

CITY OF SAN DIEGO

RIGHT OF ENTRY PERMIT

THIS RIGHT OF ENTRY PERMIT ("Permit") is executed by and between the CITY OF SAN DIEGO, a municipal corporation ("City"), and U. S. Department of the Navy ("Permittee" or "Government").

1. Right to Enter. City hereby grants permission to Permittee and its Authorized Contractor to enter upon City-owned property as specifically set forth on the attached Exhibit "A & B" ("Permit Area"), incorporated by this reference. Permission to enter the Permit Area is conditioned upon the terms set forth below.
2. Use of Permit Area. Permittee shall have non-exclusive use of the Permit Area for the construction and repair of drainage control measures as detailed on the attached Exhibit "C" and for no other purpose whatsoever.
3. Authorized Contractor. Prior to entry onto the Permit Area, Permittee shall provide City written confirmation of the following:
 - a. Name of Authorized Contractor;
 - b. Evidence of Authorized Contractor's insurance, pursuant to Section 5.(i) of this Permit; and
 - c. Authorized Contractor's acceptance of the terms and conditions of this Permit.
4. Permit Fee. Consideration to City for granting this Permit shall be the sum of one Dollar (\$1.00), receipt of which is hereby acknowledged.
5. Effective Date. This Permit shall be in effect upon execution by City and Permittee and as of the approval date of the City Attorney ("Effective Date") and shall expire on December 31, 2004, or upon recordation of an easement granting Permittee the right to further modify, improve, reconstruct, repair, maintain and use the installed drainage control measures, whichever comes first. The City agrees to issue Permittee an easement at no cost, and in perpetuity, for the drainage control measures installed on City property.
6. Insurance.
 - i. Prior to entry onto the Permit Area, Permittee's Authorized Contractor shall deliver to City a policy of public liability and property damage insurance in which "the City of San Diego" its elected officials, officers, representatives, agents and employees" are named as additional insureds, in an amount of not less than Two Million Dollars (\$2,000,000) combined single limit liability with an occurrence claims form. The policy shall be kept in force for the duration of this Permit. The certificate of insurance shall be filed with City's Real Estate Assets Department upon execution of this Permit.
 - ii. If the death of or injury to any person, or loss of or damage to any property, is caused by the Government in the course of its use of the Permit Area; the liability, if any, of the

Government therefore shall be determined in accordance with the applicable provisions of the Federal Tort Claims Act (62 Stat. 869-982; 28 U.S.C., 2671-2680).

7. No Discrimination. Permittee shall not discriminate in any manner against any person or persons on account of race, color, religion, gender, sexual orientation, medical status, national origin, age, marital status, or physical disability in Permittee's use of the Permit Area, including but not limited to the providing of goods, services, facilities, privileges, advantages, and accommodations, and the obtaining and holding of employment.
8. Permittee's Risk. All risks in connection with Permittee's use of the Permit Area and any damages to the improvements thereon, thereunder, or in the vicinity thereof shall be borne in full by Permittee.
9. Nuisance. Permittee shall not use the Permit Area in any manner which, in the opinion of the City Manager, creates a nuisance or disturbs the quiet enjoyment of persons in the surrounding area.
10. Revocable Permit. This Permit is not a lease. It is a license to use City property, revocable at any time by City. It is mutually agreed that City shall not be obligated for any loss, financial or otherwise, which may be incurred by Permittee as a result of termination of this Permit, and, further, that Permittee expressly waives any claim for expense or loss which Permittee might incur as a result of termination of this Permit. City shall have and maintain the right at all times to enter upon the Permit Area in City's sole discretion.
11. Compliance with Laws. Permittee shall at its sole cost and expense comply with all the requirements of all municipal, state, and federal authorities now in effect or which may hereafter be in effect, which pertain to the Permit Area.
12. No Assignment. Permittee shall not assign any rights granted by this Permit nor any interest therein without the prior written approval of the City Manager. Approval of any such proposed assignment may be withheld in the sole and absolute discretion of the City Manager. Any assignment by operation of law shall automatically terminate this Permit.
13. Signs. No signs shall be displayed on the Permit Area without the prior written consent of the City Manager.
14. Encumbrances. Permittee shall keep the Permit Area free from all encumbrances and liens of any nature during the term of this Permit.
15. Maintenance of the Permit Area. Permittee shall be solely responsible for maintaining the Permit Area in a decent, safe, healthy and sanitary condition at all times during the entire term of this Permit.
16. Governmental Approvals. By the granting of this Permit, neither City nor the Council of City is obligating itself to any other governmental agent, board, commission, or agency with regard to any other discretionary action relating to development or operation of the Permit Area. Discretionary action includes but is not limited to rezonings, variances, environmental clearances, or any other governmental agency approvals which may be required for the development and operation of the Permit Area.

[IN WITNESS WHEREOF, this Right of Entry Permit is executed by City, acting by and through its City Manager, and by Permittee, acting by and through its lawfully authorized officers.

THE CITY OF SAN DIEGO

Date: 10/1/03

By: Carol B. Chiodo
Deputy Director

U.S. DEPARTMENT OF THE NAVY

Date: 9-12-03

By: [Signature]
Michael J. Fridgen, Real Estate Contracting Officer

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15303.

ENVIRONMENTAL ANALYSIS SECTION
ENVIRONMENTAL CLEARANCE:

Date: 9/23/03

By: [Signature]

APPROVED AS TO FORM AND LEGALITY:

CASEY GWINN, City Attorney

Date: 10/6/03

By: [Signature]
Deputy City Attorney

Site No. _____

CRGJ/cj

Attachments

cc: San Diego County Assessor
Steve Palle, Area Manager, Park & Recreation Department
Chris E. Hargett, Supervising Property Agent

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EXHIBIT "A"

RBF CONSULTING
9755 Clairemont Mesa Boulevard, Suite 100
San Diego, CA 92124

August 23, 2002
JN 25-100789.001
Page 1 of 2

LEGAL DESCRIPTION**CHOLLAS HOUSING EROSION CONTROL
EASEMENT**

Those certain parcels of land situated in the City of San Diego, County of San Diego, State of California, being portions of Parcel "00" of Lot 19, Rancho Mission of San Diego, according to Partition Map of a portion of Section 35 and other property in Township 16 South, Range 2 West, San Bernardino Meridian, shown on Map No. 330, described as follows:

PARCEL 1

COMMENCING at the southwest corner of said Parcel "00", thence along the southerly line of said Parcel "00" North 85°25'45" East 254.82 feet to the **TRUE POINT OF BEGINNING**; thence leaving said southerly line North 09° 35'47" East 32.93 feet to the northerly line of the land described in Document No. 1995-0334771 of Official Records, recorded August 3, 1995, Records of San Diego County; thence along said northerly line North 85°25'45" East 61.67 feet; thence leaving said northerly line South 10° 24'13" West 33.02 feet to said southerly line of Parcel "00"; thence leaving said southerly line of Parcel "00", South 15°25'27" West 19.65 feet; thence South 03° 51'10" East 16.28 feet; thence South 84° 22'51" West 45.86 feet; thence North 04° 49'31" West 25.13 feet; thence North 33° 34'41" West 16.83 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: 0.088 Acres, more or less.

PARCEL 2

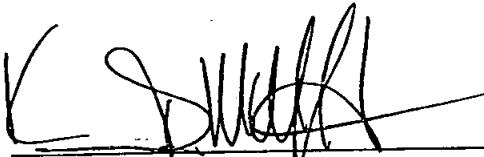
COMMENCING at the southwest corner of said Parcel "00", thence along the southerly line of said Parcel "00" North 85°25'45" East 804.71 feet to the **TRUE POINT OF BEGINNING**; thence leaving said southerly line North 00° 34'15" West 32.41 feet to the northerly line of the land described in Document No. 1995-

0334771 of Official Records, recorded August 3, 1995, Records of San Diego County; thence along said northerly line North 85°25'45" East 100.24 feet; thence leaving said northerly line South 00° 34'15" East 32.41 feet to said southerly line of Parcel "00"; thence along said southerly line South 89° 25'45" West 100.24 feet to the TRUE POINT OF BEGINNING.

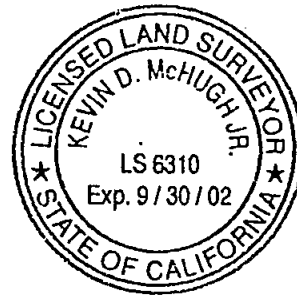
CONTAINING: 0.075 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

EXHIBIT "B" attached and made apart hereof.



Kevin D. McHugh Jr. P.L.S. 6310
Expiration: 9-30-2002



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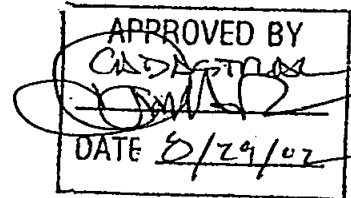


EXHIBIT B

DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
C1	N09°35'47"E	---	32.93
C2	N89°25'45"E	---	61.67
C3	S10°24'13"W	---	33.02
C4	S15°25'27"W	---	19.65
C5	S03°51'10"E	---	16.28
C6	S84°22'51"W	---	45.86
C7	N04°49'31"W	---	25.13
C8	N33°34'41"W	---	16.83

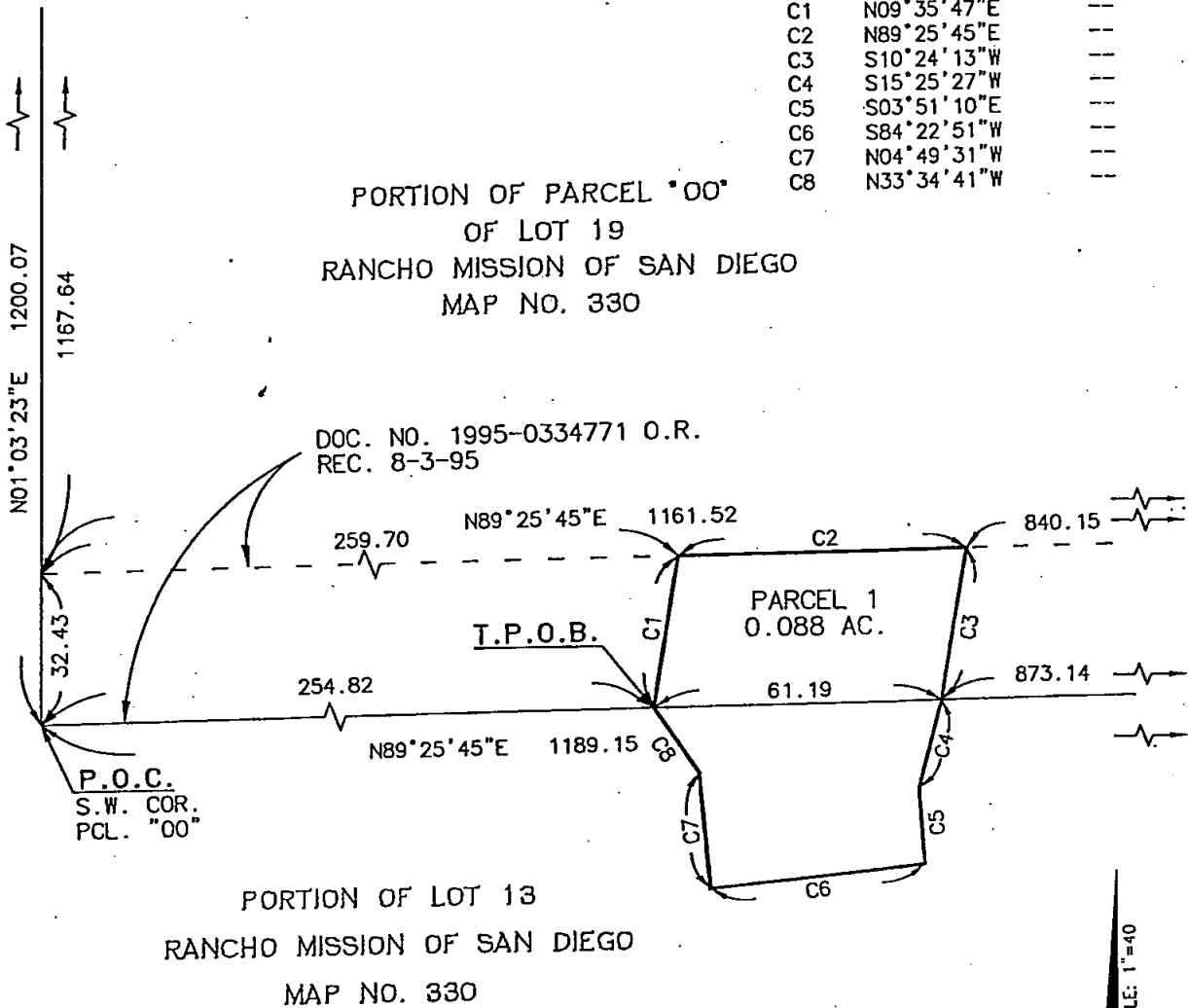
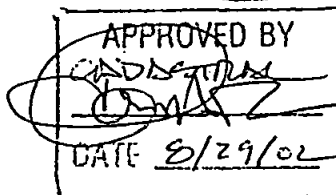
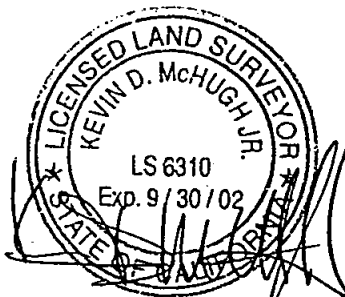


EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR
EASEMENT FOR
EROSION CONTROL



RBF
CONSULTING

SHEET 1 OF 2 SHEETS
PLANNING ■ DESIGN ■ CONSTRUCTION

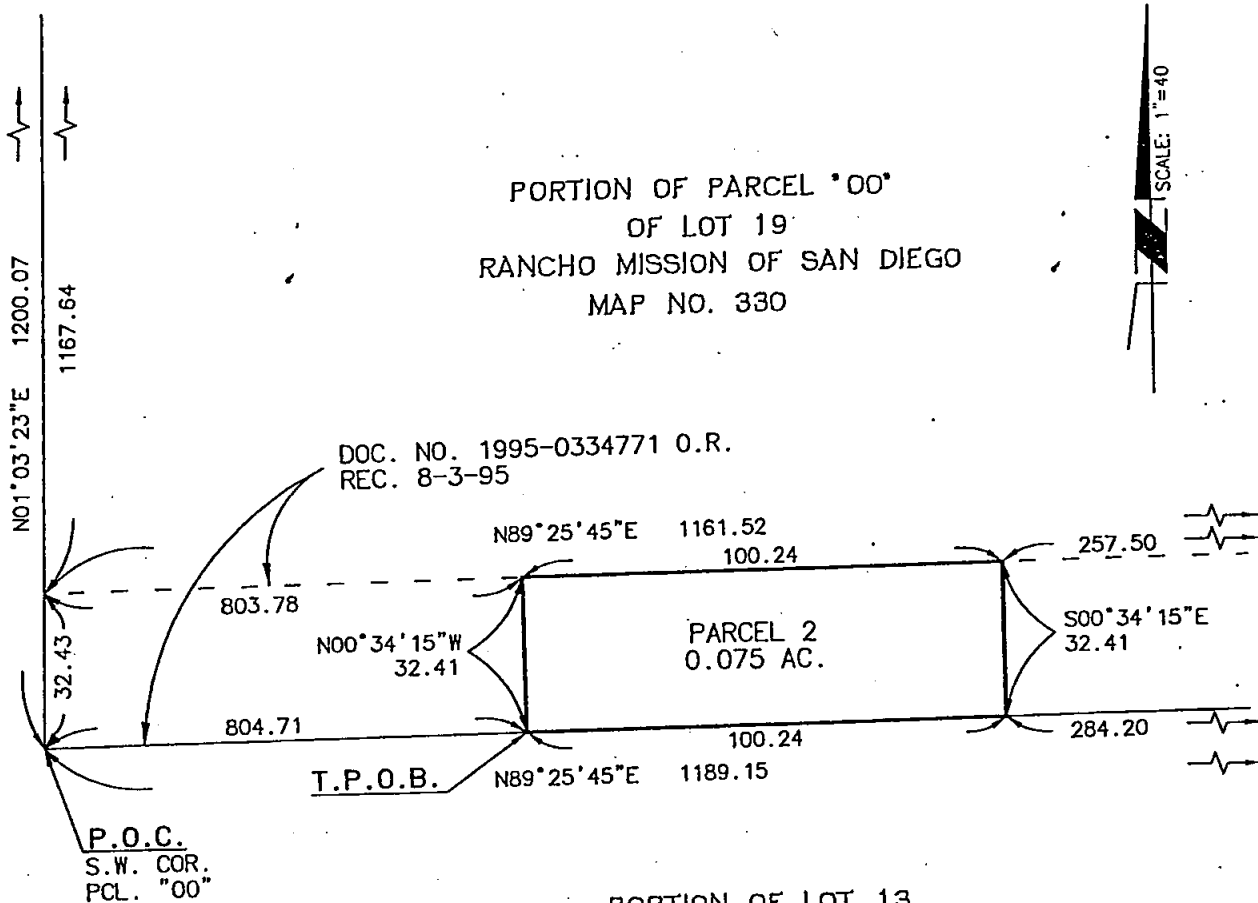
9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5001 • www.RBF.com

AUGUST 23, 2002

25100789

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PORTION OF PARCEL "00"
OF LOT 19
RANCHO MISSION OF SAN DIEGO
MAP NO. 330



PORTION OF LOT 13
RANCHO MISSION OF SAN DIEGO
MAP NO. 330

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

EASEMENT FOR
EROSION CONTROL



APPROVED BY

DATE 8/29/02

SHEET 2 OF 2 SHEETS

PLANNING ■ DESIGN ■ CONSTRUCTION

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CONSULTING

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AUGUST 23, 2002

25100789

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DEPARTMENT OF THE NAVY
SOUTHWEST DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
1220 PACIFIC HIGHWAY
SAN DIEGO, CA 92132-5190

EXHIBIT C

11011
05BR.EP/914
5 Sept 2002

Mr. Gary Jones
Real Estate Assets
City of San Diego
1200 Third Avenue, Suite 1700, MS 51A
San Diego, CA 92101

Dear Mr. Jones:

Please consider this letter as a formal request to obtain a right of way permit to access Chollas Community Park to construct, repair and maintain erosion, security, and pollution control measures at the U.S. Navy's Chollas Heights Housing Complex.

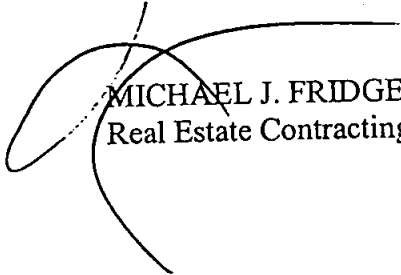
Attached please find the following enclosures:

1. Aerial map pointing to parcel 1 and 2, the proposed locations of the easements.
2. Legal descriptions of parcel 1 and 2.
3. Drawings of the proposed improvements.
4. Biological Assessment covering the proposed sites.

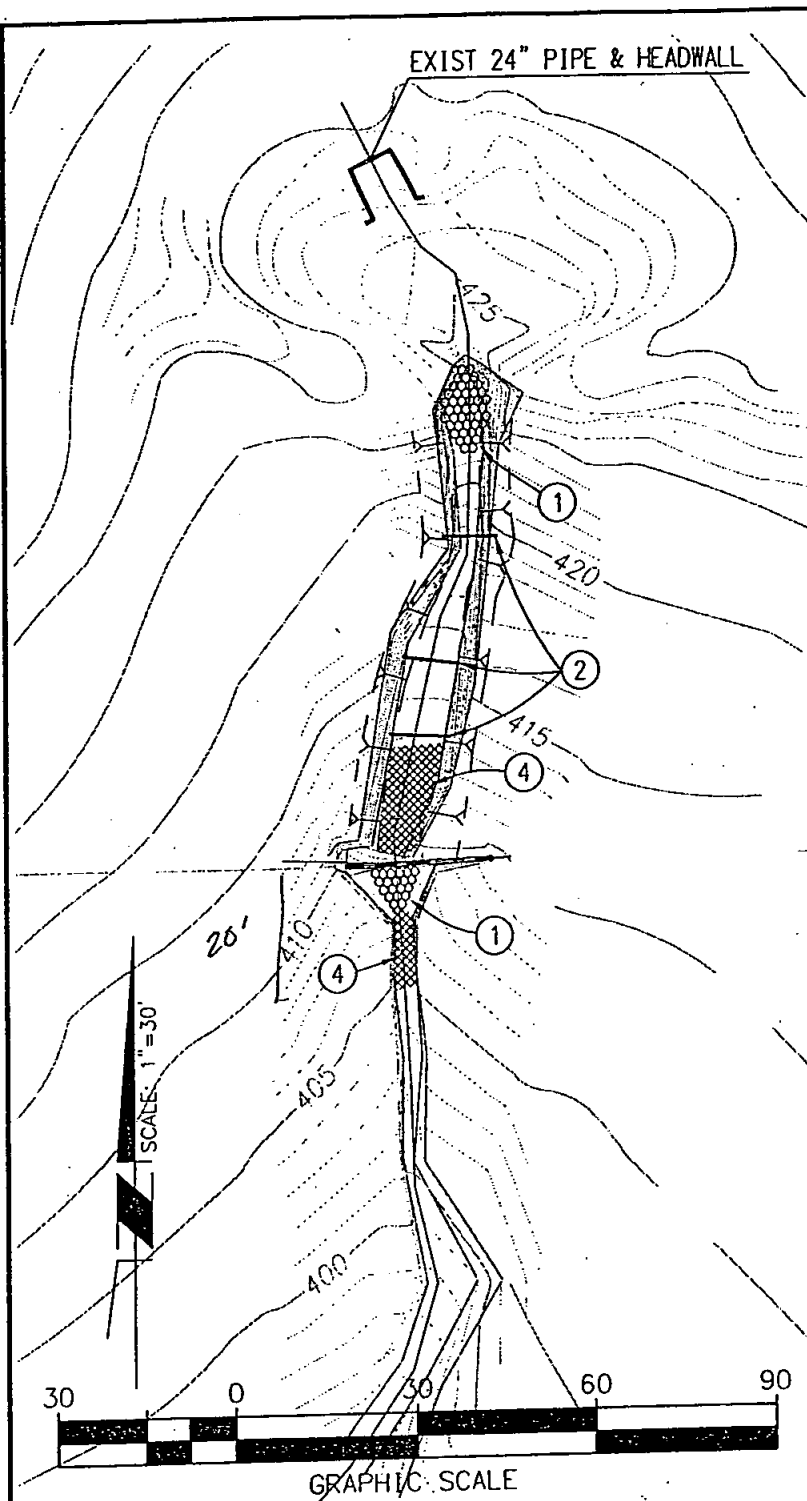
Access into the park is being requested from the park's main entrance located at 6350 College Grove Drive. The time frame being requested for the permit is from September 15, 2002 to August 1, 2003, with an option to renew until the appropriate easements can be processed.

The scope of work includes the following: construction of small sediment/debris basins, check dams, retaining walls, riprap aprons, re-grading of drainage ways, and replacement of chain link fencing, installation of personnel access gates, and temporary fences around each work site for security and safety purposes while the work is in progress. The Navy and their contractors will adhere to a pre-established Storm Water Pollution Plan during construction. All construction and demolition debris shall be removed and properly disposed of offsite. No more than five to ten workers are projected to be present on the site at any one time, and bob cats and backhoes are the largest and most significant pieces of equipment planned.

Please contact Ed Pappert, at (619) 532-3852 if you have any questions regarding the above matter.



MICHAEL J. FRIDGEN
Real Estate Contracting Officer



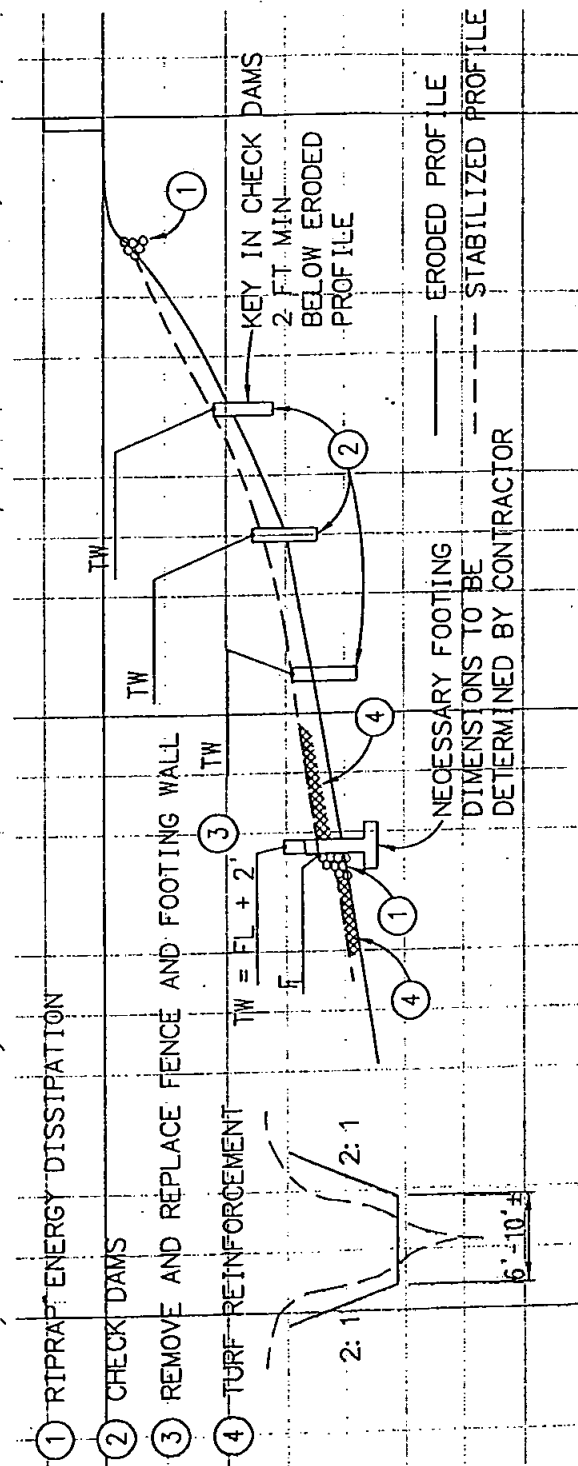
PARCEL 1

DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
SOUTHWEST DIVISION
SAN DIEGO, CALIFORNIA

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Enclosure (3)

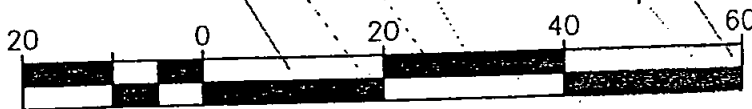
CHOLLAS HEIGHTS HOUSING
EROSION CONTROL MEASURES

437.08 TW
HEADWALL

UTILITY CONTROL BOX

50' ±

- ① REMOVE AND REPLACE UP TO 60 FEET OF EXISTING FENCE.
- ② CONSTRUCT RETAINING WALL/DESILTATION BASIN STRUCTURE (SEE DETAIL FIGURE 4) INTEGRATING FENCELINE.
- ③ CONSTRUCT GATE FOR MAINTENANCE PERSONNEL ACCESS. (48" WIDE MINIMUM)



GRAPHIC SCALE

SCALE: 1"=20'

PARCEL 2

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CONSULTING

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DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
SOUTHWEST DIVISION
SAN DIEGO, CALIFORNIA

CHOLLAS HEIGHTS HOUSING
EROSION CONTROL MEASURES

BA to re-initiate formal consultation on the Chollas Heights Erosion Control Project, San Diego, CA – August 13th, 2002

Summary: Erosion and/or sedimentation problems are occurring at three sites along the southern boundary of the Chollas Heights Naval Family Housing property. At two sites, up to three feet of sediment has been deposited at the fence line between the Naval property and the City of San Diego property of Chollas Community Park. This sedimentation is bowing the existing fence southward. At a third site, an intermittent stream channel is incising and causing bank failure, as well as undermining the footing of the fence between the properties. To correct these problems, two desiltation basins will be constructed as the sites of sediment deposition. At the third site, the channel will be stabilized using check dams and some riprap energy dissipation structures. These activities will be occurring in a preserve area that was restored to coastal sage scrub and maritime succulent scrub plant communities as a part of the Chollas Heights Housing Project. This area is currently used by the federally listed California gnatcatcher (*Polioptila californica californica*) and this species has the potential to be impacted by this project due to disturbance of its habitat and noise related indirect effects. No other Endangered/Threatened/Proposed species are likely to be affected by this action.

At one of the three sites (site 3), MSS vegetation will be directly impacted by the construction. However, this is the site of channel incision and bank instability and much of this vegetation may be lost if no action is taken. Construction at this site will be conducted to limit the impact on MSS. Plants will be salvaged from this location and used to revegetate a poorly vegetated site at an upland location in the preserve and the newly stabilized banks will be reseeded. At all three sites, indirect effects may occur on CAGN due to presence of machinery and workers in the area. This will be minimized by strictly limiting construction to non-breeding season.

In conclusion, the Navy has determined that the Chollas Heights Erosion Control project is not likely to adversely affect the California gnatcatcher.

I. Introduction

The Chollas Heights Naval Housing development in San Diego, CA is located north of the SR-94 freeway between 54th Street and College Avenue. The housing development is adjacent to the City of San Diego's Chollas Community Park, located south of the property across an open space preserve. This open space preserve contains three units, totaling 24.5 acres, and was created as part of the housing development to mitigate for impacts to vernal pool habitat which supports the federally listed endangered San Diego button-celery, and coastal sage scrub habitat, which supports the federally listed threatened California gnatcatcher. Within these preserves the Navy conducted habitat restoration activities that have resulted in an increase in use of the area by the California Gnatcatcher (NAVFAC 2002).

Erosion and/or sedimentation problems, due to storm water runoff from the development, have been identified at three sites on the south perimeter of the Chollas Heights Housing

Enclosure (4)

property. It is the intention of this project to build erosion control structures at each of the three sites in order to protect habitat mitigation efforts by preventing the migration and expansion of gullies, to protect fencing between the preserve and Chollas Community Park and to maintain site aesthetic qualities. The structures to be built will occupy a total of 2657.16 square feet (0.06 acres) of the site and will consist of sedimentation retention ponds with spillways in two of the sites and a series of check dams and bank stabilization structures in a third site. The plant communities in the project areas consist of some areas of restored maritime succulent shrub and coastal sage scrub. Use of the area by the California gnatcatcher has been observed (NAVFAC 2002).

Site 1 is located approximately 1650 feet from the west property line. At this location, approximately three feet of sediment and debris has accumulated behind the existing fence (see photo #1). Site 2 is located approximately 850 feet from the west property line. Similar to Site 1, sediment and debris has accumulated behind the existing fence (see photo #2). In both locations, this accumulation of sediment and debris has bowed the existing fence and poses a significant threat the integrity of the fence at each location. The sediment that passes through the fence has stopped up a drainage pipe downstream. Site 3 is located approximately 300 feet from the west property line. This site suffers from significant erosion. A gully up to 8 feet in depth has developed between the headwall at the outlet of the Chollas Heights Housing drainage system and the south property line. The gully has undermined footings under the existing fence line, and erosion is evident further downstream as well (see photo #3 and #4).

It is intended that this BA provide the information necessary to re-initiate formal consultation as required by 50 CFR 402.14(c). This biological assessment provides the best available scientific and commercial data for the California Gnatcatcher (*Poliophtila californica californica*) and the maritime succulent shrub/coastal sage scrub plant community types in the action area.

II a. Proposed Action

The projects proposed are designed to provide the following functions.

- Provide attractive structures that integrate and re-establish a secure fence line between Naval property and Chollas Community Park.
- Provide drainage function to convey storm water runoff according to regional standards.
- Prevent expansion and migration of gully at site three to protect adjacent habitat.

At sites 1 and 2 (map #1) significant sediment is being trapped behind the fence. As much as three feet of sediment has aggraded in these locations causing the fence to bow southward (see photos #1 and #2). To correct this problem two modified desiltation basins will be constructed in order to keep the sediment deposition on Naval property and to protect the fence line. Retention walls will surround the basins and a spillway will also be constructed to convey periods of high flow. In the center of each basin a drainage system will route water out of the basin and through an outlet into the natural drainage.

Site one will consist of a circular basin approximately 24 feet in diameter and 3.5 feet deep. Approximately 60 feet of damaged fence will be removed and new fencing will be constructed. In addition, construction debris currently located near site one will be removed. Site two will follow a similar design. The basin at site 2 will be constructed at a minimum of 14 feet in diameter and will be approximately 1 foot deep (see figures #1 and #2) (NAVFAC 2002).

Site 3 differs from the other two sites because the erosion problem is a degradation of the channel and gully formation instead of aggradation and sedimentation. The erosion of the bed and banks of the channel has compromised the concrete footing of the fence line and is causing the banks to become steeper and erode. To counteract this problem several steps will be taken. First, the sides of the gully will be regarded by 'laying them back' to a more stable slope. The material from this work will be used to fill the base of the gully to establish a more stable longitudinal profile. The stabilized gully should have a base width of 6 feet to 10 feet. The gully can be re-vegetated by removing and setting the top layer of soil aside and then re-applying that topsoil once the drainage way is stabilized. Grade control structures (check dams) will be installed to prevent further degradation of the channel bed. As sediment accumulates behind the grade control devices the effective longitudinal slope of the channel is reduced, which in turn reduces flow velocity and the potential for future erosion. The existing sinuosity of the channel shall be maintained to prevent changes to the flow of the channel and any potential for downstream erosion. For the current project, it is recommended that check dams be constructed of logs, sticks, and/or brush though concrete may be required (see figure #3) (NAVFAC 2002).

Map 1 shows the limits of construction for the three sites. The areas shown are larger than the amount of land that the finished structures will occupy. The maneuvering of work vehicles and the storage of materials will temporarily impact the buffer area around the construction site. The estimated size of the area to be impacted by the structures (permanent impact) and the area to be potentially affected by construction (temporary impact) is shown below (NAVFAC 2002).

CONSTRUCTION AREA ESTIMATE WORKSHEET

CHOLLAS HEIGHTS EROSION REPAIR (RBF JN 25-100789.001)

LOCATION	Permanent Impacts	Temporary Impacts
	ESTIMATED CONSTRUCTION AREA	ESTIMATED CONSTRUCTION AREA +20-FT BUFFER ZONE
	square feet (acres)	square feet (acres)
SITE 1	566 (0.02)	4443 (0.11)
SITE 2	609 (0.01)	4879 (0.11)
SITE 3	1431 (0.03)	7666 (0.18)
TOTAL	2657 (0.06)	16,988 (0.39)

At both sites 1 and 2, the proposed actions will impact little to no maritime succulent shrub/coastal sage scrub vegetation. Site 1 is dominated by Eucalyptus with a few

individuals of *Artemisia californica* within the proposed impacted area (see figure #4). Site 2 is directly below Eucalyptus branches reaching over from the adjacent city property. The eucalyptus leaf litter has suppressed native vegetation in the project area. Immediately adjacent to site 2 is healthy maritime succulent shrub vegetation (figure #5). One prickly pear (*Opuntia spp.*) cactus occurs at the boundary of the proposed construction area. This plant will be marked and avoided during construction. Site 3 is the most vegetated of the three sites and contains healthy maritime succulent shrub vegetation in the actual construction area and in the temporarily impacted limits of construction. This site also supports some riparian vegetation, including a large willow at a drainage outfall (figure #6). While this vegetation will be impacted by the construction, it is also currently threatened by the erosion occurring and the de-stabilization of the channel banks on which it occurs. A large proportion of the .03 acres contained in the construction area for site 3 will also be available for revegetation after the project is completed. It is estimated that only 5-10% of the .03 acres in site 3 will be covered with hardscape at the completion of the project (Neil Robinson, Perscom)

The project will require a maximum of 60 days of work at the actual site. This work is projected to start in the middle of November 2002 and be completed by early February 2003.

II b Measures proposed to avoid, minimize, and compensate for effects to listed species:

Construction of the three erosion control structures will be conducted in such a way as to minimize potential negative effects to vegetation and to avoid permanent negative effects to California gnatcatchers in the area. This will be accomplished as follows:

- To create access for construction machinery, vegetation will be crushed instead of cut out to grade an access route. This will allow vegetation to recover quickly by leaving root structures intact. In addition, access will be from the south, through Chollas Community Park and will not impact the CSS or MSS vegetation communities established in the upland areas of the preserves.
- A biological monitor will be present during construction and will post limits to work and will flag certain plants to be avoided by construction crews. The biological monitor shall also assure that the stream sinuosity is maintained in site 3.
- In order to minimize construction footprint and effects on both the ecologically sensitive areas upstream of the fence line and City park properties immediately downstream, maximum boundaries to construction will be clearly defined and existing vegetation will be avoided to the fullest extent possible.
- Construction will take place entirely within the winter non-breeding season of the California gnatcatcher. Construction of these projects will be absolutely avoided during the summer breeding season.
- Areas will be reseeded with same seed mix used in original restoration of the preserves (see table #1 for seed mix description) (Michael Brandon Associates 1997).

- Plants affected by regrading of stream banks at Site 3 will be salvaged and be used, along with reseeded, to revegetate approximately 800 square feet of coastal sage scrub vegetation in preserve three (see map #1)
- Exotic weed control will be continued per the original consultation
- Maintenance requirements will be minimized to the maximum extent practical, in order to limit both the long-term maintenance cost of the installation and the disturbance to sensitive areas that maintenance might entail.

III. Existing conditions and description of the specific area

The three preserve areas of the Chollas Heights Family Housing project were restored to CSS and MSS vegetation in order to provide habitat for this species. Since the restoration project, use of the area by California gnatcatchers has increased. These preserves are actively managed to maintain habitat quality through an exotic species control program. Access to the preserves is limited to authorized Navy personnel – there is no recreational access for the general public or residents of the Navy Family Housing.

The three sites all lie along the south boundary of Naval property, in preserves two and three, and all three are at the bottom of drainages flowing south and leaving the property. Map 2 shows the vegetation communities located in each of the three preserves (Loeffler 2002). Figures 4 through 6 show the vegetation communities that exist in and around the three sites. Site 1 contains several eucalyptus trees and scattered individuals of *Artemisia californica* in the immediate project area. Surrounding site 1, upslope from the project area, is coastal sage scrub and a band of riparian scrub (including willow) running northward from the site. A stand of eucalyptus lies to the south of site 1 on city property. Site 1 also contains an area of no vegetation due to a pile of rubble and debris. This debris will be removed as part of construction in order to recover a small amount of land for revegetation.

Site 2 is the least vegetated of the three sites due to eucalyptus litter from the adjacent city property and the disturbance caused by sediment accumulation at the site. One prickly pear cactus occurs near an old concrete wall that remains on the site. The site is surrounded, upslope from the project area, by maritime succulent shrub vegetation with a significant *Opuntia prolifera* and *Mimulus aurantiacus* component interspersed among California sagebrush.

Site 3 is the best vegetated of the three sites. The incising channel is vegetated to its banks with maritime succulent shrub vegetation, particularly with *Opuntia* and *Mimulus*. A large willow is present at the outfall for a drainage pipe that brings runoff into the channel. No other sensitive species were found within the project area.

Species present:

Coastal Sage Scrub:

California sagebrush – *Artemisia californica*

Broom baccharis – *Baccharis sarothroides*
California buckwheat – *Eriogonum fasciculatum*
San Diego County viguiera – *Viguiera laciniata*

Maritime Succulent Scrub:

California sagebrush – *Artemisia californica*
Broom baccharis – *Baccharis sarothroides*
Cholla – *Opuntia prolifera*
Coastal prickly pear – *Opuntia littoralis*
Sticky monkey flower – *Mimulus aurantiacus*
Laurel sumac – *Malosma luarina*

IV. Listed Species affected:

California gnatcatcher – *Poliophtila californica californica*

The California gnatcatcher is a federally listed threatened species under the Endangered Species Act. The species is a non-migratory bird found on the coastal slopes of southern California. It is strongly associated with coastal sage scrub vegetation, especially areas dominated by *Artemisia californica*. Use of the naval property as Chollas Heights by gnatcatchers has increased significantly since the restoration of CSS and MSS plant communities at the site.

Map 3 shows the results of baseline surveys for gnatcatchers conducted prior to the construction of the housing project in 1993. Gnatcatchers utilized a very small proportion of the entire site, specifically the southwestern corner of the property and a small area on the southern boundary in the eastern half of the property that is now part of a ball field complex (Eisenbart 1993, Scheid 1994).

Map 4 shows results of more recent gnatcatcher surveys conducted at Chollas Heights. These surveys show that gnatcatchers have increased their overall utilization of the site and have begun to nest in areas revegetated as part of the mitigation for the housing development. Map 4 shows that gnatcatchers have only been observed using site 3 of the three erosion control construction sites. Map 4 also shows the location of three CAGN nests located during the 2001 breeding season (Loeffler 2002). In 2002, two pairs of gnatcatchers built three nests. Fledglings were confirmed in one of these nests. None of the nests occur within the proposed project areas (Garcia and Assoc. 2002).

V. Analysis of effects of project on listed species.

This project may have an effect on the California gnatcatcher. Direct impacts will be limited to site 3. Vegetation that is suitable California gnatcatcher habitat will be crushed and some individual plants will be removed when the channel banks are re-graded at this site. However, no action at this site may result in a greater loss of suitable California gnatcatcher habitat due to erosion of the channel banks.

At sites one and two, direct impacts will be very unlikely due to the lack of suitable habitat in the project limits of work. Access to all three sites will occur through the Chollas Community Park, which consists of Eucalyptus forest and is not suitable CAGN habitat.

The project may also have indirect effects in the form of noise and human activity in the project areas. For this reason, construction of the three erosion control structures will absolutely be limited to the non-breeding season in order to limit the effects of noise on gnatcatchers using the area.

Revegetation of approximately 800 square feet in preserve three by reseeding and with salvage plants from site three will have a beneficial effect on habitat for the California gnatcatcher.

VI. Cumulative effects

There are no predicted changes in land-use in the adjacent Chollas Community Park therefore we predict no cumulative effects as a result of this project.

VII. Conclusion

The Navy has made a "may affect – not likely to adversely affect" determination for the California gnatcatcher based on the following conclusions.

- At two of the sites (1 and 2) the action will not affect either CSS or MSS plant communities. The length and timing of construction is unlikely to have significant indirect effects on the California gnatcatcher.
- At site three the area of impact on the MSS plant community will be small and will be conducted in such a way as to speed recovery where hardscape is not installed.
- Stabilization of the gully at site three will prevent potential negative effects that would result from bank instability and channel migration. The channel is currently very unstable and is causing bank failure where it is working around the concrete footing of the fence.
- Revegetation of approximately 800 square feet of CSS in preserve three using salvage plants from the project will have a beneficial effect on CAGN.
- Access to all three sites for construction and maintenance will not impact CSS or MSS plant communities.
- Construction activities will be strictly restricted to non-breeding season for the CAGN.

We request your concurrence with our effect determination. You may direct questions you have about this determination to Ms. Edie Jacobsen at (619) 532-3618.

Literature cited:

Eisenbart, Rick. Biologist, RECON Inc. "Appendum to the Biological Technical Report for the Military Family housing project Chollas Heights Naval Radio Transmitting Facility San Diego, CA." Prepared for NAVFAC Southwest Division: Unpublished report, May 1993

Garcia and Associates (Kenneth Burton), Coastal California Gnatcatcher Surveys; U.S. Navy Family Housing Areas, San Diego; Fourth BiMonthly Report (April-May 2002), June 2002

Loeffler, Wendy. Biologist, RECON Inc. "Final Annual Report for Coastal California Gnatcatcher Populations Surveys on Three Navy Family Housing Areas; San Diego County, California" Prepared for NAVFAC Southwest Division, July 15, 2002

Michael Brandon Associates. "First Annual Monitoring Report Chollas Heights Navy Family Housing Project." Prepared for Keller/Swinerton & Walberg: Unpublished report, Sept. 1997

NAVFAC Southwest Division. "Chollas Heights Housing Erosion, Security, and Pollution Control Measures, San Diego, CA, Request for Proposal, Draft Submittal" July 9, 2002.

Robinson, Neil. 2002. Personal communication. NAVFAC Southwest Division, Project Team Leader, North Bay Action Field Team.

Scheid, Gerald. RECON Inc. "Chollas Heights Navy Family Housing – Biological Assessment" Prepared for NAVFAC Southwest Division: Unpublished report, March 1994

Date: 04 Feb 2002
Update: 19 Feb 2002

N68711-##-# #####
Project Leader: Neil Robinson
Contract Specialist:
File:

PART II - STATEMENT OF ARCHITECT-ENGINEER SERVICES

INDEFINITE QUANTITY CONTRACT FOR A-E SERVICES FOR XXXXX VARIOUS LOCATIONS, SAN DIEGO, CA

CHOLLAS HEIGHTS HOUSING EROSION, SECURITY AND POLLUTION CONTROL MEASURES

FY 2002 SPECIAL PROJECT CREF# 025N947
CNRSW HOUSING N94R33, SAN DIEGO, CA

The scope of work shall be as outlined below and as described elsewhere in this Contract. Southwest Division, Naval Facilities Engineering Command (SOUTHWESTDIV) will administer this Contract.

A. STATEMENT OF SERVICES REQUIRED:

1. The scope of work is to provide architect-engineering for a Design-Build Request for Proposal (RFP) package for design and construction of FY02 Special Project CREF# 025N947: Chollas Heights Housing Erosion, Security And Pollution Control Measures; CNRSW Housing N94R33, San Diego, CA. Services required will be in accordance with this scope, the Guide for Architectural-Engineering Firms (A-E Guide) dated Jan 2000, A-E Safety Guide. In cases of conflict between this scope and the above referenced criteria, this scope will govern. The A-E Guide is found on the Southwest Division web site at <http://www.efdswnavfac.navy.mil/PDF/swdaeg00.pdf>

2. The areas of concern for storm drainage and erosion under this project are broken into three (3) sites (see attached site plan). The design is to provide for the following:

- A. Site 1 and 2 – Provide conceptual design documents for each of these two site areas that includes the following:
 - 1. Remove damaged portions of the existing fence.
 - 2. Provide attractive retaining wall structure with a new integrated fence line. This retaining wall should serve to conceal and retain the existing sediment debris build-up

- along the existing fence line. The bottom of the wall should be placed deep enough to provide sufficient bearing into the existing soil. The top of this wall should be placed at a height that allows at least an additional 18" of sediment build-up on the Navy's property.
3. Behind the retaining wall, *create* a sediment basin *with an inlet structure and a drain pipe* that will serve to collect and filter storm water runoff. The *drain pipe* should transport filtered storm water through the retaining wall and discharge at the ground elevation of the City's property adjacent to the fence line. As needed, provide silt fence rings around the sediment basin to capture larger debris.
 4. Replace one fence section with a new gate system. This gate system should allow access for maintenance personnel to perform regular clean out of the sediment basin filters.
 5. In the area of Site 1, also remove existing Construction and Demolition debris.
- B. Site 3 - Provide conceptual design documents for this site area that accomplishes the following:
1. Create storm water control measures that minimize erosion occurring within the vicinity of the Navy's fence line and downhill of the site location on the City's property.
 2. Minimize silt and debris runoff from the Navy's property.
 3. Re-establish a safe and secure fence line at the site indicated.

Technical experts from Southwest Division have proposed the following solution to the objectives listed above. These solutions are provided as reference and may be used for a conceptual design. They are not intended to limit any other solution recommendations that satisfy the objectives stated.

1. Remove damaged portions of the existing fence and the existing retaining wall.
2. Re-grade site area to provide for a new level fence line and to remove eroded channel areas.
3. Remove existing energy dissipator that discharges storm water to this site.
4. Install new storm drain piping system and a new energy dissipator with a new integrated fence line. The new storm drain piping shall tie-in seamlessly to the existing storm drain system and serve to transport storm water approximately 125 feet to the location for the new energy dissipator. Locate this new dissipator on the Navy's property and position it adjacent to the fenceline where the drainage is presently entering the City's property.
5. Install rip-rap at the outlet of the energy dissipator and locate on City Property.
6. Install a clean-out with manhole access at a logical position near the removed energy dissipator.
7. Integrate new fence sections in and around the energy dissipator.

8. Replace one fence section with a new gate system. This gate system should allow access for maintenance personnel to perform regular clean out of the sediment basin filters.
9. The following standards were utilized during the original construction of the storm drain system and are listed for reference:
 - a. Storm Drain Cleanout per city of San Diego Std. Dwg. No. D-9
 - b. Concrete Energy Dissipator with Rip-Rap per city of San Diego Std. Dwg. No. D-41
 - c. Concrete Pipe Collar with Rip-Rap per city of San Diego Std. Dwg. No. D-62
 - d. Pipe Anchor and Backfill Stabilizer per A.P.W.A. Std. Dwg. No. 221-0

C. For All 3 Sites: The site areas indicated fall within an environmentally sensitive preserve. The following additional items shall be addressed in the RFP.

1. Minimize impact during construction to surrounding vegetation and natural habitat.
2. Minimize construction footprints.
3. Schedule work outside of the nesting season for the Gnat Catcher.
4. Coordinate services for a Biological Monitor to ensure these requirements are met.
5. Coordinate conceptual design layout with SWDIV Natural Resources Specialist. (Biological Assessment to be provided by SWDIV)
6. Provide a scope of work for long range maintenance requirements for the three sites indicated and additional storm drain inlets at the North Edge of the Navy's property.

B. COST LIMITATION: The Construction Cost Limitation (CCL) is \$. The final cost estimate for the base bid is not to exceed this amount. The base bid must provide a functionally complete and usable facility. The A-E is to notify the Contracting Officer in writing when it becomes evident that the estimated cost of construction limitation will be exceeded.

C. SCHEDULE OF SUBMITTALS: The level of development of each submittal is defined in the A-E Guide and as appropriate to the particular stage of design. Submit drawings at half-size unless indicated otherwise. Calculations are to be individually bound by discipline.

1. The **DRAFT RFP** will be due at all specified locations within thirty (30) calendar days following Initial Contract award. At a minimum, the Draft RFP shall include field surveys, natural resources mitigation measures, geotechnical investigation report, schematic plans, engineering calculations, performance specifications, Basis of Design Report (see A/E Guide) and preliminary cost estimates.

Submit the following:

	SWD	Chollas Hsng	ROICC, SD
a. DRAFT RFP (3-Ring Package)	3	2	2

Review comments are estimated to be received from the Navy (Chollas Housing, SWDIV and ROICC) within fourteen (14) working days. Provide “responses to review comments” within three (3) working days following receipt of the Navy review comments. The contractor may arrange a project meeting with the Navy to expedite resolutions to any major issues. All comments shall be adequately addressed and resolved prior to proceeding with the 100% design.

The **100% RFP Submittal** will be due at all specified locations within 21 calendar days following receipt of the Draft RFP review comments. The submittal is to incorporate or satisfactorily address all Draft RFP review comments, and shall be verified by the A-E. At a minimum, the 100% RFP shall include resolution of Draft RFP review comments, updated natural resources mitigation measures, updated engineering calculations, drawings, updated performance specifications, updated Basis of Design Report and updated cost estimates.

Submit the following:

	SWD	Chollas Hsng	ROICC, SD
a. 100% RFP (3-Ring Package)	3	2	2

7. The **Final RFP Submittal** will be due at all specified locations within 14 calendar days following receipt of the 100% Design review comments. The submittal is to incorporate or satisfactorily address all 100% design review comments, and shall be verified by the A-E. At a minimum, the Final RFP shall include resolution of 100% RFP review comments, original field surveys, original geotechnical investigation report, updated natural resources mitigation measures, updated engineering calculations, updated drawings, updated performance specifications, updated Basis of Design Report and updated cost estimates.

Submit the following:

	SWD	Chollas Hsng	ROICC, SD
a. 100% RFP (3-Ring Package)	3	2	2
b. 100% RFP (CD-ROM)	2	-	-

A-E will provide a letter certifying that the original hard copy drawings, specifications, calculations, latest final basis of design and cost estimate submitted have been printed directly from the CD-ROMs.

D. SPECIAL CONSIDERATIONS:

1. The **Initial Contract** will be negotiated for all required services and awarded for the Final RFP. The option period for award of all construction contract support services will be 540 calendar days following Initial Contract award..

2. **Project Engineering** services will be required. (See Chapter 3 of the A-E Guide.)

3. Project Meetings and Special Presentations will be required. These are in addition to meetings and presentations that are required by other paragraphs of this scope and meetings that are necessary for information gathering and design development.

a. Chollas Heights Housing Office: Draft RFP Presentation and 100% RFP Presentation.

4. Field Investigations will be required. (See Paragraph 3.2 of the A-E Guide. This item will be negotiated as a lump sum based on a manday rate.)

5. Field Surveys will be required. (See Paragraph 3.4 of the A-E Guide.)

6. Subsurface Investigations will not be required.

7. Section 106 Review by the State Historic Preservation Office (SHPO) will not be required. The use of Recovered Materials shall be incorporated into the RFP package to the maximum practicable amount.

8. The incorporation of sustainable concepts and principles through an integrated design process will be required. Provide a comprehensive approach in the design, construction, and operation of Navy facilities with the goal of conserving resources and minimizing adverse effects to the environment.

9. Incorporate into the RFP package to the maximum practicable amount any procedures for stopping the work in the immediate area if any natural or archeological resources are discovered during the earth disturbance.

10. An Energy Conservation Report will not be required.

11. A Solar Energy Study will not be required.

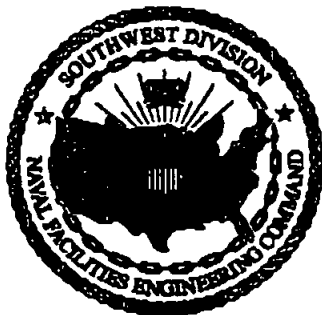
12. Participation in Value Engineering studies conducted by the Government's VET consultant will not be required.

13. Cost Engineering estimating documents will be required to be done in accordance with directions outlined in chapter 9 of the A-E Guide for all stages as required. All cost estimates shall be prepared using the SUCCESS program and structured in CSI 16 Division format using CSI line items.

14. Specification documents will be required to be done in accordance with directions outlined in chapter 8 of the A-E Guide. Performance specifications shall describe the performance of work items to meet the needs of the user (in terms as general as possible) to offer the Design-Builder the maximum latitude in providing the best value to the Government.

17. Color Renderings will not be required.
18. The A-E's resolution of review comments is to conform to Paragraph 2.6 of the A-E Guide.
19. A Basis of Design Report, and Code Criteria Search List will be required as part of the effort associated with the preparation of plans and specifications. (See Chapter 6 of the A-E Guide, Attachment C).
20. A Corrosive Soil Report will not be required.
21. A Construction and Demolition (C&D) Waste Diversion Opportunity Assessment is not required.
22. Electronic Design Data is required per Attachment B of the A-E Guide, revision Jan 2000.
23. Metric (SI) Units of Measurement for design and construction will not be required.
24. Travel Costs, including subsistence, will be required and negotiated as a lump sum reimbursable item. (See Paragraph 3.29 of the A-E Guide.)
25. Construction Contract Support Service (CCSS) submittal reviews and office consultations will be required. (See Paragraphs 4.1 and 4.2 of the A-E Guide.)
 - a. A Designer-to-ROICC Report will not be required.
 - b. A Designer-to-ROICC Presentation will not be required.
 - c. Field Verification Prior to Construction (FVPC) will be required and negotiated as a lump sum, based on a manday rate. After completing the site visit, provide SOUTHWESTDIV with a report of findings and recommendations. (See paragraph 3.26 of the A-E Guide.)
 - d. Field Consultations During Construction (FCDC) will be required and negotiated as a lump sum, based on a manday rate. (See Paragraph 4.5 of the A-E Guide.)
 - e. Evaluation of Value Engineering Change Proposals (VECP) will not be required.
 - f. Record Drawings from as-built marked prints will not be required.
 - h. Travel Costs including subsistence, associated with construction contract support services will not be required.
 - i. Operation and Maintenance Support Information (OMSI) will not be required.

**ENVIRONMENTAL BASELINE SURVEY
FOR
CHOLLAS HEIGHTS HOUSING EROSION, SECURITY, AND POLLUTION
CONTROL MEASURES
SAN DIEGO, CALIFORNIA**



Prepared by:

**Department of the Navy
Southwest Division, Naval Facilities Engineering Command
North Bay Environmental Area Focus Team
San Diego, California**

DECEMBER 2002

A. Glossary

AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tank
BRAC	Base Realignment and Closure Act of 1990
C&A	Cleanup and Abatement
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Federal Community Environmental Response Facility Act
County DEH	San Diego County Department of Environmental Health Services
DoD	Department of Defense
DoN	Department of the Navy
EBS	Environmental Baseline Survey
EF	Environmental Function
FOSL	Finding of Suitability to Lease
IRP	Installation Restoration Program
LOP	Letter of Permission
LUST	Leaking Underground Storage Tank
PA	Preliminary Assessment
PCB	Polychlorinated Biphenyl
RA	Remedial Action
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank

Adjacent Properties - Not only those properties contiguous to the boundaries of the property occupied by the three Chollas Heights Housing Complex sites, but also those properties relatively nearby that could pose significant environmental impact or concern on the installation or subject property.

Hazardous Substance - In addition to the meaning provided in CERCLA, 42 U.S.C. 9601(14), this term shall specifically include petroleum, petroleum products, oil, and lubricants (POL).

Interagency Transfer - Transfer of Federal government property accountability to or from other Federal government agencies.

Release - This term shall have the meaning provided in CERCLA, 42 U.S.C. 9601(22).

Storage - The holding of hazardous substances for a temporary period prior to the hazardous substances being either used, treated, transported, or disposed of.

B. Executive Summary

This report discusses the site-specific environmental baseline survey (EBS), conducted by Naval Facilities Engineering Command, Southwest Division. The EBS considers three parcels located on City of San Diego property adjacent to the Department of the Navy (DoN) Chollas Heights Housing Complex in San Diego. The Chollas Heights Housing Complex occupies a 73.65-acre parcel and is located north of the SR-94 freeway between 54th Street and College Avenue in San Diego, California. The three subject parcels are located in an open space preserve south of the housing development along the north boundary of The City of San Diego Chollas Community Park.

Although the parcels are not located on bases closing under the Base Realignment and Closure Act of 1990 (BRAC), Department of Defense (DoD) and Department of the Navy (DoN) Guidance requires the Navy to conduct an EBS for all lease, easements, and transfers for BRAC and non-BRAC properties. Applicable guidance documents for this EBS include: DoN Environmental Procedures Applicable to Non-BRAC Real Estate Action (22 DEC 93); COMNAVFAC Memorandum, DoN Environmental Procedures Applicable to Non-BRAC Real Estate Action (16 MAR 95); and the Navy/Marine Corps Installation Restoration Manual (1997). As provided in DoN policy, the purpose of the EBS is to determine or discover and to document the presence or likely presence of a release or threat of release of any hazardous substance or petroleum product on the Site. This EBS will be used to document current site conditions on the proposed easement parcels, with the protection of human health and the environment as its primary concern.

The review of available resources necessary to conduct this EBS primarily has included: interviews; visual inspections; and a search of environmental records pertaining to the Chollas Heights Housing Complex.

Based on analysis of the available data, the subject real estate will be classified into one of seven categories:

- *Area Type 1* - Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- *Area Type 2* - Areas where only release or disposal of petroleum products has occurred.
- *Area Type 3* - Areas where release, disposal, and/or migration of hazardous substances have occurred, but at concentrations that do not require a removal or remedial responses.
- *Area Type 4* - Areas where release, disposal, and/or migration of hazardous substances have occurred, and all removal or remedial actions to protect human health and the environment have been taken.
- *Area Type 5* - Areas where release, disposal and/or migration of hazardous substances have occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.
- *Area Type 6* - Areas where release, disposal, and/or migration of hazardous substances have occurred, but required actions have not yet been implemented.
- *Area Type 7* - Areas that are not evaluated or that require additional evaluation.

No potential areas of concern (AOC) were identified with respect to the Chollas Heights sites. It has been determined based on the review conducted for this EBS that no releases or disposal of petroleum or hazardous substances have occurred on the sites and there is no evidence of mitigation of these substances from areas adjacent to the sites. Therefore, all three parcels are classified as Area Type 1 property. Based on these findings, the parcels should be available for acquisition of a temporary right of entry permit and future easement of the parcels from the City of San Diego.

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APPENDIX A: EXHIBITS

1. Aerial Site Map
2. On-Site Photographs

1.0 Introduction

1.1 Purpose and Background

The purpose of this EBS report is to describe the environmental conditions of the three Chollas Heights parcels, as of September 2002, using reasonably available existing information for the purpose of acquiring a temporary right of entry permit and an easement from the City of San Diego. This report is being used by the U.S. Navy, Southwest Division, Naval Facilities Engineering Command (SWDIVNAVFACENGCOM) to meet the requirements of the Federal Community Environmental Response Facilities Act (CERFA), ratified as Public Law 102-26 on October 19, 1992. CERFA amends Section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, 42 U.S.C. §9601 et seq., and was enacted to expedite the identification of real property owned by the federal government suitable for lease or transfer. Findings of suitability to lease (FOSLs) are based upon investigations of real property to determine or discover the obvious or likely presence of certain hazardous substances and petroleum releases. CERFA further requires that the investigation focus on record review, visual and physical site inspections, and interviews. Accordingly, the evaluations and conclusions contained herein are based on information available as of the date of this report.

Although the parcels are not located on bases closing under the Base Realignment and Closure Act of 1990 (BRAC), the Department of Defense (DoD) and Department of the Navy (DoN) Guidance requires the Navy to conduct an EBS for all licenses, leases, easements, and other property transfers for BRAC and non-BRAC properties. Applicable guidance documents for this EBS include: DoN Environmental Procedures Applicable to Non-BRAC Real Estate Action (22 DEC 93); COMNAVFAC Memorandum, DoN Environmental Procedures Applicable to Non-BRAC Real Estate Action (16 MAR 95); and, the Navy/Marine Corps Installation Restoration Manual (1997). As provided in DoN policy, the purpose of the EBS is to determine or discover and to document the presence or likely presence of a release or threat of release of any hazardous substance or petroleum product. This EBS will be used to evaluate the suitability of the property for a right of entry permit and easement, with the protection of human health and the environment as its primary concern.

This EBS report evaluates the present conditions at the three subject parcels based on government-furnished data, previous studies, reports, and other documents as identified herein. This EBS utilizes an on-site environmental reconnaissance survey approach coupled with a reasonable search of existing federal, state, and local hazardous substance and release data obtained for the Chollas Heights Housing Complex parcels. The information has been supplemented by personal interviews and visual inspections performed by personnel from the SWDIVNAVFACENGCOM North Bay Area Focus Environmental Team (AFT). Neither soil nor groundwater sampling was performed during this investigation. The evaluation and conclusion in this report are based on currently available information and could vary if further data concerning the conditions on the two parcels or adjacent or nearby properties, or other information, are made available.

1.2 Document Organization

The EBS is organized as follows:

Environmental Baseline Survey
Chollas Heights Housing Sites
12/11/2002

Introduction

The introduction section identifies the purpose and background of the document, document organization and the boundaries of the areas under study for the EBS.

Survey Methodology

This section includes approach and rationale, regulatory database review, existing documentation review, results of the visual survey, photographs, inspection of original lease agreements, and the individuals who provided personal interviews.

Past and Current Operations

This section provides a summary of past and current operations within the survey area.

Environmental Setting

This section provides an overview of existing physical conditions and characteristics of the survey area and the surrounding area.

Findings for Subject Property

This section summarizes environmental conditions of the survey area.

Findings for Adjacent Property

This section summarizes environmental conditions adjacent to the survey area.

Conclusions

This section provides a summary of findings for the property relative to environmental conditions and also provides recommendations to address any potential environmental concerns. The boundaries of the Survey Area consist of the 73.65 acre Chollas Heights Housing Complex.

The parcels consist of Site 1, Site 2 and Site 3 of the Chollas Heights Housing Erosion, Security, and Pollution Control Measures project. They are located within the City of San Diego Chollas Community Park, County of San Diego, State of California (refer to Figure 1 and Figure 2 below).

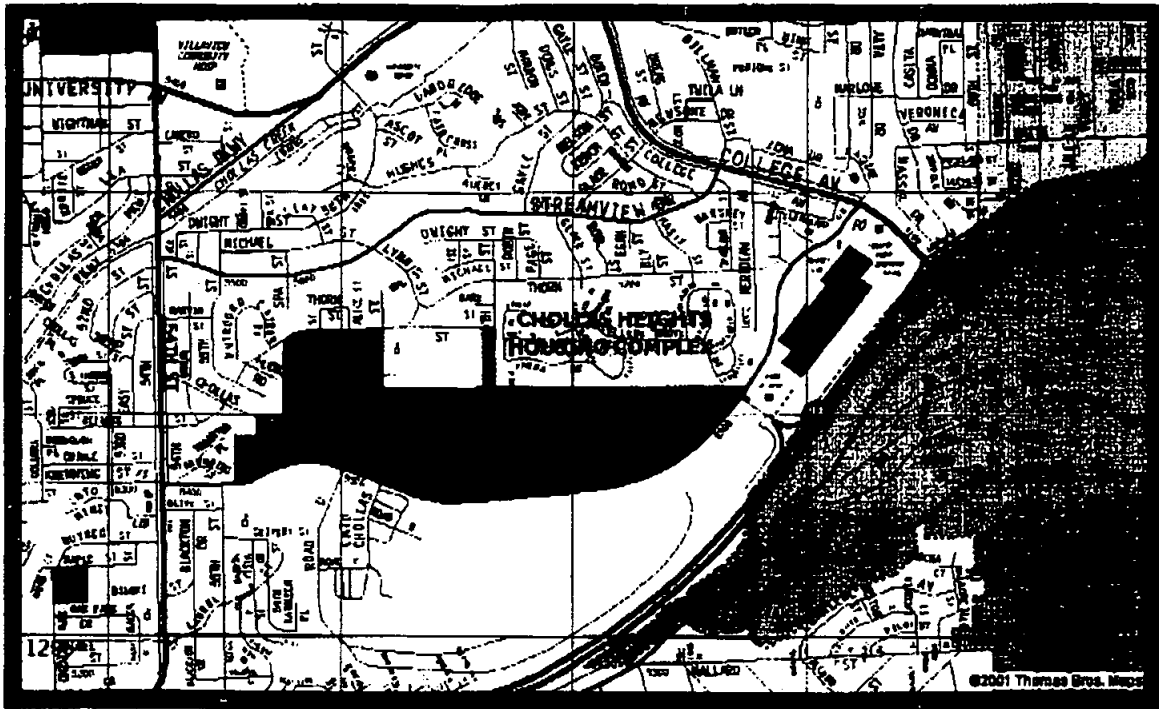


Figure 1 Project Vicinity Map (Reference Thomas Bros. 1270-D6)

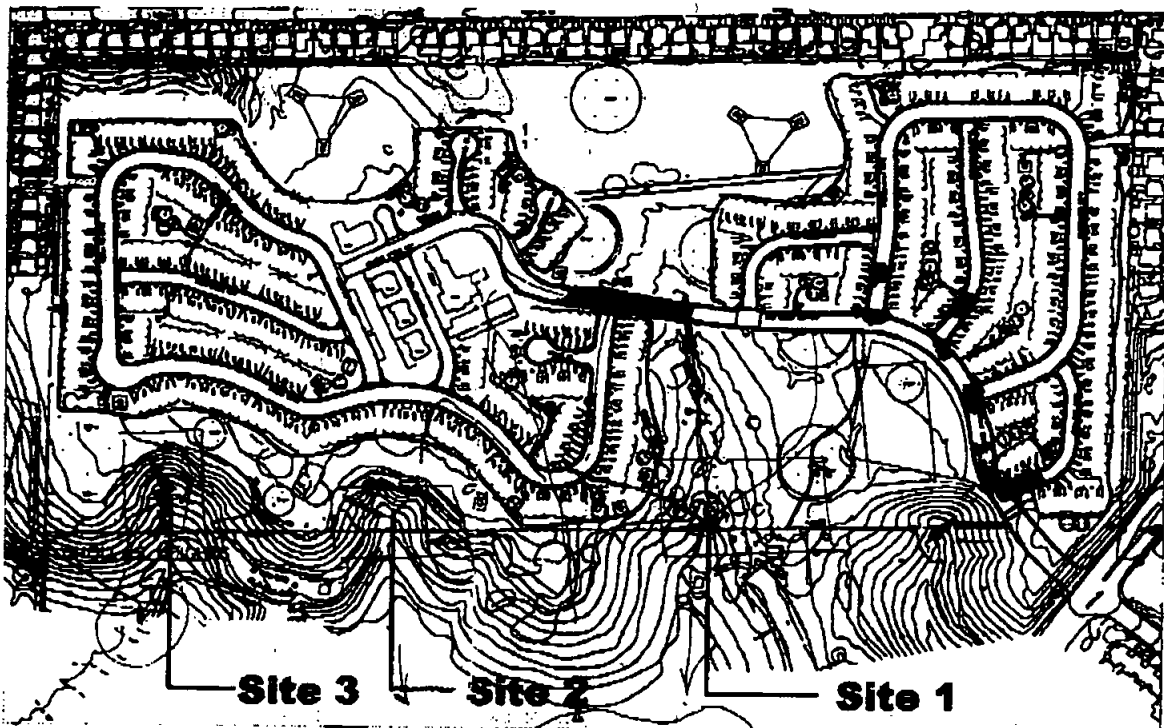


Figure 2 Project Site Location Map (No Scale)

2.0 Survey Methodology

2.1 Approach and Rationale

The following tasks describe the general scope of work performed for the EBS:

- **Personnel Interviews**
- A visual inspection of the real property and improvements to the real property;
- A file/document review of property adjacent (within a one mile from the property boundary) to the real property; including documents maintained by SWDIVNAVFACENGCOM and Chollas Heights housing area staff. A title search was not performed for the purposes of this EBS.

The focus of the review is on the lands located within the boundaries of the parcels and those lands located within one-quarter mile of the subject parcels as these lands have a moderate or greater potential to adversely affect the subject site depending on topographical conditions. Criteria developed to determine the potential for an adverse environmental condition are as follows:

Low Potential = Potential to create environmental condition on subject site is considered to be low for one of several reasons including, but not limited to, the following:
Direction of groundwater flow is away from the subject site (down gradient); remedial action is underway or completed at off-site location; distance from subject site is considered great enough (greater than one-quarter of a mile) to not allow the creation of a potential environmental condition; only soil was affected by the occurrence; and/ or reporting agency has determined no further action is necessary.

Moderate Potential = Potential to create environmental condition on subject site is considered to be moderate and further investigation may be necessary due to one of several reasons including, but not limited to, the following:
Occurrence reported but remedial status unknown; unable to confirm remedial action completed; proximity to subject site (less than one-quarter mile); groundwater flow is in the direction of the subject site (up gradient).

High Potential = Potential to create environmental condition on subject site is considered to be high and further investigation is necessary due to one or several reasons including the following: occurrence noted on-site and status of remedial action unknown; occurrence affected groundwater and is located up gradient from subject site.

2.2 Document Review:

The following documents were reviewed in the preparation of this report:

Final Environmental Assessment – Chollas Heights Navy Family Housing, prepared for Department of Navy, Southwest Division Naval Facilities Engineering Command, June 1995.

*Environmental Baseline Survey
Chollas Heights Housing Sites
12/11/2002*

Draft Chollas Heights Navy Family Housing Vernal Pool and Coastal Sage Scrub Habitat Restoration, Grading, Conservation, and Management Plan, prepared for Department of Navy, Southwest Division Naval Facilities Engineering Command, 23 August 1995.

Project Manual – 412 New Family Housing Units at Chollas Heights, San Diego, California, prepared for Department of Navy, Southwest Division Naval Facilities Engineering Command, February 1996.

Request For Proposal – Chollas Heights Housing Erosion, Security, and Pollution Control Measures, San Diego, CA, prepared for Department of Navy, Southwest Division Naval Facilities Engineering Command, September 2002.

EDR Area Study Report—Study Area Chollas Heights, Environmental Data Resources, Inc., December 2, 2002.

2.3 Visual Survey

Mr. Jason Sturm, Remedial Project Manager (RPM), San Diego Operations, SWDIVNAVFACENGCOM, North Bay AFT, conducted a survey of the Chollas Heights Housing Complex parcels and areas immediately adjacent to the parcels. Mr. Neil Robinson, Project Manager, SWDIVNAVFACENGCOM, and Hiphil Clemente, Environmental Protection Specialist, SWDIVNAVFACENGCOM, accompanied Mr. Sturm, on October 1, 2002. Mr. Sturm returned on October 3, 2002 to conduct a visual survey of Chollas Heights Housing Complex and Chollas Park and interview Mickey O'Connor, Facilities Manager, of Chollas Heights Housing Complex.

The parcels are located on City property within an open preserve along the southern boundary of the Chollas Heights Housing and northern boundary of Chollas Park. The preserve is fenced to prevent the public from entering. The storm water runoff to Site 2 is solely from within the preserve area. Storm water runoff to Site 1 and Site 3 comes from the preserve as well as from the above Housing Complex. Storm water from both sites then proceeds into Chollas Park. The Chollas Heights Housing consists primarily of wood framed, stucco, multi-family units with clay tile roofs. All housing in the Chollas Heights Housing area is owned and operated by the DoN.

The visual survey of the Chollas Heights parcels revealed no signs of a spill or release of any petroleum product or the release or disposal of hazardous substances or waste materials. The housing grounds appear to be in a good state of repair, well maintained, and free of any hazardous substances or waste.

2.4 Aerial Photographs

Aerial photograph is included in Appendix A.

2.5 Personal Interviews

PERSONAL INTERVIEWS

NAME	AFFILIATION	ISSUE
Mickey O'Connor Facility Manager (619) 556-6243	Chollas Heights Housing Complex	Facility maintenance and the storage and use of hazardous materials.
Steve Palle Area Manager	San Diego Inland Parks Division	Telephone interview – Park history and environmental issues related to Chollas Park.

An interview was conducted with Mr. Mickey O'Connor, Chollas Heights Housing Facilities Manager, on October 3, 2002. The objective was to identify any potential use of hazardous substances at the Chollas Heights Housing Complex and to identify potential contamination from adjacent properties that may have migrated onto the subject parcels. Mr. Mickey O'Connor stated that the only environmental conditions that he was aware of was lead-based paint that remained on buildings and the radio tower from the former Radio Transmitting Facility (NRTF). The newer houses and other structures built since 1995 contain no lead-based paint. Asbestos in the buildings of the Radio Transmitting Facility was removed when the buildings were demolished or refurbished in 1996.

A phone interview was conducted with Steve Palle of the City of San Diego Inland Parks Division on October 21, 2002. The objective was to identify any past or potential use of hazardous substances at Chollas Park. According to Steve Palle, there was no known past or present use or storage of hazardous substances at Chollas Park or Chollas Reservoir within the park.

3.0 Past and Current Operations

3.1 Past Operations – Chollas Heights Housing

The subject parcels are part the city of San Diego Chollas Community Park, but were previously part of a 73.65-acre property that was formerly the Naval Radio Transmitting Facility, Chollas Heights. The first NRTF facilities were constructed in 1916. In 1996, after NRTF had been closed, construction was begun on the 412-unit Chollas Heights Housing Complex. To acquire land for the entrance to the Housing area, the Navy traded a strip of land along the boundary of the Navy property and Chollas Park. The subject parcels are part of this traded strip of land. Within the Housing Complex, only a couple of the buildings from the NRTF facility remain. In accordance with State and Federal law, all asbestos-containing materials were removed from all buildings. Chollas Park includes Chollas Reservoir, which provides recreational opportunities under the supervision of the City Parks and Recreation Department. Prior to the establishment of the park in the 1960s, the area consisted only of Chollas Reservoir and undeveloped land.

3.2 Current Operations – Chollas Heights Housing

Chollas Heights Housing Complex is currently used for Navy family housing. The Chollas Heights Housing area consists of 412 single-family detached homes and town homes for Navy officers and enlisted personnel on 73.65 acres north of State Route 94 and west of College Avenue in the City of San Diego.

The City of San Diego Chollas Community Park is currently a public park. Within the park is Chollas Reservoir, which is open for use as a fishing area for children 15 years of age and under. The reservoir is not used for drinking water.

Although the parcels are on city property, they lie within an open space preserve set aside by the Navy and cannot be accessed by the public. The whole preserve, including the parcels, is fenced off from the park and the rest of the Housing Complex.

4.0 Environmental Setting

The project parcels are located along the southern slope of a mesa or ridge top within the eastern portion of the City of San Diego. Erosion and/or sedimentation problems have been identified at the three sites on the south perimeter of the Chollas Heights Housing property. Site 1 is located approximately 1650 feet from the west property line. At this location, approximately three feet of sediment and debris has accumulated behind the existing fence. This accumulation of sediment and debris has bowed the existing fence and poses a significant threat to the integrity of the fence at this location. Site 2 is located approximately 850 feet from the west property line. Similar to Site 1, sediment and debris has accumulated behind the existing fence. This accumulation of sediment and debris has bowed the existing fence and poses a significant threat to the integrity of the fence at this location also. The sediment that passes through the fence has stopped up the drainage pipe downstream. Site 3 is located approximately 300 feet from the west property line. This site suffers from significant erosion. A gully up to 8 feet in depth has developed between the headwall at the outlet of the Chollas Heights Housing drainage system and the south property line. The gully has undermined footings under the existing fence line, and erosion is evident further downstream as well.

Elevations within the area vary from a low of 412 feet above Mean Sea Level (MSL) to a high of 475 feet above MSL on top of the mesa. The parcels are each in a south-sloping canyon along the southern property boundary. The two canyons in the southwest portion contain slopes with inclinations greater than 3 to 1 (horizontal to vertical). The canyon in the south-central portion of the parcel slopes at approximately 6 to 1.

The majority of the area is underlain by the Lindavista and San Diego formations. The Lindavista Formation consists of near-shore marine and non-marine sediments. Lindavista formational materials are generally encountered at the surface in the higher elevations of the mesa. These materials range in thickness from approximately two to eleven feet and consist of dense to very dense, light to medium reddish-brown, horizontally-embedded, silty, fine sandstone with some gravel or sandy conglomerates. Materials of the San Diego Formation are generally encountered underlying the Lindavista Formation below an approximate elevation of 460 feet about MSL. The nearly horizontally bedded unit consists of dense to very dense, light gray to yellowish-orange, silty, very fine to fine-grained sandstone. Interbedded calcium carbonate cemented layers are encountered in localized areas.

The topsoil varies from approximately one to two feet in depth and generally consists of loose, dry to moist, dark brown, clayey sand. The Lindavista Formation materials were found to consist of dense to very dense, red to orange-brown, clayey sand, with varying amounts of gravel and cobbles up to six inches in dimension. These materials generally extend to an elevation of approximately 455 feet above MSL. Two

soils have been mapped at the mesa: Redding-Urban land complex, over most of the area, and Olivenhain cobbly loam, within the filled canyon on the southeastern corner of the site. These soils have a relatively low water-holding capacity, with severe erodibility under conditions of poor vegetation cover. Erosion problems have affected the area in the past, particularly in the canyons and drainages to the south and on the northern border.

The coastal San Diego region exhibits a Mediterranean climate with mild average temperatures, with few frost events and most precipitation occurring from the months of October through May. Westerly winds dominate the airflow pattern of the region.

5.0 Findings for Subject Property

5.1 Hazardous Substances

This section of the report considers the findings associated with the subject parcels. Findings are based on "readily available", appropriate, and applicable files, documents, or records that could be obtained as well as site visits completed on October 1, and 3, 2002, and interviews of the Chollas Heights Facilities Manager and City of San Diego Area Manager.

5.1.1 Hazardous Materials and Petroleum Products

During the visits to the Housing Complex, a visual inspection indicated no evidence of hazardous or petroleum materials being generated or stored.

5.1.2 Hazardous and Petroleum Wastes

During the site inspection at both parcels and the Housing Complex, a visual inspection indicated that neither hazardous nor petroleum materials, substances or wastes were being generated and/or stored. Neither the documents reviewed nor the interviews conducted indicated the presence of hazardous or petroleum materials, substances or wastes at the Housing Complex.

5.2 Installation Restoration (IR) Program Contamination

Document review, interviews and a visual inspection identified no potential IR sites at the Chollas Heights Housing area or at the Chollas Community Park.

5.3 Storage Tanks

5.3.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) have been identified or documented through site visits, interviews, or document review within the Housing Complex.

5.3.2 Underground Storage Tanks

No underground storage tanks (USTs) have been identified or documented through site visits, interviews, or document review within the Housing Complex.

5.4 Pipelines, Hydrant Fueling, and Transfer Systems

No evidence of pipelines, hydrant fueling and transfer systems have been identified within the Housing Complex. Neither the documents reviewed, the site visits, nor interviews indicated that any of these systems are or may have been present within the Housing Complex.

5.5 Oil/Water Separators

No evidence of oil/water separators has been identified within the Housing Complex. Neither the documents reviewed, the site visits, nor interviews conducted indicated that any oil/water separators are or may have been present within the Housing Complex.

5.6 Pesticides

No pesticide storage, mixing, or intensive use locations were identified through document review, interviews, or site visits at the Housing Complex. Application of pesticides is periodically conducted at Chollas Heights.

5.7 Medical/Biohazardous Waste

No indications of medical or biohazardous waste were identified through document review, interviews, or site visits at the Housing Complex.

5.8 Ordnance

No indications of ordnance were identified through document review, interviews, or site visits at the Housing Complex.

5.9 Radioactive Wastes

No evidence or records involving the use or storage of radioactive or mixed waste has been identified at the subject site, based on document review, interviews, and site visits.

5.10 Solid Waste

There are no active or inactive landfills in or contiguous to the subject parcels. Neither the documents reviewed, the site inspection, nor interviews conducted indicated the presence of any solid waste landfill, or that any solid waste landfilling activities occurred within the Housing Complex or Chollas Park.

5.11 Ground Water

While depth to ground water in the subject area is not accurately known based on available information, ground water flow in the subject vicinity is generally to the west towards I-15, following the surface flow pattern associated with area topography.

Environmental Baseline Survey

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5.12 Wastewater Collection, Treatment And Discharge

There are no known wastewater treatment, collection or discharge points in or contiguous to either school parcel. Neither the documents reviewed, the site inspection nor interviews conducted indicated that any wastewater treatment activities occurred within the Housing Complex.

5.13 Drinking Water Quality

No known groundwater wells are located within the boundaries of the Housing Complex, based on document review, interviews, and visual inspection. All potable water is derived from imported sources with no local or regional use of area groundwater resources for this purpose.

5.14 Asbestos

No current presence asbestos has been identified or documented through site visits, interviews or document review within the Housing Complex. In accordance with State and Federal law, all asbestos-containing materials were removed from the five remaining buildings from the NRTF. All new buildings built for the Housing Complex are asbestos-free.

5.15 Polychlorinated Biphenyls

No evidence or records documenting current use or storage of Polychlorinated Biphenyls (PCBs) has been identified at the Housing Complex. PCBs are commonly associated with radio towers. However, in 1995 soil samples were tested at the site, and PCBs were not detected.

5.16 Radon

The "EPA Map of Radon Zones" (U.S. EPA, 1993), the County of San Diego has a predicted average indoor screening level of < 2.0 Picocuries per liter (pCi/L). The EPA recommends remedial actions when radon levels are greater than 4.0 pCi/L. Therefore, significant levels of radon within the boundaries of the subject site are not expected. However, testing for Radon was not performed.

5.17 Lead-Based Paint

When the NTRF was dismantled, five building were kept intact. Four were used for housing and one is the administrative building for the housing complex. All five buildings contain lead-based paint (LBP) on the interior and exterior of the structures. In addition, near the five buildings, the top structure of one of the original radio towers is displayed in a fenced-off area. This radio tower structure is coated with LBP. The paint on all of the structures was intact and not peeling. All new buildings built for the Housing Complex are LBP-free.

5.18 Storm Water Runoff

All three sites are storm water conveyance areas for residential storm water runoff. The storm water runoff may contain trace amounts of non-point source pollution, oil, and lubricants from automobile traffic and residential activities. However, any residual surface soils contamination is not expected to present a significant impact to human health and the environment.

6.0 Findings for Adjacent Property

6.1 Visual Inspection

A visual inspection of all properties adjacent to the three Chollas Heights parcels was conducted by Jason Sturm to identify sites of potentially significant chemical use or storage. Most of the surrounding area consists of undeveloped open preserve and city park. Beyond the immediate vicinity of the parcels are single-family housing and some commercial areas. Specific goals of the inspection included the identification of potential chemical use, spillage, or other contamination and examination of outdoor areas for signs of stressed vegetation or other indications of chemical use or disposal.

6.2 Site Listing

Chollas Heights Housing and Chollas Park surround the immediate vicinity of the three parcels. There is no indication that the surrounding entities have now or ever had an adverse environmental effect on any of the sites. However, Table 1 presents sites identified within 1/4 mile of the Chollas Heights Housing Complex that are listed in environmental databases (Environmental Data Resources, Inc., 2002).

3251 Juanita Street – Carver Elementary – According to the EDR Report, the data from this site is extracted from hazardous waste manifests received each year by DTSC. Listed for the site are 0.1500 tons of “other inorganic solid waste” and 0.8011 tons of polychlorinated biphenyls and material containing PCB’s. No Disposal method is given for the “other inorganic solid waste”, but recycler is given for the disposal method for the PCB’s. No information is given regarding quantity of material remaining. No more specific information is given for the materials. Carver Elementary is approximately 1600 feet to the west of Site 3, the nearest of the three Chollas Heights sites. Due to the distance from the sites, the topography of the area, and the suspected nature of the materials, this case is not considered to pose an adverse environmental condition for the sites.

6333 College Grove Drive -- College Park Apartments – According to the EDR Report, the data from this site is extracted from hazardous waste manifests received each year by DTSC. Listed for this site is 0.8428 tons of asbestos-containing waste. Disposal method is given as landfill. No information is given regarding quantity of material remaining. The College Park Apartments are approximately 1000 feet to the southeast of Site 1, the nearest of the three Chollas Heights sites. Due to the distance from the sites, the topography of the area, and the suspected nature of the materials, this case is not considered to pose an adverse environmental condition for the sites.

6348 College Grove Drive – Grove Bowling Center – According to the EDR Report, the data from this site is extracted from hazardous waste manifests received each year by DTSC. Listed for this site are 0.150 tons of “other organic solids”, 0.0475 tons of “unspecified oil-containing waste”, and 0.7500 tons of waste oil and mixed oil. Disposal method for all materials is given as landfill. No information is given regarding quantity of material remaining. The Grove Bowling Center is approximately 1000 feet to the southeast of Site 1, the nearest of the three Chollas Heights sites. Due to the distance from the sites, the topography of the area, and the suspected nature of the materials, this case is not considered to pose an adverse environmental condition for the sites.

6000 College Grove Drive – Cosby Oil/5 Points Use - North Chollas Burn Site – The EDR report contains no information regarding site except location and databases where site appeared. The site was the location of the North Chollas Burn Site where unknown wastes were burned as part of landfill operations prior to 1981 when the landfill suspended operations. The North Chollas Burn Site is approximately 1300 feet to the south of Site 1, the nearest of the three Chollas Heights sites. Due to the distance from the sites, the topography of the area, and the suspected nature of the materials, this case is not considered to pose an adverse environmental condition for the sites.

6410 Zero Road – Naval Radio Transmitting Facility, US Navy Radio, Chollas Heights Naval Housing, and US Navy Public Works Center (four listings for the same address) – The listings for the Naval Radio Transmitting Facility and US Navy Radio appear to be for the same 2000-gallon diesel tank. It was installed in 1979. In 1991, it was reported to be leaking. Only soil contamination was reported. Based on the County of San Diego Department of Environmental Health website, the site achieved regulatory closure on 5/28/1992. The listing for Chollas Heights Naval Housing states that Chollas Heights is a Small Quantity Generator. No violations were reported. The listing for US Navy Public Works Center is for 71 diesel, gasoline, and motor tanks ranging in size from 1000 to 10000 gallons. According to the County of San Diego Department of Environmental Health website, all tanks have been closed by removal. No closure dates given. These listings are approximately 1300 feet to the northeast of Site 1, the nearest of the three Chollas Heights sites. Due to the distance from the sites, the topography of the area, and the status of the cases, these cases are not considered to pose an adverse environmental condition for the sites.

Table 1**IDENTIFIED SITES WITHIN A ONE-MILE RADIUS OF EITHER SCHOOL SITE**

EDR Map ID#	Site Name/Address	Direction from Subject Site	Regulatory List	Site Status	Potential for an Environmental Condition on the Subject Site
15	Naval Radio Transmitting Facility/US Navy Radio 6410 Zero Road	1300 feet northeast of Site 1 (see Map in Appendix A)	UST HIST LUST	2000-gallon diesel storage tank installed in 1979. Reported leak in 1991. Soil contamination only. No quantity reported. Regulatory closure achieved 05/28/1992.	Low (see condition key)
15	Chollas Heights Naval Housing 6410 Zero Road	1300 feet northeast of Site 1 (see Map in Appendix A)	RCRIS-SQG FINDS	Small Quantity Generator	Low (see condition key)
15	US Navy Public Works Center 6410 Zero Road	1300 feet northeast of Site 1 (see Map in Appendix A)	Cortese HAZNET San Diego Co. HMMD	71 diesel, gasoline, and motor oil tanks. All tanks closed by removal.	Low (see condition key)
18	Carver Elementary 3251 Juanita Street	Approx 1600 feet west of Site 3 (see Map in Appendix A)	HAZNET	Hazardous waste manifests received by DTSC.	Low (see condition key)
21	College Park Apartments 6333 College Grove Drive	Approx 1000 feet southeast of Site 1 (see Map in Appendix A)	HAZNET	Hazardous waste manifests received by DTSC.	Low (see condition key)
21	Grove Bowling Center 6348 College Grove Drive	Approx 1000 feet southeast of Site 1 (see Map in Appendix A)	HAZNET	Hazardous waste manifests received by DTSC.	Low (see condition key)
25	Cosby Oil/5 Points Use—North Chollas Burn Site	Approx 1300 feet south of Site 3 (see Map in Appendix A)	SWF/LF Cortese	Due to landfill operations, waste had been burned on site prior to 1981.	Low (see condition key)

Source: Environmental Data Solutions, Inc., 2002

POTENTIAL FOR ENVIRONMENTAL CONDITION KEY:

- Low Potential = Potential to create environmental condition on subject site is considered to be low for one or several factors including, but not limited to, the following:

Direction of groundwater flow is away from the subject site (down gradient); remedial action is underway or completed at off-site location; distance from subject site is considered great enough to not allow the creation of a potential environmental condition;

only soil was affected by the occurrence; and/ or reporting agency has determined no further action is necessary.

- **Moderate Potential** = Potential to create environmental condition on subject site is considered to be moderate and further investigation may be necessary due to one or several factors including, but not limited to, the following:
Occurrence reported but remedial status unknown; unable to confirm remedial action completed; proximity to subject site; groundwater flow is towards the subject site (up gradient).
- **High Potential** = Potential to create environmental condition on subject site is considered to be high and further investigation necessary due to one or several factors including the following:
Occurrence noted on-site and status of remedial action unknown; occurrence affected groundwater and is located up gradient from subject site.

7.0 Conclusions

Based on the records, interviews, and other data reviewed during the preparation of this Environmental Baseline Survey, it can be concluded that the environmental conditions within the boundaries of the subject parcels will not pose a significant risk to their future use as storm water drainage basins.

Based on the findings of this site-specific EBS and in accordance with CERFA regulations, property included within the proposed lease was classified into one of seven categories. Property in the first four categories would be suitable for transfer by deed or lease. Property in the last three categories may be unsuitable for transfer through deed until all necessary actions have been taken and the property has been taken and the property has been reclassified into one of the first four categories.

It is suggested that all three Chollas Heights parcels receive the classification of *Category 1* - Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

Recommended by:



Mark R. Good, Architect
Environmental Business Line Team Leader
North Bay Area Focus Team

Date: 12/11/02

APPENDIX A: EXHIBITS





Site 1.



Site 1.



Site 2.



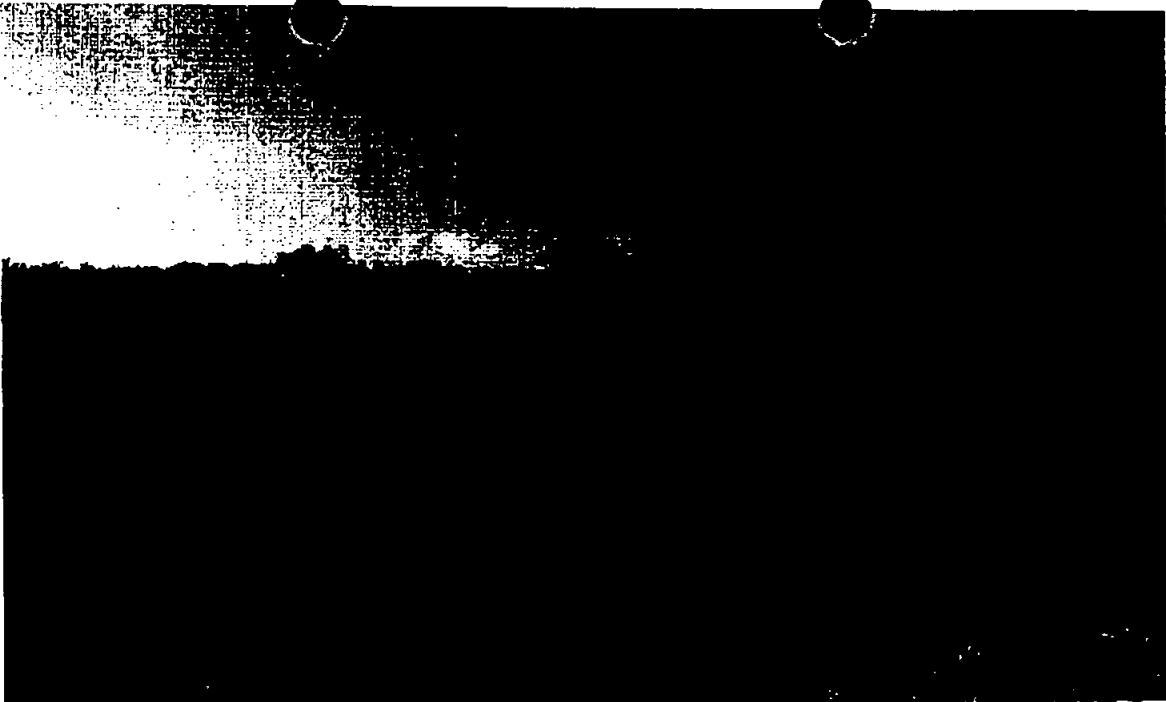
Chollas Reservoir from Site 2.



Open Space Preserve above Site 1.



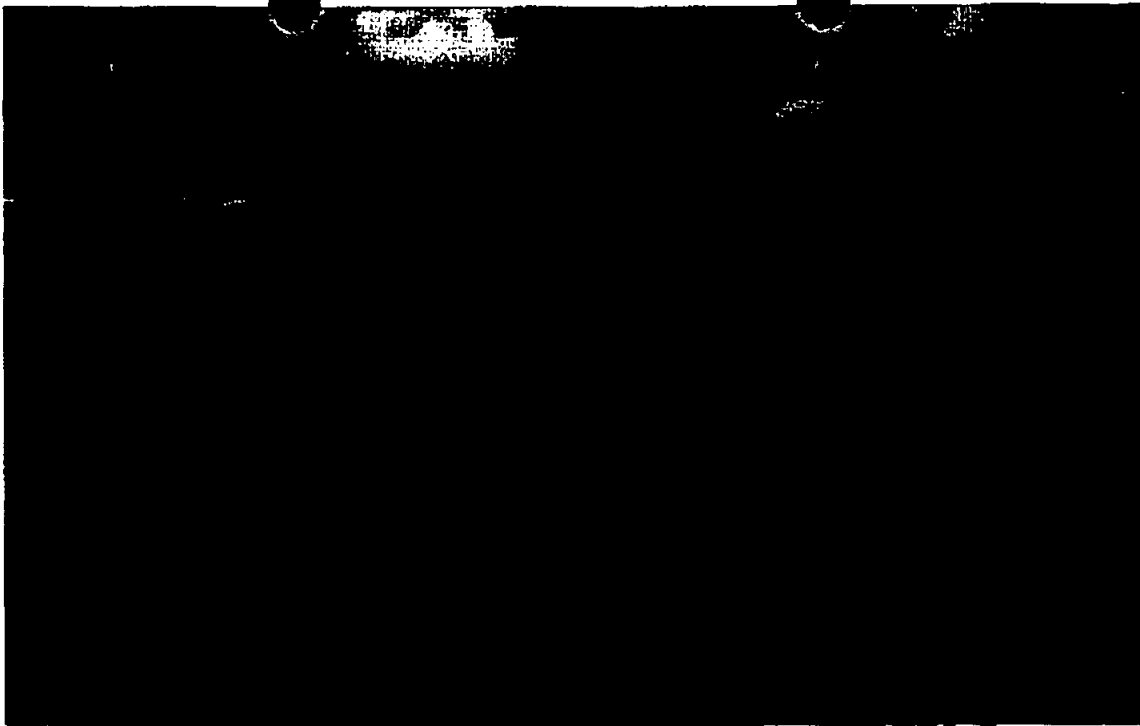
Site 3.



Site 3.



Chollas Park below Site 3.



Chollas Park, southwest of Chollas Heights housing.



Chollas Heights Administrative Building. Original NRTF building.



Chollas Heights housing. Original NRTF building.



Chollas Heights housing. Original NTRF buildings.

**CHOLLAS HEIGHTS HOUSING EROSION,
SECURITY, AND POLLUTION CONTROL MEASURES
SAN DIEGO, CA**



REQUEST FOR PROPOSAL

**DRAFT SUBMITTAL
JULY 9, 2002**

**SOUTHWEST DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
DEPARTMENT OF THE NAVY**

**SPECIAL PROJECT CREF#025N947
CNRSW HOUSING N94R33**

A. PROJECT SCOPE

This RFP provides conceptual design documents to construct erosion, security, and pollution control measures at the U.S. Navy's Chollas Heights Housing Complex in San Diego, CA. The scope of work includes but is not limited to the following: construction of small sediment/debris basins, check dams, retaining walls, riprap aprons, regrading of drainage ways, and replacement of chain link fencing, and installation of personnel access gates, as well as other incidental repairs to repair any damages to the site caused by the work of this contract.

The Contractor shall furnish all services including engineering design, labor, material, equipment, and construction necessary to accomplish the aforementioned tasks and all incidental related work. The project includes clearing, demolition, new drainage structures, fencing, and site improvements as described herein.

B. BACKGROUND

The Chollas Heights Housing development in San Diego, CA is located north of the SR-94 freeway between 54th Street and College Avenue (Figure 1). The TK-unit development was constructed in TK, and is adjacent to the City of San Diego's Chollas Community Park, which is located to the south of the housing development across an open space preserve.

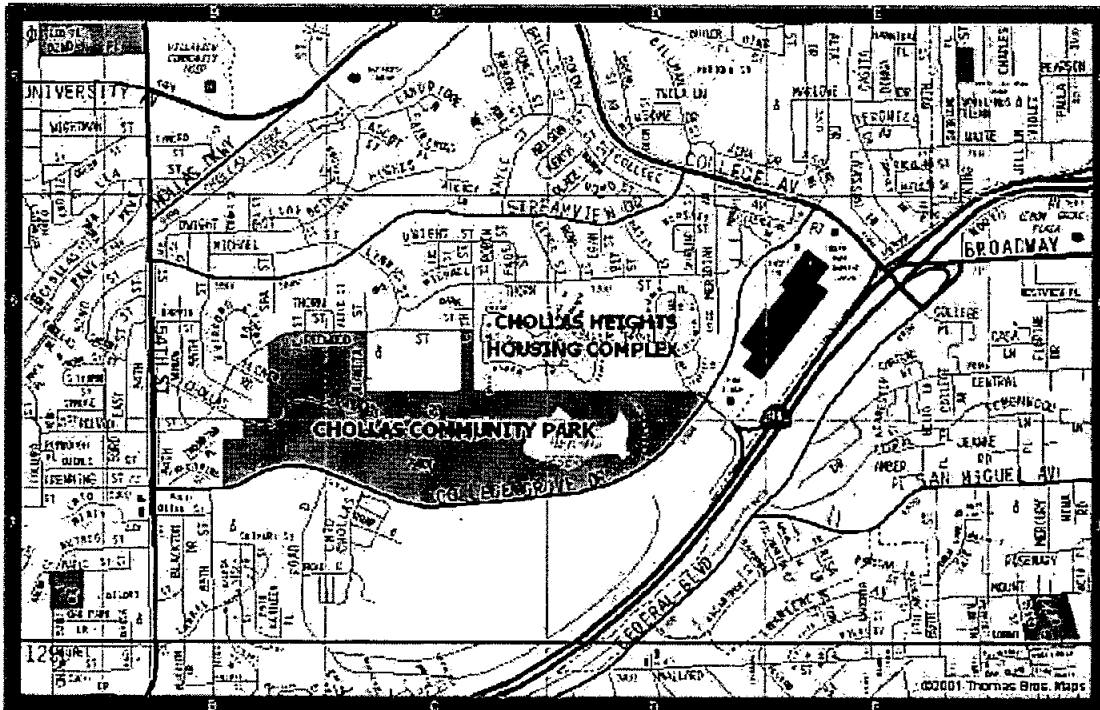


Figure 1 Project Vicinity Map (Reference Thomas Bros. 1270-D6)

Erosion and/or sedimentation problems have been identified at three sites on the south perimeter of the Chollas Heights Housing property (Figure 2). Site 1 is located approximately 1650 feet from the west property line. At this location, approximately three feet of sediment and debris has accumulated behind the existing fence. This

accumulation of sediment and debris has bowed the existing fence and poses a significant threat to the integrity of the fence at this location. Site 2 is located approximately 850 feet from the west property line. Similar to Site 1, sediment and debris has accumulated behind the existing fence. This accumulation of sediment and debris has bowed the existing fence and poses a significant threat the integrity of the fence at this location. The sediment that passes through the fence has stopped up the drainage pipe downstream. Site 3 is located approximately 300 feet from the west property line. This site suffers from significant erosion. A gully up to 8 feet in depth has developed between the headwall at the outlet of the Chollas Heights Housing drainage system and the south property line. The gully has undermined footings under the existing fence line, and erosion is evident further downstream as well.

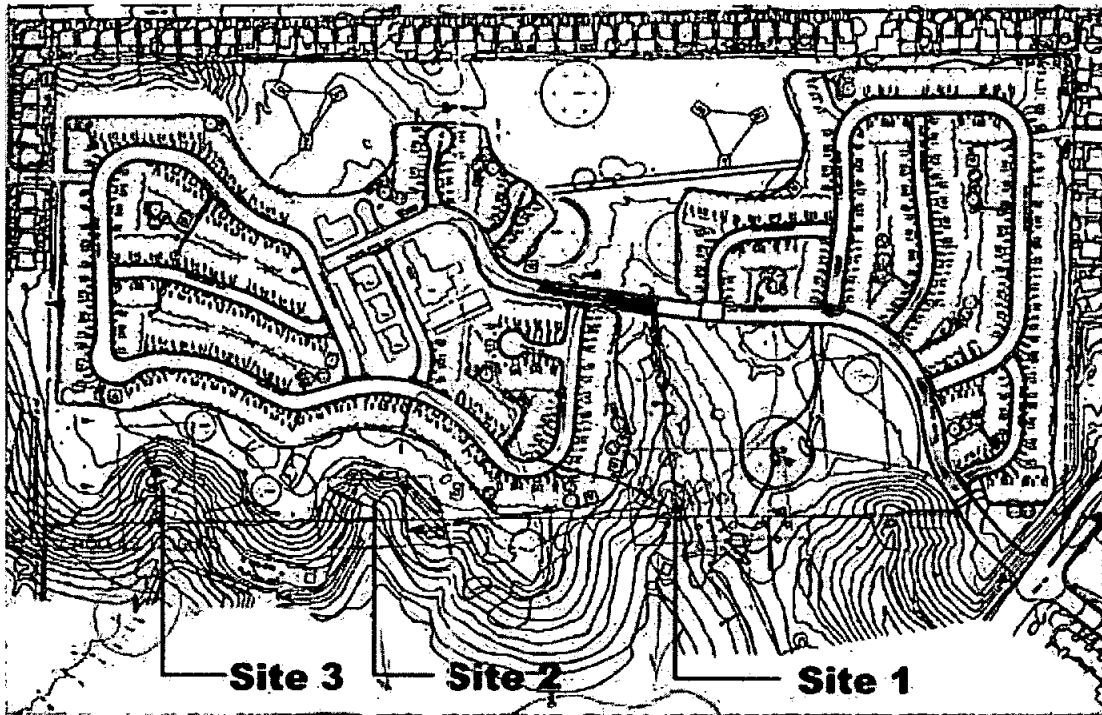


Figure 2 Project Site Location Map (No Scale)

C. CONCEPTUAL DESIGN ANALYSIS

C.1 DESIGN OBJECTIVES

Conceptual and final designs for the project must meet certain general design objectives to the maximum extent practical. These general design objectives apply for all three sites:

- ❖ Provide attractive structures that integrate and re-establish a safe and secure fence line along the south perimeter of the Chollas Heights Housing Complex.
- ❖ Provide drainage facilities to properly convey the design storms designated by regional standards set forth in County of San Diego Hydrology Manual (1985) or City of San Diego Drainage Design Manual.

- ❖ Minimize construction footprint and effects on both the ecologically sensitive areas upstream of the fence line and City park properties immediately downstream.
- ❖ Minimize maintenance requirements to the maximum extent practical, in order to minimize both the long-term maintenance cost of the installation and the disturbance to sensitive areas that maintenance might entail.
- ❖ Limit the construction budget to a total of \$130,000 for all three sites

C.2 CONCEPTUAL DESIGN METHODOLOGY AND RESULTS

C.2.1 Conceptual Design Flow Rates

The Rational Method was used to estimate the design flows at each location (Site 1 through Site 3). The Rational Method, assumes that runoff is directly proportional to rainfall intensity and area, less losses for infiltration and depression storage. Flows were computed based on the Rational formula:

$$Q = C i A$$

where ... Q = peak discharge (cfs);
 C = runoff coefficient, based on land use and soil type;
 i = rainfall intensity (in/hr); and
 A = watershed area (acre)

The runoff coefficient represents the ratio of rainfall that runs off the watershed versus the portion of that infiltrates to the soil or is held in depression storage. The runoff coefficient is dependent on the land use coverage and hydrologic soil type. The analysis assumed SCS Soil Type D and land uses as applicable for the sub-areas of the project watershed.

Rainfall intensity is a measure of the rate of the rainfall, which varies with the watershed time of concentration. The watershed time of concentration at any given point is defined as the time it would theoretically take runoff to travel from the most upstream point in the watershed to the subject location. For the conceptual analysis, the time of concentration was assumed to be 15 minutes. Rainfall intensity was calculated using the intensity-duration-frequency (IDF) chart in the City of San Diego Drainage Design Manual. Table 1 summarizes the results of the conceptual design analysis for the 100-year peak flow rates at the project site.

Table 1 Conceptual Design Analysis 100-year Peak Flow Rates

Location	Tributary Area (Approximate) (acre)	100-year Design Flow (cfs)
Site 1	21.9	42.0
Site 2	1.8	2.4
Site 3	15.9	31.1

C.2.2 Conceptual Design Sediment Volumes

Sedimentation and erosion are natural processes that can be accelerated by human activity, including construction of development projects that remove protective vegetation and increase the erosive potential of runoff from a site. Long-term erosion potential depends on several factors, including: the terrain (slope) of a watershed; vegetative cover and root types; type of exposed soil; and the intensity of rainfall. Permanent desiltation basins or other devices that prevent the transport of sediments downstream can be installed if a site has the potential for significant long-term erosion.

The Universal Soil Loss Equation (USLE) was used to estimate the long-term sediment volume at the project site. The USLE accounts for all known factors that affect rainfall erosion and is generally accepted by local industry. The USLE is:

$$A_s = R K L S C P$$

where ... A_s = computed soil loss (tons dry weight);

R = rainfall erosion index;

K = soil erodibility factor;

L = slope length factor;

S = slope gradient factor;

C = cropping management factor; and

P = erosion control practice factor.

The San Diego County Hydrology Manual (Draft, 2001) describes representative values for the parameters in the USLE and provides sample calculations for using the equation. Table 2 summarizes the results of the conceptual design analysis of the estimated annual sediment yield at the project site.

Table 2 Conceptual Design Analysis Estimated Annual Sediment Yield

Location	Estimated Tributary Area (acre)	Estimated Annual Sediment Yield (ft ³)
Site 1	21.9	65.5
Site 2	1.8	10.0
Site 3	15.9	48.0

C.2.3 Spillway Dimensions

The spillway must be able to pass the 100-year design flow based on a standard weir equation:

$$Q = k h^{3/2} L$$

where ... Q = design peak discharge (cfs);

k = coefficient, based on shape of weir crest (3.1 for U.S. customary units and sharp-crested weir);

h = depth of water over weir crest (ft); and

L = length of spillway weir (ft).

The conceptual design analysis assumed a spillway length of 4 feet or 8 feet, and determined the appropriate spillway depth to convey the design flow rate. Table 3 summarizes the results of the conceptual design analysis for spillway dimensions.

Table 3 Conceptual Design Analysis Estimated Spillway Dimensions

Location	Spillway Length (ft)	Minimum Spillway Depth (inches)
Site 1	8	15
Site 2	4	6
Site 3	8	18

D. CONCEPTUAL DESIGN SOLUTIONS

D.1 SITE 1 DESIGN CONCEPT AND GUIDELINES

Figure 3 illustrates the conceptual design site plan for Site 1. The proposed solution modifies the components of a typical construction desiltation basin in order to minimize construction footprint and effect on both the ecologically sensitive areas upstream of the fence line and City park properties immediately downstream. The typical components of a desiltation basin include: the basin, embankment, perforated riser pipe, outlet pipe, emergency spillway, and outlet energy dissipation. The proposed design concept is a retaining wall system with a built-in spillway (Figure 4). In the modified structure, the retaining wall takes place of the embankment, and the emergency spillway is a weir created by lowering the center portion of the retaining wall. By setting back the spillway portion of the retaining wall, a short concrete or grouted riprap apron will serve for energy dissipation for both weep holes and the spillway and can allow the structure to remain exclusively on U.S. Navy property.

D.1.1 Basin Volume

The structure must provide enough volume for the desiltation of runoff from the upstream watershed. Conceptual design analysis for Site 1 found that the volume behind the wall would need to be approximately 655 cubic feet (the 10-year estimated sediment yield). This volume can be obtained by constructing at minimum a 24-ft diameter circular basin, 3.5 feet deep with sideslopes graded at 4H:1V.

D.1.2 Spillway Dimensions

An emergency overflow spillway must be provided as part of the desiltation structure. This spillway will be accomplished by omitting courses of block from the top of the center portion of the retaining wall structure. Conceptual design analysis found that the emergency spillway would be required to pass 42 cfs of flow. The spillway would need to be 8 feet wide and 15 inches deep to accommodate this flow. Other combinations of

spillway width and depth can accomplish the same conveyance. The minimum spillway depth shall be 6 inches, and the maximum depth shall be 24 inches.

D.1.3 Gravel Drain and Outlet Pipes

The gravel drain and outlet pipes must provide a flowline that descends continuously to allow proper drainage of the system. Additionally, the gravel drain and outlet pipes must be protected by geosynthetic fabric or other system that will allow water to pass through without allowing fine sediment particles to clog the gravel drain and outlet pipes. Table 4 provides recommended specification for geosynthetic fabric for the project.

Table 4 Recommended Geosynthetic Fabric Specification (Average Roll Values).

Fabric Property	Value	Limit
Apparent Opening Size	0.300 mm	Max
Percent Open Area	10	Max
Permittivity	0.50 sec ⁻¹	Min
Permeability	0.02 cm/sec	Min

D.1.4 Retaining Wall

Retaining wall shall be constructed of pre-cast concrete masonry units. Retaining walls shall be designed and reinforced in accordance with the U.B.C. Walls shall be 18 inches above existing grade (upstream) and shall be constructed of 6-inch minimum width concrete "split face" block masonry units. Provide weep holes or open-head joints to allow for proper drainage. Concrete masonry units shall conform to ASTM C 90, Grade N1 Medium weight. Brick shall conform to ASTM C 216. Broken blocks or bricks are prohibited.

D.1.5 Remove And Replace Damaged Portions Of Existing Fence

Approximately 60 feet of damaged fence shall be removed. The fence shall be replaced with 5-ft high 9-gauge galvanized chain-link fence with 2-inch diameter line posts at 10-ft maximum spacing and a 1-5/8-inch diameter top rail. Fencing shall conform to Section 206-6 of the Standard Specifications for Public Works Construction. Posts shall have a post top and a minimum one-foot diameter concrete footing. Concrete shall be 520-C-2500. Grading along the fence line will be required to eliminate gaps and provide bottom of fence parallel to ground. Deepened concrete curbing or segmental-type block wall will be required under fencing in areas where there is more than a 1-foot gap that is impractical to resolve with grading. Contractor shall preserve existing vegetation to the maximum extent practical and shall coordinate with the City of San Diego Parks and Recreation Department for access to the site.

D.1.6 Access Gate

A gate system shall be installed to allow personnel access to provide regular maintenance and clean-out of the sediment basin behind the retaining wall. The gate shall have a 48 inch minimum width and conform to Section TK of Standard Specifications for Public Works Construction.

D.1.7 Removal of Construction and Demolition Debris

All construction and demolition debris shall be removed and properly disposed of off-site. This includes several cubic yards of construction waste, soil, woody material, and other construction debris currently located near Site 1 (see Figure 3).

D.2 SITE 2 DESIGN CONCEPT

Figure 5 illustrates the conceptual site plan for Site 2. The proposed solution is similar in concept to the Site 1 design concept, which modifies the components of a typical construction desiltation basin in order to minimize construction footprint and effect on both the ecologically sensitive areas upstream of the fence line and City park properties immediately downstream. Please refer to the discussion of the Site 1 design concept for additional information.

D.2.1 Basin Volume

The structure must provide enough volume for the desiltation of runoff from the upstream watershed. Conceptual design analysis for Site 2 found that the volume behind the wall would need to be approximately 100 cubic feet (the 10-year estimated sediment yield). This volume can be obtained by constructing at minimum a 14 foot diameter circular basin, 1 foot deep with sideslopes graded at 4H:1V.

D.2.2 Spillway Dimensions

An emergency overflow spillway must be provided as part of the desiltation structure. This spillway will be accomplished by omitting courses of block from the top of the center portion of the retaining wall structure. Conceptual design analysis found that the emergency spillway would be required to pass 2.4 cfs of flow. The spillway would need to be 4 feet wide and 6 inches deep to accommodate this flow. Other combinations of spillway width and depth can accomplish the same conveyance. The minimum spillway depth shall be 6 inches, and the maximum depth should be 24 inches.

D.2.3 Gravel Drain and Outlet Pipes

The gravel drain and outlet pipes must provide a flowline that descends continuously to allow proper drainage of the system. Additionally, the gravel drain and outlet pipes must be protected by geosynthetic fabric or other system that will allow water to pass through without allowing fine sediment particles to clog the gravel drain and outlet pipes. See Table 4 for recommended specification for geosynthetic fabric for the project.

D.2.4 Retaining Wall

Retaining wall shall be constructed of pre-cast concrete masonry units. Retaining walls shall be designed and reinforced in accordance with the U.B.C. Walls shall be 18 inches above existing grade (upstream) and shall be constructed of 6-inch minimum width concrete "split face" block masonry units. Provide weep holes or open-head joints to allow for proper drainage. Concrete masonry units shall conform to ASTM C 90, Grade N1 Medium weight. Brick shall conform to ASTM C 216. Broken blocks or bricks are prohibited.

D.2.5 Remove And Replace Damaged Portions Of Existing Fence

Approximately 50 feet of damaged fence will need to be removed and replaced. The fence shall be replaced with 5-ft high 9-gauge galvanized chain-link fence with 2-inch

diameter line posts at 10-ft maximum spacing and a 1-5/8-inch diameter top rail. Fencing shall conform to Section 206-6 of the Standard Specifications for Public Works Construction. posts shall have a post top and a minimum one-foot diameter concrete footing. Concrete shall be 520-C-2500. Grading along the fence line will be required to eliminate gaps and provide bottom of fence parallel to ground. Deepened concrete curbing or segmental-type block wall will be required under fencing in areas where there is more than a 1-foot gap that is impractical to resolve with grading. Contractor shall preserve existing vegetation to the maximum extent practical and shall coordinate with the City of San Diego Parks and Recreation Department for access to the site.

D.2.6 Access Gate

A gate system shall be installed to allow personnel access to provide regular clean-out of the sediment basin behind the retaining wall. The gate shall have a 48 inch minimum width and conform to Section TK of Standard Specifications for Public Works Construction.

D.2.7 Removal of Construction and Demolition Debris

All construction and demolition debris shall be removed and properly disposed of off-site.

D.3 SITE 3 DESIGN CONCEPT AND GUIDELINES

Site 3 requires a different design concept because the erosion problem at this location is the opposite of the aggradation problem at Site 1 and Site 2. The erosive condition at Site 3 can be attributed to disequilibrium in the sediment transport regime of the local watercourse. Such disequilibrium can be caused by an increase in flow discharge, an artificial concentration of flow, removal of sediment from the stream, or a combination of these factors. The proposed design uses several elements to help restore equilibrium to the system and prevent future erosion, including: stabilizing gully side slopes and restoring some of the eroded material, introducing grade control measures, providing proper conveyance and energy dissipation at fence line, and reinforcing the drainage way

D.3.1 Stabilize Gully Slopes

The gully should be stabilized by 'laying back' the sides of the eroded gully cross-section to a more stable 2H:1V sideslope and using the material to fill in the base of the gully (see Figure 6). The stabilized gully should have a base width of 6 feet to 10 feet. The gully can be re-vegetated by removing and setting the top layer of soil aside and then re-applying that topsoil once the drainage way is stabilized.

D.3.2 Grade Control Structures

Grade control structures help stabilize the longitudinal slope of a drainage way. At first the structures simply obstruct channel flow temporarily, slowing flow velocities and reducing erosion potential. As sediment accumulates behind the grade control devices the effective longitudinal slope of the channel is reduced, which in turn reduces flow velocity and the potential for future erosion. On smaller scale channels, grade control can be provided by "check dams." Check dams can be constructed of gabions, riprap (rock) check-dams, logs, or even vegetation. For the current project, check dams constructed of logs, sticks, and/or brush are recommended (see Figure 7). The contractor might wish to coordinate with City Department of Parks and Recreation to determine if tree

maintenance in Chollas Community Park might become a supply of needed material for the check dams. Figure 7 illustrates examples of gully control check dams.

D.3.3 Replace Footing Wall and Drainage through Fence Line

The existing footing wall under the fence line will be removed and replaced for a length of approximately 40 feet. The new footing wall must extend for an appropriate depth below the existing (eroded) grade as determined by contractor's soils engineer. Drainage through the footing wall shall be provided by at least three 18-inch diameter HDPE pipes with matching flowlines and a minimum one percent fall through the footing wall.

D.3.4 Energy Dissipation at Gully Head and Fence Line

Riprap energy dissipation aprons shall be installed at the head of the gully and downstream of the fence line. The riprap for these aprons shall meet the minimum size specifications for FHWA Facing Grade (Table 5).

Table 5 Recommended Riprap Gradation (FHWA Facing Grade).

Rock Diameter (feet)	Rock Weight (lbs.)	Percent Rock Smaller Than
1.30	200	100
0.95	75	50
0.40	5	10

D.3.5 Stabilized Gully Reinforcement

Plantable reinforcement mats (such as jute products or synthetic mats such as Pyramat® brand turf reinforcement) shall be installed adjacent to the fence line. The stabilized gully will be reinforced for a length of approximately 30 feet upstream from the fence line. Reinforcement of a similar length of channel downstream of the fence line is also recommended, and will require coordination with City of San Diego Department of Park and Recreation to determine preferences regarding allowable placement and selection of materials.

D.3.6 Footing Wall

Fence posts shall have concrete footings. The existing footing wall may be replaced or repaired in place by adding new concrete below the existing footing, based on evaluation by a registered Structural Engineer. Repair details shall be prepared by a registered Structural Engineer and shall be included in the final design submittal.

D.3.7 Remove And Replace Damaged Portions Of Existing Fence

Approximately 50 feet of damaged fence shall be removed and replaced. The fence shall be replaced with 5-ft high 9-gauge galvanized chain-link fence with 2-inch diameter line posts at 10-ft maximum spacing and a 1-5/8-inch diameter top rail. Fencing shall conform to Section 206-6 of the Standard Specifications for Public Works. Construction. posts shall have a post top and a minimum one-foot diameter concrete footing. Concrete shall be 520-C-2500. Grading along the fence line will be required to eliminate gaps and provide bottom of fence parallel to ground. Deepened concrete curbing or segmental-type

block wall will be required under fencing in areas where there is more than a 1-foot gap that is impractical to resolve with grading. Contractor shall preserve existing vegetation to the maximum extent practical and shall coordinate with the City of San Diego Parks and Recreation Department for access to the site.

D.3.8 Access Gate

A gate system shall be installed to allow personnel access to provide regular monitoring and/or maintenance of the stabilized gully. The gate shall have a 48 inch minimum width and conform to Section TK of Standard Specifications for Public Works Construction.

D.3.9 Removal of Construction and Demolition Debris

All construction and demolition debris shall be removed and properly disposed of off-site.

E. REFERENCES

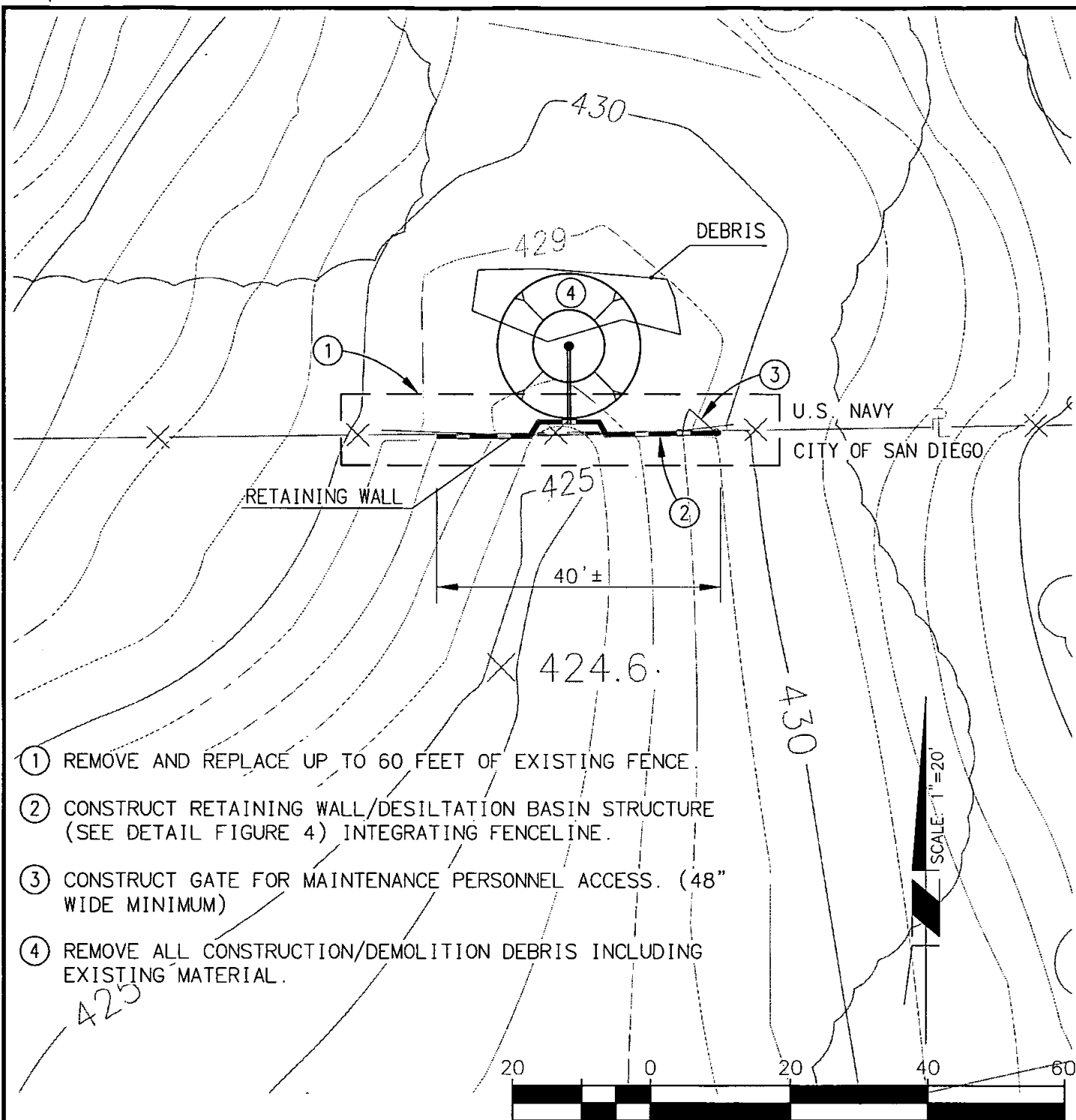
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San Diego County, 2001. County of San Diego. (November 2001). *Hydrology Manual (Draft)*.



SITE 1

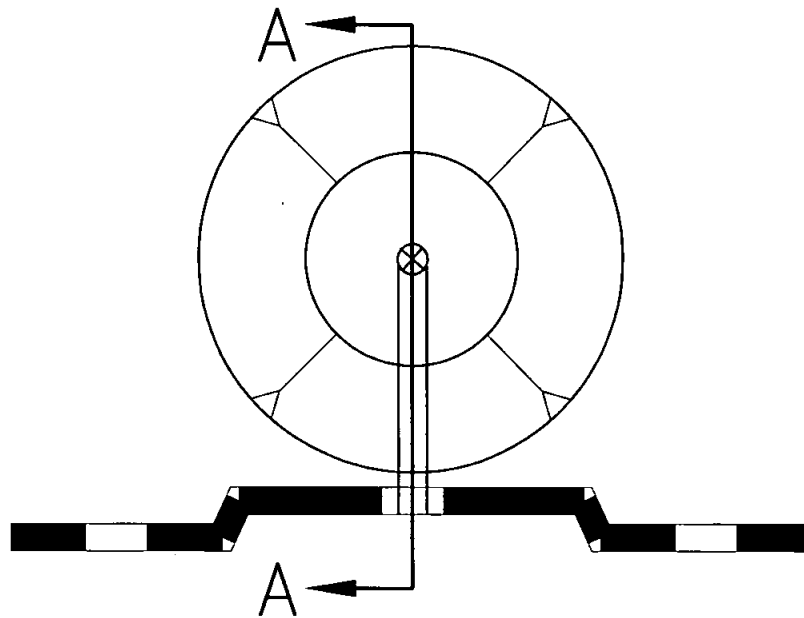
RBF
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

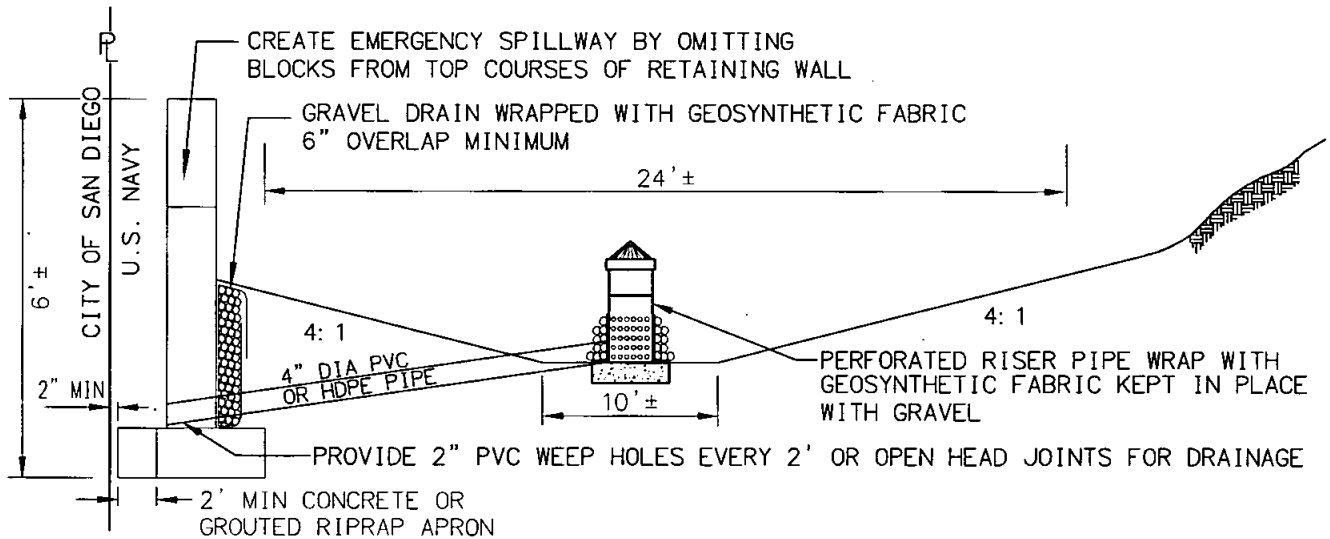
9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5001 • www.RBF.com

DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
SOUTHWEST DIVISION
SAN DIEGO, CALIFORNIA

FIGURE 3
CHOLLAS HEIGHTS HOUSING
EROSION CONTROL MEASURES



PLAN VIEW



SECTION A-A

Not to Scale

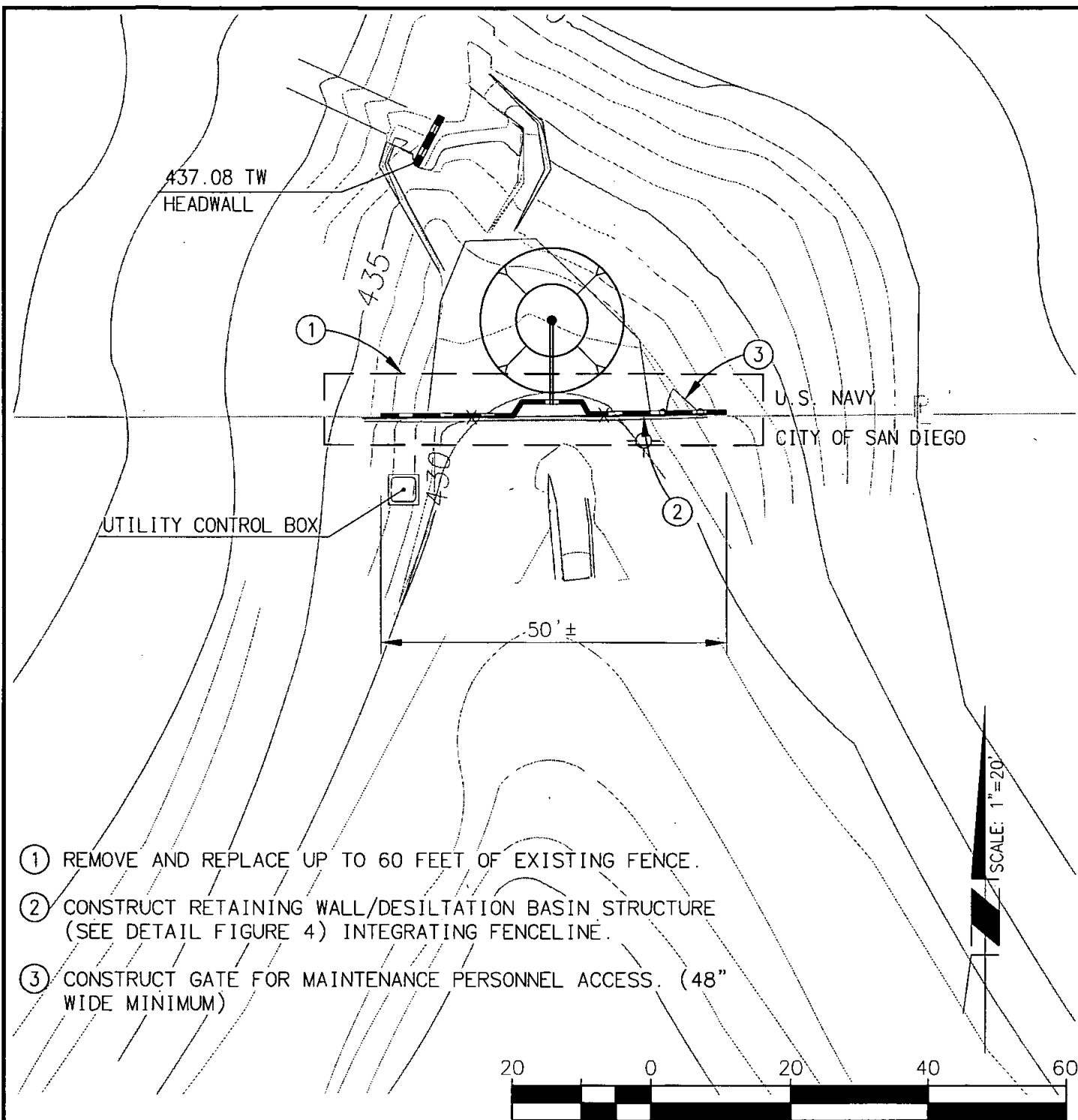
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SOUTHWEST DIVISION
SAN DIEGO, CALIFORNIA

FIGURE 4
CHOLLAS HEIGHTS HOUSING
EROSION CONTROL MEASURES



- ① REMOVE AND REPLACE UP TO 60 FEET OF EXISTING FENCE.
- ② CONSTRUCT RETAINING WALL/DESILTATION BASIN STRUCTURE (SEE DETAIL FIGURE 4) INTEGRATING FENCELINE.
- ③ CONSTRUCT GATE FOR MAINTENANCE PERSONNEL ACCESS. (48" WIDE MINIMUM)

SITE 2

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NAVAL FACILITIES ENGINEERING COMMAND
SOUTHWEST DIVISION
SAN DIEGO, CALIFORNIA

FIGURE 5
CHOLLAS HEIGHTS HOUSING
EROSION CONTROL MEASURES

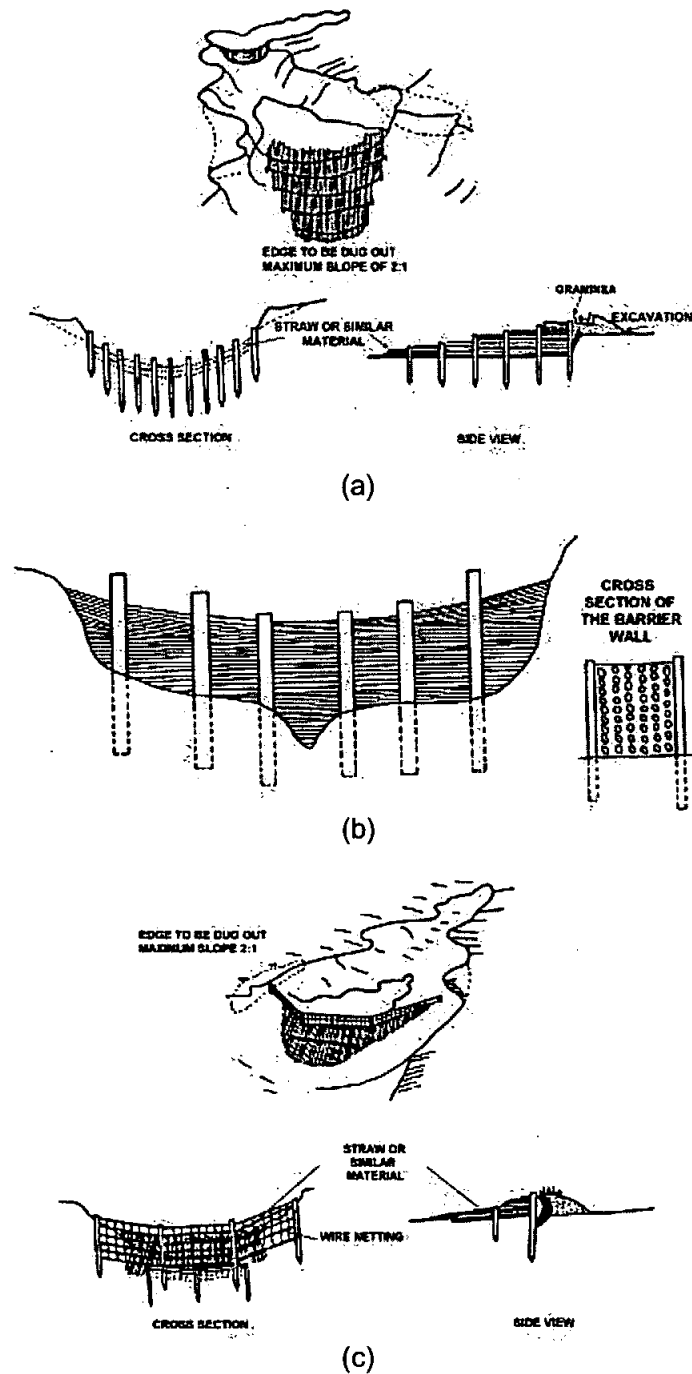
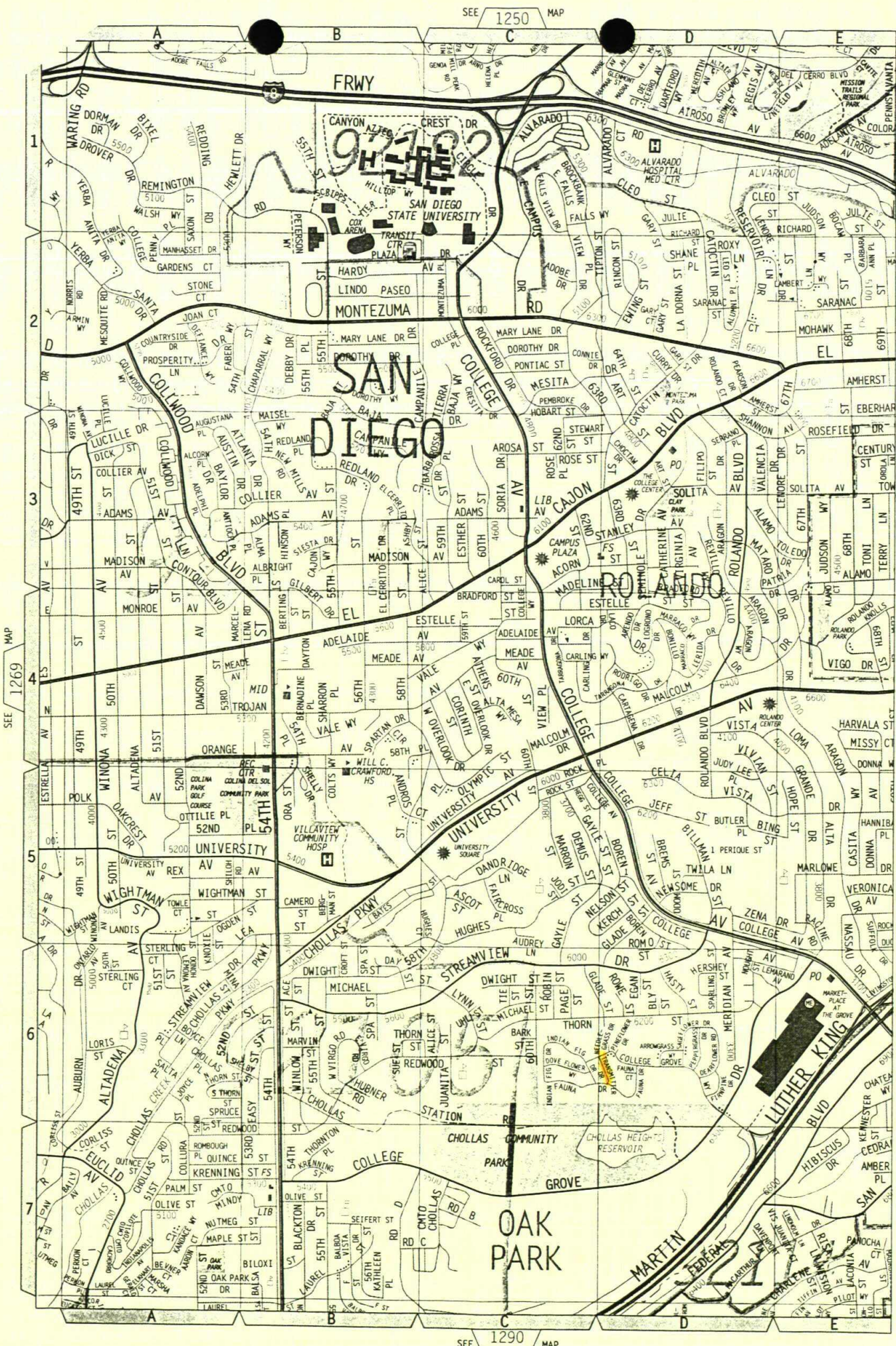


Figure 7 Examples of Gully Control Check Dams (Source: FAO, 2002)

SAN DIEGO CO.

ZIP

MAP



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1-2

Eroesmt.out
ROBERT BEIN, WILLIAM FROST AND ASSOCIATES

JOB ID : 25100789
:08

DATE 08/23/2002 AT 13:31

FILE NAME : K:\25100789\CALCS\SURVEY\TRAVERSES\EROESMT.TRV

TRAVERSE OF : EROSION CONTROL EASEMENT 1

-- TRAV # 1

BEARING	DISTANCE		NORTHING	EASTING	PT #
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N 89-25-45.00 E	254.8200	TO	1849457.5007	6310770.1904	PT #
5000					
N 09-35-47.00 E	32.9300	TO	1849489.9699	6310775.6800	PT #
5001					
N 89-25-45.00 E	61.6700	TO	1849490.5843	6310837.3469	PT #
5002					
S 10-24-13.00 W	33.0200	TO	1849458.1072	6310831.3842	PT #
5003					
S 15-25-27.00 W	19.6500	TO	1849439.1649	6310826.1580	PT #
5004					
S 03-51-11.00 E	16.2800	TO	1849422.9217	6310827.2520	PT #
5005					
S 84-22-51.00 W	45.8600	TO	1849418.4313	6310781.6123	PT #
5006					
N 04-49-31.00 W	25.1300	TO	1849443.4722	6310779.4985	PT #
5007					
N 33-34-41.00 W	16.8300	TO	1849457.4938	6310770.1903	PT #
5000					
S 89-25-45.00 W	254.8200	TO	1849454.9551	6310515.3829	PT #
14					

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 BEARING N 00-49-42.00 E DISTANCE = 0.0069
 AREA = 3831.1 SF 0.0880 ACRES
 PERIMETER = 761.0100 PRECISION = 1 : 110,554

ROBERT BEIN, WILLIAM FROST AND ASSOCIATES

JOB ID : 25100789
:08

DATE 08/23/2002 AT 13:31

FILE NAME : K:\25100789\CALCS\SURVEY\TRAVERSES\EROESMT.TRV

TRAVERSE OF : EROSION CONTROL EASEMENT 2

-- TRAV # 2

BEARING	DISTANCE	NORTHING	EASTING
---------	----------	----------	---------

	Eroesmt.out				
	STARTING	AT			PT #
14					
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5008					
N 00-34-15.00 W	32.4100	TO	1849495.3875	6311319.7302	PT #
5009					
N 89-25-45.00 E	100.2400	TO	1849496.3862	6311419.9652	PT #
5010					
S 00-34-15.00 E	32.4100	TO	1849463.9778	6311420.2881	PT #
5011					
S 89-25-45.00 W	100.2400	TO	1849462.9791	6311320.0531	PT #
5008					
S 89-25-45.00 W	804.7100	TO	1849454.9620	6310515.3830	PT #
14					

ERROR OF CLOSURE NORTH = 0.0000000 EAST = 0.0000000
 BEARING N 90-00-00.00 E DISTANCE = 0.0000
 AREA = 3248.8 SF 0.0746 ACRES
 PERIMETER = 1874.7200

Recording Requested by, and
When Recorded Mail to
City Clerk
Mail Station 2A

1111

DOC # 1995-0334771
03-AUG-1995 09:30 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
FEES: 0.00
HA

Above Space for Recorder's Use Only

DOCUMENTARY TRANSFER TAX \$ 0. QUITCLAIM DEED

In consideration of the conveyance to it of a permanent easement non-exclusive access easement over certain real property situated in the City of San Diego, County of San Diego, California, received and accepted in exchange pursuant to the authority of Section 101-47.313. 1 of the Federal Property Management Regulations, the UNITED STATES OF AMERICA, acting by and through the Department of the Navy, represented by the Southwest Division, Naval Facilities Engineering Command, hereinafter called the GOVERNMENT, hereby remises, releases, and forever quitclaims to the CITY OF SAN DIEGO, a political subdivision of the State of California, any and all of the GOVERNMENT'S rights, title and interest in and to that certain real property situated in the City of San Diego, County of San Diego, California, as more particularly described in Exhibit "A" and shown as Parcel 2 on Exhibit "A1", both attached hereto and, by this reference, made a part hereof.

IN WITNESS WHEREOF, the GOVERNMENT has caused this Quitclaim Deed to be executed by its duly authorized Real Estate Contracting Officer this 3rd day of August, 1995.

UNITED STATES OF AMERICA

By [Signature]
JAMES H. STROTMAN
Real Estate Contracting Officer
Southwest Division
Naval Facilities Engineering
Command

(Attach Acknowledgment)

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 Resolution No. 250320, adopted by the Council of the City of San Diego on October 1, 1979, and the grantee consents to recording thereof by its duly authorized officer.

Dated 7/21/95 By [Signature]

AFTER RECORDING, MAIL TO CITY CLERK

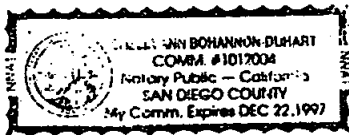
OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO COUNTY RECORDER'S OFFICE, CLERK

1112

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

On July 24, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Jim L. Spotts, personally known to me (~~as proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in his ~~her~~ ~~their~~ authorized capacity (~~ies~~), and that by his ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Shelley Ann Bohannon-Duhart
Signature of Notary Public

OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO COUNTY CLERK

1113

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 2

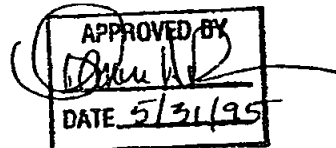
A portion of Parcel "00" of Lot Nineteen (19) of Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, accordingly to partition map of a portion of section Thirty-five (35) and other property in Township Sixteen (16) South, Range Two (2) West, San Bernardino Meridian, all lying in said Lot Nineteen (19) as shown in case no. 12524, Superior Court of San Diego County, entitled J.W. Sefton vs. Viola M. Roach, Executrix", as described in a Deed to the United States of America recorded in Book 648, Page 226, Records of said County, and more particularly described as follows:

Commencing at the Southwest corner of said Parcel "00", which is also the Northwest corner of Lot 13, which is also the TRUE POINT OF BEGINNING of this description.

(1) Thence, North 89°25'45" East along the south line of Parcel "00" which is also the north line of Lot 13, a distance of 1,189.15 feet; thence leaving said line, North 40°03'24" West for a distance of 42.00 feet; thence South 89°25'45" West, a distance 1,161.52 feet; thence South 01°03'23" West, a distance of 32.43 feet to the TRUE POINT OF BEGINNING.

Containing 0.875 acres more or less.

This description is written utilizing survey data per L.C. Stiles L.S. 5023



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THORN STREET

PORTION OF PARCEL '00'
OF LOT 19
RANCHO MISSION OF SAN DIEGO
S.C.C. 12524
U.S. NAVY PROPERTY

0.875 ACRES
U.S. NAVY PROPERTY
TO BE EXCHANGED
(PARCEL 2)

0.902 ACRES
CITY OF SAN DIEGO
PROPERTY TO BE
EXCHANGE
(PARCEL 1)

NO SCALE

TPOB
PARCEL 1

(N0073500'E (REC))
N007323'E

WEST LINE PARCEL '00'

S39°25'45"W 161.52'

N40°03'24"W
42.00'

32.43'

1189.15'

N89°25'45"E

(N08°58'30"E (REC)) 2575.56'

SOUTH LINE PARCEL '00'

SOUTHWEST CORNER OF PARCEL '00' ACCORDING TO PARTITION
MAP OF PORTION OF SECTION 35, T 16 S, R 2 W, S.B.M. AS
SHOWN IN CASE NO. 12524, SUPERIOR COURT OF SAN DIEGO AND
CORNER NO. 1 OF LOT 19 OF RANCHO MISSION OF SAN DIEGO.

POC
PARCEL 1
AND TPOB
PARCEL 2

PORTION OF LOT 13

CITY OF SAN DIEGO
PROPERTY

P=680.00'
C=100.00'
Δ=6°58'45"

S20°43'32"E
56.05'

270.00'
N07°16'33"E
COLLEGE GROVE DRIVE

APPROVED BY

DATE 5/31/95

RECORD DATA PER REAL ESTATE
SUMMARY MAP Y+D DWG. NO. 992557
OTHER INFORMATION FROM SURVEY
BY L.C. STILES L.S. 5023

SWD-015		DEPT. OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND WESTPAC DIVISION, SAN DIEGO, CALIF.	
VIVIAN RANKIN		COLLINS HEIGHTS	
THOMAS H. PHELPS		SAN DIEGO CALIFORNIA	
THOMAS H. PHELPS		CITY OF SAN DIEGO AND US NAVY PROPERTY EXCHANGE	
JAMES H. STROTHER		ESTD 1901	

EXHIBIT A1

1114

1116

(R-95-1861 COR.COPY)

RESOLUTION NUMBER R- 286050

ADOPTED ON JUN 27 1995

WHEREAS, the UNITED STATES OF AMERICA, acting by and through the Department of the Navy (Government) has requested an exchange of property rights in connection with its proposed Chollas Heights Navy Family Housing Development; and

WHEREAS, the Government wishes to convey an approximately 0.875-acre portion of Parcel "00" of Lot 19 of Rancho Mission of San Diego, to the City of San Diego for park purposes in exchange for a perpetual easement for access purposes on an approximately 0.902-acre portion of Lot 13, Rancho Mission of San Diego which is required for public street purposes for the proposed housing development; and

WHEREAS, the Government parcel lies on the north side of Chollas Reservoir and northwesterly of College Grove Drive, and the City parcel lies northwesterly of College Grove Drive and adjacent to College Grove Way, all within the Oak Park area; and

WHEREAS, the value of the City parcel to be exchanged is \$10,275 greater than the property to be received and that therefore said difference will be received from the Navy and deposited into a Capital Outlay Fund; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the acceptance by the City Manager of that quitclaim deed of the Government, executed in favor of The City of San Diego, bearing date of JUN 27 1995, conveying

OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO RECORDER & CLERK

1117

to said City a portion of Parcel "00" of Lot 19 of Rancho Mission of San Diego, as more particularly described in the deed, a copy of which is on file in the office of the City Clerk as Document No. RR- 286050, is hereby approved.

2. That the City Manager is hereby authorized to execute a deed of easement in favor of the Government, conveying to the Government a perpetual non-exclusive easement for access over a portion of Lot 13, Rancho Mission of San Diego, as more particularly described in the easement deed, a copy of which is on file in the office of the City Clerk as Document No. RR- 286050 - 2

3. That an approximately 0.902-acre portion of Lot 13, Rancho Mission of San Diego, as more particularly shown on the attachment hereto, is hereby dedicated to public street purposes, and the same is hereby named COLLEGE GROVE WAY.

4. That the \$10,275 difference in value of the exchange parcels is hereby authorized to be accepted and to be deposited into a Capital Outlay Fund to be used for park purposes.

5. That the City Clerk is hereby authorized and directed to deliver both deeds, and a certified copy of this resolution, attested by him under seal, to the Real Estate Assets Department for further handling.

APPROVED: John W. Witt, City Attorney

By


Harold O. Valderhaug
Chief Deputy City Attorney

HOV:ps
06/23/95 COR.COPY
Or.Dept:Plan.
R-95-1861

1119

Passed and adopted by the Council of The City of San Diego on JUN 27 1995 by the following vote:

YEAS: Mathis, Harvey, Kehoe, Stevens, Warden, Stallings, McCarty, Vargas,
Mayor Golding.

NAYS: None.

NOT PRESENT: None.

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: MAYDELL L. PONTECORVO, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION
NO. R- 286050, passed and adopted by the Council of The City of San Diego, California
on JUN 27 1995.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: Maydell L. Pontecorvo, Deputy

OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO RECORDING CLERK

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

1120

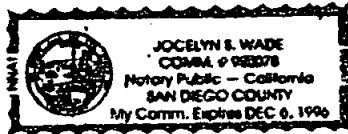
State of CALIFORNIA

County of SAN DIEGO

On 3 Aug 95 before me, JOCELYN S. WADE ^{NOTARY PUBLIC}

personally appeared JAMES H. STUTMAN

☒ personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Jocelyn S. Wade
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- Partner — ☐ Limited ☐ General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- Partner — ☐ Limited ☐ General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO COUNTY CLERK

RECORDED AT THE REQUEST OF:
WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF SAN DIEGO
MAIL STATION 2A

1104

DOC # 1995-0334770
03-AUG-1995 09:30 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 11.00 FEES: 36.55
RF: 13.00 HA
RF: 1.00
TAX: 11.55

~~DOCUMENTARY TRANSFER TAX \$ 11.55~~
Computed on full value

EASEMENT DEED

THE CITY OF SAN DIEGO, a municipal corporation, in the County of San Diego, State of California, for a valuable consideration in the amount of Ten Thousand Two Hundred Seventy-Five Dollars, \$10,275.00 and a QUITCLAIM DEED for .875 Acres of property, DOES HEREBY GRANT to the UNITED STATES of AMERICA a perpetual non-exclusive easement ingress and egress, over, under, along and across all that real property situated in the County of San Diego, State of California, described in legal description attached - EXHIBIT A.

THIS PROPERTY is being acquired by the UNITED STATES of AMERICA, for the use of the Department of the Navy.

IN WITNESS WHEREOF, the City of San Diego has caused this deed to be executed by its City Manager, pursuant to resolution of the Council authorizing such execution, this 24th day of July, 1995.

THE CITY OF SAN DIEGO

By: 

~~Jack McGraw~~

~~City Manager~~

Real Estate Assets Director

ATTEST:

~~Charles G. Abdelnour~~
~~City Clerk of San Diego~~

Job 521496/Choilas/6-23-95

R- 286050

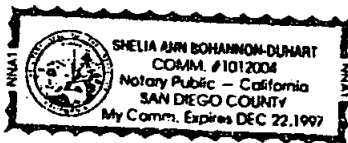
OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO RECORDER

1105

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

On July 24, 1995, before me, the undersigned, a Notary Public
in and for said State, personally appeared Jim L. Spotts,
personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~
to be the person~~(s)~~ whose name~~(s)~~ is are subscribed to the within instrument
and acknowledged to me that ~~he/she/they~~ executed the same in his/her/their
authorized capacity (ies), and that by his/her/their signature~~(s)~~ on the
instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~
acted, executed the instrument.

WITNESS my hand and official seal.



Shelia Ann Bohannon-Duhart
Signature of Notary Public

OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO COUNTY CLERK

1106

EXHIBIT "A"

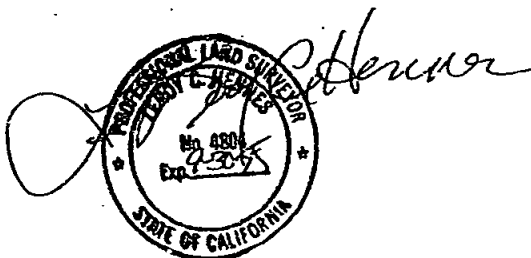
LEGAL DESCRIPTION

PARCEL 1

Beginning at the Northwest corner of Portion Lot 13, Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to Partition Map thereof on file in the Office of the County Clerk of San Diego County in Action No. 348 in the Superior Court of said County, entitled "Juan M. Luco, et al vs. The Commercial Bank of San Diego, et al," being also the Southwest corner of Parcel "00" of Lot 19 as shown in Case No. 12524, Superior Court of San Diego County, entitled "J. W. Sefton vs. Viola M. Roach, Executrix," as described in a Deed to The United States of America recorded in Book 648, Page 226, Records of said County. Thence along the Northerly line of Lot 13, which is the Southerly line of Parcel "00", North 89°25'45" East, 2337.27 feet to a point which is the TRUE POINT OF BEGINNING.

Said TRUE POINT OF BEGINNING being the beginning of a non-tangent 680 foot radius curve concave Southwesterly, a radial to said point which bears North 57°49'42" East; thence Southeasterly 105.98 feet along said curve through a central angle of 8°55'48" East; thence non-tangent to the said curve South 20°43'32" East 56.05 feet; thence South 52°14'23" East, 119.69 feet to a point on the Northwesterly line of College Grove Drive, formerly Ryan Road as dedicated per Document recorded April 15, 1958 in Book 2037, Page 293 of Official Records; thence North 37°45'37" East, 270.81 feet along the Northwesterly right-of-way of said College Grove Drive to said Northerly line of Lot 13; thence along said Northerly line South 89°25'45" West, 343.38 feet to the TRUE POINT OF BEGINNING.

Containing 39,274 square feet/0.902 acres more or less.



Job 521496/USN-Chollas Tower Site/St Ded/JAS

OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO COUNTY CLERK

1107

(R-95-1861 COR. COPY)

RESOLUTION NUMBER R- 286050

ADOPTED ON JUN 27 1995

WHEREAS, the UNITED STATES OF AMERICA, acting by and through the Department of the Navy (Government) has requested an exchange of property rights in connection with its proposed Chollas Heights Navy Family Housing Development; and

WHEREAS, the Government wishes to convey an approximately 0.875-acre portion of Parcel "00" of Lot 19 of Rancho Mission of San Diego, to the City of San Diego for park purposes in exchange for a perpetual easement for access purposes on an approximately 0.902-acre portion of Lot 13, Rancho Mission of San Diego which is required for public street purposes for the proposed housing development; and

WHEREAS, the Government parcel lies on the north side of Chollas Reservoir and northwesterly of College Grove Drive, and the City parcel lies northwesterly of College Grove Drive and adjacent to College Grove Way, all within the Oak Park area; and

WHEREAS, the value of the City parcel to be exchanged is \$10,275 greater than the property to be received and that therefore said difference will be received from the Navy and deposited into a Capital Outlay Fund; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the acceptance by the City Manager of that quitclaim deed of the Government, executed in favor of The City of San Diego, bearing date of JUN 27 1995, conveying

OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO RECORDER-CLERK

1108

to said City a portion of Parcel "00" of Lot 19 of Rancho Mission of San Diego, as more particularly described in the deed, a copy of which is on file in the office of the City Clerk as Document No. RR- 286050-1, is hereby approved.

2. That the City Manager is hereby authorized to execute a deed of easement in favor of the Government, conveying to the Government a perpetual non-exclusive easement for access over a portion of Lot 13, Rancho Mission of San Diego, as more particularly described in the easement deed, a copy of which is on file in the office of the City Clerk as Document No. RR- 286050-7.

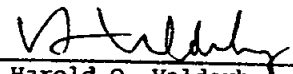
3. That an approximately 0.902-acre portion of Lot 13, Rancho Mission of San Diego, as more particularly shown on the attachment hereto, is hereby dedicated to public street purposes, and the same is hereby named COLLEGE GROVE WAY.

4. That the \$10,275 difference in value of the exchange parcels is hereby authorized to be accepted and to be deposited into a Capital Outlay Fund to be used for park purposes.

5. That the City Clerk is hereby authorized and directed to deliver both deeds, and a certified copy of this resolution, attested by him under seal, to the Real Estate Assets Department for further handling.

APPROVED: John W. Witt, City Attorney

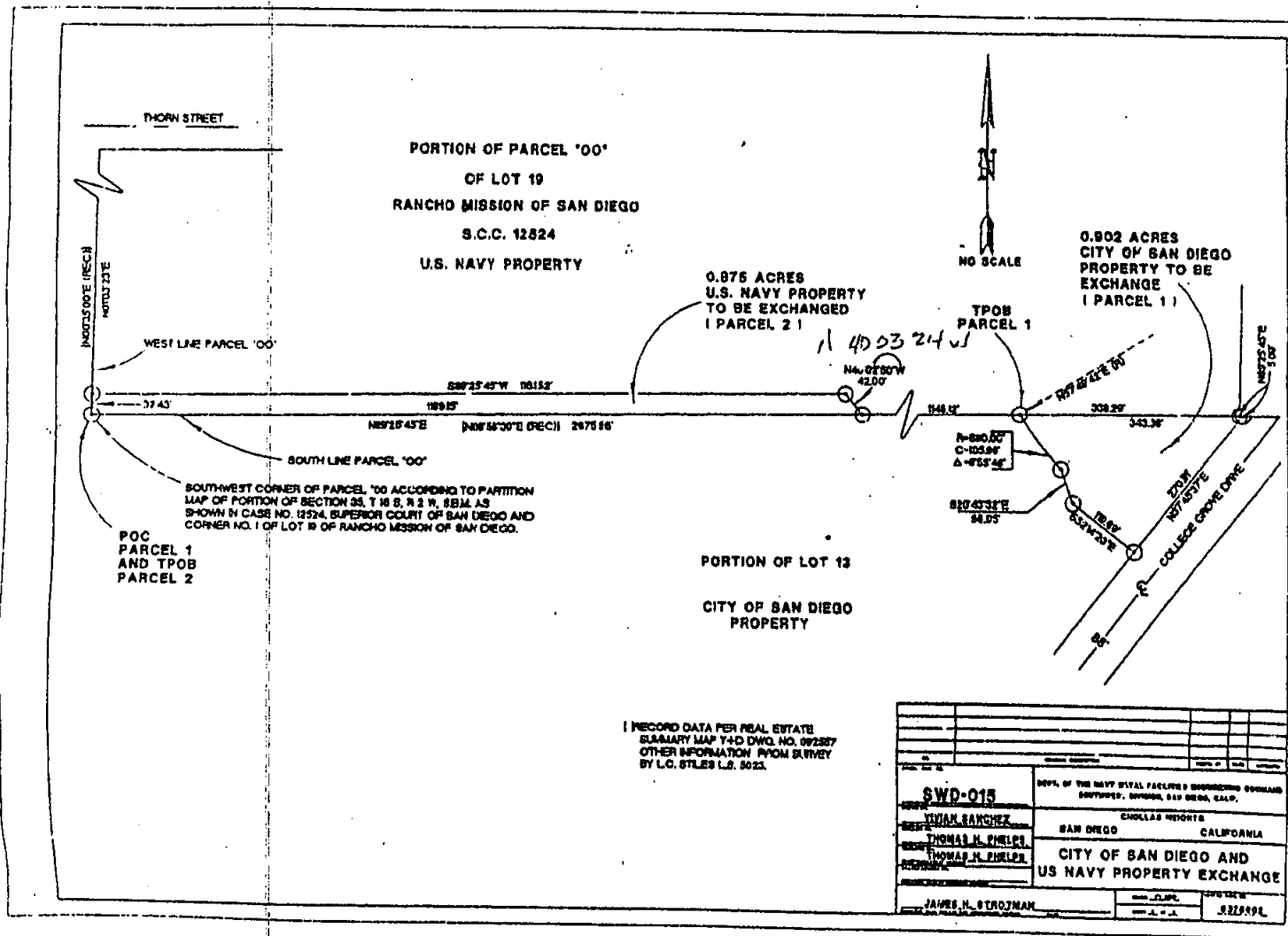
By


Harold O. Valderhaug
Chief Deputy City Attorney

HOV:ps
06/23/95 COR.COPY
Or.Dept:Plan.
R-95-1861

OFFICIAL RECORDS GREGOR, J. SMITH, SAN DIEGO RECORDING CLERK

1109



Passed and adopted by the Council of The City of San Diego on JUN 27 1995 by the 1110
following vote:

YEAS: Mathis, Harvey, Kehoe, Stevens, Warden, Stallings, McCarty, Vargas,
Mayor Golding.

NAYS: None.

NOT PRESENT: None.

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: MAYDELL L. PONTECORVO, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION
NO. R- 286050, passed and adopted by the Council of The City of San Diego, California
on JUN 27 1995.

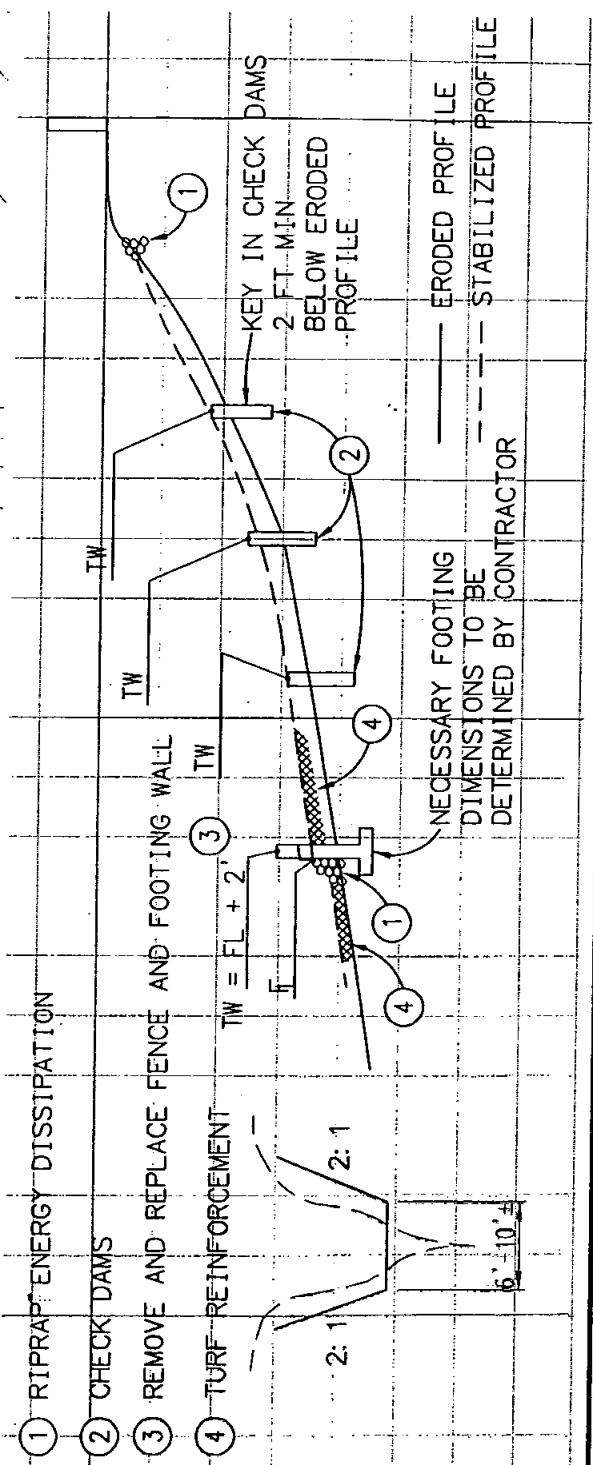
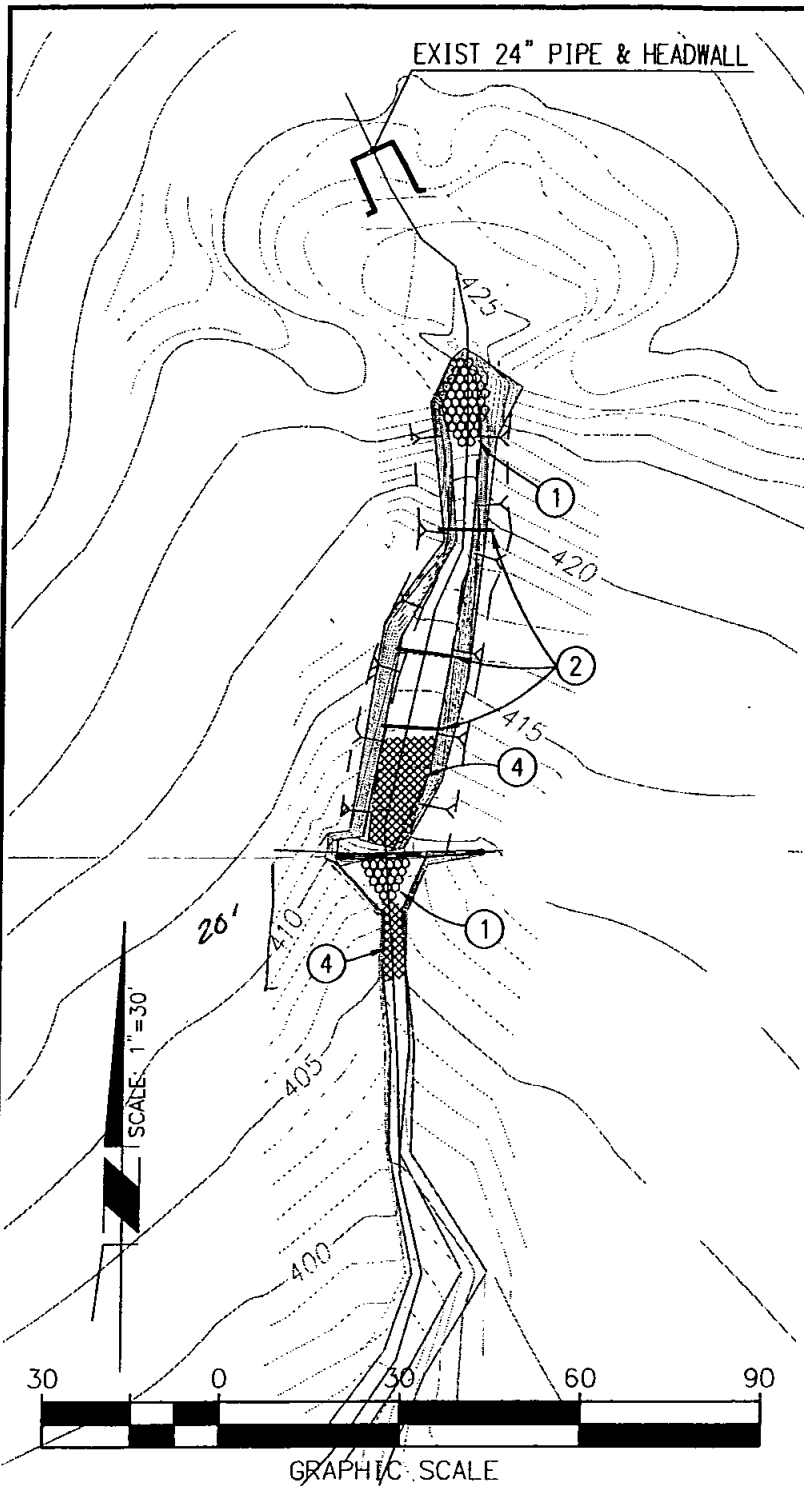
CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: Maydell L. Pontecorvo, Deputy

CC-1829 (10-90)

OFFICIAL RECORDS, GREGORY J. SMITH, SAN DIEGO RECORDS CLERK



PARCEL 1

RBF
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5001 • www.RBF.com

DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
SOUTHWEST DIVISION
SAN DIEGO, CALIFORNIA

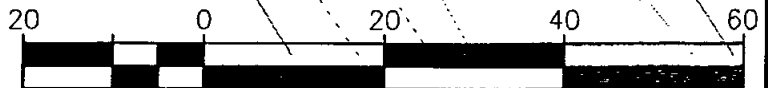
Enclosure (3)
CHOLLAS HEIGHTS HOUSING
EROSION CONTROL MEASURES

437.08 TW
HEADWALL

UTILITY CONTROL BOX

50' ±

- ① REMOVE AND REPLACE UP TO 60 FEET OF EXISTING FENCE.
- ② CONSTRUCT RETAINING WALL/DESILTATION BASIN STRUCTURE (SEE DETAIL FIGURE 4) INTEGRATING FENCELINE.
- ③ CONSTRUCT GATE FOR MAINTENANCE PERSONNEL ACCESS. (48" WIDE MINIMUM)



GRAPHIC SCALE

SCALE: 1" = 20'

PARCEL 2

RBF
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5001 • www.RBF.com

DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
SOUTHWEST DIVISION
SAN DIEGO, CALIFORNIA

CHOLLAS HEIGHTS HOUSING
EROSION CONTROL MEASURES

EXHIBIT "A"

RBF CONSULTING
9755 Clairemont Mesa Boulevard, Suite 100
San Diego, CA 92124

August 23, 2002
JN 25-100789.001
Page 1 of 2

LEGAL DESCRIPTION

**CHOLLAS HOUSING EROSION CONTROL
EASEMENT**

Those certain parcels of land situated in the City of San Diego, County of San Diego, State of California, being portions of Parcel "00" of Lot 19, Rancho Mission of San Diego, according to Partition Map of a portion of Section 35 and other property in Township 16 South, Range 2 West, San Bernardino Meridian, shown on Map No. 330, described as follows:

PARCEL 1

COMMENCING at the southwest corner of said Parcel "00", thence along the southerly line of said Parcel "00" North 85°25'45" East 254.82 feet to the **TRUE POINT OF BEGINNING**; thence leaving said southerly line North 09° 35'47" East 32.93 feet to the northerly line of the land described in Document No. 1995-0334771 of Official Records, recorded August 3, 1995, Records of San Diego County; thence along said northerly line North 85°25'45" East 61.67 feet; thence leaving said northerly line South 10° 24'13" West 33.02 feet to said southerly line of Parcel "00"; thence leaving said southerly line of Parcel "00", South 15°25'27" West 19.65 feet; thence South 03° 51'10" East 16.28 feet; thence South 84° 22'51" West 45.86 feet; thence North 04° 49'31" West 25.13 feet; thence North 33° 34'41" West 16.83 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: 0.088 Acres, more or less.

PARCEL 2

COMMENCING at the southwest corner of said Parcel "00", thence along the southerly line of said Parcel "00" North 85°25'45" East 804.71 feet to the **TRUE POINT OF BEGINNING**; thence leaving said southerly line North 00° 34'15" West 32.41 feet to the northerly line of the land described in Document No. 1995-

789lg001.wpd

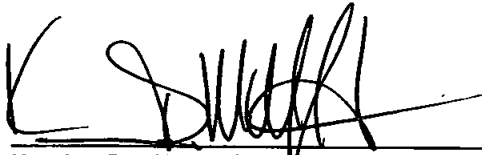
Enclosure (2)

0334771 of Official Records, recorded August 3, 1995, Records of San Diego County; thence along said northerly line North 85°25'45" East 100.24 feet; thence leaving said northerly line South 00° 34'15" East 32.41 feet to said southerly line of Parcel "00"; thence along said southerly line South 89° 25'45" West 100.24 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: 0.075 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

EXHIBIT "B" attached and made apart hereof.

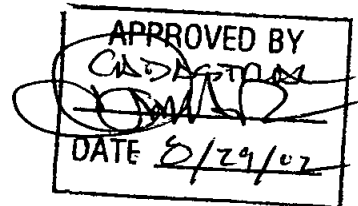


Kevin D. McHugh Jr.
Expiration: 9-30-2002

P.L.S. 6310



H:\PDATA\25100789\admin\Legals\789lg001.wpd



DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
C1	N09°35'47"E	--	32.93
C2	N89°25'45"E	--	61.67
C3	S10°24'13"W	--	33.02
C4	S15°25'27"W	--	19.65
C5	S03°51'10"E	--	16.28
C6	S84°22'51"W	--	45.86
C7	N04°49'31"W	--	25.13
C8	N33°34'41"W	--	16.83

PORTION OF PARCEL "00"
OF LOT 19
RANCHO MISSION OF SAN DIEGO
MAP NO. 330

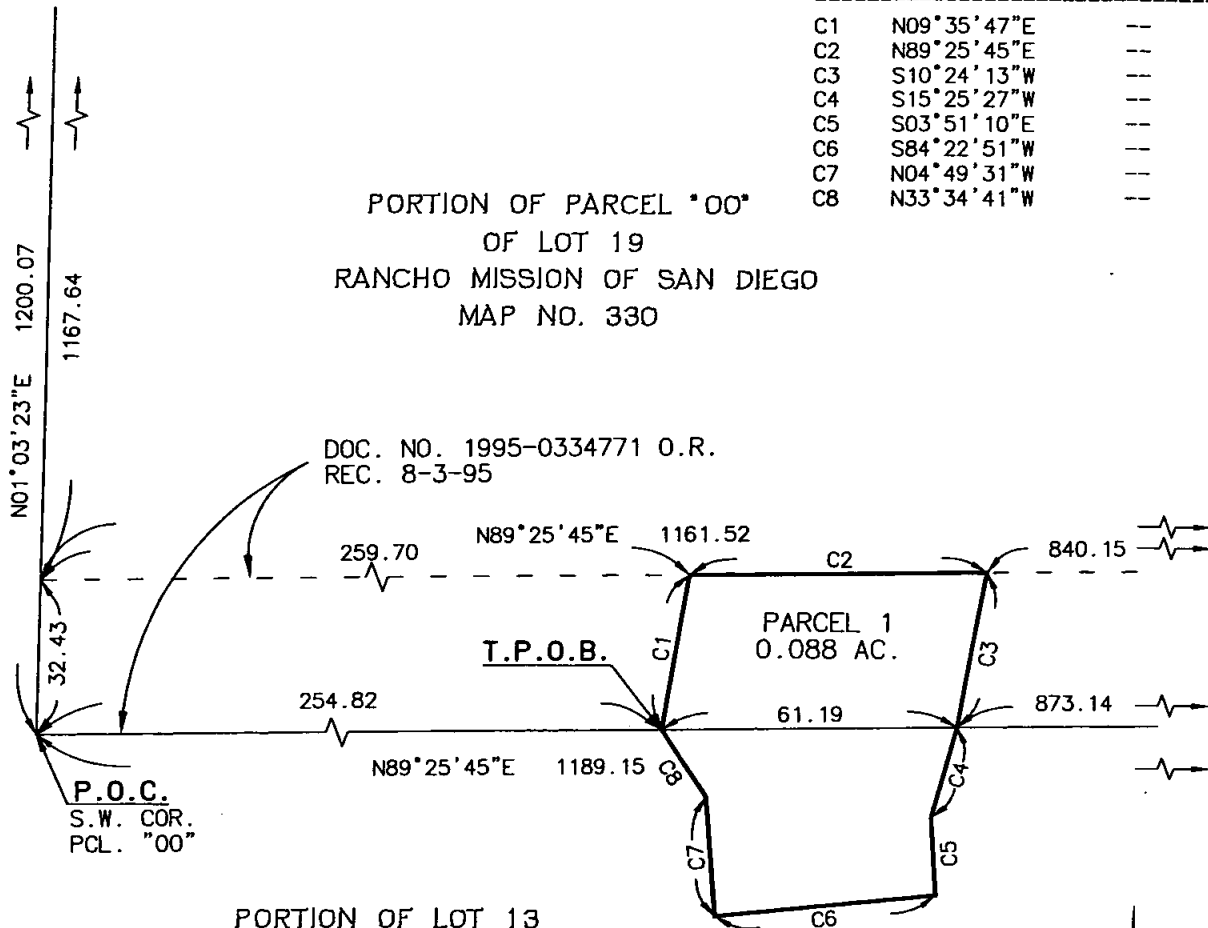


EXHIBIT "B"
SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR
EASEMENT FOR
EROSION CONTROL



APPROVED BY
[Signature]
DATE 8/29/02

RBF
CONSULTING

SHEET 1 OF 2 SHEETS
PLANNING ■ DESIGN ■ CONSTRUCTION

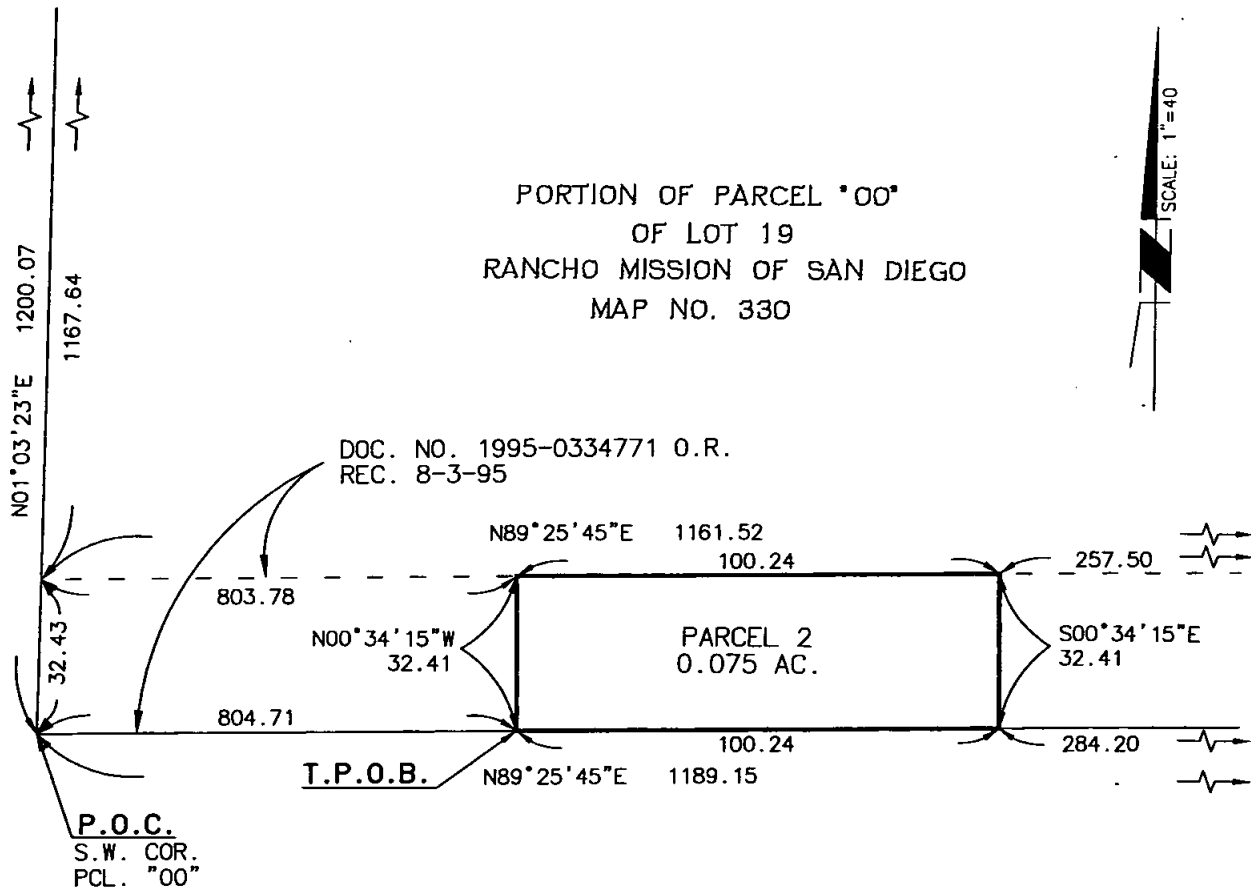
9755 CLAREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5001 • www.RBF.com

AUGUST 23, 2002

25100789

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PORTION OF PARCEL "00"
OF LOT 19
RANCHO MISSION OF SAN DIEGO
MAP NO. 330



PORTION OF LOT 13
RANCHO MISSION OF SAN DIEGO
MAP NO. 330

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

EASEMENT FOR
EROSION CONTROL



APPROVED BY
[Signature]
DATE 6/29/02

RBF
CONSULTING

AUGUST 23, 2002

SHEET 2 OF 2 SHEETS
PLANNING ■ DESIGN ■ CONSTRUCTION

9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5001 • www.RBF.com

25100789

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Eroesmt.out
ROBERT BEIN, WILLIAM FROST AND ASSOCIATES

JOB ID : 25100789
:08

DATE 08/23/2002 AT 13:31

FILE NAME : K:\25100789\CALCS\SURVEY\TRAVERSES\EROESMT.TRV

TRAVERSE OF : EROSION CONTROL EASEMENT 1

-- TRAV # 1

BEARING	DISTANCE		NORTHING	EASTING	
	STARTING	AT	1849454.9620	6310515.3830	PT #
14					
N 89-25-45.00 E	254.8200	TO	1849457.5007	6310770.1904	PT #
5000					
N 09-35-47.00 E	32.9300	TO	1849489.9699	6310775.6800	PT #
5001					
N 89-25-45.00 E	61.6700	TO	1849490.5843	6310837.3469	PT #
5002					
S 10-24-13.00 W	33.0200	TO	1849458.1072	6310831.3842	PT #
5003					
S 15-25-27.00 W	19.6500	TO	1849439.1649	6310826.1580	PT #
5004					
S 03-51-11.00 E	16.2800	TO	1849422.9217	6310827.2520	PT #
5005					
S 84-22-51.00 W	45.8600	TO	1849418.4313	6310781.6123	PT #
5006					
N 04-49-31.00 W	25.1300	TO	1849443.4722	6310779.4985	PT #
5007					
N 33-34-41.00 W	16.8300	TO	1849457.4938	6310770.1903	PT #
5000					
S 89-25-45.00 W	254.8200	TO	1849454.9551	6310515.3829	PT #
14					

ERROR OF CLOSURE NORTH = 0.0068829 EAST = 0.0000995
 BEARING N 00-49-42.00 E DISTANCE = 0.0069
 AREA = 3831.1 SF 0.0880 ACRES
 PERIMETER = 761.0100 PRECISION = 1 : 110,554

ROBERT BEIN, WILLIAM FROST AND ASSOCIATES

JOB ID : 25100789
:08

DATE 08/23/2002 AT 13:31

FILE NAME : K:\25100789\CALCS\SURVEY\TRAVERSES\EROESMT.TRV

TRAVERSE OF : EROSION CONTROL EASEMENT 2

-- TRAV # 2

BEARING	DISTANCE	NORTHING	EASTING
---------	----------	----------	---------

	Eroesmt.out				
14	STARTING	AT	1849454.9620	6310515.3830	PT #
N 89-25-45.00 E	804.7100	TO	1849462.9791	6311320.0531	PT #
5008					
N 00-34-15.00 W	32.4100	TO	1849495.3875	6311319.7302	PT #
5009					
N 89-25-45.00 E	100.2400	TO	1849496.3862	6311419.9652	PT #
5010					
S 00-34-15.00 E	32.4100	TO	1849463.9778	6311420.2881	PT #
5011					
S 89-25-45.00 W	100.2400	TO	1849462.9791	6311320.0531	PT #
5008					
S 89-25-45.00 W	804.7100	TO	1849454.9620	6310515.3830	PT #
14					

ERROR OF CLOSURE NORTH = 0.0000000 EAST = 0.0000000
 BEARING N 90-00-00.00 E DISTANCE = 0.0000
 AREA = 3248.8 SF 0.0746 ACRES
 PERIMETER = 1874.7200