



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

California Regional Water Quality Control Board, San Diego Region

December 22, 2014

Certified Mail – Return Receipt Requested

Article Number: 7011 0470 0002 8952 6345

Ms. April Tornillo
Taylor Morrison of CA, LLC
8105 Irvine Center Drive, Suite 1450
Irvine, CA 92618

In reply/refer to:
805975: amonji

**Subject: Clean Water Act Section 401 Water Quality Certification No. R9-2014-0056
for The Elms and The Ivy Development Project**

Ms. Tornillo:

Enclosed find Clean Water Act Section 401 Water Quality Certification No. R9-2014-0056 (Certification) issued by the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) in response to the application submitted by Taylor Morrison of California, LLC (Taylor Morrison) for the Elms and the Ivy Development Project (Project). A description of the Project and Project location can be found in the Certification and site maps which are included as attachments to the Certification.

Taylor Morrison is enrolled under State Water Resources Control Board Order No. 2003-017-DWQ as a condition of the Certification and is required to implement and comply with all terms and conditions of the Certification in order to ensure that water quality standards are met for the protection of wetlands and other aquatic resources. Failure to comply with this Certification may subject Taylor Morrison to enforcement actions by the San Diego Water Board including administrative enforcement orders requiring Taylor Morrison to cease and desist from violations or to clean up waste and abate existing or threatened conditions of pollution or nuisance; administrative civil liability in amounts of up to \$10,000 per day per violation; referral to the State Attorney General for injunctive relief; and, referral to the District Attorney for criminal prosecution.

In the subject line of any response, please include reference number 805975: amonji. For questions or comments, please contact Alan.Monji by telephone at (619) 521-3968 or by email at Alan.Monji@waterboards.ca.gov.

Respectfully,

DAVID W. GIBSON
Executive Officer

Enclosure:

Clean Water Act Section 401 Water Quality Certification No. R9-2014-0056 for The Elms and the Ivy Development Project

DWG:jgs:kd:atm

cc:

U.S. Army Corps of Engineers, Regulatory Branch
San Diego Field Office
Ms. Meris Bantilan-Smith
Meris.B.Smith@usace.army.mil

California Department of Fish and Wildlife
South Coast Region
Habitat Conservation Planning – South
Mr. Kevin Hupf
Kevin.Hupf@wildlife.ca.gov

U.S. EPA, OWOW, Region 9
R9-WTR8-Mailbox@epa.gov

State Water Resources Control Board, Division of Water Quality
401 Water Quality Certification and Wetlands Unit
Stateboard401@waterboards.ca.gov

Mr. Gerry Scheid
Recon Environmental
gscheid@reconenvironmental.com

Ms. Kelly Dorsey
San Diego Water Board
Kelly.Dorsey@waterboards.ca.gov

Tech Staff Info & Use	
File No.	R9-2014-0056
WDID	9000002719
Reg. Measure ID	396139
Place ID	805975
Party ID	546357
Person ID	546358

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

2375 Northside Drive, Suite.100, San Diego, CA 92108
Phone (619) 516-1990 • Fax (619) 516-1994
<http://www.waterboards.ca.gov/sandiego/>

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

**PROJECT: The Elms and The Ivy Development Project
Certification Number R9-2014-0056
WDID: 9000002719**

Reg. Meas. ID: 396139
Place ID: 805975
Party ID: 546357
Person ID: 546348

**APPLICANT: Taylor Morrison of California, LLC
8105 Irvine Center Drive, Suite 1450
Irvine, CA 92618**

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"/> Waiver of Waste Discharge Requirements
<input checked="" type="checkbox"/> Enrollment in SWRCB GWDR Order No. 2003-017-DWQ	<input type="checkbox"/> Enrollment in Isolated Waters Order No. 2004-004-DWQ

PROJECT DESCRIPTION

An application dated April 23, 2014 was submitted by Taylor Morrison of California, LLC (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (33 U.S.C. § 1341) for the proposed The Elms and the Ivy Development Project (Project). 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-2013-00908-MBS).

The Project is located within the City of San Diego, San Diego County, California at the intersection of Carmel Valley Road and Rancho Santa Fe Farms Road. The Project center reading is located at latitude 32.1808964° and longitude -117.8654931°. The Applicant has paid all required fees for this Certification in the amount of \$1,936.00. On May 8, 2014 the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

The Applicant proposes to construct 146 residential housing units, located north of State Route 56 (SR-56) and south of Carmel Valley Road (northern parcel), and 28 multi-family affordable housing units south of SR-56 and Morning Glory Way and west of Rancho Santa Fe Farms Road (southern parcel), as well as the associated infrastructure, in accordance with the Pacific Highlands Ranch Subarea Plan.

The Project will add approximately 11.8 acres of additional impervious surface. Post-construction BMPs will consist of, but not be limited to, bio-retention facilities, landscape buffers, and the use of permeable pavers. These BMPs will meet City of San Diego's Low Impact Development (LID) Capture Volume and hydromodification treatment requirements.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause onsite or offsite 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 Region (9) (Basin Plan).

Project construction will permanently impact 0.04 acre (44 linear feet) of streambed waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 0.04 acre of jurisdictional waters will be achieved through the re-establishment of 0.08 acre of waters of the United States and/or State. All waters of the United States and/or State receiving temporary discharges will be restored upon removal of the fill. Mitigation for discharges of fill to waters of the United States and/or State will be completed by the Applicant off site in the Rancho Santa Fe hydrologic sub-area (HSA 905.11) at a minimum ratio of 2:1 (area mitigated: area impacted).

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 *Conceptual Restoration Plan for the St. John Garabed Church Project, San Diego, California* (Mitigation Plan), dated December 2013. 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 3 of this Certification.

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Attachments:

1. Definitions
2. Project Figures and Plans
3. CEQA Mitigation Monitoring and Reporting Program

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. R9-2014-0056 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 U.S.C. §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/go_wdr401regulated_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 U.S.C §1313).
- 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 for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.
- G. **Certification Distribution Posting.** During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.
- H. **Inspection and Entry.** The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:
1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;
 2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;
 3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and
 4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.

- I. **Enforcement Notification.** In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.
- J. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:
1. Violation of any term or condition of this Certification;
 2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the Penasquitos 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 or will be provided upon request.

III. STORM WATER 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. **General Construction Storm Water Permit.** Prior to start of Project construction, the Applicant must, as applicable, obtain coverage under, and comply with, the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance. If Project construction activities do not require coverage under the General Construction Storm Water Permit, the Applicant must develop and implement a runoff management plan (or equivalent construction best management practice (BMP) plan) to prevent the discharge of sediment and other pollutants during construction activities.
- C. **Post-Construction BMP Design.** The Project must comply with the most current *Storm Water Standards* manual and hydromodification requirements for City of San Diego. Post-construction BMPs, including those described in the *Water Quality Technical Report - The Elms and The Ivy Development*, dated November 20, 2013, must treat 100 percent of the added impervious surface.

IV. PROJECT IMPACTS AND COMPENSATORY MITIGATION

- A. **Project Impact Avoidance and Minimization.** The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.
- B. **Project Impacts and Compensatory Mitigation.** Unavoidable Project impacts to Penasquitos Creek and its tributaries within the Penasquitos Watershed must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable 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)
Permanent Impacts						
Streambed	0.04	44	0.08 Re-Establishment ¹	2:1	50 Re-Establishment ¹	1.1:1

1. Streambed re-establishment for discharges of fill material to waters of the United States and/or State will be completed by the Applicant at the St. John Garabed Armenian Church property in Carmel Valley, San Diego County.

- C. **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.
- D. **Performance Standards.** Compensatory mitigation required under this Certification shall be considered as achieved once it has met the ecological success performance standards contained in the Mitigation Plan (Section 2, Table 2) to the satisfaction of the San Diego Water Board.
- E. **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.
- F. **Long Term Management and Maintenance.** The compensatory mitigation site(s), 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.

G. 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.

H. Mitigation Site(s) Preservation Mechanism. Within 60 days from the start of Project construction, the Applicant must provide the San Diego Water Board a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all mitigation areas and their buffers in perpetuity. **Within 6 months of the issuance of this Certification**, 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 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.

V. 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 V 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. Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing 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 monitoring period for each Annual Project Monitoring Report shall be January 1st through December 31st of each year. The report must include the following information:
1. The names, qualifications, and affiliations of the persons contributing to the report;
 2. The status, progress, and anticipated schedule for completion of Project construction activities;
 3. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion;
 4. 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; and
 5. A description of the Applicant's progress towards meeting the objectives and ecological success performance standards contained in the Mitigation Plan.
- F. 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. As-built drawings of the Project, no bigger than 11"X17";
4. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf. In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced; and
5. Information demonstrating that the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plan.

G. **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.

H. **Electronic Document Submittal.** The Applicant must submit all reports and information under required under this Certification in electronic format via e-mail to SanDiego@waterboards.ca.gov. Documents over 50 megabytes (MB) 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. R9-2014-0056: PIN 805975
2375 Northside Drive, Suite 100
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF) format, and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line:
Certification No. R9-2014-0056: PIN 805975.

- I. **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.

- J. **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."

VI. 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. **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.

C. **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 this Certification in the event that a transferee fails to comply.

D. **Discharge Commencement.** The Applicant must notify the San Diego Water Board in writing **at least 5 days prior to** the start of Project construction.

VII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

A. The City 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 filed a Notice of Determination dated August 2, 1999 for the Final Environmental Impact Report (FEIR) titled *Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area* (State Clearing House Number 97111077). 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 3 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 IV and V 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).

VIII. SAN DIEGO WATER BOARD CONTACT PERSON

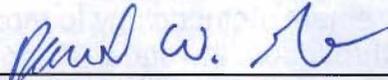
Alan Monji, Environmental Scientist
Telephone: 619-521-3968
Email: Alan.Monji@waterboards.ca.gov

IX. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from The Elms and The Ivy Project (Certification No. R9-2014-0056) 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. R9-2014-0056 issued on December 22, 2014.



DAVID W. GIBSON
Executive Officer
San Diego Water Board

22 Dec. 2014
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.

Taylor Morrison LLC
The Elms and The Ivy
Certification No. R9-2014-0056

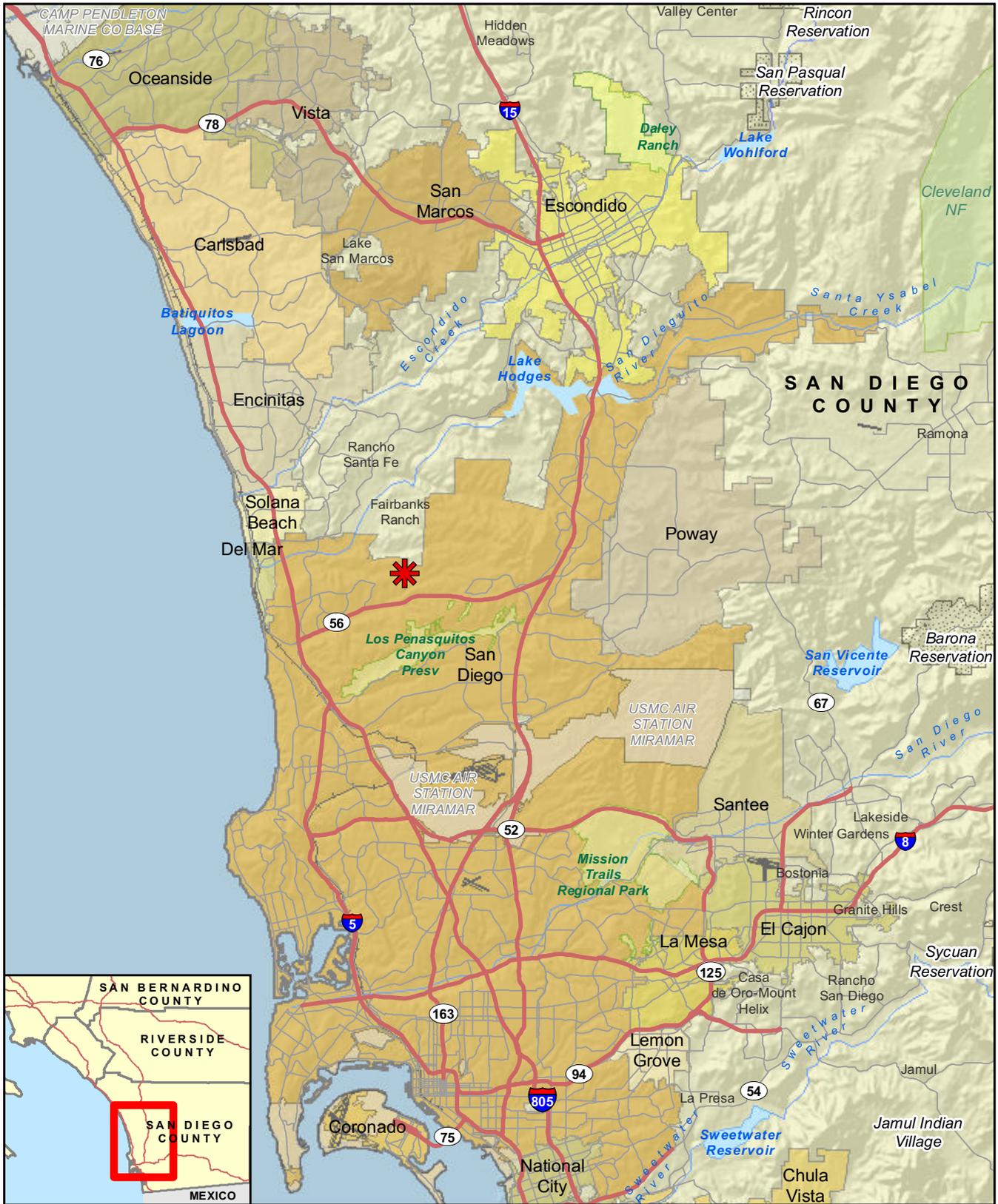
**ATTACHMENT 2
PROJECT FIGURES AND PLANS**

Project Figures

1. Recon Figure 1, Regional Location
2. Latitude 33 Planning and Engineering, Figure 1
3. Latitude 33 Planning and Engineering, Figure 2
4. Recon Figure 4, Existing Biological Resources
5. Taylor Morrison, Grading Plans

Mitigation Figures

1. Dudek Figure 1, Regional Map
2. Dudek Figure 2, Vicinity Map
3. Dudek Figure 4, Restoration Plan



 Project Location

FIGURE 1

Regional Location

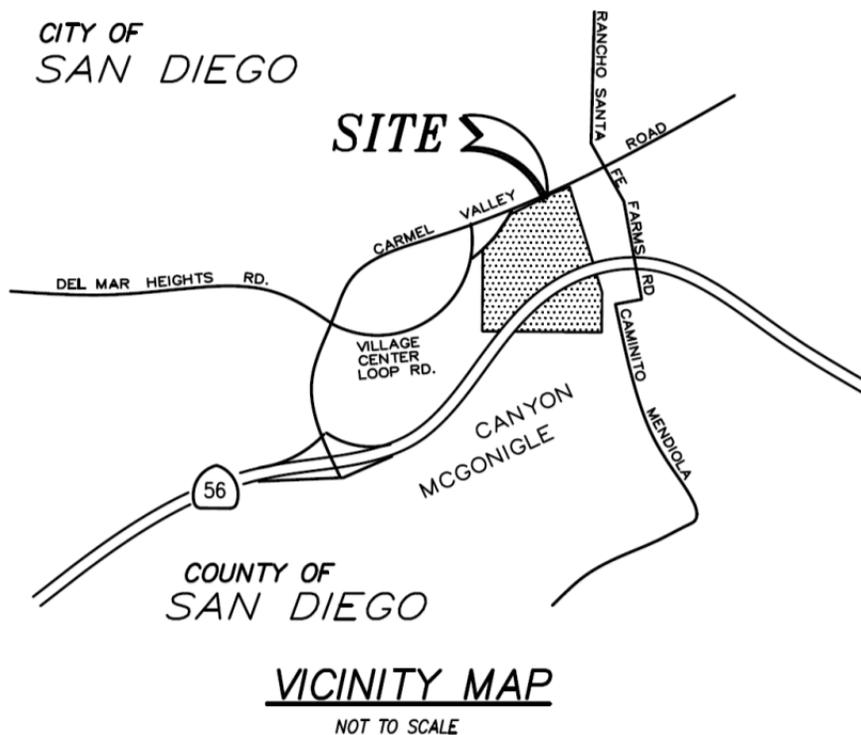
2. PROJECT DESCRIPTION

2.1 Project Location/Setting

The Elms & The Ivy Development is located in the City of San Diego, within the Carmel Valley Community. It is approximately 5 miles west of Interstate 15 along State Route 56.

The project area consists of a portion of Parcel 2 of Parcel Map 12337. More particular described as Parcel 2 of Parcel Map 12337, in the City of San Diego, County of San Diego, State of California, Filed in the office of the County Recorder of San Diego County, September 24, 1982 as File No. 82-296204 of Official Records. It is designated as Assessor's Parcel Number 305-021-24. Refer to the vicinity map below.

Figure 1: Vicinity Map



2.2 Project Description

The existing site is zoned RT-1-2 (Residential Townhome), OC-1-2 (Open Space, Conservation), AR-1-1 (Agricultural), and RM-1-2 (Residential Multiple). The 30.42-acre site currently is undeveloped, with vegetation and cascading hills.

Taylor Morrison of CA, LLC is seeking approval for the development of 146 single family lots, 1 multi-family lot (with 28 units), and several lots containing park and open space amenities. Refer to the proposed illustrative below.

Figure 2: Project Aerial





- | | | | |
|---------------------------|---|-----------------------|------------------|
| Project Boundary | Vegetation Communities | Southern Willow Scrub | Drainage Swale |
| Off-site Improvement Area | Southern Maritime Chaparral | Disturbed Land | Underground Pipe |
| Nuttall's Scrub Oak | Diegan Coastal Sage Scrub | Eucalyptus Woodland | Streambed |
| | Diegan Coastal Sage Scrub (Revegetated) | Non-native Grassland | |
| | Disturbed Diegan Coastal Sage Scrub | Urban/Developed Land | |

FIGURE 4

Existing Biological Resources

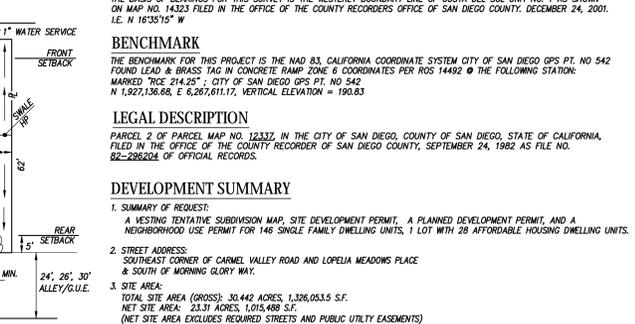
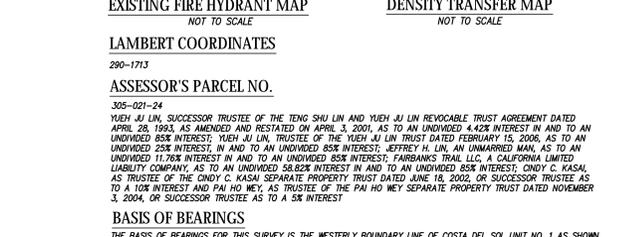
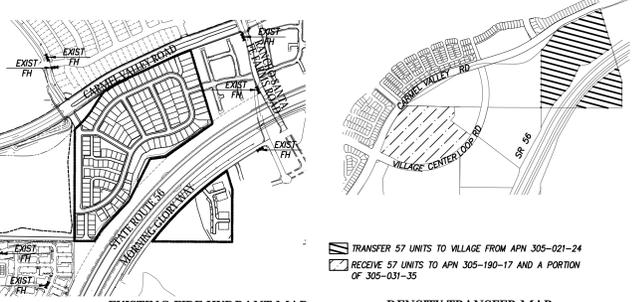
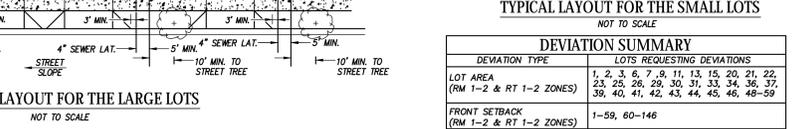
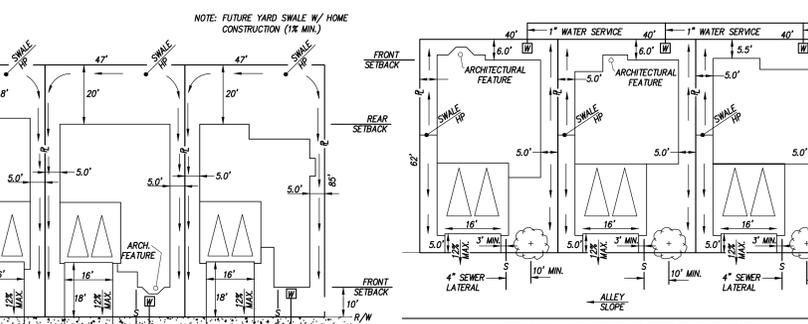
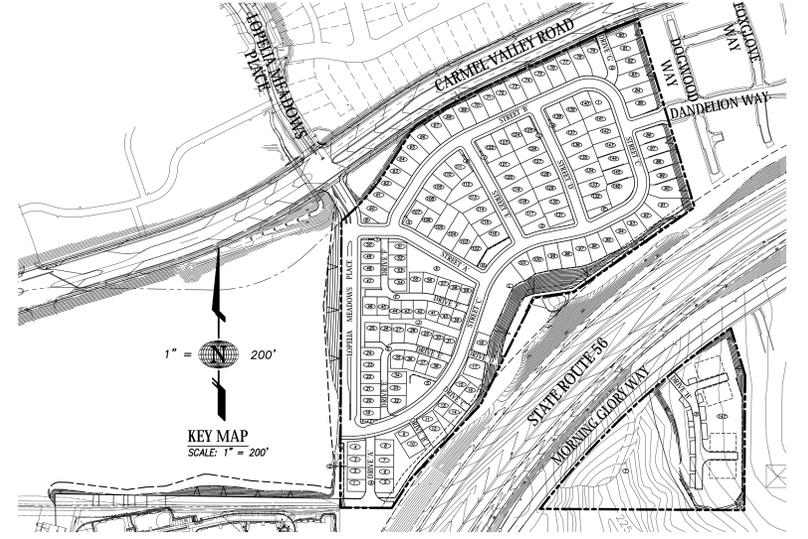
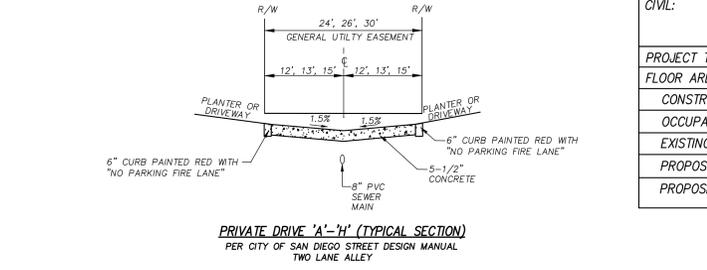
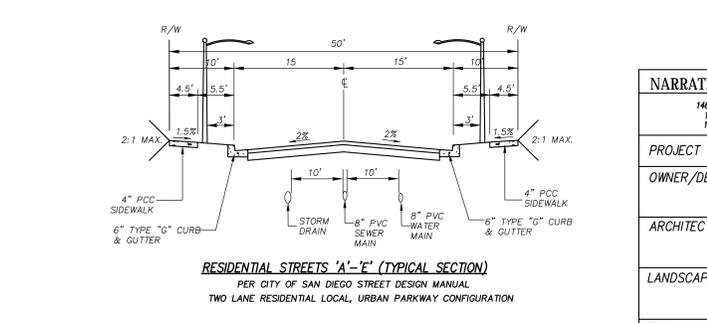
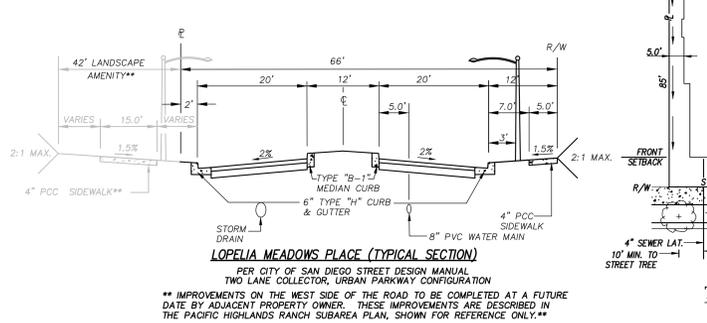
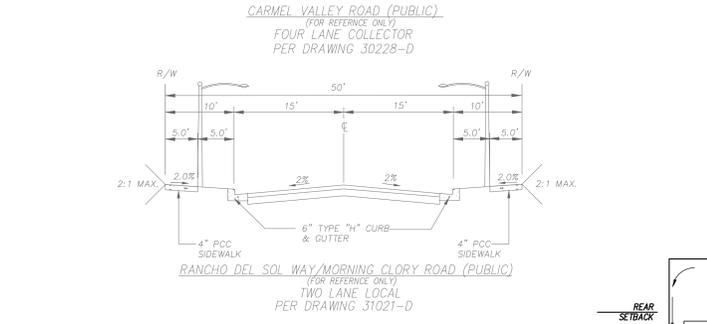
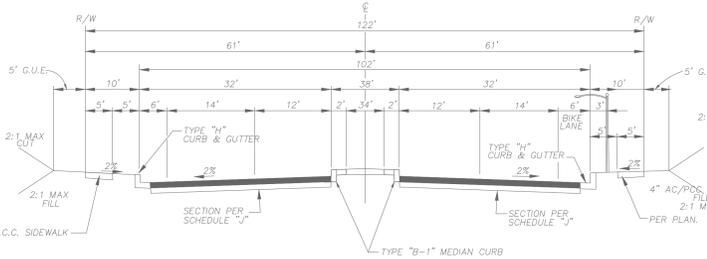
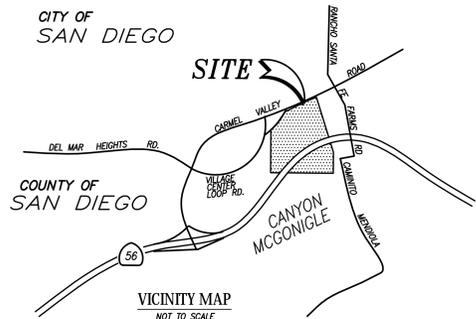
THE ELMS AND THE IVY DEVELOPMENT

VESTING TENTATIVE MAP NO. _____

PLANNED DEVELOPMENT NO. _____

SITE DEVELOPMENT NO. _____

NEIGHBORHOOD USE PERMIT NO. _____



DEVIATION SUMMARY	
DEVIATION TYPE	LOTS REQUESTING DEVIATIONS
LOT AREA (RM 1-2 & RT 1-2 ZONES)	1, 2, 3, 6, 7, 9, 11, 13, 15, 20, 21, 22, 23, 25, 26, 29, 30, 31, 33, 34, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 48-59
FRONT SETBACK (RM 1-2 & RT 1-2 ZONES)	1-59, 60-146
LOT DEPTH (RM 1-2 & RT 1-2 ZONES)	1-78, 78-79, 83-103, 106-111, 114-136, 138-146
BUILDING HEIGHT (RM 1-2 & RT 1-2 ZONES)	1-59, 60-146
GARAGE REGULATIONS (RM 1-2 & RT 1-2 ZONES)	LOT 147 (AFFORDABLE HOUSING)
DRIVEWAY WIDTHS	24, 56, 78, 91, 92
WALL HEIGHT	SEE GRADING NOTE 13

LOT ACREAGE SUMMARY				
LOT NO.	LOT SIZE (SF)	ACRES	LOT DESCRIPTION	OWNER
1-59	2,500-4,900	0.06-0.11	RESIDENTIAL	RESIDENTIAL
60-146	4,000-6,000	0.09-0.14	RESIDENTIAL	RESIDENTIAL
147	129,000	2.96	MULTI-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL
A	11,350	0.26	PRIVATE DRIVE/GENERAL UTILITY EASEMENT	HOA
B	2,020	0.05	PRIVATE DRIVE/GENERAL UTILITY EASEMENT	HOA
C	1,930	0.04	PRIVATE DRIVE/GENERAL UTILITY EASEMENT	HOA
D	1,050	0.02	PRIVATE DRIVE/GENERAL UTILITY EASEMENT	HOA
E	12,680	0.29	PRIVATE DRIVE/GENERAL UTILITY EASEMENT	HOA
F	12,580	0.29	PRIVATE DRIVE/GENERAL UTILITY EASEMENT	HOA
G	6,510	0.15	PRIVATE DRIVE/GENERAL UTILITY EASEMENT	HOA
H	17,260	0.40	PRIVATE DRIVE/GENERAL UTILITY EASEMENT	HOA
I	3,050	0.07	PARK	HOA
J	11,030	0.25	WATER TREATMENT	HOA
K	13,430	0.31	WATER TREATMENT	HOA
L	91,170	2.09	PARK/WATER TREATMENT	HOA
M	430	0.01	LINEAR PARK	HOA
N	4,170	0.10	PARK/WATER TREATMENT	HOA
O	4,090	0.10	PARK	HOA
P	1,890	0.04	PARK	HOA
Q	7,420	0.17	PARK/WATER TREATMENT	HOA
R	1,210	0.03	PARK	HOA
S	9,810	0.23	PARK/WATER TREATMENT	HOA
T	107,850	2.48	CONSERVATION/OPEN SPACE LOT	HOA
U	320	0.01	LINEAR PARK	HOA
V	420	0.01	LINEAR PARK	HOA
W	530	0.01	LINEAR PARK	HOA
X	530	0.01	LINEAR PARK	HOA
Y	330	0.01	LINEAR PARK	HOA
Z	510	0.01	LINEAR PARK	HOA

GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 29.7 ACRES
- PERCENT OF TOTAL SITE GRADED: 100%
- AMOUNT OF EXISTING SITE WITH 25 PERCENT SLOPES OR GREATER: 0.00 ACRES
- PERCENT OF THE EXISTING SLOPES STEEPER THAN 25% TO BE GRADED: 0%
- AMOUNT OF PROPOSED SITE WITH 25 PERCENT SLOPES OR GREATER: 2.9 AC.
- PERCENT OF THE PROPOSED SITE WITH 25% SLOPES OR STEEPER: 12%
- AMOUNT OF CUT: 180,000 CUBIC YARDS
- AMOUNT OF FILL: 180,000 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPE(S): 5.3' FEET 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPE(S): 28' FEET 2:1 SLOPE RATIO
- AMOUNT OF IMPORT/EXPORT SOIL: 9,000 CUBIC YARDS - IMPORT
- RETAINING/ORB WALLS: HOW MANY: 3,085 LF. MAX. HEIGHT: 15'
- NOTE: ADDITIONAL WALLS UNDER 5' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL AREAS BASED ON PRECISE GRADING.
- DEVIATION REQUEST FOR THIS PROJECT TO EXCEED THE 12' MAXIMUM RETAINING WALL HEIGHTS OUTSIDE OF SETBACKS. PROJECT PROPOSES 15' MAXIMUM WALL HEIGHTS.
- IN AREAS WHERE GRAVITY SEWER PIPES ARE INSTALLED IN COMPACTED FILL, DIFFERENTIAL SETTLEMENT CAN OCCUR. MODIFIED COMPACTION RATES AND/OR PROJECT MONITORING SHALL BE CONDUCTED TO ENSURE ANTICIPATED SETTLEMENT WILL NOT EXCEED 1/2-INCH OVER A HORIZONTAL DISTANCE OF 100 FEET.

NARRATIVE	
146 SINGLE RESIDENTIAL UNIT LOTS 1 MULTI-FAMILY RESIDENTIAL UNIT 1 CONSERVATION/OPEN SPACE LOT	
PROJECT TEAM	TAYLOR MORRISON OF CA, LLC 8105 IRVINE CENTER DRIVE, SUITE 1450 IRVINE, CA 92618 (949)341-1289 FAX (949)341-1400
OWNER/DEVELOPER:	TAYLOR MORRISON OF CA, LLC
ARCHITECT:	BASESMAN LAGONI 2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA 92660 (949) 553-9100 EXT. 244
LANDSCAPE:	SJA, INC. 31726 RANCHO VIEJO ROAD, SUITE 201 SAN JUAN CAPISTRANO, CA 92675 (714) 908-8589
CIVIL:	LATITUDE 33 PLANNING & ENGINEERING 5355 MIRA SORRENTO PLACE, SUITE 650 SAN DIEGO, CA 92121 (619) 751-0633 FAX (619) 751-0634
PROJECT TRACKING SYSTEM NUMBER	#296844
FLOOR AREA RATIO	0.38 r/o GSF/ACRES
CONSTRUCTION TYPE:	RESIDENTIAL
OCCUPANCY TYPE:	RESIDENTIAL SINGLE & MULTI UNITS
EXISTING ZONING:	RT-1-2, OC-1-1, AR-1-1, & RM-1-2
PROPOSED ZONING:	RT-1-2, OC-1-1, AR-1-1, & RM-1-2
PROPOSED USE:	A RESIDENTIAL DEVELOPMENT

AFFORDABLE HOUSING PARKING CALCULATIONS				
NUMBER OF UNITS	VEHICLE PARKING RATIO	VEHICLE PARKING REQUIRED	STAFF PARKING RATIO	STAFF PARKING REQUIRED
28	0.15	4.2	0.05	1.4
* PARKING REQUIREMENTS TABLE 142-050 REDUCED PARKING DEMAND				
NUMBER OF UNITS	ASSIGNED PARKING RATIO	ADDITIONAL PARKING REQUIRED IF ASSIGNED PARKING (GARAGE) SPACES REQUIRED	TOTAL NUMBER OF PARKING SPACES REQUIRED	
28	0.1	4.56	50*	
*PER CALDAS 3 ACCESSIBLE SPACES ARE REQUIRED, 1 OF WHICH IS A VAN SPACE				
NUMBER OF UNITS	MOTORCYCLE RATIO	MOTORCYCLE PARKING REQUIRED	*MOTORCYCLE PARKING IS IN ADDITION TO THE TOTAL NUMBER OF REQUIRED PARKING SPACES	
28	0.1	2	78	
8	0.1	1	14	
TOTAL 292				

TOTAL PARKING AT THE AFFORDABLE HOUSING		TOTAL PARKING AT THE ELMS AND THE IVY	
STANDARD SPACES	REQUIRED PROVIDED	STANDARD SPACES	REQUIRED PROVIDED
4	3	292	292
1	1	78	78
3	3	157	157
TOTAL 8		TOTAL 527	

- LEGEND:**
- PROPERTY LINE
 - RIGHT OF WAY
 - PROPOSED LOT LINE
 - CENTER LINE
 - EASEMENT LINE
 - PROPOSED SLOPES (2:1 MAX)
 - EXISTING CONTOUR LINE
 - CONTOUR LINE
 - PROPOSED RETAINING WALL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED SEWER FORCE MAIN
 - PROPOSED SEWER MANHOLE
 - PROPOSED SEWER PUMP STATION
 - PROPOSED STORM DRAIN
 - PROPOSED CURB INLET
 - PROPOSED CATCH BASIN
 - PROPOSED GRATE INLET
 - PROPOSED HEAD WALL
 - PROPOSED CURB RAMPS

- SHEET SUMMARY**
- TENTATIVE MAP COVER SHEET
 - EXISTING CONDITIONS
 - VESTING TENTATIVE MAP, CONCEPTUAL GRADING & UTILITY PLAN
 - SITE PLAN
 - FIRE ACCESS PLAN
 - LANDSCAPE PLANS
 - ARCHITECTURAL PLANS/ CROSS SECTIONS

- GENERAL NOTES**
- TOTAL PROJECT OWNERSHIP = 30.442 ACRES
 - TOTAL PROJECT GRADED AREA = 29.7 ACRES
 - TOTAL ON-SITE GRADED AREA = 28.3 ACRES
 - TOTAL OFF-SITE GRADED AREA = 3.4 ACRES
 - GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
 - TELEPHONE: AT&T
 - CABLE TELEVISION: THE WARNER CABLE TELEVISION
 - SEWER AND WATER: AS REQUIRED BY CITY ENGINEER
 - DRAINAGE SYSTEM: CITY OF SAN DIEGO
 - FIRE: SAN DIEGO UNION HIGH SCHOOL DISTRICT AND DEL MAR UNION SCHOOL DISTRICT
 - SCHOOL DISTRICT: SAN DIEGO UNION HIGH SCHOOL DISTRICT AND DEL MAR UNION SCHOOL DISTRICT
 - ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
 - CONTOUR INTERVAL: 2 FEET
 - DATUM: GPS PT. NO. 542 - N 1,927,136.68, E 6,267,611.17
 - VERTICAL ELEVATION = 190.83 (NAO 83)
 - SOURCE: SAN LO AERIAL SURVEYS DATE: 1-5-89
 - ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
 - GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
 - LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
 - NO EXISTING BUILDINGS AND STRUCTURES ARE ON SITE.
 - OPEN SPACE LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - NOISE WALLS WILL BE ADDED WHERE REQUIRED BY THE ACOUSTICAL ANALYSIS REPORT.
 - AFFORDABLE HOUSING UNITS ARE BEING PROVIDED CONSISTENT WITH MASTER AFFORDABLE HOUSING PROGRAM FROM THE CITY OF SAN DIEGO.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, DATED MAY 30, 2003 INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - ALL PUBLIC WATER FACILITIES AND ASSOCIATED EASEMENTS WILL BE GRANTED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND STANDARDS AND PRACTICES.
 - THE SUBDIVIDER IS PERMITTED TO FILE UP TO 3 FINAL MAPS. THE SUBDIVIDER HAS REQUESTED APPROVAL TO FILE FINAL MAPS OUT OF NUMERICAL SEQUENCE. THIS REQUEST IS APPROVED, SUBJECT TO THE PROVISION THAT THE CITY ENGINEER CAN REVIEW THE OFF-SITE IMPROVEMENTS IN CONNECTION WITH EACH UNIT.
 - THERE ARE NO EXISTING OR PROPOSED BUS STOPS ALONG THE PROPERTY FRONTAGE.
 - THERE ARE NO EXISTING OR PROPOSED FIRE HYDRANTS ALONG THE PROPERTY FRONTAGE OR WITHIN THE 60' OF THE BOUNDARY.
 - POST INDICATOR VEHICLES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
 - PROVIDE FIRE ACCESS ROADWAYS, SIGNS, AND/OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-1.
 - NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND/OR SEWER FACILITIES.
 - THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS IN THE WATER AND SEWER AREAS, INCLUDING BUT NOT LIMITED TO: STRUCTURES, ENHANCED PAVING, AND/OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 12333, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 24, 1982 AS FILE NO. 82-286204 OF THE OFFICIAL RECORDS.

DEVELOPMENT SUMMARY

- SUMMARY OF REQUESTS: A VESTING TENTATIVE SUBDIVISION MAP, SITE DEVELOPMENT PERMIT, A PLANNED DEVELOPMENT PERMIT, AND A NEIGHBORHOOD USE PERMIT FOR 146 SINGLE FAMILY DWELLING UNITS, 1 LOT WITH 28 AFFORDABLE HOUSING DWELLING UNITS.
- STREET ADDRESS: SOUTHWEST CORNER OF CARMEL VALLEY ROAD AND LOPELIA MEADOWS PLACE & SOUTH OF MORNING GLORY WAY.
- SITE AREA: TOTAL SITE AREA (GROSS): 30.442 ACRES, 1,326,053.5 SF. NET SITE AREA: 23.1 ACRES, 1,015,498 SF. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC UTILITY EASEMENTS)
- EXISTING ZONING: ZONING DESIGNATIONS FROM THE DEVELOPMENT SERVICES OFFICIAL ZONING MAP, SEE SHEET 2 FOR DELINEATION. RT-1-2: RESIDENTIAL TOWNHOUSE OC-1-1: OPEN SPACE-CONSERVATION AR-1-1: AGRICULTURAL RESIDENTIAL RM-1-2: RESIDENTIAL-MULTIPLE UNIT
- COVERAGE DATA: TOTAL PARKWAY/OPEN SPACE AREA: 11.26 AC., 490,700 S.F. TOTAL MARSHYARD PARKED AREA: 7.16 AC., 311,900 S.F. TOTAL BUILDING AREA (GROUND FLOOR W/O GARAGE): 407,500 S.F. GROSS FLOOR AREA (GFA W/ GARAGE): 476,500 S.F. FLOOR AREA RATIO (FAR): 0.42. (MAX. FOR RT-1-2: 0.35) (MAX. FOR RM-1-2: 0.90)
- NUMBER OF PROPOSED LARGE LOTS (45'x150') ON SITE: 87 NUMBER OF PROPOSED SMALL LOTS (40'x62') ON SITE: 59 NUMBER OF PROPOSED AFFORDABLE UNITS ON SITE: 28 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 174

PROPOSED DEVELOPMENT REGULATIONS

FRONT SETBACK	LARGE LOT PROPOSED: VARIES (SEE LOT TYPICAL)	SMALL LOT PROPOSED: VARIES (SEE LOT TYPICAL)
SIDE SETBACK:	PROPOSED: 5'	PROPOSED: 5'
STREET SIDE SETBACK:	PROPOSED: MIN. 5'	PROPOSED: MIN. 5'
REAR YARD:	PROPOSED: MIN. 10'	PROPOSED: MIN. 5'

8. BRUSH MANAGEMENT ZONE IS APPLICABLE FOR THIS PROJECT. SAN DIEGO FIRE-RESCUE DEPARTMENT REQUIRES 100' BRUSH MANAGEMENT ZONE. SEE SHEET LANDSCAPE PLANS (SHEETS 7-9).

PREPARED IN THE OFFICE OF:

Latitude 33 Planning and Engineering
5355 Mira Sorrento Place, Suite 650
San Diego, CA 92121
(619) 751-0633

Prepared By: LATITUDE 33 PLANNING & ENGINEERING
Name: 5355 MIRA SORRENTO PLACE, SUITE 650
Address: SAN DIEGO, CA 92121
Phone #: (619) 751-0633
Project Address: SOUTHWEST CORNER OF CARMEL VALLEY ROAD AND LOPELIA MEADOWS PLACE

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: 11-14-2013
Revision 4: 08-14-2013
Revision 3: 06-11-2012
Revision 2: 10-18-2012
Revision 1: 10-18-2012

Original Date: 09-24-2012
Sheet 1 of 56
DEP# _____

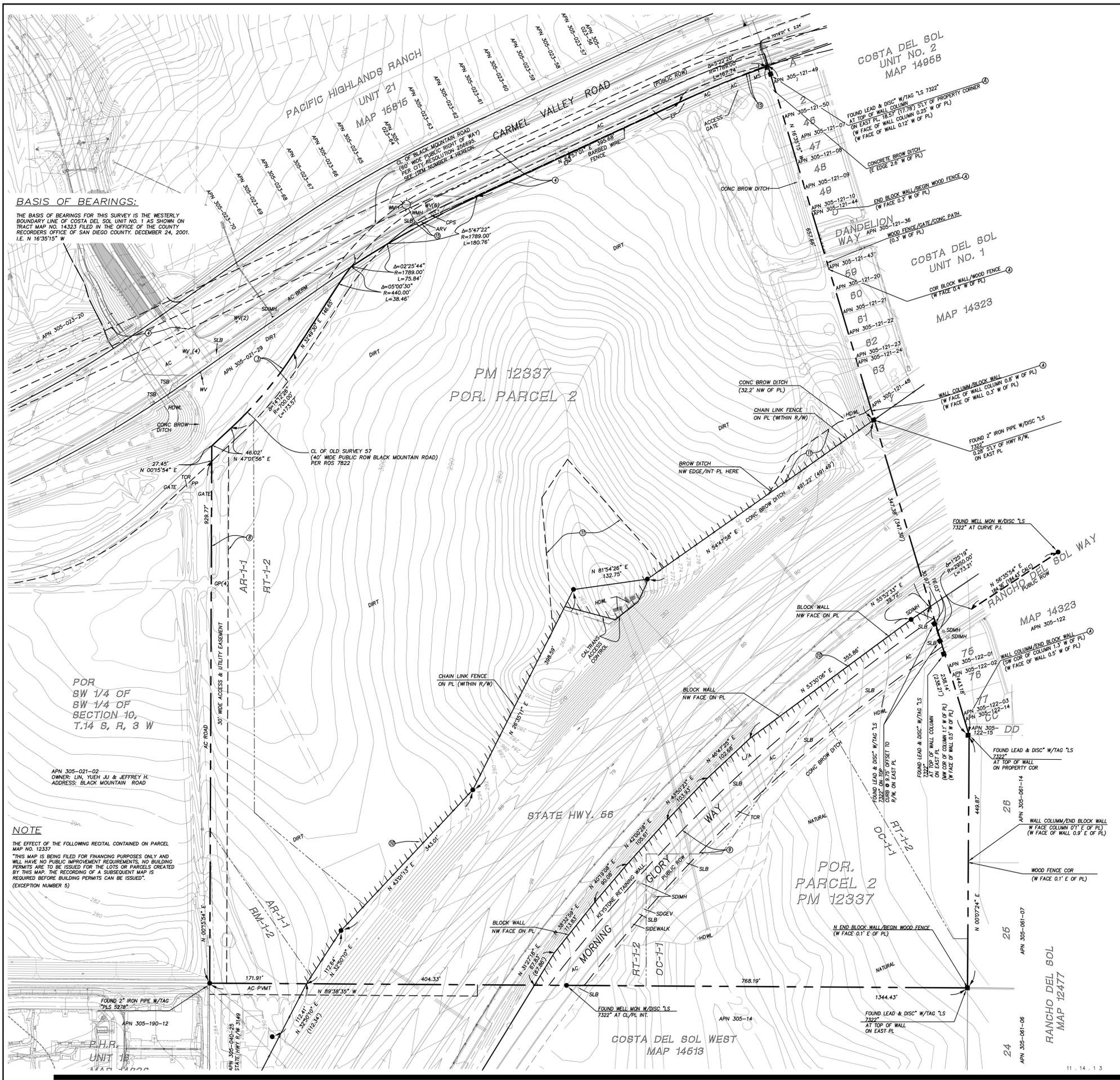


THE ELMS AND THE IVY DEVELOPMENT

SAN DIEGO, CALIFORNIA



JM MILGORE
REG. EXPIRES 6-30-2015 R.C.E. 46692



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY BOUNDARY LINE OF COSTA DEL SOL UNIT NO. 1 AS SHOWN ON TRACT MAP NO. 14323 FILED IN THE OFFICE OF THE COUNTY RECORDERS OFFICE OF SAN DIEGO COUNTY, DECEMBER 24, 2001. I.E. N 16°35'15" W

NOTE
 THE EFFECT OF THE FOLLOWING RECITAL CONTAINED ON PARCEL MAP NO. 12337.
 THIS MAP IS BEING FILED FOR FINANCING PURPOSES ONLY AND WILL HAVE NO PUBLIC IMPROVEMENT REQUIREMENTS, NO BUILDING PERMITS ARE TO BE ISSUED FOR THE LOTS OR PARCELS CREATED BY THIS MAP, THE RECORDING OF A SUBSEQUENT MAP IS REQUIRED BEFORE BUILDING PERMITS CAN BE ISSUED.
 (EXCEPTION NUMBER 5)

ITEMS CORRESPONDING TO SCHEDULE "B":

ITEM	DESCRIPTION	ACTION
①	PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2012 - 2013 THAT ARE A LIEN NOT YET DUE. (NOT SURVEY MATTER)	
②	PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES FOR THE FISCAL YEAR 2011 - 2012 1ST INSTALLMENT: \$7,937.67 (PAID) 2ND INSTALLMENT: \$7,937.67 PENALTY AND COST: \$803.76 (DUE AFTER APRIL 10) HOMEOWNERS EXEMPTION: NONE CODE AREA: 0819 ASSESSORS PARCEL NUMBER: 305-021-24 (NOT A SURVEY MATTER)	
③	THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA (NOT A SURVEY ITEM)	
④	RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF OLD SURVEY NO. 57 (ALSO KNOWN AS BLACK MOUNTAIN ROAD) PER BOOK 7, PAGE 200 OF SUPERVISORS MINUTES DATED FEBRUARY 27, 1886. (AS SHOWN ON SURVEY)	TO BE VACATED BY FINAL MAP
⑤	AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF A PUBLIC STREET RECORDED SEPTEMBER 1, 1982 AS INSTRUMENT NO. 82-27464 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)	TO REMAIN
⑥	THE EFFECT OF THE FOLLOWING RECITAL CONTAINED ON PARCEL MAP NO. 12337 "THIS MAP IS BEING FILED FOR FINANCING PURPOSES ONLY AND WILL HAVE NO PUBLIC IMPROVEMENT REQUIREMENTS, NO BUILDING PERMITS ARE TO BE ISSUED FOR THE LOTS OR PARCELS CREATED BY THIS MAP, THE RECORDING OF A SUBSEQUENT MAP IS REQUIRED BEFORE PERMITS CAN BE ISSUED."	
⑦	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT" RECORDED DECEMBER 3, 1984 AS FILE NO. 84-44958 OF OFFICIAL RECORDS AND AMENDED BY INSTRUMENTS RECORDED JULY 20, 1986 AS FILE NO. 86-305146 AND JANUARY 27, 1987 AS FILE NO. 87-043289, BOTH OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)	
⑧	INTENTIONALLY OMITTED.	
⑨	AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT PURPOSE: ROAD AND PUBLIC UTILITIES, AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 8, 1989 AS INSTRUMENT NO. 89-421344 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)	TO BE VACATED BY FINAL MAP
⑩	AN EASEMENT GRANTED TO CITY OF SAN DIEGO FOR THE PURPOSE OF PUBLIC STREET RECORDED SEPTEMBER 28, 2001 AS INSTRUMENT NO. 2001-0703105 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)	TO REMAIN
⑪	THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT, RECORDED APRIL 20, 2005 AS INSTRUMENT NO. 2005-0337821 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)	TO REMAIN
⑫	AN EASEMENT PURPOSES OF DRAINAGE STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE, CASE NO. GIC 71354 RECORDED, APRIL 20, 2005 AS INSTRUMENT NO. 005-0337821 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)	TO BE VACATED BY FINAL MAP
⑬	INTENTIONALLY OMITTED.	
⑭	A PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW. WHEN NOTICE OF THE ASSESSMENT IS RECORDED WITH THE COUNTY RECORDER THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND. DISTRICT: PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT PLAT NO. 4093 DISCLOSED BY ASSESSMENT DISTRICT DIAGRAM RECORDED: AUGUST 30, 2006 AS INSTRUMENT NO. 2006-081263 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)	
⑮	A PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW. WHEN NOTICE OF THE ASSESSMENT IS RECORDED WITH THE COUNTY RECORDER THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND. DISTRICT: PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT PLAT NO. 4093 DISCLOSED BY ASSESSMENT DISTRICT DIAGRAM RECORDED: AUGUST 30, 2006 AS INSTRUMENT NO. 2006-081263 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)	
⑯	AN EASEMENT GRANTED TO CITY OF SAN DIEGO, A MUNICIPAL CORPORATION FOR PURPOSE OF A PUBLIC STREET RECORDED FEBRUARY 9, 2007; AS INSTRUMENT NO. 2007-0092182 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)	TO REMAIN
⑰	A PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW. WHEN NOTICE OF THE ASSESSMENT IS RECORDED WITH THE COUNTY RECORDER THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND. DISTRICT: PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT PLAT NO. 4093 DISCLOSED BY ASSESSMENT DISTRICT DIAGRAM RECORDED: AUGUST 30, 2006 AS INSTRUMENT NO. 2006-081263 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)	
⑱	INTENTIONALLY OMITTED.	
⑲	MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (AS SHOWN ON SURVEY)	
⑳	ANY RIGHTS OF PARTIES IN POSSESSION OF SAID LAND, BASED ON ANY UNRECORDED LEASE, OR LEASES. THIS COMPANY WILL REQUIRE A FULL COPY OF ANY UNRECORDED LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS, AND AMENDMENTS FOR REVIEW. (NOT SURVEY MATTER)	

BY: CHICAGO TITLE COMPANY
 2385 NORTHSIDE DRIVE, STE. 500
 SAN DIEGO, CA 92108
 (619) 521-3400

ORDER NO. 930022752-USO
 TITLE OFFICER - TOM NOTEL/AMEN CYR
 EMAIL: notel@ct.com & amen@ct.com
 DATED - MARCH 06, 2012

LEGEND:

- PROPERTY BOUNDARY
- - - EASEMENT LINE
- RESTRICTED ACCESS
- X-X-X- CHAIN LINK FENCE
- STREET LIGHT
- CONCRETE
- FOUND 1" IRON PIPE W/ CITY ENGR TAG PER ROS 18589, UNLESS OTHERWISE NOTED
- FOUND LEAD & DISC W/TAG LS 7322" AS NOTED
- () DISTANCES PER RECORD MAPS
- SIGN

STATEMENT OF ENCROACHMENTS:
 (A) BLOCK WALL/FENCE AND/OR COLUMN ENCROACHES ONTO SUBJECT PROPERTY

ZONING DESIGNATIONS
 ZONE: RT-1-2 (RESIDENTIAL TOWNHOUSE)
 OC-1-1 (OPEN SPACE-CONSERVATION)
 AR-1-1 (AGRICULTURAL-RESIDENTIAL)
 RM-1-2 (RESIDENTIAL-MULTIPLE UNIT)

ZONING DESIGNATIONS WERE OBTAINED FROM THE DEVELOPMENT SERVICES OPTICAL ZONING MAP

Prepared By: **Latitude 33 Planning & Engineering**
 Name: **Latitude 33 Planning & Engineering**
 Address: **5355 Mira Sorrento Place, Suite 650 San Diego, CA 92121**
 Phone #: **(858) 751-0633**
 Project Address: **Southeast Corner of Carmel Valley Road and Lopefia Meadows Place**

Project Name: **THE ELMS AND THE IVY DEVELOPMENT**
 VESTING TENTATIVE MAP NO: **REVISION 14**
 PLANNED DEVELOPMENT PERMIT NO: **REVISION 13**
 SITE DEVELOPMENT PERMIT NO: **REVISION 12**
 NEIGHBORHOOD USE PERMIT NO: **REVISION 11**
 SHEET TITLE: **REVISION 10**
 EXISTING CONDITIONS: **REVISION 9**
REVISION 8
REVISION 7
REVISION 6
REVISION 5
REVISION 4
REVISION 3
REVISION 2
REVISION 1

Original Date: **09-24-2012**
 Sheet **2** of **56**
 DEP#

PREPARED IN THE OFFICE OF:
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 5355 Mira Sorrento Place, Suite 650
 San Diego, CA 92121
 (619) 791-1000
 CIVIL ENGINEER
 No. 46892
 Exp. 6-30-2015

1" = 60'
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11.14.13



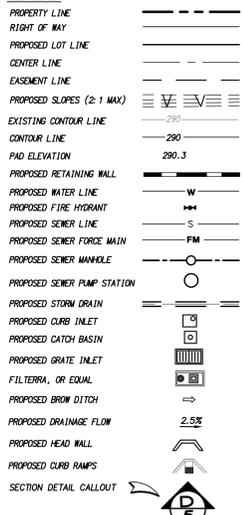
THE ELMS AND THE IVY DEVELOPMENT
 SAN DIEGO, CALIFORNIA



UTILITY DATA TABLES

STORM DATA (PUBLIC)		SEWER DATA (SDR-35) (PUBLIC)		M.H. DATA (PUBLIC)		
ITEM #	PROPOSED DETAILS	NO.	SLOPE	REMARKS	MH#	DETAILS
10	303.0TC 298.3E	A	1.7%	8" PVC PIPE	1	313.8RM 298.7E
11	302.5RM 298.0E	AA	1.0%	8" PVC PIPE	2	309.7RM 295.9E
12	299.5RM 295.0E	BB	1.0%	8" PVC PIPE	3	302.2RM 291.5E
13	300.0TC 296.0E	C	1.2%	8" PVC PIPE	4	300.6RM 295.3E
14	300.0TC 296.0E	CC	1.0%	8" PVC PIPE	5	298.0RM 288.3E
15	300.0TC 296.0E	D	1.1%	8" PVC PIPE	6	296.5RM 286.9E
16	300.0TC 296.0E	DD	5.0%	8" PVC PIPE	7	295.5RM 286.1E
17	295.5RM 291.0E	E	1.0%	8" PVC PIPE	8	294.8RM 285.3E
18	294.0RM 289.5E	EE	4.6%	8" PVC PIPE	9	294.0RM 284.4E
19	294.0RM 289.5E	F	1.0%	8" PVC PIPE	10	293.2RM 283.3E
20	294.5TC 290.0E	G	1.0%	8" PVC PIPE	11	294.2RM 281.9E
21	295.5RM 287.6E	GG	0.7%	8" PVC PIPE	12	294.0RM 281.9E
22	295.5RM 287.6E	H	1.0%	8" PVC PIPE	13	296.9RM 279.1E
23	295.5RM 287.6E	HH	0.7%	8" PVC PIPE	14	297.2RM 278.8E
24	295.5RM 287.6E	II	1.0%	8" PVC PIPE	15	297.3RM 278.8E
25	296.5TC 290.0E	J	0.8%	8" PVC PIPE	16	298.0RM 277.9E
26	298.0RM 291.0E	JJ	0.7%	8" PVC PIPE	17	303.5RM 292.4E
27	298.0RM 291.0E	KK	1.1%	10" PVC	18	299.5RM 290.2E
28	312.0RM 309.0E	L	0.8%	8" PVC PIPE	19	299.8RM 290.0E
29	304.0RM 298.3E	LL	1.1%	10" PVC	20	299.7RM 289.1E
30	NOT USED	M	0.7%	8" PVC PIPE	21	308.7RM 297.1E
31	NOT USED	N	0.8%	8" PVC PIPE	22	305.9RM 295.1E
32	293.0RM 285.0E	O	1.0%	8" PVC PIPE	23	302.0RM 292.5E
33	293.0RM 285.0E	P	1.2%	8" PVC PIPE	24	299.5RM 290.5E
34	293.0RM 285.0E	Q	1.2%	8" PVC PIPE	25	300.4RM 289.2E
35	293.0RM 285.0E	R	1.4%	8" PVC PIPE	26	300.5RM 288.6E
36	293.0RM 285.0E	S	1.7%	8" PVC PIPE	27	301.1RM 288.1E
37	293.0RM 285.0E	T	1.0%	8" PVC PIPE	28	299.1RM 286.4E
38	293.0RM 285.0E	U	1.0%	8" PVC PIPE	29	295.9RM 285.1E
39	293.0RM 285.0E	V	1.0%	8" PVC PIPE	30	298.3RM 289.6E
40	296.5TC 291.0E	W	1.0%	8" PVC PIPE	31	296.7RM 288.6E
41	296.5TC 291.0E	X	1.0%	8" PVC PIPE	32	298.1RM 289.6E
42	296.5TC 291.0E	Y	1.0%	8" PVC PIPE	33	295.0RM 291.3E
43	295.5RM 291.0E	Z	1.0%	8" PVC PIPE	34	295.0RM 277.1E
44	295.5RM 291.0E				35	283.5RM 274.7E
45	295.5RM 291.0E				36	284.0RM 272.3E
46	292.0RM 290.0E				37	294.4RM 269.9E
47	298.0RM 293.0E				38	287.4RM 269.9E
48	294.0TC 293.2E				39	286.4RM 282.7E
49	294.0TC 293.2E				40	286.1RM 282.4E
50	294.0TC 293.2E				40A	285.5RM 279.9E
51	294.0TC 293.2E				41	285.1RM 280.8E
52	294.0TC 293.2E				42	283.0RM 280.2E
53	294.0TC 293.2E				43	286.7RM 279.0E
54	294.0TC 293.2E				44	285.0RM 281.4E
55	294.0TC 293.2E					286.4RM 278.7E
56	294.0TC 293.2E					278.7E

LEGEND:

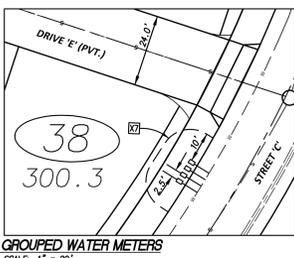


GRADING AND UTILITY NOTES:

- 1. PROPOSED 8" SEWER STUB FOR FUTURE DEVELOPMENT.
- 2. PROPOSED SEWER MANHOLE TO SERVICE PRIVATE DRIVE 'A' LATERALS, CONVEYS EFFLUENT NORTH.
- 3. PROPOSED 8" PVC SEWER DRAINING SOUTH, TO BE PLUGGED AT MANHOLE 15 AND ABANDONED IN PLACE UPON CONNECTION TO THE FUTURE DEVELOPMENT TO THE WEST.
- 4. PROPOSED PRIVATE PUMP STATION TO FORCE MAIN.
- 5. PROPOSED SEWER MANHOLE PLUGGED AT WEST SIDE, UPON COMPLETION OF FUTURE DEVELOPMENT.
- 6. 8" SEWER PVC SEWER CONNECTION TO WEST TO BE PUNCHED OUT AND 8" SEWER PVC CONNECTION TO SOUTH TO BE PLUGGED.
- 7. CONNECT FORCE MAIN TO EXISTING MANHOLE (E=296.30).
- 8. CONNECT SEWER MAIN TO EXISTING MAIN IN VILLAGE CENTER LOOP ROAD (E=267.20).
- 9. PROPOSED SEWER EASEMENT, WIDTH VARIES BASED UPON VARIABLE DEPTH OF MAIN.
- 10. PROPOSED INGRESS/EGRESS PRIVATE DRIVEWAY AND GENERAL UTILITY EASEMENT.
- 11. PROPOSED 8" PVC WATER (PUBLIC).
- 12. CONNECT 8" PVC WATER TO EX. WATER MAIN.
- 13. PROPOSED SEWER MANHOLE TO CONVEY EFFLUENT FROM PRIVATE DRIVE 'A' TO MANHOLE 15 TO THE WEST.
- 14. PARK AREA PER LANDSCAPE PLANS.
- 15. PARK/WATER TREATMENT AREA PER LANDSCAPE PLANS. SEE DETAILS(S): "CURB CUT AND BIO-RETENTION" AND "BIO-RETENTION" ON SHEET 5.
- 16. 18'x10' TRASH ENCLOSURE.
- 17. SEE LETTER OF PERMISSION TO GRADE (APN: 305-021-02) DATED: _____, PERMISSION WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
- 18. SEE LETTER OF PERMISSION TO GRADE (APN: 305-021-29) DATED: _____, PERMISSION WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
- 19. OFFSITE R/W & LANDSCAPING TO BE RE-GRADED (APN: 305-021-29), PERMISSION WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
- 20. SEWER MANHOLE: PRIVATE FORCE MAIN DISCHARGE TO GRAVITY SEWER. SEE DETAIL: "FORCE MAIN DISCHARGE" ON SHEET 5.
- 21. INSTALL FENCE AND ACCESS GATE OUTSIDE CALTRANS R/W AND OUTSIDE CALTRANS ACCESS CONTROL AREA.
- 22. REMOVABLE BOLLARDS PERMITS INGRESS/EGRESS FOR SAFETY VEHICLES.
- 23. EXISTING FENCE.
- 24. FUTURE ACCESS TO ADJACENT PARCEL.
- 25. GROUPED PUBLIC WATER METERS TO SERVICE HOMES WITHOUT PUBLIC MAINS FRONTING THE LOTS. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES. SEE TYPICAL DETAIL BELOW.

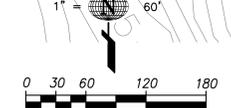
METER KEY:

- 1. LOTS #25 - 28
- 2. LOTS #43 - 46
- 3. LOTS #51 - 54
- 4. LOTS #55 - 59
- 5. LOTS #39 - 42
- 6. LOTS #29 - 31
- 7. LOTS #35 - 38
- 8. LOTS #32 - 34



STORM DRAIN NOTES:

- 1. EXISTING 18-INCH RCP STORM DRAIN, PER DWG. NO. 31021-5-D
- 2. EXISTING 18-INCH RCP STORM DRAIN, PER DWG. NO. 31021-6-D
- 3. EXISTING CALTRANS 600 MM RCP STORM DRAIN, PER DWG. NO. 11-172824
- 4. EXISTING CALTRANS 200 MM PERF. STORM DRAIN, PER DWG. NO. 11-172824
- 5. EXISTING CALTRANS 1200 MM HDPE STORM DRAIN, PER DWG. NO. 11-172824
- 6. EXISTING 18-INCH RCP STORM DRAIN, PER DWG. NO. 31021-6-D.
- 7. EXISTING 36" RCP SD @ 1.0%
- 8. PRIVATE DETENTION STORM PIPE TO BE MAINTAINED BY HOA
- 9. PUBLIC STORM DRAIN CONVEYED THROUGH PRIVATE LAND, WILL REQUIRE A STORM DRAIN EASEMENT.



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 Project Address: SOUTHEAST CORNER OF CARMEL VALLEY ROAD AND LOPELIA MEADOWS PLACE

Revision 14: _____
 Revision 13: _____
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 Revision 2: 04-11-2013
 Revision 1: 10-18-2012

Original Date: 09-24-2012
 Sheet 3 of 56
 DEP# _____

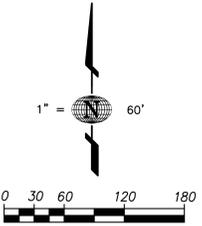
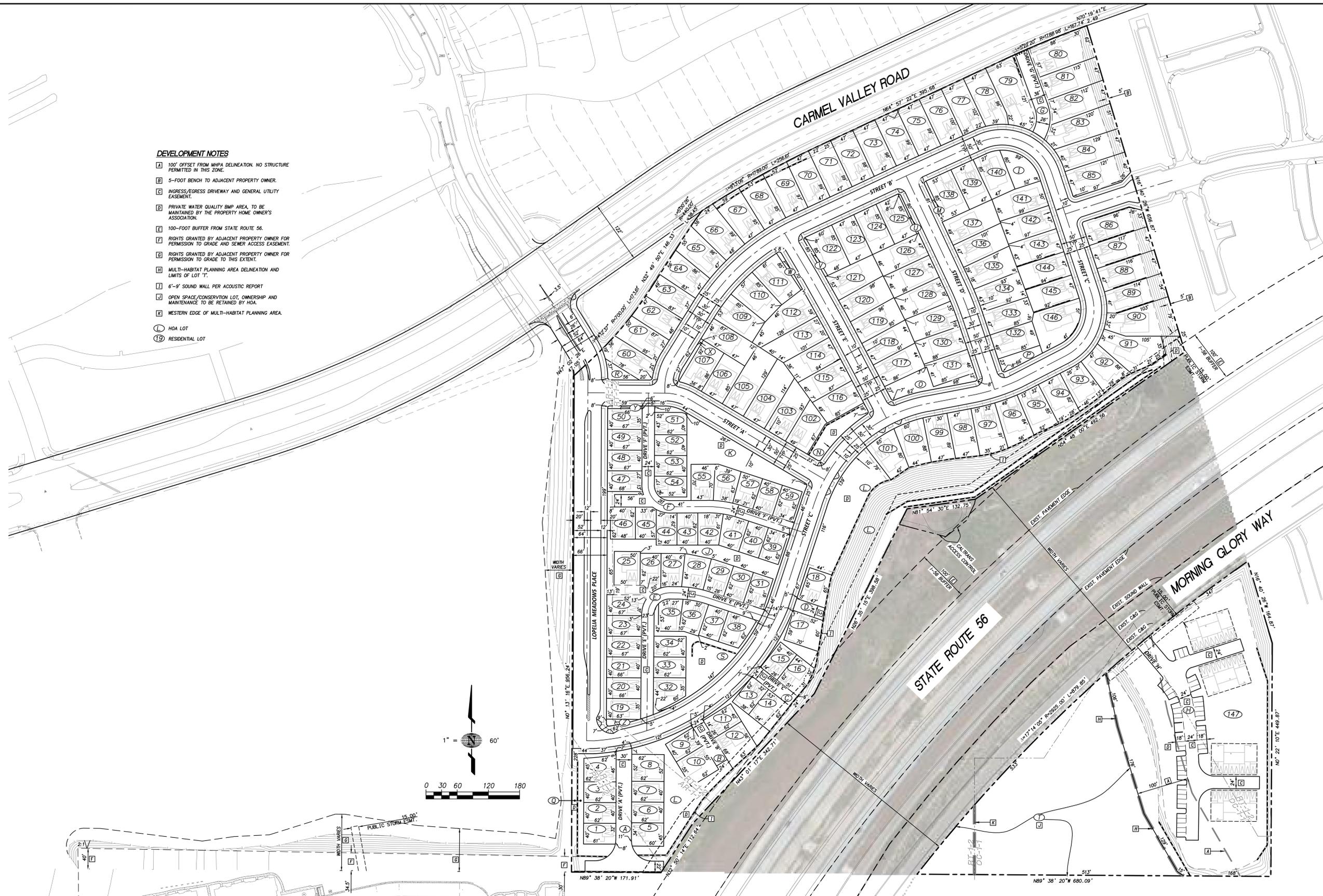


THE ELMS AND THE IVY DEVELOPMENT
 SAN DIEGO, CALIFORNIA



DEVELOPMENT NOTES

- [A] 100' OFFSET FROM MHPA DELINEATION. NO STRUCTURE PERMITTED IN THIS ZONE.
- [B] 5-FOOT BENCH TO ADJACENT PROPERTY OWNER.
- [C] INGRESS/EGRESS DRIVEWAY AND GENERAL UTILITY EASEMENT.
- [D] PRIVATE WATER QUALITY BMP AREA. TO BE MAINTAINED BY THE PROPERTY HOME OWNER'S ASSOCIATION.
- [E] 100-FOOT BUFFER FROM STATE ROUTE 56.
- [F] RIGHTS GRANTED BY ADJACENT PROPERTY OWNER FOR PERMISSION TO GRADE AND SEWER ACCESS EASEMENT.
- [G] RIGHTS GRANTED BY ADJACENT PROPERTY OWNER FOR PERMISSION TO GRADE TO THIS EXTENT.
- [H] MULTI-HABITAT PLANNING AREA DELINEATION AND LIMITS OF LOT "I".
- [I] 6'-9" SOUND WALL PER ACOUSTIC REPORT
- [J] OPEN SPACE/CONSERVATION LOT. OWNERSHIP AND MAINTENANCE TO BE RETAINED BY HOA.
- [K] WESTERN EDGE OF MULTI-HABITAT PLANNING AREA.
- [L] HOA LOT
- [19] RESIDENTIAL LOT



THE ELMS AND THE IVY DEVELOPMENT
SAN DIEGO, CALIFORNIA

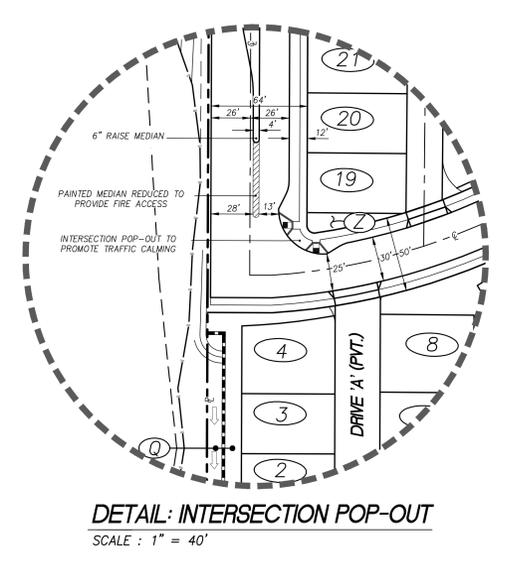
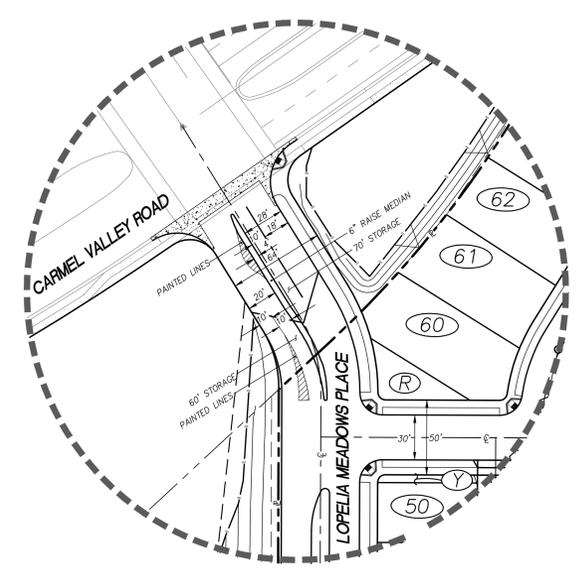
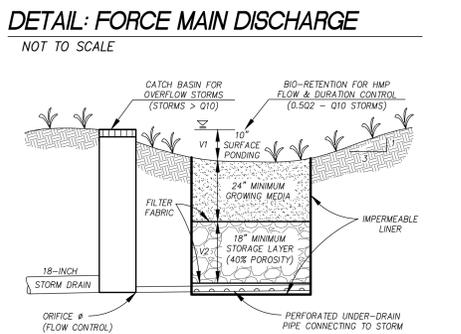
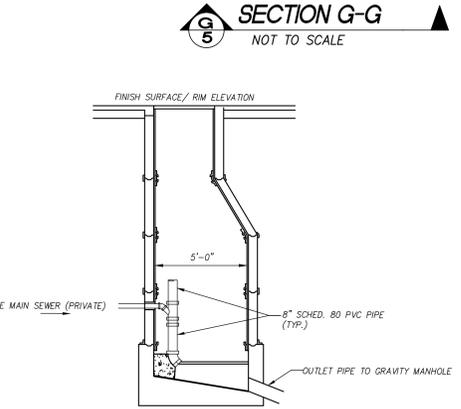
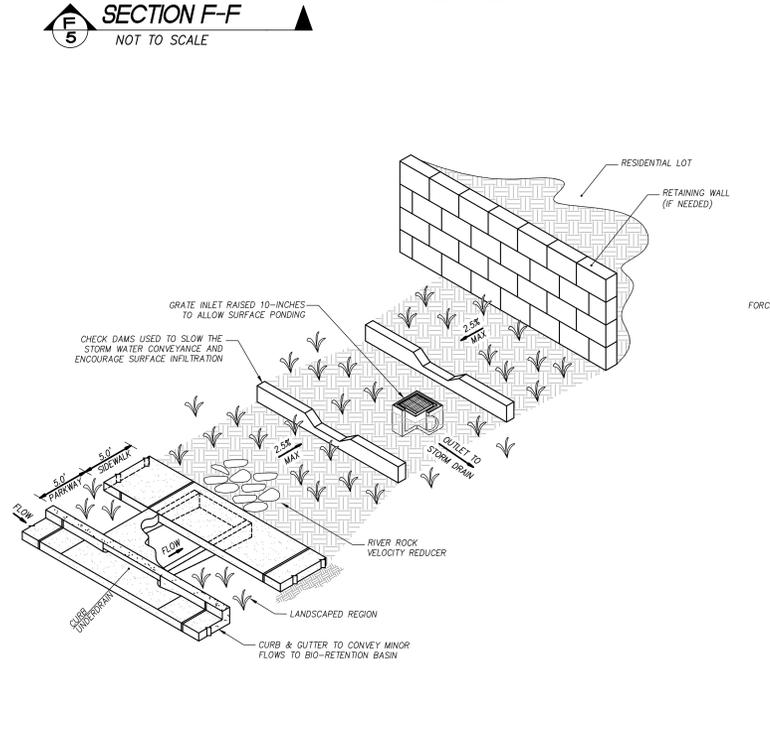
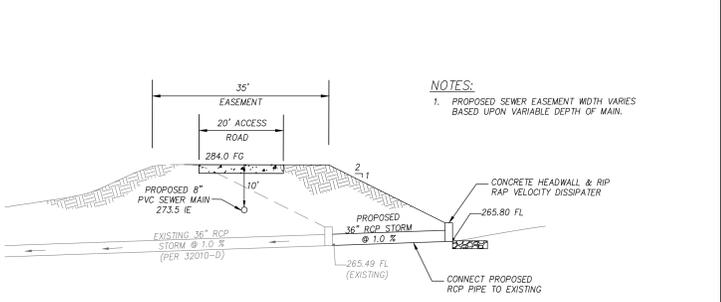
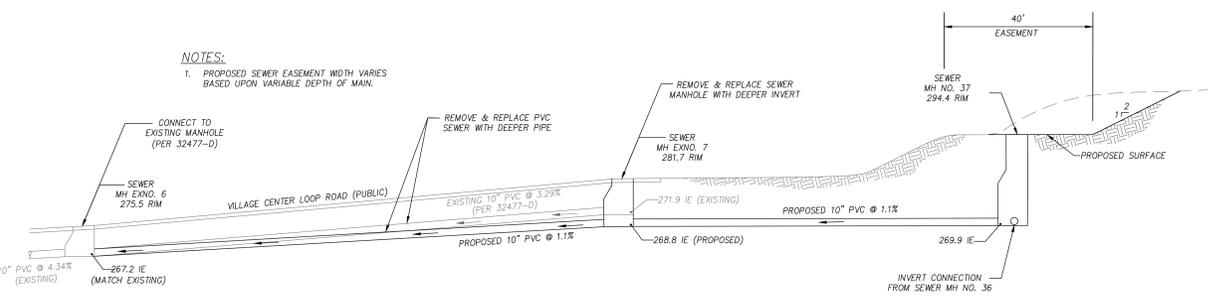
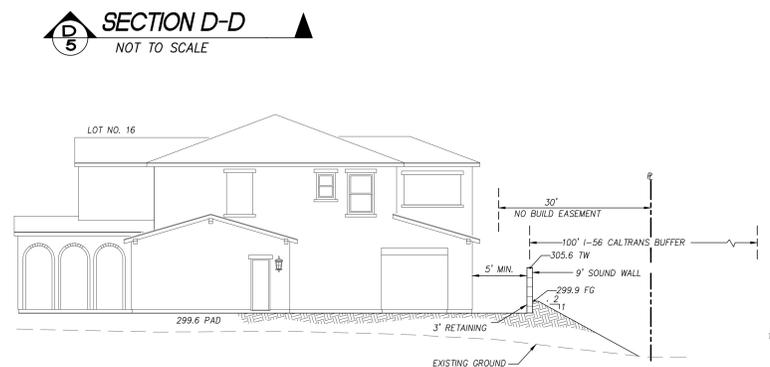
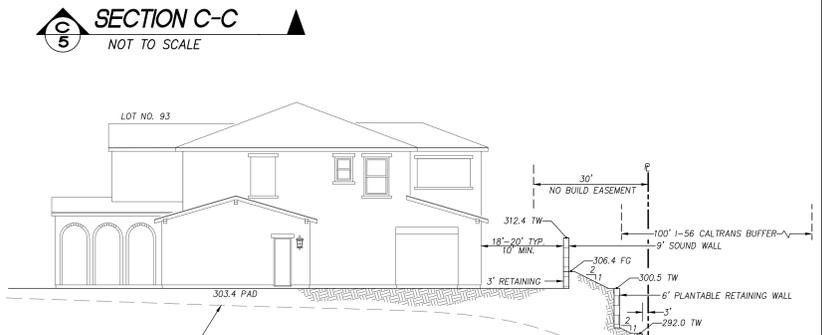
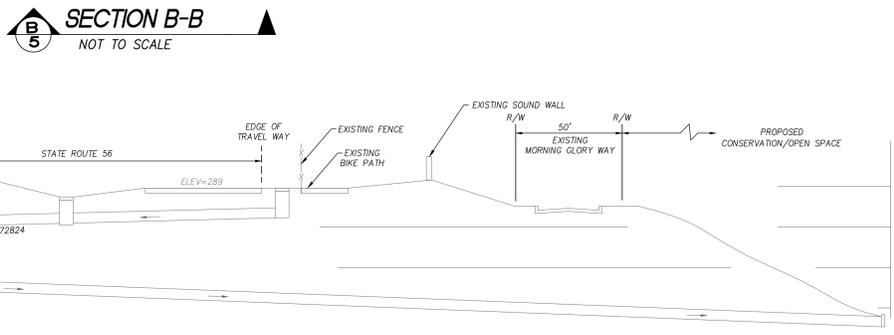
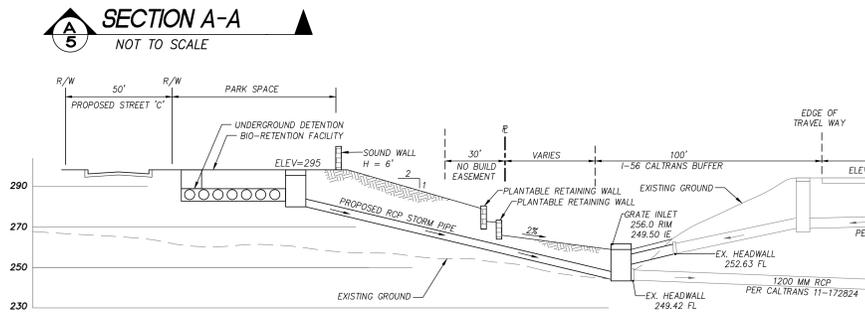
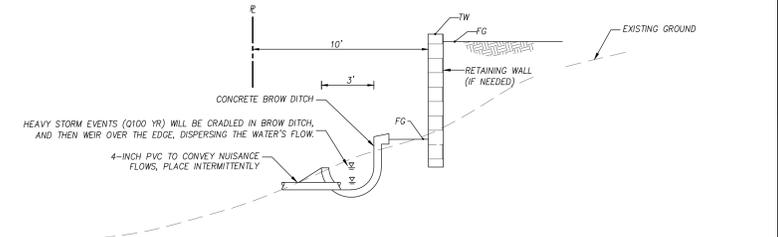
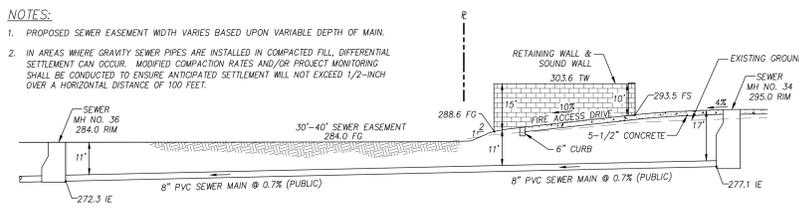
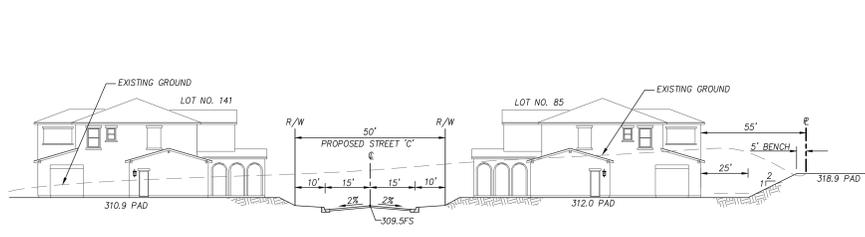


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AND LOPELIA MEADOWS PLACE

Project Name:
THE ELMS AND THE IVY DEVELOPMENT
VESTING TENTATIVE MAP NO:
PLANNED DEVELOPMENT PERMIT NO:
SITE DEVELOPMENT PERMIT NO:
NEIGHBORHOOD USE PERMIT NO:
Sheet Title:
VESTING TENTATIVE MAP
SITE PLAN

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	11-14-2013
Revision 3:	08-14-2013
Revision 2:	04-11-2013
Revision 1:	10-18-2012
Original Date:	09-24-2012
Sheet	4 of 56
DEP#	_____



DETAIL: CURB CUT AND BIO-RETENTION
NOT TO SCALE

DETAIL: BIO-RETENTION
NOT TO SCALE

DETAIL: TURN LANE
SCALE: 1" = 40'

DETAIL: INTERSECTION POP-OUT
SCALE: 1" = 40'

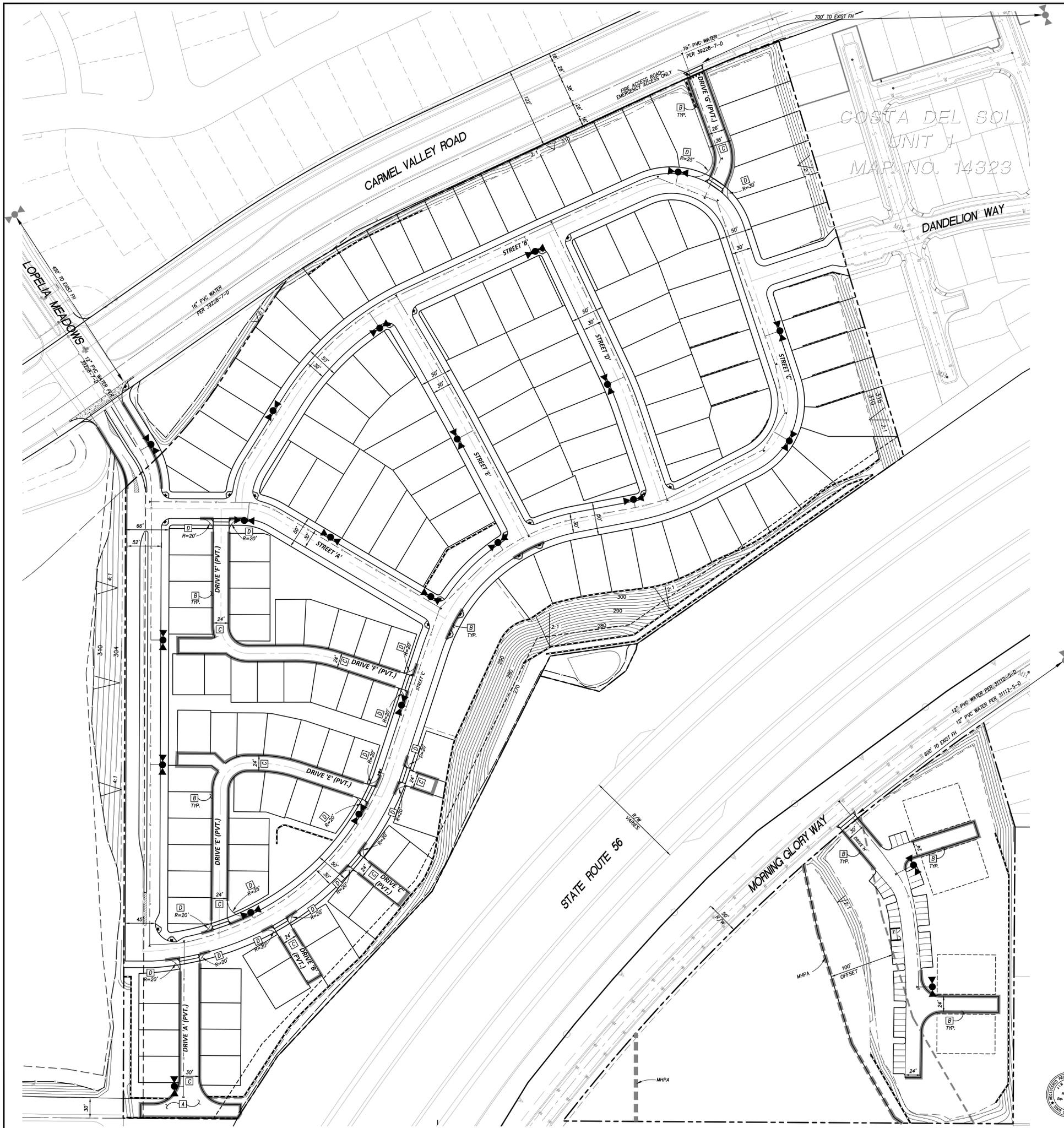
THE ELMS AND THE IVY DEVELOPMENT
SAN DIEGO, CALIFORNIA

11.14.13



PREPARED IN THE OFFICE OF:
JIM KILGORE R.C.E. 46692
REG. EXPIRES 6-30-2015

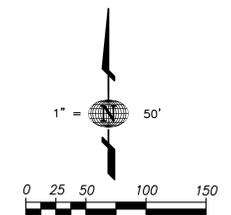
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		Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
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		Revision 2:	04-11-2013
		Revision 1:	10-18-2012
Project Name:	THE ELMS AND THE IVY DEVELOPMENT	Original Date:	09-24-2012
VESTING TENTATIVE MAP NO.:		Sheet	5 of 56
PLANNED DEVELOPMENT PERMIT NO.:		DEP#	
SITE DEVELOPMENT PERMIT NO.:			
NEIGHBORHOOD USE PERMIT NO.:			
Sheet Title:	VESTING TENTATIVE MAP		
	SITE DETAILS		



COSTA DEL SOL
UNIT 1
MAP NO. 14323

- LEGEND:**
- PROPERTY LINE
 - RIGHT OF WAY
 - PROPOSED LOT LINE
 - CENTER LINE
 - EASEMENT LINE
 - PROPOSED SLOPES (2:1 MAX)
 - PROPOSED RETAINING WALL
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED CURB RAMP
 - RED CURB
 - MHPA LINE

- NOTES:**
- [A] HAMMERHEAD PER FHPS-101.
 - [B] RED CURB PER FHPS-101.
 - [C] INGRESS/EGRESS DRIVEWAY AND GENERAL UTILITY EASEMENT.
 - [D] FIRE ACCESS ROADS/PATHWAYS TO BE IN CONFORMANCE WITH FHPS POLICY A-08-1.



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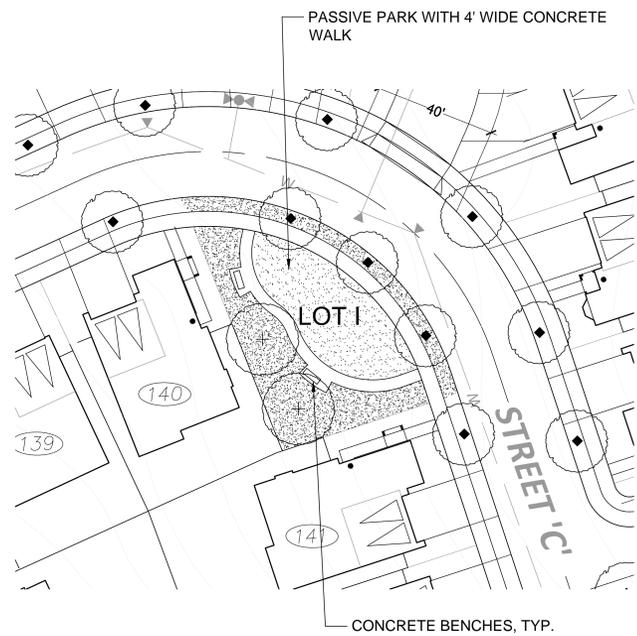
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REG. EXPIRES 6-30-2015

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Project Name:	THE ELMS AND THE IVY DEVELOPMENT	Revision 9:	
VESTING TENTATIVE MAP NO.:		Revision 8:	
PLANNED DEVELOPMENT PERMIT NO.:		Revision 7:	
SITE DEVELOPMENT PERMIT NO.:		Revision 6:	
NEIGHBORHOOD USE PERMIT NO.:		Revision 5:	
Sheet Title:	VESTING TENTATIVE MAP	Revision 4:	
	FIRE ACCESS PLAN	Revision 3:	08-14-2013
		Revision 2:	04-11-2013
		Revision 1:	10-18-2012
		Original Date:	09-24-2012
		Sheet	6 of 56
		DEP#	

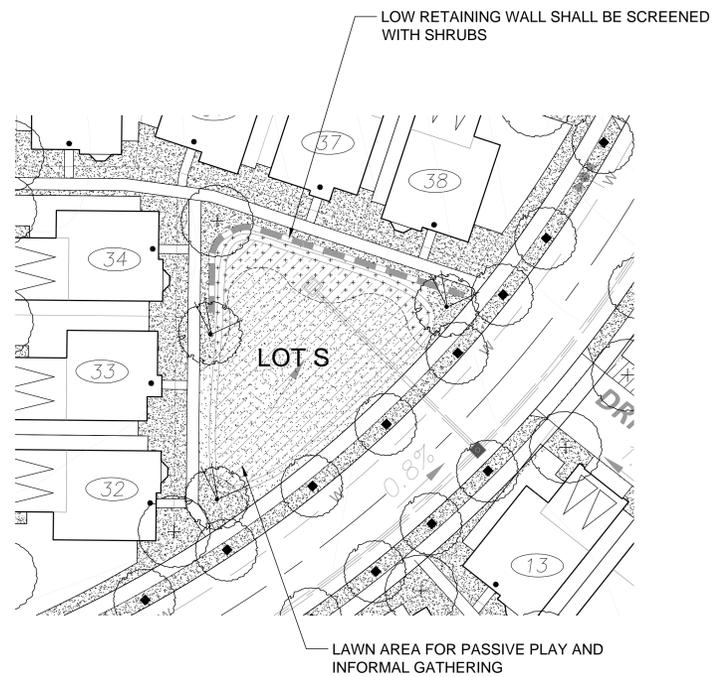
THE ELMS AND THE IVY DEVELOPMENT
SAN DIEGO, CALIFORNIA



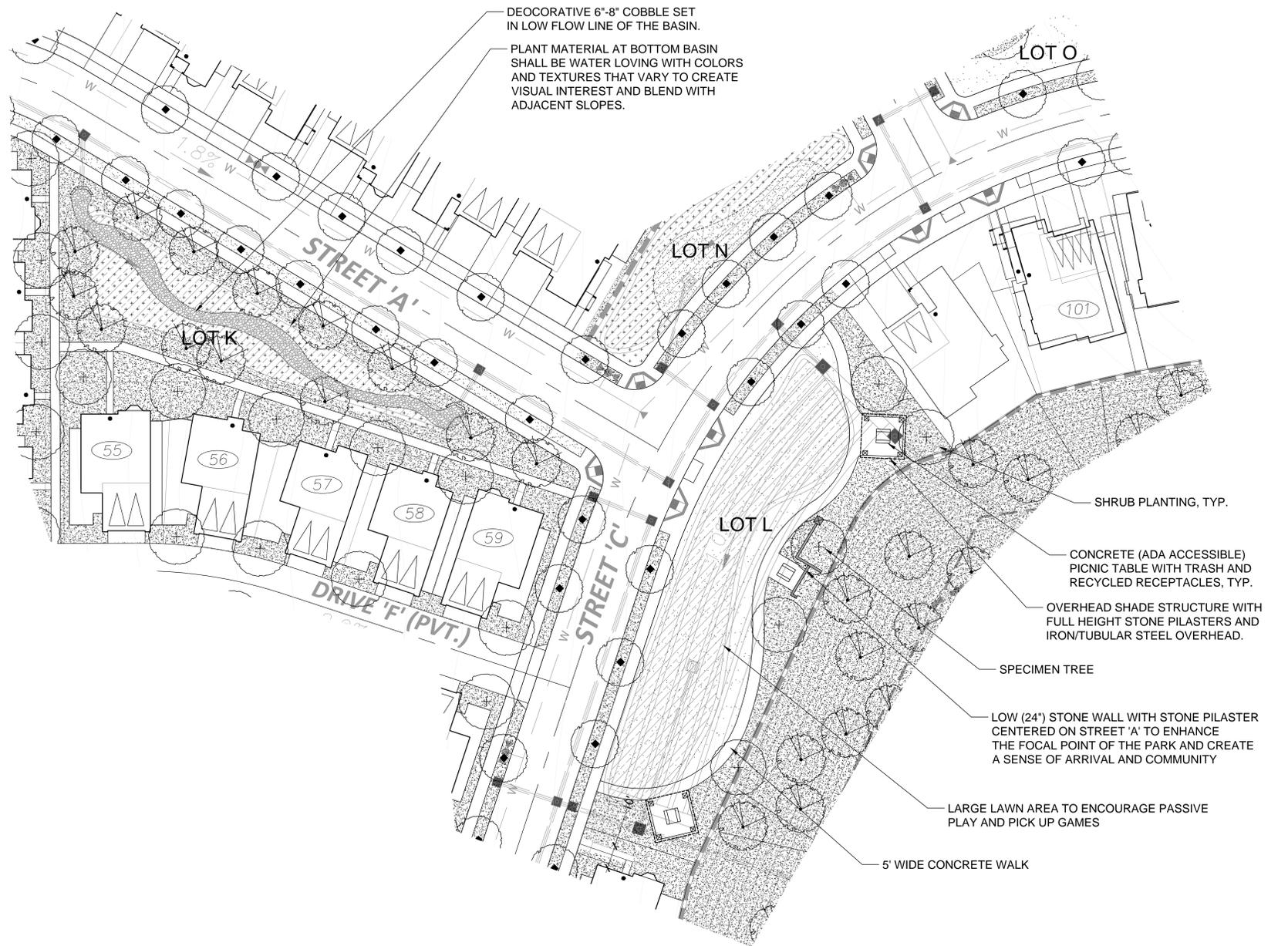
06-14-13



PARK ENLARGEMENT
20 SCALE

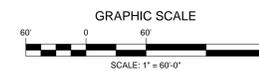


LOT 'S' - PARK ENLARGEMENT
20 SCALE



ENTRY ROAD AND PARK ENLARGEMENT
20 SCALE

08.14.13



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Prepared By: Name: SJA INC. Address: 31726 RANCHO VIEJO ROAD, SUITE 201 SAN JUAN CAPISTRANO, CA 92675 Phone #: 949-276-6500	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____
Project Address: SOUTHEAST CORNER OF CARMEL VALLEY ROAD AND LOPELIA MEADOWS PLACE	Revision 4: 10-29-2013 Revision 3: 09-14-2013 Revision 2: 04-11-2013 Revision 1: 10-18-2012
Project Name: THE ELMS AND THE IVY DEVELOPMENT VESTING TENTATIVE MAP NO: PLANNED DEVELOPMENT PERMIT NO: SITE DEVELOPMENT PERMIT NO: NEIGHBORHOOD USE PERMIT NO:	Original Date: 9-24-2012
Sheet Title: PARK ENLARGEMENTS	Sheet 8 of 56 DEP# _____



THE ELMS AND THE IVY DEVELOPMENT
SAN DIEGO, CALIFORNIA

SECTION III: BRUSH MANAGEMENT
(PER THE LANDSCAPE STANDARD MANUAL)

3-1 BRUSH MANAGEMENT - DESCRIPTION

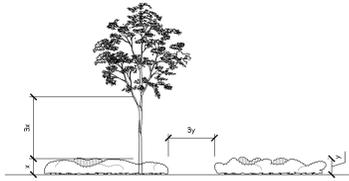
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3-2 BRUSH MANAGEMENT - REQUIREMENTS

3.2-1 BASIC REQUIREMENTS - ALL ZONES

- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR, IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SLOAN, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.

FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1).
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).
- 3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES
- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S NATIVE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

BRUSH MANAGEMENT MAINTENANCE
(PER THE LANDSCAPE TECHNICAL MANUAL)

MAINTENANCE
REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE FOR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SOIL FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE.

BRUSH MANAGEMENT ZONE 1
THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTING SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE SLOPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVE AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT REQUIREMENTS
(SAN DIEGO MUNICIPAL CODE CHAPTER 14 GENERAL REGULATIONS)

142.0412

(F) THE ZONE TWO WIDTH MAY BE DECREASED BY 1-1/2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH.

(G) ZONE ONE REQUIREMENTS

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
 - (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION.
 - (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
 - (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
 - (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
 - (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 - (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- (I) IN CONSIDERATION OF THE TOPOGRAPHY, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS OF THE SITE RELATED TO FIRE PROTECTION, THE FIRE CHIEF MAY MODIFY THE REQUIREMENTS OF SECTION 142.0412, AND WHERE APPLICABLE WITH THE APPROVAL OF THE BUILDING OFFICIAL, MAY REQUIRE BUILDING FEATURES FOR FIRE PROTECTION IN ADDITION TO THOSE REQUIRED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 5, DIVISION 7 AND CHAPTER 14, ARTICLE 9, DIVISION 3 IF THE FOLLOWING CONDITIONS EXIST:
- (1) IN THE WRITTEN OPINION OF THE FIRE CHIEF, BASED UPON A FIRE FUEL LOAD MODEL REPORT CONDUCTED BY A CERTIFIED FIRE BEHAVIOR ANALYST, THE REQUIREMENTS OF SECTION 142.0412 FAIL TO ACHIEVE THE LEVEL OF FIRE PROTECTION INTENDED BY THE APPLICATION OF ZONES ONE AND TWO; AND
 - (2) THE MODIFICATION TO THE REQUIREMENTS ACHIEVES AN EQUIVALENT LEVEL OF FIRE PROTECTION AS PROVIDED BY SECTION 142.0412, OTHER REGULATIONS OF THE LAND DEVELOPMENT CODE, AND THE MINIMUM STANDARDS CONTAINED IN THE LAND DEVELOPMENT MANUAL; AND
 - (3) THE MODIFICATION TO THE REQUIREMENTS IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.
- (J) IF THE FIRE CHIEF APPROVES A MODIFIED PLAN IN ACCORDANCE WITH THIS SECTION AS PART OF THE CITY'S APPROVAL OF A DEVELOPMENT PERMIT, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS.

FIRE DEPARTMENT APPROVAL

RON CARTER DATE
ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT PER THIS PLAN INCLUDE AN EXPANDED ZONE ONE OF 70 FEET TO 100 FEET WITH NO ZONE TWO AND OPENING PROTECTION FOR LOTS 1-4, 19-25 AND 46-50.

WATER USE CALCULATIONS

MAWA* = (Eto)(.062) [(0.7 x LA) + (0.3 x SLA)]	MAWA* = 5,013,537
ETWU* = (Eto)(.062) [(PF x HA / IE) + (SLA)]	ETWU* = 3,052,051
*GALLONS PER YEAR	
Eto	47
CONV.	0.62
ET ADJ.	29.14
LA	166,740 LA
SLA	3310 SLA
SPEC. LANDSCAPE ADJ.	17,700
172,050 TOTAL LA + SLA	
x 29.14 =	
5,013,537 MAWA	

ESTIMATED TOTAL WATER USE (ETWU)

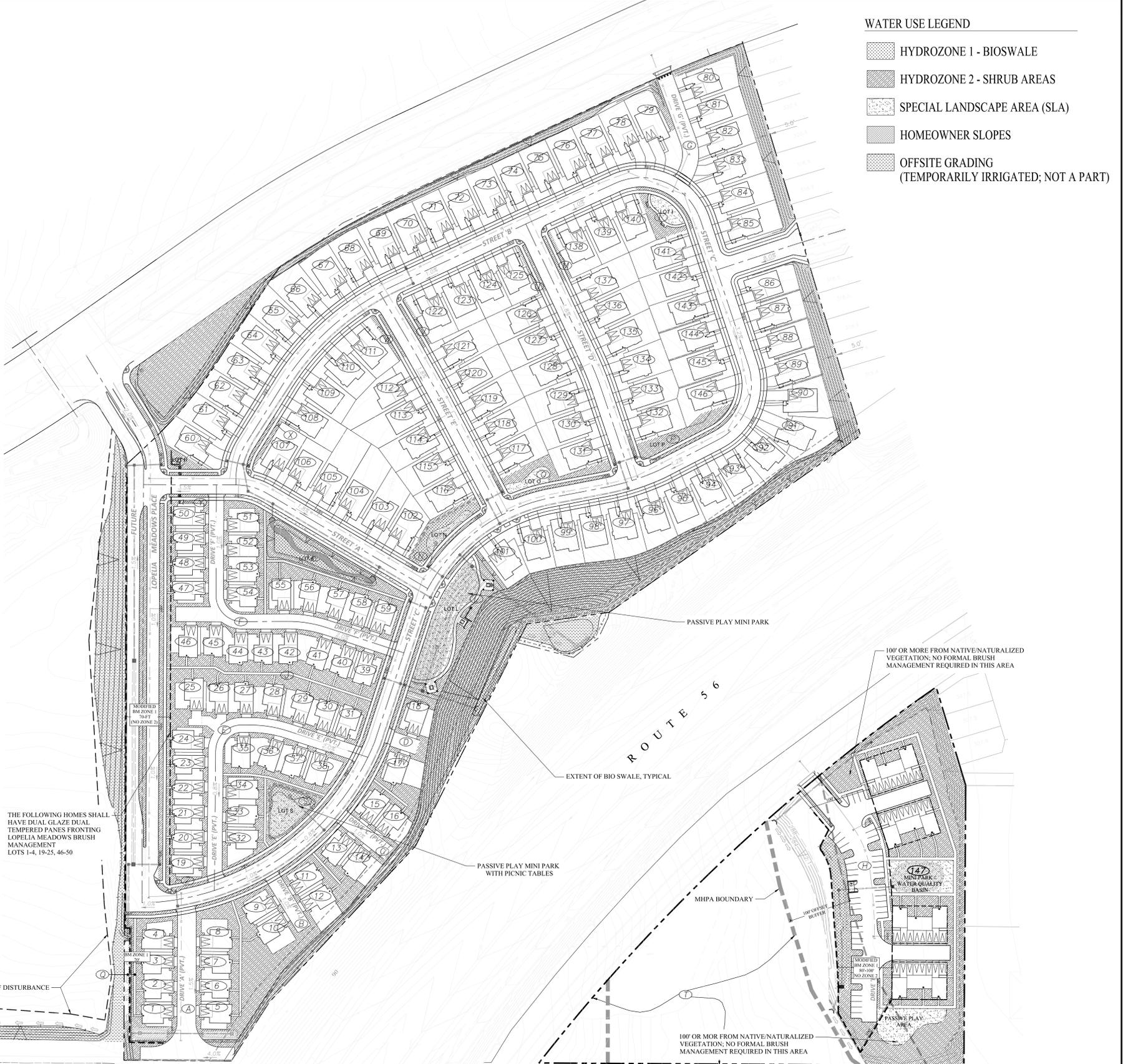
STEP	HYDROZONE 1	2	3	4	5	6	SLA
ETO	1	2	3	4	5	6	SLA
CONVERSION				0.62			
STEP 1 X STEP 2				29.14			
PLANT FACTOR (PF)	4	0.7	0.3	0.3	0.3	0.3	
AREA OF HYDROZONE (HA)	5	8,700	211,800				
STEP 4 X STEP 5	6	6090	63540	0	0	0	17,700
IRRIGATION EFFICIENCY (IE)	7	0.8	0.8	0.8	0.7	0.8	0.8
STEP 6 DIV STEP 7	8	7613	79425	0	0	0	0
TOTAL ALL STEP 8 + SLA SF IN STEP 5	9						104,737.50
STEP 3 X STEP 9 = ETWU	10						3,052,050.75

Note: Passive park lawn areas are considered Special Landscape Areas (SLA)
Hydrozone 1 = Bioswale areas, Hydrozone 2 = Shrub areas

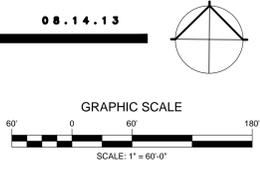
THE FOLLOWING HOMES SHALL HAVE DUAL GLAZE DUAL TEMPERED PANES FRONTING LOPELIA MEADOWS BRUSH MANAGEMENT LOTS 1-4, 19-25, 46-50

WATER USE LEGEND

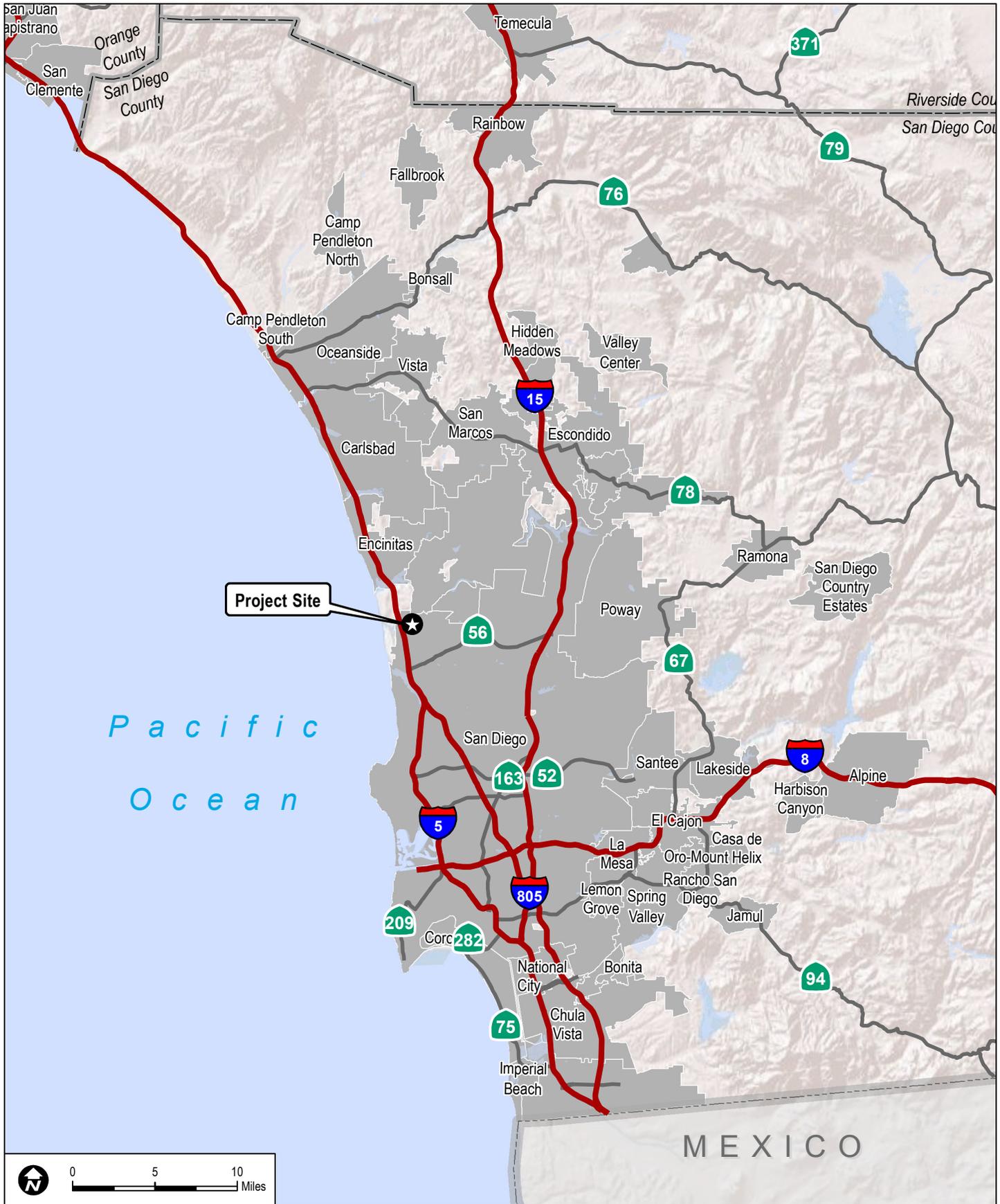
- HYDROZONE 1 - BIOSWALE
- HYDROZONE 2 - SHRUB AREAS
- SPECIAL LANDSCAPE AREA (SLA)
- HOMEOWNER SLOPES
- OFFSITE GRADING (TEMPORARILY IRRIGATED; NOT A PART)



THE ELMS AND THE IVY DEVELOPMENT
SAN DIEGO, CALIFORNIA



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Sheet 9 of 56
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DUDEK

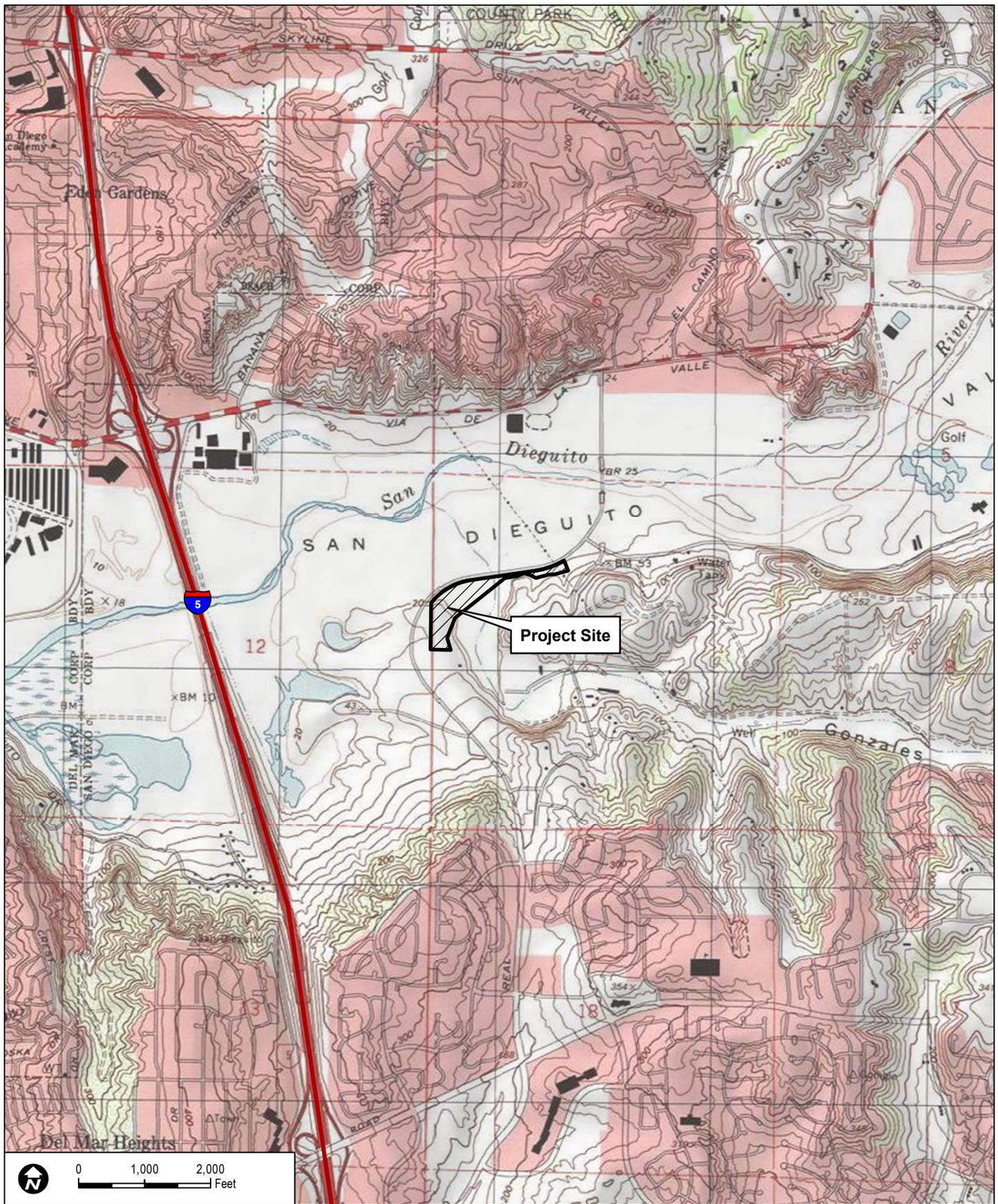
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JUNE 2013

FIGURE 1

Regional Map

Conceptual Restoration Plan for the St. John Garabed Church Project



Project Site

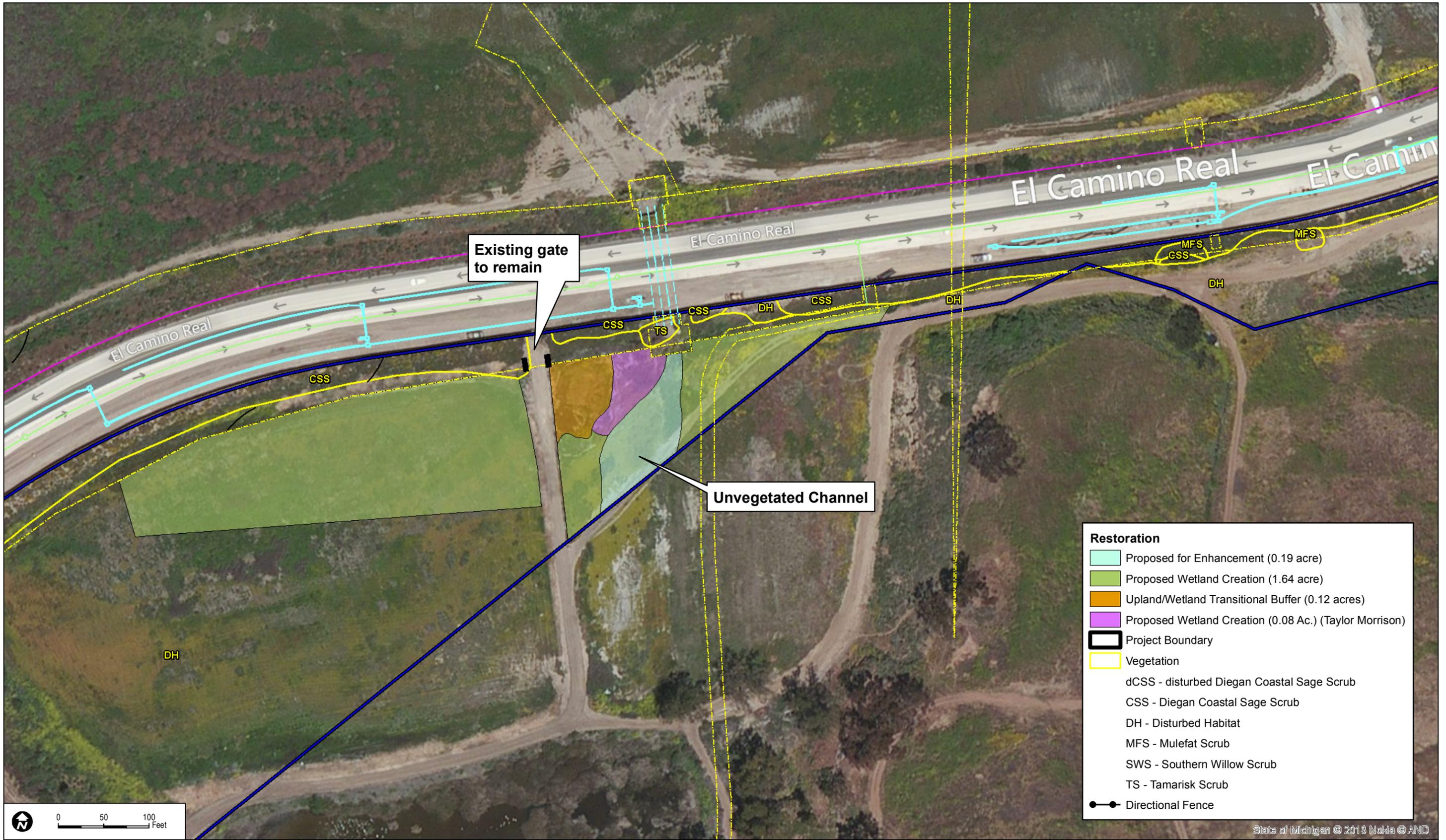
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SOURCE: USGS 7.5-Minute Series Del Mar Quadrangle.

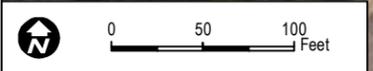
Conceptual Restoration Plan for the St. John Garabed Church Project

FIGURE 2
Vicinity Map



Restoration

- Proposed for Enhancement (0.19 acre)
- Proposed Wetland Creation (1.64 acre)
- Upland/Wetland Transitional Buffer (0.12 acres)
- Proposed Wetland Creation (0.08 Ac.) (Taylor Morrison)
- Project Boundary
- Vegetation
 - dCSS - disturbed Diegan Coastal Sage Scrub
 - CSS - Diegan Coastal Sage Scrub
 - DH - Disturbed Habitat
 - MFS - Mulefat Scrub
 - SWS - Southern Willow Scrub
 - TS - Tamarisk Scrub
- Directional Fence



Taylor Morrison LLC
The Elms and The Ivy
Certification No. R9-2014-0056

ATTACHMENT 3

CEQA MITIGATION REQUIREMENTS

1. The Final Master Environmental Impact Report for the Pacific Highlands Ranch (Subarea III) Subarea Plan in the North City Future Urbanizing Area, Table 4C-6.

REVISED
TABLE 4C-6
TIER DESIGNATION IMPACTS AND MITIGATION REQUIREMENTS-PLAN 2
PARDEE

Tier Designation	MSCP Habitat Type	Development Impacts		Required MSCP Mitigation Ratios						Remaining Acreage		
		In MSCP	Out MSCP	Mitigation:In	Impact:In	Mitigation:Out	Impact:Out	Mitigation:In	Mitigation:Out	In MSCP	Out MSCP	
I	Southern maritime chaparral	12.9	1.4	2	3	1	2	1	2	27.2	42.5	4.3
I	Native grassland	0.6	0.0	2	3	1	2	1	2	1.2	-1.2	0.2
TIER I TOTAL		13.5	1.4							28.4	41.3	4.4
II	Lemonadeberry	1.4	0.0	1	2	1	1.5	1	1.5	1.4	12.1	0.0
II	Black sage	4.9	0.6	1	2	1	1.5	1	1.5	5.5	12.5	0.6
II	California sagebrush	2.4	0.0	1	2	1	1.5	1	1.5	2.4	0.6	0.5
II	California adolphia	0.1	0.0	1	2	1	1.5	1	1.5	0.1	8.7	0.0
II	Disturbed	0.7	0.4	1	2	1	1.5	1	1.5	1.1	5.4	-0.2
II	Mixed-annual grassland	0.6	0.0	1	2	1	1.5	1	1.5	0.6	7.1	0.0
II	Mixed	0.0	0.0	1	2	1	1.5	1	1.5	0.0	3.5	0.0
II	Coastal sage scrub	10.1	1.0	1	2	1	1.5	1	1.5	11.1	50.0	1.0
II	Coyote bush scrub	0.0	0.0	1	2	1	1.5	1	1.5	0.0	1.4	0.1
TIER II TOTAL		10.1	1.0							11.1	51.3	1.0
IIIA	Chamise chaparral	5.2	0.0	1	1.5	0.5	1	0.5	1	5.2	14.5	1.1
IIIA	Southern mixed chaparral	24.2	0.8	1	1.5	0.5	1	0.5	1	24.6	86.0	3.8
IIIA	Scrub oak chaparral	2.7	0.3	1	1.5	0.5	1	0.5	1	2.8	53.1	0.1
IIIA	Chaparral	32.1	1.1	1	1.5	0.5	1	0.5	1	29.9	100.4	4.8
TIER IIIA TOTAL		32.1	1.1							29.9	100.4	4.8
IIIB	Annual grassland	0.0	0.0	1	1.5	0.5	1	0.5	1	0.0	5.8	0.0
TIER IIIB TOTAL		0.0	0.0							0.0	5.8	0.0
SUBTOTAL										69.5	199.2	10.3
N/A	Southern willow scrub	0.7	0.4	2	2	2	2	2	2	2.2	13.3	0.1
N/A	Mule fat scrub	0.0	0.0	2	2	2	2	2	2	0.0	5.7	0.0
N/A	Coastal & valley freshwater marsh	0.0	0.0	2	2	2	2	2	2	0.0	1.5	0.0
N/A	Southern sycamore riparian woodlands	0.0	0.0	2	2	2	2	2	2	0.0	2.2	0.0
WETLAND TOTAL		0.7	0.4							2.2	22.6	0.1
IV	Eucalyptus woodlands	0.4	0.7	0	0	0	0	0	0	0.0	5.0	0.0
IV	Ruderal	4.8	2.9	0	0	0	0	0	0	0.0	16.6	1.8
IV	Disked/agricultural	147.9	712.1	0	0	0	0	0	0	0.0	289.7	38.3
IV	Graded	2.5	1.0	0	0	0	0	0	0	0.0	0.0	0.1
IV	Developed	0.2	0.7	0	0	0	0	0	0	0.0	9.1	0.4
OTHER VEGETATION TOTAL		155.8	717.4							0.0	320.4	40.6
TOTAL		212.2	721.3							71.7	542.0	51.0

REVISED
TABLE 4C-6
TIER DESIGNATION IMPACTS AND MITIGATION REQUIREMENTS-PLAN 2
NON-PARDEE

Tier Designation	MSCP Habitat Type	Development Impacts		Required MSCP Mitigation Ratios						Remaining Acreage		
		In MSCP	Out MSCP	Mitigation:In	Impact:In	Mitigation:Out	Impact:Out	Mitigation:In	Impact:Out	In MSCP	Out MSCP	
I	Southern maritime chaparral	0.0	4.4	2	3	1	2	1	2	8.8	15.0	-8.8
I	Native grassland	0.0	0.0	2	3	1	2	1	2	0.0	0.6	0.0
TIER I TOTAL		0.0	4.4							8.8	15.6	-8.8
II	Lemonadeberry	0.0	0.1	1	2	1	1.5	1	1.5	0.2	2.1	-0.1
II	Black sage	0.0	2.0	1	2	1	1.5	1	1.5	3.0	37.1	-3.0
II	California sagebrush	0.0	2.2	1	2	1	1.5	1	1.5	3.3	6.9	-3.3
II	California adolphia	0.0	0.1	1	2	1	1.5	1	1.5	0.2	3.3	-0.2
II	Disturbed	0.0	0.0	1	2	1	1.5	1	1.5	0.0	0.6	0.0
II	Mixed-annual grassland	0.0	0.0	1	2	1	1.5	1	1.5	0.0	0.0	0.0
II	Mixed	0.0	1.7	1	2	1	1.5	1	1.5	2.6	0.8	-2.5
II	Coastal sage scrub	0.0	6.1	1	2	1	1.5	1	1.5	9.2	50.7	-9.2
II	Coyote bush scrub	0.0	0.0	1	2	1	1.5	1	1.5	0.0	2.	0.0
TIER II TOTAL		0.0	6.1							9.2	53.6	-9.2
IIIA	Chamise chaparral	0.0	1.4	1	1.5	0.5	1	0.5	1	1.4	18.0	-0.7
IIIA	Southern mixed chaparral	0.0	4.8	1	1.5	0.5	1	0.5	1	4.8	89.2	-4.1
IIIA	Scrub oak chaparral	0.0	0.4	1	1.5	0.5	1	0.5	1	0.4	26.5	0.9
IIIA	Chaparral	0.0	6.6	1	1.5	0.5	1	0.5	1	6.6	133.7	-3.9
TIER IIIA TOTAL		0.0	6.6							6.6	133.7	-3.9
IIIB	Annual grassland	0.0	0.0	1	1.5	0.5	1	0.5	1	0.0	0.0	0.0
TIER IIIB TOTAL		0.0	0.0							0.0	0.0	0.0
SUBTOTAL										24.5	202.8	-21.9
N/A	Southern willow scrub	0.0	0.0	2	2	2	2	2	2	0.0	0.2	1.6
N/A	Mule fat scrub	0.0	0.2	2	2	2	2	2	2	0.4	1.3	-0.4
N/A	Coastal & valley freshwater marsh	0.0	0.0	2	2	2	2	2	2	0.0	1.4	0.0
N/A	Southern sycamore riparian woodlands	0.0	0.0	2	2	2	2	2	2	0.0	1.0	0.0
N/A	Pond	0.0	0.0	2	2	2	2	2	2	0.0	4.2	0.0
WETLAND TOTAL		0.0	0.2							0.4	8.1	1.3
IV	Eucalyptus woodlands	0.0	9.7	0	0	0	0	0	0	0.0	3.2	0.1
IV	Ruderal	0.0	51.2	0	0	0	0	0	0	0.0	25.7	20.9
IV	Disked/agricultural	0.0	88.7	0	0	0	0	0	0	0.0	43.7	5.9
IV	Graded	0.0	0.0	0	0	0	0	0	0	0.0	0.0	0.0
IV	Developed	0.0	65.2	0	0	0	0	0	0	0.0	25.3	7.4
OTHER VEGETATION TOTAL		0.0	214.8							0.0	97.8	34.3
TOTAL		0.0	232.0							24.9	308.8	13.7