

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

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<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: Tierra Del Rey Residential Development Project**  
**Certification Number R9-2014-0126**  
**WDID: 9000002774**

Reg. Meas. ID: 398585 Place ID: 810058 Party ID: 551032 Person ID: 542929
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**APPLICANT: Tierra Del Rey Inv, LLC**  
**3121 Michelson Drive, Suite 150**  
**Irvine, CA 92612**

**ACTION:**

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

**PROJECT DESCRIPTION**

An application dated October 16, 2014 was submitted by Tierra Del Rey Inv, LLC (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (United States Code (USC) Title 33, section 1341) for the proposed Tierra Del Rey Residential Development Project (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on May 6, 2015. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant has also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers for the Project (USACE File No. SPL-2014-00657-PJB).

The Project is located within the community of French Valley, Riverside County, California. The Project comprises three parcels totaling approximately 29.52 acres on-site and 3.28 acres off-site, and is bounded by Brussels Street and Thompson Road to the north, Benton Road to the south, existing residential development to the east, and Leon Road to the west. The Project site is bisected by Leon Road. The Project center reading is located at latitude 33.592255 and longitude -117.117061. The Applicant has paid all required application fees for this Certification in the amount of \$5,273.00. On an annual basis, the Applicant shall also pay all active discharge fees and post discharge monitoring fees, as appropriate<sup>1</sup>. On May 6,

<sup>1</sup> The Applicant shall pay an annual active discharge fee each fiscal year or portion of a fiscal year during which discharges occur until the regional board or the State Board issues a Notice of Completion of Discharges Letter to the discharger. Dischargers shall pay an annual post-discharge monitoring fee each fiscal year or portion of a fiscal year commencing with the  
*(footnote continued on next page)*

2015, 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 84 single family residential lots, seven open space lots, the expansion of an existing unlined water quality detention basin located on the west side of Leon Road, and the construction of a new extended water quality basin on the east side of Leon Road. The extended water quality/detention basin located on the west side of Leon Road will be enlarged from 0.93-acre to approximately 3.41-acres to accommodate stormwater flows and residential runoff from the Project site and nearby developments. Impacts to waters of the United States and/or State will consist of temporary grading of the existing 0.93-acre west side basin including replacement of the existing inlet/outlet structures. The elevation of the existing stormwater drainage system will not change.

The Project will convert approximately 29.52 acres of pervious ground cover to impervious surfaces. Runoff leaving the developed Project area would be significantly greater in volume, velocity, peak flow rate, and duration than pre-development runoff from the same area without mitigation. Post-construction best management practices (BMPs) to manage and control the effects of these runoff increases will consist of one publically owned and maintained regional detention basin and one newly constructed privately owned extended detention basin. These BMPs will be designed, constructed, and maintained to meet Riverside County Low Impact Development (LID) Capture Volume and hydromodification treatment requirements

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

Project construction will temporarily impact 0.93 acre of wetland waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density. Because the Project impacts are temporary and the impacts to the existing water quality basin will be restored to baseline design elevations and conditions, no compensatory mitigation is required.

Additional Project details are provided in Attachments 1 through 4 of this Certification.

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*(footnote continued from previous page)*

first fiscal year following the fiscal year in which the regional board or State Board issued a Notice of Completion of Discharges Letter to the discharger, but continued water quality monitoring or compensatory mitigation monitoring is required. Dischargers shall pay the annual post-discharge monitoring fee each fiscal year until the regional board or the State Board issues a Notice of Project Complete Letter to the discharger. Additional information regarding fees can be found electronically at the following location: [http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/dredgefillcalculator.xlsx](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/dredgefillcalculator.xlsx)

## TABLE OF CONTENTS

<b>I.</b>	<b>STANDARD CONDITIONS</b> .....	<b>4</b>
<b>II.</b>	<b>GENERAL CONDITIONS</b> .....	<b>4</b>
<b>III.</b>	<b>CONSTRUCTION BEST MANAGEMENT PRACTICES</b> .....	<b>7</b>
<b>IV.</b>	<b>POST-CONSTRUCTION BEST MANAGEMENT PRACTICES</b> .....	<b>9</b>
<b>V.</b>	<b>PROJECT IMPACTS AND COMPENSATORY MITIGATION</b> .....	<b>10</b>
<b>VI.</b>	<b>MONITORING AND REPORTING REQUIREMENTS</b> .....	<b>11</b>
<b>VII.</b>	<b>NOTIFICATION REQUIREMENTS</b> .....	<b>14</b>
<b>VIII.</b>	<b>CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE</b> .....	<b>16</b>
<b>IX.</b>	<b>SAN DIEGO WATER BOARD CONTACT PERSON</b> .....	<b>16</b>
<b>X.</b>	<b>WATER QUALITY CERTIFICATION</b> .....	<b>17</b>

### Attachments:

- 1. Definitions**
- 2. Project Location Maps**
- 3. Project Site Plans**
- 4. 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. R9-2014-0126 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 USC Title 33, section 1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

[http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/generalorders/go\\_wdr401regulated\\_projects.pdf](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 USC section 1313). The Basin Plan is accessible at:  
[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml)
- F. Project Modification.** The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water Board for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.
- G. Certification Distribution Posting.** During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.
- H. Inspection and Entry.** The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:
1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;
  2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;
  3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and

4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.

I. **Enforcement Notification.** In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.

J. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:

1. Violation of any term or condition of this Certification;
2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of Warm Springs Creek or its tributaries;
3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

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

K. **Duty to Provide Information.** The Applicant shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.

L. **Property Rights.** This Certification does not convey any property rights of any sort, or any exclusive privilege.

M. **Petitions.** Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification. Copies of the law and regulations applicable to filing petitions may be found on the Internet at:

[http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

### III. CONSTRUCTION BEST MANAGEMENT PRACTICES

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

- H. **Construction Equipment.** All equipment must be washed prior to transport to the Project site and must be free of sediment, debris, and foreign matter. All equipment used in direct contact with surface water shall be steam cleaned prior to use. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.
- I. **Process Water.** Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm water runoff flows. Pollutants discharged to areas within a stream diversion must be removed at the end of each work day or sooner if rain is predicted.
- J. **Surface Water Diversion.** All surface waters, including ponded waters, must be diverted away from areas of active grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of the receiving water quality objectives. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- K. **Re-vegetation and Stabilization.** All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant shall implement and maintain BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be re-vegetated with native species appropriate for the area. The re-vegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be accessed at <http://www.cal-ipc.org/ip/inventory/>.
- L. **Hazardous Materials.** Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, unused cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.
- M. **Vegetation Removal.** Removal of vegetation must occur by hand, mechanically, or through application of United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to minimize adverse effects to beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States*, and any subsequent reissuance as applicable.

- N. **Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.
- O. **Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of Warm Springs Creek or its tributaries. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.

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

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.
- B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. **Post-Construction BMP Design.** The Project must be designed to comply with the most current Standard Storm Water Mitigation and Hydromodification Plans for Riverside County. Post-construction BMPs are described in the *Preliminary Project-Specific Water Quality Management Plan for Tentative Tract 36536 Northwest Quadrant of Leon Road and Benton Road (SWMP)*.
- D. **Post-Construction BMP Implementation.** All post-construction BMPs must be constructed, functional, and implemented prior to completion of Project construction, occupancy, and/or planned use, and maintained in perpetuity. The post construction BMPs must include those described in the SWMP, dated June 2, 2014, prepared on behalf of the Applicant by MDS Consulting; or any subsequent version of the SWMP approved by Riverside County.

- E. Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA)<sup>2</sup> guidance. The Applicant shall:
1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;
  2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;
  3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;
  4. Identify and promptly repair damage to BMPs; and
  5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.
- F. Bridge, Crossing, and Culvert Design.** Bridges, culverts, dip crossings, or other stream crossing structures shall be designed and installed so they will not cause scouring of the stream bed and/or erosion of the banks in the vicinity of the Project. Storm drain lines/culverts and other stream crossing structures shall be designed and maintained to accommodate at least a 100-year, 24-hour storm event, including associated bedload and debris, with a similar average velocity as upstream and downstream sections. Bottoms of temporary culverts shall be placed at stream channel grade and bottoms of permanent culverts shall be open bottom or embedded and backfilled below the grade of the stream greater than or equal to a depth of 1 foot.

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

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

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<sup>2</sup> California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003*), available on-line at: <http://www.cabmphandbooks.org/> [Accessed on January 15, 2012]

	<b>Impacts (acres)</b>	<b>Impacts (linear ft.)</b>	<b>Mitigation for Impacts (acres)</b>	<b>Mitigation Ratio (area mitigated :area impacted)</b>	<b>Mitigation for Impacts (linear ft.)</b>	<b>Mitigation Ratio (linear feet mitigated :linear feet impacted)</b>
<b>Temporary Impacts<sup>1</sup></b>						
Wetland (Stormwater Basin)	0.93	--	0.93	--	--	--

1. All areas of temporary impacts must be restored to baseline design elevations and conditions.

C. **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. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

## VI. MONITORING AND REPORTING REQUIREMENTS

A. **Representative Monitoring.** Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.

B. **Monitoring Reports.** Monitoring results shall be reported to the San Diego Water Board at the intervals specified in section VI of this Certification.

C. **Monitoring and Reporting Revisions.** The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.

D. **Records of Monitoring Information.** Records of monitoring information shall include:

1. The date, exact place, and time of sampling or measurements;
2. The individual(s) who performed the sampling or measurements;
3. The date(s) analyses were performed;
4. The individual(s) who performed the analyses;
5. The analytical techniques or methods used; and
6. The results of such analyses.

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

- F. Geographic Information System Data.** The Applicant must submit Geographic Information System (GIS) shape files, including GIS metadata, of the Project impact and mitigation sites within 30 days of the start of project. All site shape files must be polygons. Two GPS readings (points) must be taken on each line of the polygon and the polygon must have a minimum of 10 points.
- G. Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification, until the Project has reached completion. Annual Project Progress Reports must be submitted even if Project construction has not begun. The monitoring period for each Annual Project Progress Report shall be January 1<sup>st</sup> through December 31<sup>st</sup> of each year. Annual Project Progress Reports must include, at a minimum, the following:
1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:
    - a. The names, qualifications, and affiliations of the persons contributing to the report;
    - b. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
    - c. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
    - d. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.
- H. Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of the Project**. The final report must include the following information:
1. Date of construction initiation;
  2. Date of construction completion;
  3. BMP installation and operational status for the Project;
  4. As-built drawings of the Project, no bigger than 11"X17"; and

5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/StreamPhotoDocSOP.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf). In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced.

I. **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.

J. **Electronic Document Submittal.** The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to [SanDiego@waterboards.ca.gov](mailto:SanDiego@waterboards.ca.gov). Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board  
San Diego Region  
Attn: 401 Certification No. R9-2014-0126:PIN 810058  
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 must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2014-0126:PIN 810058.

K. **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.

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

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

## VII. NOTIFICATION REQUIREMENTS

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

the Water Code unless the Applicant is in violation of a Basin Plan prohibition.

- C. **Oil or Petroleum Product Discharge.** Except for a discharge which is in compliance with this Certification, any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.
- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.
- E. **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 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.

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

- A. The Riverside County Planning Department is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated October 7, 2014 for the Final Environmental Impact Report (FEIR) titled *Tentative Tract Map No. 33170 Specific Plan Amendment No. 00284A2 SP Change of Zone No. 07061*. 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 4 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the FEIR, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in sections V and VI of this Certification.
- E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

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

Staff Name, Darren Bradford  
Telephone: (619) 521-3356  
Email: [darren.bradford@waterboards.ca.gov](mailto:darren.bradford@waterboards.ca.gov)

## X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Tierra Del Rey Residential Development Project** (Certification No. R9-2014-0126) 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. R9-2014-0126 issued on June 26, 2015.

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

26 June 2015  
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.

CV Communities, LLC  
Tierra Del Rey Residential Development Project  
Certification No. R9-2014-0126

**ATTACHMENT 2**  
**PROJECT LOCATION MAPS**

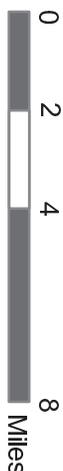
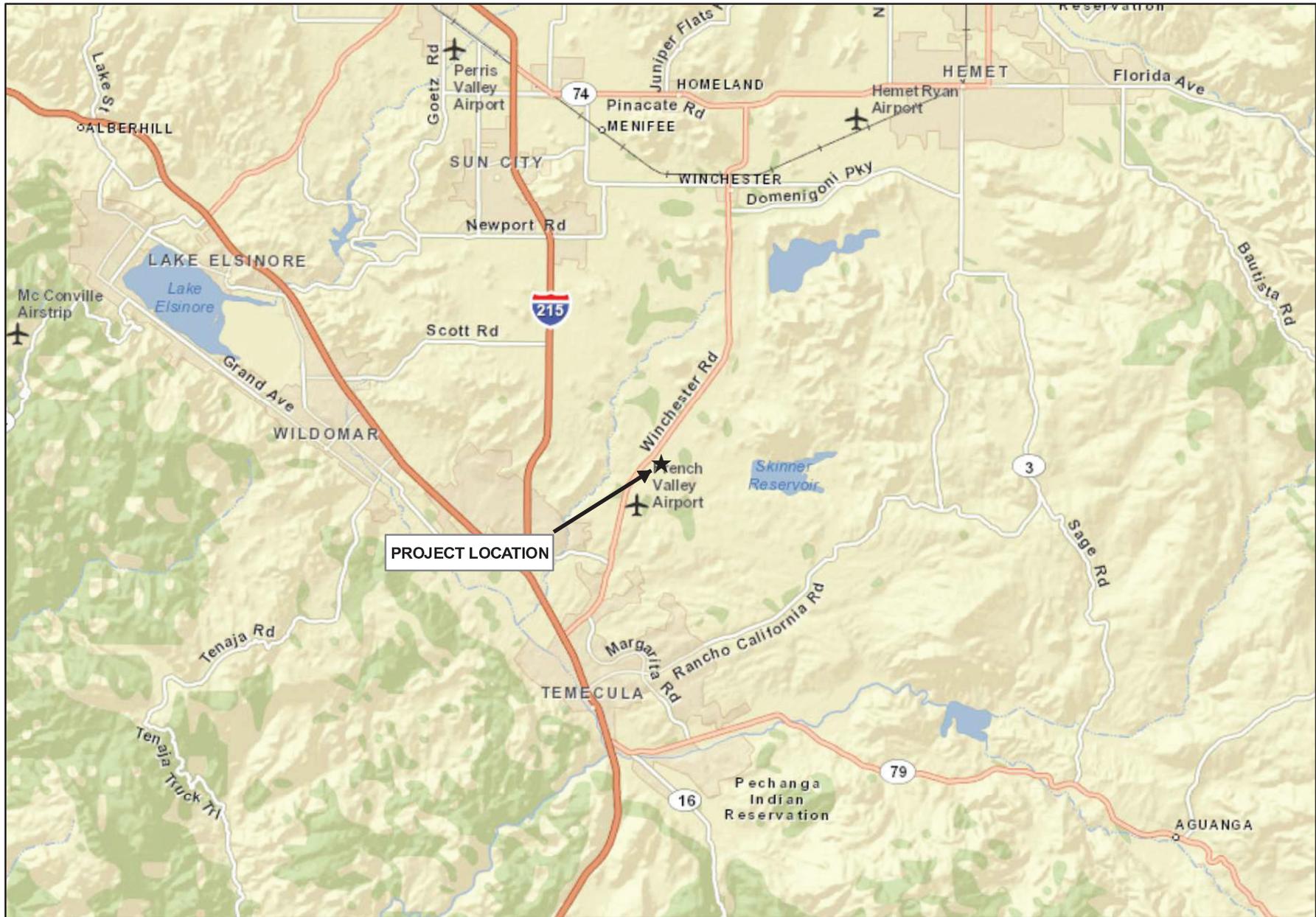
Project Figures:

Figure 1: Glenn Lukos Associates, Exhibit 1 - Regional Map

Figure 2: Glenn Lukos Associates, Exhibit 2 - Vicinity Map

Figure 3: Glenn Lukos Associates, Exhibit 3 - Jurisdictional Delineation Map

Source: ESRI World Street Map



# TIERRA DEL REY RESIDENTIAL DEVELOPMENT PROJECT

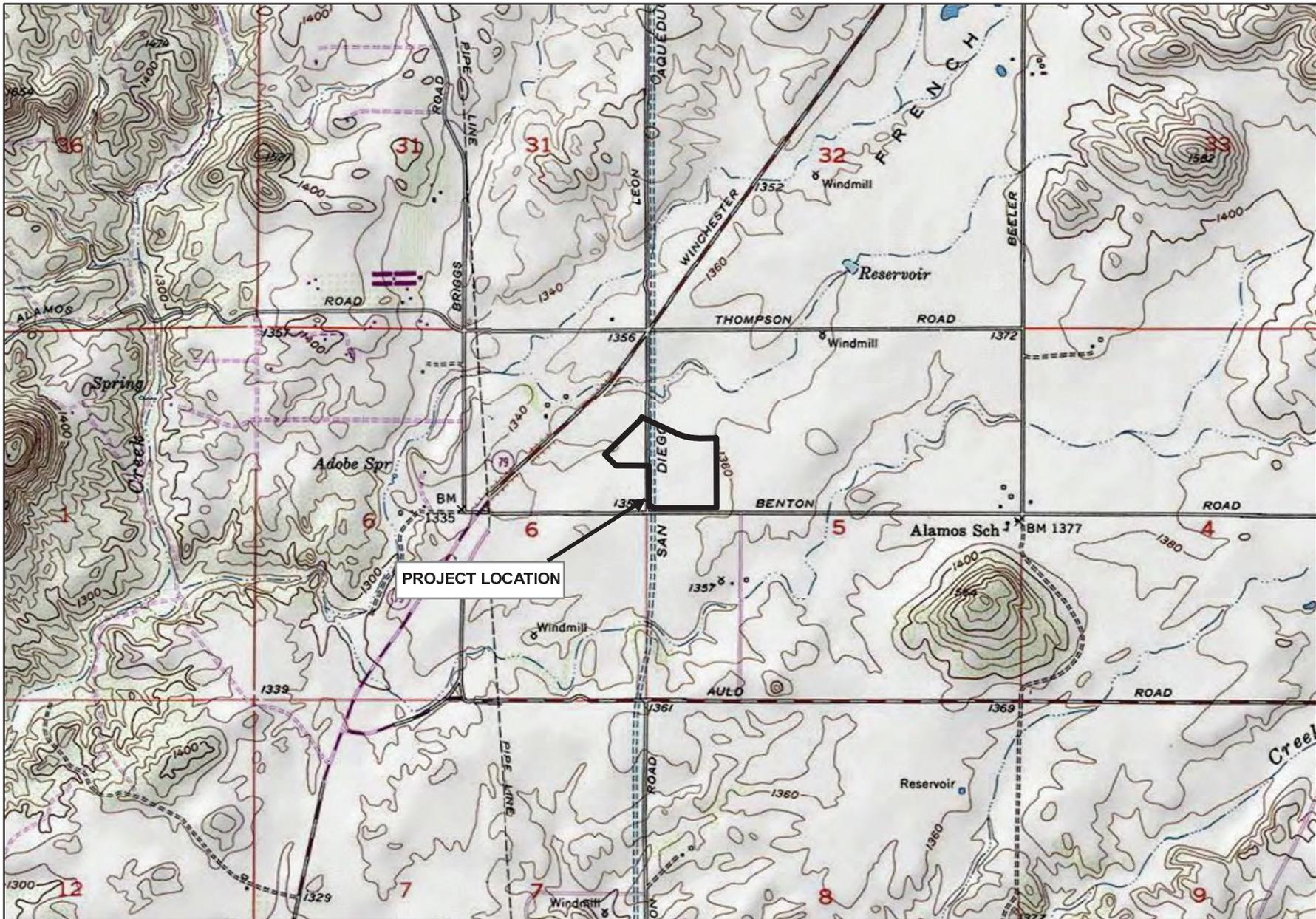
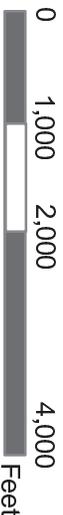
Regional Map

GLENN LUKOS ASSOCIATES



Exhibit 1

Adapted from USGS Bachelor Mountain, CA quadrangle



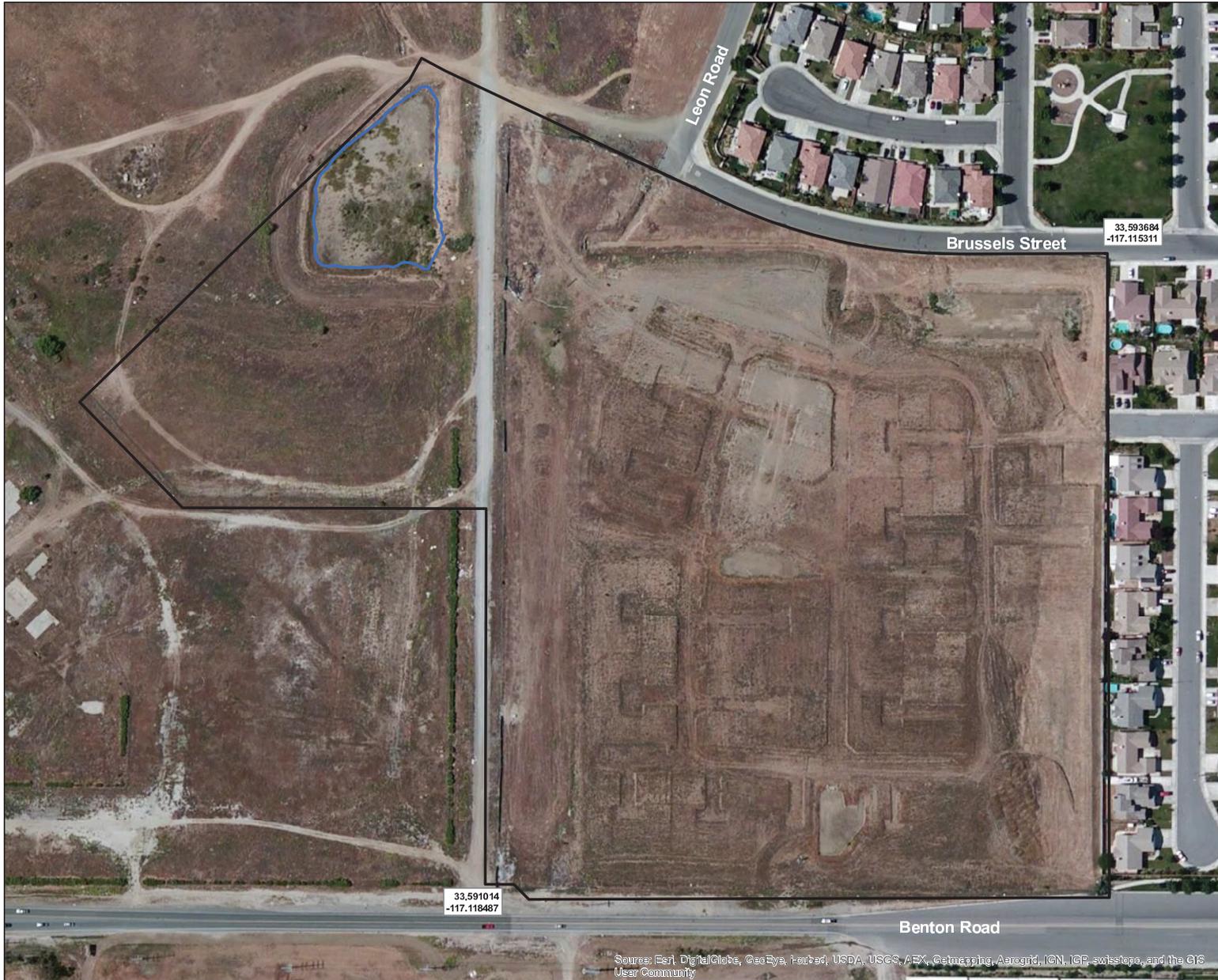
# TIERRA DEL REY RESIDENTIAL DEVELOPMENT PROJECT

Vicinity Map

GLENN LUKOS ASSOCIATES



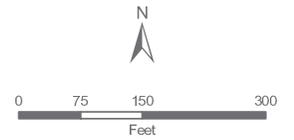
Exhibit 2



Sources: Esri, DigitalGlobe, GeoEye, iSat, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

### Legend

-  Project Boundary
-  Corps/RWQCB/CDFW Basin



1 inch = 150 feet

Aerial Photo: ESRI Basemaps Bing Hybrid  
 Reference Elevation Datum: State Plane 6 NAD 83  
 Map Prepared by: K. Karunen, GLA  
 Date Prepared: March 1, 2013

**TIERRA DEL REY  
 RESIDENTIAL DEVELOPMENT PROJECT**  
 Jurisdictional Delineation Map

**GLENN LUKOS ASSOCIATES**



Exhibit 3

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CV Communities, LLC  
Tierra Del Rey Residential Development Project  
Certification No. R9-2014-0126

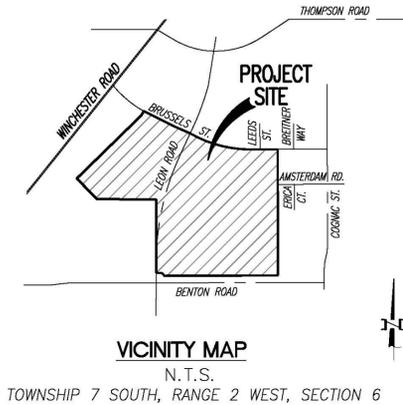
**ATTACHMENT 3  
PROJECT SITE PLANS**

Figures 1-8: MDS Consulting, Rough Grading Plans

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TIERRA DEL REY  
TRACT No. 36536  
ROUGH GRADING PLAN

PREPARED FOR  
CV INLAND INVESTMENTS 1, LP  
1900 QUAIL STREET  
NEWPORT BEACH, CA 92660  
(949) 258-7534



GRADING NOTES

GENERAL

- ALL GRADING SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE CHAPTERS 17, 18, AND APPENDIX CHAPTER J AS AMENDED BY ORD. 457.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW/APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
- GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY ALTA CALIFORNIA GEOTECHNICAL INC. DATED OCTOBER 3, 2012.
- COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5. PROJECTS WITHOUT PRELIMINARY SOILS REPORT SHALL HAVE DETAILED SPECIFICATIONS SATISFYING THE REQUIREMENTS IN SECTION 1803.5 PREPARED BY THE EOR.
- THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO DAYS BEFORE DIGGING AT 1-800-422-4133.

CUT / FILL

- MAXIMUM CUT AND FILL SLOPE = 2:1.
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN SOILS REPORT), COMPACTED AND TESTED AS GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (H/V) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHING INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MIN.
- THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT, OR SLOPES STEEPER THAN 2:1 MUST BE VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE AND EROSION / DUST CONTROL

- DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- PROVIDE A SLOPE INTERCEPTOR DRAINAGE ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
- PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1.
- THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY WITH 5% MIN FOR A MIN DISTANCE OF 10 HORIZONTAL FEET. SWALES WITHIN 10 FEET FROM BUILDING SHALL HAVE 2% MINIMUM SLOPE.
- NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FOR SLOPES 3 TO 1 (H/V) OR STEEPER:  
ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT A MAXIMUM OF 12' ON CENTER. SLOPES EXCEEDED 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITHIN AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C., CHAPTER 10. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PRECISE GRADING FINAL.

COMPLETION OF WORK

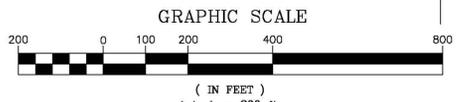
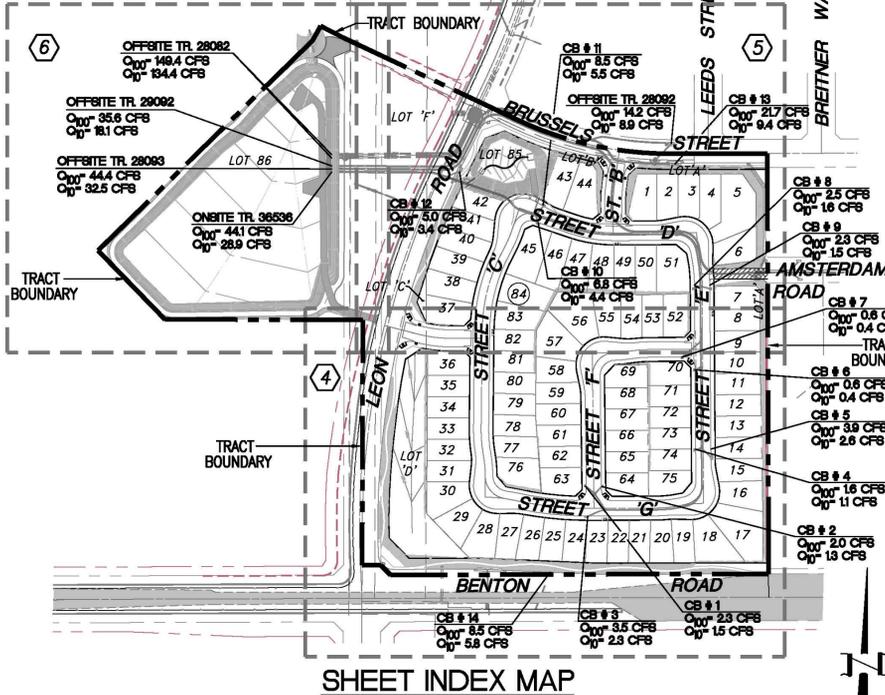
- A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE REPORT SHALL ALSO PROVIDE BUILDING FOUNDATION DESIGN PARAMETERS INCLUDING ALLOWABLE SOIL PRESSURES, EXPANSION INDEX AND REMEDIAL MEASURES IF EI>20, WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.
- EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED IN TABLE 1704.7 OF 2013 CBC.
- A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE GRADE, SURFACE DRAINAGE, ELEVATION, AND LOCATION OF PERMITTED GRADING ON THE LOT.

NPDES

- CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) FOR THE MANAGEMENT OF STORM WATER AND NON-STORM WATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN WHICH THEREBY BECOMES THE SITE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOBSITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF SITE BMPs IS REQUIRED TO MINIMIZE JOBSITE EROSION AND SEDIMENTATION. CERTAIN BMPs MAY BE REQUIRED TO REMAIN IN PLACE THROUGHOUT THE YEAR TO MINIMIZE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPs THROUGHOUT THE TIME OF CONSTRUCTION.
- EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
- SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREAS EXPOSED TO THE EXTENT FEASIBLE.
- AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
- ONCE DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS. DURING THE STORM SEASON, ALL SLOPES SHALL BE STABILIZED PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE RE-VEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT, THE STATEWIDE GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
- BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

PRE-GRADING/PRE-CONSTRUCTION NOTE:

A PRE-GRADING/PRE-CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE ARRANGED FOR BY THE SITE DEVELOPER PRIOR TO COMMENCING GRADING OPERATIONS. THOSE PARTIES REQUIRED TO ATTEND THE MEETING SHALL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPER, PROJECT SUPERINTENDENT, ENGINEER OF RECORD, SOIL ENGINEER, GRADING CONTRACTOR AND THE UNDERGROUND UTILITIES CONTRACTOR. REPRESENTING THE DEPARTMENT OF BUILDING AND SAFETY SHALL BE THE GRADING PLAN-CHECKER AND/OR GRADING INSPECTOR. THE PRE-CONSTRUCTION MEETING SHALL DISCUSS THE VARIOUS ASPECTS AND RESPONSIBILITIES OF THE GRADING PROJECT AND TO PROVIDE AN APPROXIMATE TIME-TABLE FOR THE COMPLETION OF ROUGH GRADING. ARRANGE FOR A PRE-GRADING / PRE-CONSTRUCTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR GRADING AND BUILDING INSPECTIONS.



LEGAL DESCRIPTION

PARCEL 1 OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 04068 RECORDED APRIL 5, 1999, AS INSTRUMENT NO. 143158 O.R. TOGETHER WITH THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 20445, AS SHOWN BY MAP ON FILE IN BOOK 132 OF PARCEL MAPS AT PAGE 93 AND 94 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF THE N.E. 1/4, SEC. 6, T. 7S, R. 2W, SAN BERNARDINO MERIDIAN.

OWNER / DEVELOPER

CV INLAND INVESTMENTS 1, LP  
1900 QUAIL STREET  
NEWPORT BEACH, CA 92660  
PH: (949) 258-7534

ASSESSOR'S PARCEL NO.'S

963-100-003, 963-100-004 & 963-060-021

ENGINEER'S NOTE

THE ENGINEER WHO PREPARED AND SIGNED THIS GRADING PLAN HAS VERIFIED THAT ALL INFORMATION ON THE DRAWINGS IS CONSISTENT WITH THE STORM DRAIN PLANS APPROVED OR CLEARED TO GRADE BY THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT FOR TRACT 36536; THE STREET PLANS APPROVED OR CLEARED TO GRADE BY THE TRANSPORTATION DEPARTMENT I.P. XXXXXX AND APPROVED TENTATIVE TRACT MAP INCLUDING CONDITIONS OF APPROVAL.

TOTAL AREA OF DISTURBANCE

29.5 ACRES

TOPOGRAPHY NOTE:

FLOWN TOPOGRAPHY PROVIDED BY DON READ CORP FLOWN 09-04-2012

CONTACT INFORMATION FOR SWPPP INSPECTION AND REPORTING

CV INLAND INVESTMENTS 1, LP  
ADAM SMITH (949) 258-7534

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF COGNAC STREET BEING NORTH 07°10'40" WEST AS SHOWN ON TRACT NO. 28093 FILED IN BOOK 280, PAGE 78 THROUGH 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

SOIL'S ENGINEER CERTIFICATE

THE UNDERSIGNED SOIL'S ENGINEER CERTIFIES THAT HE HAS RECEIVED THIS GRADING PLAN AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT BY ALTA CALIFORNIA GEOTECHNICAL INC., GEOTECHNICAL, INC., PROJECT NUMBER 1-0104, DATED JANUARY 04, 2014.

ALTA CALIFORNIA GEOTECHNICAL INC.  
170 N. MAPLE STREET, SUITE 108  
CORONA, CA 92880  
(951) 509-7080

SCOTT A. GRAY, RCE 2857 DATE  
REGISTRATION EXPIRES: 12-31-2014

EARTHWORK QUANTITY ESTIMATE

DISTURBED AREA = 29.52 ACRES	Cut Cuyds	
BASIN EXCAVATION	28,335 CY	
SHRINK (15%)	-1,737 CY	
SHRINK (10%)	-1,676 CY	
SITE EXCAVATION	49,866 CY	
SHRINK (1%)	-479 CY	
SHRINK (22.5%)	-1,920 CY	
TOTAL EARTHWORK	72,389 CY	
EXPORT	28,228 CY	

NOTE:  
THIS PROJECT IS ANTICIPATED TO REQUIRE EXPORT.  
EXPORT WILL REQUIRE AN ADDITIONAL RIVERSIDE COUNTY PERMIT.  
EXPORT PERMIT NO. \_\_\_\_\_

NOTICE TO CONTRACTOR:

MDS CONSULTING MAKES NO REPRESENTATION CONCERNING THE ESTIMATED QUANTITIES ON THESE PLANS OTHER THAN ALL SUCH FIGURES, INCLUDING ALL EARTHWORK NUMBERS ARE PRELIMINARY ESTIMATES AND FOR PERMIT PURPOSES ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PREPARE HIS OWN QUANTITY ESTIMATE FOR CONSTRUCTION AND OR COST PURPOSES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS BETWEEN ESTIMATED QUANTITIES AND THE ACTUAL QUANTITIES AT THE TIME OF CONSTRUCTION.

WATER	EASTERN MUNICIPAL WATER DISTRICT	(909) 928-3777
SEWER	EASTERN MUNICIPAL WATER DISTRICT	(909) 928-3777
ELECTRIC	SOUTHERN CALIFORNIA EDISON	(909)928-8234
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(909)335-7674
TELEPHONE	VERIZON COMMUNICATIONS	(800)483-3000
CABLE T.V.	ADELPHI	(909) 798-3588
SOLID WASTE	WASTE MANAGEMENT	(909) 242-0421

UTILITIES

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATED AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES, PRIOR TO MAIN LINE CONSTRUCTION, TO VERIFY THE LOCATION. ANY DISCREPANCY BETWEEN THE PLANS AND FILED CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF MDS CONSULTING.

DIAL TOLL FREE  
1-800-227-2600  
AT LEAST TWO WORKING DAYS BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.					
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.					
MARK BY	DATE	REVISIONS	APPR	DATE	COUNTY
ENGINEER					

RECOMMENDED FOR APPROVAL	SEAL-ENGINEER
DATE	
CHECKED BY	
DATE	

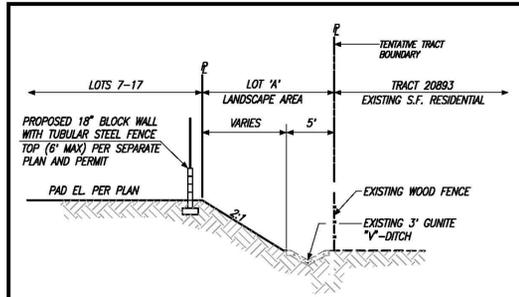
MORSE SCHULTZ  
PLANNERS ENGINEERS SURVEYORS  
PREPARED UNDER THE SUPERVISION OF: RCE No. 52496  
DATE

17320 Redhill Ave.  
Suite 350  
Irvine, CA 92614  
Voice: 949-261-8821  
FAX: 949-261-0588

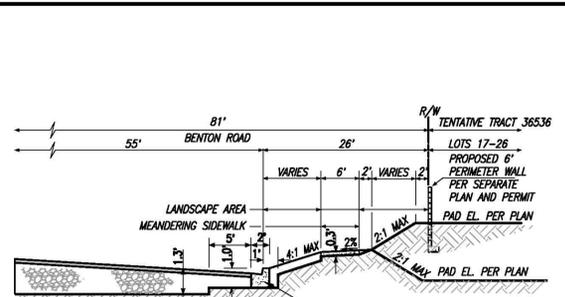
BENCHMARK: ELEV.=1429.419 DATE 8-3-83  
AT THE "T" INTERSECTION OF BRIGGS ROAD AND HOLLAND ROAD IN THE SOUTHWEST QUADRANT OF THE INTERSECTION 35 FEET SOUTHERLY OF THE CENTERLINE OF HOLLAND ROAD AND 40 FEET WESTERLY OF THE CENTERLINE OF BRIGGS ROAD, 4 FEET NORTHERLY OF PPM129272, SET FIBERGLASS WITNESS POST 1 FOOT WESTERLY, AN ALUMINUM DISK STAMPED "RIVERSIDE COUNTY BENCH MARK N-141-83", UP 0.1.  
RIVERSIDE COUNTY DESIGNATION: N-141-83  
SCALE:  
H: 1"=40'  
V: 1"=4'

TR. No. 36536 BGR-140166A I.P. No. XXXXXX  
COUNTY OF RIVERSIDE  
SCHEDULE "A"  
TITLE SHEET  
ROUGH GRADING PLAN  
FOR: CV INLAND INVESTMENTS 1, LP COUNTY FILE NO.  
SHT. 1 OF 8 SHTS.

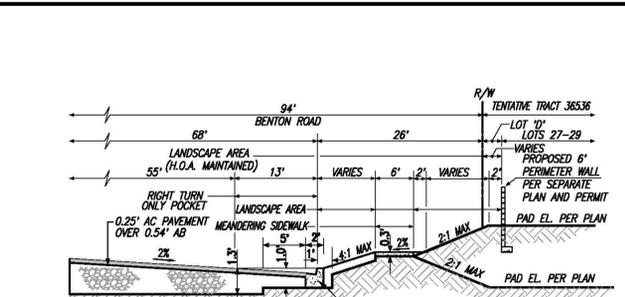
ROUGH GRADING PLANS - TRACT 36536



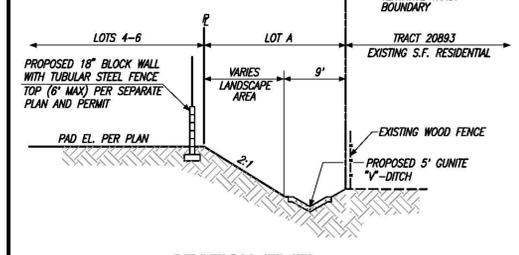
**SECTION A-A**  
NTS



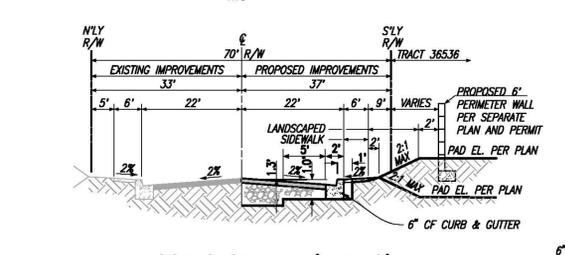
**SECTION B-B**  
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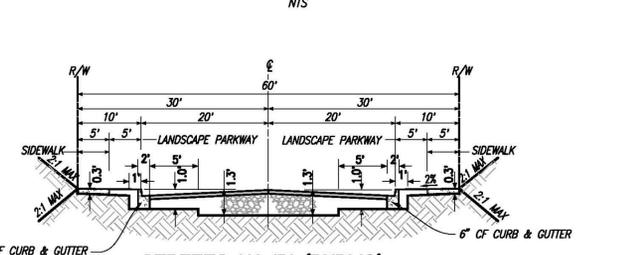
**SECTION C-C**  
NTS



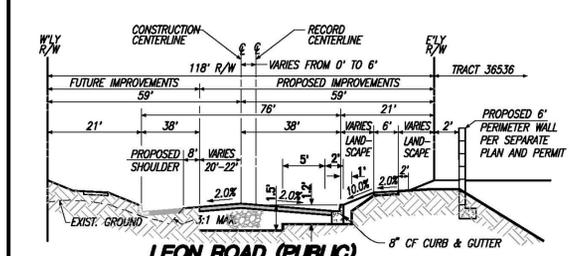
**SECTION E-E**  
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**BRUSSELS STREET (PUBLIC)**  
NTS

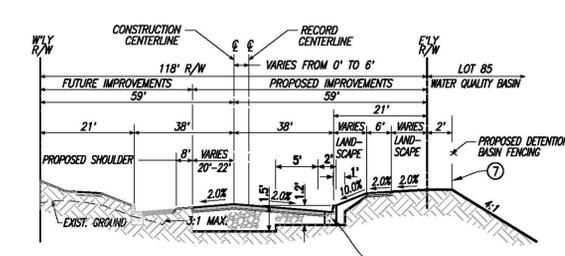


**STREETS A, B (PUBLIC)**  
NTS



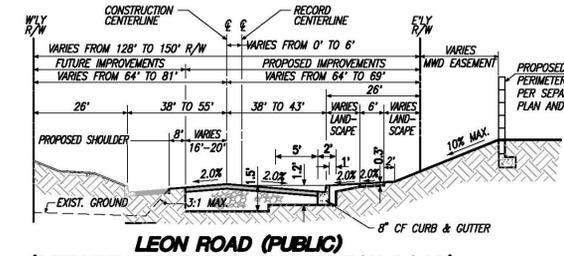
**LEON ROAD (PUBLIC)  
(BETWEEN BRUSSELS STREET AND STREET A)**  
NTS

(NOTE: NO GRADING SHALL OCCUR WITHIN M.W.D. EASEMENT UNTIL APPROVAL/CLEARANCE LETTER IS OBTAINED)



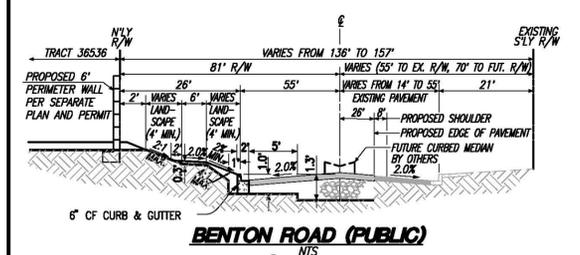
**LEON ROAD (PUBLIC)  
(BETWEEN BRUSSELS STREET AND STREET A)**  
NTS

(NOTE: NO GRADING SHALL OCCUR WITHIN M.W.D. EASEMENT UNTIL APPROVAL/CLEARANCE LETTER IS OBTAINED)

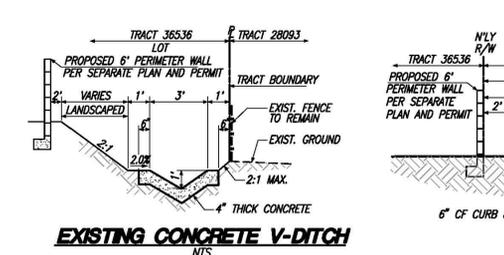


**LEON ROAD (PUBLIC)  
(BETWEEN STREET A AND BENTON ROAD)**  
NTS

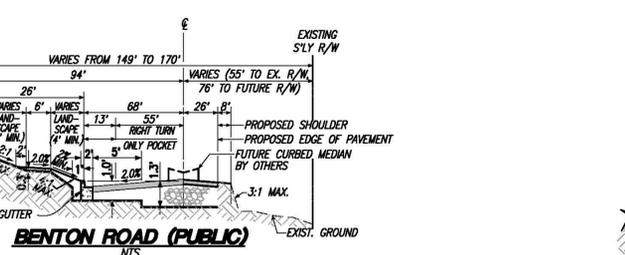
(NOTE: NO GRADING SHALL OCCUR WITHIN M.W.D. EASEMENT UNTIL APPROVAL/CLEARANCE LETTER IS OBTAINED)



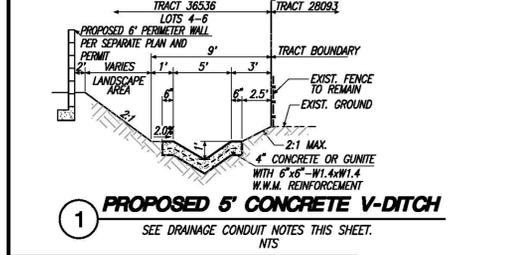
**BENTON ROAD (PUBLIC)**  
NTS



**EXISTING CONCRETE V-DITCH**  
NTS

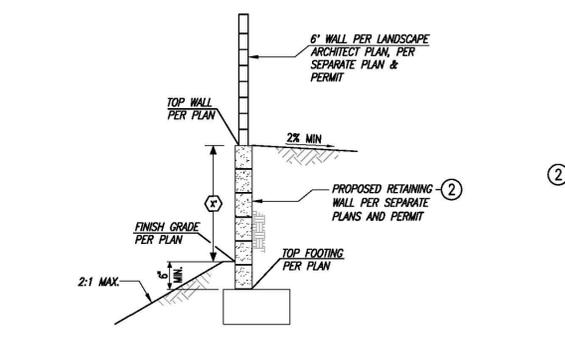


**BENTON ROAD (PUBLIC)**  
NTS



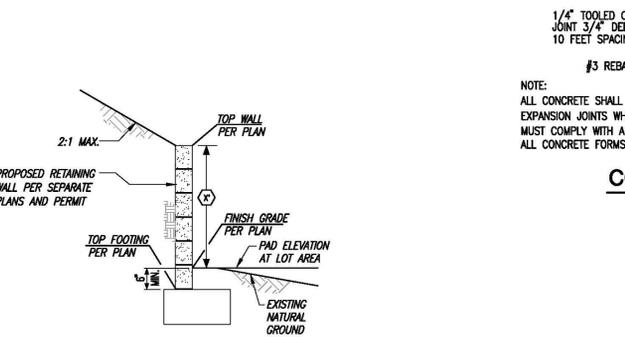
**PROPOSED 5' CONCRETE V-DITCH**  
NTS

SEE DRAINAGE CONDUIT NOTES THIS SHEET.



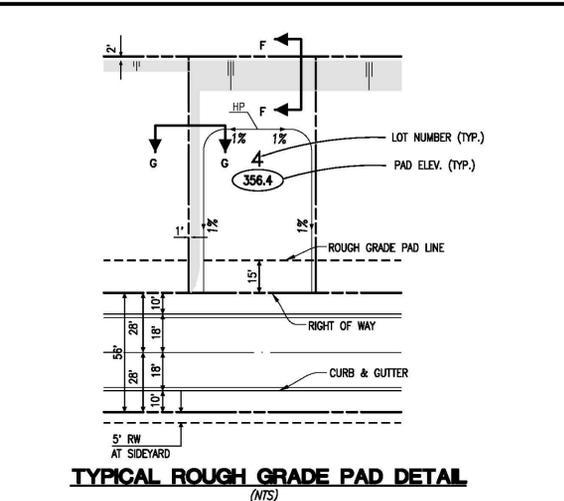
**RETAINING WALL AT TOP OF SLOPE**  
NTS

SEE PLAN FOR WALL HEIGHTS

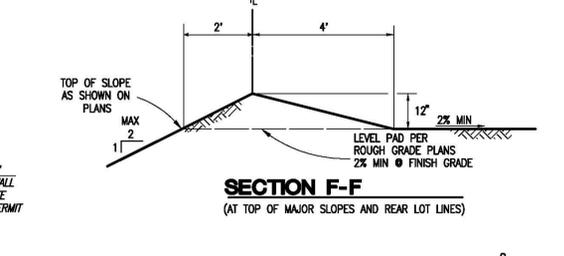


**RETAINING WALL AT TOE OF SLOPE**  
NTS

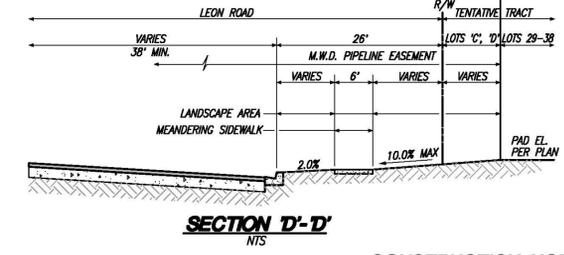
SEE PLAN FOR WALL HEIGHTS



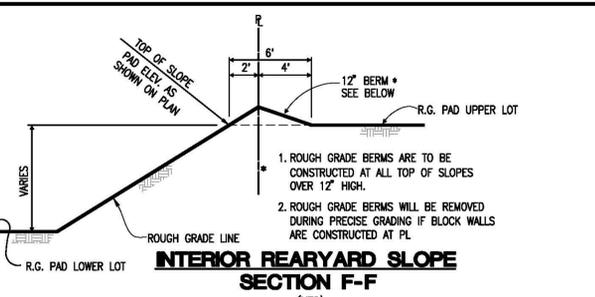
**TYPICAL ROUGH GRADE PAD DETAIL**  
NTS



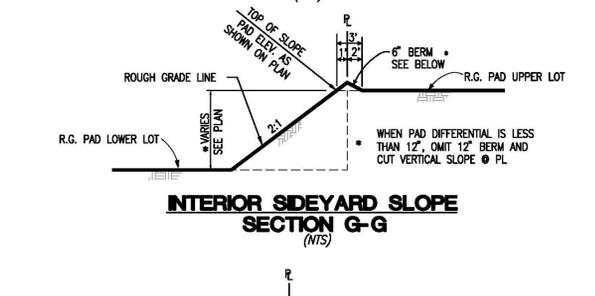
**SECTION F-F**  
(AT TOP OF MAJOR SLOPES AND REAR LOT LINES)



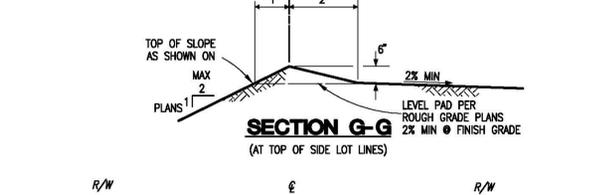
**SECTION D-D**  
NTS



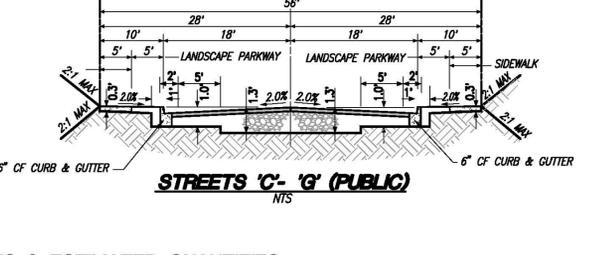
**INTERIOR REARYARD SLOPE SECTION F-F**  
NTS



**INTERIOR SIDEYARD SLOPE SECTION G-G**  
NTS



**SECTION G-G**  
(AT TOP OF SIDE LOT LINES)

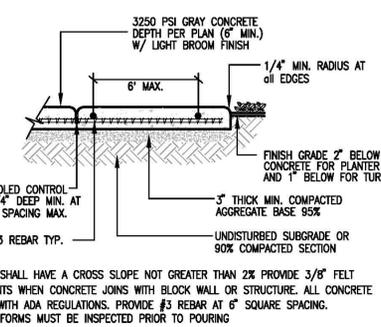


**STREETS C, G (PUBLIC)**  
NTS

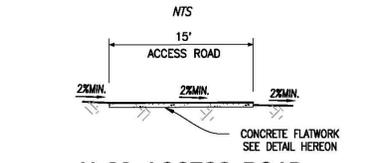
**CONSTRUCTION NOTES & ESTIMATED QUANTITIES:**

#	ROUGH GRADING PLAN	UNIT	QUANTITY
1	CONSTRUCT 5' CONCRETE V-DITCH PER DETAILS THIS SHEET.	LF	248
2	CONSTRUCT RETAINING WALL PER DET. THIS SHEET, PER SEPARATE PLAN AND PERMIT	LF	207
3	CONSTRUCT 0.25' AC PAVEMENT OVER 0.5' CLASS 2 AGGREGATE BASE 24' WIDE FIRE ACCESS ROAD	SF	3060
4	CONSTRUCT UNDER SIDEWALK DRAIN CAST IN PLACE PER STD. NO. 309	EA	2
5	CONSTRUCT DETENTION BASIN 'A' PER SECTIONS AND DETAILS ON SHEET 3	EA	1
6	CONSTRUCT DETENTION BASIN 'B' PER SECTIONS AND DETAILS ON SHEET 6	EA	1
7	INSTALL FENCE AND GATE PER LANDSCAPE PLAN PER SEPARATE PLAN AND PERMIT	LF	2853
8	CONSTRUCT 6" MINIMUM THICK CONCRETE ACCESS ROAD PER DETAILS THIS SHEET.	SF	10684
9	CONSTRUCT 3" THICK D.G. ACCESS ROAD	SF	7057
10	CONSTRUCT 6" THICK CONCRETE SPILLWAY PER DETAIL ON SHEET 6	SF	436
11	CONSTRUCT TURNAROUND PER RCFC & WCD STD. NO. M827.	SF	5567

- DRAINAGE CONDUIT NOTES:**
- DRAINAGE CONDUIT REINFORCEMENT SHALL BE 6" X 6" - W1.4 X W1.4 WELDED WIRE MESH (W.W.M.) (CENTERED IN CONCRETE OR GUNITE) OR APPROVED EQUAL.
  - GROUND SHALL BE PRE-WETTED TO THE SATISFACTION OF THE BUILDING OFFICIAL OR ENGINEER PRIOR TO PLACEMENT OF CONCRETE. MOISTURE LOSS RETARDANT SHALL BE USED WHEN REQUIRED BY THE BUILDING OFFICIAL OR ENGINEER.
  - ALL REINFORCEMENTS TO BE SUPPORTED WITH CHAIRS AND NOT ALLOWED TO BE HOOKED IN PLACE.
  - COLOR OF CONCRETE OR GUNITE SHALL BE SOLOMON BARK.
  - TYPE 'V' CONCRETE SHALL BE USED WHERE CORROSIVE SOIL IS PRESENT AT FINISH GRADE. VERIFY WITH SOILS ENGINEER AND/OR CORROSION ENGINEER TO PROVIDE SPECIFIC RECOMMENDATIONS PRIOR TO CONSTRUCTION.



**CONCRETE FLATWORK DETAIL**  
NTS



**H-20 ACCESS ROAD**  
NTS

**DIGALERT**  
DIAL TOLL FREE  
1-800-227-2600  
AT LEAST TWO WORKING DAYS BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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MARK BY	DATE	REVISIONS	APPR DATE	COUNTY

RECOMMENDED FOR APPROVAL

DATE

CHECKED BY

DATE

SEAL-ENGINEER

**MDS CONSULTING** MORSE SCHULTZ

17320 Red Hill Ave. Suite 950 Irvine, CA 92614  
Voice: 949-261-8821 FAX: 949-261-0518

PLANNERS ENGINEERS SURVEYORS

PREPARED UNDER THE SUPERVISION OF: RCE No. 52496

BENCHMARK: ELEV.=1429.419 DATE 8-3-83 AT THE "T" INTERSECTION OF BRIGGS ROAD AND HOLLAND ROAD IN THE SOUTHWEST QUADRANT OF THE INTERSECTION 35 FEET SOUTHERLY OF THE CENTERLINE OF HOLLAND ROAD AND 40 FEET WESTERLY OF THE CENTERLINE OF BRIGGS ROAD, 4 FEET NORTHERLY OF PP#129272, SET FIBERGLASS WITNESS POST 1 FOOT WESTERLY, AN ALUMINUM DISK STAMPED "OVERSIDE COUNTY BENCH MARK N-141-83", UP 0.1.

RIVERSIDE COUNTY DESIGNATION: N-141-83

SCALE: H: 1"=40' V: 1"=4'

TR. No. 36536 BGR-140166A I.P. No. XXXXXX

COUNTY OF RIVERSIDE SCHEDULE "A" SECTIONS, DETAILS, STREETS SECTION & CONSTRUCTION NOTES ROUGH GRADING PLAN

SHT. 2 OF 8 SHTS.

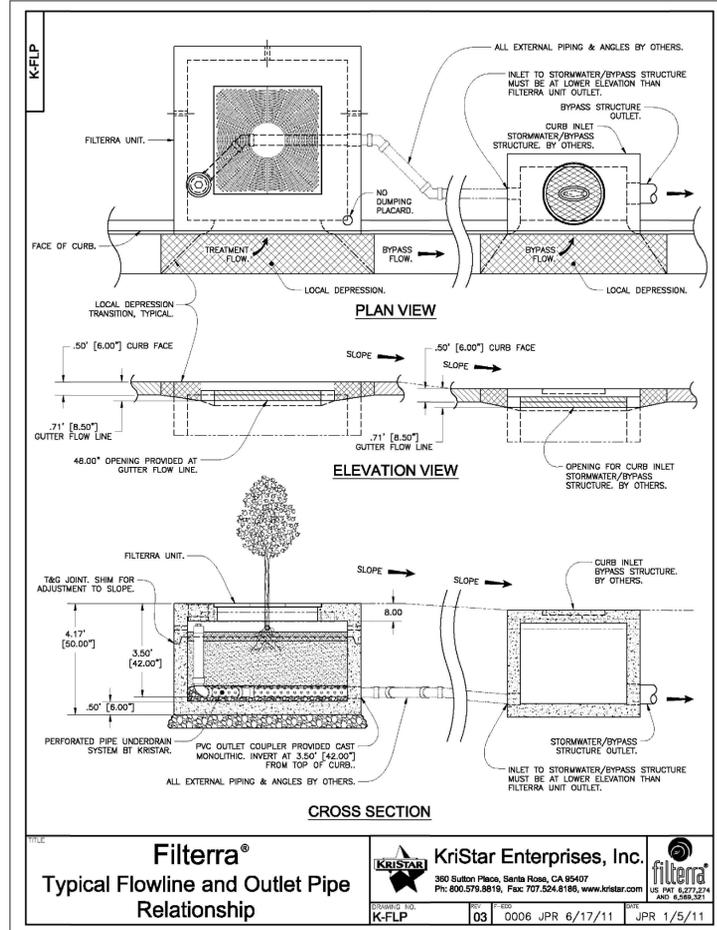
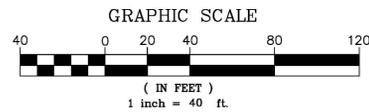
FOR: CV INLAND INVESTMENTS 1, LP COUNTY FILE NO.



**EXTENDED DETENTION BASIN 'A' (LOT 85)**

SCALE 1"=40' (MAINTAINED BY HOA)

**BASIN "A"**  
 $V_{BMP \text{ REQUIRED}} = 12,937 \text{ CF}$   
 $V_{BMP \text{ PROVIDED}} = 47,601 \text{ CF}$



**Filterra®**  
**Typical Flowline and Outlet Pipe Relationship**

**KriStar Enterprises, Inc.**  
 380 Sutton Plaza, Santa Rosa, CA 95407  
 Ph: 800.579.8819, Fax: 707.524.8198, www.kristar.com  
 US PAT. # 6,227,274 AND # 6,266,321

ISSUING NO. **K-FLP** REV. **03** F. 000 0006 JPR 6/17/11 DATE JPR 1/5/11

**CUT/FILL TABLE**

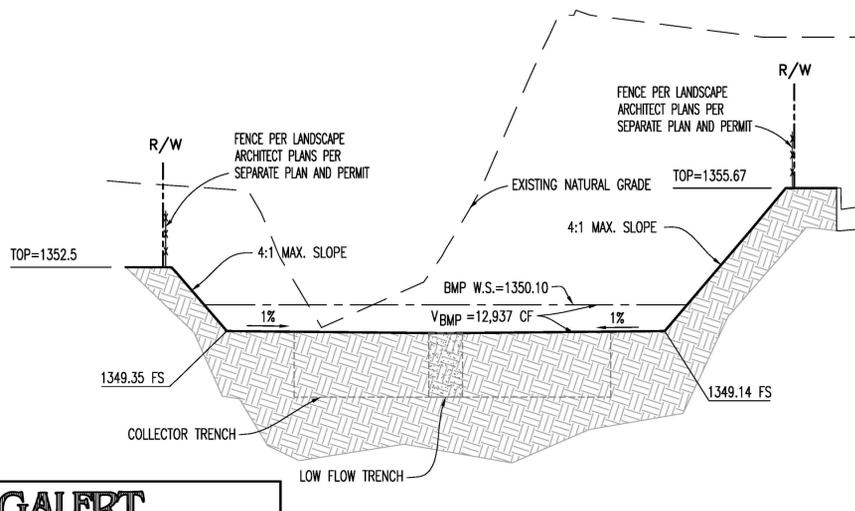
LOT NUMBER	MIN. FILL DEPTH	MAX. FILL DEPTH	MIN. CUT DEPTH	MAX. CUT DEPTH	LOT NUMBER	MIN. FILL DEPTH	MAX. FILL DEPTH	MIN. CUT DEPTH	MAX. CUT DEPTH	LOT NUMBER	MIN. FILL DEPTH	MAX. FILL DEPTH	MIN. CUT DEPTH	MAX. CUT DEPTH
1	3.7'	13.1'	N/A	N/A	35	N/A	1.2'	N/A	2.9'	69	N/A	3.6'	N/A	1.4'
2	4.0'	14.0'	N/A	N/A	36	1.0'	3.0'	3.4'	3.6'	70	0.0'	1.2'	N/A	2.4'
3	6.4'	13.3'	N/A	N/A	37	0.0'	3.4'	1.9'	5.2'	71	0.0'	1.5'	N/A	1.6'
4	3.5'	14.6'	N/A	N/A	38	N/A	7.0'	2.3'	6.1'	72	N/A	1.5'	N/A	2.2'
5	3.5'	15.3'	N/A	N/A	39	0.6'	5.5'	0.0'	6.6'	73	N/A	2.2'	N/A	2.5'
6	3.5'	10.1'	N/A	N/A	40	N/A	0.2'	1.8'	5.5'	74	0.0'	1.3'	N/A	2.3'
7	0.2'	5.7'	N/A	N/A	41	N/A	1.5'	N/A	5.3'	75	0.0'	3.0'	N/A	0.4'
8	0.0'	1.6'	0.0'	2.0'	42	0.0'	N/A	0.5'	5.5'	76	0.0'	4.6'	N/A	2.1'
9	N/A	1.2'	N/A	2.0'	43	5'	5.7'	3.6'	4.4'	77	3.5'	5.9'	N/A	0.2'
10	N/A	N/A	1.8'	2.2'	44	N/A	11.3'	N/A	4.3'	78	4.0'	3.3'	N/A	0.9'
11	0.2'	0.2'	N/A	3.1'	45	N/A	N/A	1.1'	5.8'	79	1.4'	2.6'	N/A	1.3'
12	4.5'	1.4'	N/A	4.9'	46	N/A	N/A	2.5'	6.2'	80	1.7'	1.7'	N/A	2.3'
13	N/A	1.2'	N/A	4.2'	47	N/A	N/A	3.9'	6.1'	81	0.0'	2.5'	0.0'	0.10'
14	1.2'	1.5'	1.1'	3.1'	48	N/A	N/A	3.5'	4.4'	82	0.0'	0.3'	0.0'	0.40'
15	1.3'	1.9'	1.1'	3.0'	49	N/A	0.6'	N/A	3.2'	83	N/A	N/A	3.8'	5.4'
16	N/A	2.1'	1.2'	2.7'	50	N/A	1.8'	N/A	1.9'	84	0.0'	N/A	4.9'	5.2'
17	1.1'	1.1'	1.0'	2.3'	51	N/A	3.0'	N/A	0.6'					
18	0.1'	2.9'	N/A	N/A	52	N/A	4.4'	0.1'	0.8'					
19	0.2'	2.4'	N/A	0.3'	53	N/A	2.5'	N/A	1.3'					
20	N/A	1.9'	0.2'	N/A	54	N/A	1.8'	N/A	1.9'					
21	2.1'	5.3'	N/A	N/A	55	0.0'	N/A	N/A	1.7'					
22	0.5'	8.3'	0.0'	N/A	56	N/A	N/A	1.8'	2.7'					
23	0.3'	8.1'	N/A	N/A	57	0.0'	0.70'	0.0'	1.8'					
24	0.6'	10.2'	N/A	N/A	58	0.0'	1.3'	0.0'	1.5'					
25	0.8'	10.8'	N/A	N/A	59	0.0'	N/A	1.3'	2.0'					
26	0.5'	3.0'	N/A	N/A	60	0.0'	N/A	1.3'	2.0'					
27	2.0'	4.5'	N/A	N/A	61	0.0'	N/A	1.1'	2.2'					
28	0.1'	0.80'	N/A	0.1'	62	0.0'	1.7'	0.0'	1.6'					
29	0.3'	3.4'	N/A	N/A	63	0.0'	4.1'	0.0'	1.8'					
30	0.4'	3.5'	N/A	N/A	64	N/A	3.5'	1.3'	2.1'					
31	0.6'	3.4'	N/A	N/A	65	N/A	N/A	1.4'	2.5'					
32	0.0'	2.7'	N/A	N/A	66	N/A	N/A	0.80'	2.2'					
33	N/A	N/A	0.9'	1.4'	67	N/A	1.0'	1.10'	2.1'					
34	N/A	1.8'	N/A	2.0'	68	N/A	2.2'	1.0'	1.5'					

**ABBREVIATIONS:**

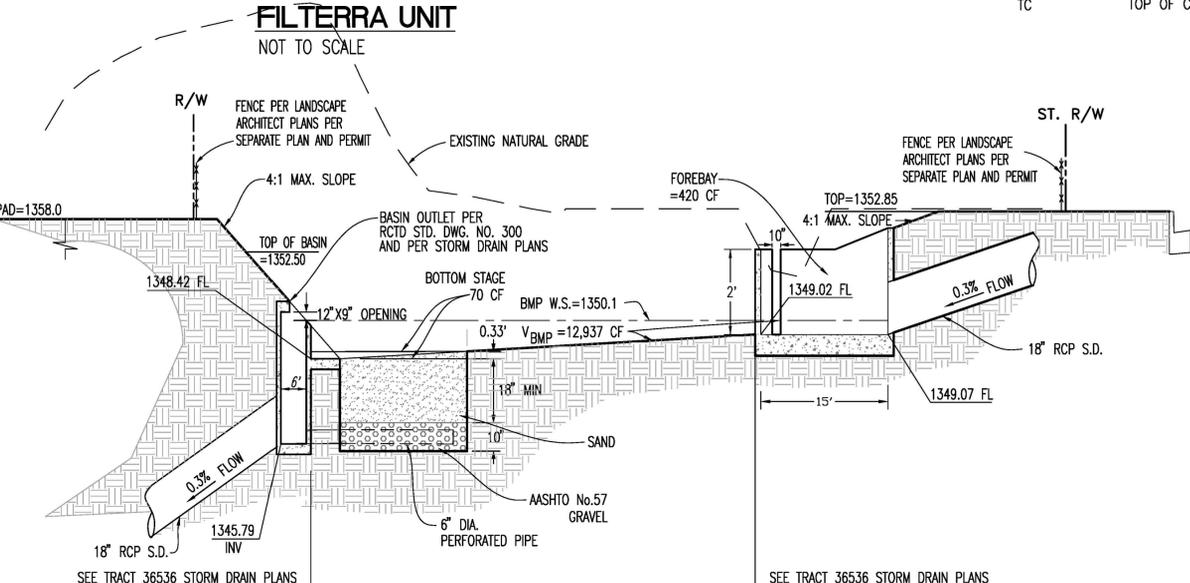
- CL CENTRE LINE
- EP EDGE OF PAVEMENT
- EX. EXISTING
- EXIST. EXISTING
- FG FINISH GRADE ELEVATION
- FL FLOW LINE ELEVATION
- FS FINISH SURFACE
- NTS NOT TO SCALE
- R PROPERTY LINE
- R/W RIGHT OF WAY
- SHT. SHEET NUMBER
- TC TOP OF CURB ELEVATION

**LEGEND**

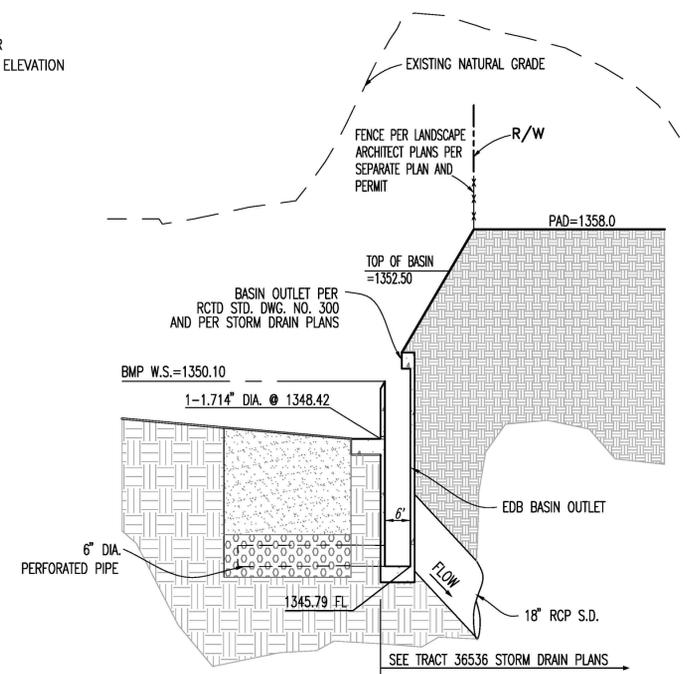
- EXISTING STREET ELEVATION
- EXISTING STORM DRAIN
- EXISTING SEWER SYSTEM
- EXISTING WATER SYSTEM
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CENTERLINE RADIUS
- PROPOSED LOT NUMBER
- PROPOSED PUBLIC EASEMENT
- PROPOSED PAD UTILIZATION
- PROPOSED RETAINING WALL
- PROPOSED EXPOSED RETAINING WALL HEIGHTS
- PROPOSED STREET ELEVATION
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED TRACT BOUNDARY
- PROPOSED 2:1 SLOPE OR AS SHOWN ON PLAN
- PROPOSED 5' CONCRETE V-DITCH PER DETAILS ON SHT.2



**SECTION BB-BB**  
NOT TO SCALE



**SECTION AA-AA**  
NOT TO SCALE



**EDB OUTLET DETAIL**  
NOT TO SCALE

**5 DETENTION BASIN 'A' SECTIONS AND DETAIL**

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MARK BY	DATE	ENGINEER	REVISIONS	APPR	DATE	COUNTY

**RECOMMENDED FOR APPROVAL**

DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

SEAL-ENGINEER

**MDS CONSULTING** MORSE SCHULTZ

17320 Redhill Ave. Suite 350 Irvine, CA 92614  
 Voice: 949-251-8821 FAX: 949-251-0818

PLANNERS ENGINEERS SURVEYORS

PREPARED UNDER THE SUPERVISION OF: RCE No. 52496

DATE \_\_\_\_\_

BENCHMARK: ELEV.=1429.419 DATE 8-3-83 AT THE "T" INTERSECTION OF BRIGGS ROAD AND HOLLAND ROAD IN THE SOUTHWEST QUADRANT OF THE INTERSECTION 35 FEET SOUTHERLY OF THE CENTERLINE OF HOLLAND ROAD AND 40 FEET WESTERLY OF THE CENTERLINE OF BRIGGS ROAD, 4 FEET NORTHERLY OF PPMV2927E, SET FIBERGLASS WITNESS POST 1 FOOT WESTERLY, AN ALUMINUM DISK STAMPED "RIVERSIDE COUNTY BENCH MARK M-141-83", UP 0.1'. RIVERSIDE COUNTY DESIGNATION: M-141-83

SCALE: H: 1"=40' V: 1"=4'

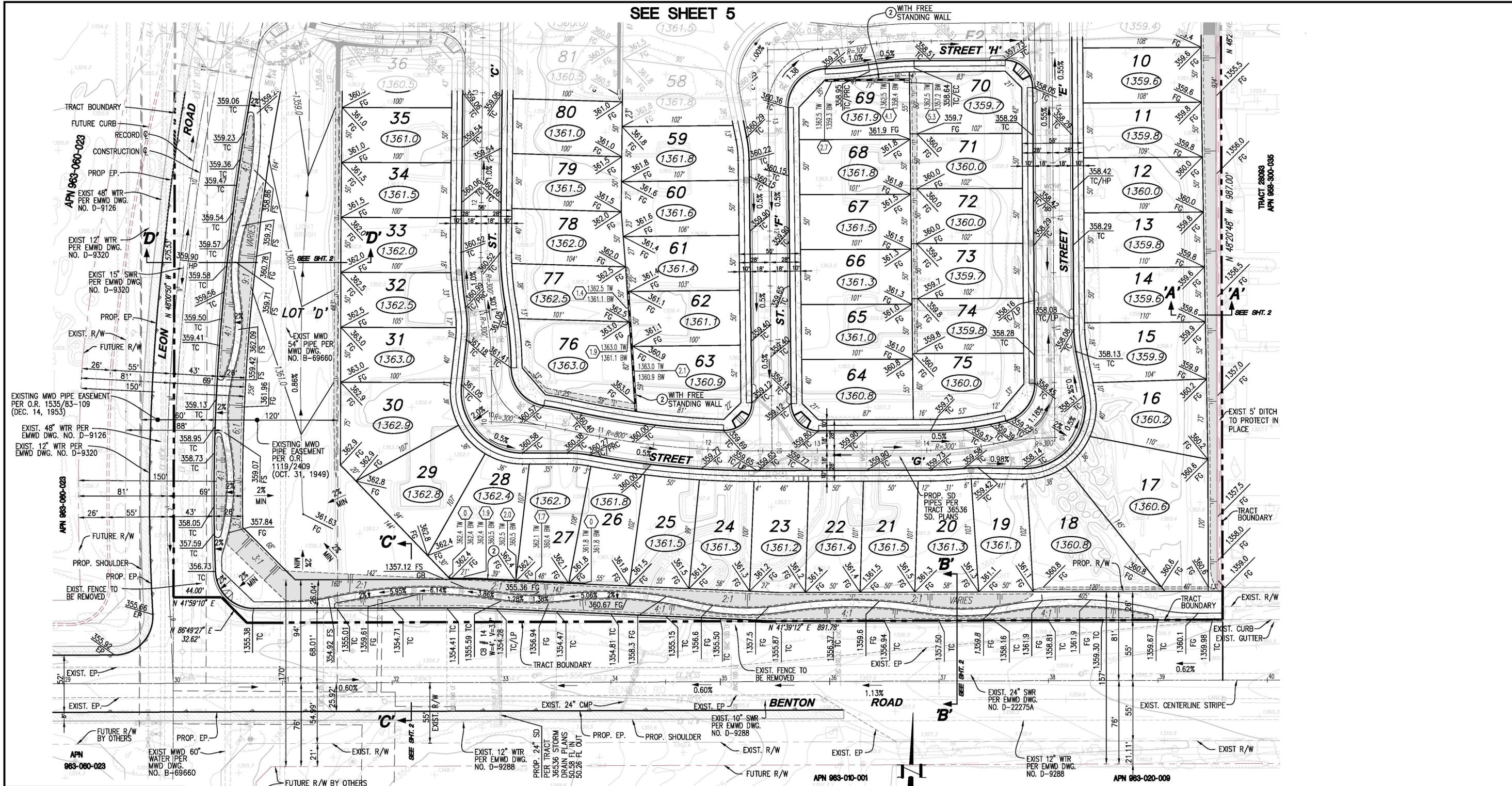
TR. No. 36536 BGR-140166A LP. No. XXXXXX

COUNTY OF RIVERSIDE  
**SCHEDULE "A"**  
**WATER QUALITY / DETENTION BASIN "A"**  
**SECTIONS AND DETAILS**  
**ROUGH GRADING PLAN**

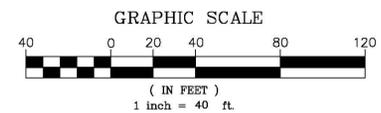
SHT. 3 OF 8 SHTS.

FOR: CV INLAND INVESTMENTS 1, LP COUNTY FILE NO.

SEE SHEET 5



**CONSTRUCTION NOTES:**  
 ② CONSTRUCT RETAINING WALL PER DETAIL SHT. 2, PER SEPARATE PLAN AND PERMIT



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MARK BY	DATE	REVISIONS	APPR DATE	COUNTY

DATE	CHECKED BY	DATE

SEAL-ENGINEER

**MDS CONSULTING** MORSE SCHULTZ  
 PLANNERS ENGINEERS SURVEYORS  
 PREPARED UNDER THE SUPERVISION OF: RCE No. 52496

17320 Redhill Ave.  
 Suite 350  
 Irvine, CA 92614  
 Voice: 949-261-8821  
 FAX: 949-261-0518

BENCHMARK: ELEV.=1429.419 DATE 8-3-83  
 AT THE "T" INTERSECTION OF BRIGGS ROAD AND HOLLAND ROAD IN THE SOUTHWEST QUADRANT OF THE INTERSECTION 35 FEET SOUTHERLY OF THE CENTERLINE OF HOLLAND ROAD AND 40 FEET WESTERLY OF THE CENTERLINE OF BRIGGS ROAD, 4 FEET NORTHERLY OF PPM 02927E, SET FIBERGLASS WITNESS POST 1 FOOT WESTERLY, AN ALUMINUM DISK STAMPED "RIVERSIDE COUNTY BENCH MARK M-141-83", UP 0.1.  
 RIVERSIDE COUNTY DESIGNATION: M-141-83  
 SCALE:  
 H: 1"=40' V: 1"=4'

TR. No. 36536 BGR-140166A I.P. No. XXXXXX  
 COUNTY OF RIVERSIDE  
 SCHEDULE "A"  
 LOTS 10-35 & 59-80  
 ROUGH GRADING PLAN

FOR: CV INLAND INVESTMENTS 1, LP COUNTY FILE NO.

SHT. 4 OF 8 SHTS.

ROUGH GRADING PLANS - TRACT 36536

REINFORCED CONCRETE PROTECTIVE SLAB ON TOP OF MWD PIPE #1 PER STREET PLANS SEE DETAIL ON SHEET 16

PROP LINE 'B-1' PER TRACT 36536 SD PLANS

**MWD NOTE:**  
 THE CONTRACTOR SHALL NOTIFY MR. DARWIN POTTER OR MR. GERRI MICHAEL OF MWD WATER SYSTEMS OPERATIONS GROUP AT LEAST TWO WORKING DAYS (MONDAY THROUGH THURSDAY) PRIOR TO STARTING ANY WORK IN THE VICINITY OF MWD FACILITIES OR WITHIN MWD RIGHT-OF-WAY @ (951) 926-5853.

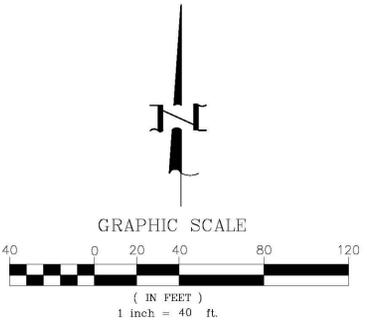
RCFC & WCD STORM DRAIN EASEMENT PER INSTRUMENT # \_\_\_\_\_ DATED: \_\_\_\_\_

RCTD STORM DRAIN EASEMENT PER TR. 36536

EXISTING MWD PIPE EASEMENT PER O.R. 1535/83-109 (DEC. 14, 1953)

INFILTRATION TRENCH SEE DETAIL ON ST. PLANS SHEET 3

EX. R/W PER GRANT DEED NO. 58524 RECORDED 5/20/1975



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MARK BY	DATE	REVISIONS	APPR DATE	COUNTY

**CONSTRUCTION NOTES:**

- ① CONSTRUCT 5' CONCRETE V-DITCH PER DETAILS SHEET 2.
- ② CONSTRUCT RETAINING WALL PER DETAILS SHEETS 2 & 7, PER SEPARATE PERMIT
- ③ CONSTRUCT 0.25' AC PAVEMENT OVER 0.5' CLASS 2 AGGREGATE BASE 24' WIDE FIRE ACCESS ROAD
- ④ CONSTRUCT UNDER SIDEWALK DRAIN CAST IN PLACE PER STD. NO. 309

**SEE SHEET 4**

- ⑤ CONSTRUCT SAND FILTER BASIN PER SECTIONS AND DETAILS ON SHEET 3
- ⑦ INSTALL FENCE AND GATE PER LANDSCAPE PLAN PER SEPARATE PLAN AND PERMIT
- ⑧ CONSTRUCT 6" MINIMUM THICK CONCRETE ACCESS ROAD PER DETAILS SHT. 2
- ⑫ 100 LB. ROCK (12"), T=18", 6" FILTER BLANKET
- ⑬ CONSTRUCT 6" THICK CONCRETE SPILLWAY FOR BASIN 'A' PER DETAIL ON SHT 8

RECOMMENDED FOR APPROVAL

DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

SEAL-ENGINEER

**MDS CONSULTING**  
 MORSE  
 SCHULTZ  
 PLANNERS ENGINEERS SURVEYORS  
 PREPARED UNDER THE SUPERVISION OF: RCE No. 52496

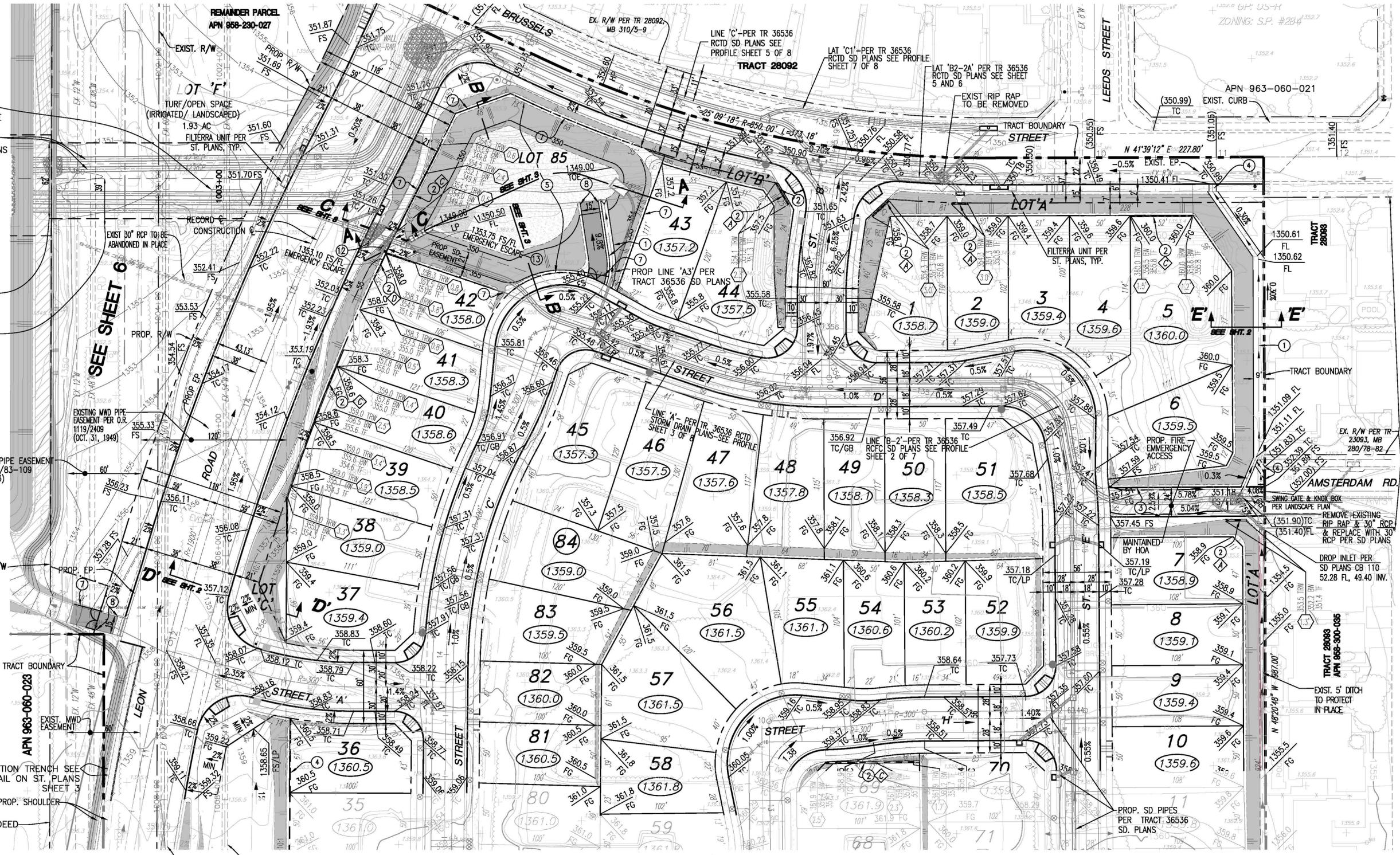
BENCHMARK: ELEV.=1363.503  
 CO. OF RIV. BENCHMARK NO. T-41-81, BRASS CAP  
 28' NORTH AND 30' EAST OF INTERSECTION OF BENTON ROAD AND VAN GALE LANE.  
 PROJECT BENCHMARK: ELEV.=1376.50  
 F.D. CONC. NAIL SET IN TOP OF CURB 1 FT. NORTH OF NORTHERLY END OF NORTHWEST CURB RETURN AT THE INTERSECTION OF POURROY ROAD AND GRANVILLE DRIVE.  
 SCALE: H: 1"=40' V: 1"=4'

TR. No. 36536 BGR-140166A I.P. No. 140078

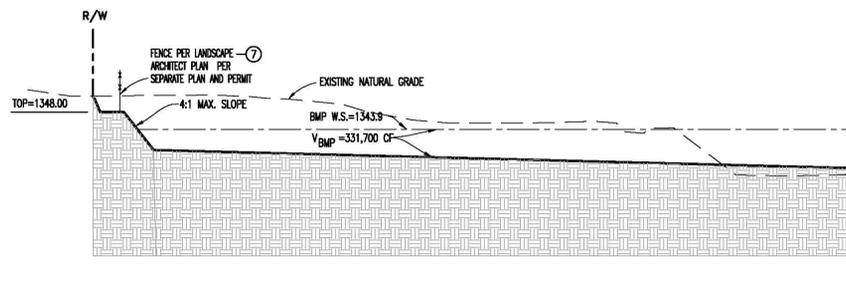
COUNTY OF RIVERSIDE  
 SCHEDULE "A"  
 LOTS 1-9, 36-58 & 81-84  
 ROUGH GRADING PLAN

FOR: TIERRA DEL REY INV., LLC. COUNTY FILE NO. \_\_\_\_\_

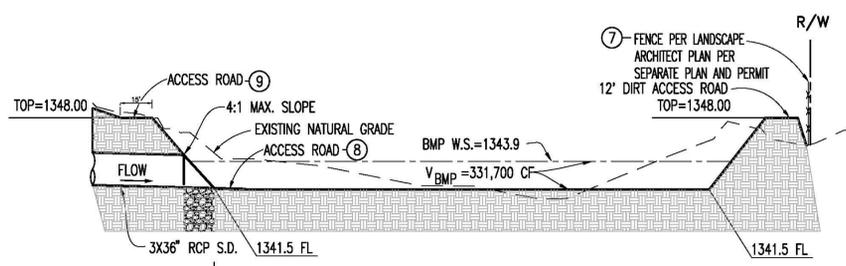
SHT. 5 OF 9 SHTS.



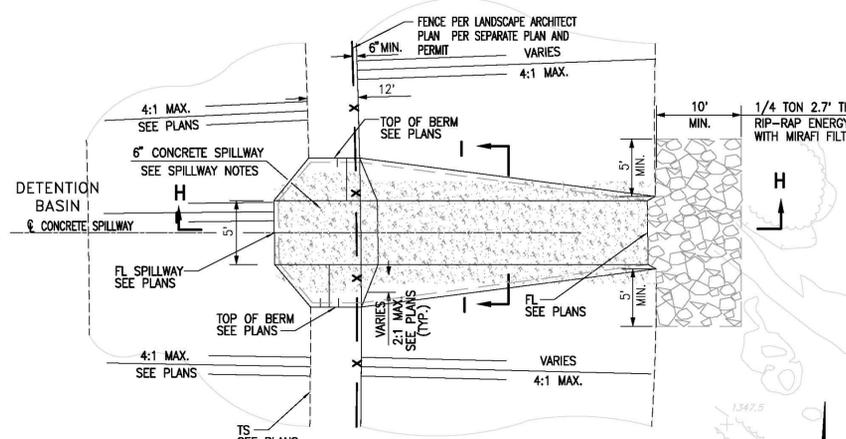
ROUGH GRADING PLANS - TRACT 36536



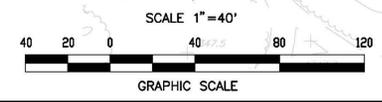
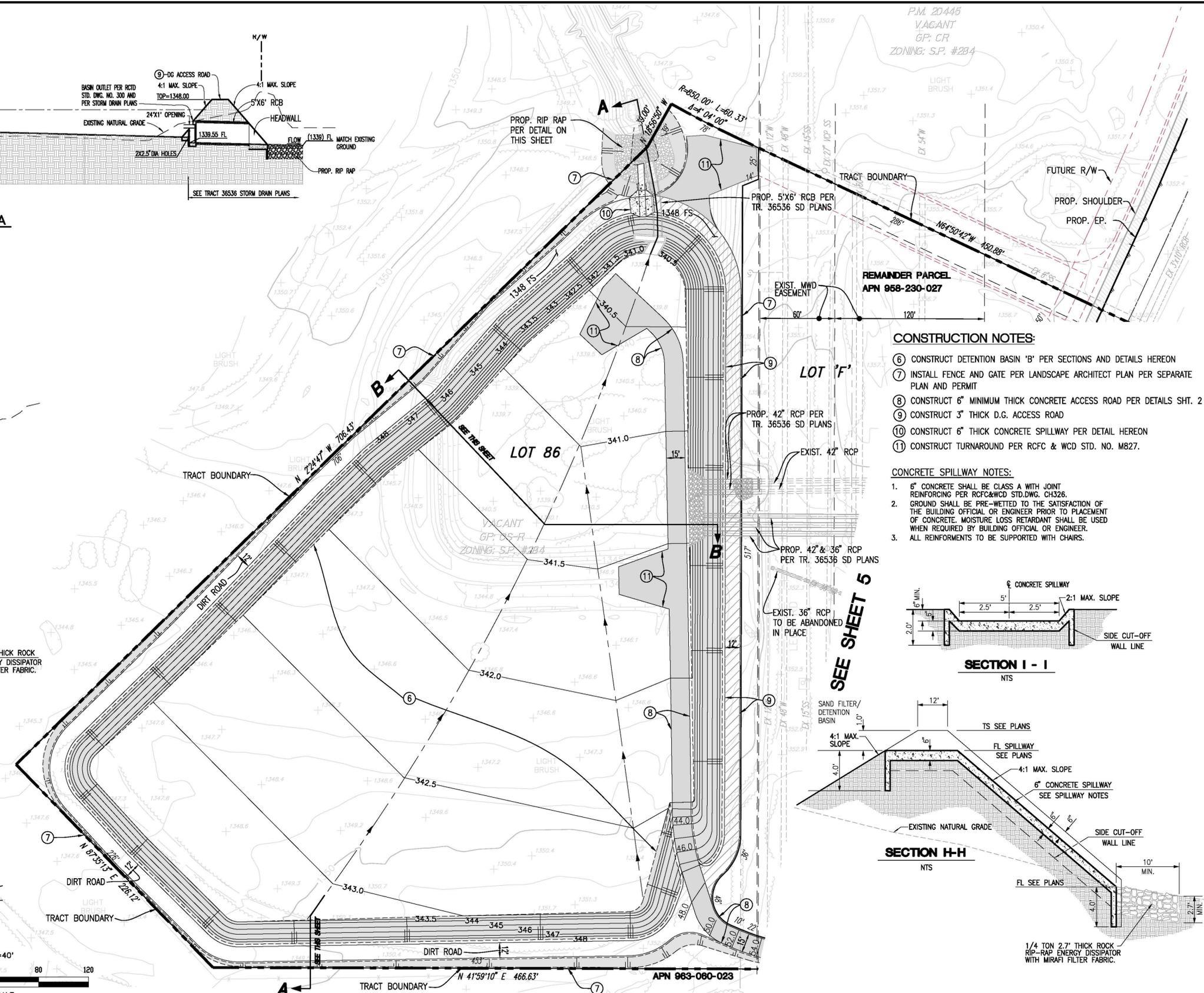
6 DETENTION BASIN 'B' SECTIONS A-A  
NTS



6 DETENTION BASIN 'B' SECTIONS B-B  
SCALE HORIZ. 1" = 20'  
VERT. 1" = 4'



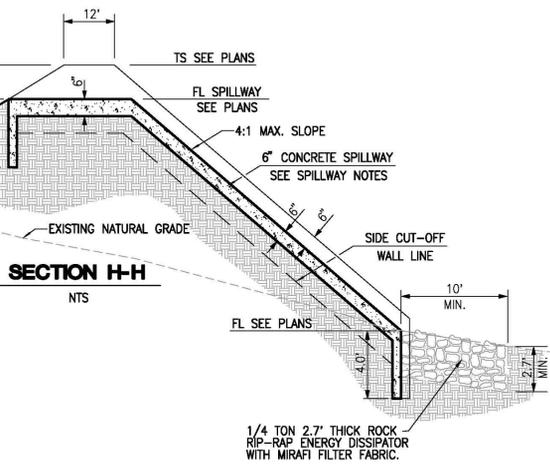
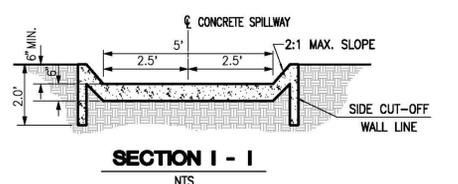
10 CONCRETE SPILLWAY DETAILED PLAN  
SEE CONCRETE SPILLWAY NOTES RIGHT  
NTS



P.M. 20445  
VACANT  
GP: CR  
ZONING: S.P. #284

- CONSTRUCTION NOTES:**
- 6 CONSTRUCT DETENTION BASIN 'B' PER SECTIONS AND DETAILS HEREON
  - 7 INSTALL FENCE AND GATE PER LANDSCAPE ARCHITECT PLAN PER SEPARATE PLAN AND PERMIT
  - 8 CONSTRUCT 6" MINIMUM THICK CONCRETE ACCESS ROAD PER DETAILS SHT. 2
  - 9 CONSTRUCT 3" THICK D.G. ACCESS ROAD
  - 10 CONSTRUCT 6" THICK CONCRETE SPILLWAY PER DETAIL HEREON
  - 11 CONSTRUCT TURNAROUND PER RCFC & WCD STD. NO. M827.

- CONCRETE SPILLWAY NOTES:**
1. 6" CONCRETE SHALL BE CLASS A WITH JOINT REINFORCING PER RCFC&WCD STD.DWG. CH326.
  2. GROUND SHALL BE PRE-WETTED TO THE SATISFACTION OF THE BUILDING OFFICIAL OR ENGINEER PRIOR TO PLACEMENT OF CONCRETE. MOISTURE LOSS RETARDANT SHALL BE USED WHEN REQUIRED BY BUILDING OFFICIAL OR ENGINEER.
  3. ALL REINFORCEMENTS TO BE SUPPORTED WITH CHAIRS.



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MARK BY	DATE	REVISIONS	APPR DATE	COUNTY

RECOMMENDED FOR APPROVAL	DATE	CHECKED BY	DATE

SEAL-ENGINEER

**MDS CONSULTING** MORSE SCHULTZ  
PLANNERS ENGINEERS SURVEYORS  
PREPARED UNDER THE SUPERVISION OF: RCE No. 52496

17320 Redhill Ave.  
Suite 950  
Irvine, CA 92614  
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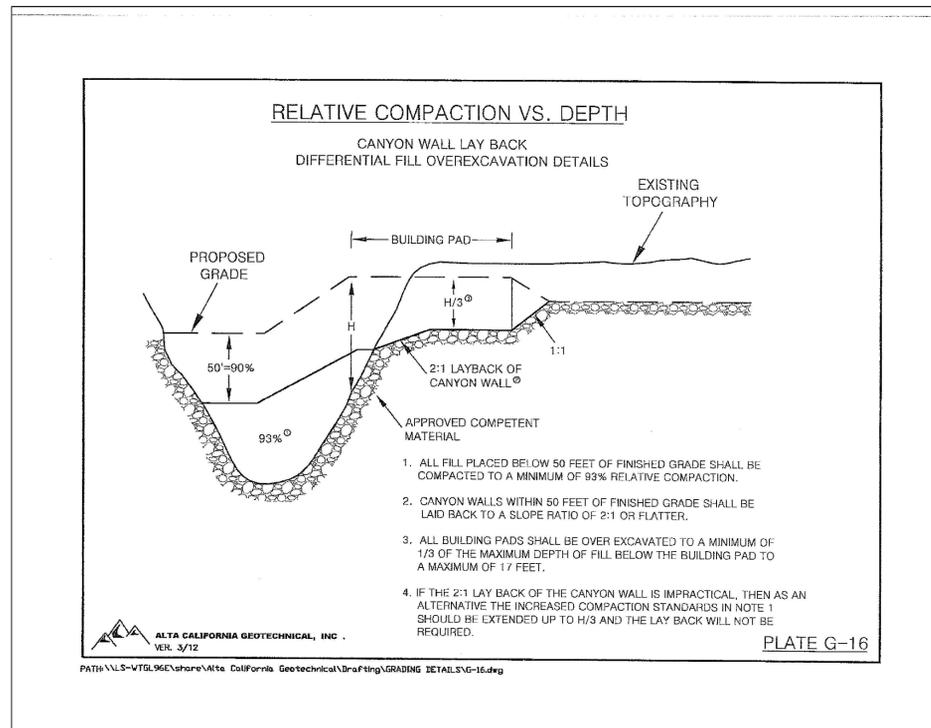
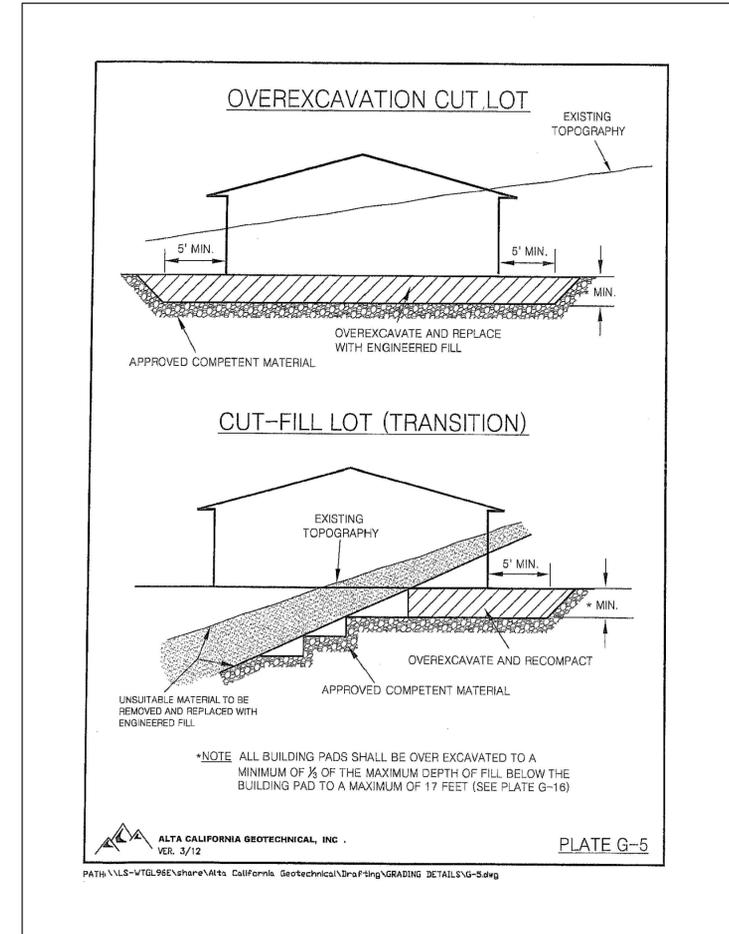
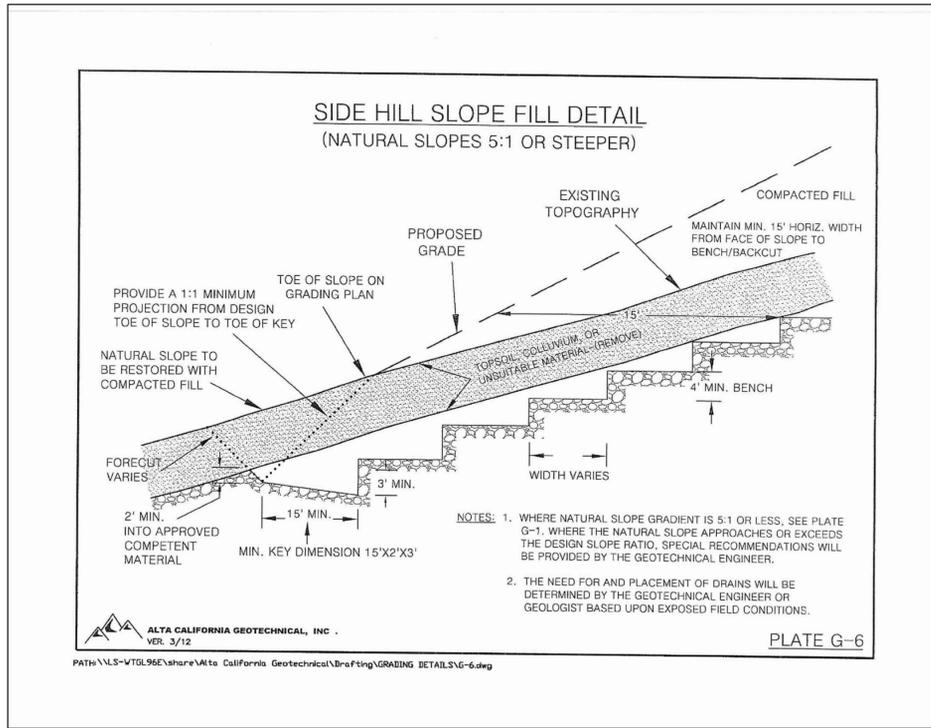
BENCHMARK: ELEV.=1429.419 DATE 8-3-83  
AT THE "T" INTERSECTION OF BRIGGS ROAD AND HOLLAND ROAD IN THE SOUTHWEST QUADRANT OF THE INTERSECTION 35 FEET SOUTHERLY OF THE CENTERLINE OF HOLLAND ROAD AND 40 FEET WESTERLY OF THE CENTERLINE OF BRIGGS ROAD, 4 FEET NORTHERLY OF PPRX129272, SET FIBERGLASS WITNESS POST 1 FOOT WESTERLY, AN ALUMINUM DISK STAMPED "RIVERSIDE COUNTY BENCH MARK M-141-83", UP 0.1.  
RIVERSIDE COUNTY DESIGNATION: M-141-83  
SCALE:  
H: 1"=40' V: 1"=4'

TR. No. 36536 BGR-140166A I.P. No. XXXXXX  
COUNTY OF RIVERSIDE  
SCHEDULE "A"  
DETENTION BASIN  
LOT 86  
ROUGH GRADING PLAN

SHT. 6 OF 8 SHTS.

FOR: CV INLAND INVESTMENTS 1, LP COUNTY FILE NO.

ROUGH GRADING PLANS - TRACT 36536



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MARK BY	DATE	REVISIONS	APPR DATE	COUNTY

RECOMMENDED FOR APPROVAL	SEAL-ENGINEER
DATE	
CHECKED BY	
DATE	

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PLANNERS ENGINEERS SURVEYORS  
PREPARED UNDER THE SUPERVISION OF: RCE No. 52496

TR. No. 36536 BGR-140166A LP. No. XXXXXX

COUNTY OF RIVERSIDE  
SCHEDULE "A"  
KEYING AND BENCHING DETAILS  
FOR SLOPE STEPPER THAN 5:1  
ROUGH GRADING PLAN

FOR: CV INLAND INVESTMENTS 1, LP COUNTY FILE NO.

SHT. 7 OF 8 SHTS.

**GENERAL PERMIT NOTES:**

**EROSION CONTROL**

EROSION CONTROL, ALSO REFERRED TO AS "SOIL STABILIZATION", IS THE MOST EFFECTIVE WAY TO RETAIN SOIL AND SEDIMENT ON THE CONSTRUCTION SITE. THE MOST EFFICIENT WAY TO ADDRESS EROSION CONTROL IS TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE, TO LIMIT DISTURBANCE, AND TO STABILIZE AND RE-VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER GRADING OR CONSTRUCTION. PARTICULAR ATTENTION MUST BE PAID TO LARGE MASS GRADED SITES WHERE THE POTENTIAL FOR SOIL EXPOSURE TO THE EROSION EFFECTS OF RAINFALL AND WIND IS GREAT. MASS GRADED CONSTRUCTION SITES MAY BE EXPOSED FOR SEVERAL YEARS WHILE THE PROJECT IS BEING BUILT OUT. THUS, THERE IS POTENTIAL FOR SIGNIFICANT SEDIMENT DISCHARGE FROM THE SITE TO SURFACE WATERS.

AT A MINIMUM, THE DISCHARGER / OPERATOR MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON. THESE DISTURBED AREAS INCLUDE ROUGH GRADED ROADWAYS, SLOPES, AND BUILDING PADS. UNTIL PERMANENT VEGETATION IS ESTABLISHED, SOIL COVER IS THE MOST COST-EFFECTIVE AND EXPEDITIOUS METHOD TO PROTECT SOIL PARTICLES FROM DETACHMENT AND TRANSPORT BY RAINFALL. TEMPORARY SOIL STABILIZATION CAN BE THE SINGLE-MOST IMPORTANT FACTOR IN REDUCING EROSION AT CONSTRUCTION SITES. THE DISCHARGER SHALL CONSIDER MEASURES SUCH AS: COVERING WITH MULCH, TEMPORARY SEEDING, SOIL STABILIZERS, BINDERS, FIBER ROLLS OR BLANKETS, TEMPORARY VEGETATION, PERMANENT SEEDING, AND A VARIETY OF OTHER MEASURES.

THE SWPPP SHALL INCLUDE A DESCRIPTION OF THE EROSION CONTROL PRACTICES, INCLUDING A TIME SCHEDULE, TO BE IMPLEMENTED DURING CONSTRUCTION TO MINIMIZE EROSION ON DISTURBED AREAS OF A CONSTRUCTION SITE. THE DISCHARGER MUST CONSIDER THE FULL RANGE OF EROSION CONTROL BMP'S. THE DISCHARGER MUST CONSIDER ANY ADDITIONAL SITE-SPECIFIC AND SEASONAL CONDITIONS WHEN SELECTING AND IMPLEMENTING APPROPRIATE BMP'S. THE ABOVE-LISTED EROSION CONTROL MEASURES ARE EXAMPLES OF WHAT SHOULD BE CONSIDERED AND ARE NOT EXCLUSIVE OF NEW OR INNOVATIVE APPROACHES CURRENTLY AVAILABLE OR BEING DEVELOPED.

**SEDIMENT CONTROL**

THE SWPPP SHALL INCLUDE A DESCRIPTION OR ILLUSTRATION OF BMP'S WHICH WILL BE IMPLEMENTED TO PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE RELATIVE TO PRECONSTRUCTION LEVELS. SEDIMENT CONTROL BMP'S AREA REQUIRED AT APPROPRIATE LOCATIONS ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL INLETS TO THE STORM DRAIN SYSTEM AT ALL TIMES DURING THE RAINY SEASON. SEDIMENT CONTROL PRACTICES MAY INCLUDE FILTRATION DEVICES AND BARRIERS (SUCH AS FIBER ROLLS, SILT FENCE, STRAW BALE BARRIERS, AND GRAVEL INLET FILTERS) AND / OR SETTLING DEVICES (SUCH AS SEDIMENT TRAPS OR BASINS). EFFECTIVE FILTRATION DEVICES, BARRIERS, AND SETTLING DEVICES SHALL BE SELECTED, INSTALLED AND MAINTAINED PROPERLY. A PROPOSED SCHEDULE FOR DEPLOYMENT OF SEDIMENT CONTROL BMP'S SHALL BE INCLUDED IN THE SWPPP. THESE ARE THE MOST BASIC MEASURES TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE AND MOVING INTO RECEIVING WATERS. LIMITED EXEMPTIONS MAY BE AUTHORIZED BY THE RWQCB WHEN WORK ON ACTIVE AREAS PRECLUDES THE USE OF SEDIMENT CONTROL BMP'S TEMPORARILY. UNDER THESE CONDITIONS, THE SWPPP MUST DESCRIBE A PLAN TO ESTABLISH PERIMETER CONTROLS PRIOR TO THE ONSET OF RAIN.

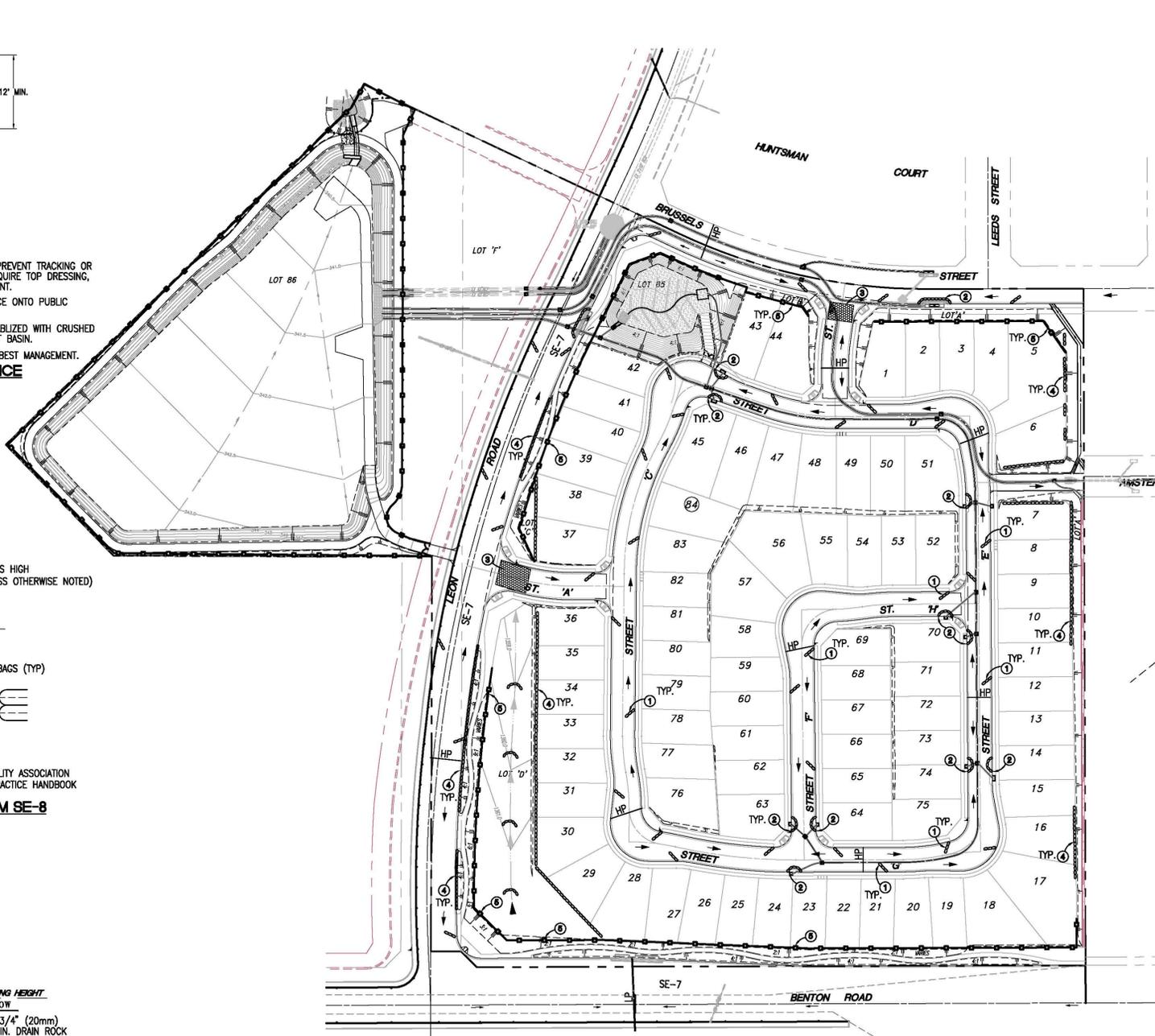
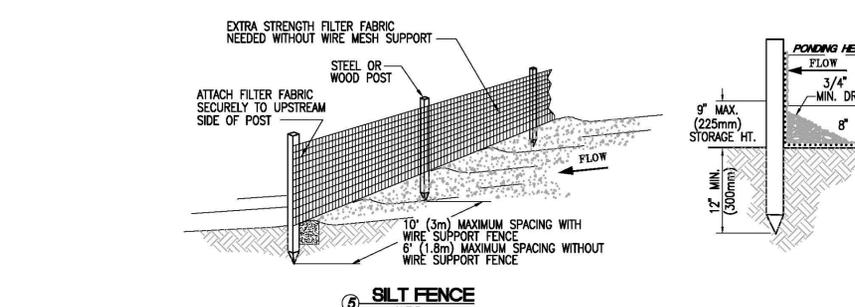
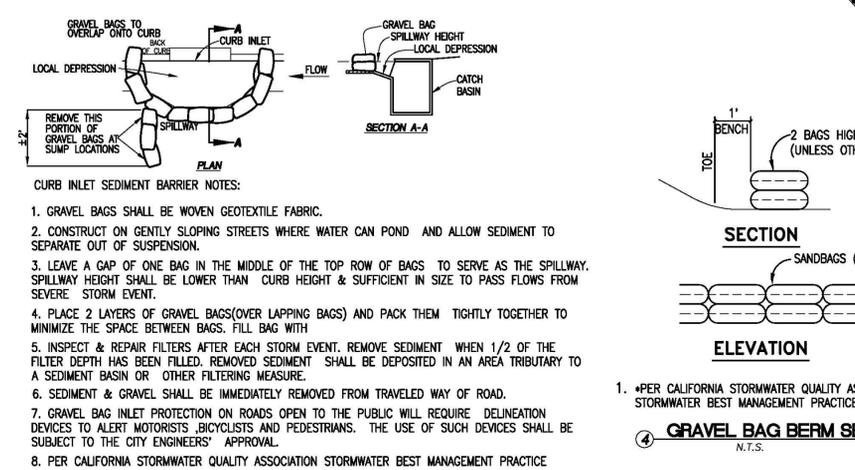
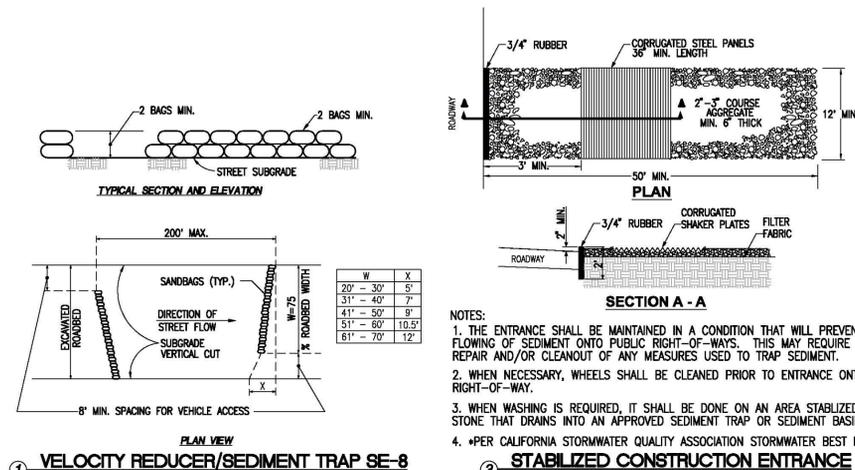
DURING THE NON-RAINY SEASON, THE DISCHARGER IS RESPONSIBLE FOR ENSURING THAT ADEQUATE SEDIMENT CONTROL MATERIALS ARE AVAILABLE TO CONTROL SEDIMENT DISCHARGES AT THE DOWNGRADE PERIMETER AND OPERATIONAL INLETS IN THE EVENT OF A PREDICTED STORM. THE DISCHARGER SHALL CONSIDER A FULL RANGE OF SEDIMENT CONTROLS, IN ADDITION TO THE CONTROLS LISTED ABOVE, SUCH AS STRAW BALE DIKES, EARTH DIKES, BRUSH BARRIERS, DRAINAGE SWALES, CHECK DAMS, SUBSURFACE DRAINS, SANDBAG DIKES, FIBER ROLLS OR OTHER CONTROLS. AT A MINIMUM, THE DISCHARGER/OPERATOR MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON.

A SEDIMENT BASIN SHALL HAVE A MEANS FOR DEWATERING WITHIN 7 CALENDAR DAYS FOLLOWING A STORM EVENT. SEDIMENT BASINS MAY BE FENCED IF SAFETY (WORKER OR PUBLIC) IS A CONCERN.

THE OUTFLOW FROM A SEDIMENT BASIN THAT DISCHARGES INTO A NATURAL DRAINAGE SHALL BE PROVIDED WITH OUTLET PROTECTION TO PREVENT EROSION AND SCOUR OF THE EMBANKMENT AND CHANNEL.

THE DISCHARGER MUST CONSIDER ANY ADDITIONAL SITE SPECIFIC AND SEASONAL CONDITIONS WHEN SELECTING AND DESIGNING SEDIMENT CONTROL BMP'S. THE ABOVE LISTED SEDIMENT CONTROL MEASURES ARE EXAMPLES OF WHAT SHOULD BE CONSIDERED AND ARE NOT EXCLUSIVE OF NEW OR INNOVATIVE APPROACHES CURRENTLY AVAILABLE OR BEING DEVELOPED.

THE SWPPP SHALL INCLUDE A DESCRIPTION OF THE BMP'S TO REDUCE THE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS AT ALL TIMES. THESE PUBLIC AND PRIVATE ROADS SHALL BE INSPECTED AND CLEANED AS NECESSARY. ROAD CLEANING BMP'S SHALL BE DISCUSSED IN THE SWPPP AND WILL NOT RELY ON THE WASHING OF ACCUMULATED SEDIMENT OR SILT INTO THE STORM DRAIN SYSTEM.

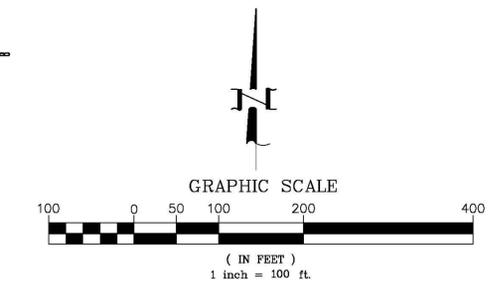


**CONSTRUCTION NOTES**

- ① PLACE SANDBAG VELOCITY REDUCER/SEDIMENT TRAPS IN STREET SUBGRADE PER DETAIL HEREON
- ② PLACE GRAVELBAG CURB INLET SEDIMENT BARRIER PER DETAIL HEREON
- ③ CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON HEREON
- ④ PLACE SANDBAGS ALONG PROJECT BOUNDARY PER DETAIL HEREON
- ⑤ CONSTRUCT FILTER FENCE ALONG TRACT BOUNDARY PER DETAIL HEREON

**LEGEND**

- SE-1 — SILT FENCE
- SE-7 — STREET SWEEPING AND VACUUMING
- ④ SE-8 — CONSTRUCT MODIFIED GRAVEL BAG BARRIER (2 BAGS HIGH)
- SE-10 — CONSTRUCT CATCH BASIN GRAVEL BAGS PER DETAIL
- TC-1 — STABILIZED CONSTRUCTION ENTRANCE / EXIT
- WE-1 — WIND EROSION CONTROL
- WM-1 — MATERIAL DELIVERY AND STORAGE
- WM-2 — MATERIAL USED
- WM-8 — CONCRETE WASTE MANAGEMENT
- WM-9 — SANITARY/SEPTIC WASTE MANAGEMENT



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE:  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

MARK BY	DATE	REVISIONS	APPR DATE	COUNTY

RECOMMENDED FOR APPROVAL	SEAL - ENGINEER
DATE	
CHECKED BY	
DATE	

**MDS CONSULTING** MORSE SCHULTZ  
PLANNERS ENGINEERS SURVEYORS  
PREPARED UNDER THE SUPERVISION OF: RCE No. 52496

17320 Redhill Ave. Suite 350 Irvine, CA 92614  
Voice: 949-261-8821 FAX: 949-261-0588

BENCHMARK: ELEV.=1429.419 DATE 8-3-83 AT THE "T" INTERSECTION OF BRIGGS ROAD AND HOLLAND ROAD IN THE SOUTHWEST QUADRANT OF THE INTERSECTION 35 FEET SOUTHERLY OF THE CENTERLINE OF HOLLAND ROAD AND 40 FEET WESTERLY OF THE CENTERLINE OF BRIGGS ROAD, 4 FEET NORTHERLY OF PPM129272, SET FIBERGLASS WITNESS POST 1 FOOT WESTERLY, AN ALUMINUM DISK STAMPED "RIVERSIDE COUNTY BENCH MARK M-141-83", UP 0.1, RIVERSIDE COUNTY DESIGNATION: M-141-83  
SCALE: AS SHOWN

TR. No. 36536 BGR-140166A I.P. No. XXXXXX  
COUNTY OF RIVERSIDE SCHEDULE "A"  
EROSION AND SEDIMENT CONTROL FOR ROUGH GRADING PLAN

SHT. 8 OF 8 SHTS.

FOR: CV INLAND INVESTMENTS 1, LP COUNTY FILE NO.

CV Communities, LLC  
Tierra Del Rey Residential Development Project  
Certification No. R9-2014-0126

**ATTACHMENT 4**  
**CEQA MITIGATION MONITORING AND REPORTING PROGRAM**

IMPACTS

MITIGATION MEASURES/  
MITIGATION MONITORING

LOCATION OF STANDARDS

2. SLOPES AND EROSION  
(Continued)

Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.

Grading Plan, pg. III-34(9).

Grading work on the entire project site shall be balanced on-site whenever possible.

Grading Plan, pg. III-34(10).

Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.

Grading Plan, pg. III-34(11).

Natural features such as significant rock outcrops shall be protected as practical in the siting of individual lots and building pads.

Grading Plan, pg. III-34(12).

Mitigation Monitoring

Monitoring of mitigation measures related to slopes and erosion shall occur through review and approval of monthly inspection reports of grading operations of the County of Riverside Building and Safety Department and through submission of landscaping and irrigation plans to the County of Riverside Planning Department.

IMPACTS

MITIGATION MEASURES/  
MITIGATION MONITORING

LOCATION OF STANDARDS

3. WIND EROSION AND  
BLOWSAND

Although the project site lies outside the Wind/Erosion and Blowsand Areas designated by the County of Riverside, Construction activities (primarily site preparation and grading) will generate fugitive dust. An average of 1.04 tons per day of particulate emissions is estimated to occur.

The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.

Specific Plan, Grading Plan Standards, pg. III-34(15).

Mitigation Monitoring

No monitoring required

IMPACTS

MITIGATION MEASURES/  
MITIGATION MONITORING

LOCATION OF STANDARDS

4. FLOODING

The Quinta Do Lago Specific Plan is proposed within a floodplain area, resulting in potential flood hazards.

Construction of buildings, roads and other impervious surfaces will result in increased on-site stormwater runoff and the grading of existing on-site drainage courses.

Increased site runoff as well as runoff from 9,248 tributary acres will be accommodated by the proposed Storm Drain Master Plan which includes two proposed interconnected lakes within Planning Areas 12A and 12B. These lakes, occupying a total of 27.6 acres, will function as debris or sedimentation basins, as well as a recreational amenity. Approximately 25.7 million gallons of water will be needed for initial lake fill-up, and an estimated flow rate of 200 gallons per minute will be needed in the long term to allow for minor seepage, evaporation, etc.

Increased flow rates from the project will contribute to cumulative increased flow rates downstream and the potential for flooding in areas with undersized facilities.

The project site lies within the Dam Inundation Area of Lake Skinner, potentially exposing future residents to flooding in the event of dam failure due to a seismic event or other cause.

Proposed grading and drainage improvements shall meet FEMA standards for 100-year flood protection to all structures (habitable and non-habitable) located in a floodplain.

Storm drain and flood control facilities discharging at the tract boundary shall be designed in order to outlet at the pre-existing velocity and depths in order to minimize impacts to the downstream property owner.

Any impact to blue-line watercourses shall be subject to the requirements for an Army Corps of Engineer 404 permit and a Department of Fish and Game 1601 or 1603 permit.

A Lakes Operational Manual shall be prepared and approved by affected governmental agencies, potentially including the Department of Agriculture, Health Services, Water Quality Control Board, Fish and Game, etc. The Lakes Operational Manual shall incorporate the recommendations contained in the Quinta Do Lago Preliminary Design Development Report.

The proposed lakes shall be designed assuming that no debris dams are installed upstream. Such design will require allowances to be developed in the design of the flood protection requirements.

The project site is within the RCFC&WCD Murrieta Creek Area Drainage Plan and is subject to drainage fees of \$530 per acre of development area.

Pursuant to requirements of the State Water Resources Control Board, enacted in November of 1991, a state-wide general National Pollution Discharge Elimination System (NPDES) permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area. Therefore, the developer or builder shall obtain the appropriate State general permit for NPDES permits prior to commencing grading activities. All development within the Specific Plan boundaries

Specific Plan, Land Use Development Standards, pg. III-6(5).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

Specific Plan, Land Use Development Standards, pg. III-6(5).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

Specific Plan, Drainage Plan Development Standards, pg. III-17(3).

IMPACTS

MITIGATION MEASURES/  
MITIGATION MONITORING

LOCATION OF STANDARDS

4. FLOODING (Continued)

shall be subject to future requirements adopted by the County, to implement the NPDES program.

Mitigation Monitoring

Monitoring of mitigation measures related to flooding shall occur through approval of drainage plans, improvement plans, grading plans, and collection of fees by the Riverside County Flood Control Department and tract map approval by the Riverside County Department of Building and Safety.

5. NOISE

Construction noise represents a short term impact on ambient noise levels. Noise generated by construction equipment can reach high levels.

Portions of the project site lie within Area II of the Interim Airport-Influenced Area, potentially resulting in exposure of future residential, school and open space uses to aircraft noise generated by the adjacent French Valley Airport.

Most of the project site proposed for residential use may experience traffic noise levels greater than 60 CNEL without some form of mitigation, including lots along Winchester Road, Street "A", Street "C", Street "D", Street "E", Pourroy Road, Benton Road and Thompson Road.

Mitigation measures will be necessary to ensure that residential areas planned along these roadways will experience outdoor noise levels less than 60 CNEL and indoor noise levels less than 45 CNEL.

The elementary school site proposed in Planning Area 17 could be exposed to noise levels of approximately 65 CNEL, which is considered "conditionally acceptable" per the California Land Use/Noise Compatibility Guidelines.

Commercial, light industrial and office land uses proposed to be built adjacent to Winchester Road, Benton Road, Thompson Road, Auld Road, Street "A", Street "D", and Street "E" could be exposed to noise levels in excess of 65 CNEL, which is considered "conditionally acceptable".

Construction hours adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m. on Monday through Friday and shall not be allowed on weekends or holidays.

Residential land uses developed within Area III of the French Valley Interim "Airport-Influenced Area" shall achieve interior noise levels of 45 CNEL. An acoustic report shall be prepared prior to grading plan approval which details the construction measures necessary to achieve this standard.

Mitigation measures are needed to reduce traffic noise levels in outdoor and indoor residential areas exposed to noise levels greater than 60 CNEL. Specifically, lots along Winchester Road, Street "A", Street "C", Street "D", Street "E", Pourroy Road, Benton Road and Thompson Road will require a more detailed noise analysis, detailing noise barrier heights and location, prior to grading plan approval.

An acoustical report shall be prepared prior to grading plan approval for commercial, light industrial and office land uses as well as the proposed school site showing mitigation measures needed to meet the County of Riverside's interior noise standards.

Mitigation Monitoring

Mitigation of acoustic impacts will occur during the grading plan approval and building permit/construction inspection processes with the County of Riverside Building and Safety

Specific Plan, Land Use Development Standards, pg. III-6(5).

Specific Plan, Land Use Development Standards, pg. III-8(11).

Specific Plan, Land Use Development Standards, pg. III-8(11).

Specific Plan, Land Use Development Standards, pg. III-8(11).

IMPACTS

6. CLIMATE AND AIR QUALITY

Air pollutants will be emitted by construction equipment and dust will be generated during grading and site preparation. An estimated 1.04 tons of dust per working day can be anticipated during grading.

The greatest project-related air quality impact results from the daily vehicle trips the project will generate at buildout. The project will generate an estimated 58,959 vehicle trips per day, generating 5,969 lbs/day of Carbon Monoxide; 1,122 lbs/day of Nitrogen Oxides; 224 lbs/day of Sulfur Dioxide; 268 lbs/day of Particulates; and 458 lbs/day of Reactive Organic Gases.

Additional emissions will be generated in the region by combustion from generating electricity and natural gas to meet project demands.

The commercial, industrial park and office uses proposed by the Quinta Do Lago Specific Plan will generate an estimated 3,250 jobs. A total of 1,545 dwelling units are proposed, resulting in a jobs/housing balance of 2.10, which exceeds the performance ratio for Central Riverside of .83 set forth in the Growth Management Plan.

MITIGATION MEASURES/  
MITIGATION MONITORING

Department and Health Department.

The quality of particulate matter and other pollutants emitted during the grading and construction phase may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.

An additional 25' transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs.

A portion of the commercial parking area in Planning Area 3 has been recommended for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. However, this facility is not provided within the proposed Specific Plan.

Bus Turnouts and Bus Stop Locations are proposed to be constructed in conjunction with street improvements.

Mitigation Monitoring

Mitigation measures of construction related impacts will occur during grading plan approval, pursuant to the requirements of the County of Riverside, Department of Building and Safety. Adherence to transportation related recommendations will occur through approval and implementation of project plans with the County of Riverside Planning Department, Road Department and by the Air Quality Management District.

LOCATION OF STANDARDS

Specific Plan, Grading Plan Development Standards, pg. III-34(15).

Specific Plan, Circulation Plan Development Standards, pg. III-13(10).

N/A

Specific Plan, Circulation Plan Development Standards, pg. III-12(1).

IMPACTS

7. WATER QUALITY

Implementation of the Quinta De Lago Specific Plan could result in short-term erosion and sedimentation impacts during project grading, creating the potential for erosion and sedimentation of local drainage courses.

Project implementation will also alter the composition of surface runoff by grading the site surfaces, by construction of impervious streets, roofs and parking facilities and by irrigation of landscaped areas. Runoff entering the storm drain system will contain minor amounts of pollutants typical of urban use, contributing to the incremental degradation of water quality downstream.

The project proposes construction of two interconnected lakes totalling 27.6 acres. The lake feature or an off-site upstream debris dam would act as a debris or sedimentation basin, trapping sediment and debris produced by the tributary watershed, thereby reducing the quantity of debris discharged downstream. In order to maintain acceptable water quality in the lakes, nuisance water run-off from the project and minor storm flows may be carried around the lakes in a peripheral drain system or treated for discharge into the lake in accordance with regulations in effect when the project is constructed.

The water quality in the two proposed lakes may be affected by urban runoff from the proposed development.

The project will create a demand for treatment of sewage, which will require treatment and ultimate disposal by EMWD. Management of the project area's wastewater will be accomplished by EMWD, in accordance with the California State Water Quality Control Board, San Diego Region.

MITIGATION MEASURES/  
MITIGATION MONITORING

In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control practices during grading, such as temporary berms, culverts, sandbagging or desilting basins.

The project will comply with the requirements of the California State Water Quality Control Board, San Diego Region.

At locations where urban storm water enters the proposed lake system, a low flow interception system shall be installed.

Mitigation Monitoring

Mitigations related to water quality will be implemented during grading and improvement plan approval by the County of Riverside Flood Control Department.

LOCATION OF STANDARDS

Specific Plan Grading Plan Development Standards, pg. III-32(2).

Specific Plan Land Use Development Standards, pg. III-6(5).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

IMPACTS

MITIGATION MEASURES/  
MITIGATION MONITORING

LOCATION OF STANDARDS

8. TOXIC SUBSTANCES

The Quinta Do Lago Specific Plan proposes 42 acres of Industrial Park and 14.2 acres of Office/Industrial Park. Uses of the I-P zone will be permitted in these areas. The uses permitted by the I-P zone include some uses which could potentially generate toxic wastes.

The proposed 64.6 acres of Commercial Business Park and Industrial Park uses may contain small quantity generators that produce less than 1,000 kilograms of hazardous waste per month.

Future development in Industrial Park areas will submit an Industrial Plot Plan requiring plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials.

The Riverside County Health Department shall review proposed commercial or industrial developments to determine the potential for the existence and use of toxic materials.

Mitigation Monitoring

Monitoring of mitigation measures related to toxic substances will be via Plot Plan application processing through the County of Riverside Planning and Health Departments.

Specific Plan, Land Use Development Standards, pg. III-8(11).

Specific Plan, Land Use Development Standards, pg. III-8(11).

IMPACTS

MITIGATION MEASURES/  
MITIGATION MONITORING

LOCATION OF STANDARDS

9. OPEN SPACE AND  
CONSERVATION

Development of the site with the uses proposed will preclude future use of the site for dryland agricultural use and will eliminate open space and the rural atmosphere currently present on-site. However, the prior approval of S.P. 106-C for the site already precluded such use.

The proposed General Plan Amendment No. 301 will amend a portion of the Adopted Specific Plan 106-C (1,248-acre Dutch Village) designation to Quinta Do Lago Specific Plan 284 on 470.1 acres. Proposed densities exceed those permitted by Specific Plan 106-C.

The Quinta Do Lago Specific Plan includes detailed landscaping design standards intended to mitigate the impacts of the proposed project on off-site land uses.

Specific Plan, Landscape Plan; Development Standards, pg. III-39(1-10).

Mitigation Monitoring

No monitoring required.

10. AGRICULTURE

Implementation of the Quinta Do Lago Specific Plan will remove from production a maximum of 470 acres of dryland farming (wheat), contributing to the decline of such uses in Riverside County. It should be noted, however, that the project site is shown as an "Adopted Specific Plan" on the Open Space and Conservation Map of the General Plan. Discontinuance of dryland agricultural uses on the project site was considered and allowed for by the previous Dutch Village Specific Plan approval.

Project implementation will result in urban development on "Locally Important Farmland".

No mitigation proposed.

N/A

Mitigation Monitoring

No monitoring required.

IMPACTS

MITIGATION MEASURES/  
MITIGATION MONITORING

LOCATION OF STANDARDS

**11. WILDLIFE/VEGETATION**

Impacts to vegetation and wildlife are expected to occur as the result of the removal or alteration of physical habitats through earthwork and other disturbances related to man's activities. Plant and wildlife resources will be lost as a result of construction activities and other forms of harassment due to project development. However, the prior approval of S.P. 106-C for the site already considered the loss of vegetation and wildlife habitats, which would have been similar to impacts anticipated to occur with the current Quinta Do Lago Specific Plan.

Development of the 470.1-acre Quinta Do Lago site will result in the loss of plant and animal life throughout the entire site, including agricultural lands and 2.4 acres of wetland/willow riparian woodland habitat in spite of the fact that this riparian area was created by excess agricultural runoff. Loss of the open field agricultural habitat is considered a significant, adverse impact due to the dependance upon this habitat by wintering and resident raptors, especially Golden Eagles, Prairie Falcons and Ferruginous Hawks. Conversion of the riparian woodland habitat is also considered a significant adverse biological impact due to the limited nature of wetland habitat in southern California.

Given the lack of Stephens kangaroo rat (SKR) observed on the project, little in the way of significant impact upon this Federally-listed Endangered Species is anticipated.

In concert with construction activities within the on-site wetland/willow riparian woodland habitat, the California Department of Fish and Game will be notified and consulted pursuant to the California Fish and Game Code Sections 1601 - 1603 and the U.S. Army Corps of Engineers in conjunction with their 404 permit process. This permit process will result in the provision of suitable replacement habitat to mitigate the habitat loss on-site.

As the SKR is on the Federal Endangered Species list, project development will require a Section 10(a) permit from the U.S. Fish and Wildlife Service. Consequently, the project will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed.

Mitigation Monitoring

Mitigation measures related to vegetation and wildlife will be implemented through grading plan and tract map approval by the County of Riverside, Department of Building and Safety as well as involved State and Federal Agencies.

Specific Plan, Land Use Development Standards, pg. III-6(5).

Specific Plan, Land Use Development Standards, pg. III-6(5).

**12. MINERAL RESOURCES**

Topic identified as "not significant" by Notice of Preparation for project; therefore, no impacts are identified and no mitigations are proposed.

No mitigations proposed.

Mitigation Monitoring

No monitoring required.

N/A