEND

IMPROVEMENTS	STANDARD DRAWINGS	SYMBOL
TYPE A4 STORM DRAIN CLEANOUT	D-9	[Symbol]
TYPE B CURB INLET	SDD-116	[Symbol]
RIGHT OF WAY	SEE PLAN	-----
CUTOFF WALL	SDS-115	[Symbol]
RCP STORM DRAIN PIPE	SEE PLANS & SPECS	=====
SURVEY MONUMENT	SEE PLANS & SPECS	[Symbol]

WORK TO BE DONE

THE INTENT OF THIS WORK IS TO REPAIR EXISTING STORM DRAIN PIPE AT THE HERMOSA WAY SITE. ADDITIONALLY, HAVE ALL STORM DRAIN ALIGNMENTS WITHIN THE CITY'S RIGHT-OF-WAY OR EASEMENT AND ANY CONNECTED INLETS TO THE REPLACED STORM DRAINS WILL BE ANALYZED TO ENSURE FULL CAPTURE VOLUME PER CITY STANDARDS.

BASIS OF BEARINGS/COORDINATES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (EPOCH 1991.35). SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CONTROL STATIONS PER RECORD OF SURVEY 14492.

STATION	NORTHING (ft.) GRID	EASTING (ft.) GRID
1040	1854289.08	6276169.62
1043	1854609.57	6278689.28

THE BASIS OF BEARINGS IS THE CALCULATED BEARING BETWEEN SAID CONTROL STATIONS 1040 & 1043. I.E. N82°45'04"E DISTANCES SHOWN HEREON ARE GROUND AND IN TERMS OF THE U.S. SURVEY FOOT. AT CONTROL STATION #113: GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR (0.9999975)

STATION	NORTHING (ft.) GRID	EASTING (ft.) GRID
113	1856081.049	6275531.583

BENCHMARK:

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK. BENCHMARK DESIGNATION: SOUTHWEST BRASS PLUG LOCATED AT HERMOSA WAY & MONTECITO WAY. ELEVATION: 280.111 (NGVD29)

TOPOGRAPHY SOURCE:

TOPOGRAPHIC GROUND SURVEY OF HERMOSA WAY COMPLETED BY MICHAEL BAKER ON 09/07/2023

AERIAL SOURCE:

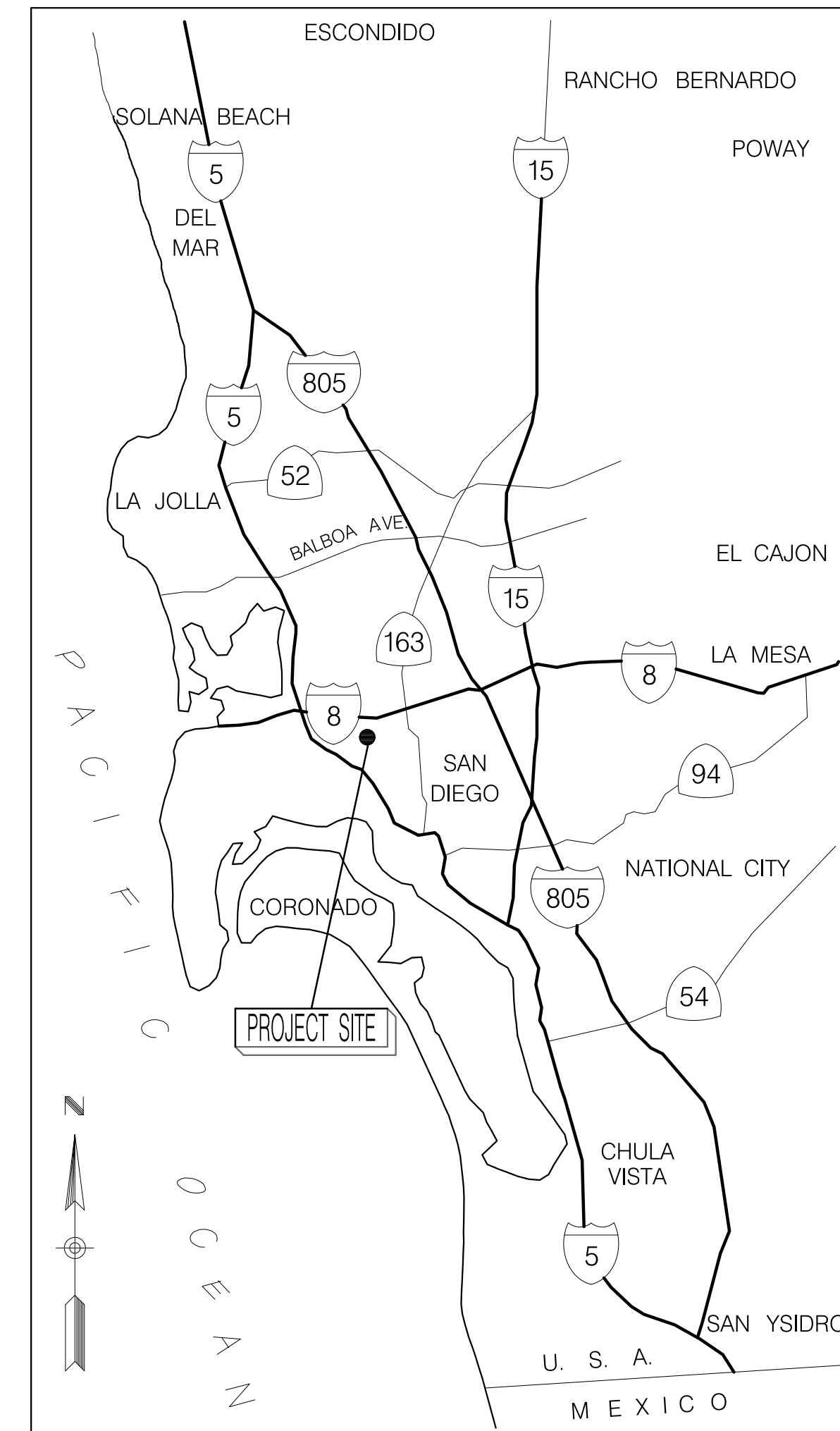
AERIAL SURVEY OF HERMOSA WAY COMPLETED BY AEROTECH MAPPING INC. ON 08/17/2023

MONUMENTATION/SURVEY NOTES

THE SURVEY MONUMENTS HAVE BEEN LOCATED BY SURVEY GRADE MEASUREMENTS, AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

THE CITY OF SAN DIEGO LAND SURVEYORS SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. WHEN SETTING SURVEY MONUMENTS USED FOR RE-ESTABLISHMENT OF THE DISTURBED CONTROLLING SURVEY MONUMENTS AS REQUIRED BY SECTION 6730.2 AND 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED WITH THE COUNTY SURVEYOR.

IF ANY HORIZONTAL OR VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ANY HORIZONTAL CONTROL AND VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION IF THE CITY OF SAN DIEGO SURVEY SECTION IS NOT NOTIFIED PRIOR TO CONSTRUCTION. THE FILING OF A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE SHALL BE FILED WITH COUNTY SURVEYOR. A COPY OF THE FILED DOCUMENT SHALL BE FURNISHED TO THE CITY OF SAN DIEGO SURVEY SECTION.



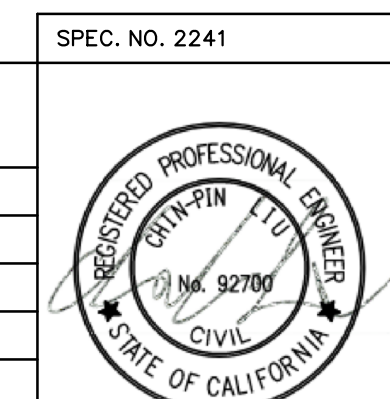
VICINITY MAP
NOT TO SCALE

G-1

PLANS FOR CONSTRUCTION OF
4451 HERMOSA WAY STORM DRAIN
EMERGENCY PROJECT
COVER SHEET

Michael Baker INTERNATIONAL
5050 AVENIDA ENCINAS,
SUITE 260
CARLSBAD, CA 92008
PHONE: (760)476-9193
MBAKERINTL.COM

AS-BUILT INFORMATION	
MATERIALS	MANUFACTURER
PIPE (STORM DRAIN)	-
STORM DRAIN CLEAN OUTS	-
CURB INLETS	-
STORM DRAIN MANHOLES	-
DISSIPATOR	-
CATCH BASINS	-



CITY OF SAN DIEGO, CALIFORNIA ENGINEERING & CAPITAL PROJECTS DEPARTMENT SHEET 1 OF 6 SHEETS				WBS B-24067
APPROVED FOR CITY ENGINEER	DATE	4/26/2024	SUBMITTED BY CAROLINA DELGADO PROJECT MANAGER	
JONG CHOI	DATE	7/3246	CHECKED BY CAROLINA DELGADO PROJECT ENGINEER	
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CM			
CONTRACTOR				DATE STARTED
INSPECTOR				DATE COMPLETED
				0101180-D-01

100% SUBMITTAL



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

GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.)
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >/- 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

STRIPING AND SIGNING GENERAL NOTES

- INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE FOLLOWING MANUALS.

DESCRIPTION	EDITION	DOCUMENT NO.
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREENBOOK")	2018	PWPI070116-01
CITY OF SAN DIEGO STANDARD DRAWINGS	2018	PWPI070119-03
CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD)	2014	PWPI092816-07
- ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
- THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY SANDBLASTING AND/OR GRINDING WITH THE SEAL. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SIGN POSTS SHALL BE INSTALLED WITH SQUARE PERFORATED STEEL TUBING WITH A BREAKAWAY BASE PER CITY OF SAN DIEGO STANDARD DRAWING M-45.
- ALL RAISED MEDIAN NOSES SHALL BE PAINTED YELLOW.
- ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
- STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET UNLESS INDICATED OTHERWISE.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE THERMOPLASTIC.
- THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT (858) 495-4741 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNING.

CONSTRUCTION BMP GENERAL NOTES (CONT.)

- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.
- IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL SEDIMENT AND DEBRIS FROM EACH NON STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6" DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.
- PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:
 - NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.
 - EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.
 - AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

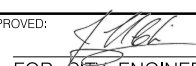
- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE WATER QUALITY TECHNICAL REPORT (WQTR) FOR POST CONSTRUCTION TREATMENT CONTROL BMPS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.
- ALL CONSTRUCTION BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.

G-2

PLANS FOR CONSTRUCTION OF
4451 HERMOSA WAY STORM DRAIN
EMERGENCY PROJECT

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 2 OF 6 SHEETS

WBS B-24067

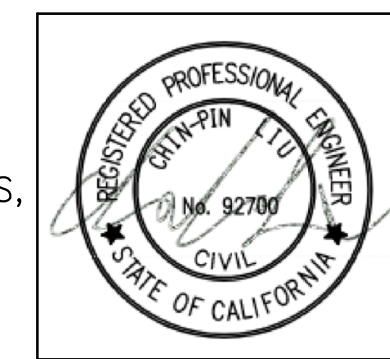
APPROVED: 	DATE: 4/26/24	SUBMITTED BY: CAROLINA DELGADO
FOR CITY ENGINEER: JONG CHOI	DATE: 7/3246	PROJECT MANAGER
PRINT DCE NAME: JONG CHOI	RCE#: 73246	CHECKED BY: CAROLINA DELGADO
		PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CM			

SEE EACH SHEET
CCS27 COORDINATE

SEE EACH SHEET
CCS83 COORDINATE

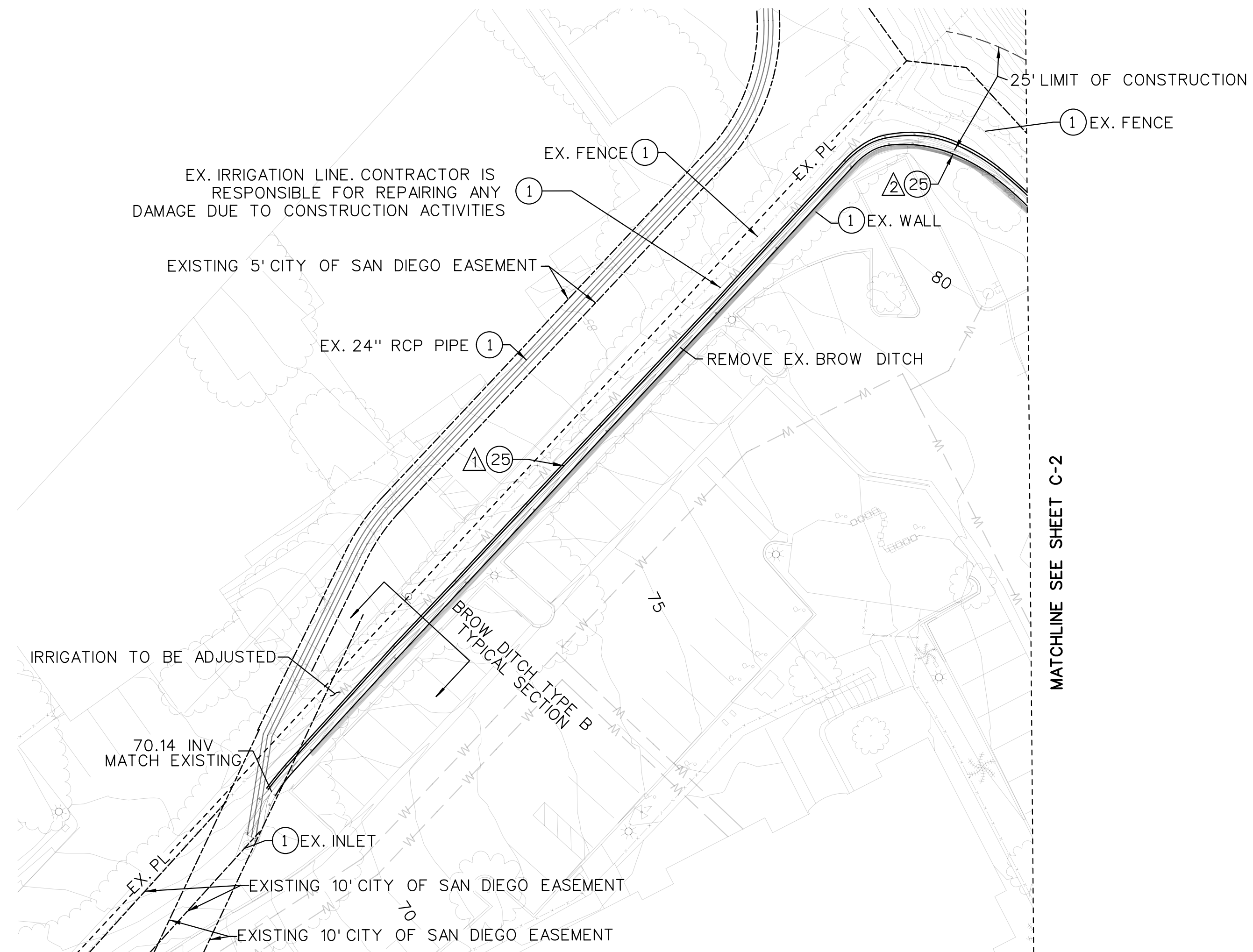
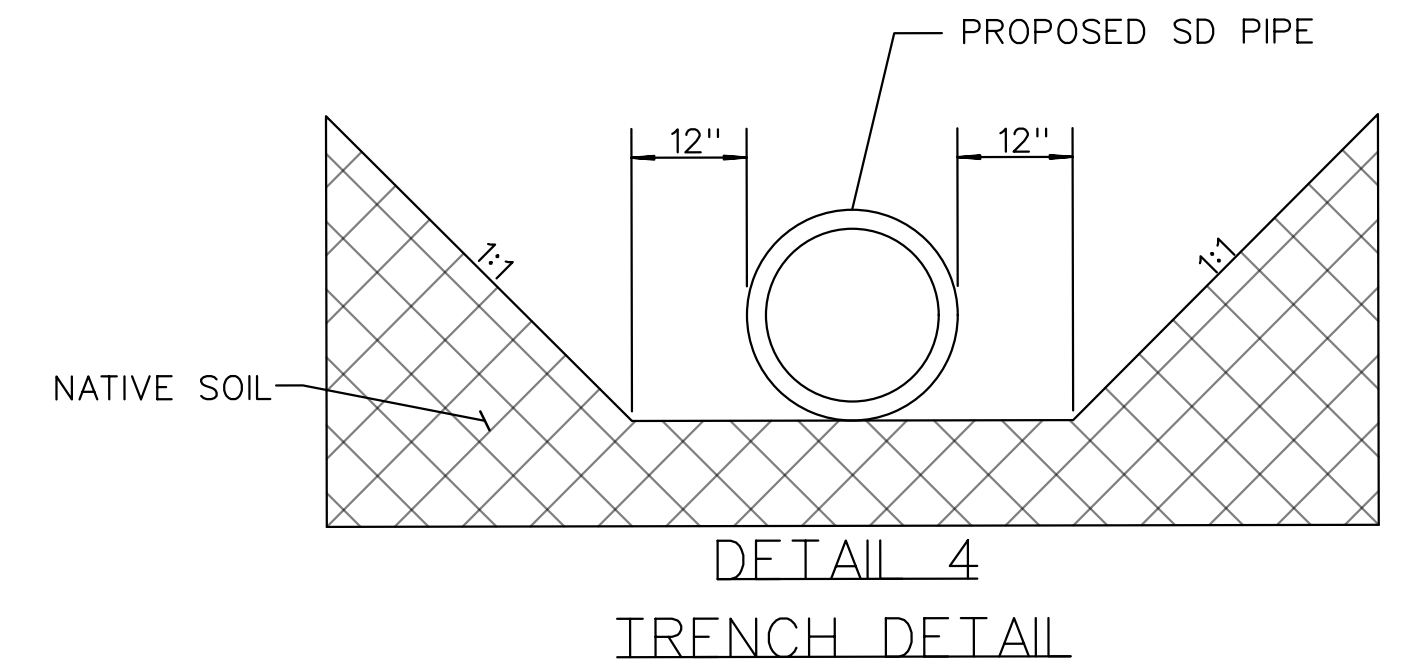
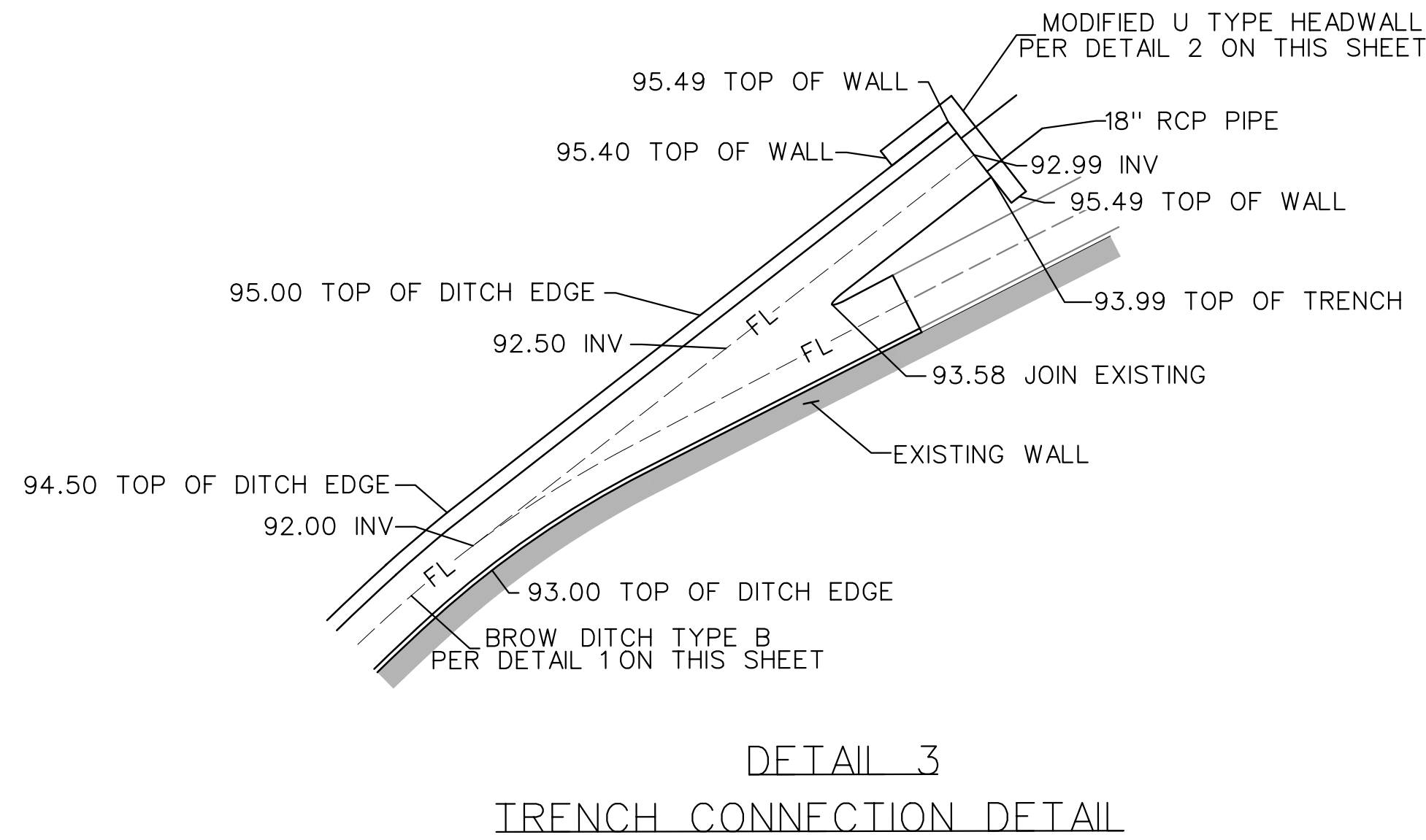
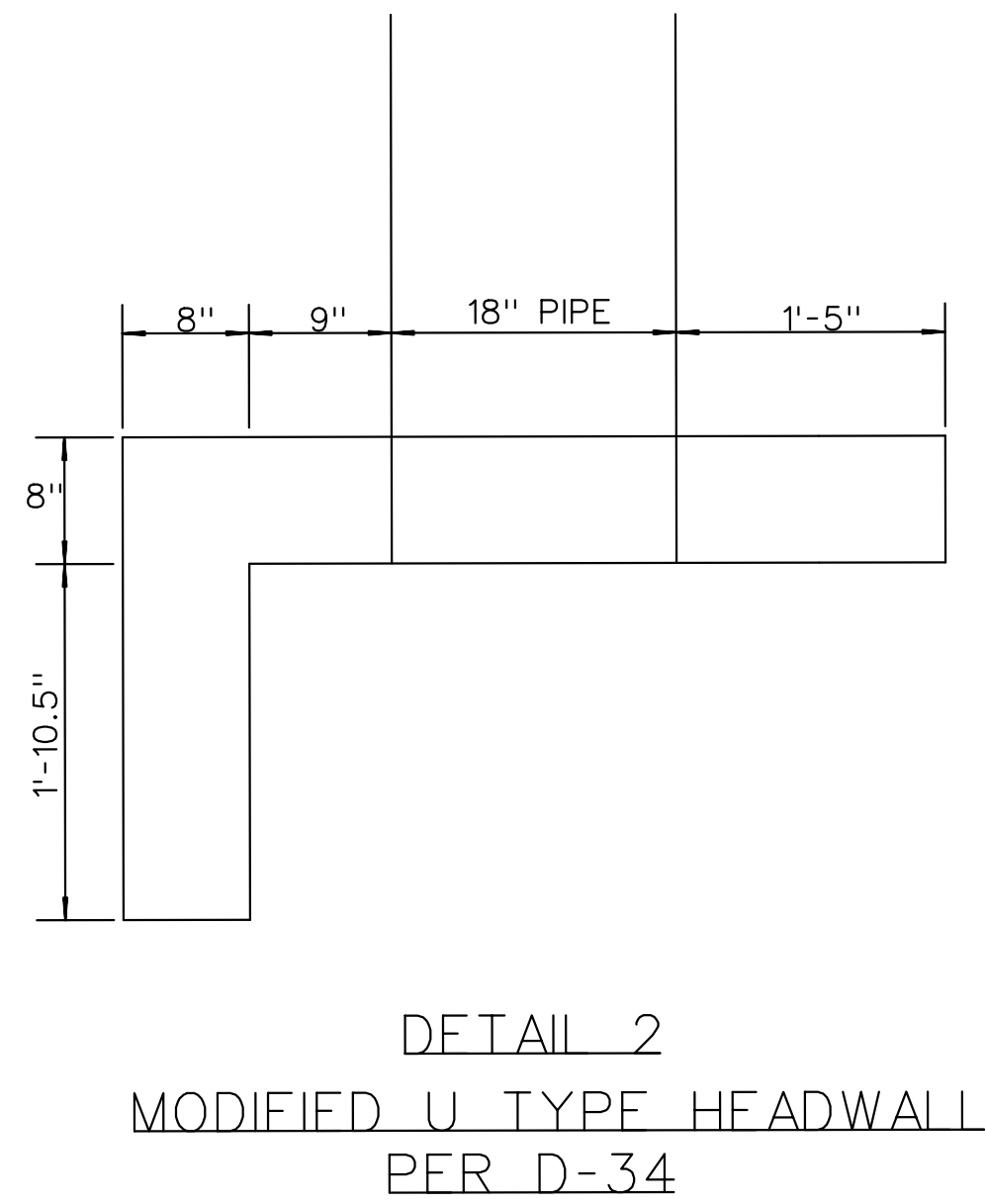
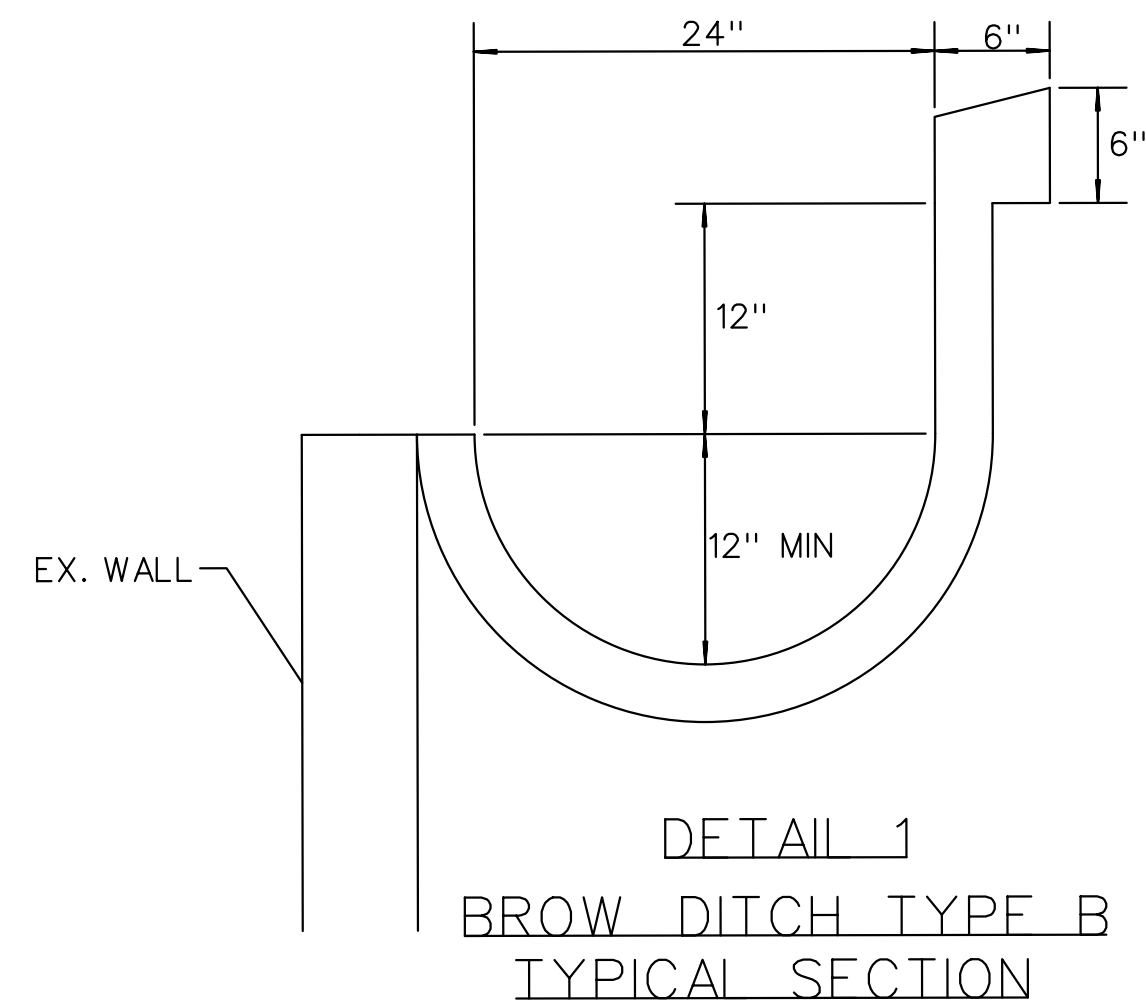
0101180-D-02



Michael Baker INTERNATIONAL
5050 AVENIDA ENCINAS, SUITE 260
CARLSBAD, CA 92008
PHONE: (760)476-9193
LBAKERINTL.COM

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

100% SUBMITTAL



- NOTES:**
- 1 PIPE BEDDING AND TRENCH BACKFILL PER COSD STD DWG SDD-110
 - 2 TRENCH RESURFACING PER COSD STD DWG SDG-107 AND SDG-108
 - 3 ALL EX UTILITIES & INFRASTRUCTURE SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE

- CONSTRUCTION NOTES:**
- 1 PROTECT IN PLACE
 - 25 CONSTRUCT BROW DITCH TYPE B PER D-75 AND DETAIL 1 ON SHEET C-1

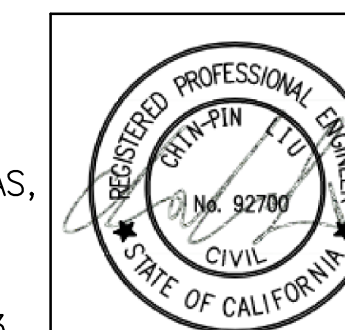
PROPOSED STORM DRAIN DATA TABLE				
NO.	Δ/BEARING	LENGTH	RADIUS	NOTE
1	S17° 56' 53" E	190.07'	---	BROW DITCH TYPE B
2	N72° 42' 12" E	57.07'	25'	BROW DITCH TYPE B

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING INVERTS, UTILITY CROSSINGS, AND CITY RIGHT OF WAY PRIOR TO BEGINNING OF CONSTRUCTION. IF THERE ARE INCONSISTENCIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PIPE INSTALLATION.

PLANS FOR CONSTRUCTION OF
4451 HERMOSA WAY STORM DRAIN
EMERGENCY PROJECT
DRAINAGE PLAN AND DETAILS

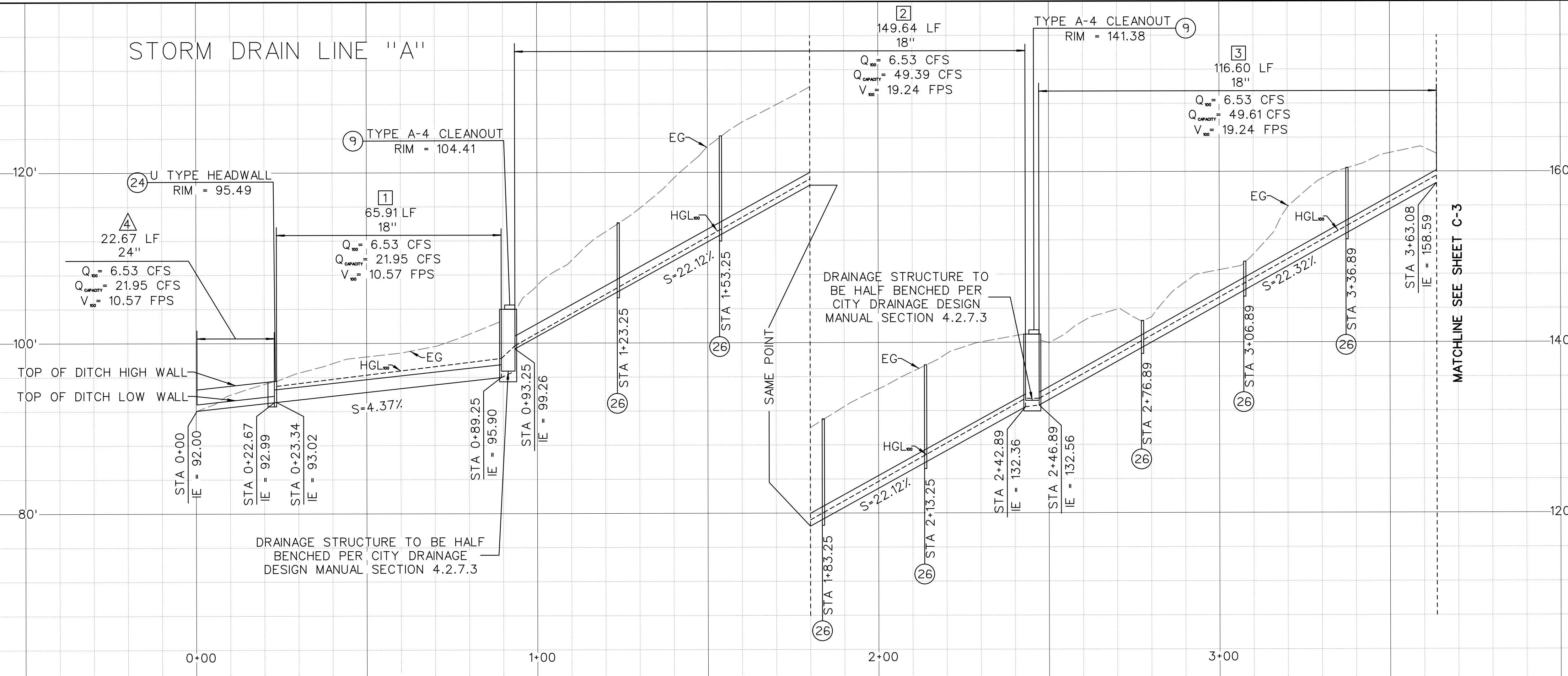
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING & CAPITAL PROJECTS DEPARTMENT SHEET 3 OF 6 SHEETS		WBS B-24067
APPROVED:	DATE: 4/26/24	SUBMITTED BY: CAROLINA DELGADO
FOR CITY ENGINEER: JONG CHOI	DATE: 7/3246	PROJECT MANAGER: CAROLINA DELGADO
PRINT DCE NAME: JONG CHOI	RCE#	PROJECT ENGINEER: CAROLINA DELGADO
DESCRIPTION	BY	APPROVED
ORIGINAL	CM	
DATE	FILED	
DATE STARTED	DATE COMPLETED	
CONTRACTOR		0101180-D-03
INSPECTOR		

Michael Baker
INTERNATIONAL
5050 AVENIDA ENCINAS, SUITE 260
CARLSBAD, CA 92008
PHONE: (760)476-9193
LBAKERINTL.COM

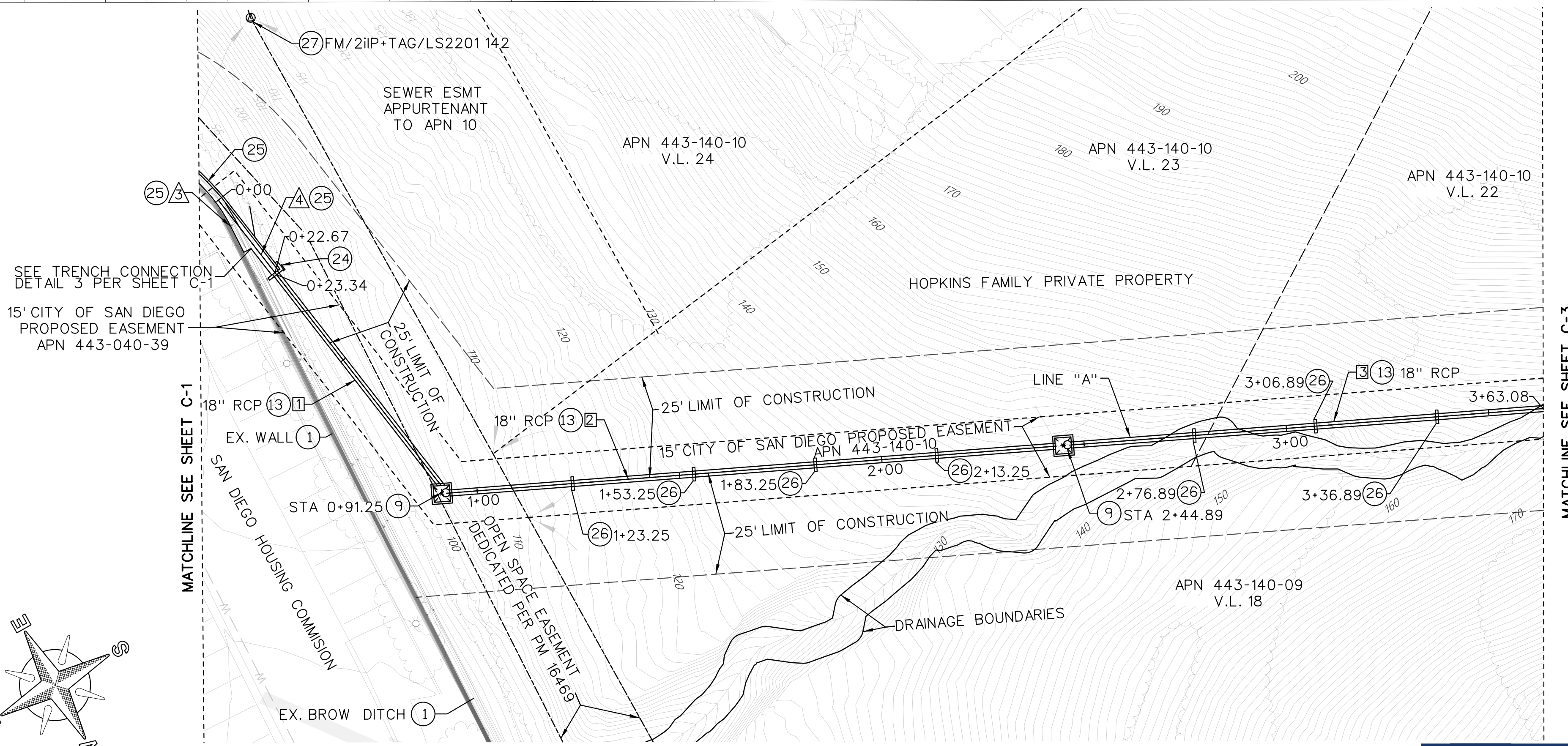


100% SUBMITTAL

STORM DRAIN LINE "A"



SCALE
1"=20' HORIZ.
1"=8' VERT.



CONSTRUCTION NOTES:

- ① PROTECT IN PLACE
- ⑨ CONSTRUCT TYPE A-4 STORM DRAIN CLEANOUT PER D-9
- ⑬ INSTALL RCP, SIZE PER PLAN
- ⑳ CONSTRUCT MODIFIED U TYPE HEADWALL PER D-34 AND DETAIL 2 ON SHEET C-1
- ㉔ CONSTRUCT BROW DITCH TYPE B PER D-75 AND DETAIL 1 ON SHEET C-1
- ㉖ CONSTRUCT CUTOFF WALL PER SDS-115
- ㉗ SURVEY MONUMENT

NOTES:

- ① PIPE BEDDING AND TRENCH BACKFILL PER COSD STD DWG SDD-110
- ② TRENCH RESURFACING PER COSD STD DWG SDG-107 AND SDG-108
- ③ ALL EX UTILITIES & INFRASTRUCTURE SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING INVERTS, UTILITY CROSSINGS, AND CITY RIGHT OF WAY PRIOR TO BEGINNING OF CONSTRUCTION. IF THERE ARE INCONSISTENCIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PIPE INSTALLATION.

PROPOSED STORM DRAIN DATA TABLE

NO.	Δ/BEARING	LENGTH	D-LOAD	NOTE
①	N81° 18'11"E	65.91'	D-2000	18" RCP W/ WATERTIGHT JOINTS
②	N24° 51'30"E	149.64'	D-2000	18" RCP W/ WATERTIGHT JOINTS
③	N24° 51'30"E	116.60'	D-2000	18" RCP W/ WATERTIGHT JOINTS

PROPOSED STORM DRAIN DITCH DATA TABLE

NO.	Δ/BEARING	LENGTH	NOTE
①	N87° 43'15"W	7.66'	BROW DITCH TYPE B
②	N81° 18'11"E	22.67'	BROW DITCH TYPE B

PLANS FOR CONSTRUCTION OF
4451 HERMOSA WAY STORM DRAIN
EMERGENCY PROJECT
DRAINAGE PLAN AND PROFILE

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 4 OF 6 SHEETS

WBS B-24067

APPROVED: *[Signature]* 4/26/24 DATE
FOR CITY ENGINEER: JONG CHOI PROJECT MANAGER
PRINT DCE NAME: JONG CHOI PROJECT ENGINEER
RCE#: 73246

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CM			

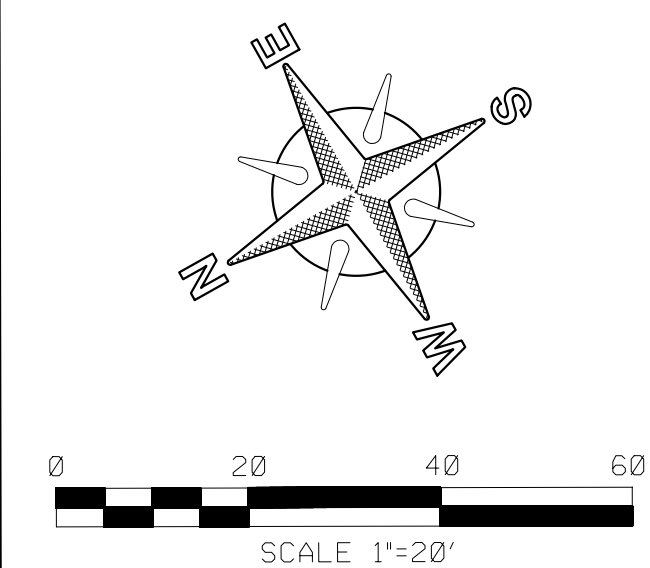
SEE EACH SHEET
CCS27 COORDINATE

SEE EACH SHEET
CCS83 COORDINATE

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

0101180-D-04

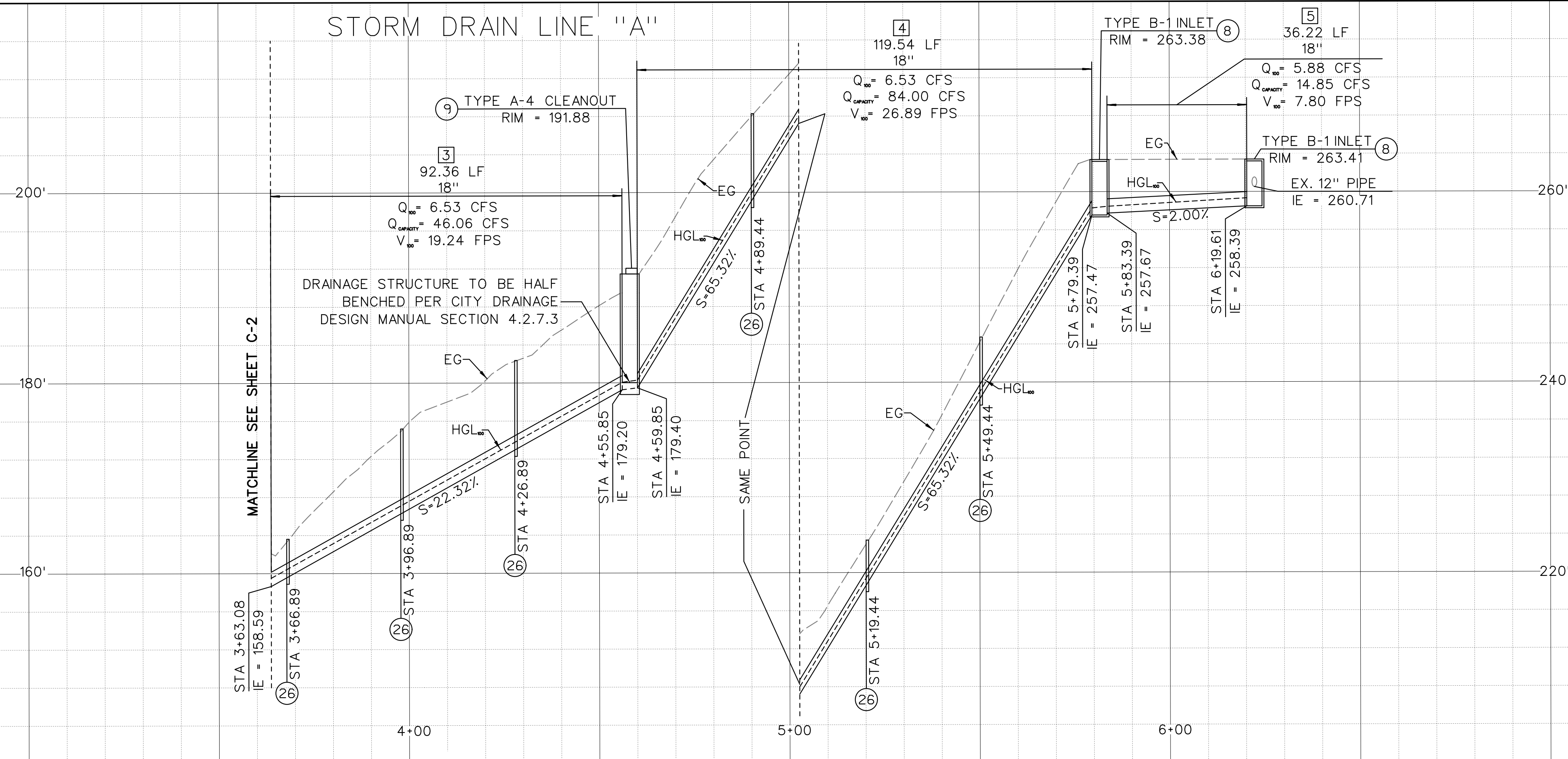
Michael Baker
INTERNATIONAL
5050 AVENIDA ENCINAS, SUITE 260
CARLSBAD, CA 92008
PHONE: (760)476-9193
LMBAKERINTL.COM



100% SUBMITTAL

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STORM DRAIN LINE "A"



SCALE
1"=20' HORIZ.
1"=8' VERT.

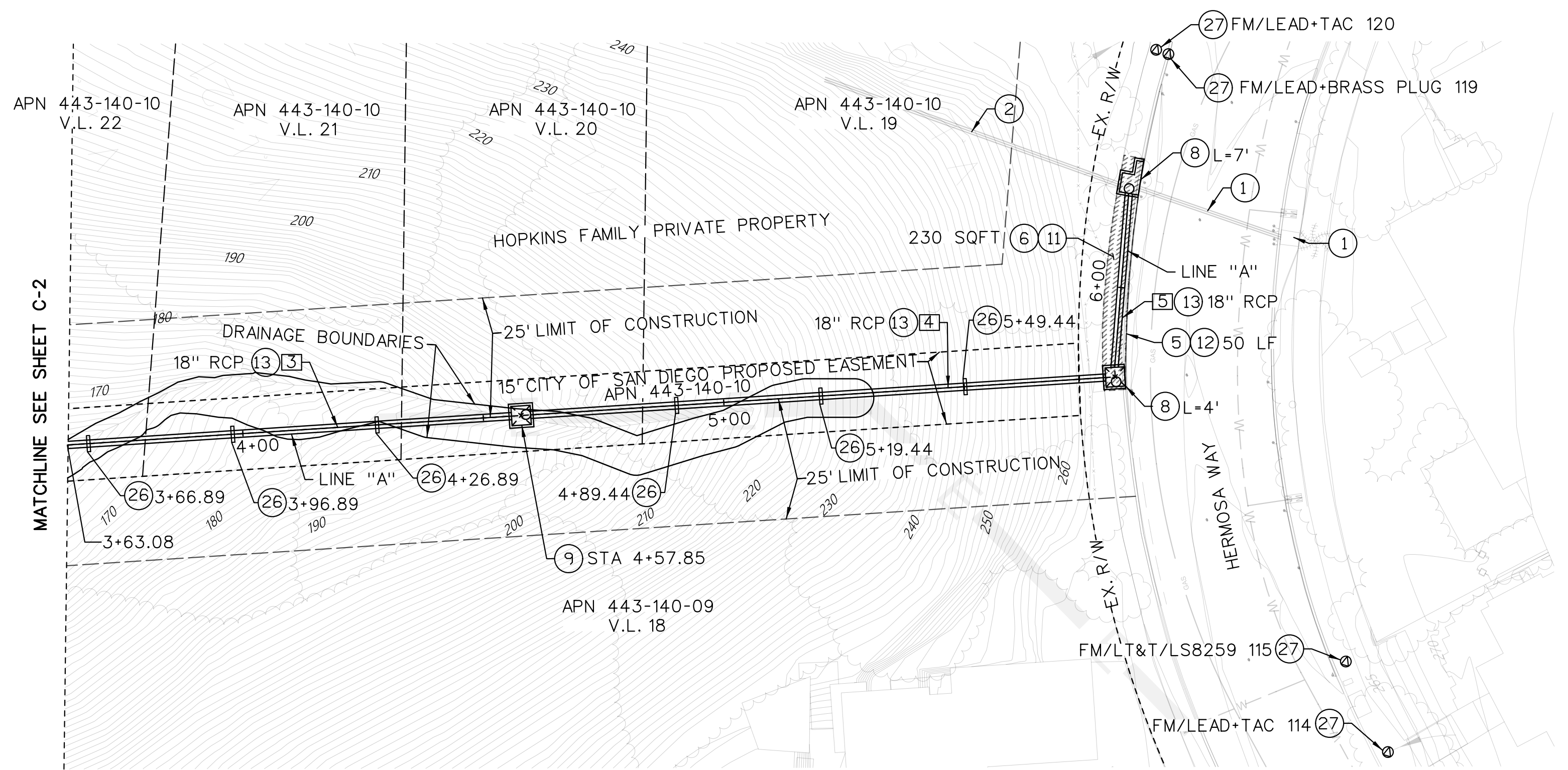
CONSTRUCTION NOTES:

- ① PROTECT IN PLACE
- ② ABANDON EXISTING STORM DRAIN PIPE PER THE WHITEBOOK
- ⑤ REMOVE EXISTING CURB AND GUTTER
- ⑥ REMOVE EXISTING SIDEWALK TO THE NEAREST JOINT
- ⑧ CONSTRUCT TYPE B-1 CURB INLET PER SDD-116, LENGTH SPECIFIED ON PLANS
- ⑨ CONSTRUCT TYPE A-4 STORM DRAIN CLEANOUT PER D-9
- ⑪ CONSTRUCT SIDEWALK TO NEAREST JOINT PER SDG-109 & SDG-155
- ⑫ CONSTRUCT CONCRETE CURB AND GUTTER PER SDG-151
- ⑬ INSTALL RCP, SIZE PER PLAN
- ⑳ CONSTRUCT CUTOFF WALL PER SDS-115
- ㉑ SURVEY MONUMENT

NOTES:

- ① PIPE BEDDING AND TRENCH BACKFILL PER COSD STD DWG SDD-110
- ② TRENCH RESURFACING PER COSD STD DWG SDG-107 AND SDG-108
- ③ ALL EX UTILITIES & INFRASTRUCTURE SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE

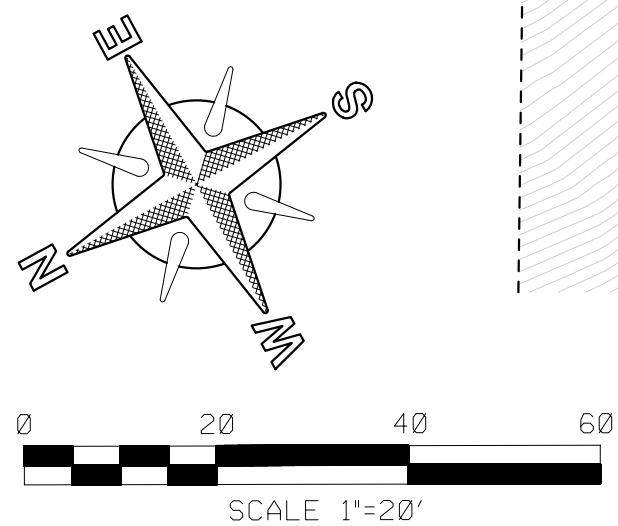
NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING INVERTS, UTILITY CROSSINGS, AND CITY RIGHT OF WAY PRIOR TO BEGINNING OF CONSTRUCTION. IF THERE ARE INCONSISTENCIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PIPE INSTALLATION.



PROPOSED STORM DRAIN DATA TABLE				
NO.	Δ/BEARING	LENGTH	D-LOAD	NOTE
③	N24° 51'30"E	92.36'	D-2000	18" RCP W/ WATERTIGHT JOINTS
④	N24° 51'30"E	119.54'	D-2000	18" RCP W/ WATERTIGHT JOINTS
⑤	N56° 48'56"W	36.22'	D-2000	18" RCP W/ WATERTIGHT JOINTS

PLANS FOR CONSTRUCTION OF
4451 HERMOSA WAY STORM DRAIN
EMERGENCY PROJECT
DRAINAGE PLAN AND PROFILE

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING & CAPITAL PROJECTS DEPARTMENT SHEET 5 OF 6 SHEETS				WBS B-24067
APPROVED: FOR CITY ENGINEER JONG CHOI PRINT DCE NAME	DATE 4/26/24 DATE 73246 RCE#	SUBMITTED BY CAROLINA DELGADO PROJECT MANAGER		DATE 4/26/24
CHECKED BY CAROLINA DELGADO PROJECT ENGINEER		SEE EACH SHEET CCS27 COORDINATE		
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CM			
DATE STARTED				DATE COMPLETED
CONTRACTOR				INSPECTOR
1011180-D-05				



Michael Baker
INTERNATIONAL
5050 AVENIDA ENCINAS, SUITE 260
CARLSBAD, CA 92008
PHONE: (760)476-9193
LBAKERINTL.COM



100% SUBMITTAL

Project Name: Hermosa Way Description:				
Horizontal Alignment Name: Hermosa Way Description:				
Style: Default				
	STATION	NORTHING	EASTING	
Element: Linear	POB ()	0+00.00	1856550.81	6275952.31
	PI ()	0+22.67	1856547.38	6275929.90
	Tangent Direction:	S 81° 18'11" W		
	Tangent Length:	22.67		
Element: Linear	PI ()	0+22.67	1856547.38	6275929.90
	PI ()	0+23.34	1856547.28	6275929.24
	Tangent Direction:	S 81° 18'11" W		
	Tangent Length:	0.67		
Element: Linear	PI ()	0+23.34	1856547.28	6275929.24
	PI ()	0+89.25	1856537.31	6275864.09
	Tangent Direction:	S 81° 18'11" W		
	Tangent Length:	65.91		
Element: Linear	PI ()	0+89.25	1856537.31	6275864.09
	PI ()	0+91.25	1856538.15	6275862.28
	Tangent Direction:	N 65° 08'30" W		
	Tangent Length:	2.00		
Element: Linear	PI ()	0+91.25	1856538.15	6275862.28
	PI ()	0+93.25	1856536.34	6275861.44
	Tangent Direction:	S 24° 51'30" W		
	Tangent Length:	2.00		
Element: Linear	PI ()	0+93.25	1856536.34	6275861.44
	PI ()	2+42.89	1856400.56	6275798.53
	Tangent Direction:	S 24° 51'30" W		
	Tangent Length:	149.64		
Element: Linear	PI ()	2+42.89	1856400.56	6275798.53
	PI ()	2+44.89	1856398.75	6275797.69
	Tangent Direction:	S 24° 51'30" W		
	Tangent Length:	2.00		
Element: Linear	PI ()	2+44.89	1856398.75	6275797.69
	PI ()	2+46.89	1856396.93	6275796.85
	Tangent Direction:	S 24° 51'30" W		
	Tangent Length:	2.00		
Element: Linear	PI ()	2+46.89	1856396.93	6275796.85
	PI ()	4+55.85	1856207.33	6275709.01
	Tangent Direction:	S 24° 51'30" W		
	Tangent Length:	208.96		
Element: Linear	PI ()	4+55.85	1856207.33	6275709.01
	PI ()	4+57.85	1856205.52	6275708.17
	Tangent Direction:	S 24° 51'30" W		
	Tangent Length:	2.00		
Element: Linear	PI ()	4+57.85	1856205.52	6275708.17
	PI ()	4+59.85	1856203.70	6275707.33
	Tangent Direction:	S 24° 51'30" W		
	Tangent Length:	2.00		
Element: Linear	PI ()	4+59.85	1856203.70	6275707.33
	PI ()	5+79.39	1856095.24	6275657.08
	Tangent Direction:	S 24° 51'30" W		
	Tangent Length:	119.54		
Element: Linear	PI ()	5+79.39	1856095.24	6275657.08
	PI ()	5+81.39	1856093.43	6275656.22
	Tangent Direction:	S 25° 12'10" W		
	Tangent Length:	2.00		
Element: Linear	PI ()	5+81.39	1856093.43	6275656.22
	PI ()	5+83.39	1856092.58	6275658.03
	Tangent Direction:	S 64° 47'50" E		
	Tangent Length:	2.00		
Element: Linear	PI ()	5+83.39	1856092.58	6275658.03
	POE ()	6+19.61	1856072.75	6275688.35
	Tangent Direction:	S 56° 48'56" E		
	Tangent Length:	36.22		

C-4

PLANS FOR CONSTRUCTION OF
4451 HERMOSA WAY STORM DRAIN
EMERGENCY PROJECT
HORIZONTAL REPORT

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING & CAPITAL PROJECTS DEPARTMENT
SHEET 6 OF 6 SHEETS

WBS B-24067



APPROVED: *JChoi* 4/26/24
FOR CITY ENGINEER DATE
PRINT DCE NAME JONG CHOI RCE# 73246
CHECKED BY: CAROLINA DELGADO PROJECT ENGINEER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CM			

SEE EACH SHEET
CCS27 COORDINATE
SEE EACH SHEET
CCS83 COORDINATE

CONTRACTOR INSPECTOR DATE STARTED DATE COMPLETED 0101180-D-06

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LMBAKERINTL.COM

100% SUBMITTAL

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