

**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: Campus Park West Project  
Certification Number R9-2019-0100  
WDID: 9000002871**

Reg. Meas. ID: 400105  
Place ID: 813684  
Party ID: 550296  
Person ID: 550297

**APPLICANT: CPSD 100, LLC  
2020 L Street, Fifth Floor  
Sacramento, CA 95811**

**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 February 26, 2015 was submitted by CPSD 100, LLC (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 Campus Park West Project (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on November 14, 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-2013-00582-WSZ).

The Project is located east of the City of Fallbrook in unincorporated San Diego County, northeast of the intersection of Interstate 15 and State Route (SR)-76 and the nearest surface road is the intersection of SR-76 and Pankey Rd. The Project center reading is located at latitude 33.338224 and longitude -117.155243. The Applicant has paid all required application fees for this Certification in the amount of \$10,679.00. On an annual basis, the Applicant must also pay all active discharge fees and post discharge monitoring fees, as appropriate<sup>1</sup>. On November 21, 2018, the San Diego Water Board provided public notice of the Project

<sup>1</sup> Additional information regarding fees can be found electronically at the following location:  
<http://www.waterboards.ca.gov/resources/fees/>

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 construct multi-family residential and general commercial units with a mixed-use component community on a 119-acre site. The Project is divided into six Planning Areas (PA). PA 2 will contain commercial and office spaces, as well as up to 35 multi-family residences on approximately 46.1 acres in the southwestern portion of the site north of SR-76 and west of Pankey Rd. PA 3 will consist of 348 multi-family residential units on approximately 12.4 acres in the southeastern portion of the site north of SR-76 and east of Pankey Rd. PAs 4 and 5 will consist of general commercial use buildings on 7.5 acres south of SR 76. PA 6 is also south of SR-76 and designated as biological Open Space. PA 1 was originally proposed to include light industrial and office commercial use on 12.6 acres of land north of Pala Mesa Dr., but this PA has been removed from the development plans for this Certification. Portions of PA 1, PA 2, PA 3, and all of PA 6 are designated as biological Open Space. In addition to the onsite uses, the Project will require the construction of onsite and offsite infrastructure improvements associated with roads, water, and sewer.

Mass grading will occur in three phases. Phase 1 includes the multi-family parcel north of SR-76, Pankey Rd north of SR-76, Pala Mesa Drive, and SR-76 widening. Phase 2 includes the commercial parcels south of SR-76 and Pankey Rd south of SR-76. Lastly, Phase 3 includes the commercial parcels north of SR-76. Following each grading phase, backbone infrastructure will be installed. This will include all elements necessary to support proposed developed uses; such as roadways, offsite connections to a potable water source and sewer lines. These efforts are anticipated to take between six to 12 months for each phase. Dedication of Project biological open space areas will occur as a first action prior to each phase of grading, with concurrent monitoring of construction activities adjacent to any open space set aside. Structures, interior site roads, utilities, and storm drains within specific development sites, along with associated parking and landscape areas, will be implemented concurrently with build out of the specific use areas. Once the above construction efforts are completed, vertical construction could begin. This phase is anticipated to take 10 to 15 years. This will include all the structures required for the mixed use, residential, general commercial and limited impact industrial development, as well as interior site roads, installation of Project streetscape, etc. Utilities and storm drains within development sites, as well as associated parking areas and landscaping will be implemented concurrently with build out of the specific use areas. Mass grading and development in PA 1 north of Pala Mesa Drive is not covered by this Certification however mitigation restoration is proposed in the eastern portion of the PA.

The Project will convert approximately 71.6 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 five detention/biofiltration basins. These BMPs will be designed, constructed, and maintained to meet County of San Diego BMP Design Manual design capture volume and hydromodification treatment requirements. Project runoff is routed separately from runoff from undisturbed areas to avoid co-mingling of clean runoff with untreated runoff.

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 1.16 acre (605 linear feet) of ephemeral wetland 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 has minimized Project impacts by designing the Project footprint to avoid most of the wetland habitat in the southern portion of PA 2. PA 1 has been removed from the proposed Project however the Applicant may wish to develop this land in the future. By not developing in PA 1, total wetland impacts were reduced from 3.56 acres to 1.16 acres for a reduction of approximately 2.4 acres (747 linear feet).

The Applicant reports that compensatory mitigation for the permanent loss of 1.16 acres of jurisdictional waters will be achieved through the purchase of 1.16 acres of establishment/re-establishment mitigation bank credits from the San Luis Rey Mitigation Bank (Bank) in advance of Project impacts and enhancement of 2.32 acres on Horse Ranch Creek to achieve a minimum compensation ratio of 3:1 (area mitigated:area impacted). The Bank is on 55.84 acres of land located in the same watershed as the Project, the lower San Luis hydrologic sub-area (HSA 903.1) in the City of Oceanside, San Diego County, California. Mitigation credit parcels, purchased from the Bank to satisfy compensatory mitigation requirements, are required to be protected, monitored and maintained in perpetuity by the Bank pursuant to a federal and State approved bank enabling instrument and a recorded conservation easement. Enhancement mitigation is onsite in the southeastern portion of PA 1.

Wildlands Inc., a habitat development and land management company, is the Bank Sponsor and is responsible for Bank design, entitlement, construction and long-term operations and management. Detailed written specifications and descriptions of the methods being used to monitor the Bank through the initial 5-year success period including, but not limited to, the geographic boundaries of the Bank, timing, sequence, monitoring, maintenance, and ecological success performance standards are described in the *San Luis Rey Mitigation Bank Development Plan (Development Plan) dated November 2012 for the San Luis Rey Mitigation Bank*. The Development Plan was previously accepted by the San Diego Water Board under the terms and conditions of Water Quality Certification No. R9-2013-0050, issued by the San Diego Water Board for the development and maintenance of the Bank on April 13, 2014. San Diego Water Board acceptance of the Bank Development Plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Bank Development Plan is incorporated in this Certification by this reference as if set forth fully herein. The Bank Development Plan provides for implementation of compensatory mitigation

at the Bank which will offset adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Bank Development Plan will also reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the purchase of mitigation credits from the Bank will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

Detailed written specifications and work descriptions for the compensatory mitigation project including, but not limited to, the geographic boundaries of the project, timing, sequence, monitoring, maintenance, ecological success performance standards and provisions for long-term management and protection of the mitigation areas are described in the *Campus Park West Conceptual Compensation Habitat Mitigation and Monitoring Plan* (Mitigation Plan), dated September 2018. The San Diego Water Board acceptance of the Mitigation Plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Mitigation Plan is incorporated in this Certification by reference as if set forth herein. The Mitigation Plan provides for implementation of compensatory mitigation which offsets adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Mitigation Plan will reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the Mitigation Plan will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

Additional Project details are provided in Attachments 1 through 5 of this Certification.

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### Attachments:

1. Definitions
2. Project Location Maps
3. Project Site Plans
4. Mitigation Figures
5. CEQA Mitigation Monitoring and Reporting Program

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 Applicants 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. R9-2019-0100 (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 San Luis Rey River, Horse Ranch Creek, 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 *National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities*, (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. 2013-0002-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for Residual Aquatic Pesticide Discharges to Waters of the United States from Algae and Aquatic Weed Control Applications*, 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 Horse Ranch Creek, San Luis Rey River, and its tributaries. 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.
- Q. **Groundwater Dewatering.** If groundwater dewatering is required for the Project, the Applicant shall enroll in and comply with the requirements of San Diego Water Board Order No. R9-2015-0013, NPDES No. CAG919003, *General Waste Discharge Requirements For Groundwater Extraction Discharges to Surface Waters within the San Diego Region* or its successor permit.

#### 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 Implementation.** The Project must be designed to comply with the requirements for priority development projects in section E.3 of the Regional MS4 Permit Order 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 Standard Storm Water Mitigation and Hydromodification Plans for the County of San Diego. Where conflict exists between the referenced documents the most stringent requirements shall apply.
- D. **Post-Construction BMP Implementation.** All post-construction BMPs must be constructed, functional, and implemented prior to completion of Project construction, occupancy, and/or planned use, and maintained in perpetuity. The post construction BMPs must be approved by County of San Diego.
- E. **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>2</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. The Project has avoided impacts by removing the proposed development activities in the northern part of the Project site (PA 1) which had proposed permanent impacts to wetland habitat and by avoiding impacts to existing habitat in PA 2.
- B. **Project Impacts and Compensatory Mitigation.** Unavoidable Project impacts to Horse Ranch Creek, San Luis Rey River, and its tributaries within the Carlsbad Watershed must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable

<sup>2</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]

temporary and permanent Project impacts to waters of the United States and/or State must be achieved as described in the table below:

	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>						
Wetland	1.16	791	1.16 Wetland Establishment and/or Re-Establishment credit <sup>1</sup>  2.32 Enhancement <sup>2</sup>	3:1	NA <sup>3</sup>	NA <sup>3</sup>

1. Project mitigation Establishment and/or Re-Establishment credits will be purchased from the San Luis Rey Mitigation Bank, Oceanside, CA.
2. Enhancement will take place onsite on Horse Ranch Creek. The enhancement mitigation is part of a larger 13.3 acres (5,222 linear feet) of enhancement for California Department of Fish and Wildlife mitigation.
3. Compensatory mitigation is being provided in a contiguous area at the Mitigation Bank therefore, compensatory mitigation for linear feet is not being calculated on a project by project basis.

**C. Mitigation Credits.** Prior to the start of construction, the Applicant must provide documentation to the San Diego Water Board verifying the purchase of at least 1.16 acres of Establishment and/or Re-Establishment credits from the San Luis Rey Mitigation Bank.

The use of an alternative mitigation bank to provide required compensatory mitigation must be approved by the San Diego Water Board before the credits are secured and is subject to the following conditions:

1. The Applicant must identify the USACE approved mitigation bank and submit documentation demonstrating that:
  - a. The permitted Project impacts are located within the service area of the mitigation bank; and
  - b. The mitigation bank has the appropriate number and resource type of credits available.
2. If the San Diego Water Board approval of the mitigation bank is obtained, the Applicant must provide documentation verifying that the appropriate number and resource type of credits have been secured from the mitigation bank prior to the start of construction.

- D. **Compensatory Mitigation Plan Implementation.** The Applicant must fully and completely implement the Mitigation Plan; any deviations from, or revisions to, the Mitigation Plan must be pre-approved by the San Diego Water Board.
- E. **Performance Standards.** Compensatory mitigation required under this Certification shall be considered achieved once it has met the ecological success performance standards contained in the Bank Development Plan (Section G.2, Monitoring and Success Criteria) dated November 2012 to the satisfaction of the San Diego Water Board. Compensatory mitigation required under this Certification that is occurring on site shall be considered achieved once it has met the performance standards contained in the onsite Mitigation Plan (Section 8, page 17) dated September 2018 to the satisfaction of the San Diego Water Board.
- F. **Compensatory Mitigation Site Design.** The compensatory mitigation site(s) shall be designed to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:
1. Most of the channels through the mitigation sites shall be characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;
  2. As viewed along cross-sections, the channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and
  3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersions among plant zones and layers.
- G. **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.
- H. **Long-Term Management and Maintenance - Mitigation Bank.** The Mitigation Bank site(s) must be managed, protected, and maintained, in perpetuity, in conformance with the approved Bank Enabling Instrument and the final ecological success performance standards identified in the Bank Development Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the requirements listed in section V.I 1 through 4 below.
- I. **Long-Term Management and Maintenance.** The compensatory mitigation site(s) located on the Project site must be managed, protected, and maintained, in perpetuity,

in conformance with the long-term management plan and the final ecological success performance standards identified in the Mitigation Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the following requirements:

1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;
  2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;
  3. The Mitigation site(s) must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and
  4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.
- J. **Timing of Mitigation Site Construction.** The construction of proposed mitigation must be concurrent with project grading and completed no later than 9 months following the start of Project construction. Delays in implementing mitigation must be compensated for by an increased mitigation implementation of 10% of the cumulative compensatory mitigation for each month of delay.
- K. **Mitigation Site(s) Preservation Mechanism.** Within 90 days from the issuance of this Certification, the Applicant must provide the San Diego Water Board with a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all mitigation areas and their buffers in perpetuity<sup>3</sup>. **Within five years of the start of Project construction**, the Applicant must submit proof of a completed final preservation mechanism that will protect all mitigation areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the mitigation properties must be adequate to demonstrate that the sites will be maintained without future development or encroachment on the sites which could otherwise reduce the functions and values of the sites for the variety of beneficial uses of waters of the

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<sup>3</sup> U.S. Army Corps and California Department of Fish and Wildlife approved mitigation banks will have a Preservation Mechanism in place and this requirement may not apply when bank credits alone are used for project mitigation.

United States and/ or State that it supports. The legal limitation must prohibit, without exception, all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the sites. The preservation mechanism must clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

## 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 and GIS shape files of the Project mitigation sites within 30 days of mitigation installation. All impact and mitigation 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, compensatory mitigation, 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. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
  - d. 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.
2. **Compensatory Mitigation Monitoring Reporting.** Mitigation monitoring information must be submitted as part of the Annual Project Progress Report for a period of not less than five years, sufficient to demonstrate that the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plan. Following Project implementation, the San Diego Water Board may reduce or waive compensatory mitigation monitoring requirements upon a determination that performance standards have been achieved. Conversely the San Diego Water Board may extend the monitoring period beyond five years upon a determination that the performance standards have not been met or the compensatory mitigation project is not on track to meet them. The Annual Project Progress Report must include the following compensatory mitigation monitoring information:
  - a. Names, qualifications, and affiliations of the persons contributing to the report;
  - b. An evaluation, interpretation, and tabulation of the parameters being monitored, including the results of the Mitigation Plan monitoring program, and all quantitative and qualitative data collected in the field;
  - c. A description of the following mitigation site(s) characteristics:

- i. Detritus cover;
    - ii. General topographic complexity;
    - iii. General upstream and downstream habitat and hydrologic connectivity; and
    - iv. Source of hydrology
  - d. Monitoring data interpretations and conclusions as to how the compensatory mitigation project(s) is progressing towards meeting performance standards and whether the performance standards have been met;
  - e. A description of the progress toward implementing a plan to manage the compensatory mitigation project after performance standards have been achieved to ensure the long-term sustainability of the resource in perpetuity, including a discussion of long-term financing mechanisms, the party responsible for long term management, and a timetable for future steps;
  - f. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;
  - g. Stream photo documentation, including all areas of permanent and temporary impact, prior to and after mitigation site construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/401c/401PhotoDocRB9V713.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf). In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;
  - h. As-built drawings of the compensatory mitigation project site(s), no bigger than 11"X17"; and
- 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";
  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/401c/401PhotoDocRB9V713.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf). In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced; and

- 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. R9-2019-0100:813684:amonji  
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. Please direct questions about large document submittal procedures to Mission Support Services staff at (619) 516-1990. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2019-0100:813684:amonji.

- 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. **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.
- B. **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.
- C. **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.

- D. **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.
- E. **Commencement of Construction Notification.** The Applicant must notify the San Diego Water Board in writing **at least 5 days prior** to the start of initial Project construction ground disturbance
- 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 June 18, 2014 for the Final Environmental Impact Report (FEIR) titled Campus Park West Project (State Clearing House Number 2009061043). 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 FEIR 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 FEIR are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 5 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the FEIR, 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**

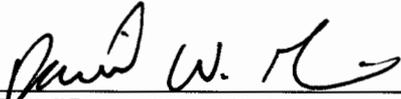
Staff Name, Alan Monji  
Telephone: 619-521-3968  
Email: [Alan.Monji@waterboards.ca.gov](mailto:Alan.Monji@waterboards.ca.gov)

## X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Campus Park West Project** (Certification No. R9-2019-0100) 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. R9-2019-0100 issued on June 12, 2019.

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

12 June 2019  
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.

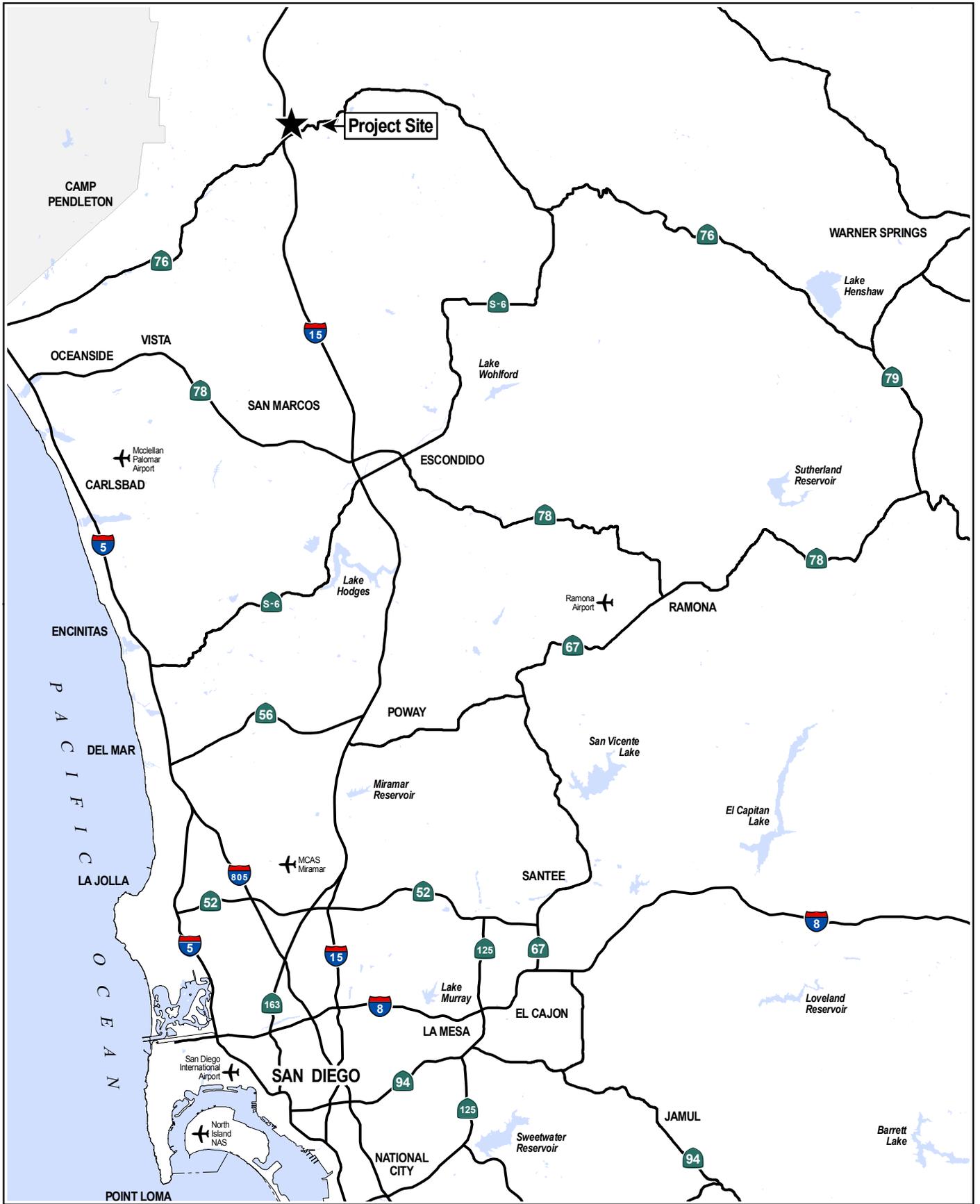
**Water quality objectives and other appropriate requirements of state law** – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other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

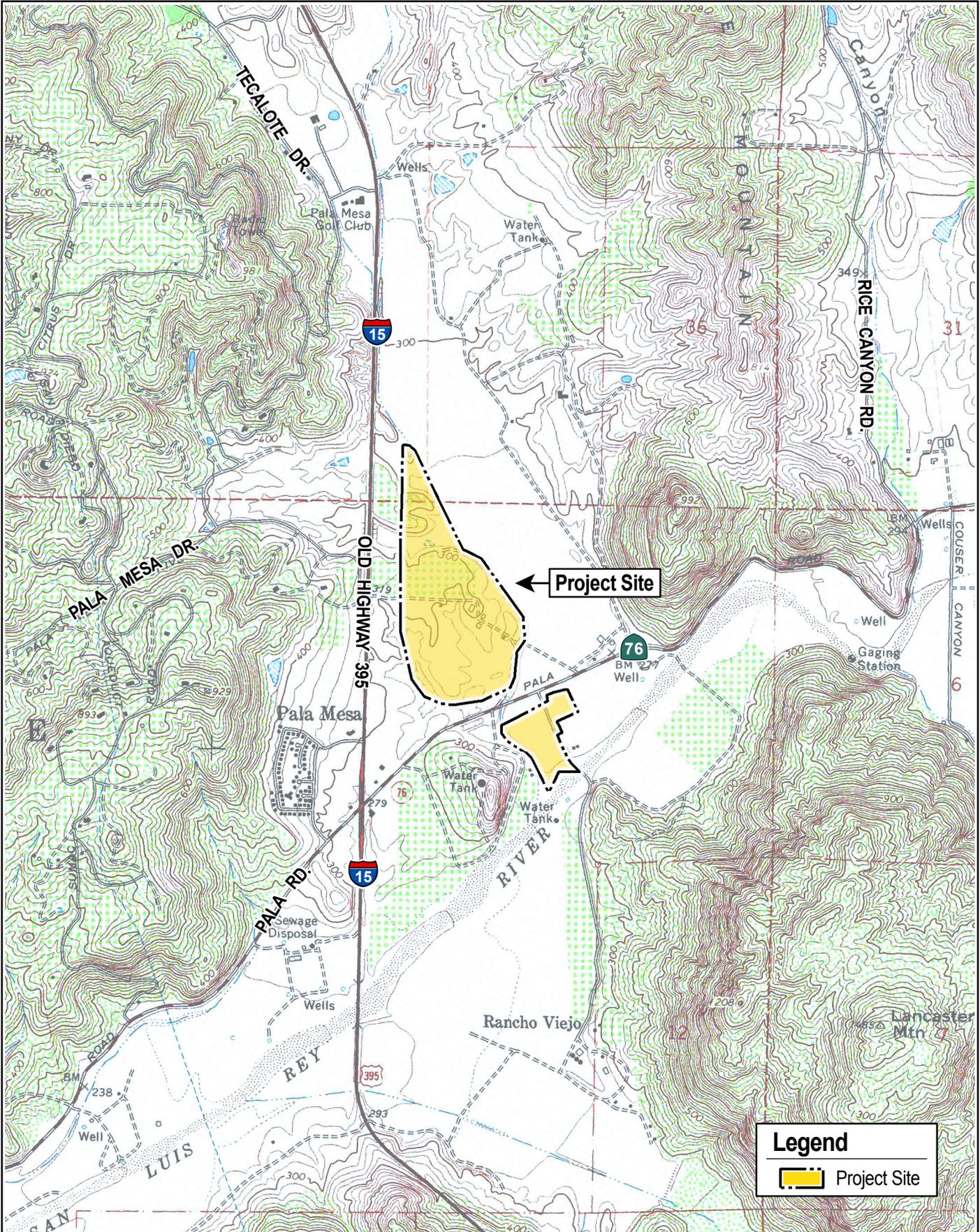
## **ATTACHMENT 2**

### **LOCATION MAPS AND FIGURES**

1. REC Consultants, Campus Park West CHMMP, Regional Map, Figure 1.
2. REC Consultants, Campus Park West CHMMP, Vicinity Map, Figure 2.



T:\Project\_Data\Campus\_Park\_West\_541\Final\_Maps\CHMMP\_Sept2018\CPW\_Fig-01\_RegionalMap\_083118.mxd



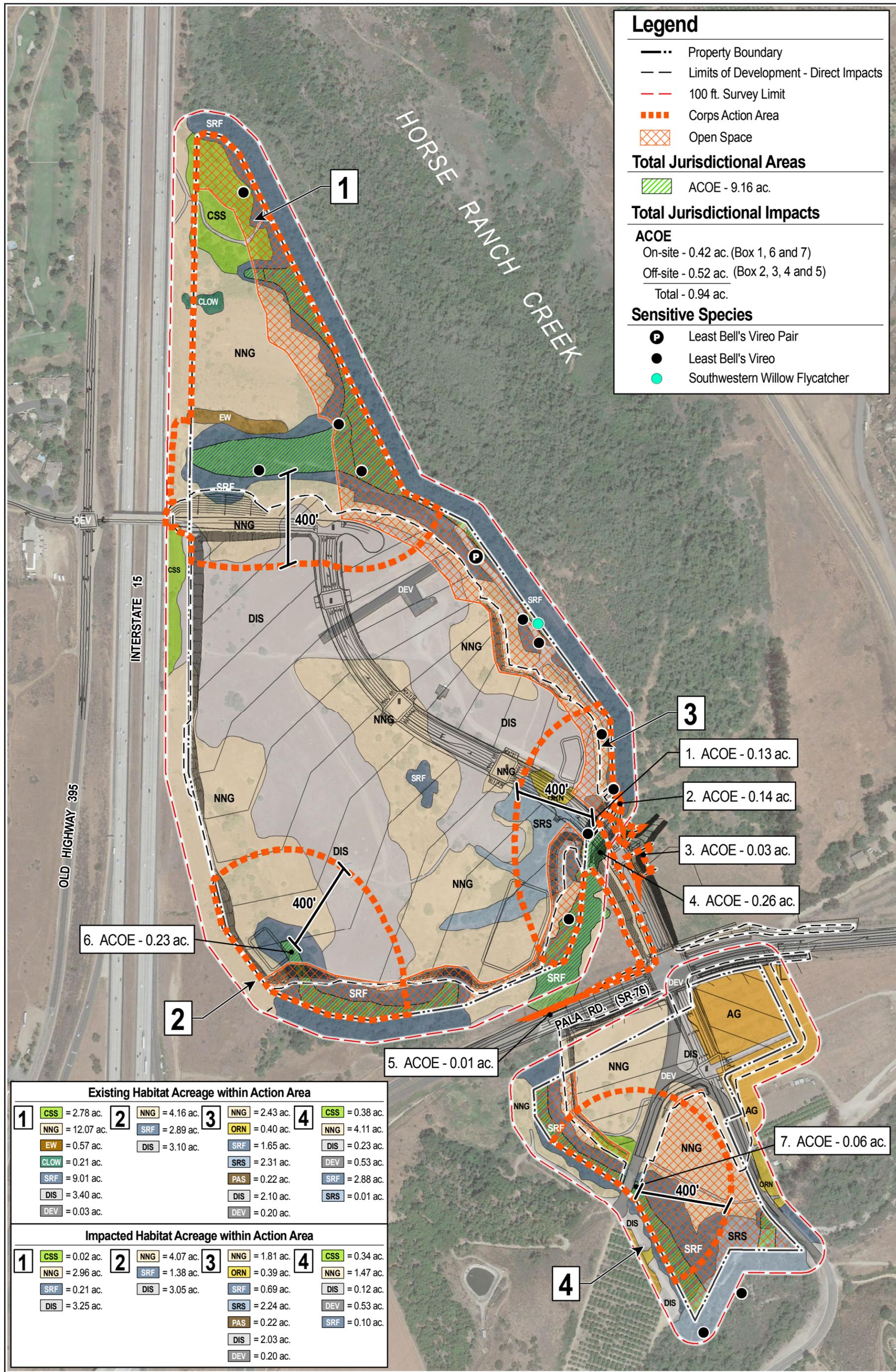
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### **ATTACHMENT 3**

#### **PROJECT FIGURES**

1. REC Consultants, Campus Park West, Impacts to Biological Resources with Open Space, Figure 6.
2. REC Consultants, Campus Park West, Planning Areas and Land Use. April 2019.
3. Project Design Consultants, Preliminary Grading Campus Park West, Sheets 1-6.



**Legend**

- Property Boundary
- - - Limits of Development - Direct Impacts
- - - 100 ft. Survey Limit
- Corps Action Area
- ▨ Open Space

**Total Jurisdictional Areas**

▨ ACOE - 9.16 ac.

**Total Jurisdictional Impacts**

**ACOE**  
 On-site - 0.42 ac. (Box 1, 6 and 7)  
 Off-site - 0.52 ac. (Box 2, 3, 4 and 5)  
 Total - 0.94 ac.

**Sensitive Species**

- Ⓟ Least Bell's Vireo Pair
- Least Bell's Vireo
- Southwestern Willow Flycatcher

6. ACOE - 0.23 ac.

1. ACOE - 0.13 ac.

2. ACOE - 0.14 ac.

3. ACOE - 0.03 ac.

4. ACOE - 0.26 ac.

5. ACOE - 0.01 ac.

7. ACOE - 0.06 ac.

**Existing Habitat Acreage within Action Area**

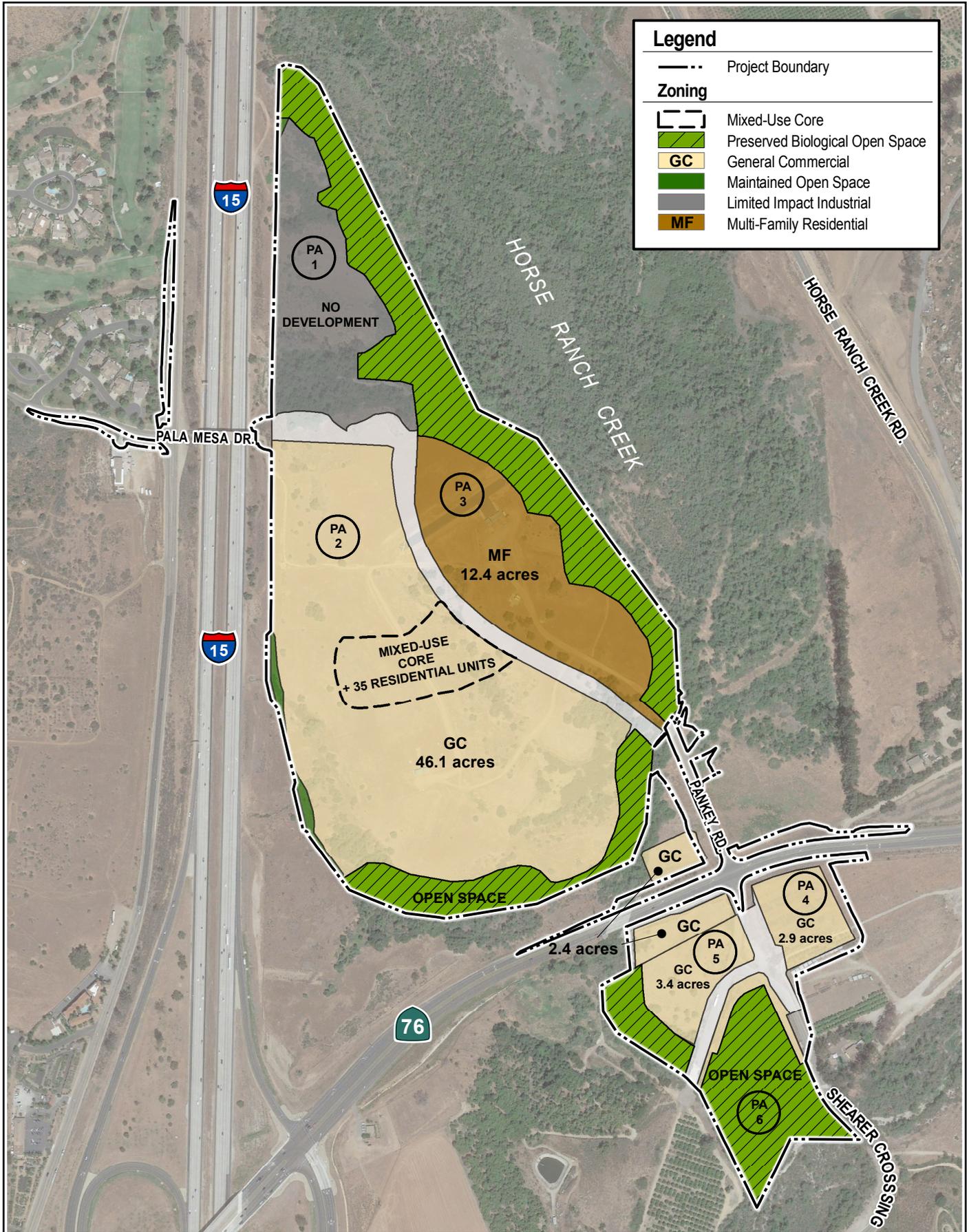
<b>1</b>	CSS = 2.78 ac. NNG = 12.07 ac. EW = 0.57 ac. CLOW = 0.21 ac. SRF = 9.01 ac. DIS = 3.40 ac. DEV = 0.03 ac.	<b>2</b>	NNG = 4.16 ac. SRF = 2.89 ac. DIS = 3.10 ac.	<b>3</b>	NNG = 2.43 ac. ORN = 0.40 ac. SRF = 1.65 ac. SRS = 2.31 ac. PAS = 0.22 ac. DIS = 2.10 ac. DEV = 0.20 ac.	<b>4</b>	CSS = 0.38 ac. NNG = 4.11 ac. DIS = 0.23 ac. DEV = 0.53 ac. SRF = 2.88 ac. SRS = 0.01 ac.
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**Impacted Habitat Acreage within Action Area**

<b>1</b>	CSS = 0.02 ac. NNG = 2.96 ac. SRF = 0.21 ac. DIS = 3.25 ac.	<b>2</b>	NNG = 4.07 ac. SRF = 1.38 ac. DIS = 3.05 ac.	<b>3</b>	NNG = 1.81 ac. ORN = 0.39 ac. SRF = 0.69 ac. SRS = 2.24 ac. PAS = 0.22 ac. DIS = 2.03 ac. DEV = 0.20 ac.	<b>4</b>	CSS = 0.34 ac. NNG = 1.47 ac. DIS = 0.12 ac. DEV = 0.53 ac. SRF = 0.10 ac.
----------	--	----------	--	----------	--	----------	--

T:\Project\_Data\Campus\_Park\_West\_541\Final\_Maps\BiologicalAssessment\_April2018\CPW\_Fig-06\_ActionArea\_WithOS\_071118.mxd





T:\Project\_Data\Campus\_Park\_West\_541\Final\_Maps\CPW\_Fig-01\_PlanningAreas\_LandUse\_041919.mxd

## Planning Areas and Land Use

CAMPUS PARK WEST



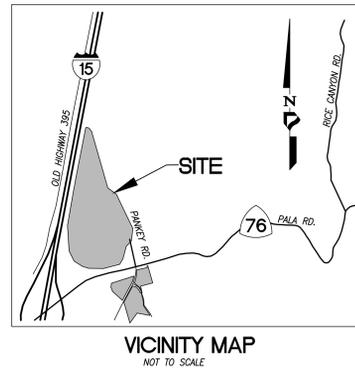
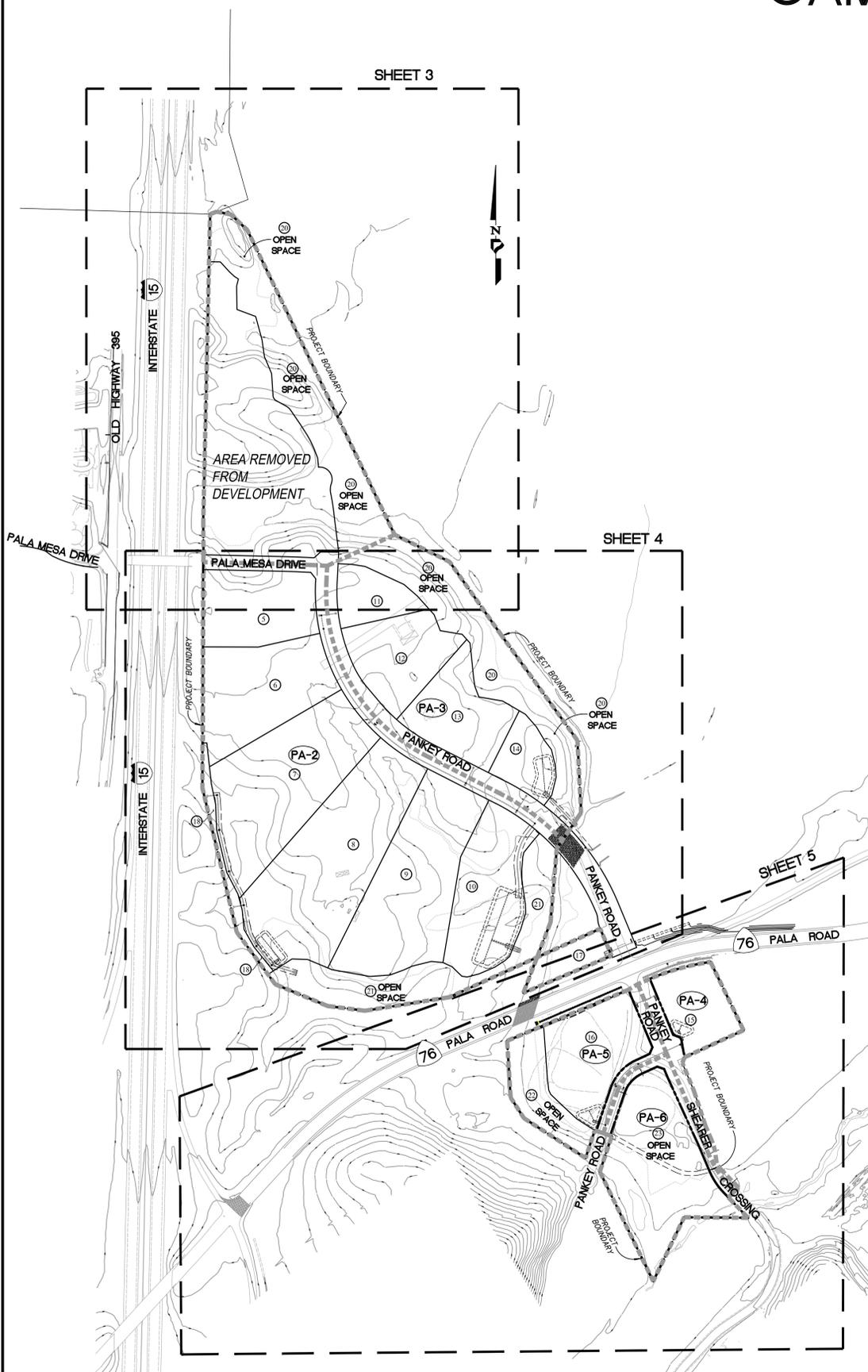
Source: Project Design Consultants

April 2019

# COUNTY OF SAN DIEGO TRACT 5424

PRELIMINARY GRADING

# CAMPUS PARK WEST



**PROJECT ADDRESS:**  
PALA ROAD EAST OF INTERSTATE 15

**GRADING QUANTITIES:**  
CUT: 850,000 C.Y.  
FILL: 850,000 C.Y.  
IMPORT/EXPORT: 0 C.Y.

**SHEET INDEX:**

SHEET 1	TITLE SHEET
SHEET 2	DETAILS
SHEET 3	PRELIMINARY GRADING AND LOT LAYOUT
SHEET 4	PRELIMINARY GRADING AND LOT LAYOUT
SHEET 5	PRELIMINARY GRADING AND LOT LAYOUT
SHEET 6	NOTES

**PUBLIC UTILITIES/DISTRICTS:**

SEWER	RAINBOW MUNICIPAL WATER DISTRICT (ANNEXATION REQUIRED)
WATER	RAINBOW MUNICIPAL WATER DISTRICT (ANNEXATION REQUIRED)
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	SBC
GAS AND ELECTRIC	SOGAE
CABLE T.V.	ADELPHI COMMUNICATIONS
FIRE	COUNTY SHERIFF
SCHOOL	NORTH COUNTY FIRE DISTRICT
	BONSALL UNIFIED SCHOOL DISTRICT
	FALLBROOK UNIFIED HIGH SCHOOL DISTRICT

**PRIORITY DEVELOPMENT PROJECT (PDP) SWOMP**

COUNTY OF SAN DIEGO BMP DESIGN MANUAL VERIFICATION FORM PAGE 2 OF 4  
STORMWATER STRUCTURAL POLLUTANT CONTROL & HYDROMODIFICATION CONTROL BMP\*  
(LIST ALL FROM SWOMP)

DESCRIPTION/TYPE OF STRUCTURAL BMP	PLAN SHEET NO.	STRUCTURAL BMP ID NO.	MAINTENANCE CATEGORY	MAINTENANCE AGREEMENT RECORDED DOC. NO.	REVISIONS
PR-1 BIOFILTRATION WITH PARTIAL RETENTION/HYDROMOD		BASIN #2	2		
PR-1 BIOFILTRATION WITH PARTIAL RETENTION/HYDROMOD		BASIN #3	2		
PR-1 BIOFILTRATION WITH PARTIAL RETENTION/HYDROMOD		BASIN #4	2		
PR-1 BIOFILTRATION WITH PARTIAL RETENTION		BASIN #5	2		
PR-1 BIOFILTRATION WITH PARTIAL RETENTION		BASIN #6	2		
BF-3 PROPRIETARY BIOFILTRATION		MWU #1	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #2	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #3	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #4	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #5	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #6	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #7	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #8	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #9	3		
BF-3 PROPRIETARY BIOFILTRATION		MWU #10	3		

\* ALL PRIORITY DEVELOPMENT PROJECTS (PDPs) REQUIRE A STRUCTURAL BMP  
NOTE: ALL BMPs ARE USED FOR TREATING PUBLIC ROADS, AND LOCATED WITHIN RIGHT-OF-WAY BOUNDARIES OF PUBLIC ROADS. THUS BMPs ARE CATEGORIZED AS CATEGORY 4 MAINTENANCES.  
NOTE: IF THIS IS A PARTIAL VERIFICATION OF STRUCTURAL BMPs, PROVIDE A LIST AND MAP DENOTING STRUCTURAL BMPs THAT HAVE ALREADY BEEN SUBMITTED, THOSE FOR SUBMISSION, AND THOSE ANTICIPATED IN FUTURE SUBMISSIONS.

**GENERAL NOTES**

- TENTATIVE MAP PREPARED BY: PROJECT DESIGN CONSULTANTS  
701 B STREET SUITE 800  
SAN DIEGO, CA 92101  
PH: 619 235-6471  
FAX: 619 234-0349
- TOTAL GROSS AREA: 116.5 ACRES NET AREA: 106.3 ACRES
- TOTAL NUMBER OF LOTS: 19  
MULTI FAMILY RESIDENTIAL... 4  
GENERAL COMMERCIAL... 9  
H.O.A. .... 2  
OPEN SPACE... 4
- TOTAL NUMBER OF DWELLING UNITS: 283
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING TOPOGRAPHY FROM PROJECT DESIGN CONSULTANTS AERIAL TOPO DATED MAY 3, 2008.
- LAMBERT COORDINATES: 426-1719
- ALL ONSITE STREETS WILL BE PUBLIC (SEE TYPICAL SECTIONS SHEET 2).
- THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF MULTIPLE FINAL MAPS, TYPICALLY ONE FINAL MAP PER PLANNING AREA.
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES, DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED, UNLESS OTHERWISE NOTED.
- GATES, IF INSTALLED ACROSS ACCESS ROADS AND/OR DRIVEWAYS, MUST CONFORM TO NCFPD STANDARDS FOR ELECTRIC GATES, TO INCLUDE OPTION SENSORS, KNOX KEY SWITCH AND EXIT LOOP DETECTORS.
- ROAD SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS #13.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSESIONS BEFORE COMMENCING SUCH ACTIVITY.

**GENERAL PLAN REGIONAL CATEGORY**

EXISTING: VILLAGE AND RURAL  
PROPOSED: VILLAGE AND RURAL

ASSESSOR'S PARCEL NO.'S	EXISTING ZONING	PROPOSED ZONING
108-121-14	S90	S88
125-061-01	S90	S88
125-063-01	S90	S88
125-063-08	S90	S88
125-063-11	S90	S88

**LEGAL DESCRIPTION:**

PARCEL A: THAT PORTION OF THE MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY IN BOOK 1, PAGE 108 OF PATENTS.

PARCEL B: PARCELS 3 AND 4 OF PARCEL MAP NO. 13703, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1985, AS FILE NO. 85-086725 OF OFFICIAL RECORDS.

PARCEL C: THOSE PORTIONS OF LANDS CONVEYED FROM THE STATE OF CALIFORNIA (SR-76) TO THE LVP REVOCABLE TRUST (PAPPAS) PER DIRECTOR'S DEEDS DOCUMENT NO. 2017-005489 RECORDED 02-02-2017 AND DOCUMENT NO. 2017-005486 RECORDED 02-02-2017.

**OWNER'S CERTIFICATE:**

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

CPSD 100, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: CHRIS PAPPAS, AS TRUSTEE OF THE CHRIS PAPPAS DATE  
REVOCABLE TRUST DATED OCTOBER 2, 2009, IT'S SOLE MEMBER

JPSD 100, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JOHN PAPAGIANNOPOULOS, AS TRUSTEE OF THE JOHN PAPPAS DATE  
REVOCABLE TRUST DATED APRIL 5, 2007, IT'S SOLE MEMBER

LVPSD, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JOHN PAPAGIANNOPOULOS, MANAGER DATE  
LVP REVOCABLE TRUST, DATED JUNE 29, 1987 (LOUIE J. PAPPAS AND VOULA L. PAPPAS, AS TRUSTEES OF THE LVP REVOCABLE TRUST, DATED JUNE 29, 1987)

BY: LOUIE J. PAPPAS, TRUSTEE DATE

**SUBDIVIDER:**

PAPPAS INVESTMENTS  
555 UNIVERSITY AVENUE, SUITE #200  
SACRAMENTO, CA 95825  
PHONE: (916)-447-7100

JOHN PAPAGIANNOPOULOS DATE

**ENGINEER OF WORK**

PROJECT DESIGN CONSULTANTS  
701 B STREET, SUITE 800  
SAN DIEGO, CALIFORNIA 92101  
TEL: 619-235-6471

**LEGEND:**

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE 2:1 MAX. (TYP.)
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED STORM DRAIN
- PROPOSED MODULAR WETLAND BMP
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- LOT NUMBERS
- PROPOSED FIRE HYDRANT
- LIMITED BUILDING ZONE
- WATER QUALITY BMP AND/OR HYDROMODIFICATION BASIN
- PROPOSED CURB AND GUTTER
- PROPOSED SWALE
- PROPOSED DRAINAGE DITCH
- PROPOSED RIPRAP
- PROPOSED PLANNING AREA BOUNDARIES
- PROPOSED PLANNING AREA
- WETLAND DELINEATION
- EXISTING 100-YEAR FLOODPLAIN LIMITS PER TM DRAINAGE REPORT
- PROPOSED 100-YEAR FLOODPLAIN LIMITS PER TM DRAINAGE REPORT
- LIMITS OF SLOPE PROTECTION
- PROPOSED BRIDGE (PANKEY ROAD)
- BRIDGE WIDENING (SR-76)
- PROPOSED DRIVEWAY
- PROPOSED BIOLOGICAL RESOURCES FENCING

**KEY MAP**  
1:250 SCALE



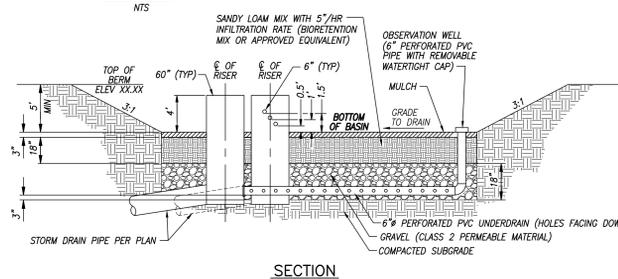
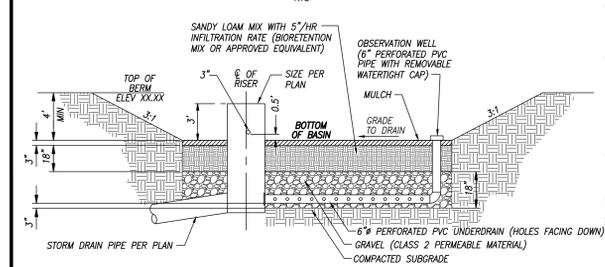
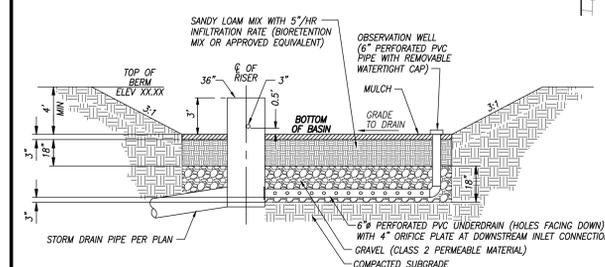
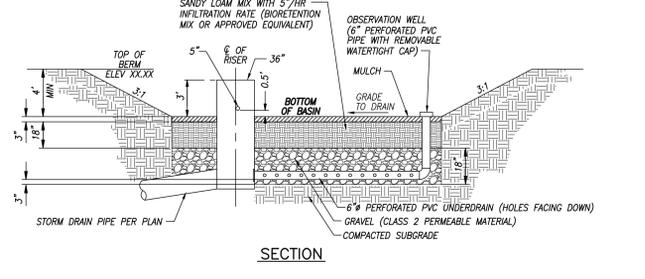
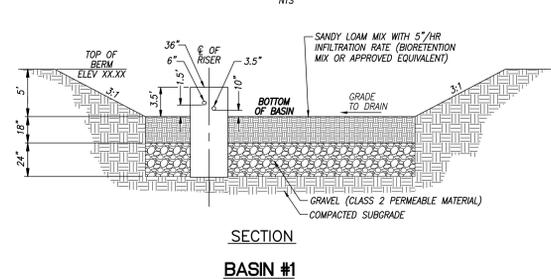
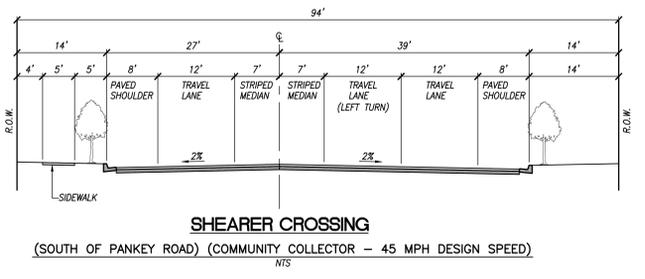
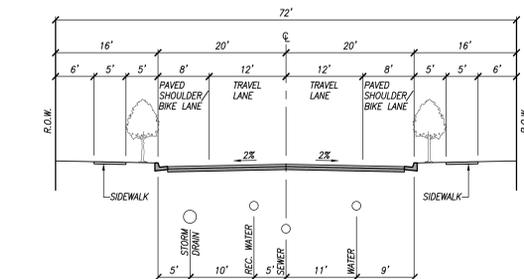
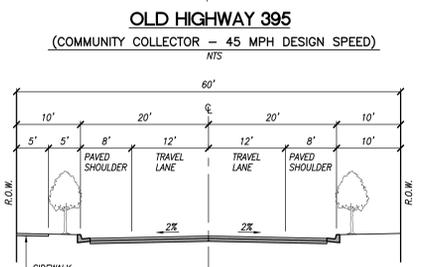
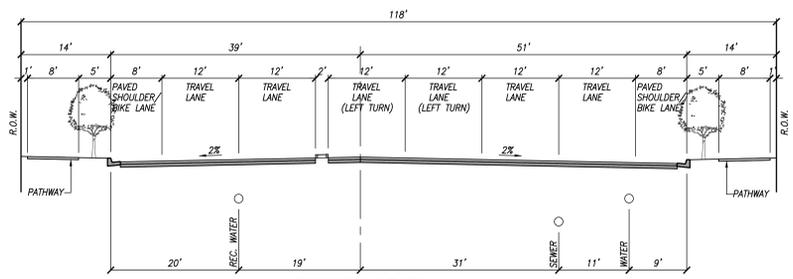
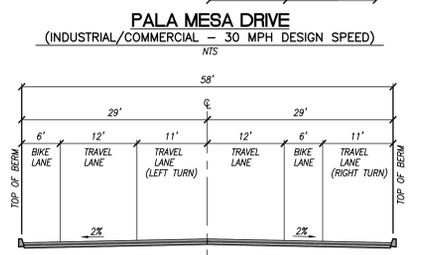
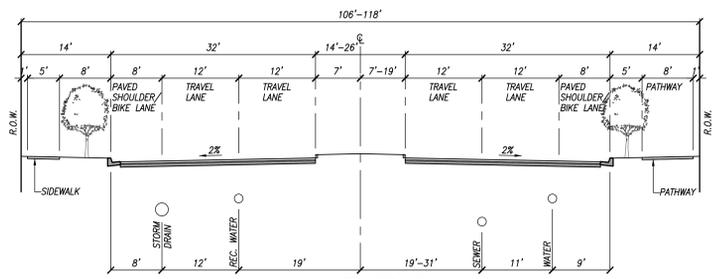
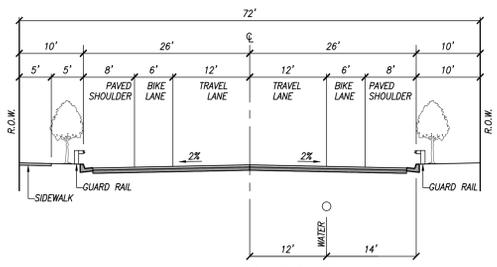
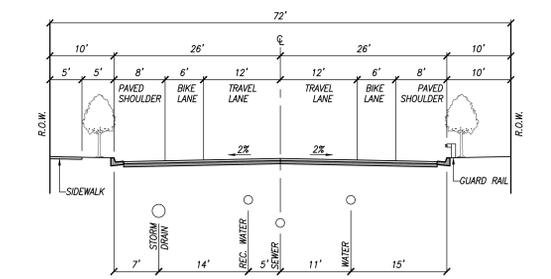
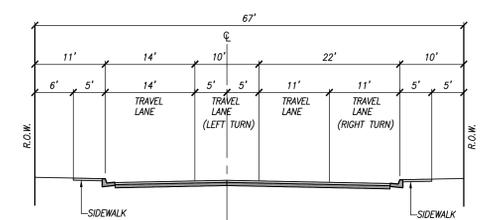
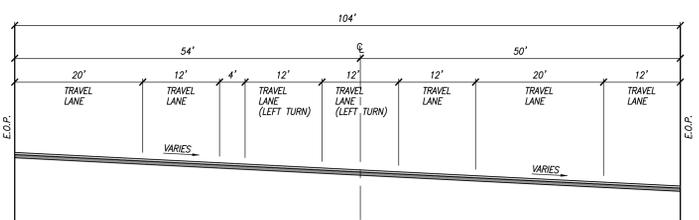
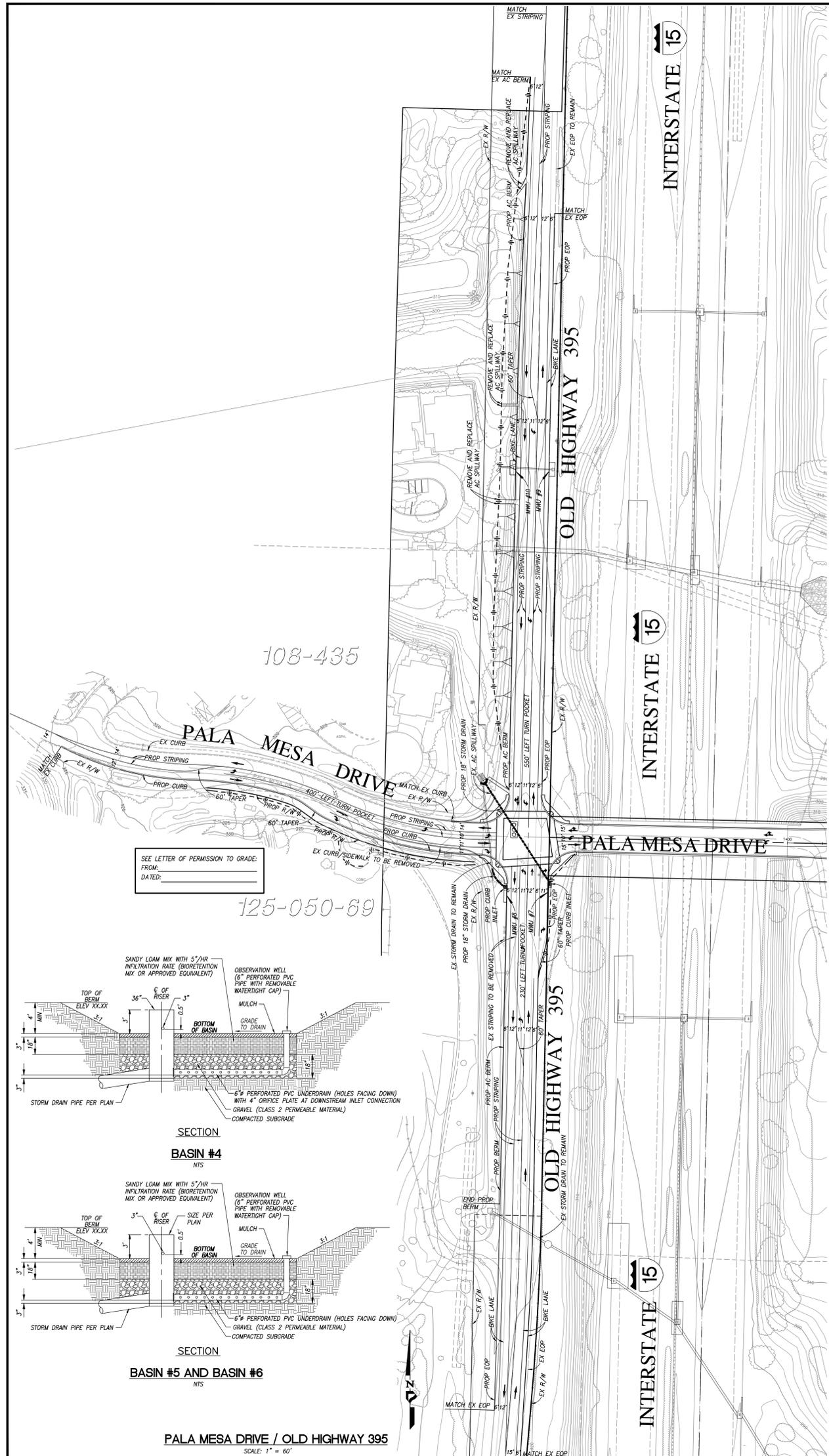
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1	FIRST SUBMITTAL	3-28-08	PDC
2	SECOND SUBMITTAL	11-12-08	PDC
3	THIRD SUBMITTAL	07-14-10	PDC
4	FOURTH SUBMITTAL	11-26-12	PDC
5	FIFTH SUBMITTAL	05-23-13	PDC
6	SIXTH SUBMITTAL	08-30-17	PDC
7	SEVENTH SUBMITTAL	01-05-18	PDC

PRELIMINARY GRADING TRACT 5424  
**CAMPUS PARK WEST**  
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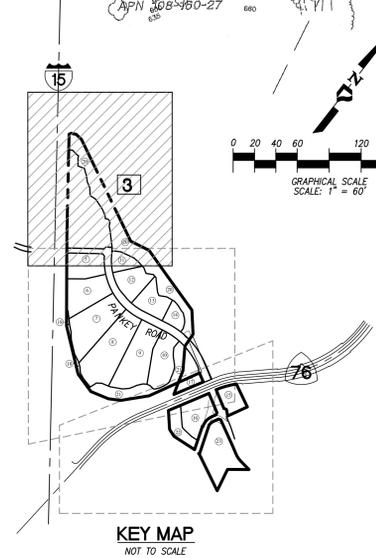
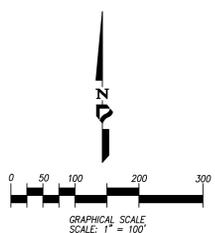
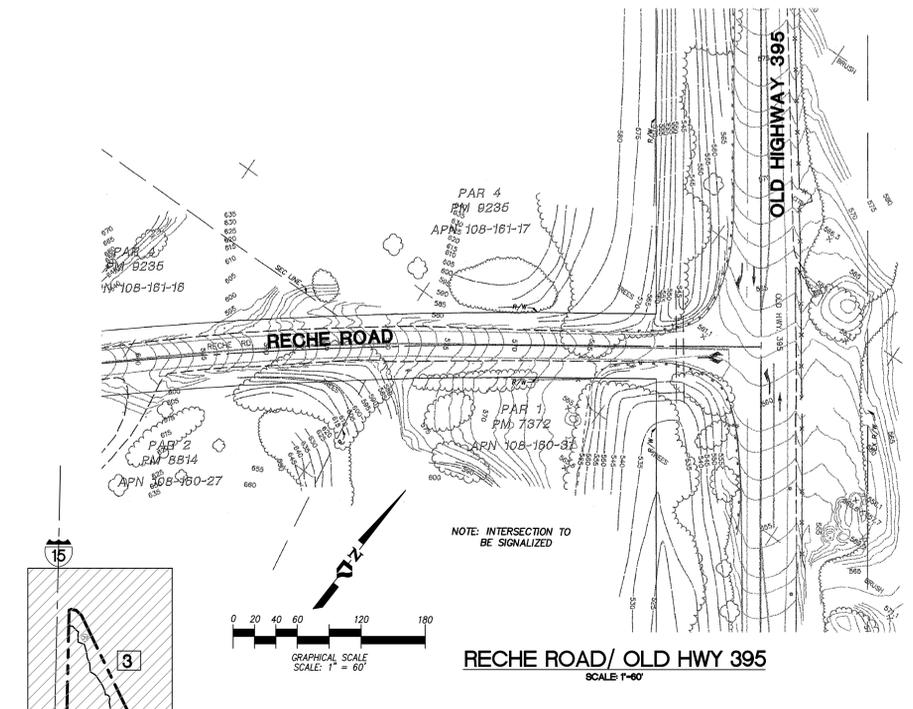
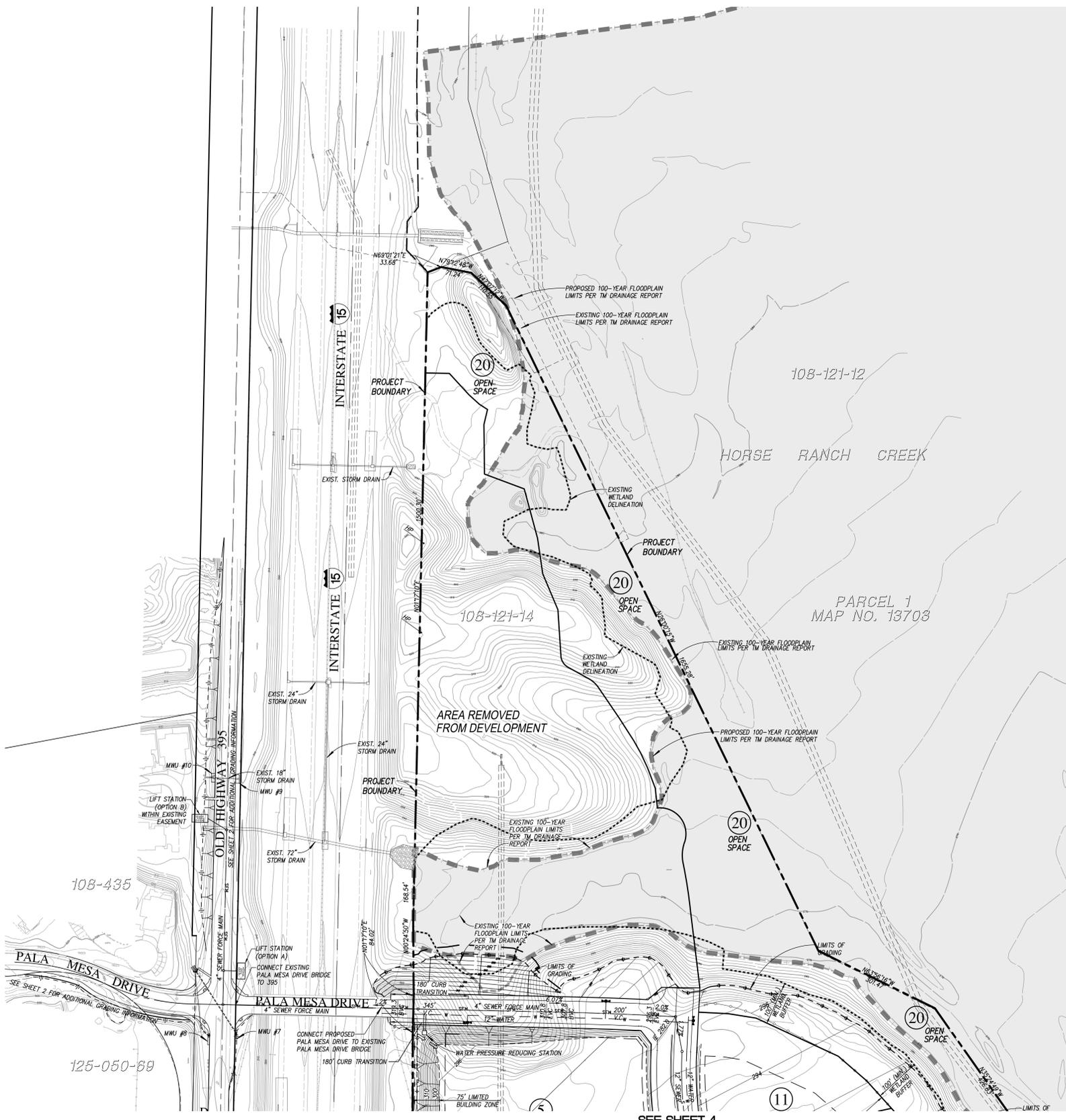
**PROJECT DESIGN CONSULTANTS**  
Planning | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.235.6471 TW  
619.234.0349 FX

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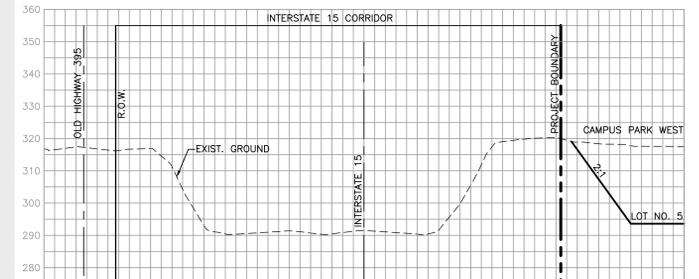
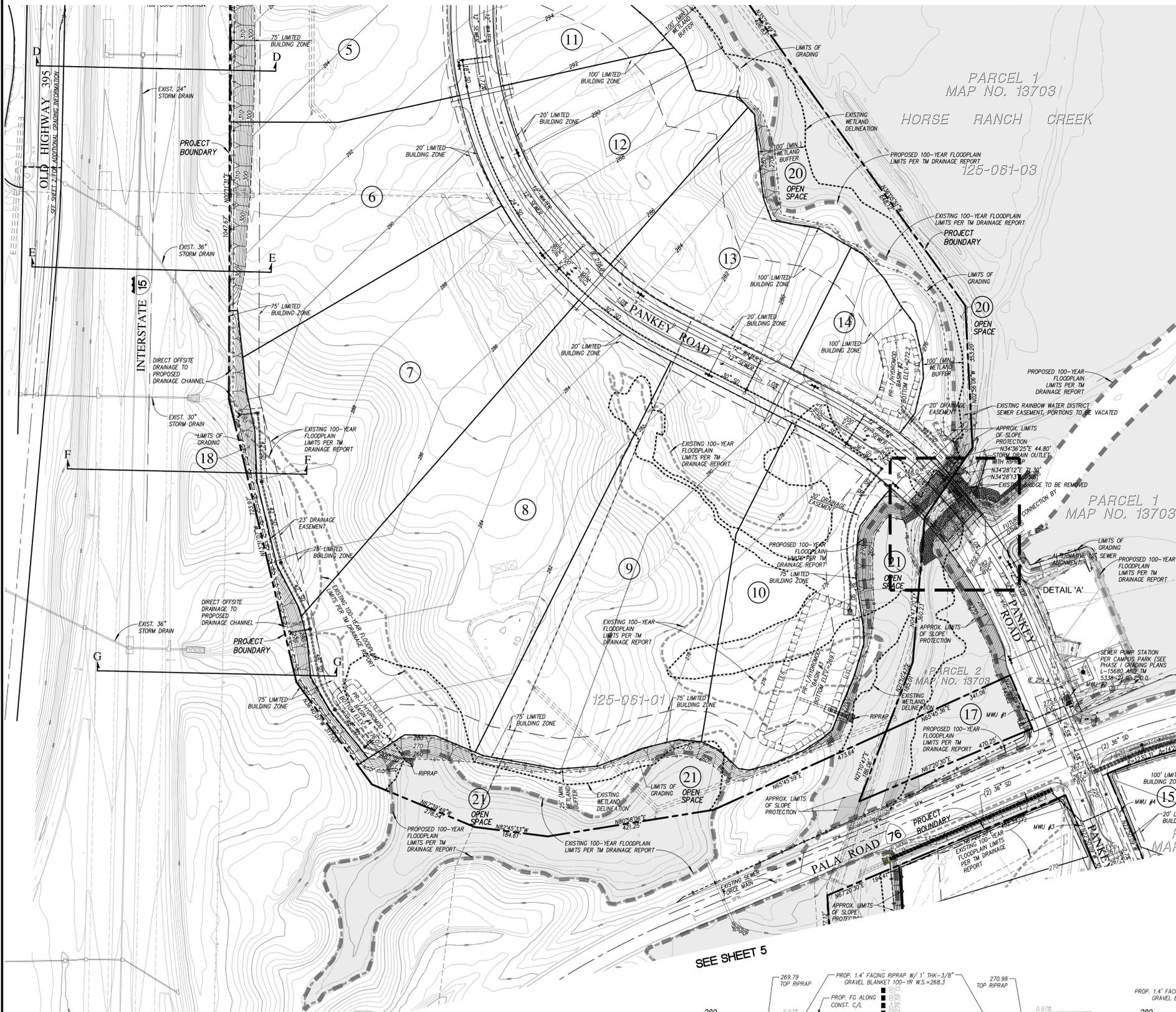
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 701 B Street, Suite 800  
 San Diego, CA 92101  
 619.226.6471 TW  
 619.224.0248 FX  
 SHEET: 2 OF 6



PRELIMINARY GRADING TRACT 5424  
**CAMPUS PARK WEST**  
 GRADING  
 SHEET TITLE:  
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 Planning | Engineering | Survey  
 701 B Street, Suite 800  
 San Diego, CA 92101  
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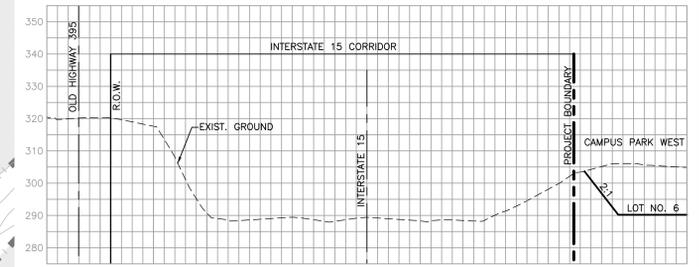
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SEE SHEET 3



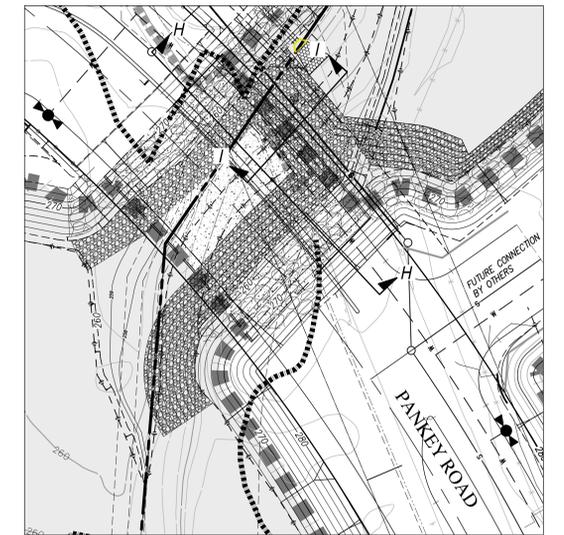
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SECTION 'E-E'

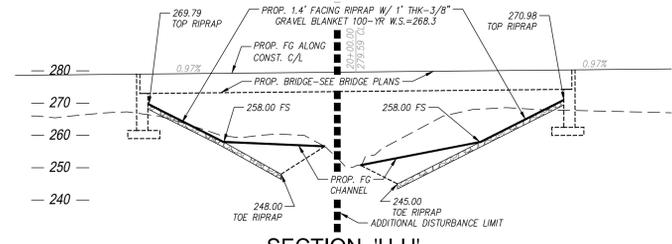
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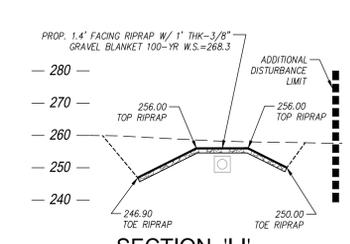
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SEE SHEET 5



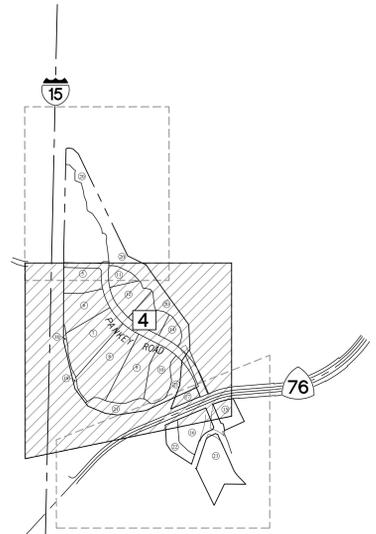
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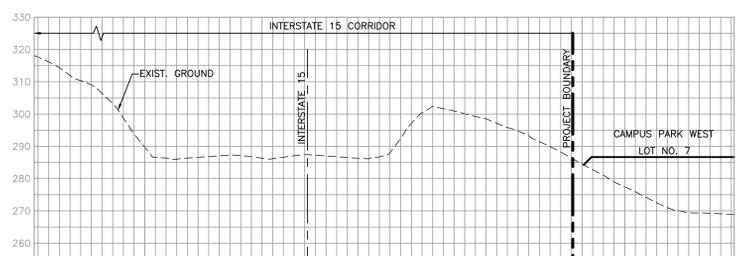
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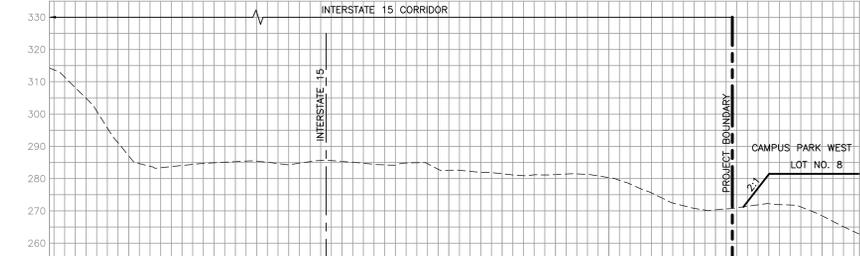
KEY MAP

NOT TO SCALE



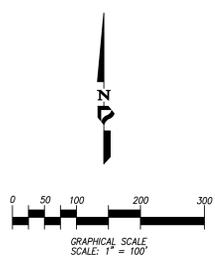
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SECTION 'G-G'

SCALE: HORIZ: 1"=60'; VERT: 1"=20'



PRELIMINARY GRADING TRACT 5424

## CAMPUS PARK WEST

GRADING

SHEET TITLE:

**PROJECT DESIGN CONSULTANTS**  
Planning | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.226.6471 TM  
619.224.0248 Fax

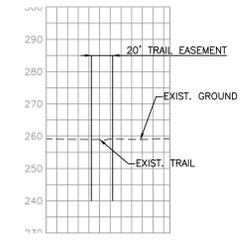
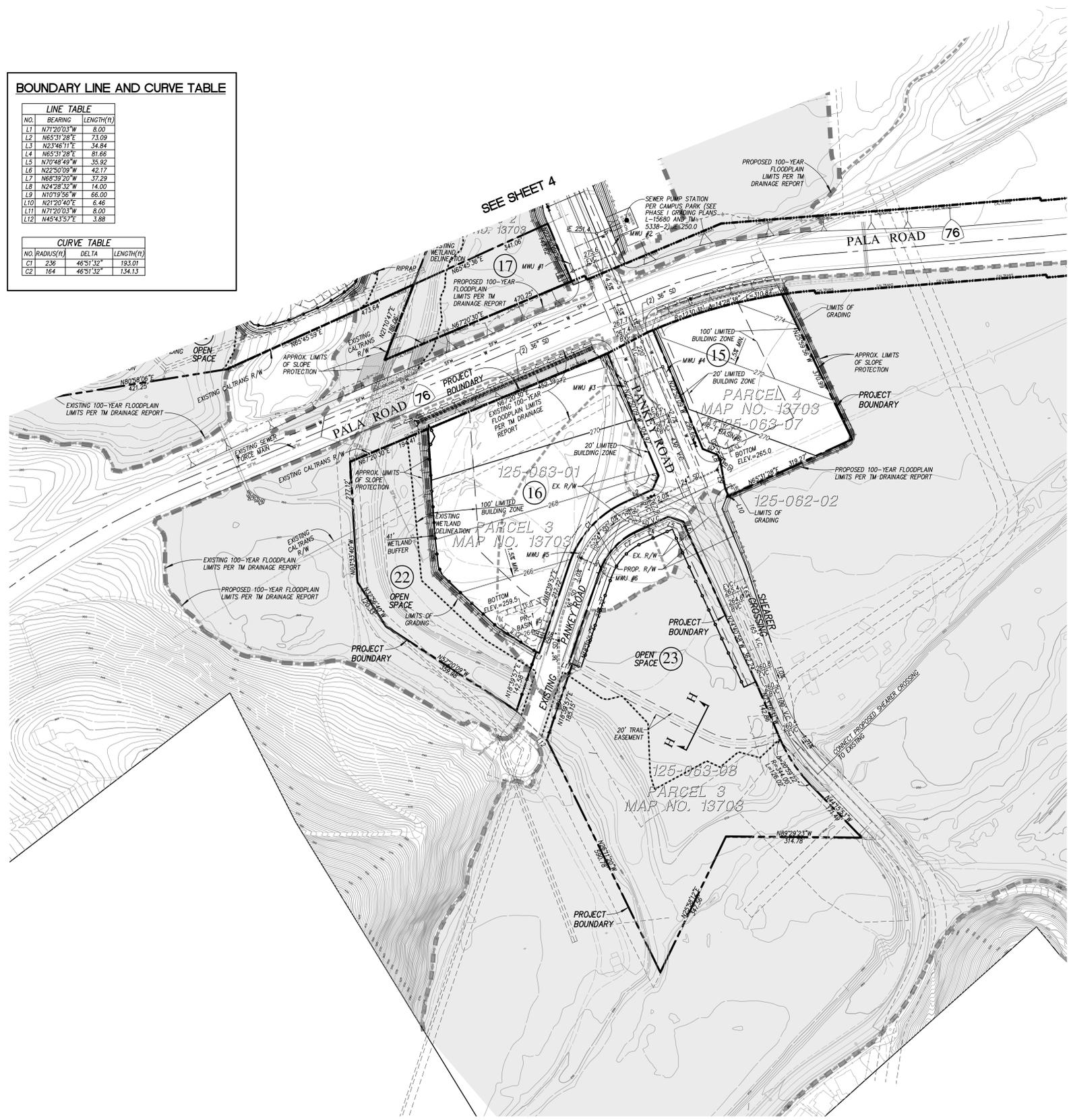
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**BOUNDARY LINE AND CURVE TABLE**

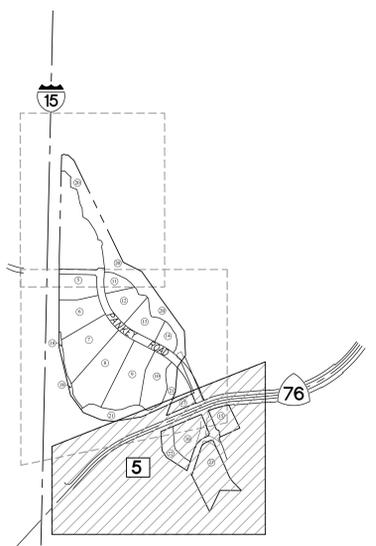
LINE TABLE		
NO.	BEARING	LENGTH(ft)
L1	N71°20'03"W	8.00
L2	N65°31'28"E	73.09
L3	N23°48'11"E	34.84
L4	N65°31'28"E	81.66
L5	N70°48'49"W	35.92
L6	N22°50'09"W	42.17
L7	N68°39'20"W	37.29
L8	N24°28'32"W	14.00
L9	N10°19'56"W	66.00
L10	N21°20'40"E	6.46
L11	N71°20'03"W	8.00
L12	N45°43'57"E	3.88

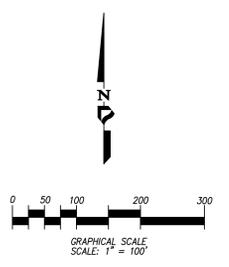
CURVE TABLE			
NO.	RADIUS(ft)	DELTA	LENGTH(ft)
C1	236	46°51'32"	193.01
C2	164	46°51'32"	134.13



**SECTION 'H-H'**  
SCALE: HORIZ: 1"=60'; VERT: 1"=20'



**KEY MAP**  
NOT TO SCALE



PRELIMINARY GRADING: TRACT 5424

**CAMPUS PARK WEST**  
GRADING

SHEET TITLE:

**PROJECT DESIGN CONSULTANTS**  
Planning | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.236.6471 TM  
619.234.0248 Fax

**SHEET: 5 OF 6**

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**NOTES**

**PRE-CONSTRUCTION MEETINGS:** (PRIOR TO PRECONSTRUCTION MEETING, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

**(BIOLOGICAL RESOURCES)**

**BIO06P1-BIOLOGICAL MONITORING [POS, FEE X3]**

**INTENT:** IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO SENSITIVE HABITATS AND SENSITIVE SPECIES, ALL BRUSHING, CLEARING AND GRADING SHALL BE MONITORED BY A BIOLOGICAL MONITOR. **DESCRIPTION OF REQUIREMENT:** A COUNTY APPROVED BIOLOGIST SHALL PERFORM BIOLOGICAL MONITORING DURING ALL GRADING, CLEARING, GRUBBING, AND TRENCHING ACTIVITIES. THE PROJECT BIOLOGIST SHALL ALSO PERFORM THE FOLLOWING DUTIES BEFORE CONSTRUCTION TO COMPLY WITH THE CONDITIONS OF THIS GRADING PLAN AND TENTATIVE MAP 5424:

- 1. SUPERVISE AND VERIFY PLACEMENT OF TEMPORARY FENCING OF OPEN SPACE EASEMENTS, IF PERMANENT FENCING IS NOT IN PLACE. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE [POS, PCC]

- 2. THE BIOLOGIST SHALL ATTEND THE PRECONSTRUCTION MEETINGS AND OTHER MEETINGS TO DISCUSS CONSTRUCTION REQUIREMENTS. SUCH MEETING SHALL INCLUDE THE [POS, PCC]

**DOCUMENTATION:** THE BIOLOGICAL MONITOR SHALL PREPARE WRITTEN DOCUMENTATION THAT CERTIFIES THAT THE TEMPORARY FENCING HAS BEEN INSTALLED AND THAT ALL CONSTRUCTION STAFF HAS BEEN TRAINED ON THE SITE SENSITIVE BIOLOGICAL RESOURCES THAT ARE TO BE AVOIDED. **TIMING:** FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO07, PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. **MONITORING:** THE [DPW, PDC] SHALL INVITE THE [POS, PCC] TO THE PRECONSTRUCTION CONFERENCE TO COORDINATE THE BIOLOGICAL MONITORING REQUIREMENTS OF THIS CONDITION. THE [POS, PCC] SHALL ATTEND THE PRECONSTRUCTION CONFERENCE AND VERIFY THE INSTALLATION OF THE TEMPORARY FENCING AND APPROVE THE TRAINING DOCUMENTATION PREPARED BY THE BIOLOGIST.

**BIO06P2-TEMPORARY FENCING [POS, FEE]**

**INTENT:** IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO THE PROPOSED BIOLOGICAL OPEN SPACE EASEMENT, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED. **DESCRIPTION OF REQUIREMENT:** PRIOR TO THE COMMENCEMENT OF ANY GRADING OR CLEARING IN ASSOCIATION WITH THIS GRADING PLAN, TEMPORARY CONSTRUCTION FENCING SHALL BE PLACED TO PROTECT FROM INADVERTENT DISTURBANCE OF ALL OPEN SPACE EASEMENTS THAT DO NOT ALLOW GRADING, BRUSHING OR CLEARING (UNLESS THE PERMANENT FENCE WALL IS ALREADY INSTALLED). THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE PDS, PERMIT COMPLIANCE SECTION. UPON APPROVAL, THE FENCING SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF GRADING ACTIVITIES AFTER WHICH THE TEMPORARY FENCING SHALL BE REMOVED. **DOCUMENTATION:** THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE FENCING HAS BEEN INSTALLED AND HAVE A CALIFORNIA LICENSED SURVEYOR CERTIFY THAT THE FENCING IS LOCATED ON THE BOUNDARY OF THE OPEN SPACE EASEMENT(S). THE APPLICANT SHALL SUBMIT PHOTOS OF THE FENCING ALONG WITH THE CERTIFICATION LETTER TO THE [POS, PCC] FOR APPROVAL. **TIMING:** FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO07, PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THE FENCING SHALL BE INSTALLED, AND SHALL REMAIN FOR THE DURATION OF THE GRADING AND CLEARING. **MONITORING:** THE [POS, PCC] SHALL EITHER ATTEND THE PRECONSTRUCTION CONFERENCE AND APPROVE THE INSTALLATION OF THE TEMPORARY FENCING, OR REVIEW THE CERTIFICATION AND PICTURES PROVIDED BY THE APPLICANT.

**BIO06P3-BREEDING SEASON AVOIDANCE [POS, FEE X2]**

**INTENT:** IN ORDER TO AVOID IMPACTS TO ENDANGERED LEAST BELL'S VIREO, SOUTHWESTERN WILLOW FLYCATCHER, AND OTHER NESTING OR BREEDING BIRDS, A RESOURCE AVOIDANCE AREA (RAA), SHALL BE SHOWN ON ALL PLANS TO IMPLEMENT BREEDING SEASON AVOIDANCE IN ACCORDANCE WITH CEQA AND THE MBTA. **DESCRIPTION OF REQUIREMENT:** THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING WITHIN 300 FEET OF ANY NESTING OR SENSITIVE HABITAT DURING THE AVIAN BREEDING SEASON. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1 AND AUGUST 31. THE DIRECTOR OF PDS [POS, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, PROVIDED THAT NO NESTING OR BREEDING BIRDS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING. SUCH MAY REQUIRE ADDITIONAL PROTECTIONS SUCH AS MONITORING AND NOISE ATTENUATION MEASURES IN ORDER TO WAIVE THIS CONDITION. **DOCUMENTATION:** THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION. ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. NO GRADING SHALL OCCUR WITHIN THE RAA UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. **TIMING:** FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO07, PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION, COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. **MONITORING:** THE [DPW, PDC] SHALL NOT ALLOW ANY GRADING BETWEEN FEBRUARY 15 AND AUGUST 31, UNLESS A CONCURRENCE FROM THE [POS, PCC] IS RECEIVED. THE [POS, PCC] SHALL REVIEW THE CONCURRENCE LETTER.

**(CULTURAL RESOURCES)**

**CULT06P1 ARCHAEOLOGICAL MONITORING [POS, FEE X2]**

**INTENT:** IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR SIGNIFICANCE – CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE COUNTY APPROVED PROJECT ARCHAEOLOGIST, LUSENO NATIVE AMERICAN MONITOR, AND [POS, PCC] SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE PROJECT ARCHAEOLOGIST AND THE LUSENO NATIVE AMERICAN MONITOR SHALL MONITOR ALL EARTH-DISTURBING ACTIVITIES, AS WELL AS THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES. **DOCUMENTATION:** THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT ARCHAEOLOGIST AND THE LUSENO NATIVE AMERICAN MONITOR ATTEND THE MONITORING MEETING AND INSURE ATTENUATION MEASURES IN ORDER TO PROTECT AND PRESERVE THE MONITOR(S) SHALL BE ON SITE DURING ALL GRADING AND CLEARING ACTIVITIES. IF THERE ARE DISTURBANCES, THE MONITOR MUST REPORT THEM IMMEDIATELY TO THE [POS, PCC] ADDITIONALLY, THE BIOLOGIST SHALL PERFORM THE FOLLOWING DUTIES:

**(GEOLOGY)**

**GE06P1-GEO-TECHNICAL STUDIES [POS, 80] [DPW, FEE]** **INTENT:** IN ORDER TO ENSURE GEOLOGICAL SPECIFIC MITIGATION AND DESIGN MEASURES FOR LIQUEFACTION, COMPRESSION/SETTLEMENT, OVERSIZED MATERIAL, AND CORROSIVE SOILS ARE IMPLEMENTED INTO THE GRADING PLANS. **DESCRIPTION OF REQUIREMENT:** ALL MITIGATION MEASURES AND DESIGN MEASURES IDENTIFIED FOR LIQUEFACTION, COMPRESSION/SETTLEMENT, OVERSIZED MATERIAL, AND CORROSIVE SOILS AS SPECIFIED WITHIN THE LIMITED GEOTECHNICAL INVESTIGATION, CAMPUS PARK WEST, PREPARED BY LEWTON AND ASSOCIATES, INC. DATED SEPTEMBER 13, 2012, SHALL BE INCORPORATED INTO THE GRADING PLANS. **DOCUMENTATION:** THE APPLICANT SHALL PREPARE THE GRADING PLANS TO [POS, 80] **TIMING:** PRIOR TO ANY GRADING PLANS, THE GRADING PLANS SHALL INCLUDE THE DISCOVERED RESOURCES INDICATED IN THIS CONDITION. **MONITORING:** THE [POS, 80] SHALL REVIEW THE GRADING PLAN TO ENSURE ALL MITIGATION AND DESIGN MEASURES ARE INCLUDED PER THIS CONDITION.

**DURING CONSTRUCTION:** (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

**(BIOLOGICAL RESOURCES)**

**BIO06P4-BIOLOGICAL MONITORING [POS, FEE X3]**

**INTENT:** IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO SENSITIVE HABITATS AND SENSITIVE SPECIES, ALL GRADING SHALL BE MONITORED BY A BIOLOGICAL MONITOR. **DESCRIPTION OF REQUIREMENT:** A COUNTY APPROVED BIOLOGIST SHALL PERFORM BIOLOGICAL MONITORING DURING ALL GRADING, CLEARING, GRUBBING, AND TRENCHING ACTIVITIES. THE PROJECT BIOLOGIST SHALL SUPERVISE AND MONITOR GRADING ACTIVITIES TO ENSURE COMPLIANCE AGAINST DAMAGE TO BIOLOGICAL RESOURCES THAT ARE INTENDED TO BE PROTECTED AND PRESERVED. THE MONITOR(S) SHALL BE ON SITE DURING ALL GRADING AND CLEARING ACTIVITIES. IF THERE ARE DISTURBANCES, THE MONITOR MUST REPORT THEM IMMEDIATELY TO THE [POS, PCC] ADDITIONALLY, THE BIOLOGIST SHALL PERFORM THE FOLLOWING DUTIES:

- 1. PERFORM WEEKLY INSPECTION OF FENCING AND EROSION CONTROL MEASURES (DAILY DURING RAIN EVENTS) NEAR PROPOSED PRESERVATION AREAS AND REPORT DEFICIENCIES IMMEDIATELY TO THE DPW CONSTRUCTION INSPECTOR, EROSION CONTROL/STABILIZING MEASURES, SUCH AS GEOTEXTILES, MATS, PLASTIC SHEETS/TARPS, FIBER ROLLS, SOIL BINDERS, OR TEMPORARY HYDROSEEDING (OR OTHER PLANTINGS) ESTABLISHED PRIOR TO OCTOBER 1 IN APPROPRIATE AREAS (E.G., DISTURBED AREAS AND GRADED SLOPES). WILL BE USED. THE SEDIMENT CONTROL MATS WILL BE USED TO PROTECT THE PERMANENT AND TEMPORARY FENCING AND MONITORING MEASURES SUCH AS TEMPORARY INLET FILTERS, SILT FENCE, FIBER ROLLS, GRAVEL BASKS, TEMPORARY SEDIMENT BASINS, CHECK DAMS, STREET SWEEPING/VACUUMING, ENERGY DISSIPATORS, STABILIZED CONSTRUCTION ACCESS POINTS/SEDIMENT STOCKPILES, AND PROPERLY FITTED COVERS FOR SEDIMENT TRANSPORT VEHICLES.
- 2. PERIODICALLY MONITOR THE WORK AREA FOR EXCESSIVE DUST GENERATION IN COMPLIANCE WITH THE COUNTY GRADING ORDINANCE AND REPORT DEFICIENCIES IMMEDIATELY TO THE DPW CONSTRUCTION INSPECTOR;
- 3. CONDUCT TRAINING FOR CONTRACTORS AND CONSTRUCTION PERSONNEL, INCLUDING THE PURPOSE FOR RESOURCE PROTECTION, A DESCRIPTION OF THE LEAST BELL'S VIREO AND SOUTHWESTERN WILLOW FLYCATCHER AND THEIR HABITAT, AND THE CONSERVATION MEASURES THAT SHOULD BE IMPLEMENTED DURING PROJECT CONSTRUCTION;
- 4. MONITOR CONSTRUCTION LIGHTING PERIODICALLY TO ENSURE LIGHTING IS THE LOWEST ILLUMINATION POSSIBLE ALLOWED FOR SAFETY, SELECTIVELY PLACED, SHIELDED, AND DIRECTED AWAY FROM PRESERVED HABITAT;
- 5. MONITOR EQUIPMENT MAINTENANCE, STAGING, AND FUEL DISPENSING AREAS TO ENSURE THERE IS NO RUNOFF TO WATERS OF THE US;
- 6. STOP OR DIVERT ALL WORK WHEN DEFICIENCIES REQUIRE MEDIATION AND NOTIFY DPW CONSTRUCTION INSPECTOR AND [POS, PCC] WITHIN 24 HOURS;
- 7. PRODUCE PERIODIC (MONTHLY DURING GRADING) AND FINAL REPORTS AND SUBMIT TO THE WILDLIFE AGENCIES AND THE PDS (FINAL REPORT WILL RELEASE BOND);
- 8. CONFER WITH THE WILDLIFE AGENCIES AND [POS, PCC] WITHIN 24 HOURS ANY TIME PROTECTED HABITAT OR SENSITIVE SPECIES ARE BEING AFFECTED BY CONSTRUCTION;
- 9. ATTEND CONSTRUCTION MEETINGS AND OTHER MEETINGS AS NECESSARY;
- 10. ENSURE THAT NATIVE TOPSOIL (TOP THREE TO FIVE INCHES) WILL BE SALVAGED AND STOCKPILED WITHIN A DISTURBED ON-SITE LOCATION. STOCKPILES WILL NOT BE GREATER THAN SIX FEET HIGH AND WILL NOT BE MIXED WITH OTHER EXCAVATED MATERIALS. FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES, STOCKPILED NATIVE TOPSOIL WILL BE RE-SPREAD AS APPLICABLE.
- 11. ENSURE THAT DIRT STORAGE PILES WILL BE STABILIZED BY CHEMICAL BINDERS, TARPS, FENCING OR OTHER EROSION CONTROL.
- 12. ENSURE THAT GRADING WILL BE TERMINATED IF WINDS EXCEED 25 MPH.
- 13. ENSURE THAT THE PROJECT WILL COMPLY WITH SEASONAL GRADING RESTRICTIONS DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30) FOR APPLICABLE LOCATIONS/CONDITIONS.

**DOCUMENTATION:** THE PROJECT BIOLOGIST SHALL PREPARE AND SUBMIT MONITORING REPORTS TO THE SATISFACTION OF THE [POS, PCC] WHICH INDICATE THAT THE MONITORING HAS OCCURRED AS INDICATED ABOVE. **TIMING:** FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO07, THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. **MONITORING:** THE [DPW, PDC] SHALL ASSURE THAT THE PROJECT BIOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION DURING ALL APPLICABLE GRADING ACTIVITIES AS DETERMINED BY THE BIOLOGIST. THE [DPW, PDC] SHALL CONTACT THE [POS, PCC] IF THE PROJECT BIOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION. THE [POS, PCC] SHALL REVIEW AND APPROVE THE MONITORING REPORTS FOR COMPLIANCE WITH THIS CONDITION.

**(CULTURAL RESOURCES)**

**CULT06P2 ARCHAEOLOGICAL MONITORING [POS, FEE X2]**

**INTENT:** IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE COUNTY APPROVED PROJECT ARCHAEOLOGIST AND LUSENO NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING EARTH-DISTURBING ACTIVITIES:

- a. DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND LUSENO 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 LUSENO NATIVE AMERICAN MONITOR. MONITORING OF CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUSENO NATIVE AMERICAN MONITOR.
- b. IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST OR THE LUSENO NATIVE AMERICAN MONITOR, 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 PDS STAFF ARCHAEOLOGIST, THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE PDS STAFF ARCHAEOLOGIST AND THE LUSENO NATIVE AMERICAN MONITOR, SHALL DETERMINE THE CULTURAL MATERIAL FOR TRANSFER TO A TRIBAL CURATION FACILITY OR REPATRIATION PROGRAM. A RESEARCH DESIGN AND DATA RECOVERY PROGRAM TO MITIGATE IMPACTS TO SIGNIFICANT CULTURAL RESOURCES SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST IN COORDINATION WITH THE LUSENO NATIVE AMERICAN MONITOR. THE PROJECT ARCHAEOLOGIST SHALL REVIEW AND APPROVE THE PROGRAM, WHICH SHALL BE CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS. THE RESEARCH DESIGN AND DATA RECOVERY PROGRAM SHALL INCLUDE: (1) PURSUANT TO CEQA §21083.2(c), REASONABLE EFFORTS TO PRESERVE (AVOID), (2) MINIMIZE CULTURAL RESOURCES OR SAVED SITES, (3) THE CARPING OF IDENTIFIED SACRED SITES OR UNIQUE CULTURAL RESOURCES AND PLACEMENT OF DEVELOPMENT OVER THE CAP, IF AVOIDANCE IS INFEASIBLE, AND (3) DATA RECOVERY FOR NON-UNIQUE CULTURAL RESOURCES. THE PREFERRED OPTION IS PRESERVATION (AVOIDANCE).
- c. IF ANY HUMAN REMAINS ARE DISCOVERED, THE PROPERTY OWNER OR THEIR REPRESENTATIVE SHALL CONTACT THE COUNTY CORONER AND THE PDS STAFF ARCHAEOLOGIST. UPON IDENTIFICATION OF HUMAN REMAINS, NO FURTHER DISTURBANCE SHALL OCCUR IN THE AREA OF THE FIND UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE MOST LIKELY DESCENDANT (MLD), AS IDENTIFIED BY THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC), SHALL BE CONTACTED BY THE PROPERTY OWNER OR THEIR REPRESENTATIVE IN ORDER TO DETERMINE PROPER TREATMENT AND DISPOSITION OF THE REMAINS. THE IMMEDIATE VICINITY WHERE THE NATIVE AMERICAN HUMAN REMAINS ARE LOCATED IS NOT TO BE DAMAGED OR DISTURBED BY FURTHER DEVELOPMENT ACTIVITY UNTIL CONSULTATION WITH THE MLD REGARDING THEIR RECOMMENDATIONS AS REQUIRED BY PUBLIC RESOURCES CODE SECTION 5097.98 HAS BEEN CONDUCTED. PUBLIC RESOURCES CODE §5097.98, CEQA §15064.5 AND HEALTH & SAFETY CODE §7050.5 SHALL BE FOLLOWED IN THE EVENT THAT HUMAN REMAINS ARE DISCOVERED.
- d. THE PROJECT ARCHAEOLOGIST SHALL SUBMIT MONTHLY STATUS REPORTS TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES STARTING FROM THE DATE OF THE NOTICE TO PROCEED TO TERMINATION OF IMPLEMENTATION OF THE GRADING MONITORING PROGRAM. THE REPORTS SHALL BRIEFLY MARKAZE SHAL 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.

**DOCUMENTATION:** THE APPLICANT SHALL IMPLEMENT THE ARCHAEOLOGICAL MONITORING PROGRAM PURSUANT TO THIS CONDITION. **TIMING:** THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE EARTH DISTURBING ACTIVITIES. **MONITORING:** THE [DPW, PDC] SHALL MAKE SURE THAT THE PROJECT ARCHEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [POS, PCC] IF THE PROJECT ARCHEOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

**ROUGH GRADING:** (PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).

**(BIOLOGICAL RESOURCES)**

**BIO06P5-BIOLOGICAL MONITORING [POS, FEE]**

**INTENT:** IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMP) PURSUANT TO TM 5424, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE PROJECT BIOLOGIST SHALL PREPARE AND SUBMIT A FINAL LETTER REPORT SUBSTANTIATING HIS/HER SUPERVISION OF THE GRADING ACTIVITIES AND SUBSTANTIATING THAT GRADING DID NOT IMPACT ADDITIONAL AREAS OF RIPARIAN HABITAT, COASTAL SAGE SCRUB, OR OTHER SENSITIVE BIOLOGICAL RESOURCES. THE REPORT SHALL CONFORM TO THE COUNTY OF SAN DIEGO REPORT FORMAT GUIDELINES FOR BIOLOGICAL RESOURCES. IT SHALL ALSO INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:

- a. PHOTOS OF THE TEMPORARY FENCING THAT WAS INSTALLED DURING THE TRENCHING, GRADING, OR CLEARING ACTIVITIES.
- b. MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE.
- c. PHOTOS OF THE SITE AFTER THE GRADING AND CLEARING ACTIVITIES.
- d. A STATEMENT THAT ALL SENSITIVE RESOURCE EASEMENTS WERE AVOIDED DURING THE GRADING CONSTRUCTION, AND THAT NO IMPACTS OR ENCRoACHMENT INTO THE OPEN SPACE OCCURRED.

**DOCUMENTATION:** THE APPLICANT SHALL SUBMIT THE FINAL BIOLOGICAL MONITORING REPORT TO THE [POS, PCC] FOR REVIEW AND APPROVAL. **TIMING:** FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO07, UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC. 87.421.A.2), THE FINAL REPORT SHALL BE COMPLETED. **MONITORING:** THE [POS, PCC] SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THE PROJECT MMP, AND INFORM [DPW, PDC] THAT THE REQUIREMENT IS COMPLETED.

**(CULTURAL RESOURCES)**

**CULT06P3 ARCHAEOLOGICAL MONITORING [POS, FEE]**

**INTENT:** IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE PROJECT ARCHAEOLOGIST SHALL PREPARE ONE OF THE FOLLOWING REPORTS UPON COMPLETION OF THE EARTH DISTURBING ACTIVITIES THAT REQUIRE MONITORING:

- a. IF NO ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES, THEN SUBMIT A FINAL NEGATIVE MONITORING REPORT SUBSTANTIATING THAT EARTH DISTURBING ACTIVITIES ARE COMPLETED AND NO CULTURAL RESOURCES WERE ENCOUNTERED. ARCHAEOLOGICAL MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE AND ANY COMMENTS FROM THE LUSENO NATIVE AMERICAN MONITOR MUST BE INCLUDED IN THE NEGATIVE MONITORING REPORT.
  - b. IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING THE EARTH DISTURBING ACTIVITIES, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE AN ARCHAEOLOGICAL MONITORING REPORT STATING THAT THE FIELD MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE REPORT SHALL DETAIL ALL CULTURAL ARTIFACTS AND DEPOSITS DISCOVERED DURING MONITORING AND THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION AND/OR REPATRIATION PHASE OF THE MONITORING.
- DOCUMENTATION:** THE APPLICANT SHALL SUBMIT THE ARCHAEOLOGICAL MONITORING REPORT TO THE [POS, PCC] FOR REVIEW AND APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER (SCIC) AND THE CULTURALLY-AFFILIATED TRIBE. **TIMING:** UPON COMPLETION OF ALL EARTH DISTURBING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC. 87.421.A.2), THE REPORT SHALL BE COMPLETED. **MONITORING:** THE [POS, PCC] SHALL REVIEW THE REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMP, AND INFORM [DPW, PDC] THAT THE REQUIREMENT IS COMPLETED.

**DURING CONSTRUCTION:** (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF CONSTRUCTION).

**(AIR QUALITY)**

**ARI06P1-AIR QUALITY CONSTRUCTION**

**INTENT:** IN ORDER TO MITIGATE FOR EXHAUST EMISSIONS (NOX, PM10, AND PM2.5) FROM HEAVY-DUTY CONSTRUCTION EQUIPMENT. **DESCRIPTION OF REQUIREMENT:** THE PROJECT SHALL COMPLY WITH THE FOLLOWING AIR QUALITY MEASURES:

- a. THE ENTIRE CONSTRUCTION FLEET WILL BE REQUIRED TO USE AN COMBINATION OF DIESEL CATALYTIC CONVERTERS, DIESEL OXIDATION CATALYSTS, DIESEL PARTICULATE FILTERS, AND/OR CALIFORNIA AIR RESOURCES BOARD (CARB)-CERTIFIED TIER 4 EQUIPMENT.

**DOCUMENTATION:** THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. **TIMING:** THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES. **MONITORING:** THE [DPW, PDC] SHALL MAKE SURE THAT THE CONSTRUCTION CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [POS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

**ARI06P2-AIR QUALITY CONSTRUCTION**

**INTENT:** IN ORDER TO MITIGATE FOR AREA-WIDE EMISSIONS (VOCs) FROM ARCHITECTURAL COATINGS. **DESCRIPTION OF REQUIREMENT:** THE PROJECT SHALL COMPLY WITH THE FOLLOWING AIR QUALITY MEASURES:

- a. LOW VOLATILE ORGANIC COMPOUND (VOC) COATINGS WILL BE UTILIZED IN ACCORDANCE WITH SDAPCD RULE 67.0 REQUIREMENTS.

**DOCUMENTATION:** THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. **TIMING:** THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES. **MONITORING:** THE [DPW, PDC] SHALL MAKE SURE THAT THE CONSTRUCTION CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [POS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

**ARI06P3-AIR QUALITY CONSTRUCTION**

**INTENT:** IN ORDER TO MITIGATE FOR FUGITIVE DUST EMISSIONS (PM10 AND PM2.5). **DESCRIPTION OF REQUIREMENT:** THE PROJECT SHALL COMPLY WITH THE FOLLOWING AIR QUALITY MEASURES:

- a. A MINIMUM OF THREE APPLICATIONS OF WATER WILL BE APPLIED DURING GRADING BETWEEN DOZER/SCRAPER PASSES, AS NECESSARY. ADDITIONAL WATERING OR ACCEPTABLE NON-TOXIC SDAPCD DUST CONTROL AGENTS WILL BE APPLIED DURING DRY WEATHER OR WINDY DAYS UNTIL DUST EMISSIONS ARE NOT VISIBLE.
- b. DIRT STORAGE PILES WILL BE ENCLOSED, COVERED, WATERED THREE TIMES DAILY, IF NECESSARY, OR STABILIZED BY CHEMICAL BINDERS, TARPS, FENCING OR OTHER NON-TOXIC EROSION CONTROL ACCORDING TO MANUFACTURER'S SPECIFICATION.
- c. A 15-MILE PER HOUR (MPH) SPEED LIMIT WILL BE ENFORCED ON UNPAVED SURFACES.

- d. ON DRY DAYS, DIRT AND DEBRIS SPILLED ONTO PAVED SURFACES SHALL BE SWEEPED UP IMMEDIATELY TO REDUCE RESUSPENSION OF PARTICULATE MATTER CAUSED BY VEHICLE MOVEMENT. APPROACH ROADS TO CONSTRUCTION SITES SHALL BE CLEANED DAILY OF CONSTRUCTION-RELATED DIRT IN DRY WEATHER.

- e. HAUL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS WILL BE COVERED OR TWO FEET OF FREEBOARD WILL BE MAINTAINED.

- f. WHEN ACTIVE CONSTRUCTION CEASES ON THE SITE, DISTURBED AREAS SHALL BE HYDROSEEDED, LANDSCAPED, OR DEVELOPED AS QUICKLY AS POSSIBLE AND AS DIRECTED BY THE COUNTY AND/OR SDAPCD TO REDUCE DUST GENERATION.

- g. AFTER COMPLETION OF GRADING, INTERNAL ROADWAYS WILL BE PAVED, CHIP SEALED, OR CHEMICALLY STABILIZED.

- h. SWEEPERS OR WATER TRUCKS WILL BE USED TO REMOVE "TRACK-OUT" AT ANY POINT OF PUBLIC STREET ACCESS.

- i. GRADING WILL BE SUSPENDED IF WINDS EXCEED 25 MPH OR IF VISIBLE DUST PLUMES EMANATE FROM A SITE; DISTURBED AREAS WILL BE STABILIZED IF CONSTRUCTION IS DELAYED.

- j. IN ACCORDANCE WITH THE SDAPCD RULE 55 – FUGITIVE DUST CONTROL, NO DUST AND/OR DIRT WILL LEAVE THE PROPERTY LINE. THE FOLLOWING MEASURES WOULD BE IMPLEMENTED TO ENSURE THE REQUIREMENTS OF THIS RULE ARE MET:

- 1. AIRBORNE DUST BEYOND THE PROPERTY LINE: NO PERSON WILL ENGAGE IN CONSTRUCTION OR DEMOLITION ACTIVITY SUBJECT TO THIS RULE IN A MANNER THAT DISCHARGES VISIBLE DUST EMISSIONS INTO THE ATMOSPHERE BEYOND THE PROPERTY LINE FOR A PERIOD OR PERIODS AGGREGATING MORE THAN 3 MINUTES IN ANY 60-MINUTE PERIOD.
- 2. TRACK-OUT/CARRY-OUT: VISIBLE ROADWAY DUST AS A RESULT OF ACTIVE OPERATIONS, SPILLAGE FROM TRANSPORT TRUCKS, EROSION, OR TRACK-OUT/CARRY-OUT WILL BE MINIMIZED BY THE USE OF ANY OF THE FOLLOWING EROSION CONTROL MEASURES:
  - a. TRACK-OUT GRATES OR GRAVEL BEDS AT EACH EGRESS POINT
  - b. WHEEL-WASHING AT EACH EGRESS DURING MUDDY CONDITIONS, SOIL BINDERS, CHEMICAL SOIL STABILIZERS, GEOTEXTILES, MULCHING, OR SEEDING; AND FOR OUTBOUND TRANSPORT TRUCKS
  - c. SECURED TARPS OR CARGO COVERING, WATERING, OR TREATING OF TRANSPORTED MATERIAL
  - d. REMOVED AT THE CONCLUSION OF EACH WORK DAY WHEN ACTIVE OPERATIONS CEASE, OR EVERY 24 HOURS FOR CONTINUOUS OPERATIONS. IF A STREET SWEEPER IS USED TO REMOVE ANY TRACK-OUT/CARRY-OUT, ONLY PARTICULATE MATTER SMALLER THAN 10 MICRONS IN DIAMETER (PM10)-EFFICIENT STREET SWEEPERS CERTIFIED TO MEET THE MOST CURRENT SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1186 REQUIREMENTS WILL BE USED. THE USE OF BLOWERS FOR REMOVAL OF TRACK-OUT/CARRY-OUT WILL BE PROHIBITED UNDER ANY CIRCUMSTANCES.

**DOCUMENTATION:** THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. **TIMING:** THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. **MONITORING:** THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [POS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

**(GREENHOUSE GASES)**

**GH06P1-CLIMATE CHANGE CONSTRUCTION**

**INTENT:** IN ORDER TO REDUCE CONSTRUCTION-GENERATED GHG EMISSIONS AND IMPACTS ON GLOBAL CLIMATE CHANGE ASSOCIATED WITH WASTE GENERATION (I.E., OFF-GASSING AT LANDFILLS), THE PROJECT SHALL COMPLY WITH THE FOLLOWING MEASURES. **DESCRIPTION OF REQUIREMENT:** THE PROJECT SHALL COMPLY WITH THE FOLLOWING G MEASURES:

- a. IN ACCORDANCE WITH CALGREEN CRITERIA AND STATE AND LOCAL LAWS, AT LEAST 50 PERCENT OF ON-SITE CONSTRUCTION WASTE WILL BE DIVERTED FROM LANDFILLS THROUGH REUSE AND RECYCLING.

**DOCUMENTATION:** THE APPLICANT SHALL COMPLY WITH THE RECYCLING REQUIREMENTS OF THIS CONDITION. **TIMING:** THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES. **MONITORING:** THE [DPW, PDC] SHALL MAKE SURE THAT THE CONSTRUCTION CONTRACTOR COMPLIES WITH THE RECYCLING REQUIREMENTS OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [POS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

**FINAL GRADING RELEASE:** (PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT).

**(BIOLOGICAL RESOURCES)**

**BIO06P6-OPEN SPACE SIGNAGE & FENCING [POS, FEE]**

**INTENT:** IN ORDER TO COMPLY WITH CONDITIONS BIO09 AND BIO10 PURSUANT TO THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMP) FOR TM 5424, THE FENCING AND SIGNAGE SHALL BE INSTALLED. **DESCRIPTION OF REQUIREMENT:** THE PERMANENT FENCES OR WALLS, AND OPEN SPACE SIGNS SHALL BE PLACED ALONG THE OPEN SPACE BOUNDARY AS SHOWN ON THESE PLANS AND THE APPROVED CONCEPTUAL GRADING AND DEVELOPMENT PLAN FOR TM 5424. IF TEMPORARY FENCING WAS INSTALLED PRIOR TO GRADING, IT SHALL HAVE BEEN REMOVED. IF THE PERMANENT FENCING AND SIGNS WERE INSTALLED PRIOR TO GRADING, THEIR CONDITION SHALL BE CHECKED FOLLOWING GRADING AND ANY DAMAGE SHALL BE REPAIRED.

- a. EVIDENCE SHALL BE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR THAT THE PERMANENT WALLS OR FENCES, AND OPEN SPACE SIGNS HAVE BEEN INSTALLED AND/OR REPAIRED.
- b. THE SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" x 9" x " IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES  
AREA RESTRICTED BY EASEMENT  
ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES  
REFERENCE: PDS2005-3813-05-001

**DOCUMENTATION:** THE APPLICANT SHALL PROVIDE THE DOCUMENTATION PHOTOS AND CERTIFICATION STATEMENT TO THE [POS, PCC]. **TIMING:** FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO07, PRIOR TO THE OCCUPANCY OF ANY STRUCTURE OR USE OF THE PREMISES IN RELIANCE OF TM 5424, AND PRIOR TO FINAL GRADING RELEASE (GRADING ORDINANCE SEC. 87.421.A.3) THE FENCING AND SIGNAGE SHALL BE INSTALLED AND/OR REPAIRED. **MONITORING:** THE [POS, PCC] SHALL REVIEW THE PHOTOS AND STATEMENT FOR COMPLIANCE WITH THIS CONDITION.

**(CULTURAL RESOURCES)**

**CULT06P4 ARCHAEOLOGICAL MONITORING [POS, FEE]**

**INTENT:** IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE PROJECT ARCHAEOLOGIST SHALL PREPARE A FINAL REPORT THAT DOCUMENTS THE MONITORING AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM IF CULTURAL RESOURCES WERE ENCOUNTERED DURING EARTH DISTURBING ACTIVITIES. THE REPORT SHALL INCLUDE THE FOLLOWING, IF APPLICABLE:

- a. DEPARTMENT OF PARKS AND RECREATION PRIMARY AND ARCHAEOLOGICAL SITE FORMS.
- b. DAILY MONITORING LOGS DURING MONITORING PERIODS.
- c. EVIDENCE THAT ALL CULTURAL MATERIALS HAVE BEEN CURATED THAT INCLUDES THE FOLLOWING:

- 1. EVIDENCE THAT ALL PREHISTORIC ARCHAEOLOGICAL MATERIALS COLLECTED DURING THE ARCHAEOLOGICAL MONITORING PROGRAM HAVE BEEN SUBMITTED TO A SAN DIEGO CURATION FACILITY OR A CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL 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 OR CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. DOCUMENTATION OF THIS CURATION SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE PREHISTORIC ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

OR

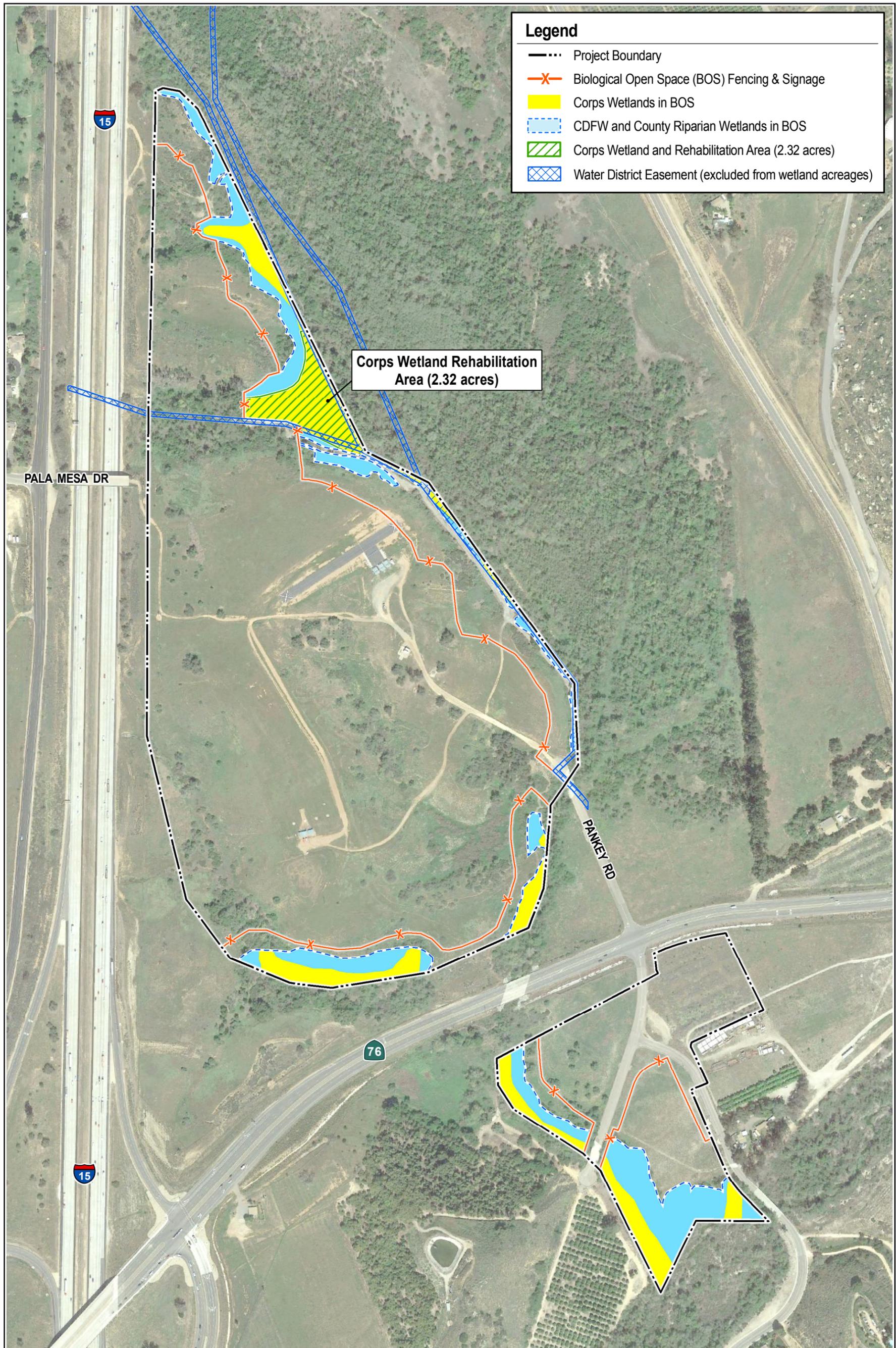
- EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE GRADING MONITORING PROGRAM HAVE BEEN REPATRIATED TO A NATIVE AMERICAN GROUP OF APPROPRIATE TRIBAL AFFINITY. EVIDENCE OF REPATRIATION SHALL BE IN THE FORM OF A LETTER FROM THE NATIVE AMERICAN TRIBE TO WHOM THE CULTURAL RESOURCES HAVE BEEN REPATRIATED CONFIRMING THAT THE ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED.

- 2. HISTORIC MATERIALS SHALL BE CURATED AT A SAN DIEGO CURATION FACILITY AND SHALL NOT BE REPATRIATED. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79 AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. DOCUMENTATION OF THIS CURATION SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE HISTORIC MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

## **ATTACHMENT 4**

### **MITIGATION INFORMATION**

1. REC Consultants, Campus Park West CHNRP, Corps Wetland Rehabilitation Area, Figure 5.



T:\Project\_Data\Campus\_Park\_West\_541\Final\_Maps\CHMMP\_Sept2018\CPW\_Fig-05\_RiparianMitigation\_083118.mxd

## **ATTACHMENT 5**

### **CEQA MITIGATION REQUIREMENTS**

1. Final Subsequent Environmental Impact Report, Campus Park West, List of Mitigation Measures and Environmental Design Considerations, Chapter 7.

noise standards (i.e., 57.5 dBA between 7:00 a.m. and 10:00 p.m. and 52.5 dBA between 10:00 p.m. and 7:00 a.m. [arithmetic average of multi-family and commercial noise limits] or 65 CNEL at the property line between the sheriff's station and proposed multi-family residential uses).

### *Cumulative Noise*

Cumulative commercial and residential noise impacts (**Impact N-6**) in PAs 2 and 3 will be mitigated through the implementation of M-N-4.

#### **7.1.5 Mitigation for Biological Resources Impacts**

M-BI-1 The significant impacts to three least Bell's vireos will be mitigated through the creation, enhancement, and preservation of habitat occupied by the least Bell's vireo (refer to M-BI-4a and M-BI-4b for additional details).

M-BI-2 The loss of up to 43.75 acres of raptor foraging habitat (non-native grassland and pasture) will be mitigated through implementation of measures M-BI-4e and M-BI-4f, below.

M-BI-3a Indirect impacts to habitat and associated sensitive species shall be largely addressed through Project design features identified in Subchapter 2.6 and on Table 1-3 of this EIR. In addition, the following mitigation measures are required: the presence of a biological monitor during brushing, clearing and grading to ensure that construction activities remain within identified limits; implementation of the Resource Management Plan, on-site enhancement plan and off-site revegetation plan to ensure that appropriate ratios of habitat are retained; and confirmation of construction outside the breeding season. A Resource Avoidance Area (RAA) shall be shown on all plans identifying areas to be avoided during least Bell's vireo, southwestern willow flycatcher, and other nesting or breeding birds breeding season (February 1 to August 31). If avoidance is not possible, pre-construction surveys, noise monitoring and noise attenuation measures shall be utilized. Surveys shall be done to determine if any nests are located within 300 feet of brushing, clearing and/or grading activities. If nests are located within this distance, no brushing, clearing or grading shall be done in this area until the nests are no longer active or until temporary barriers adequate to ensure that noise does not exceed 60 dBA at the nests have been installed.

M-BI-3b Indirect impacts to nesting success shall be largely addressed through Project design features identified in Subchapter 2.6 and on Table 1-3 of this EIR. In addition, the following mitigation measures are required: the presence of a biological monitor during brushing, clearing and grading to ensure that construction activities remain within identified limits; implementation of the Resource Management Plan, on-site enhancement plan and off-site revegetation plan to ensure that appropriate ratios of habitat are retained; and confirmation of construction outside the breeding season. A RAA shall be shown on all plans identifying areas to be avoided during least Bell's vireo, southwestern willow flycatcher, and other nesting or breeding birds breeding season (February 1 to August 31). If avoidance is not possible, pre-construction

- surveys, noise monitoring and noise attenuation measures shall be completed as required in M-BI-3a.
- M-BI-4a Significant **Scenario 2** direct impacts to 7.56 acres on site and 1.10 acres off site of southern riparian forest shall be mitigated at a 3:1 ratio, including 1:1 creation and 2:1 enhancement, for a total of 25.98 acres. **Scenario 1** impacts to southern riparian forest would total 7.55 acres on site and 1.10 acres off site, for a total of 8.65 acres. These impacts shall be mitigated by the on-site preservation of a minimum of 10.93 acres (**Scenario 1**) and 10.95 acres (**Scenario 2**) of southern riparian forest. In addition, a minimum acreage of 8.66 creation and 6.37 enhancement (**Scenario 2**) or 8.65 creation and 6.35 enhancement (**Scenario 1**) of southern riparian forest shall be created/enhanced off site. Off-site mitigation acreage shall be located within a PAMA (if the NCMSCP has been adopted when the Project is approved), at an approved mitigation bank, or on purchased land that shall be managed by an RMP, as approved by the Director of the County PDS.
- M-BI-4b Significant direct impacts to 3.31 acres of southern riparian scrub shall be mitigated at a 3:1 ratio, including 1:1 creation and 2:1 enhancement, for a total of 9.93 acres. Up to 1.21 acres of southern riparian scrub shall be preserved/enhanced on site. The remaining required acreage shall be created/enhanced off site. Off-site mitigation acreage shall be located within a PAMA (if the NCMSCP has been adopted when the Project is approved), at an approved mitigation bank, or on purchased land that shall be managed by an RMP, as approved by the Director of the County PDS.
- M-BI-4c Significant direct impacts to 0.20 acre of coast live oak woodland shall be mitigated at a 3:1 ratio, for a total of 0.6 acre preserved off site.
- M-BI-4d Significant direct impacts to 2.27 acres of Diegan coastal sage scrub on and off site shall be mitigated at a 2:1 ratio, for a total of 4.54 acres. A total of 1.29 acres shall be preserved/restored on site and 3.25 acres shall be preserved off site. Off-site mitigation acreage shall be located within a PAMA (if the NCMSCP has been adopted when the Project is approved), at an approved mitigation bank, or on purchased land to be managed by an RMP, as approved by the Director of the County PDS.
- M-BI-4e Under **Scenario 2**, significant direct impacts to 43.17 acres of non-native grassland shall be mitigated at a 0.5:1 ratio, for a total of 21.59 acres. A total of 7.98 acres shall be preserved/restored on site and 13.61 acres shall be preserved off site. Under **Scenario 1**, significant direct impacts to 41.9 acres of non-native grassland shall be mitigated at a 0.5:1 ratio, for a total of 20.95 acres. A total of 7.98 acres shall be preserved/restored on site and 12.97 acres shall be preserved off site. Off-site mitigation acreage shall be located within a PAMA (if the NCMSCP has been adopted when the Project is approved), at an approved mitigation bank, or on purchased land to be managed by an RMP, as approved by the Director of the County PDS.

- M-BI-4f Significant direct impacts to 0.58 acre of off-site pasture shall be mitigated at a 0.5:1 ratio, for a total of 0.29 acre preserved off site. Off-site mitigation acreage shall be located within a PAMA (if the NCMSCP has been adopted when the Project is approved), at an approved mitigation bank, or on purchased land to be managed by an RMP, as approved by the Director of the County PDS.
- M-BI-5 Significant direct impacts to southern riparian forest and southern riparian scrub shall require permits from the ACOE and CDFW as jurisdictional wetlands/waters and mitigation at a ratio of 3:1, with a minimum 1:1 creation component to ensure no net loss of wetlands. The Project shall include on-site preservation/enhancement of 12.16 acres of riparian habitat as described in the Conceptual On-site Wetland Enhancement Plan (Appendix K of EIR Appendix G) and creation/enhancement of additional wetland habitat off site as described in the Conceptual Off-site Wetland Creation and Enhancement Plan (Appendix L of EIR Appendix G; also see M-BI-4). Additional off-site mitigation will be provided for any of the proposed on-site habitat enhancement that is not accepted by the County.
- M-BI-6 Significant, temporary impacts to low-quality non-native grassland and disturbed habitat areas from grading within the wetland buffers shall be mitigated through revegetation of the slopes with native (yet low fuel) vegetation. The revegetation of these slopes will provide higher quality buffer habitat to the adjacent riparian habitat, and the buffer areas shall be included in the Resource Management Plan to ensure that the sensitive resources of the adjacent habitat are protected.

### 7.1.6 Mitigation for Paleontological Resources Impacts

#### M-P-1 and 2

A qualified paleontologist shall be at the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual having an M.S. or Ph.D. in paleontology or a related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.), and who has knowledge of San Diego County paleontology and documented experience in professional paleontological procedures and techniques.

A qualified paleontologist or paleontological monitor (under the supervision of the qualified paleontologist) shall be on site on a full-time basis during the original cutting of previously undisturbed deposits of moderate paleontological resource sensitivity (i.e., Quaternary river terrace deposits) to inspect exposures for fossils. A paleontological monitor is defined as an individual with at least one year of experience in field identification and collection of fossil materials. The paleontological monitor shall work under the direct supervision of the qualified paleontologist.

- Additional features include minimum street widths and turning radii for streets and cul-de-sacs, all-weather road paving capable of supporting fire apparatus, fire access roadways throughout the development free of speed control devices, clear street signs and marking, a lighted directory map at each driveway entrance, minimum setbacks if gates are proposed, and a continuous water supply.
- Buildings will be no more than 35 feet in height above grade, unless otherwise approved by NCFPD. Architectural projections may extend above 35 foot height requirement, subject to NCFPD review and approval. Unless NCFPD acquires upgraded facilities/equipment or otherwise determines greater heights may be safely allowed, residential structures with pitched roofs are limited to a top of fascia height of 24 feet and a topmost ridgeline of 35 feet and non-residential buildings with flat roofs over 24 feet will require an exterior ladder at that point in order to reach the roof.
- If fencing will be located within a brush management zone, the appearance may remain rustic, but materials will be non-combustible and require a minimum one-hour fire resistance rating, such as wood treated with a fire-retardant coating or Class A fire-rated composite or treated wood.
- Site furnishings in brush management zones will be fire resistant or fire proof.
- Only plant species listed in the County of San Diego PDS Approved Plant List will be used. Other recommended plant species meeting the criteria for fire resistive plant characteristic may be planted within any fuel treatment zone only after these plants have been certified by the Project Applicant's landscape architect and fire consultant in conjunction with the NCFPD Fire Marshal.
- Each lot owner will be individually responsible for fuel treatment on property lots, including all measures included in the FPP. Property owners will be members of a legally constituted HOA, which will support the maintenance of common areas (including roadsides) in perpetuity. Refer to the FPP (Appendix K) for specific requirements for the ongoing fuel modification maintenance.

### **7.2.13 Design Considerations for Hydrology/Water Quality – Construction**

#### ***Erosion/Sedimentation***

- The Project will comply with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) during all grading and land-disturbance activities. This includes preparation of a Construction Site Monitoring Plan (CSMP), a Risk Assessment to determine the Project's Risk Level (1, 2 or 3), and appropriate Risk Level Requirements as outlined in the Construction General Permit. Prior to land disturbance activities, a SWPPP will be prepared by a qualified SWPPP preparer, with this plan to be located on site at all times.
- If the site is determined to be a Risk Level 2 or 3 site, a REAP will be prepared and implemented 48 hours prior to any likely precipitation event (50 percent or greater probability of producing precipitation in the Project area). The REAP shall be prepared for all phases of construction and implemented for construction activities to provide enhanced erosion and sediment control measures during predicted storm events.
- The Project will comply with seasonal grading restrictions during the rainy season (October 1 to April 30) for applicable locations/conditions.

- Existing vegetation will be preserved wherever feasible, and phased grading schedules will be used to limit the area subject to erosion at any given time.
- Storm water and non-storm water flows will be properly managed to minimize runoff.
- Erosion control/stabilizing measures, such as geotextiles, mulching, mats, plastic sheets/tarps, fiber rolls, soil binders, compost blankets, soil roughening, and/or temporary hydroseeding (or other plantings) in appropriate areas (e.g., disturbed areas and graded slopes), will be used.
- Sediment controls will be used to protect the construction site perimeter and prevent off-site sediment transport, including measures such as temporary inlet filters, silt fence, fiber rolls, silt dikes, biofilter bags, gravel bag berms, compost bags/berms, temporary sediment basins, check dams, street sweeping/vacuuming, ATS (if applicable based on risk assessment), energy dissipators, stabilized construction access points/sediment stockpiles, and properly fitted covers for sediment transport vehicles.
- BMP materials will be stored in applicable on-site areas to provide “standby” capacity adequate to provide complete protection of exposed areas and prevent off-site sediment transport.
- Full erosion control will be provided in disturbed areas not scheduled for additional activity for 14 or more consecutive calendar days.
- Appropriate training will be provided for the personnel responsible for BMP installation and maintenance.
- Solid waste management efforts, such as proper containment and disposal of construction debris, will be used.
- The Project will comply with local dust control requirements.
- Permanent landscaping, with emphasis on native and/or drought-tolerant varieties, will be installed as soon as feasible after construction.
- Appropriate monitoring and maintenance efforts (e.g., prior to and after storm events) will be implemented to ensure proper BMP function and efficiency.
- Monitoring/reporting and post-construction management programs will be implemented per NPDES and/or County requirements.
- Additional BMPs as necessary will be implemented to ensure adequate erosion and sediment control (e.g., enhanced treatment and more detailed monitoring/reporting).
- The Project will implement sampling/analysis, monitoring/reporting and post-construction management programs per NPDES and/or County requirements.
- The Project will implement additional BMPs as necessary to ensure adequate erosion and sediment control (e.g., enhanced treatment and more detailed monitoring/reporting).

### ***Hazardous Materials***

- The amount of hazardous materials used and stored on site will be minimized, and storage/use locations will be restricted to areas at least 50 feet from storm drains and surface waters.
- Rose (e.g., on pallets), covered, and/or enclosed storage facilities will be used for all hazardous materials.
- Accurate and up-to-date written inventories and labels will be maintained for all stored hazardous materials.

- Berms, ditches, and/or impervious liners (or other applicable methods) will be used in material storage and vehicle/equipment maintenance and fueling areas to provide a containment volume of 1.5 times the volume of stored/used materials and prevent discharge in the event of a spill.
- Warning signs will be placed in areas of hazardous material use or storage and along drainages and storm drains (or other appropriate locations) to avoid inadvertent hazardous material disposal.
- All construction equipment and vehicles will be properly maintained.
- Paving operations will be restricted during wet weather, appropriate sediment control devices/methods will be used downstream of paving activities, and wastes and/or slurry from sources including concrete, dry wall and paint will be contained or disposed of by using properly designed and contained washout areas.
- Training for applicable employees will be provided in the proper use, handling and disposal of hazardous materials, as well as appropriate action to take in the event of a spill.
- Absorbent and clean-up materials will be stored in readily accessible on-site locations.
- Portable wastewater facilities will be properly located, maintained, and contained.
- Solid waste management efforts such as proper containment and disposal of construction debris, and restricting construction debris storage areas to appropriate locations at least 50 feet from storm drain inlets and water courses will be implemented.
- A licensed waste disposal operator will be employed to regularly (at least weekly) remove and dispose of construction debris at an authorized off-site location.
- Recycled or less hazardous materials will be used, wherever feasible.
- Regulatory agency telephone numbers and a summary guide of clean-up procedures will be posted in a conspicuous on-site location.
- Hazardous material use/storage facilities and operations will be regularly (at least weekly) monitored and maintained to ensure proper working order.
- Additional BMPs will be implemented as necessary (and in conformance with applicable requirements) to ensure adequate hazardous material control.

#### ***Demolition-related Debris Generation***

- Appropriate (i.e., non-hazardous) construction debris will be recycled for on- or off-site use whenever feasible.
- Dust-control measures such as watering to reduce particulate generation will be used for pertinent locations/activities (e.g., concrete removal).
- Appropriate erosion prevention and sediment control measures will be used downstream of all demolition activities.
- The Project will conform with applicable requirements related to the removal, handling, transport and disposal of hazardous materials generated during demolition, including efforts such as implementing appropriate sampling and monitoring procedures; proper containment of contaminated materials during construction; providing protective gear for workers handling contaminated materials; ensuring acceptable exposure levels; and ensuring safe and appropriate handling, transport and disposal of hazardous materials generated during Project construction.

### ***Disposal of Extracted Groundwater***

- Dewatering operations conducted during Project construction, if required, will conform with all applicable treatment and disposal requirements under the NPDES General Permit for Discharges from Groundwater Extraction and Similar Discharges to Surface Waters within the San Diego Region Except for San Diego Bay (Groundwater Permit). This may include standard measures such as: (1) using appropriate erosion and sediment controls in applicable areas/conditions (e.g., disposal of extracted groundwater on slopes or graded areas); (2) testing extracted groundwater for appropriate contaminants prior to discharge; and (3) treating extracted groundwater prior to discharge, if required, to provide conformance with applicable Groundwater Permit discharge criteria, through methods such as filtration, aeration, adsorption, disinfection, and/or conveyance to a municipal wastewater treatment plant.

### **7.2.14 Design Considerations for Hydrology/Water Quality – Operation**

#### ***Runoff Rates/Amounts***

- The proposed storm drain system will accommodate peak 100-year storm flows and be designed so that off-site flows from the west do not comingle with on-site flows (except for minor drainage from the northernmost Caltrans storm drain tributary to the site).
- Appropriate energy dissipation facilities (e.g., riprap aprons) will be used at the proposed discharge locations.

#### ***Hydromodification***

- The Project design will include four appropriately located and sized detention basins to address post-development flows and provide conformance with County of San Diego Final Hydromodification management Plan, pursuant to recommendations in the Project Preliminary Hydromodification Management Study.

#### ***Floodplains/Flooding***

- The Project will replace the North Pankey Bridge and realign/raise applicable portions of Pankey Road, as well as raise applicable graded pad elevations such that all proposed roadways, bridges, and graded pads will be located outside of the mapped Horse Ranch Creek and San Luis Rey River 100-year floodplains.

#### ***Water Quality***

- **LID Site Design BMPs**
  - Well-draining (Type A and B) soils, significant trees, critical areas (e.g., floodplains and steeper slopes), and areas near drainages will be preserved wherever feasible to provide natural buffer zones.
  - Appropriate set-backs from drainages will be provided for development envelopes, and construction equipment access will be restricted in planned green/open space areas.

- Clustered lot designs will be used and landscaping will be provided in applicable paved areas such as parking lots.
- Curb cuts will be provided to drain applicable areas to landscaping.
- Pitched and/or permeable pavement will be used in appropriate areas to drain impervious surfaces to landscaping.
- Downspouts and cisterns/rain barrels will be provided to direct drainage into vegetated areas where deemed appropriate.
- Appropriate soil amendments will be used, native soils will be reused, ‘smart’ irrigation systems (e.g., appropriate water schedules and rain/pressure-sensitive shutoff devices) and appropriate landscaping, including street trees, will be installed.
- **Source Control BMPs**
  - “No dumping” stencils/tiles and/or signs with prohibitive language (per current County guidelines) will be installed at applicable locations such as drainages, storm drain inlets, catch basins and public access points to discourage illegal dumping.
  - Outdoor material storage areas, food service facilities, water features, loading docks, maintenance bays, vehicle/equipment wash areas, outdoor processing areas, and non-retail fueling areas (if proposed) will be designed to reduce pollutant discharge through methods such as: (1) providing appropriate storage facilities for hazardous materials (e.g., cabinets, sheds or similar structures that prevent runoff contact and discharge to storm drains; (2) providing appropriate on-site pre-treatment and/or directing flows to the sanitary sewer; (3) installing impermeable floors, covers and secondary containment structures such as berms, dikes, or curbs; and (4) using pavement grades, containment or other appropriate measures to prevent run-on.
  - Trash storage areas will be designed to reduce pollutant discharge through methods such as paving with impervious surfaces, precluding run-on, installing screens or walls to prevent trash dispersal, providing attached lids and/or roofs for trash containers to prevent direct precipitation contact, and providing pre-treatment prior to discharge of associated runoff to the sanitary sewer.
  - Regular street sweeping will be implemented in areas such as plazas, sidewalks and parking lots, and associated debris and washwater will be precluded from entering the storm drain system.
  - Site landscaping will be designed to maximize the use of appropriate native and/or drought-tolerant varieties, and use efficient irrigation systems as described above for Site Design and LID BMPs.
  - Drainage from private roadways will be directed into water quality basins or other appropriate treatment control BMP.
  - Whenever feasible, driveways will be designed to include shared access, flared lanes (i.e., a single lane at the street), wheelstrips (i.e., pavement only under tires), and/or drainage to landscaped areas prior to entering the storm drain system.
  - Landscaping will be incorporated into parking area drainage systems, wherever applicable.
  - Manufactured or disturbed slopes will be revegetated/stabilized as soon as feasible, and appropriate drainage structures will be used to preclude concentrated flows on slopes.
  - Pet waste disposal bags and related educational materials will be provided at trail heads, open space corridors, or other applicable locations to encourage clean-up efforts.

- Applications of chemical pesticides, herbicides and fertilizers will be minimized; licensed professionals will be used for application of such chemicals in common landscaped areas; the rates and times of fertilizer applications will be restricted to minimize potential discharge in irrigation or precipitation runoff; and native landscaping will be used to reduce fertilizer use.
- An educational program will be implemented for home and business owners/tenants to prevent illegal or inadvertent pollutant discharge, including the distribution of materials regarding dry-clean methods, protection of storm drain inlets, prevention/proper disposal of pet wastes, proper handling/disposal of hazardous wastes, water conservation, swimming pool chemical use/maintenance, IPM methods, employee training, secondary containment, minimizing hazardous material use, proper clean-up procedures, street and parking lot sweeping, and proper collection/disposal of wash water.
- **LID and Treatment Control BMPs**
  - Water quality basins or BMPs of equivalent effectiveness (e.g., underground storage devices, mechanical control devices, etc.), will be used to treat runoff from most of the site prior to discharge, Attachment C of the Project SWMP in Appendix M).
  - Media filters will be used to treat Project runoff from applicable areas not covered by the described water quality basins. Specifically, this includes areas around the proposed intersection of SR-76/Pankey Road, with a series of curb inlets proposed to direct associated flows to the filters prior to discharge into the Project storm drain system (refer to Attachment C of the Project SWMP In Appendix M).
  - A baffle separator (or equivalent device) will be used to treat runoff from Shearer Crossing and the proposed commercial development south of SR-76. In addition, one or more supplemental treatment devices will also be required in the commercial areas to ensure regulatory conformance, potentially including media filters, biofilters, vegetated swales, bioretention facilities, and/or infiltration devices as outlined in the Project SWMP. The specific types and locations of these additional BMPs will be determined after completion of preliminary site design for the noted commercial areas.
  - Monitoring and maintenance efforts for the water quality basins will be implemented by the Project owner(s) through entering into a written BMP Maintenance Agreement with the County. Specific monitoring and maintenance efforts associated with proposed BMP facilities and programs include monitoring and reporting to document that programs/activities are being implemented as designed, inspection and maintenance of physical facilities, and making necessary modifications to ensure that intended BMP functions and regulatory requirements are being met.