

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN DIEGO REGION**

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Clean Water Act Section 401 Water Quality Certification  
and Waste Discharge Requirements  
for Discharge of Dredged and/or Fill Materials

**PROJECT: Fuerte Ranch Estates**  
**Certification Number R9-2015-0042**  
**WDID: 9 000002815**

Reg. Meas. ID: 399926 Place ID: 813222 Party ID: 575625 Person ID: 547346
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**APPLICANT: RP Communities, LP**  
**124 West Main Street, Suite 240**  
**El Cajon, CA 92020**

**ACTION:**

<input type="checkbox"/> Order for Low Impact Certification	<input type="checkbox"/> Order for Denial of Certification
<input checked="" type="checkbox"/> Order for Technically-conditioned Certification	<input type="checkbox"/> Enrollment in Isolated Waters Order No. 2004-004-DWQ
<input checked="" type="checkbox"/> Enrollment in SWRCB GWDR Order No. 2003-017-DWQ	

**PROJECT DESCRIPTION**

An application dated October 17, 2016 was submitted by RP Communities, LP (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (United States Code (USC) Title 33, section 1341) for the proposed Fuerte Ranch Estates Project (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on June 1, 2018. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant has also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers for the Project (USACE File No. SPL-2015-00143-CJA).

The Project is located within the City of El Cajon, San Diego County, California at 11739 Fuerte Farms Road. The Project center reading is located at latitude 32.760152 and longitude -116.943610. The Applicant has paid all required application fees for this Certification in the amount of \$1,500.00. On June 1, 2018, the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

The Applicant proposes to develop 36 residential lots on a 27.3-acre site. The disturbed on-site ephemeral stream channel will be realigned through the development with one crossing through a soft-bottomed culvert and impact avoidance of the lower portion of the drainage.

The 15-foot wide channel bottom of the realigned channel will contain a 4-foot wide meandering low-flow channel and active floodplain. The channel and banks will be planted with native vegetation (planting plan provided in Attachment 3, Figure 4). The avoided portion of the stream channel will be enhanced with invasive species removal.

The Project will convert approximately 8.4 acres of pervious ground cover to impervious surfaces. Runoff leaving the developed Project area would be significantly greater in volume, velocity, peak flow rate, and duration than pre-development runoff from the same area without mitigation. Post-construction best management practices (BMPs) to manage and control the effects of these runoff increases will consist of 12 biofiltration and bioretention with partial detention BMPs and 2 modular wetlands for small areas where biofiltration was not feasible. These BMPs will be designed, constructed, and maintained to meet County of San Diego Low Impact Development (LID) Capture Volume and hydromodification treatment requirements.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause on-site or off-site downstream erosion, damage to downstream properties, or otherwise damage stream habitats in violation of water quality standards in the *Water Quality Control Plan for the San Diego Basin (9)* (Basin Plan).

Project construction will permanently impact 0.07 acre (887 linear feet) of ephemeral stream channel waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 0.07 acre of jurisdictional waters will be achieved off-site through the purchase of 0.35 acre of re-establishment credits of riverine wetland waters of the United States and/or State from the San Luis Rey Mitigation Bank. Compensatory mitigation purchased from the San Luis Rey Mitigation Bank is required to be protected and maintained in perpetuity by Wildlands according to the conditions of Water Quality Certification No. R9-2013-0050. By purchasing credits, the Performance Standards; Mitigation Site Design; Long-Term Management, Maintenance, and Monitoring; and Mitigation Site Preservation Mechanism for the Project will be implemented by Wildlands through San Luis Rey Mitigation Bank according to the conditions of Water Quality Certification No. R9-2013-0050. Compensatory mitigation options within the watershed were deemed inadequate. The out of watershed mitigation is reflected in the higher mitigation ratio for impacts. No waters of the United States and/or State will receive temporary discharges of fill associated with the Project. Mitigation for discharges of fill material to waters of the United States and/or State will be completed by the Applicant at the San Luis Rey Mitigation Bank located in the Mission hydrologic sub-area (HSA 903.11) at a minimum compensation ratio of 5:1 (area mitigated:area impacted).

Additional Project details are provided in Attachments 2 through 4 of this Certification.

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### Attachments:

- 1. Definitions**
- 2. Project Location Maps**
- 3. Project Site Plans**
- 4. Required CEQA Mitigation Measures**

The San Diego Water Board has independently reviewed the record of the Project to analyze the extent and nature of proposed Project impacts to the water quality and beneficial uses of waters of the United States and/or State and associated compensatory mitigation required to offset impacts attributed to the Project. In accordance with this Certification, the Applicant may proceed with the Project under the following terms and conditions:

## I. STANDARD CONDITIONS

Pursuant to section 3860 of title 23 of the California Code of Regulations, the following three standard conditions apply to all water quality certification actions:

- A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and chapter 28, article 6 (commencing with title 23, section 3867), of the California Code of Regulations.
- B. This Certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to California Code of Regulations title 23, section 3855 subdivision (b), and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
- C. This Certification action is conditioned upon total payment of any fee required under title 23, chapter 28 (commencing with section 3830) of California Code of Regulations and owed by the applicant.

## II. GENERAL CONDITIONS

- A. **Term of Certification.** Water Quality Certification No. R9-2015-0042 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 USC Title 33, section 1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

[http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/generalorders/gowdr401regulated\\_projects.pdf](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf).

- D. Project Conformance with Application.** All water quality protection measures and BMPs described in the application and supplemental information for water quality certification are incorporated by reference into this Certification as if fully stated herein. Notwithstanding any more specific conditions in this Certification, the Applicant shall construct, implement and comply with all water quality protection measures and BMPs described in the application and supplemental information. The conditions within this Certification shall supersede conflicting provisions within the application and supplemental information submitted as part of this Certification action.
- E. Project Conformance with Water Quality Control Plans or Policies.** Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 USC section 1313). The Basin Plan is accessible at:
- [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml)
- F. Project Modification.** The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water Board for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.
- G. Certification Distribution Posting.** During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.
- H. Inspection and Entry.** The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:
1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;
  2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;

3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and
  4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.
- I. **Enforcement Notification.** In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.
- J. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:
1. Violation of any term or condition of this Certification;
  2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the unnamed tributary of the Sweetwater River or the Sweetwater River or its tributaries;
  3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
  4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
  5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

The filing of a request by the Applicant for modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any Certification condition.

- K. **Duty to Provide Information.** The Applicant shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.
- L. **Property Rights.** This Certification does not convey any property rights of any sort, or any exclusive privilege.

M. **Petitions.** Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification. Copies of the law and regulations applicable to filing petitions may be found on the Internet at: [http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

### III. CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Approvals to Commence Construction.** The Applicant shall not commence Project construction until all necessary federal, State, and local approvals are obtained.
- B. **Personnel Education.** Prior to the start of the Project, and annually thereafter, the Applicant must educate all personnel on the requirements in this Certification, pollution prevention measures, spill response measures, and BMP implementation and maintenance measures.
- C. **Spill Containment Materials.** The Applicant must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.
- D. **General Construction Storm Water Permit.** Prior to start of Project construction, the Applicant must, as applicable, obtain coverage under, and comply with, the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance. If Project construction activities do not require coverage under the General Construction Storm Water Permit, the Applicant must develop and implement a runoff management plan (or equivalent construction BMP plan) to prevent the discharge of sediment and other pollutants during construction activities.
- E. **Waste Management.** The Applicant must properly manage, store, treat, and dispose of wastes in accordance with applicable federal, state, and local laws and regulations. Waste management shall be implemented to avoid or minimize exposure of wastes to precipitation or storm water runoff. The storage, handling, treatment, or disposal of waste shall not create conditions of pollution, contamination or nuisance as defined in Water Code section 13050. Upon Project completion, all Project generated debris, building materials, excess material, waste, and trash shall be removed from the Project site(s) for disposal at an authorized landfill or other disposal site in compliance with federal, state and local laws and regulations.
- F. **Waste Management.** Except for a discharge permitted under this Certification, the dumping, deposition, or discharge of trash, rubbish, unset cement or asphalt, concrete, grout, damaged concrete or asphalt, concrete or asphalt spoils, wash water, organic or earthen material, steel, sawdust or other construction debris waste from Project activities directly into waters of the United States and or State, or adjacent to such

waters in any manner which may permit its being transported into the waters, is prohibited.

- G. **Downstream Erosion.** Discharges of concentrated flow during construction or after Project completion must not cause downstream erosion or damage to properties or stream habitat.
- H. **Construction Equipment.** All equipment must be washed prior to transport to the Project site and must be free of sediment, debris, and foreign matter. All equipment used in direct contact with surface water shall be steam cleaned prior to use. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.
- I. **Process Water.** Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm water runoff flows. Pollutants discharged to areas within a stream diversion must be removed at the end of each work day or sooner if rain is predicted.
- J. **Surface Water Diversion.** All surface waters, including ponded waters, must be diverted away from areas of active grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of the receiving water quality objectives. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- K. **Re-vegetation and Stabilization.** All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant shall implement and maintain BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be re-vegetated with native species appropriate for the area. The re-vegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be accessed at <http://www.cal-ipc.org/ip/inventory/>.
- L. **Hazardous Materials.** Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, unused cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.



- M. **Vegetation Removal.** Removal of vegetation must occur by hand, mechanically, or through application of United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to minimize adverse effects to beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States*, and any subsequent reissuance as applicable.
- N. **Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.
- O. **On-site Qualified Biologist.** The Applicant shall designate an on-site qualified biologist to monitor Project construction activities within or adjacent to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work on-site if a violation of this Certification occurs or has the potential to occur. Records and field notes of the biologist's activities shall be kept on-site and made available for review upon request by the San Diego Water Board.
- P. **Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of the unnamed tributary of the Sweetwater River and the Sweetwater River. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.

#### IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.
- B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. **Post-Construction BMP Design.** The Project must be designed to comply with the requirements for priority development projects in section E.3 of the Regional MS4 Permit Order No. R9-2013-0001, *National Pollutant Discharge Elimination Systems Permit and Waste Discharge Requirements for Discharges of Urban Runoff from the MS4s Draining the Watersheds within the San Diego Region* (Regional MS4 Permit) as well as the most current BMP Design Manual for the County of San Diego. Where

conflict exists between the referenced documents the most stringent requirements shall apply.

- D. Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA) <sup>1</sup> guidance. The Applicant shall:
1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;
  2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;
  3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;
  4. Identify and promptly repair damage to BMPs; and
  5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.

## **V. PROJECT IMPACTS AND COMPENSATORY MITIGATION**

- A. Project Impact Avoidance and Minimization.** The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.
- B. Project Impacts and Compensatory Mitigation.** Unavoidable Project impacts to the unnamed tributary to the Sweetwater River within the Sweetwater Watershed must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable temporary and permanent Project impacts to waters of the United States and/or State must be achieved as described in the table below:

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<sup>1</sup> California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003*), available on-line at: <http://www.cabmphandbooks.org/> [Accessed on January 15, 2012]

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Mitigation Ratio (linear feet mitigated :linear feet impacted)
<b>Permanent Impacts</b>						
Stream Channel	0.07 <sup>a</sup>	887 <sup>a</sup>	0.35 <sup>b</sup> Re-establishment <sup>1</sup>	5:1 <sup>b</sup>	c	c

- a. Permanent fill of 0.07 acre (887 linear feet) of waters of the U.S. and/or State.
  - b. Permanent stream channel impacts will be mitigated through the purchase of 0.35 acre of re-established river credits from the San Luis Rey Mitigation Bank in Oceanside, CA. Mitigation purchased from the San Luis Rey Mitigation Bank is required to be protected and maintained in perpetuity by Wildlands according to the conditions of Water Quality Certification No. R9-2013-0050. The mitigation provided for Project impacts contributes to the net gain of wetlands per the State of California Net Gain Policy (Executive Order W-59-93).
  - c. Linear-foot compensatory mitigation is not required for this Project. Compensatory mitigation provided at the San Luis Rey Mitigation Bank (approximately 55.8 acres) is considered to be a large, contiguous restoration area that restores wetland functions, services, and values, as well as a suite of beneficial uses (WARM, WILD, and RARE). Additionally, mitigation credits are not reported in terms of linear feet of mitigation.
- C. Mitigation Credit Purchase.** The Applicant must provide the San Diego Water Board proof of mitigation credit purchase(s) for 0.35 acre of re-establishment wetland waters of the United States and/or State from the San Luis Rey Mitigation Bank prior to the start of construction.
- D. Implementation of Planting Plan.** The Applicant must implement the planting plan illustrated in Figure 4 of Attachment 3 within 12 months of channel realignment construction.
- E. Planting Establishment and Maintenance Period.** The Applicant must monitor plant establishment for a period of 120 days and perform maintenance for a minimum of 24 months by a qualified biologist to ensure successful survivorship/establishment of planted material. Establishment and maintenance must include regular supplemental watering until plants are well-established, weed eradication, pest control, dead plant replacement and trash removal, as necessary.
- F. Temporary Project Impact Areas.** The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

## **VI. MONITORING AND REPORTING REQUIREMENTS**

- A. **Representative Monitoring.** Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.
- B. **Monitoring Reports.** Monitoring results shall be reported to the San Diego Water Board at the intervals specified in section VI of this Certification.
- C. **Monitoring and Reporting Revisions.** The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.
- D. **Records of Monitoring Information.** Records of monitoring information shall include:
1. The date, exact place, and time of sampling or measurements;
  2. The individual(s) who performed the sampling or measurements;
  3. The date(s) analyses were performed;
  4. The individual(s) who performed the analyses;
  5. The analytical techniques or methods used; and
  6. The results of such analyses.
- E. **Geographic Information System Data.** The Applicant must submit Geographic Information System (GIS) shape files of the Project impact sites within 30 days of the start of project construction. Impact site shape files must be polygons. Two GPS readings (points) must be taken on each line of the polygon and the polygon must have a minimum of 10 points. GIS metadata must also be submitted.
- F. **Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification, until the Project has reached completion. The Annual Project Progress Reports must contain compensatory mitigation monitoring information sufficient to demonstrate how the compensatory mitigation project is progressing towards accomplishing its objectives and meeting its performance standards. Annual Project Progress Reports must be submitted even if Project construction has not begun. The monitoring period for each Annual Project Progress Report shall be January 1<sup>st</sup> through December 31<sup>st</sup> of each year. Annual Project Progress Reports must include, at a minimum, the following:

1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:

- a. The names, qualifications, and affiliations of the persons contributing to the report;
- b. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
- c. The status, progress, and anticipated schedule for completion of plant establishment and maintenance period in accordance with section V.E.;
- d. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
- e. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

G. **Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of the Project.** The final report must include the following information:

1. Date of construction initiation;
2. Date of construction completion;
3. BMP installation and operational status for the Project;
4. As-built drawings of the Project, no bigger than 11”X17”; and
5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/StreamPhotoDocSOP.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf). In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced.

- H. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.
- I. **Electronic Document Submittal.** The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to [SanDiego@waterboards.ca.gov](mailto:SanDiego@waterboards.ca.gov). Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board  
San Diego Region  
Attn: 401 Certification No. R9-2015-0042:813222:lhonma  
2375 Northside Drive, Suite 100  
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF), converted to text searchable format using Optical Character Recognition (OCR), and not be password protected. All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2015-0042: 813222:lhonma.

- J. **Document Signatory Requirements.** All applications, reports, or information submitted to the San Diego Water Board must be signed as follows:
1. For a corporation, by a responsible corporate officer of at least the level of vice president.
  2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.
  3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.
  4. A duly authorized representative may sign applications, reports, or information if:
    - a. The authorization is made in writing by a person described above.
    - b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.
    - c. The written authorization is submitted to the San Diego Water Board Executive Officer.

If such authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the Project, a new authorization satisfying the above requirements must be submitted to the San Diego Water Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

- K. **Document Certification Requirements.** All applications, reports, or information submitted to the San Diego Water Board must be certified as follows:

*"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."*

## VII. NOTIFICATION REQUIREMENTS

- A. **Discharge Commencement Notification.** The Applicant must notify the San Diego Water Board in writing **at least 5 days prior to** the start of Project construction.
- B. **Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
- C. **Hazardous Substance Discharge.** Except as provided in Water Code section 13271(b), any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of San Diego, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.

- D. Oil or Petroleum Product Discharge.** Except as provided in Water Code section 13272(b), any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.
- E. Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.
- F. Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:
- 1. Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**
  - 2. Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**
  - 3. Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such



documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicant of responsibility for compliance with this Certification in the event that a transferee fails to comply.

## **VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

- A. The County of San Diego is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated May 21, 2010 for the Final Mitigated Negative Declaration (FMND) titled *Fuerte Ranch Estates; GPA03-006, R3-017, TM 5343RPL4, ER03-14-060* (State Clearing House Number 2007111020). The Lead Agency has determined the Project will have a significant effect on the environment and mitigation measures were made a condition of the Project.
- B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's FMND and finds that the Project as proposed will have a significant effect on resources within the San Diego Water Board's purview.
- C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.
- D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that mitigation measures and revisions to the Project identified in the FMND are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 4 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the FMND, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in sections V and VI of this Certification.
- E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

## **IX. SAN DIEGO WATER BOARD CONTACT PERSON**


Lisa Honma, Environmental Scientist  
Telephone: (619) 521-3367  
Email: Lisa.Honma@waterboards.ca.gov

## X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Fuerte Ranch Estates** (Certification No. R9-2015-0042) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the applicants' Project description and/or the description in this Certification, and (b) compliance with all applicable requirements of the Basin Plan.

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. R9-2015-0042 issued on July 26, 2018.

  
\_\_\_\_\_  
DAVID W. GIBSON  
Executive Officer  
San Diego Water Board

26 July 2018  
Date

## ATTACHMENT 1 DEFINITIONS

**Activity** - when used in reference to a permit means any action, undertaking, or project including, but not limited to, construction, operation, maintenance, repair, modification, and restoration which may result in any discharge to waters of the state.

**Buffer** - means an upland, wetland, and/or riparian area that protects and/or enhances aquatic resource functions associated with wetlands, rivers, streams, lakes, marine, and estuarine systems from disturbances associated with adjacent land uses.

**California Rapid Assessment Method (CRAM)** - is a wetland assessment method intended to provide a rapid, scientifically-defensible and repeatable assessment methodology to monitor status and trends in the conditions of wetlands for applications throughout the state. It can also be used to assess the performance of compensatory mitigation projects and restoration projects. CRAM provides an assessment of overall ecological condition in terms of four attributes: landscape context and buffer, hydrology, physical structure and biotic structure. CRAM also includes an assessment of key stressors that may be affecting wetland condition and a "field to PC" data management tool (eCRAM) to ensure consistency and quality of data produced with the method.

**Compensatory Mitigation Project** - means compensatory mitigation implemented by the Applicant as a requirement of this Certification (i.e., applicant -responsible mitigation), or by a mitigation bank or an in-lieu fee program.

**Discharge of dredged material** – means any addition of dredged material into, including redeposit of dredged material other than incidental fallback within, the waters of the United States and/or State.

**Discharge of fill material** – means the addition of fill material into waters of the United States and/or State.

**Dredged material** – means material that is excavated or dredged from waters of the United States and/or State.

**Ecological Success Performance Standards** – means observable or measurable physical (including hydrological), chemical, and/or biological attributes that are used to determine if a compensatory mitigation project meets its objectives.

**Enhancement** – means the manipulation of the physical, chemical, or biological characteristics of an aquatic resource to improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

**Establishment** – means the manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist. Creation results in a gain in aquatic resource area.

**Fill material** – means any material used for the primary purpose of replacing an aquatic area with dry land or of changing the bottom elevation of a water body.

**Isolated wetland** – means a wetland with no surface water connection to other aquatic resources.

**Mitigation Bank** – means a site, or suite of sites, where resources (e.g., wetlands, streams, riparian areas) are restored, established, enhanced, and/or preserved for the purpose of providing mitigation for impacts authorized by this Certification.

**Preservation** - means the removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

**Re-establishment** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/ historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

**Rehabilitation** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/ historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

**Restoration** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

**Start of Project Construction** - For the purpose of this Certification, "start of Project construction" means to engage in a program of on-site construction, including site clearing, grading, dredging, landfilling, changing equipment, substituting equipment, or even moving the location of equipment specifically designed for a stationary source in preparation for the fabrication, erection or installation of the building components of the stationary source within waters of the United States and/or State.

**Uplands** - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and constructed stock ponds lack aboveground hydrological connection to other aquatic areas. In the watershed context, uplands comprise the landscape matrix in which aquatic areas form. They are the primary sources of sediment, surface runoff, and associated chemicals that are deposited in aquatic areas or transported through them.

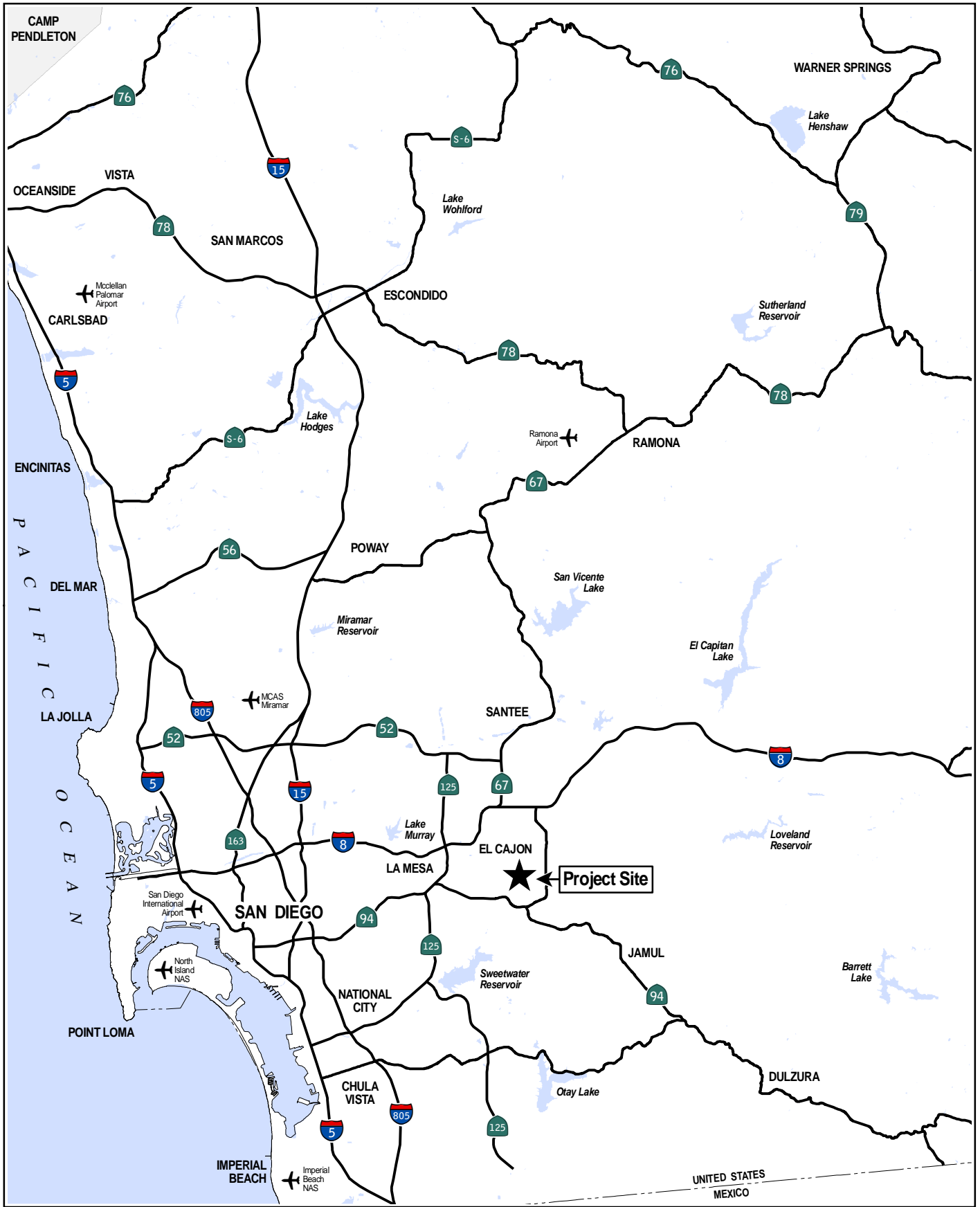
**Water quality objectives and other appropriate requirements of state law** – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other appropriate requirement of state law.

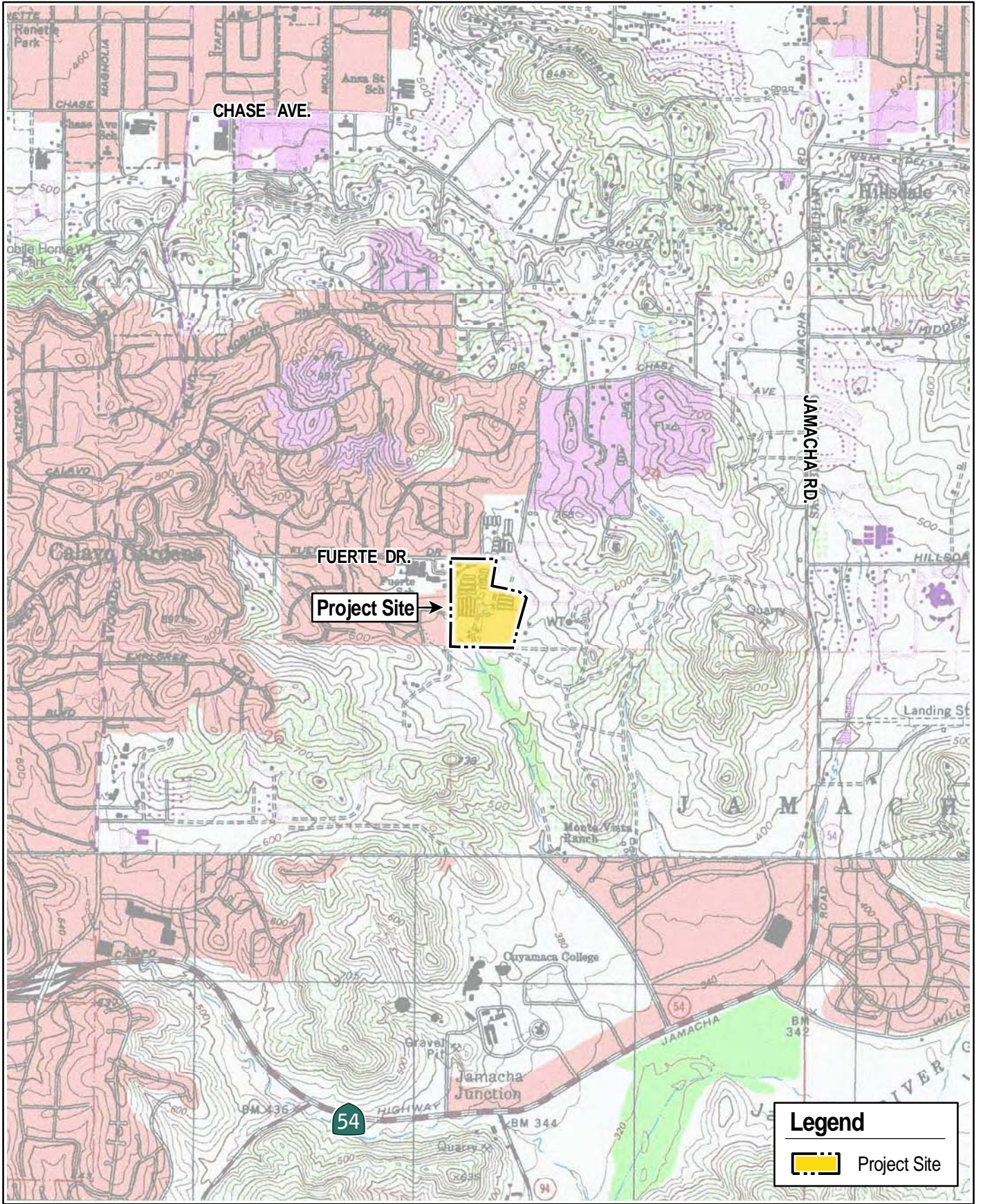
**Waters of the State** - means any surface water or groundwater, including saline waters, within the boundaries of the State. [Water Code section 13050, subd. (e)].

RP Communities, LP  
Fuerte Ranch Estates  
Certification No. R9-2015-0042

**ATTACHMENT 2  
PROJECT LOCATION MAPS**

**Figure 1 – Regional Location  
Figure 2 – Vicinity Map**





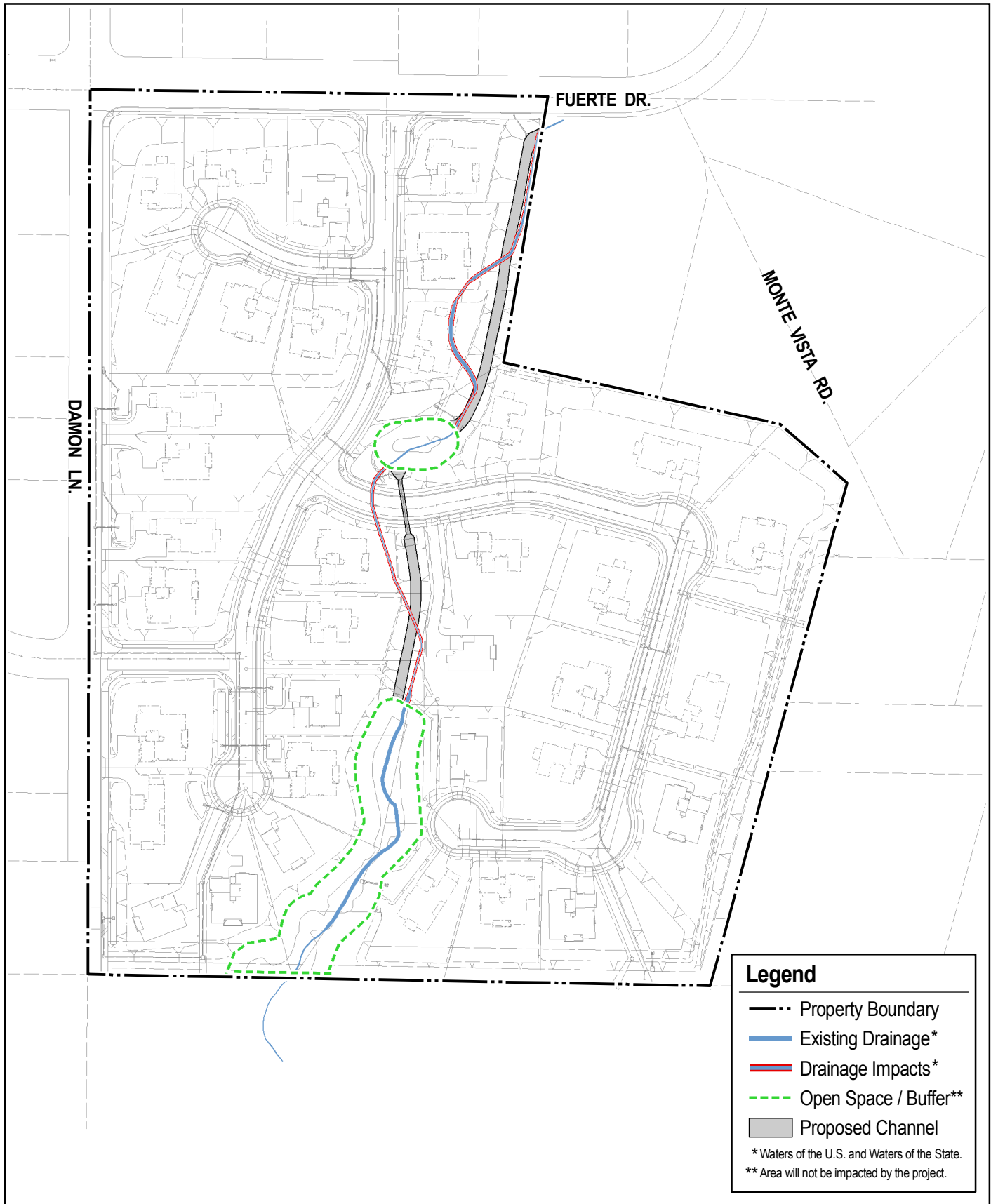
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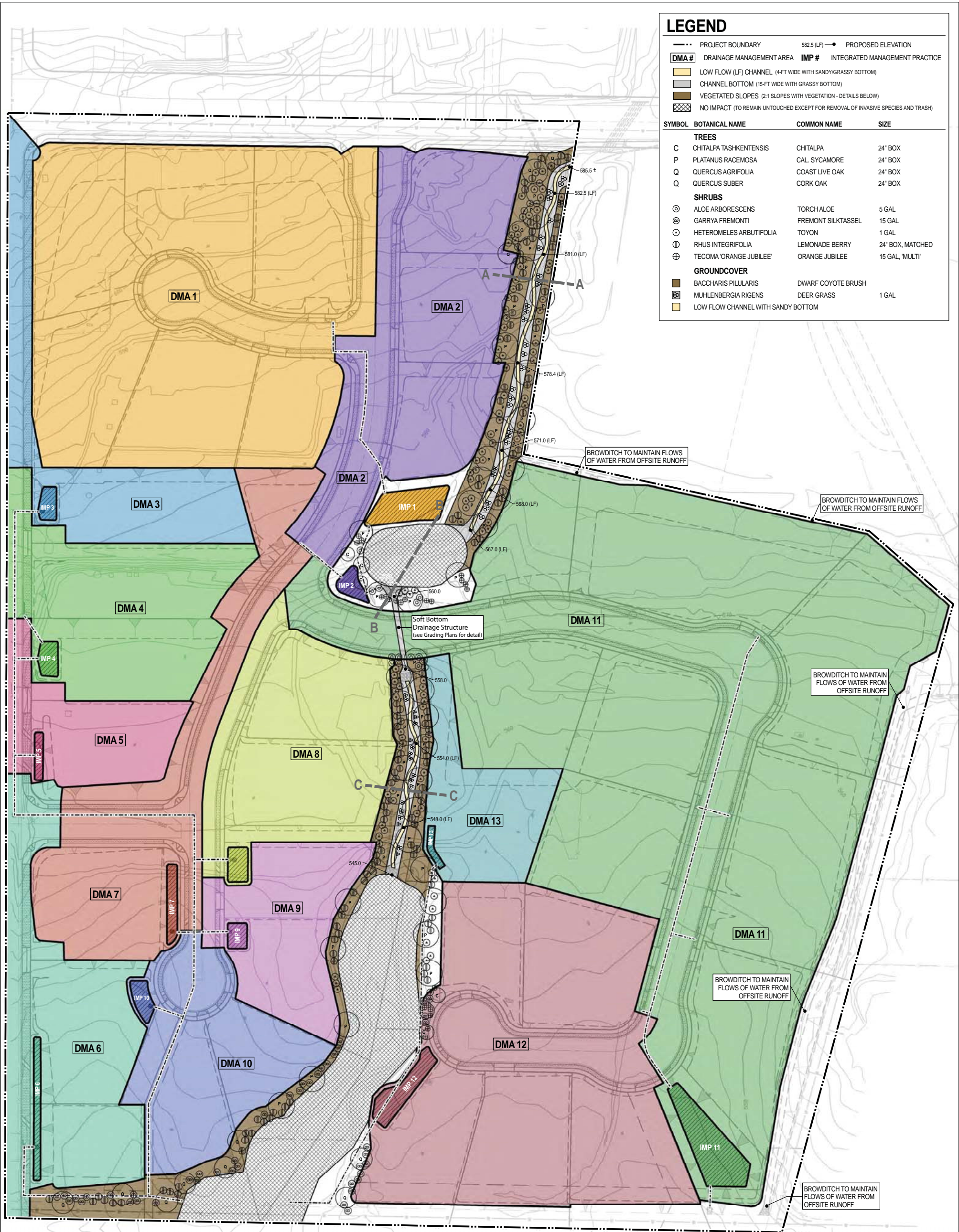
RP Communities, LP  
Fuerte Ranch Estates  
Certification No. R9-2015-0042

**ATTACHMENT 3  
PROJECT SITE PLANS**

**Figure 3 – Jurisdictional Resources Impact Map  
Figure 4 – Proposed Drainage Design and BMPs  
Grading Plans for Fuerte Ranch Estates TM 5343RPL4, Sheets 1 through 8**



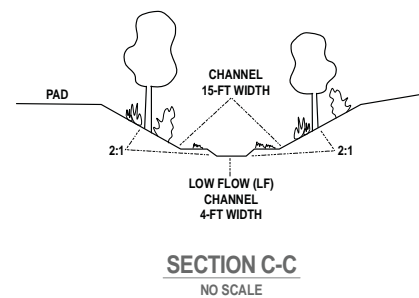
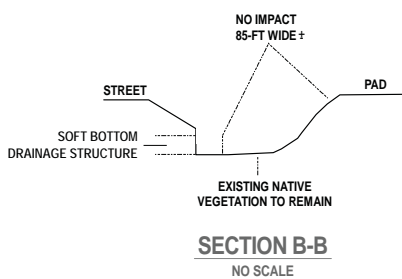
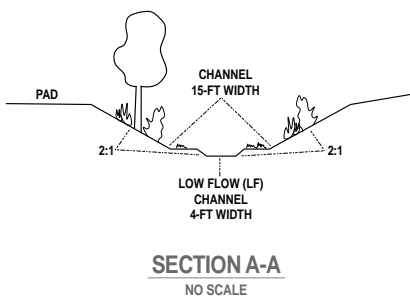
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**LEGEND**

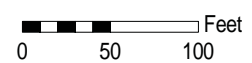
---	PROJECT BOUNDARY	582.5 (LF)	●	PROPOSED ELEVATION
DMA #	DRAINAGE MANAGEMENT AREA	IMP #	IMP #	INTEGRATED MANAGEMENT PRACTICE
[Orange Box]	LOW FLOW (LF) CHANNEL (4-FT WIDE WITH SANDY/GRASSY BOTTOM)			
[Grey Box]	CHANNEL BOTTOM (15-FT WIDE WITH GRASSY BOTTOM)			
[Brown Box]	VEGETATED SLOPES (2:1 SLOPES WITH VEGETATION - DETAILS BELOW)			
[Cross-hatched Box]	NO IMPACT (TO REMAIN UNTOUCHED EXCEPT FOR REMOVAL OF INVASIVE SPECIES AND TRASH)			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	
<b>TREES</b>				
C	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	
P	PLATANUS RACEMOSA	CAL. SYCAMORE	24" BOX	
Q	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	
Q	QUERCUS SUBER	CORK OAK	24" BOX	
<b>SHRUBS</b>				
⊙	ALOE ARBORESCENS	TORCH ALOE	5 GAL	
⊙	GARRYA FREMONTI	FREMONT SILKTASSEL	15 GAL	
⊙	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	
⊙	RHUS INTEGRIFOLIA	LEMONADE BERRY	24" BOX, MATCHED	
⊕	TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE	15 GAL, 'MULTI'	
<b>GROUNDCOVER</b>				
[Brown Box]	BACCHARIS PILLULARIS	DWARF COYOTE BRUSH		
[Cross-hatched Box]	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	
[Orange Box]		LOW FLOW CHANNEL WITH SANDY BOTTOM		

**SECTIONS**



**REC** PROPOSED DRAINAGE DESIGN AND BMPS

Consultants, Inc. FUERTE RANCH ESTATES



**FIGURE 4**

**GENERAL NOTES**

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:  
 SAN DIEGO GAS & ELECTRIC: TELEPHONE NO. 1-800-227-2600  
 AT&T TELEPHONE: TELEPHONE NO: 619-574-3661  
 COX CABLE COMMUNICATIONS: TELEPHONE NO: 619-263-5793  
 OTAY SEWER DISTRICT: TELEPHONE NO: 619-670-2222  
 OTAY WATER DISTRICT: TELEPHONE NO: 619-670-2222
- A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE ITEMS COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY, MONDAY THRU SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJUTING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICTED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS:  
 CUT-1.5:1 FOR MINOR SLOPES (SLOPES < 15°); 2:1 FOR MAJOR SLOPES.  
 FILL-2:1  
 EXCAVATION: 88,000 cy  
 FILL: 88,000 cy  
 WASTE/IMPORT: 0 cy  
 (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS BEFORE PERMIT TO BE ISSUED).
- SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
- PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
- FINAL ACCEPTANCE OF THE TO-BE PUBLICLY MAINTAINED STORM DRAIN LINES WILL BE SUBJECT TO INTERNAL CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION BY A CCTV CONTRACTOR. THE PERMITTEE/CONTRACTOR WILL BE RESPONSIBLE TO SCHEDULE AND PAY FOR THE COST OF INSPECTION. ONCE CCTV INSPECTION IS COMPLETE, IT SHALL BE SUBMITTED TO DPW INSPECTOR FOR REVIEW AND FINAL APPROVAL. CCTV INSPECTION SHALL MEET THE REQUIREMENTS SET FORTH IN DU-LD-H.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL SURVEY CONTROL MONUMENTS, WHETHER SHOWN ON THESE PLANS OR NOT, WITHIN THE PROJECT AREA. ALL SURVEY MONUMENTS, WHETHER FOR HORIZONTAL OR VERTICAL CONTROL, THAT WILL OR COULD BE DISTURBED OR REMOVED BY THE CONTRACTOR, OR HIS EMPLOYEES, AGENTS, SUBCONTRACTORS, CONSULTANT OR LICENSEES, SHALL BE LOCATED PRIOR TO BEING DISTURBED OR REMOVED AND REPLACED OR RESET, IN ACCORDANCE WITH THE CALIFORNIA BUSINESS & PROFESSIONS CODE SECTION 8771(b), AT THE CONTRACTOR'S SOLE EXPENSE, UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. IN ADDITION, A RECORD OF SURVEY OR CORNER RECORD, AS APPLICABLE, SHALL BE FILED AND/OR RECORDED, IN ACCORDANCE WITH THE PROVISIONS OF SAID CODE.

**PDS ENVIRONMENTAL NOTE**

NOTICE: THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**SPECIAL NOTES**

- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE EXISTING UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS, AND THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES PRIOR TO STARTING WORK, AND UNCOVER AND LOCATE ALL UNDERGROUND UTILITIES AND INSTALLATIONS, WHETHER SHOWN ON THESE PLANS OR NOT, AND TO PROTECT SUCH FACILITIES FROM DAMAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SLOPES, PADS SIZES, STREETS, UTILITIES, AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY MISUNDERSTANDING REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 619-444-2923. THE CONTRACTOR SHALL ALSO PROTECT FACILITIES HE CONSTRUCTS FROM EROSION ACTION OF WATER BY WHATEVER LEGAL MEANS NECESSARY, (GRAVEL BAGS, DIKES, SHORING, ETC.), UNTIL SUCH TIME AS THE TOTAL PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE RESPECTIVE GOVERNMENT AGENCY INVOLVED.
- CONTRACTOR SHALL PROVIDE TEMPORARY WATER FACILITIES (HIGHLINE, ETC.) SATISFACTORY TO THE OTAY WATER DISTRICT TO ACCOMMODATE THESE GRADING OPERATIONS.
- ANY WELLS ENCOUNTERED DURING THE GRADING OPERATION MUST BE REPORTED TO THE D.E.H. IMMEDIATELY. WELLS THAT ARE NOT TO BE RETAINED FOR USE WILL REQUIRE THAT A WELL DESTRUCTION PERMIT BE OBTAINED BY A LICENSED C-57 CONTRACTOR. ALL WELL DESTRUCTIONS MUST BE COMPLETED PRIOR TO FINAL APPROVAL OF THE GRADING.

**SOILS ENGINEERS CERTIFICATE**

THIS PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE INTENTIONS OF THE SPECIFIC SOIL RELATED SPECIFICATIONS AND RECOMMENDATIONS WHICH CAN BE VERIFIED ON THE PLAN, AND WHICH ARE FOUND IN THE REPORT ENTITLED "SOILS INVESTIGATION FOR FUERTE RANCH ESTATES" PREPARED BY GEOSOILS, INC., PREPARED ON FEBRUARY 23, 2002.

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE**

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE GRADING/IMPROVEMENTS.

I HEREBY AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING COUNTY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

R.P. COMMUNITIES, L.L.C.  
 1908 FRIENDSHIP DRIVE, EL CAJON, CA 92020  
 (619) 596-2400

**SOLAR CERTIFICATE**

THIS GRADING PLAN HAS PRESERVED A MINIMUM OF ONE HUNDRED SQUARE FEET OF SOLAR ACCESS FOR EACH LOT CREATED BY THIS SUBDIVISION PURSUANT TO SECTION 81.401(n) OF THE SUBDIVISION ORDINANCE.

JOEL A. WAYMIRE DATE \_\_\_\_\_  
 R.C.E. 56258 EXP. 12-31-2014

**DISTURBED AREA**

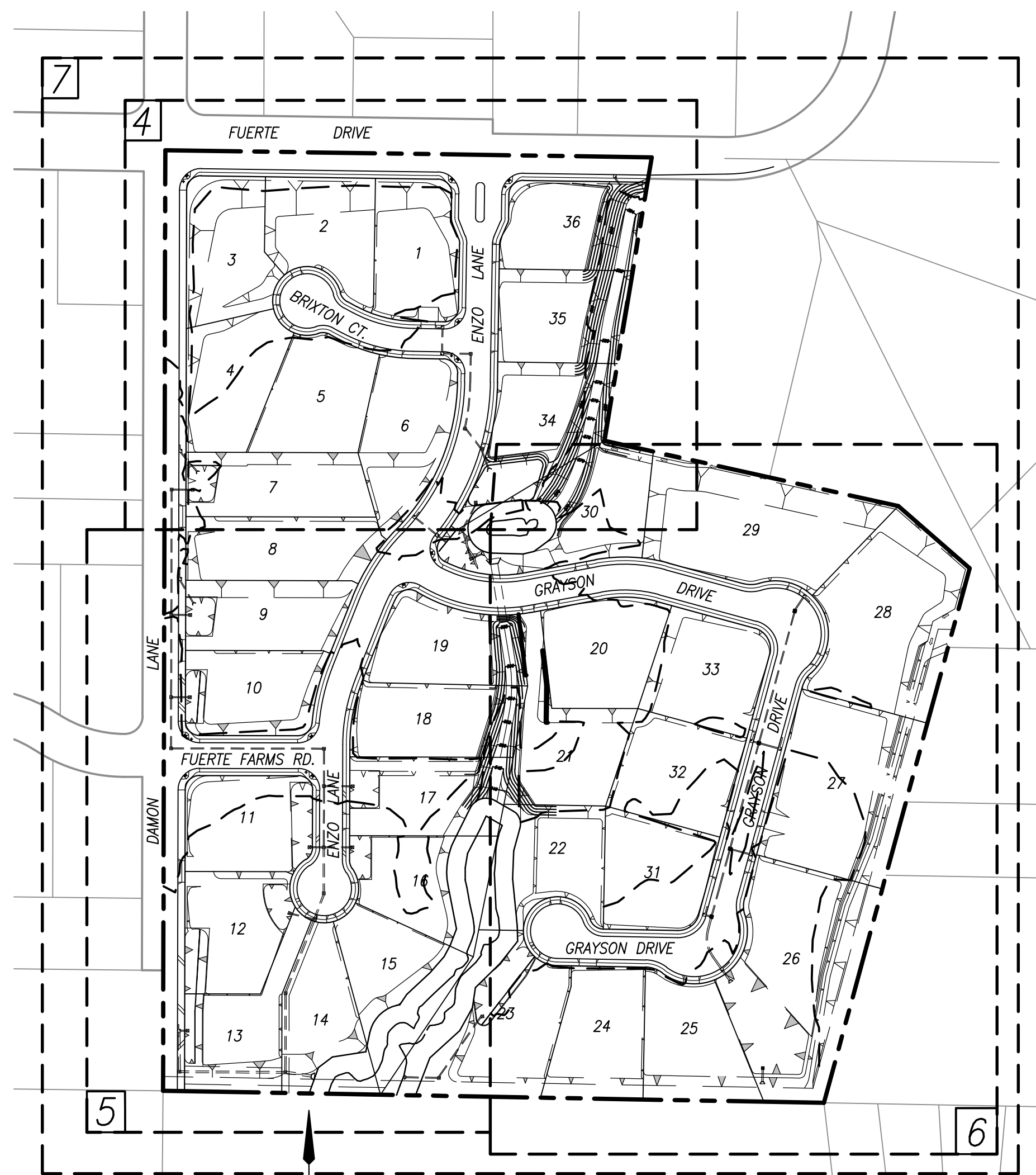
TOTAL DISTURBED AREA = 26.11 acres

W.D.I.D. NUMBER = \_\_\_\_\_

STORMWATER TREATMENT CONTROL, L.I.D. AND HYDROMODIFICATION (HMP) BMP's			
DESCRIPTION/TYPE	SHEET	MAINTENANCE CATEGORY	REVISIONS
BIORETENTION AREA #1	4	2	
BIORETENTION AREA #2	5	2	
BIORETENTION AREA #3	5	2	
BIORETENTION AREA #4	5	2	
BIORETENTION AREA #5	5	2	
BIORETENTION AREA #6	5	2	
BIORETENTION AREA #7	5	2	
BIORETENTION AREA #8	5	2	
BIORETENTION AREA #9	4	2	
BIORETENTION AREA #10	5	2	
BIORETENTION AREA #11	6	2	
BIORETENTION AREA #12	6	2	
BIORETENTION AREA #13	6	2	
BIORETENTION AREA #14	6	2	

\*BMP's APPROVED AS PART OF STORMWATER MANAGEMENT PLAN (SWMP) DATED ON FILE WITH DPW. ANY CHANGES TO THE ABOVE BMP'S WILL REQUIRE SWMP REVISION AND PLAN CHANGE APPROVALS.  
 THE PRIMARY MAINTENANCE OF THE BIORETENTION FACILITIES APPROVED ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE FUERTE RANCH ESTATES H.O.A.

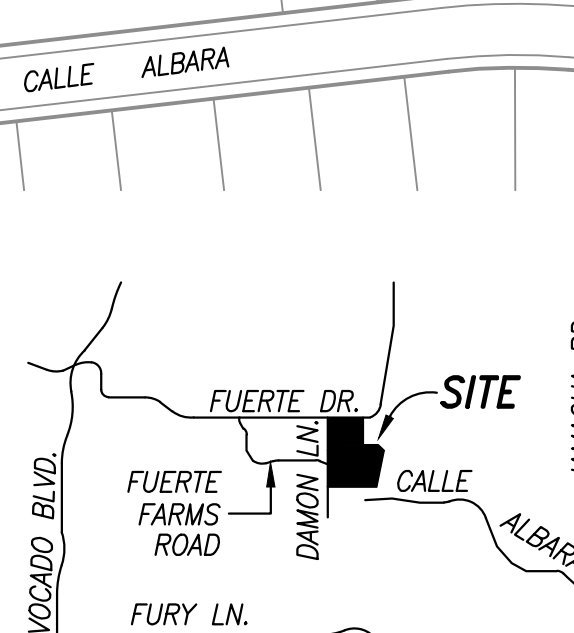
**GRADING PLANS FOR  
 FUERTE RANCH ESTATES  
 TM 5343RPL4**



**KEY MAP**  
 1" = 150'



Planning \* Engineering \* Mapping  
**POLARIS**  
 Development Consultants, Inc.  
 2514 Jamacha Road, Suite 500-31 • El Cajon, CA 92019 • 619-444-2923



**VICINITY MAP**  
 NO SCALE

**WORK TO BE DONE**

GRADING AND DRAINAGE WORK CONSISTS OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, THE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE SAN DIEGO COUNTY GRADING ORDINANCE.

**STANDARD SPECIFICATIONS**

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION (GREEN BOOK) AND SUPPLEMENTS.
- SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES CHAPTER 4: DESIGN STANDARDS AND PERFORMANCE REQUIREMENTS.

**STANDARD DRAWINGS**

- SAN DIEGO REGIONAL STANDARD DRAWINGS (2009) UNLESS OTHERWISE NOTED.
- SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS (2012).

**LEGEND**

DESCRIPTION	STANDARD (SDRSD)	SYMBOL
EX. LOT LINE	-	---
EX. STORM DRAIN	-	---
EX. SEWER	-	SS
EX. WATER	-	W
EX. GAS	-	G
EX. EDGE OF PAVEMENT	-	---
EX. CONTOUR	-	500
EX. SPOT ELEVATION	-	498.4
EX. FENCE	-	X-X-X
EX. STRUCTURE	-	---
SUBDIVISION BOUNDARY	-	---
RIGHT OF WAY	-	ROW
PROP. EASEMENT LINE	-	---
PROP. LOT LINE	-	---
PROP. STREET CENTERLINE	-	C
PROP. CURB & GUTTER	G-2, G-10	---
PROP. AC BERM	G-5A	---
PROP. RETAINING WALL (BY SEP. PRMT.)	SEE WALL PLANS	---
PROP. FIRE SUPPRESSION WALL	DETAIL SHT. 5	---
PROP. WATER MAIN	-	W
PROP. SEWER MAIN	-	SS
PROP. SEWER BACKWATER VALVE	-	BY
PROP. STORM DRAIN	D-60	---
PROP. TYPE 'A' OR 'B' CURB INLET	D-1, D-2	---
PROP. 18"x18" GRATED INLET	DETAIL SHT. 5	---
PROP. TYPE 'A-4' CLEANOUT	D-9	---
PROP. TYPE 'Y' CATCH BASIN	D-7	---
PROP. CONCRETE LUG	D-63	---
PROP. CONCRETE HEADWALL	D-35	---
PROP. PCC CROSS GUTTER	G-12	---
PROP. PCC DRIVEWAY	G-14B	---
PROP. PCC SIDEWALK	G-9, G-10, G-7	---
PROP. STABILIZED D.G. PATHWAY	-	---
PROP. LOT NUMBER	-	36
PROP. PAD ELEVATION	-	592.0
PROP. CONCRETE BROW DITCH	D-75B	---
PROP. RIP RAP ENERGY DISSIPATOR	D-40	---
PROP. CUT SLOPE (2:1 U.O.N.)	-	---
PROP. FILL SLOPE (2:1 U.O.N.)	-	---
PROPOSED SPOT ELEVATION	-	501.50
PROPOSED CONTOUR	-	500
PROPOSED DAYLIGHT LINE	-	---
PROPOSED CUT/FILL LINE	-	C/F
PROP. BIORETENTION AREA	-	---

**SHEET INDEX**

SHEET 1	TITLE SHEET
SHEET 2	NOTES AND DETAILS
SHEET 3	BMP LOCATION MAP & DETAILS-6
SHEETS 4-6	GRADING PLANS
SHEET 7	EROSION CONTROL PLAN
SHEET 8	EROSION CONTROL NOTES AND DETAILS

**OWNER'S / PERMITTEE'S**

NAME: R.P. COMMUNITIES, L.L.C.  
 ADDRESS: 1908 FRIENDSHIP DRIVE, EL CAJON, CA 92020  
 TELEPHONE NO: (619) 596-2400  
 SHORT LEGAL DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA  
 A.P.N. NO: 498-153-01  
 SITE ADDRESS: 11739 FUERTE DRIVE, EL CAJON, CA 92020

**SAN MIGUEL FIRE PROTECTION DISTRICT**

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**OTAY WATER DISTRICT**

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_  
 R.C.E. \_\_\_\_\_  
 EXPIRES: \_\_\_\_\_

**DECLARATION OF RESPONSIBLE CHARGE**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONTINUED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 RCE NO: 56258 EXPIRES: 12-31-2014

**PDS ENVIRONMENTAL REVIEW**

APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION	APPROVED BY	DATE

**PERMITS**

REZONE PERMIT NO. R03-017 (5/19/2010)  
 IMPROVEMENT PERMIT NO. PDS2014-LDMJIP-00002  
 TENTATIVE MAP NO. TM 5343RPL4 (5/19/2010)  
 LANDSCAPE PERMIT NO. LP 14-XXX

**BENCHMARK**

DESCRIPTION: STANDARD BRASS DISC STAMPED "EC 187 1968"

LOCATION: S/W CURB RETURN - FUERTE DR. & SHADOW GLEN RD.  
 RECORD FROM: COUNTY OF SAN DIEGO VERTICAL CONTROL DATA  
 ELEVATION: 666.885 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET 1 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS 8

GRADING PLAN FOR:  
**FUERTE RANCH ESTATES**

CALIFORNIA COORDINATE INDEX 216-1787

APPROVED FOR: MOHAMMAD K. FATHI/RODINE COUNTY ENGINEER  
 ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PDS2014-LDGRM-00002 GRADING PERMIT NO.

ENGINEER'S NAME: POLARIS DEVELOPMENT CONSULTANTS, INC. PHONE NO.: (619) 444-2923

**SPECIFIC NOTES**

**HAZARDOUS MATERIALS**  
 1. IF FOUND DURING GRADING, THE APPLICANT SHALL REMOVE ANY UNDERGROUND STORAGE TANKS (UST) LOCATED ON SITE. IF CONTAMINATION IS FOUND TO BE FROM AN UST, THEN ENROLLMENT IN THE D.E.H. LOCAL OVERSIGHT PROGRAM (LOP) IS REQUIRED. ALL SOIL REMEDIATION SHALL BE COMPLETED UNDER SUPERVISION OF THE LOP AS REQUIRED. ALL UST'S SHALL BE REMOVED UNDER PERMIT FROM D.E.H. IF CONTAMINATION IS DISCOVERED FROM THE UST, THEN COMPLIANCE ENROLLMENT IN THE D.E.H. LOP IS REQUIRED. THE APPLICANT SHALL ENROLL IN THE LOP AND PAY ALL APPLICABLE FEES FOR REVIEW AND COMPLETION OF THIS REQUIREMENT. UPON COMPLETION OF THE LOP, A "CLOSURE LETTER" FROM D.E.H. SHALL BE SUBMITTED TO THE D.P.L.U. FOR APPROVAL.

**BIOLOGY**  
 2. RESTRICT ALL BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 300 FEET OF RAPTOR NESTS DURING THE BREEDING SEASON. THIS IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1 AND JULY 15. THE DIRECTOR OF PLANNING AND LAND USE MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE U.S. FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, THAT NO NESTS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING.

**NOISE**  
 3. PRIOR TO ROUGH GRADING SIGN OFF, PROVIDE EVIDENCE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND LAND USE THAT A TEMPORARY NOISE WALL HAS BEEN CONSTRUCTED ALONG THE PERIMETER OF THE PROJECT SITE, PURSUANT TO THE APPROVED GRADING PLAN. EVIDENCE OF THE WALL SHALL CONSIST OF A SIGNED, STAMPED STATEMENT/LETTER FROM A CALIFORNIA REGISTERED ENGINEER, LICENSED SURVEYOR OR COUNTY APPROVED NOISE CONSULTANT, SHOWING PHOTOGRAPHIC EVIDENCE THAT THE TEMPORARY CONSTRUCTION NOISE BARRIER HAS BEEN CONSTRUCTED.

4. THE TEMPORARY NOISE WALL WILL BE LOCATED ALONG THE PERIMETER OF THE PROJECT SITE AND CONSTRUCTED OF AN 8 FOOT HIGH, 1/2 INCH PLYWOOD WITH NO GAPS OR OPENINGS. AT NO TIME SHALL THE SLOPE EXCEED ONE FOOT BELOW THE TOP OF THE POSITIONED TEMPORARY NOISE WALL. EVIDENCE THAT THE WALL WAS INSTALLED CORRECTLY SHALL CONSIST OF A SIGNED, STAMPED STATEMENT/LETTER FROM A CALIFORNIA REGISTERED ENGINEER, LICENSED SURVEYOR OR COUNTY APPROVED NOISE CONSULTANT, SHOWING PHOTOGRAPHIC EVIDENCE THAT THE TEMPORARY NOISE WALL HAS BEEN CONSTRUCTED. IF THE WALL IS NOT INSTALLED CORRECTLY, GRADING WITHIN 100 FEET OF THE WALL SHALL CEASE UNTIL THE INSTALLATION IS CORRECTED AND EVIDENCE HAS BEEN PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND LAND USE.

IF NEW INFORMATION IS PROVIDED TO PROVE AND CERTIFY THAT THE EQUIPMENT BEING USED IS DIFFERENT THAN WHAT WAS PROPOSED IN THE NOISE REPORT, THEN A NEW CONSTRUCTION NOISE ANALYSIS MAY BE REVIEWED TO THE SATISFACTION OF THE D.P.L.U. THE SUPPLEMENTAL NOISE ANALYSIS SHALL BE PREPARED BY A COUNTY APPROVED NOISE CONSULTANT AND THE REPORT SHALL COMPLY WITH THE NOISE REPORT FORMAT AND CONTENT REQUIREMENTS. ANY PROPOSED ALTERNATIVE METHODS, OR THE REDUCTION OR ELIMINATION OF THE BARRIER MAY BE APPROVED IF THE CONSTRUCTION ACTIVITIES WILL NOT CREATE NOISE GREATER THAN 75 dB AT THE PROPERTY LINE AS INDICATED ABOVE.

5. TEMPORARY NOISE WALL DETAILS AND LOCATION ARE SHOWN ON SECTIONS: CONSTRUCTION NOISE EMISSION LEVELS AND FIGURE 6 IN THE NOISE REPORT PREPARED BY I.S.E. DATED SEPTEMBER 10, 2007.

**CULTURAL RESOURCES**  
 7. THE COUNTY APPROVED PROJECT ARCHAEOLOGIST, THE NATIVE AMERICAN MONITOR, AND THE D.P.L.U. PERMIT COMPLIANCE COORDINATOR (PCC) SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE MONITORING PROGRAM.

8. THE PROJECT ARCHAEOLOGIST (AND NATIVE AMERICAN MONITOR, IF CONTRACTED) SHALL MONITOR ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS.

9. DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND NATIVE AMERICAN MONITOR SHALL BE ON SITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE NATIVE AMERICAN MONITOR. MONITORING OF CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST.

10. IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. AT THE TIME OF DISCOVERY, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE D.P.L.U. STAFF ARCHAEOLOGIST. THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE STAFF ARCHAEOLOGIST, SHALL DETERMINE THE SIGNIFICANCE OF THE DISCOVERED RESOURCES. CONSTRUCTION ACTIVITIES WILL BE ALLOWED TO RESUME IN THE AFFECTED AREAS ONLY AFTER THE STAFF ARCHAEOLOGIST HAS CONCURRED WITH THE EVALUATION. FOR SIGNIFICANT CULTURAL RESOURCES, A RESEARCH DESIGN AND DATA RECOVERY PROGRAM TO MITIGATE IMPACTS SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST AND APPROVED BY THE STAFF ARCHAEOLOGIST, THEN CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS.

11. IF ANY HUMAN BONES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE COUNTY CORONER. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE MOST LIKELY DESCENDANT, AS IDENTIFIED BY THE NATIVE AMERICAN HERITAGE COMMISSION, SHALL BE CONTACTED BY THE PROJECT ARCHAEOLOGIST IN ORDER TO DETERMINE PROPER TREATMENT AND DISPOSITION OF THE REMAINS.

12. THE PROJECT ARCHAEOLOGIST SHALL SUBMIT MONTHLY STATUS REPORTS TO THE DIRECTOR OF PLANNING AND LAND USE STARTING FROM THE DATE OF THE NOTICE TO PROCEED TO TERMINATION OF IMPLEMENTATION OF THE GRADING MONITORING PROGRAM. THE REPORTS SHALL BRIEFLY SUMMARIZE ALL ACTIVITIES DURING PERIOD AND THE STATUS OF PROGRESS ON OVERALL PLAN IMPLEMENTATION. UPON COMPLETION OF THE IMPLEMENTATION PHASE, A FINAL REPORT SHALL BE SUBMITTED DESCRIBING THE PLAN COMPLIANCE PROCEDURES AND SITE CONDITIONS BEFORE AND AFTER CONSTRUCTION.

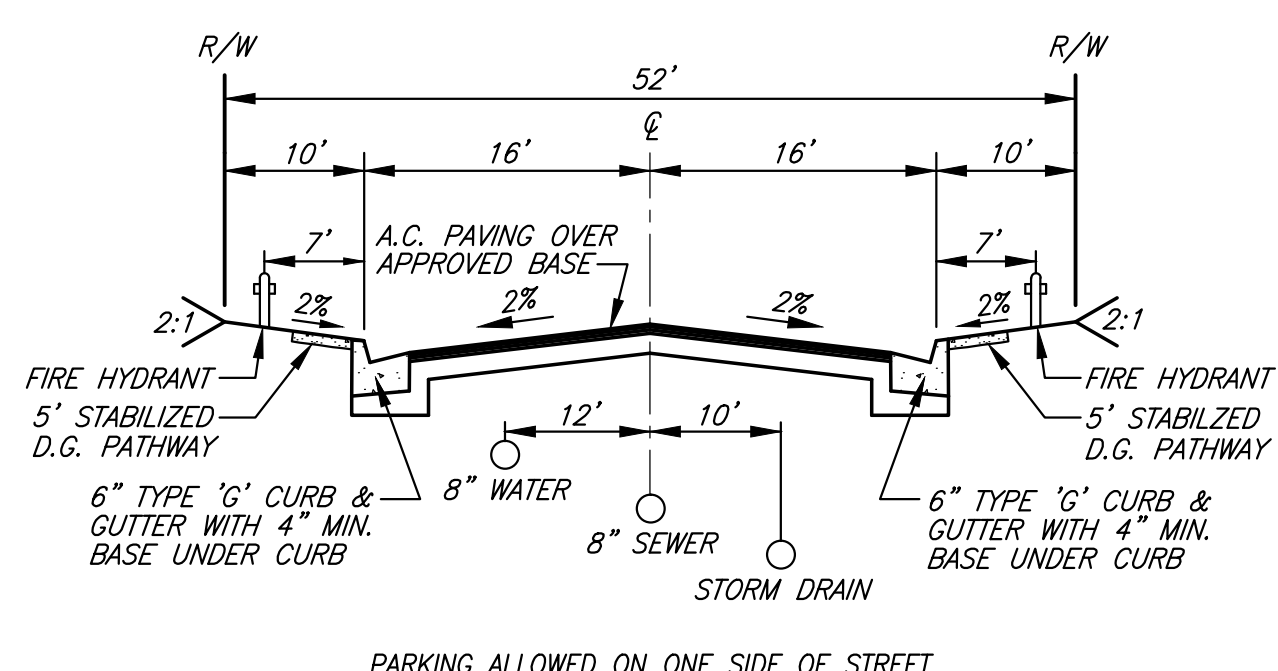
13. PRIOR TO ROUGH GRADING INSPECTION SIGN-OFF FOR EACH PHASE, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE EVIDENCE THAT THE FIELD GRADING MONITORING GRADING ACTIVITIES HAVE BEEN COMPLETED. EVIDENCE SHALL BE IN THE FORM OF A LETTER TO THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND LAND USE.

14. PRIOR TO FINAL GRADING RELEASE FOR EACH PHASE, SUBMIT TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND LAND USE, A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE REPORT SHALL INCLUDE THE FOLLOWING:

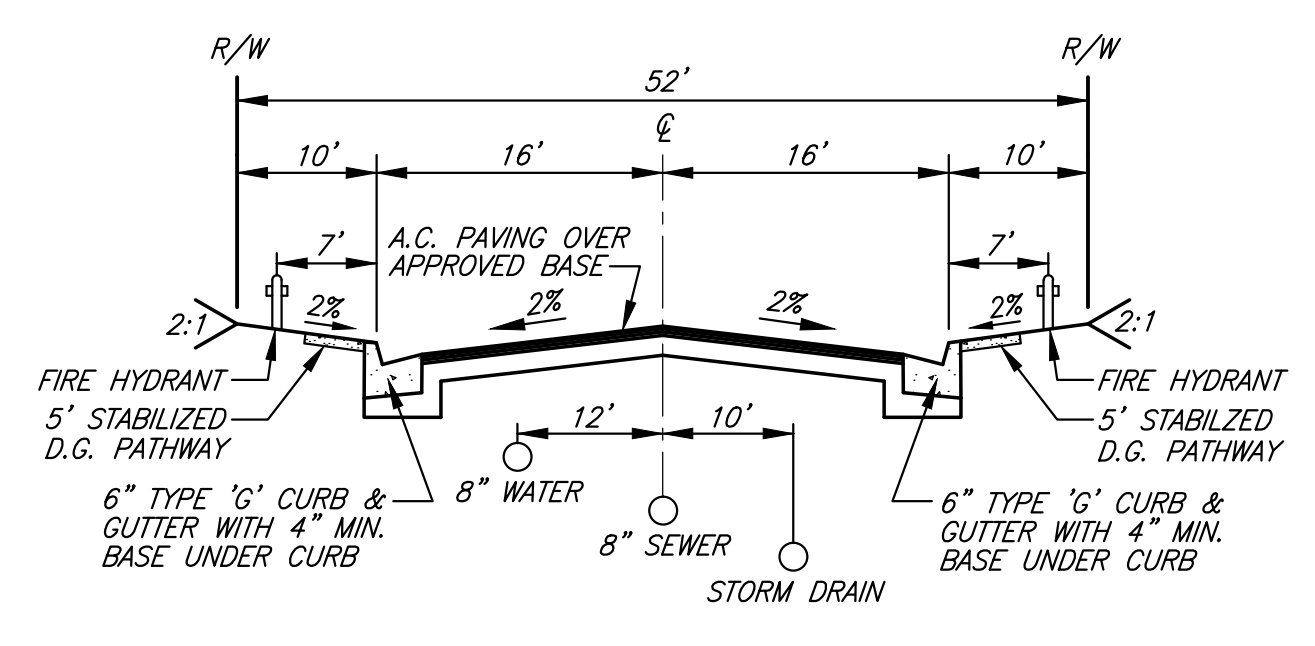
- (a) DEPARTMENT OF PARKS AND RECREATION PRIMARY AND ARCHAEOLOGICAL SITE FORMS.
- (b) EVIDENCE THAT ALL CULTURAL RESOURCES COLLECTED DURING THE GRADING MONITORING PROGRAM HAVE BEEN SUBMITTED TO A SAN DIEGO CURATION FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79, AND, THEREFORE, WOULD BE PROFESSIONALLY CURATED AND MADE AVAILABLE TO OTHER ARCHAEOLOGISTS / RESEARCHERS FOR FURTHER STUDY. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.
- (c) IF NO CULTURAL RESOURCES ARE DISCOVERED, A BRIEF LETTER TO THAT EFFECT AND STATING THAT THE GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED, SHALL BE SENT TO THE DIRECTOR OF PLANNING AND LAND USE BY THE PROJECT ARCHAEOLOGIST.

**OTAY WATER DISTRICT GRADING NOTES**

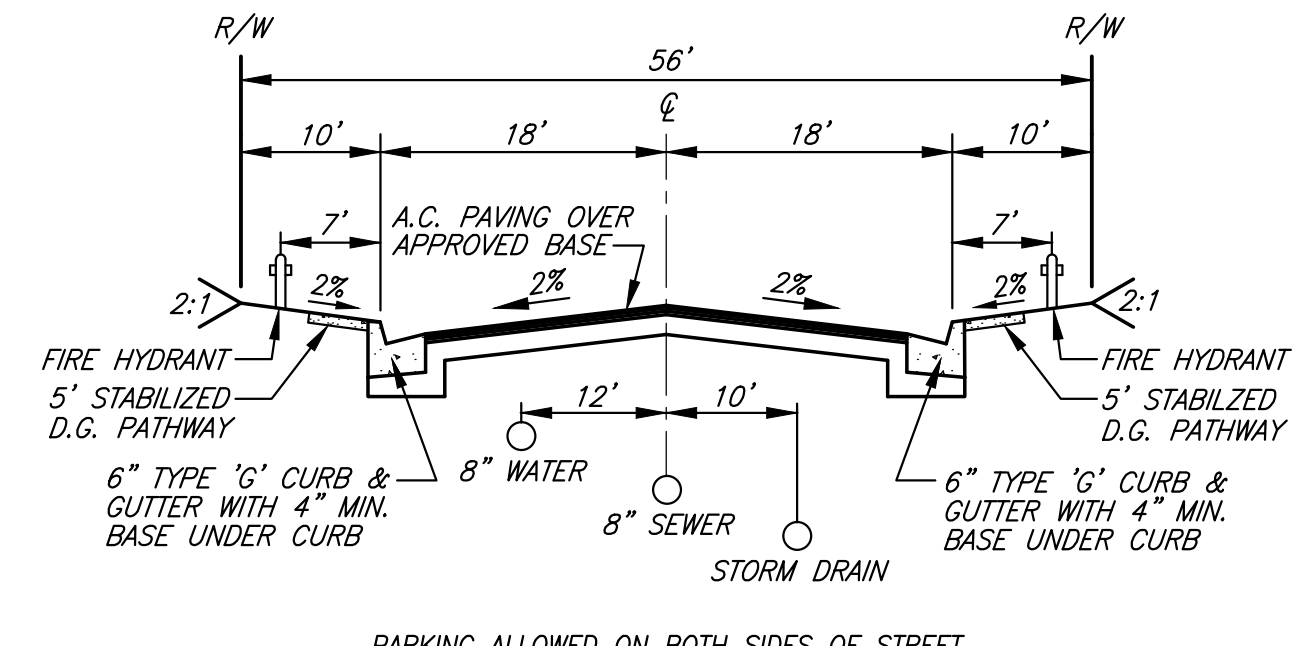
- 1. THE CONTRACTOR SHALL VERIFY THAT ALL OTAY WATER DISTRICT APPURTENANCES ARE RAISED TO THE NEW GRADE LEVEL AND IN CONFORMANCE TO THE CURRENT APPROVED WATER AGENCIES' STANDARDS.
- 2. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED WITH THE PROPOSED GRADING PRIOR TO PROCEEDING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OTAY WATER DISTRICT, ENGINEERING PUBLIC SERVICES (619) 670-2241.
- 3. APPROVAL OF THE PLANS BY THE OTAY WATER DISTRICT DOES NOT CONSTITUTE RESPONSIBILITY FOR ACCURACY OF INFORMATION NOR LOCATIONS OF EXISTING FACILITIES.
- 4. THE DEVELOPER AGREES THAT IF IT'S EMPLOYEES, AGENTS, OR ANY INDEPENDENT CONTRACTORS AND SUBCONTRACTORS SHOULD USE WATER OTHER THAN THROUGH AN AUTHORIZED WATER METER, THE DEVELOPER SHALL PAY \$1,000 PER OCCURRENCE FOR SAID USE. SAID PAYMENT MAY BE DEDUCTED FROM ANY DEPOSIT THE DEVELOPER HAS WITH THE OTAY WATER DISTRICT.
- 5. NO PERSON, OTHER THAN AN EMPLOYEE OR AGENT OF THE OTAY WATER DISTRICT, SHALL HAVE ANY RIGHT TO OPERATE ANY PART OF THE WATER DISTRIBUTION SYSTEM. ANY PERSON WHO TAMPERS OR INTERFERES WITH ANY PART OR COMPONENT OF SAID SYSTEM, OR CAUSES OR PERMITS ANY ACT OF TAMPERING OR INTERFERING WITH THE SYSTEM, SHALL BE LIABLE FOR ANY INJURY OR DAMAGE CAUSED THEREBY OR RESULTING THEREFROM. IN ADDITION, A \$5,000 CHARGE PER OCCURRENCE WILL BE IMPOSED ON ANY PERSON OR COMPANY WHO OPERATES ANY PART OF THE OTAY WATER DISTRICT WATER DISTRIBUTION SYSTEM WITHOUT PROPER WRITTEN AUTHORIZATION.
- 6. THE TOP OF POTABLE WATER MAINS 12-INCHES IN DIAMETER AND SMALLER MUST BE 3.5 FEET BELOW FINISHED GRADE. THE TOP OF RECYCLED WATER MAINS 12-INCHES AND SMALLER MUST BE AT LEAST 4.5 FEET BELOW FINISHED GRADE. THE TOP OF PIPE ELEVATIONS SHALL BE PROVIDED ON THE PROFILE EVERY 100 FEET. NO MAIN SHALL BE MORE THAN 6 FEET BELOW FINISH GRADE UNLESS IT IS APPROVED BY THE OTAY WATER DISTRICT.
- 7. THE DEVELOPER AGREES THAT IF IT'S EMPLOYEES, AGENTS, OR ANY INDEPENDENT CONTRACTORS AND SUBCONTRACTORS SHOULD USE WATER OTHER THAN THROUGH AN AUTHORIZED WATER METER, THE DEVELOPER SHALL PAY \$1,000 PER OCCURRENCE FOR SAID USE. SAID PAYMENT MAY BE DEDUCTED FROM ANY DEPOSIT THE DEVELOPER HAS WITH THE OTAY WATER DISTRICT.
- 8. THE CONTRACTOR SHALL CONTACT THE OTAY WATER DISTRICT, ENGINEERING PUBLIC SERVICES FOR ANY REQUIRED RELOCATION OR NEW INSTALLATION OF WATER APPURTENANCES. FOR SAID WORK, THE OTAY WATER DISTRICT WILL PERFORM THE WET TAP ONLY. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS AND BE RESPONSIBLE FOR ALL FACETS OF WORK TO COMPLETE INSTALLATION. THIS INCLUDES, BUT IS NOT LIMITED TO, EXCAVATION BY HAND OR MACHINE, CONNECTION TO NEW STUBS, POURING OF THRUST AND ANCHOR BLOCKS, INSTALLATION OF GATE CASING, PAINTING AND WRAPPING OF FITTINGS, BACKFILL AND COMPACTION OF TRENCH AREA, AND NECESSARY PAVEMENT REPAIRS.
- 9. EXISTING WATER, SEWER, AND/OR RECYCLED WATER FACILITIES IN THE AREA AFFECTED BY GRADING SHALL BE KEPT IN SERVICE AT ALL TIMES. IN SOME INSTANCES, IT MAY BE NECESSARY TO HIGH LINE FACILITIES IN ACCORDANCE WITH SECTION 15000 OF THE WATER AGENCIES' STANDARDS. ABSOLUTELY NO CUTTING OR FILLING WILL BE ALLOWED OVER EXISTING FACILITIES UNLESS FACILITIES HAVE BEEN EITHER RELOCATED INTO THE RIGHT OF WAY OR HIGH LINED AND TESTED. ALL ACCESS ROADS SHALL BE KEPT ACCESSIBLE DURING AND AFTER GRADING.



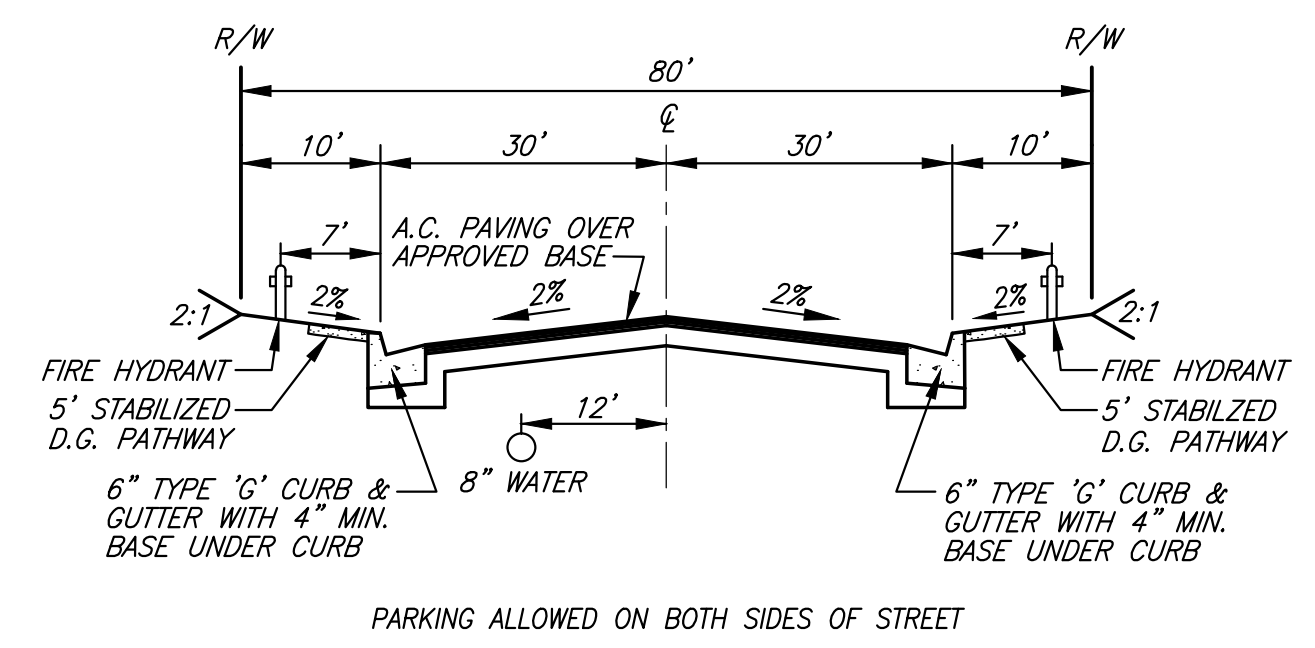
**BRIXTAN COURT STREET SECTION (PUBLIC)**  
 STA. 10+00 TO 19+50  
 NO SCALE



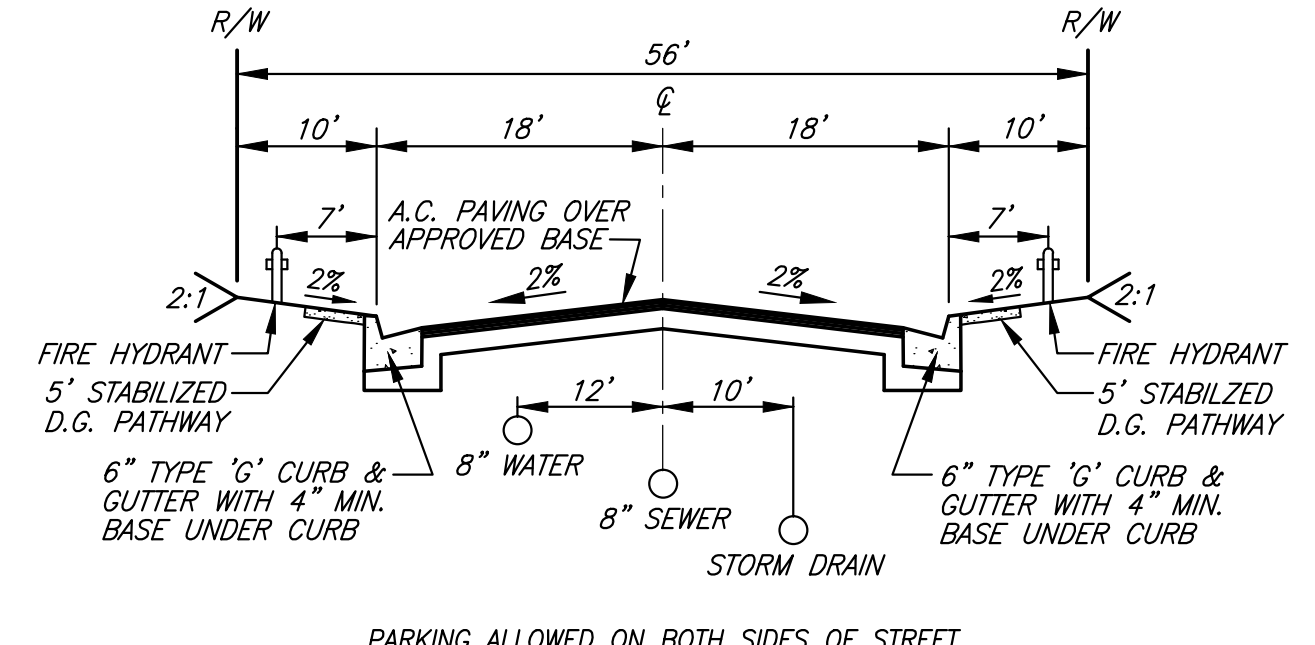
**ENZO LANE STREET SECTION (PUBLIC)**  
 STA. 10+00 TO 11+46.71  
 NO SCALE



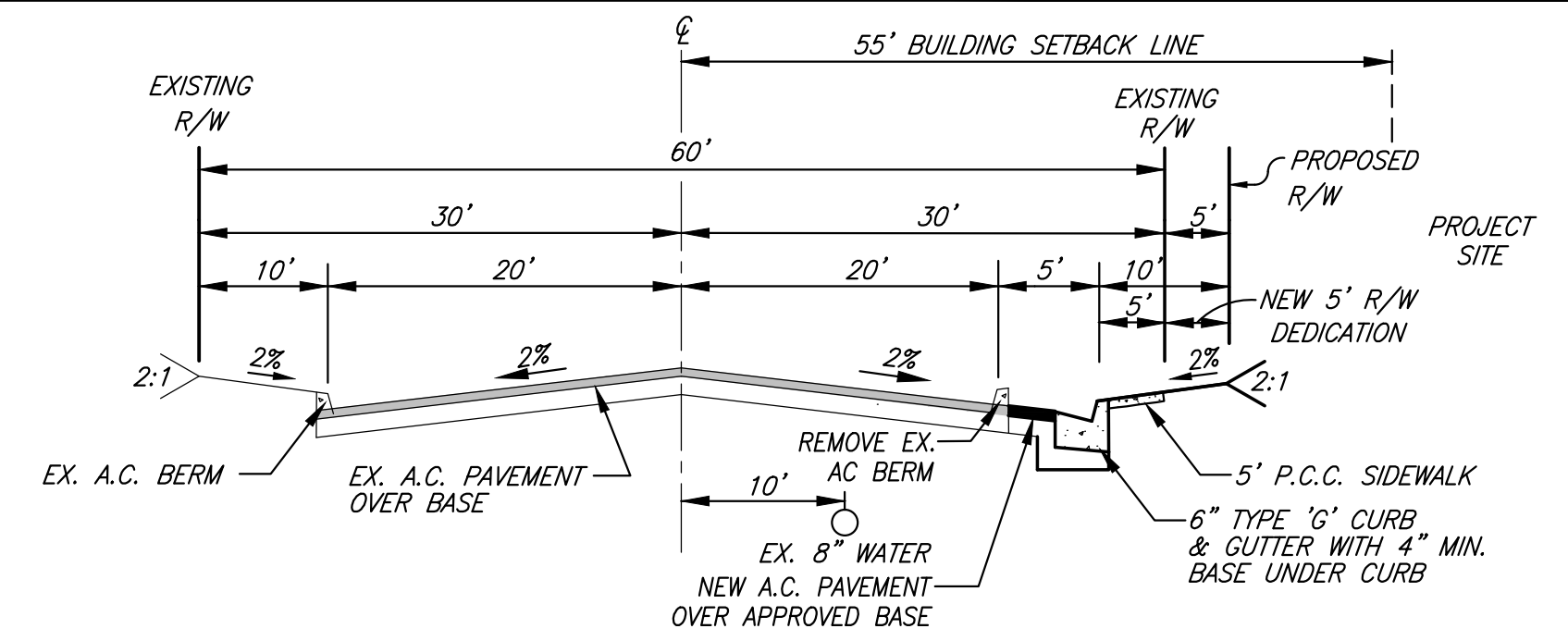
**ENZO LANE STREET SECTION (PUBLIC)**  
 STA. 13+15.09 TO 19+60.61  
 NO SCALE



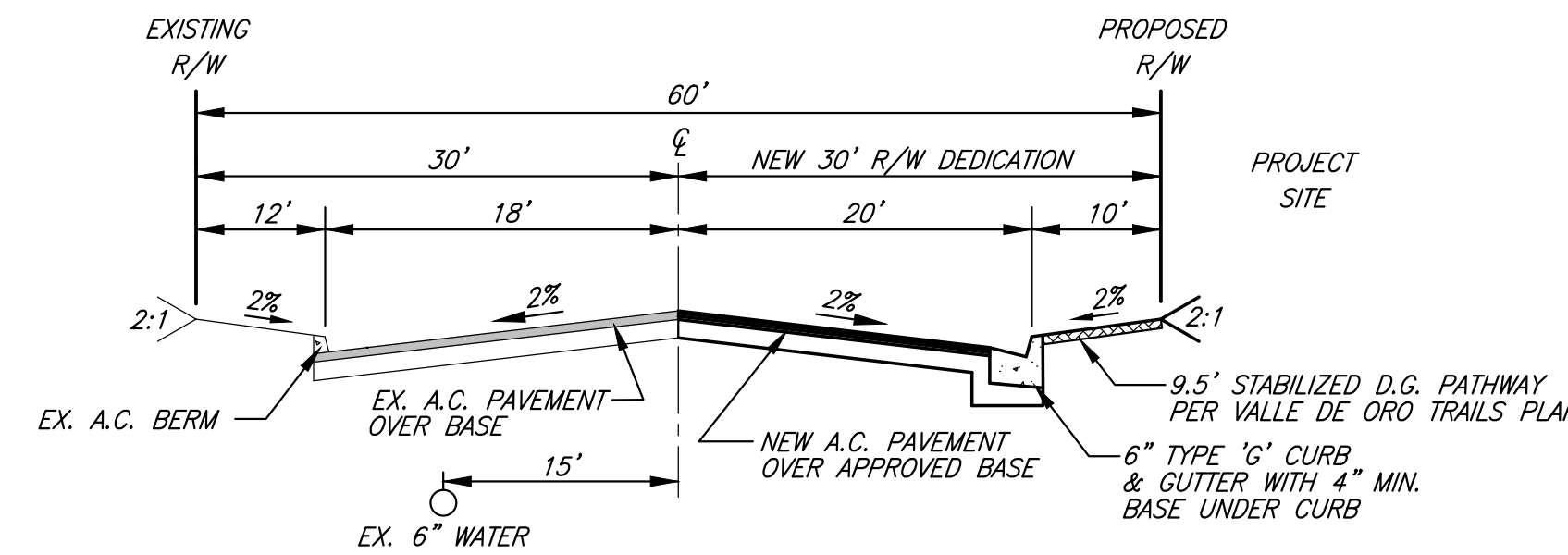
**ENZO LANE STREET SECTION (PUBLIC)**  
 STA. 19+97.54 TO END  
 NO SCALE



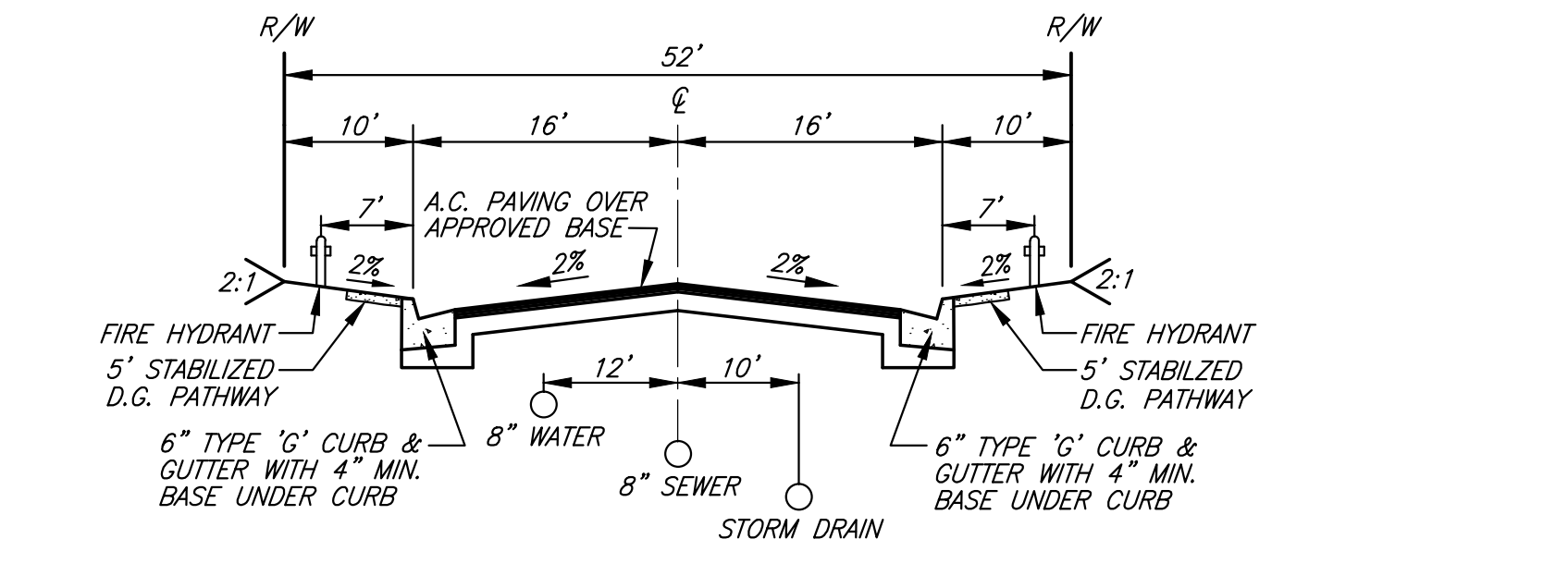
**GRAYSON DRIVE STREET SECTION (PUBLIC)**  
 STA. 10+00 TO 19+50  
 NO SCALE



**FUERTE DRIVE TYPICAL SECTION (PUBLIC)**  
 NO SCALE



**DAMON LANE TYPICAL SECTION (PUBLIC)**  
 NO SCALE

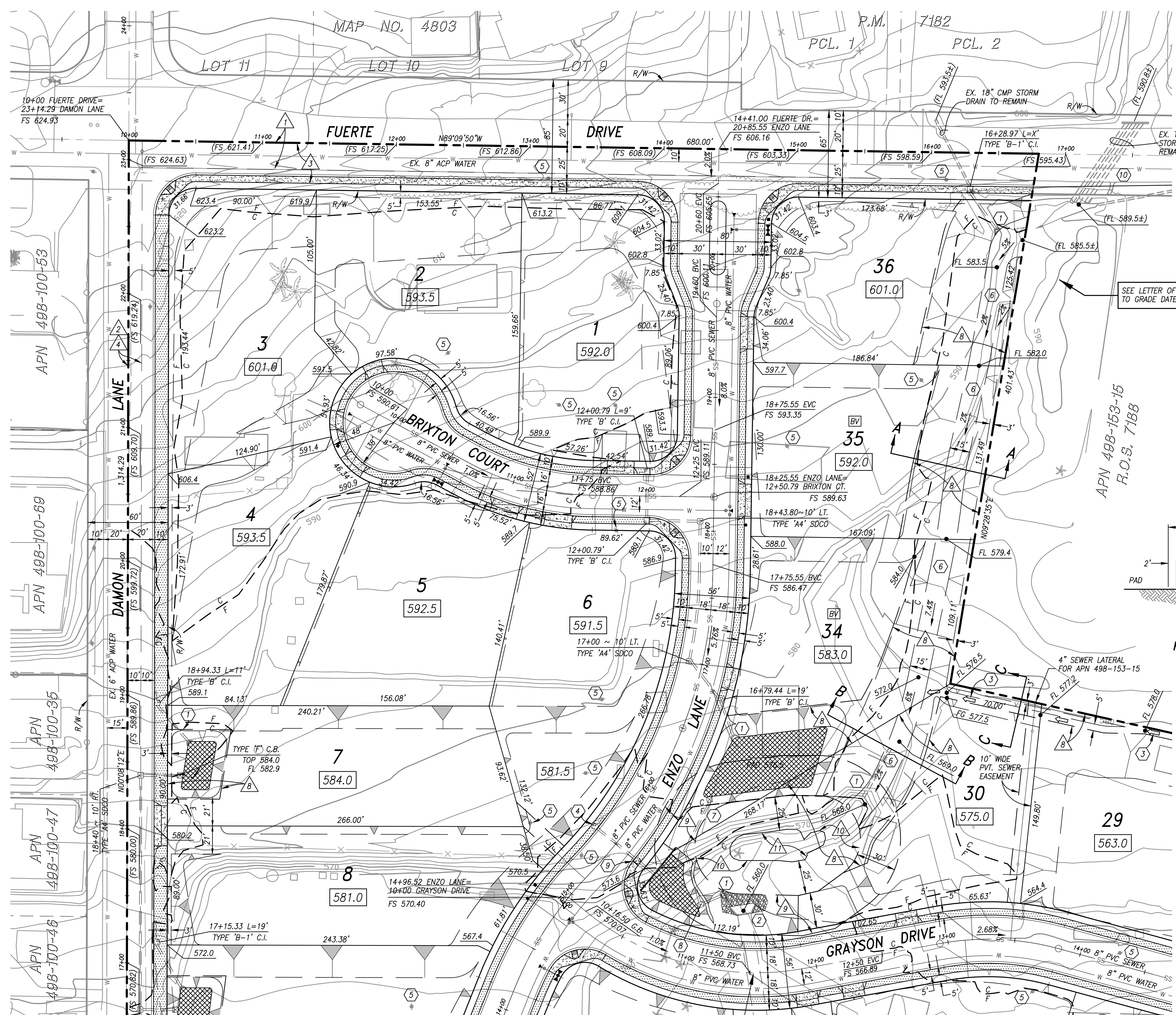


**GRAYSON DRIVE STREET SECTION (PUBLIC)**  
 STA. 21+11.58 TO END  
 NO SCALE



RECORD PLAN	COUNTY APPROVED CHANGES	BENCHMARK
BY: _____ DATE: _____	NO. _____ DESCRIPTION _____ APPROVED BY _____ DATE _____	DESCRIPTION: STANDARD BRASS DISC STAMPED "EC 187 1968"
R.C.E. _____		LOCATION: S/W CURB RETURN - FUERTE DR. & SHADOW GLEN RD.
EXPIRES: _____		RECORD FROM: COUNTY OF SAN DIEGO VERTICAL CONTROL DATA
		ELEVATION: 666.885 DATUM: NGVD 29

PRIVATE CONTRACT		
SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	7 SHEETS
GRADING PLAN FOR:		
<b>FUERTE RANCH ESTATES</b>		
CALIFORNIA COORDINATE INDEX 216-1787		
APPROVED FOR: MOHAMMAD K. FAHREDDINE COUNTY ENGINEER	ENGINEER OF WORK _____ R.C.E.	
BY: _____ DATE: _____	PDS2014-LDGRMJ-00002 GRADING PERMIT NO. _____	

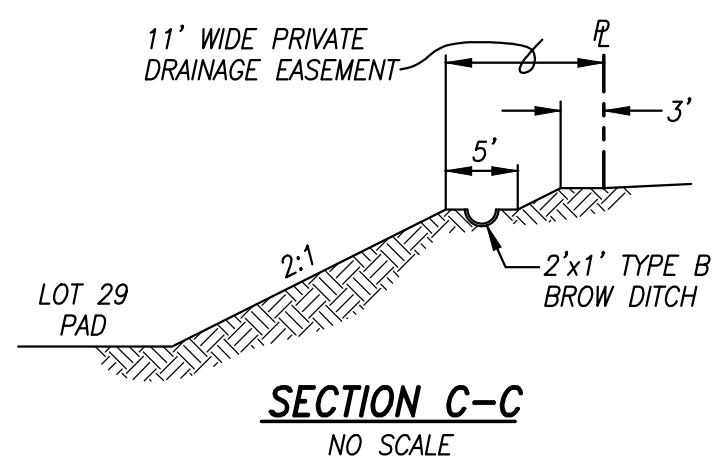
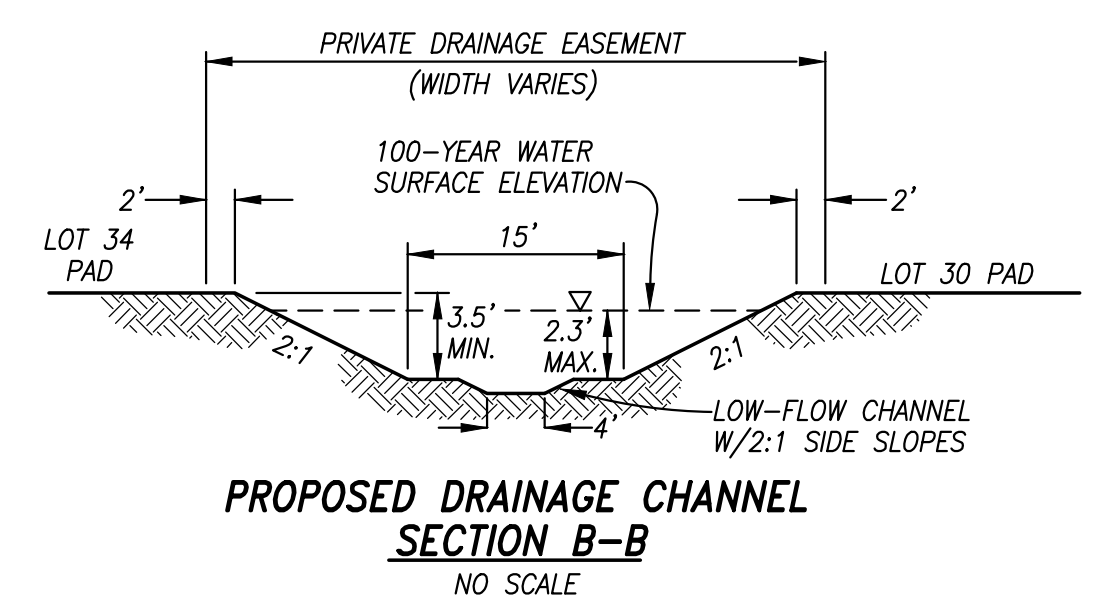
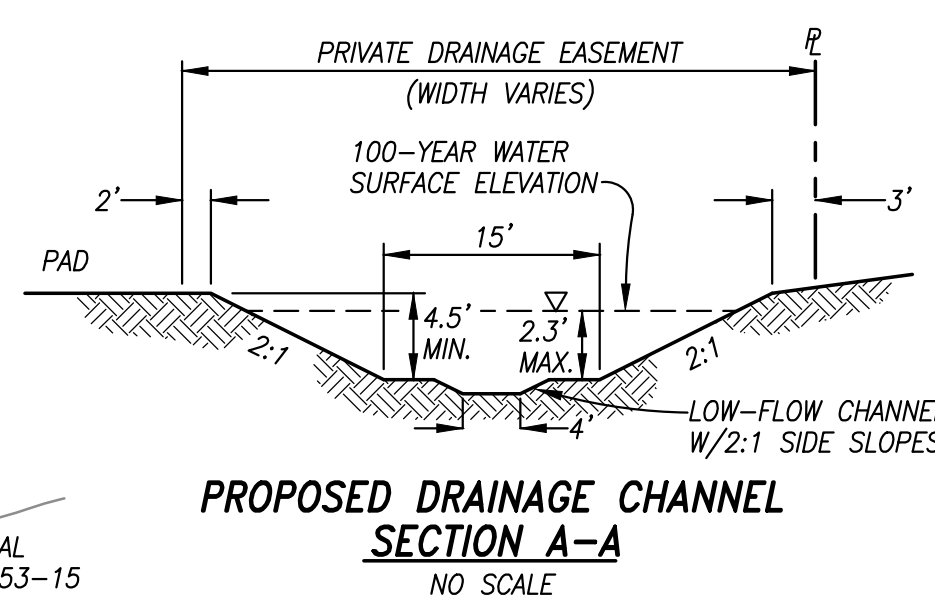


**EASEMENT NOTES**

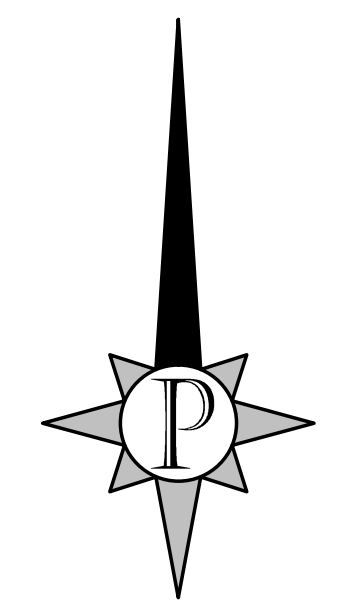
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- 11 PROPOSED WETLANDS EASEMENT PER MAP NO. \_\_\_\_\_
- 12 PROPOSED PUBLIC SEWER EASEMENT PER MAP NO. \_\_\_\_\_
- 13 PROPOSED PUBLIC WATER EASEMENT PER MAP NO. \_\_\_\_\_
- 14 PROPOSED FIRE BUFFER PER MAP NO. \_\_\_\_\_

**CONSTRUCTION NOTES**

- 1 CONSTRUCT WING-TYPE HEADWALL PER D-34 AND INSTALL RIP RAP ENERGY DISSIPATOR PER D-40 (TYPE 2 WITH LIGHT CLASS ROCK, 2" THICK WITH 1/2" FILTER BLANKET, LENGTH = 5'); (PRIVATE)
- 2 CONSTRUCT WING-TYPE HEADWALL AT END OF 72" RCP STORM DRAIN PER DETAIL D-35B. INSTALL RIP RAP ENERGY DISSIPATOR PER D-40 (TYPE 2 WITH LIGHT CLASS ROCK, 2" THICK WITH 1/2" FILTER BLANKET); (PRIVATE)
- 3 CONSTRUCT 2' WIDE X 1' DEEP CONCRETE BROW DITCH PER D-75B (PRIVATE)
- 4 15+50.25 - 12' TYPE 'B-1' CURB INLET (PRIVATE)
- 5 REMOVE EXISTING UTILITY POLE
- 6 CONSTRUCT 15' WIDE X 2.3' DEEP GRASS-LINED CHANNEL PER DETAIL BELOW (PRIVATE)
- 7 CONSTRUCT TYPE 'f' CATCH BASIN (TOP=578.0, FL=576.9, IE=573.0); (PRIVATE)
- 8 CONSTRUCT TYPE 'f' CATCH BASIN (TOP=564.0, FL=562.9, IE=560.5); (PRIVATE)
- 9 15+50.25 - 5' TYPE 'B-1' CURB INLET (PUBLIC)
- 10 PROVIDE OPENING IN NEW BERM TO TIE INTO EX. AC SPILLWAY.



SEE SHEET 5



SEE SHEET 4

SOFT-BOTTOM DRAINAGE STRUCTURE SUBJECT TO APPROVAL BY THE COUNTY OF SAN DIEGO DPW & FLOOD CONTROL SECTIONS.

NOTE: PERMANENT POST-CONSTRUCTION BMP DEVICES (BIORETENTION AREAS) SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT APPROVAL OF THE COUNTY OF SAN DIEGO.

PRIVATE CONTRACT		
SHEET 3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
GRADING PLAN FOR:		
<b>FUERTE RANCH ESTATES</b>		
CALIFORNIA COORDINATE INDEX 216-1787		
APPROVED FOR: MICHAEL K. FAHRBRODNE COUNTY ENGINEER	ENGINEER OF WORK R.C.E.	DATE: _____
BY: _____	DATE: _____	DATE: _____
POS2014-LDGRM-00002		GRADING PERMIT NO. _____

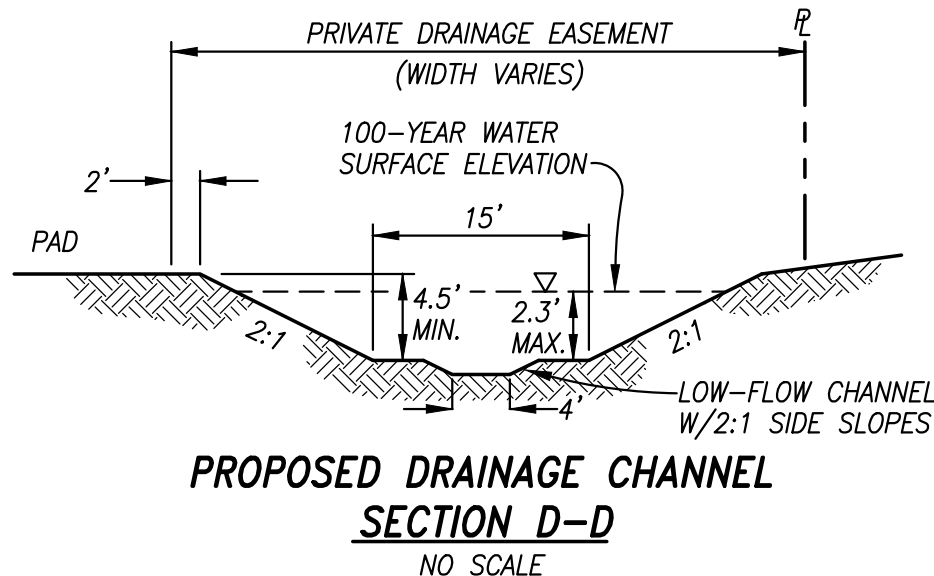
RECORD PLAN	COUNTY APPROVED CHANGES	BENCHMARK
BY: _____ NAME _____ DATE: _____	NO. _____ DESCRIPTION _____ APPROVED BY _____ DATE _____	DESCRIPTION: STANDARD BRASS DISC STAMPED "EC 187 1968"
R.C.E. _____		LOCATION: S/W CURB RETURN - FUERTE DR. & SHADOW GLEN RD.
EXPIRES: _____		RECORD FROM: COUNTY OF SAN DIEGO VERTICAL CONTROL DATA
		ELEVATION: 666.885 DATUM: NGVD 29



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SOFT-BOTTOM DRAINAGE STRUCTURE SUBJECT TO APPROVAL BY THE COUNTY OF SAN DIEGO DPW & FLOOD CONTROL SECTIONS.

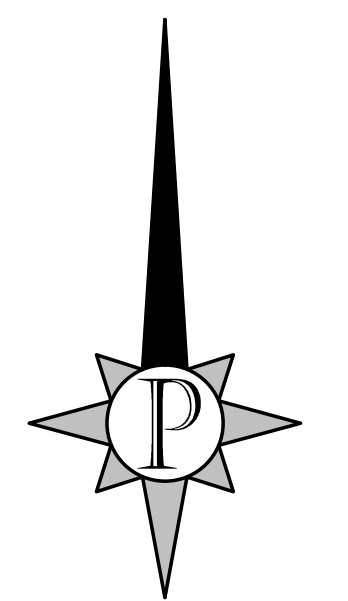
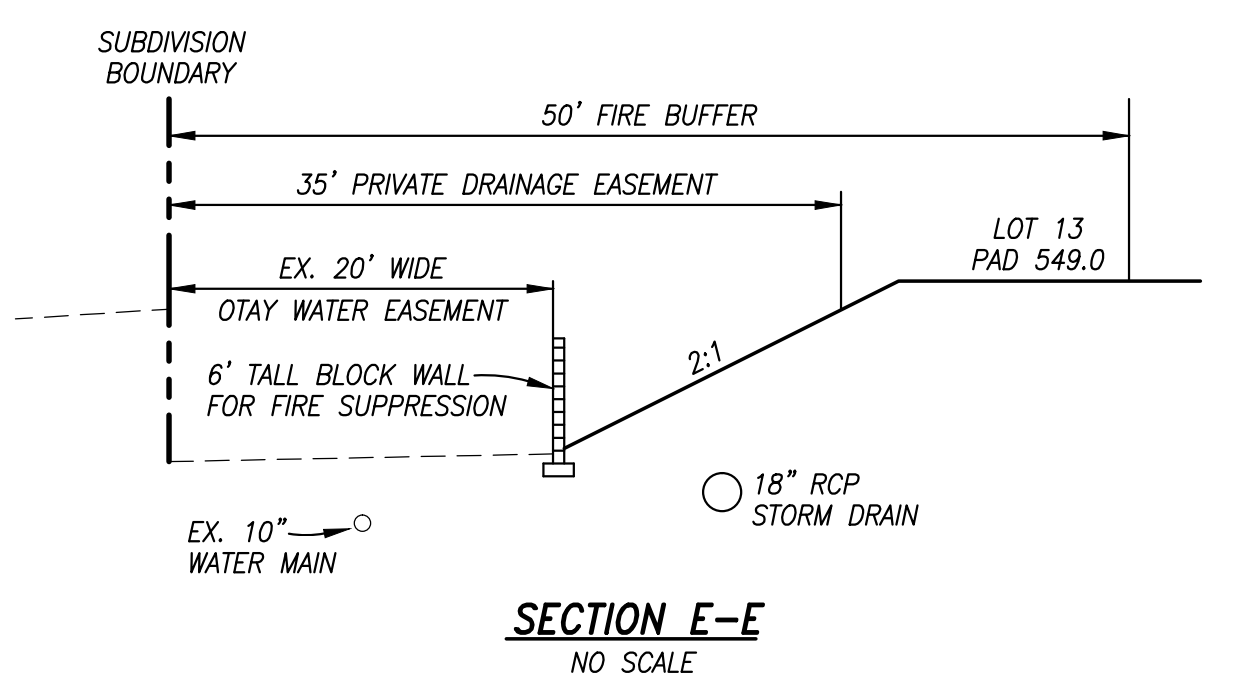


**EASEMENT NOTES**

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- 3 EXISTING 30' WIDE PUBLIC ROAD EASEMENT PER DOC. REC. 2/17/1949 IN BOOK 3114, PAGE 267, O.R.
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**CONSTRUCTION NOTES**

- 1 CONSTRUCT WING-TYPE HEADWALL AT END OF 72" RCP STORM DRAIN PER DETAIL D-35B. INSTALL RIP RAP ENERGY DISSIPATOR PER D-40 (TYPE 2 WITH LIGHT CLASS ROCK, 2' THICK WITH 1/2" FILTER BLANKET); (PRIVATE).
- 2 KEYSTONE-TYPE RETAINING WALL PER SEPARATE PERMIT.
- 3 CONSTRUCT 6' TALL BLOCK WALL FOR FIRE SUPPRESSION PER DETAIL ON SHEET 5.
- 4 REMOVE EXISTING UTILITY POLE.
- 5 CONSTRUCT 15' WIDE X 2.3' DEEP GRASS-LINED CHANNEL PER SECTION D-D (PRIVATE).
- 6 CONSTRUCT WING-TYPE HEADWALL PER D-34 AND INSTALL RIP RAP ENERGY DISSIPATOR PER D-40 (TYPE 2 WITH LIGHT CLASS ROCK, 2' THICK WITH 1/2" FILTER BLANKET, LENGTH = 5'); (PRIVATE).
- 7 CONSTRUCT U-TYPE HEADWALL PER D-34 (L=6', W=6') AND INSTALL RIP RAP ENERGY DISSIPATOR PER D-40 (TYPE 2 WITH LIGHT CLASS ROCK, 2' THICK WITH 1/2" FILTER BLANKET, LENGTH = 5'); (PRIVATE).
- 8 INSTALL RIP RAP ENERGY DISSIPATOR PER D-40 (TYPE 2 WITH LIGHT CLASS ROCK, 2' THICK WITH 1/2" FILTER BLANKET, LENGTH = 10'); (PRIVATE).
- 9 REMOVE EXISTING WELL & ABANDON PER D.E.H. REGULATIONS.
- 10 CONSTRUCT TYPE 'F' CATCH BASIN (TOP 551.0; FL 549.9; I.E. 547.0); (PRIVATE).
- 11 CONSTRUCT TYPE 'A-4' SDCO (RIM 551.5); (PRIVATE).



LOT 192, MAP NO. 11231



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RECORD PLAN	BY: _____ DATE: _____
	R.C.E. _____
	EXPIRES: _____

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

BENCHMARK	
DESCRIPTION:	STANDARD BRASS DISC STAMPED "EC 187 1968"
LOCATION:	S/W CURB RETURN - FUERTE DR. & SHADOW GLEN RD.
RECORD FROM:	COUNTY OF SAN DIEGO VERTICAL CONTROL DATA
ELEVATION:	666.885
DATUM:	NGVD 29

PRIVATE CONTRACT

SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
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GRADING PLAN FOR:  
**FUERTE RANCH ESTATES**

CALIFORNIA COORDINATE INDEX 216-1787

APPROVED FOR: MOHAMMAD K. FAHREDDINE COUNTY ENGINEER

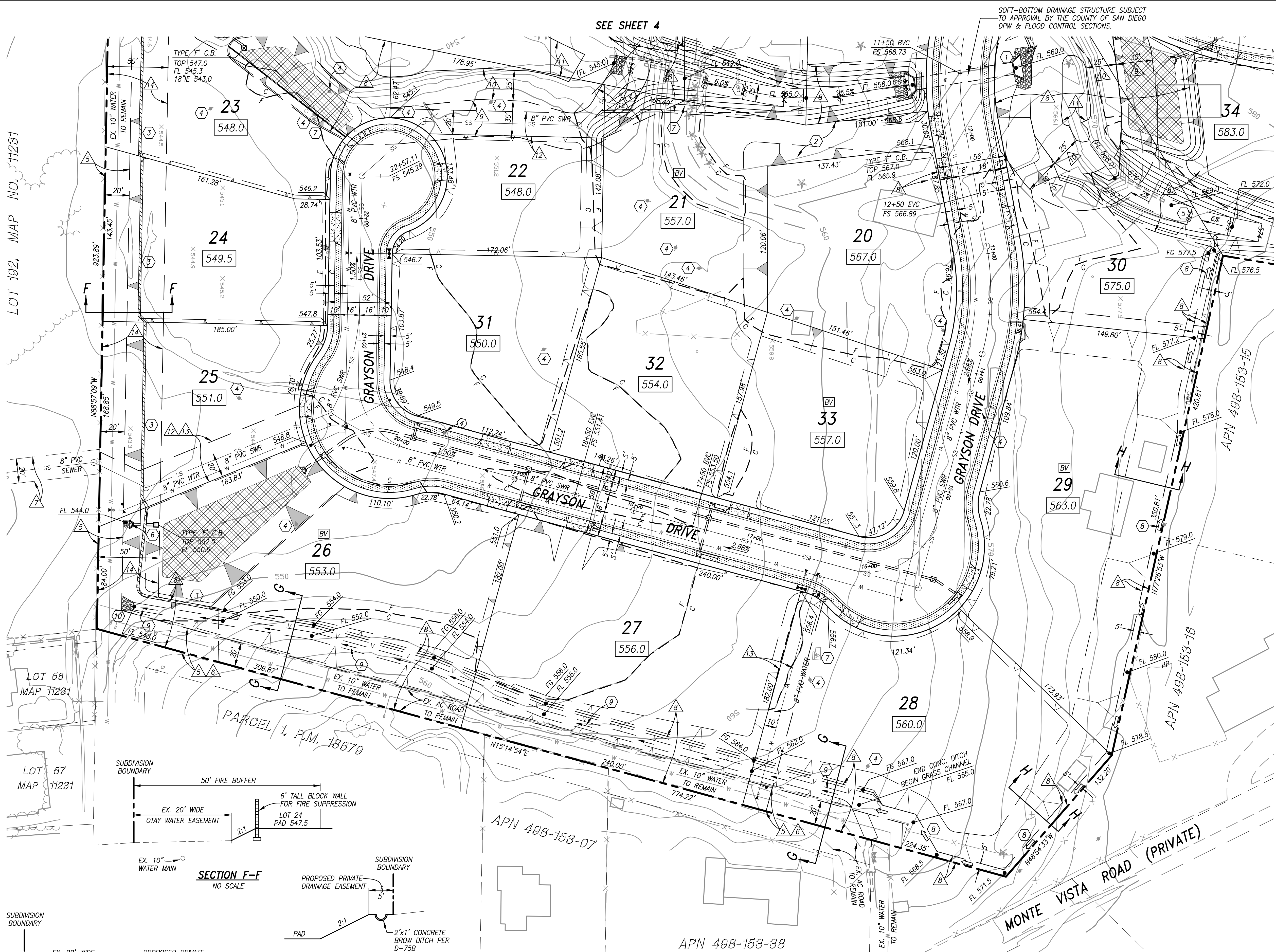
ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_

DATE: \_\_\_\_\_

PSD2014-LDGRMJ-00002  
GRADING PERMIT NO. \_\_\_\_\_

NOTE: PERMANENT POST-CONSTRUCTION BMP DEVICES (BIORETENTION AREAS) SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT APPROVAL OF THE COUNTY OF SAN DIEGO.

LOT 192, MAP NO. 11231



SEE SHEET 4

SOFT-BOTTOM DRAINAGE STRUCTURE SUBJECT TO APPROVAL BY THE COUNTY OF SAN DIEGO DPW & FLOOD CONTROL SECTIONS.

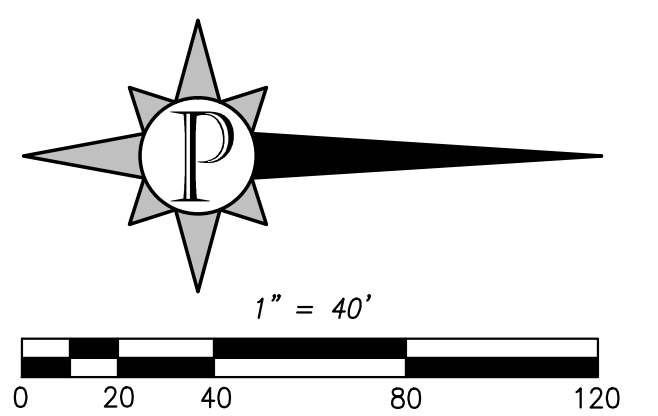
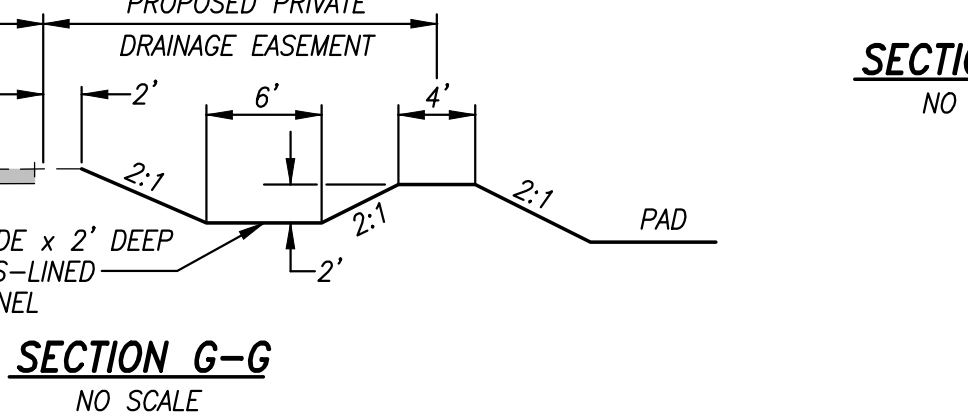
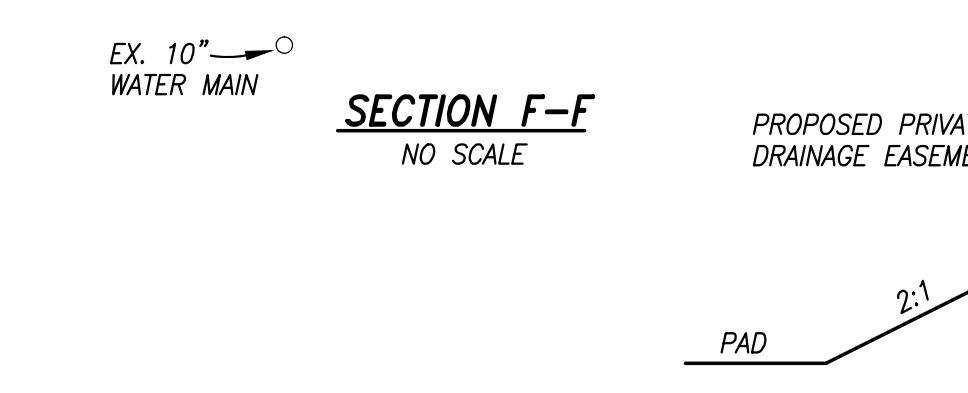
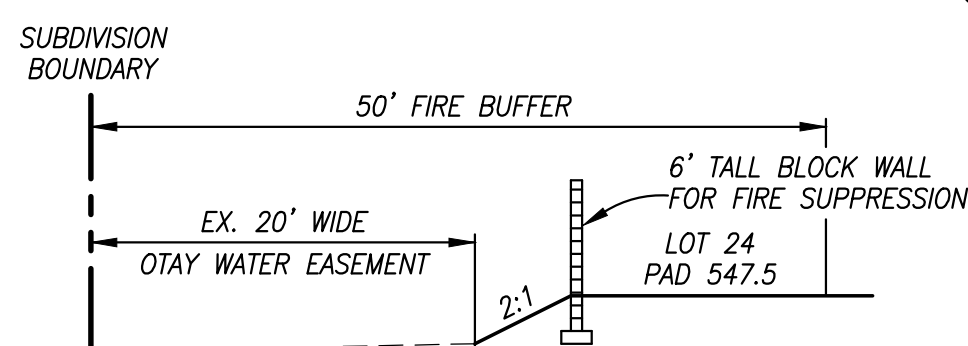
SEE SHEET 3

### EASEMENT NOTES

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- 2 KEYSTONE-TYPE RETAINING WALL PER SEPARATE PERMIT.
- 3 CONSTRUCT 6' TALL BLOCK WALL FOR FIRE SUPPRESSION PER DETAIL ON SHEET 5.
- 4 REMOVE EXISTING UTILITY POLE.
- 5 CONSTRUCT 15' WIDE X 2.3' DEEP GRASS-LINED CHANNEL PER SHEET 3 & 4 (PRIVATE).
- 6 CONSTRUCT WING-TYPE HEADWALL PER D-34 AND INSTALL RIP RAP ENERGY DISSIPATOR PER D-40 (TYPE 2 W/LIGHT CLASS ROCK, 2' THICK WITH 1/2" FLTR. BNKT., L=5'); (PRIVATE).
- 7 REMOVE EXISTING WELL & ABANDON PER D.E.H. REGULATIONS.
- 8 CONSTRUCT 2' WIDE X 1' DEEP CONCRETE BROW DITCH PER D-75B (PRIVATE).
- 9 CONSTRUCT 6' WIDE X 2.0' DEEP GRASS-LINED CHANNEL PER DETAIL BELOW (PRIVATE).
- 10 INSTALL RIP RAP ENERGY DISSIPATOR PER D-40 (TYPE 2 WITH LIGHT CLASS ROCK, 2' THICK WITH 1/2" FILTER BLANKET); (PRIVATE).



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RECORD PLAN		COUNTY APPROVED CHANGES		BENCHMARK	
BY:	DATE:	NO.	DESCRIPTION	APPROVED BY	DATE
NAME					
R.C.E.					
EXPIRES:					

RECORD PLAN		COUNTY APPROVED CHANGES		BENCHMARK	
BY:	DATE:	NO.	DESCRIPTION	APPROVED BY	DATE
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BY:	DATE:	NO.	DESCRIPTION	APPROVED BY	DATE
NAME					
R.C.E.					
EXPIRES:					

PRIVATE CONTRACT

SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
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GRADING PLAN FOR:  
**FUERTE RANCH ESTATES**

CALIFORNIA COORDINATE INDEX 216-1787

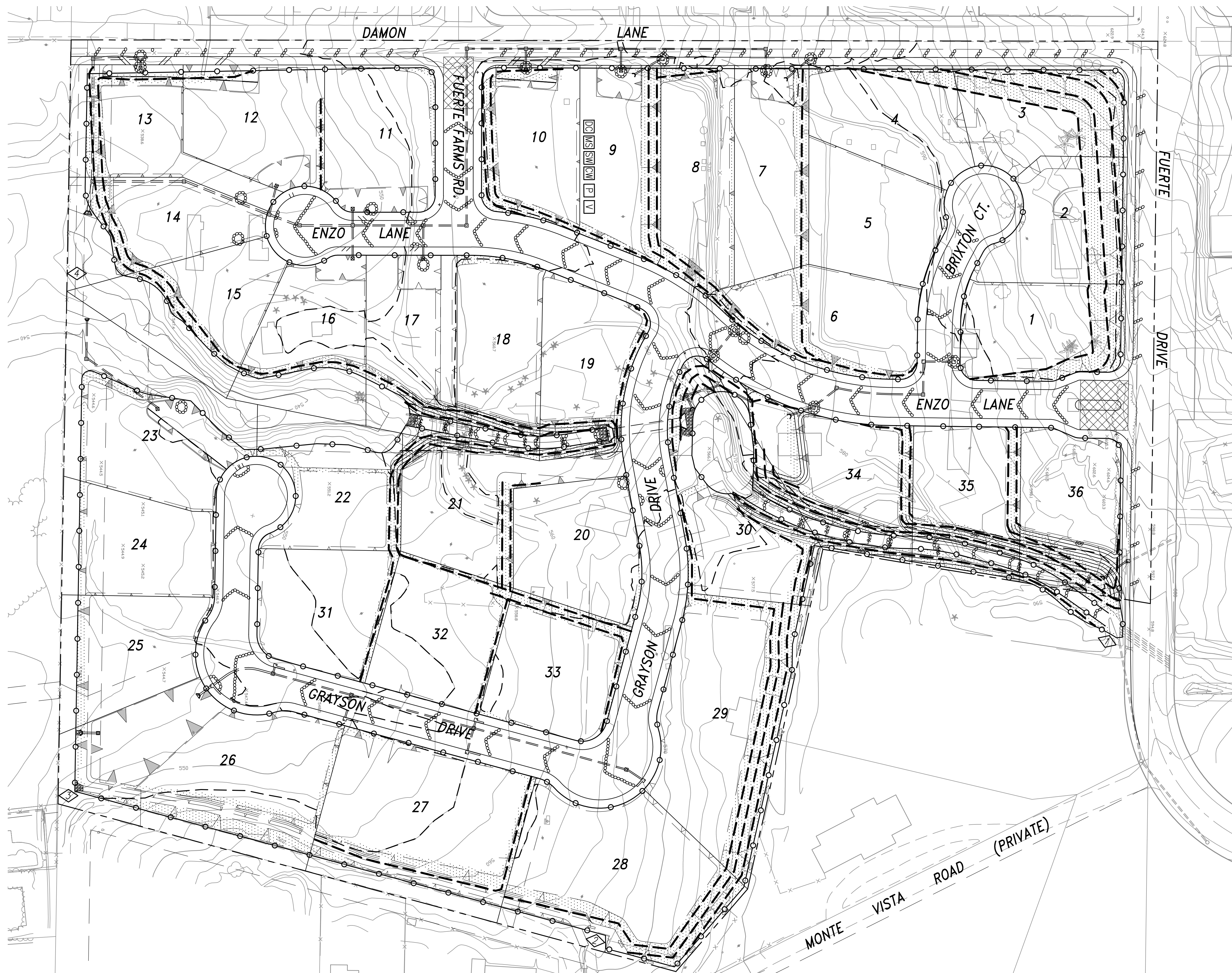
APPROVED FOR: MOHAMMED K. FAHREDDINE COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_ R.C.E.

DATE: \_\_\_\_\_

PS2014-LDGRM-00002 GRADING PERMIT NO.

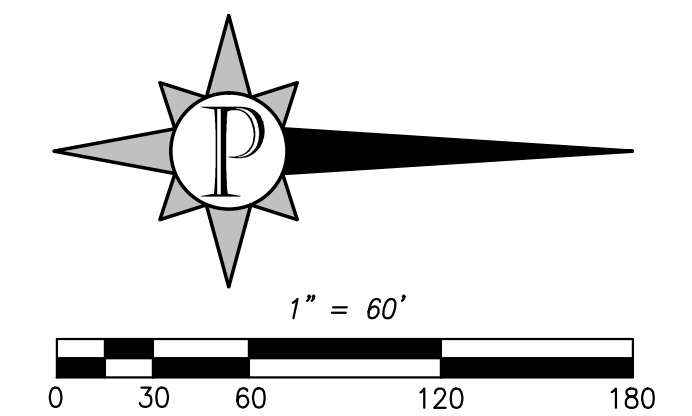




**EROSION CONTROL PLAN LEGEND**

ITEM	QUANTITY
	GRAVEL BAG INLET PROTECTION (SE-10)
	GRAVEL BAG CHECK DAM (SE-4)
	FIBER ROLL (SE-5)
	SILT FENCE (SE-1)
	STABILIZED CONSTRUCTION ENTRANCE (TC-1)
	HYDROSEED SLOPE (EC-4)
	BIORETENTION AREAS (TC-32)
	WATER QUALITY SAMPLING LOCATION (REFER TO PROJECT SWPPP)
	DUST CONTROL (WE-1)
	MATERIAL STORAGE (WM-1)
	SOLID WASTE STORAGE (WM-5)
	CONCRETE WASH-OUT (WM-8)
	PORT-O-LETS (WM-9)
	VEHICLE FUELING/STORAGE (NS-9)

(REFERS TO CALTRANS STORMWATER QUALITY MANUAL DETAILS)



PRIVATE CONTRACT		
SHEET 6	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
EROSION CONTROL PLAN FOR:		
<b>FUERTE RANCH ESTATES</b>		
CALIFORNIA COORDINATE INDEX 216-1787		
APPROVED FOR: MICHAEL K. FAHRBERG COUNTY ENGINEER		ENGINEER OF WORK R.C.E.
BY: _____ DATE: _____		PDS2014-LDGRMJ-00002 GRADING PERMIT NO.

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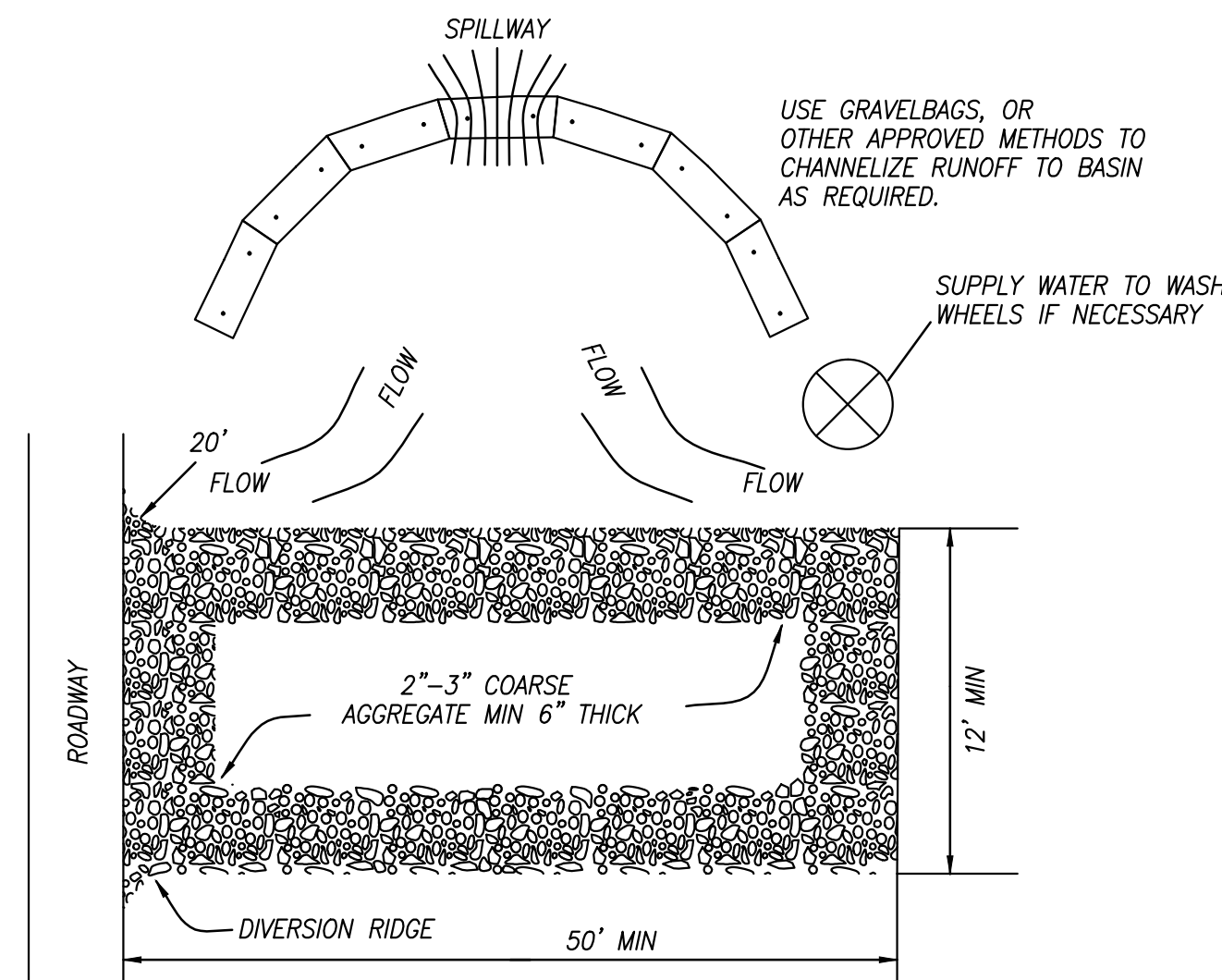
RECORD PLAN		COUNTY APPROVED CHANGES				BENCHMARK	
BY:	DATE:	NO.	DESCRIPTION	APPROVED BY	DATE	DESCRIPTION:	
NAME						STANDARD BRASS DISC STAMPED "EC 187 1968"	
R.C.E.						LOCATION: S/W CURB RETURN - FUERTE DR. & SHADOW GLEN RD.	
EXPIRES:						RECORD FROM: COUNTY OF SAN DIEGO VERTICAL CONTROL DATA	
						ELEVATION: 666.885	DATUM: NCGVD 29

### EROSION CONTROL NOTES

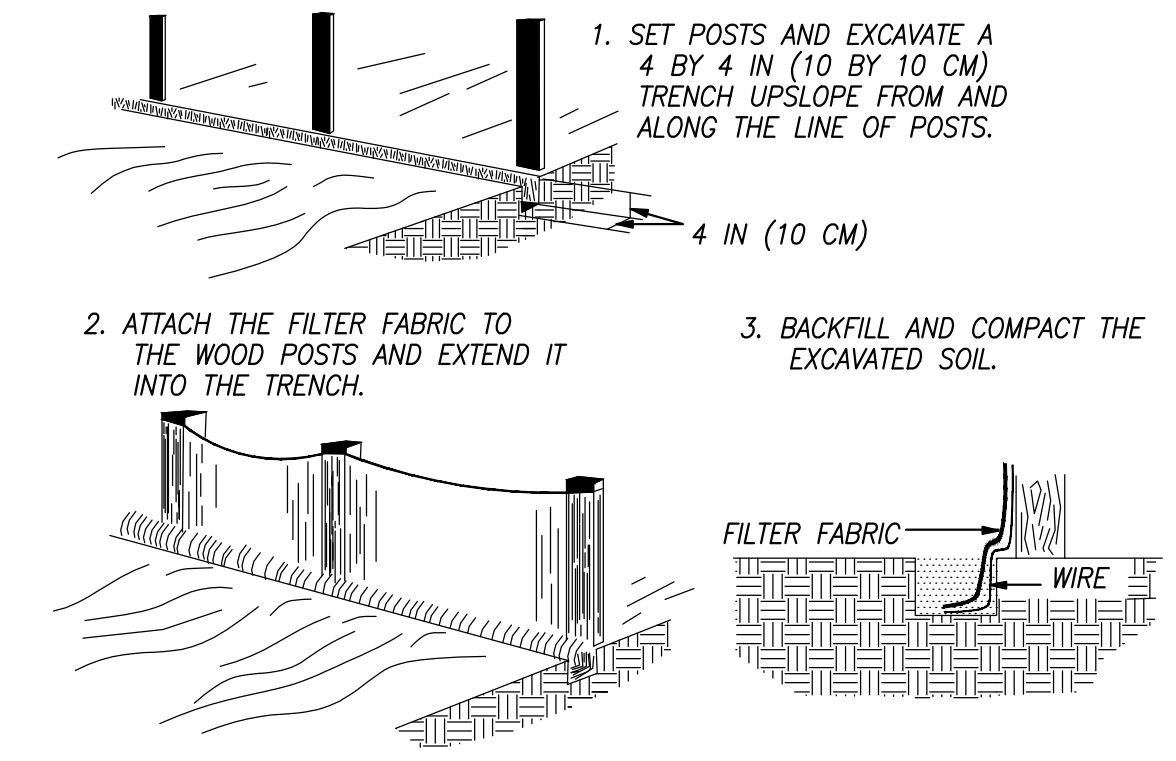
- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1 AND APRIL 15, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
- CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND GRAVEL AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

### STORM WATER MANAGEMENT NOTES

- DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
- NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
- ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED, THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.



**STABILIZED CONSTRUCTION ENTRANCE TC-1**  
NO SCALE



**SILT FENCE DETAILS SE-1**  
NO SCALE

### SILTATION & SEDIMENT CONTROL MEASURES NOTES

- THE SEDIMENT BASIN SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASIN SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASIN SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
- SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
- SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.
- ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION LEVEL WITH, AND TWO GRAVEL BAGS BELOW, THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

- AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
- ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

- PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

GRADE OF STREET	INTERVAL	NUMBER OF BAGS HIGH
LESS THAN 2%	AS REQUIRED (200' MAX.)	1
2% TO 4%	100 FEET	1
4% TO 6%	50 FEET	1
6% TO 10%	50 FEET	2
OVER 10%	25 FEET	2

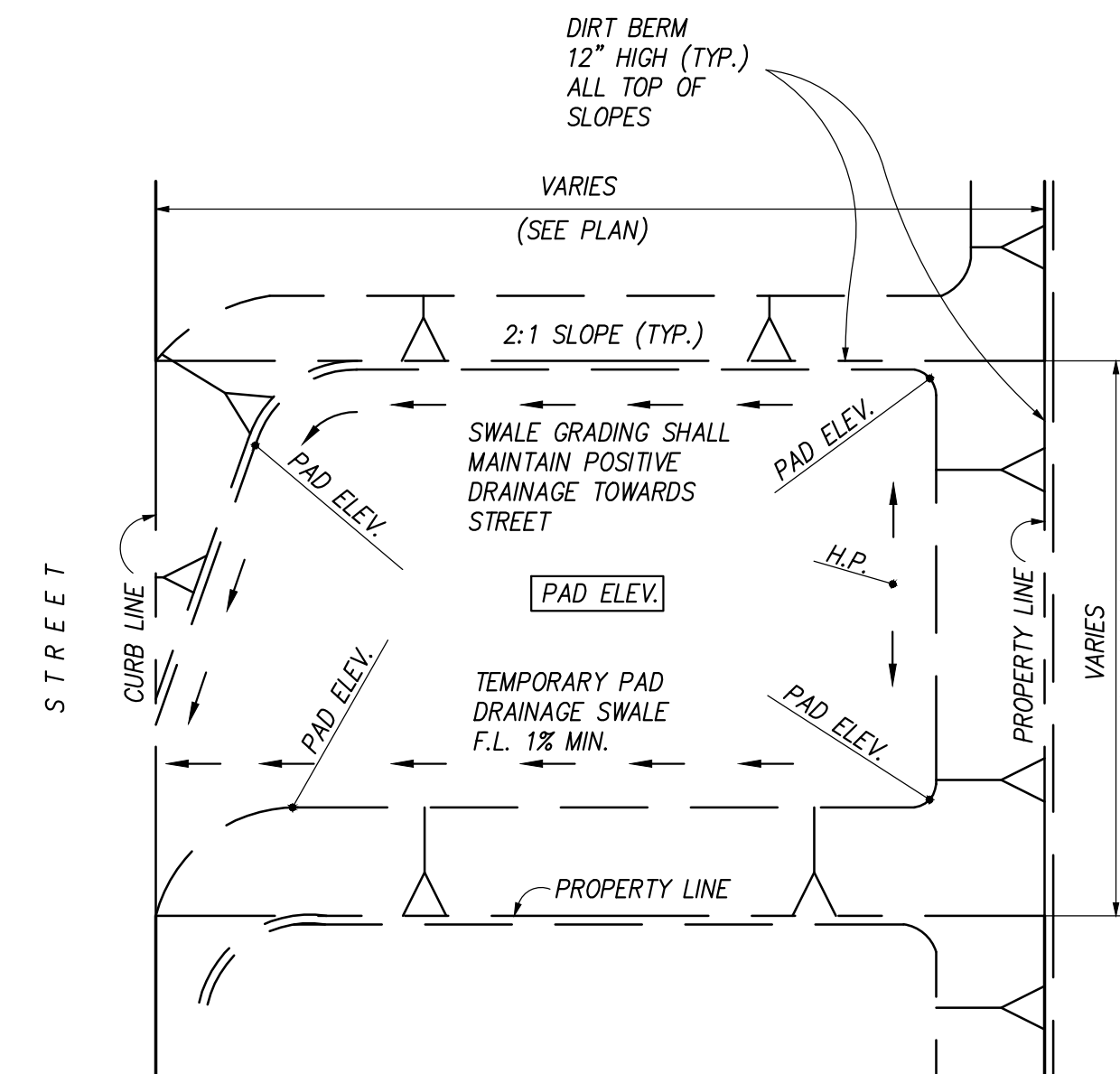
- PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
- GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
- ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
- PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDE SLOPES, OR FROM IMPERVIOUS SURFACES.
- ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES: I.E., COUNTY ENGINEER, DEPARTMENT OF ENVIRONMENTAL HEALTH, FLOOD CONTROL AND OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

### BFM LIMITATIONS AND RESTRICTIONS

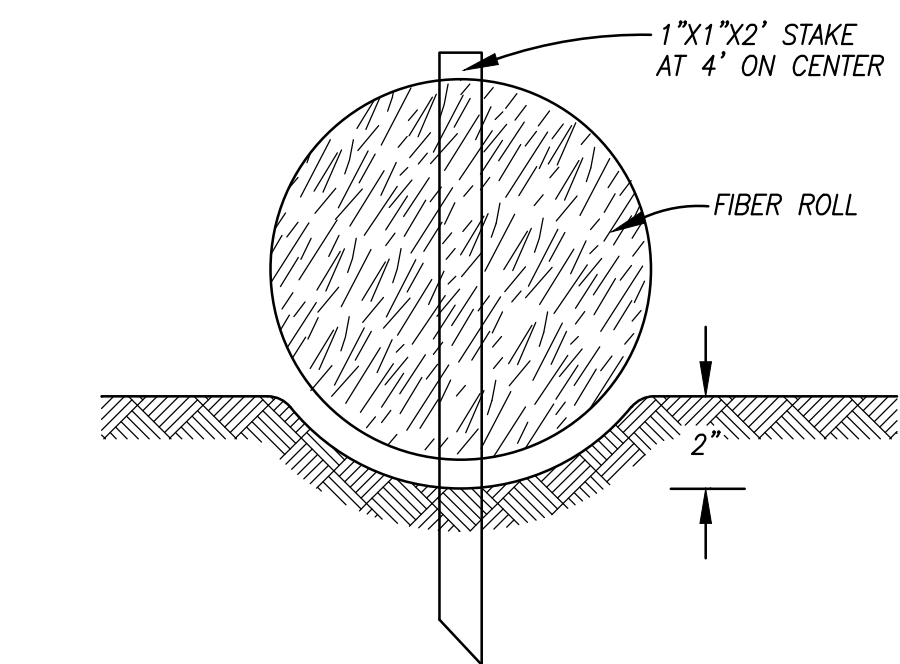
- APPLICATION RATES SHALL BE 3500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
- BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
- THE SITE MUST BE PROTECTED WITH BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
- BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLICATION FROM MULTIPLE ANGLES).
- FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION.
- A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE BFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

### BMP STENCIL PLACEMENT NOTES

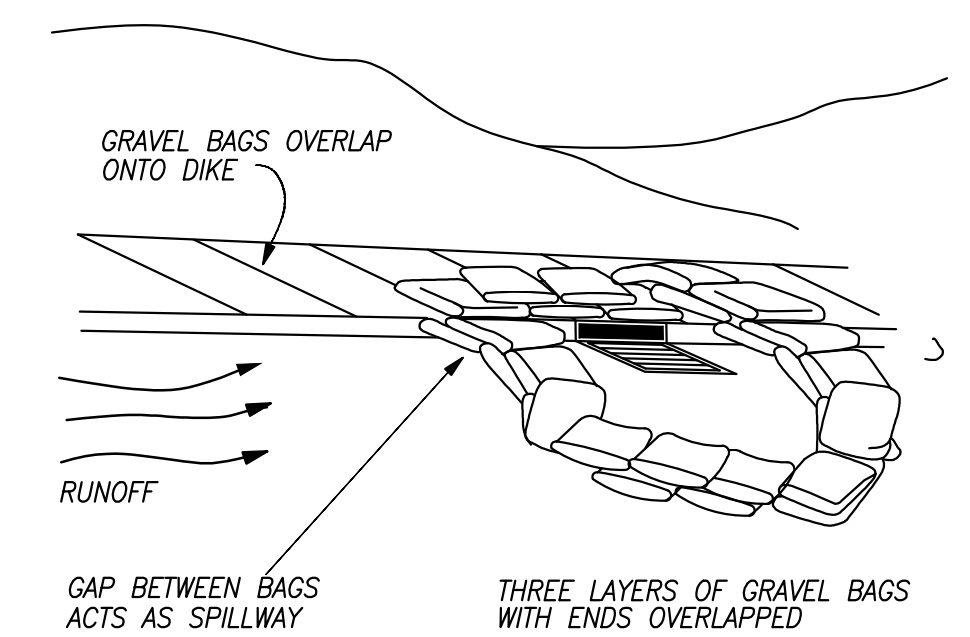
- ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING - I LIVE DOWNSTREAM") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.
- SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.
- LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.



**TYPICAL LOT GRADING**  
NO SCALE



**SE-5 FIBER ROLL**  
NO SCALE



**GRAVEL BAG CHECK DAM AND INLET PROTECTION SE-10**  
NO SCALE



Planning • Engineering • Mapping  
**POLARIS**  
Development Consultants, Inc.  
2914 Janssena Road, Suite 202-21 • El Cajon, CA 92021 • 619-484-2928

RECORD PLAN	
BY: _____	DATE: _____
R.C.E. _____	NAME _____
EXPIRES: _____	

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

BENCHMARK	
DESCRIPTION: STANDARD BRASS DISC STAMPED "EC 187 1968"	
LOCATION: S/W CURB RETURN - FUERTE DR. & SHADOW GLEN RD.	
RECORD FROM: COUNTY OF SAN DIEGO VERTICAL CONTROL DATA	
ELEVATION: 666.885	DATUM: NGVD 29

PRIVATE CONTRACT		
SHEET 7	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
EROSION CONTROL PLAN FOR:		
<b>FUERTE RANCH ESTATES</b>		
CALIFORNIA COORDINATE INDEX 216-1787		
APPROVED FOR: MOHAMAD K. FAKHRODDINE COUNTY ENGINEER	ENGINEER OF WORK: _____ R.C.E.	
BY: _____		PDS2014-LDGRMJ-00002 GRADING PERMIT NO.
DATE: _____		

NO INFORMATION FOR  
THIS SHEET. TBD DURING  
FINAL ENGINEERING.



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**POLARIS**  
Development Consultants, Inc.  
2914 Jamacha Road, Suite 002-31 • El Cajon, CA 92021 • 619-444-2928

RECORD PLAN	COUNTY APPROVED CHANGES				BENCHMARK
BY: _____ NAME _____ DATE: _____	NO.	DESCRIPTION	APPROVED BY	DATE	DESCRIPTION: STANDARD BRASS DISC STAMPED "EC 187 1968"
R.C.E. _____					LOCATION: S/W CURB RETURN - FUERTE DR. & SHADOW GLEN RD.
EXPIRES: _____					RECORD FROM: COUNTY OF SAN DIEGO VERTICAL CONTROL DATA
					ELEVATION: 666.885 DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 8	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	8 SHEETS
BIORETENTION DETAILS FOR:		
<b>FUERTE RANCH ESTATES</b>		
CALIFORNIA COORDINATE INDEX 216-1787		
APPROVED FOR: MOHAMAD K. FAKHRRODINE COUNTY ENGINEER	ENGINEER OF WORK _____ R.C.E.	
BY: _____ DATE: _____	PDS2014-LDGRMJ-00002 GRADING PERMIT NO.	

RP Communities, LP  
Fuerte Ranch Estates  
Certification No. R9-2015-0042

**ATTACHMENT 4**  
**REQUIRED CEQA MITIGATION MEASURES**

County of San Diego, Department of Planning and Land Use, Mitigated Negative Declaration for TM 5343RPL4, Adopted by the County of San Diego Board of Supervisors on May 19, 2010, excerpt (pages 2 through 10): 2. Required Mitigation Measures

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, or if requested, prior to occupancy, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. BIOLOGY

1. Prior to approval of grading or improvement plans, and prior to approval of the Final Map, the applicant shall: **[DPLU, FEE]**
  - a. Provide for the approval of the Director of Planning and Land Use evidence that 0.46 acres of wetland habitat credit have been secured in a mitigation bank within a Biological Resource Conservation Area (BRCA) in the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:
    - (1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
    - (2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
    - (3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
    - (4) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

**-OR-**

Provide for the conservation and habitat management of a minimum of 0.46 acres of wetland habitat located within a Biological Resource Conservation Area (BRCA) in the Multiple Species Conservation Program (MSCP). A Resource Management Plan (RMP) for the wetland and non native grassland habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the RMP. Alternatively, proof that a federal, state or local government agency with the primary mission of resource management has taken fee title to the land will be accepted in lieu of an easement.

- b. Provide for the approval of the Director of Planning and Land Use evidence that 0.23 acres of non native grassland or other Tier III habitat credit or higher have been secured in a mitigation bank located within the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:
- (1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  - (2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  - (3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  - (4) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

**-OR-**

Provide for the conservation and habitat management of a minimum of 0.23 acres of non native grassland habitat located within the Multiple Species Conservation Program (MSCP). A Resource Management Plan (RMP) for the wetland and non native grassland habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the RMP. Alternatively, proof that a federal, state or local government agency with the primary mission of resource management has taken fee title to the land will be accepted in lieu of an easement.

2. Prior to obtaining any building or other permit, including a grading permit, provide the Director of Planning and Land Use with a copy of a Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands or provide evidence satisfactory to the Director of Planning and Land Use that such permit is not required.
3. Prior to obtaining any building or other permit, including a grading permit, provide the Director of Planning and Land Use with a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that such an agreement is not required.
4. Prior to the approval of any plans, issuance of any permits, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Notes" have been indicated on the grading, and or improvement plans:
  - a. "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of raptor nests during the breeding season. This is defined as occurring between February 1 and July 15. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California

Department of Fish and Game, that no nests are present in the vicinity of the brushing, clearing or grading.” [DPLU, FEE]

C. NOISE

1. On the Final Map the applicant shall grant to the County of San Diego a Noise Protection Easement over the entire area of Lot 1 of Tentative Map 5343. This easement is for the mitigation of present and anticipated future excess noise levels on noise sensitive areas of residential uses. The easement shall require: **[DPLU, FEE x2]**

“Prior to the issuance of any building permit for any residential use within the noise protection easement, the applicant shall:

- a. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County approved acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dBA CNEL)]. Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow on Fuerte Drive for a Light Collector Road with improvement options classification which is the designated General Plan Circulation Element buildout roadway classification.
  - b. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.”
2. Prior to the approval of any plans, issuance of any permits, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following “Specific Notes” have been indicated on the grading, and or improvement plans:
    - a. “Prior to rough grading sign off, provide evidence to the satisfaction of the Director of Planning and Land Use; that a



temporary noise wall has been constructed along the perimeter of the project site, pursuant to the approved grading plan. Evidence of the wall shall consist of a signed, stamped statement/letter from a California Registered Engineer, licensed surveyor or County approved noise consultant, showing photographic evidence that the temporary construction noise barrier has been constructed. [DPLU, FEE]"

- b. "The temporary noise wall will be located along the perimeter of the project site and constructed of an 8 foot high, ½ inch plywood with no gaps or openings at the toe of the slope. At no time shall the slope exceed one foot below the top of the positioned temporary noise wall. Evidence that the wall was installed correctly shall consist of a signed, stamped statement/letter from a California Registered Engineer, licensed surveyor or County approved noise consultant, showing photographic evidence that the temporary noise wall has been constructed. If the wall is not installed correctly, grading within 100 feet of the wall shall cease until the installation is corrected and evidence has been provided to the satisfaction of the Director of the Department of Planning and Land Use.

If new information is provided to prove and certify that the equipment being used is different than what was proposed in the noise report, then a new construction noise analysis may be reviewed to the satisfaction of the [DPLU, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier may be approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above."

- c. "Temporary noise wall details and location are shown on Sections: Construction Noise Emission Levels and Figure 6 in the noise report prepared by ISE dated September 10, 2007."

- d. "The temporary noise wall will remain during the pad grading phases."

#### D. CULTURAL RESOURCES

1. Prior to recordation of the final map TM5343RPL4 and prior to approval of any grading or improvement plans or issuance of any grading or construction permits, the subdivider shall implement the following conditions relating to the grading monitoring program to mitigate potential impacts to undiscovered buried archaeological resources on the Project site. The following conditions shall be implemented to the satisfaction of the Director of the Department of Planning and Land Use: **[DPLU, FEE X2]**
  - a. Provide evidence that a County approved archaeologist ("Project Archaeologist") has been contracted to implement a grading monitoring and potential data recovery program that complies with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements, to the satisfaction of the Director of Planning and Land Use. Also, provide evidence that a Native American Monitor has been contracted to monitor grading, or evidence that no Native American Monitor was available, in which case the Project Archaeologist shall perform that function.
  - b. The Contract shall include a cost estimate of the required monitoring; this estimate shall be submitted to the Director of Public Works and included in the Bond Cost Estimate for the required Grading.
2. Prior to the approval of any plans, issuance of any permits, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Notes" have been indicated on the grading, and or improvement plans:
  - a. "The County approved Project Archaeologist, the Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program."

- b. "The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements."
- c. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."
- d. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods."
- e. "If any human bones are discovered, the Project Archaeologist shall contact the County Coroner. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the

Project Archaeologist in order to determine proper treatment and disposition of the remains.”

- f. “The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.” [DPLU, FEE]
- g. “Prior to rough grading inspection sign-off for each phase, the Project Archaeologist shall provide evidence that the field grading monitoring activities have been completed. Evidence shall be in the form of a letter to the Director of the Department of Planning and Land Use.” [DPLU, FEE]
- h. “Prior to Final Grading Release for each phase, submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following:” [DPLU, FEE X2]
  - (i) “Department of Parks and Recreation Primary and Archaeological Site forms.”
  - (ii) “Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating

that archaeological materials have been received and that all fees have been paid.”

- (iii) “If no cultural resources are discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Archaeologist.”

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

PLANS AND SPECIFICATIONS

(Street Improvements and Access)

- a. Standard Conditions 1 through 10.
- b. Specific Conditions:
  - 1. Improve or agree to improve and provide security for Fuerte Drive (SA920), to Public Circulation Element Light Collector Road Standards plus bike lane along the entire project frontage to a one-half graded width of thirty-five feet (35') with twenty-five feet (25') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter, sidewalk with the curb a minimum of twenty-five feet (25') from centerline. Provide transitions, tapers, traffic striping and A.C. dike to the existing pavement. All of the above shall be to the satisfaction of the Director of Public Works.
  - 2. Improve or agree to improve and provide security for Damon Lane along the entire project frontage to Public Residential Collector Road Standards to a one-half graded width of thirty feet (30') with twenty feet (20') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter, and 10 foot