

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

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

**PROJECT: Quintessa (formerly Sugarbush) Residential  
Development Project  
Certification Number R9-2014-0124  
WDID: 9000002771**

Reg. Meas. ID: 398502 Place ID: 809913 Party ID: 548787 Person ID: 548788
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**APPLICANT: Meritage Homes  
1250 Corona Point Court  
Suite 120  
Corona, CA 92879**

**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 September 26, 2014 was submitted by Meritage Homes (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 Quintessa (formerly Sugarbush) 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 August 4, 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 (USACE) for the Project (USACE File No. SPL-2014-00660-WSZ).

The Project is located within an unincorporated area of north San Diego County, California between the cities of Vista and San Marcos. The Project center reading is located at latitude 33.1839417 and longitude -117.1934833. The Applicant has paid all required application fees for this Certification in the amount of \$21,114.00. On August 5, 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 develop 45 single-family residences, roads and associated infrastructure including detention/bioretention basins in the western portion of the 115.5 acre property. The Project has 45 residential lots ranging in area from 0.5 to 1.73 acres, two open space lots totaling 75.84 acres, and two detention/bioretention basins. The Project will be developed over a two to three year period based on market conditions. Initial improvements are grading of the Sugarbush Drive extension through the site including connection to water and sewer utilities and improvements to the Cleveland Trail emergency access route. Pad preparation and on-site utilities/infrastructure construction is scheduled to occur simultaneously toward the end of site preparation. House construction is scheduled to occur subsequent to road and utility installation. Sewer and water line construction activities along Cleveland Trail will occur within an existing road way/disturbed area. Both water and sewer lines will be installed within the existing bridge crossing of Buena Creek to tie into existing main lines in Buena Creek Road. Total grading for the Project is approximately 322,000 cubic yards of cut and 322,000 cubic yards of fill.

There are four drainages on the Project site: A, B, C, and D. Permanent impacts to Drainages A and B are due to extension of Sugarbush Drive which crosses both drainages. Drainage A is the longest drainage on the Project site with connectivity to Buena Creek. Except for impacts from Sugarbush Drive, Drainage A is outside the development footprint and in the designated biological open space area. Impacts to Drainage C occur in previously disturbed and/or graded areas. Drainage D has been avoided and is located inside the biological open space.

The Project will convert approximately 12 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 directing runoff from development into pervious areas such as detention/bioretention basins, vegetated swales, and landscaping. These BMPs will be designed, constructed, and maintained to meet County of San Diego Low Impact Development (LID) Capture Volume and hydromodification treatment requirements.

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

Project construction will permanently impact 0.043 acre (1,484 linear feet) and temporarily impact 0.003 acre (80 linear feet) of streambed waters of the United States and/or State. All waters of the United States and/or State receiving temporary discharges of fill material from the Project will be restored upon removal of the fill. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as

the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 0.043 acre of jurisdictional waters will be achieved through the purchase of 0.12 re-establishment mitigation bank credits from the San Luis Rey Mitigation Bank (Bank) in advance of Project construction to achieve a minimum compensation ratio of 2.79:1 (area mitigated:area impacted). The Bank is on 55.84 acres of land located in the San Luis Rey River flood plain in the lower San Luis hydrologic sub-area (HSA 903.1) in the City of Oceanside, San Diego County, California. Mitigation credit parcels, purchased from the Bank to satisfy compensatory mitigation requirements, are required to be protected, monitored and maintained in perpetuity by the Bank pursuant to a federal and State approved bank enabling instrument and a recorded conservation easement.

Wildlands Inc., a habitat development and land management company, is the Bank Sponsor and is responsible for Bank design, entitlement, construction and long-term operations and management. Detailed written specifications and descriptions of the methods being used monitor the Bank through the initial 5-year success period including, but not limited to, the geographic boundaries of the Bank, timing, sequence, monitoring, maintenance, and ecological success performance standards are described in the *San Luis Rey Mitigation Bank Development Plan (Development Plan) dated November 2012 for the San Luis Rey Mitigation Bank*. The Development Plan was previously accepted by the San Diego Water Board under the terms and conditions of Water Quality Certification No. R9-2013-0050, issued by the San Diego Water Board for the development and maintenance of Bank on April 13, 2014. San Diego Water Board acceptance of the Bank Development Plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Bank Development Plan is incorporated in this Certification by this reference as if set forth fully herein. The Bank Development Plan provides for implementation of compensatory mitigation at the Bank which will offset adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Bank Development Plan will also reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the purchase of mitigation credits from the Bank will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

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

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- 1. Definitions**
- 2. Project Location Maps**
- 3. Project Site Plans**
- 4. Mitigation Figures**
- 5. 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. R9-2014-0124 (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 Buena 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. **On-site Qualified Biologist.** The Applicant shall designate an on-site qualified biologist to monitor Project construction activities within or adjacent to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work on-site if a violation of this Certification occurs or has the potential to occur. Records and field notes of the biologist's activities shall be kept on-site and made available for review upon request by the San Diego Water Board.
- P. **Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of Buena Creek. 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 the County of San Diego. Post-construction BMPs are described in the *Major Stormwater Management Plan for Sugarbush Property, County of San Diego (SWMP)*. The SWMP is incorporated by this reference as if set forth in full herein
- 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 September 10, 2014, prepared

on behalf of the Applicant by BHA, Inc.; or any subsequent version of the SWMP approved by the County of San Diego.

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

## V. PROJECT IMPACTS AND COMPENSATORY MITIGATION

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

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

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Mitigation Ratio (linear feet mitigated :linear feet impacted)
<b>Permanent Impacts</b>						
Streambed	0.043	1,484	0.12 Re-Establishment <sup>1</sup>	2.79:1	NA <sup>2</sup>	NA
<b>Temporary Impacts<sup>3</sup></b>						
Streambed	0.003	80	NA	NA	NA	NA

1. Project mitigation re-establishment credits will be purchased from the San Luis Rey Mitigation Bank, Oceanside, CA.
2. Compensatory mitigation is being provided in a contiguous area at the Mitigation Bank (approximately 55.8 acres) therefore, compensatory mitigation for linear feet is not being calculated on a project by project basis.
3. All areas of temporary impacts must be restored to pre-project contours and re-vegetated with native species.

**C. Mitigation Credits.** Prior to the start of construction, the Applicant must provide documentation to the San Diego Water Board verifying the purchase of at least 0.12 acres of establishment and/or re-establishment credits from the San Luis Rey Mitigation Bank. The use of an alternative mitigation bank to provide required compensatory mitigation must be approved by the San Diego Water Board before the credits are secured and is subject to the following conditions:

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

**D. Performance Standards.** Compensatory mitigation required under this Certification shall be considered achieved once it has met the ecological success performance standards contained in the Bank Development Plan (Section G.2, Monitoring and Success Criteria) dated November 2012 to the satisfaction of the San Diego Water Board.

- E. Compensatory Mitigation Site Design.** The compensatory mitigation site(s) shall be designed to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:
1. Most of the channels through the mitigation sites shall be characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;
  2. As viewed along cross-sections, the channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and
  3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersation among plant zones and layers.
- F. Temporary Project Impact Areas.** The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.
- G. Long Term Management and Maintenance.** The compensatory mitigation site(s), must be managed, protected, and maintained, in perpetuity, in conformance with the approved Bank Enabling Instrument and the final ecological success performance standards identified in the Bank Development Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the following requirements:
1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;
  2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;
  3. The Mitigation site(s) must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and

4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.

## 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. **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.
  
- G. **Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 45 days of completion of the Project.** The final report must include the following information:
  1. Date of construction initiation;
  2. Date of construction completion;
  3. BMP installation and operational status for the Project;
  4. As-built drawings of the Project, no bigger than 11"X17"; and
  5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/StreamPhotoDocSOP.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf). In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced.
  
- H. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.

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

California Regional Water Quality Control Board  
San Diego Region  
Attn: 401 Certification No. R9-2014-0124:PIN 809913:amonji  
2375 Northside Drive, Suite 100  
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF) 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. R9-2014-0124:PIN 809913:amonji.

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

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



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

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

## VII. NOTIFICATION REQUIREMENTS

- A. **Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
- B. **Hazardous Substance Discharge.** Except as provided in Water Code section 13271(b), any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of San Diego, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.
- C. **Oil or Petroleum Product Discharge.** Except as provided in Water Code section 13272(b), any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1,

Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.

- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.
- E. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:
1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**
  2. **Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**
  3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board **within 10 days** of the transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility

does not necessarily relieve the Applicant of this Certification in the event that a transferee fails to comply.

## VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

- A. The County of San Diego is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated October 13, 2010 for the Final Environmental Impact Report (FEIR) titled Sugarbush Residential Development (State Clearing House Number 2005121098). The Lead Agency has determined the Project will not have a significant effect on the environment and mitigation measures were made a condition of the Project.
- B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's FEIR and finds that the Project as proposed will have a significant effect on resources within the San Diego Water Board's purview.
- C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.
- D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that mitigation measures and revisions to the Project identified in the FEIR are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 5 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the FEIR, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in sections V and VI of this Certification.
- E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

## IX. SAN DIEGO WATER BOARD CONTACT PERSON

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


## X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Quintessa Residential Development (formerly Sugarbush) Residential Development** (Certification No. R9-2014-0124) 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. R9-2014-0124 issued on December 18, 2015.

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

18 Dec. 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.

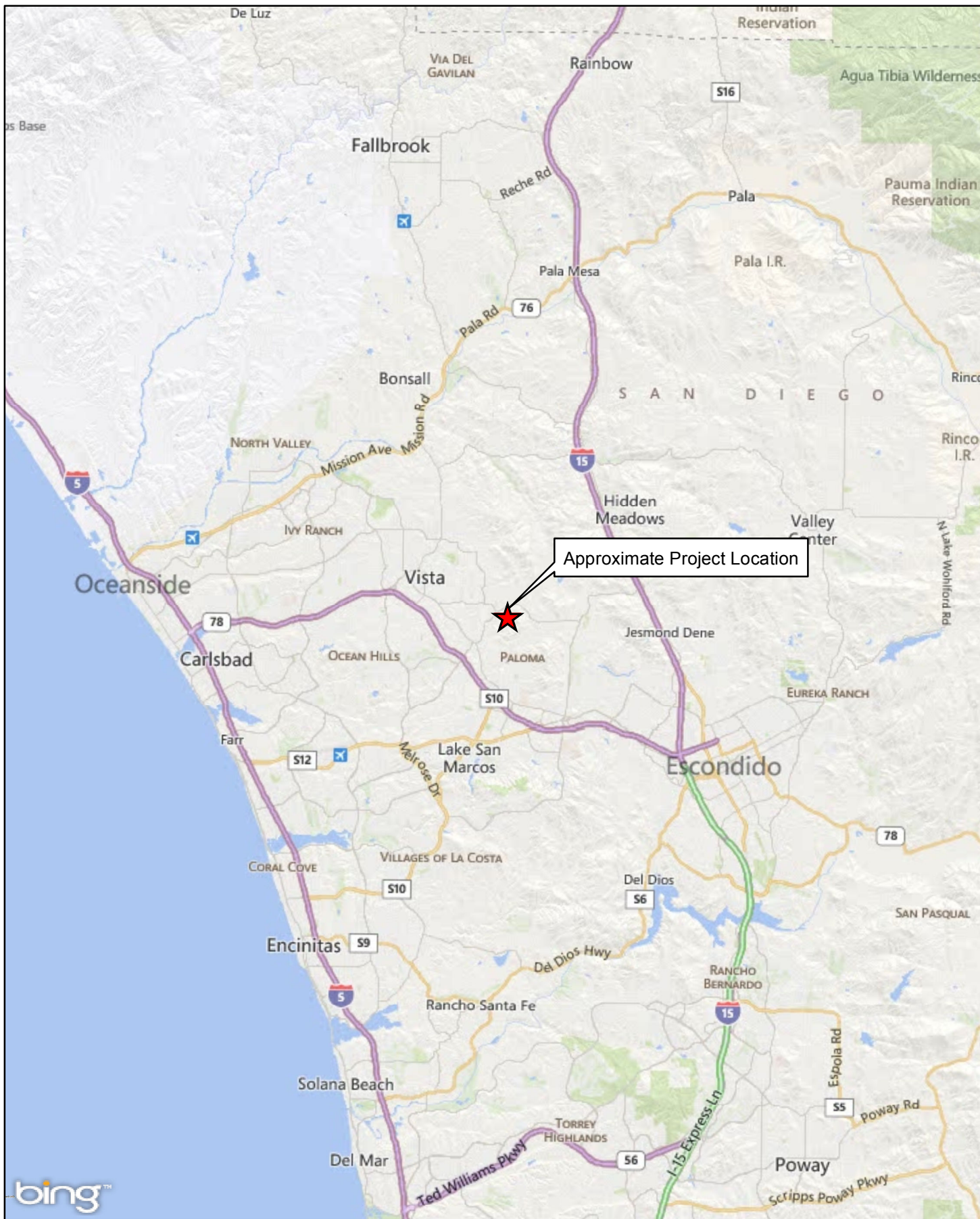
**Uplands** - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps 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.

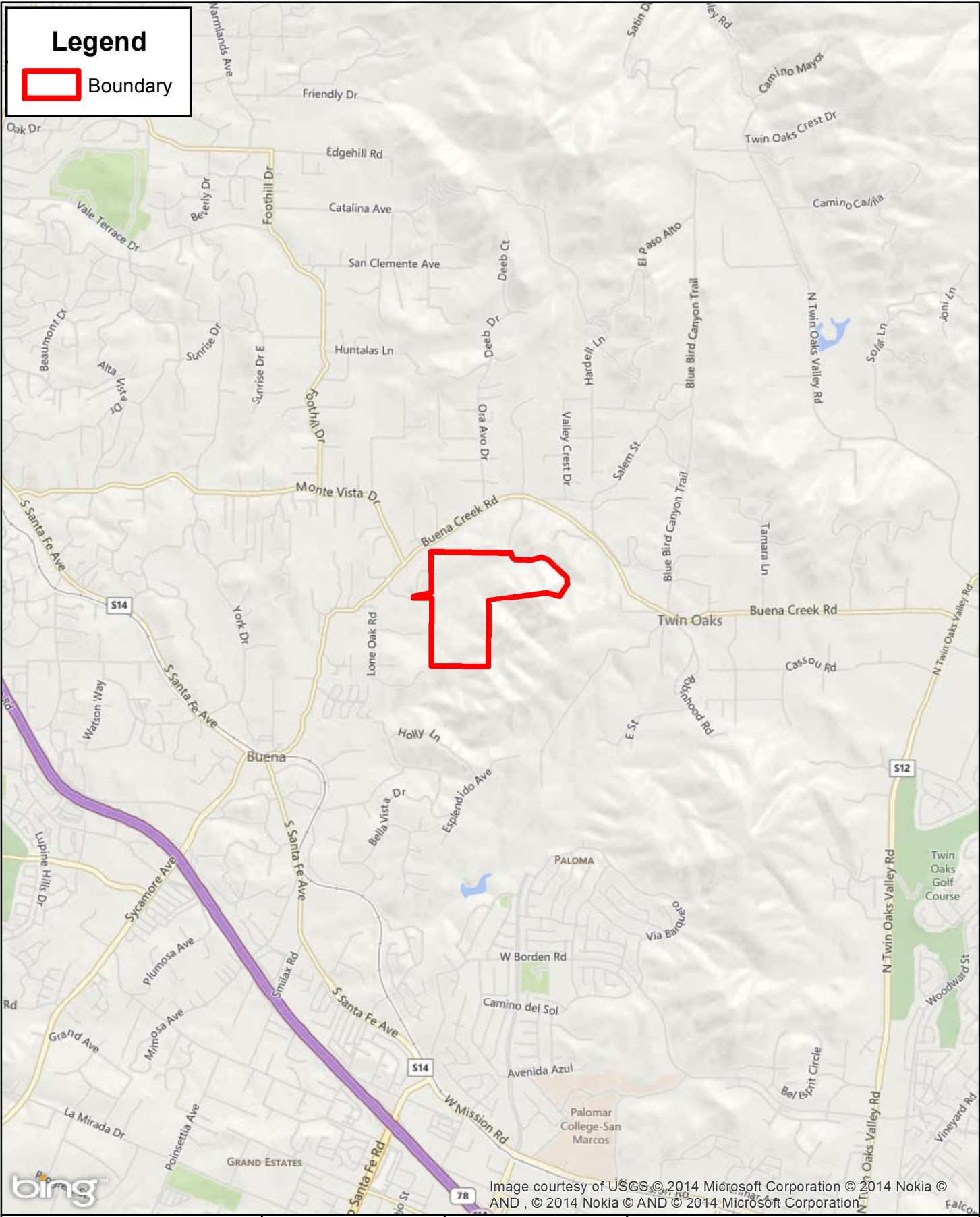
## **ATTACHMENT 2**

### **LOCATION MAPS AND FIGURES**

1. VCS Environmental, Figure 1, Sugarbush Regional Location Map
2. VCS Environmental, Figure 2, Sugarbush Site Vicinity Map




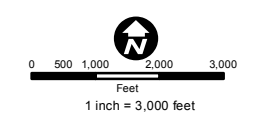




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Image courtesy of USGS © 2014 Microsoft Corporation © 2014 Nokia © AND © 2014 Nokia © AND © 2014 Microsoft Corporation

Prepared By:  
  
 VCS Environmental  
 Map Created: 7/25/2014



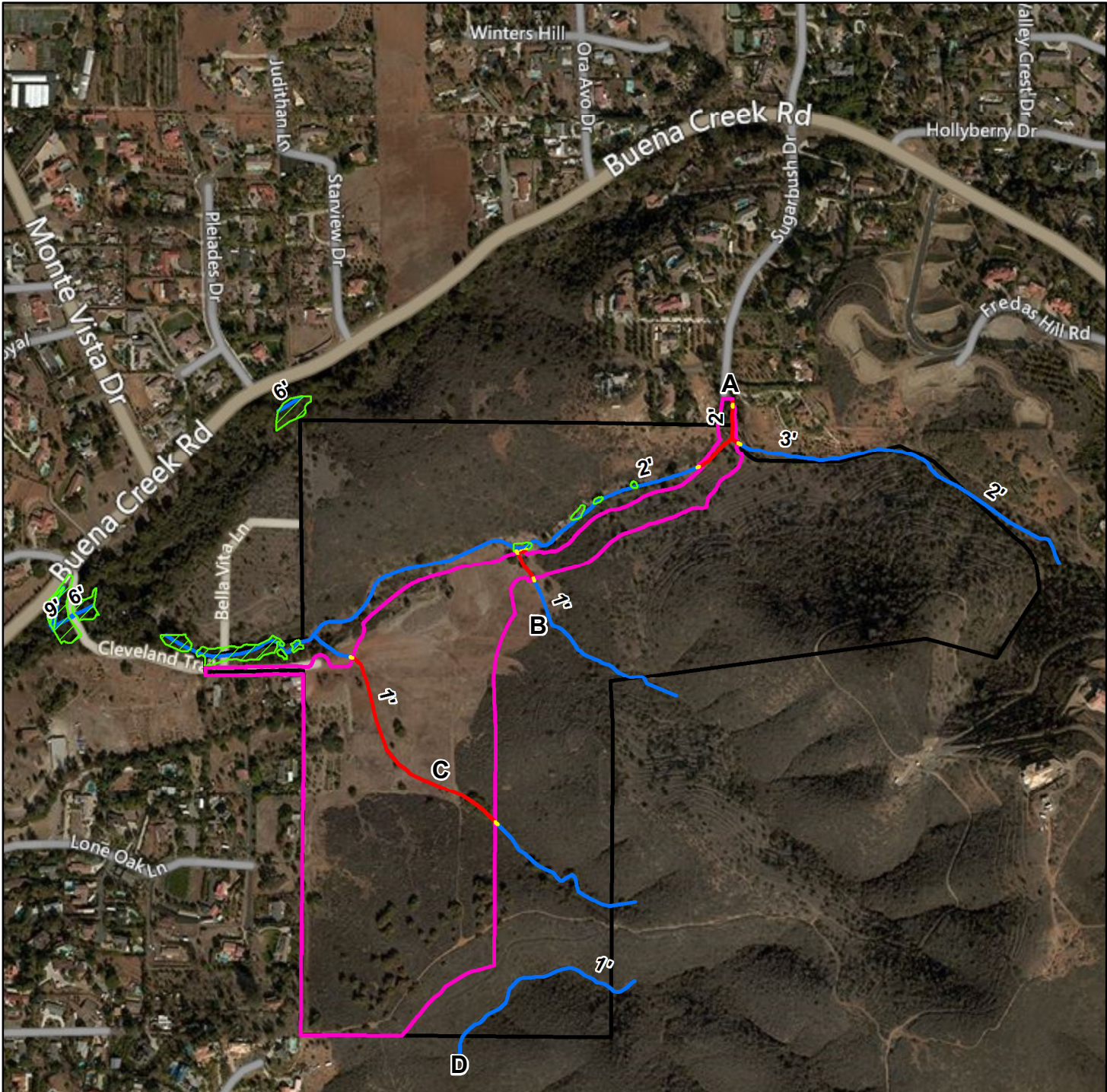
Data Source: Bing Maps

**FIGURE 2**  
 Sugarbush  
 Site Vicinity Map

### **ATTACHMENT 3**

#### **PROJECT FIGURES**

1. VCS Environmental, Sugarbush Residential Development Project Updated Jurisdictional Impacts, June 2, 2015
2. Hunsaker and Associates, Grading and Erosion Control Plans for Quintessa, County of San Diego Tract No. 5295 RPL7, Sheets 1-16




**Legend**


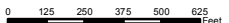
- Boundary
- Corps/CDFW Jurisdictional Waters
- CDFW Jurisdictional Waters
- Permanent Impacts to Corps (0.04 ac/1,504 LF) / CDFW Jurisdictional Waters (0.05 ac/1,531 LF)
- Temporary Impacts to Corps (0.003 ac/80 LF)/ CDFW Jurisdictional Waters (0.01 ac/138 lf)
- Limits of Permanent Impact
- Re-Establishment

bing™

USGS © 2016 Microsoft Corporation © 2016 FIERE © AND

Prepared By:  
  
 VCS Environmental

Map Created: 06/02/2015

  
  
 1 inch = 625 feet

Data Source: Bing Maps  
 Note: This graphic does not show off site work/construction limits on Cleveland Trail because there will be no resulting jurisdictional impacts due to this off site work.

**Sugarbush Residential Development Project  
 Updated Jurisdictional Impacts**

**GENERAL NOTES**

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:  
 SAN DIEGO GAS & ELECTRIC: TELEPHONE NO: 1-800-411-7343  
 AT&T TELEPHONE: TELEPHONE NO: 1-800-288-2020  
 TIME WARNER CABLE: TELEPHONE NO: 1-760-929-9185  
 VISTA IRRIGATION DISTRICT: TELEPHONE NO: 1-760-597-3100
- A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE ITEMS COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY, MONDAY THRU SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEPICTED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS:  
 CUT - 1.5:1 FOR MINOR SLOPES UNDER 15' HIGH OR IN ROCK, FILL - 2:1  
 EXCAVATION: 272,490 CY, FILL: 272,490 CY, EXPORT: 0 CY

NOTE: GRADING QUANTITIES ARE ESTIMATED FOR BONDING PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAYMENT QUANTITIES.

14. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS.

15. PERMANENT POST-CONSTRUCTION BMP DEVICE SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC OF WORKS.

16. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, AND D-75.

17. THE CONSTRUCTION OF ONE PCC STANDARD RESIDENTIAL DRIVEWAY PER LOT, LOCATION TO BE DETERMINED IN THE FIELD BY ENGINEER OF WORK. PCC SURFACING OF DRIVEWAY TO EXTEND FROM CURB TO PROPERTY LINE. USE STANDARD DRAWINGS G-14A, G-14B, G-14C, G-15 AND G-16.

18. FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION).

19. FINAL ACCEPTANCE OF THE TO-BE PUBLICLY MAINTAINED STORM DRAIN LINES WILL BE SUBJECT TO INTERNAL CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION BY A CCTV CONTRACTOR. THE PERMITTEE/CONTRACTOR WILL BE RESPONSIBLE TO SCHEDULE & PAY FOR THE COST OF INSPECTION. ONCE CCTV INSPECTION IS COMPLETE, IT SHALL BE SUBMITTED TO DPW INSPECTOR FOR REVIEW AND FINAL APPROVAL. CCTV INSPECTION SHALL MEET THE REQUIREMENTS SET FORTH IN DLI-LD-H.

**OWNER'S/PERMITTEE'S**

NAME: MERITAGE HOMES

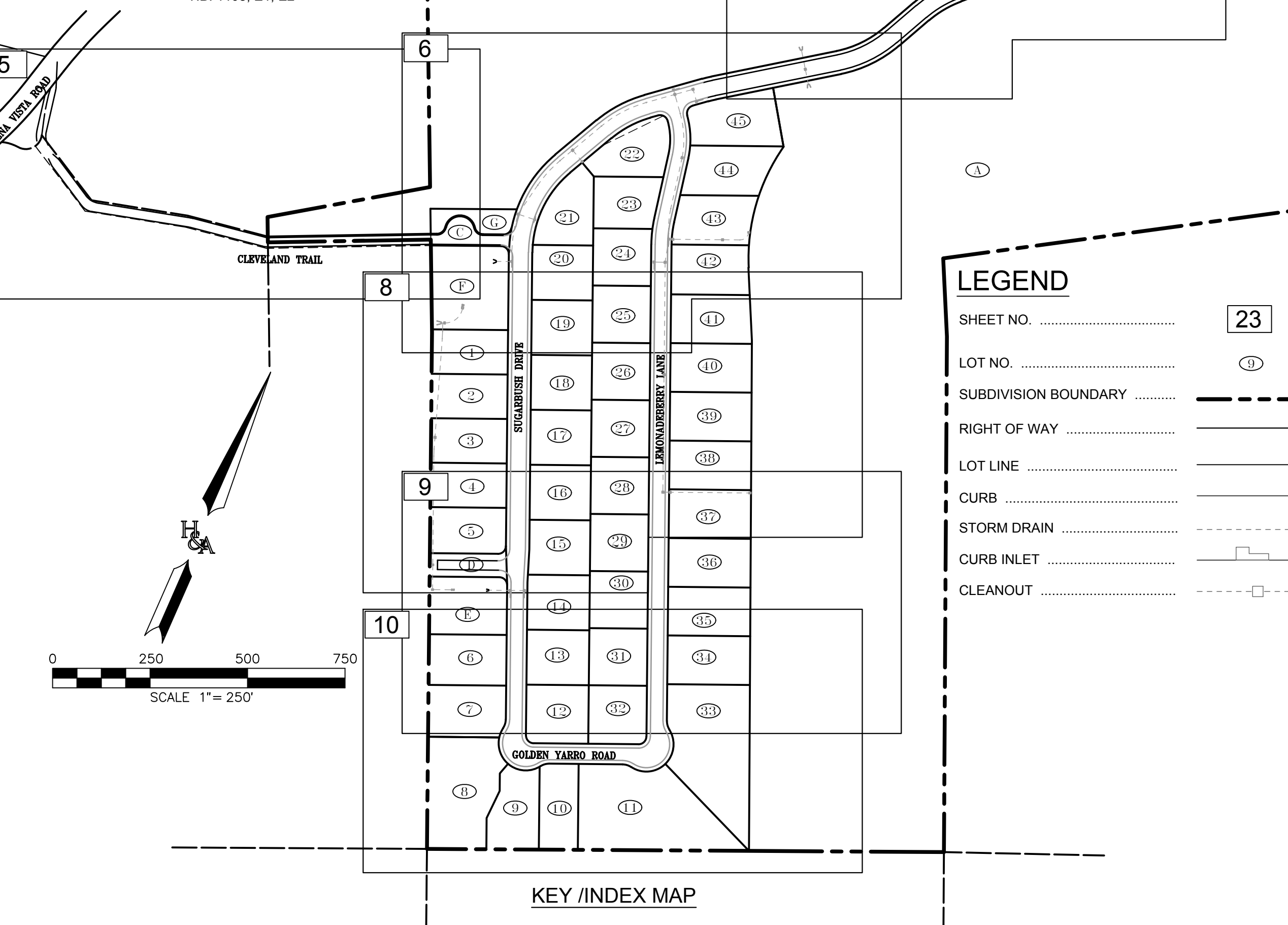
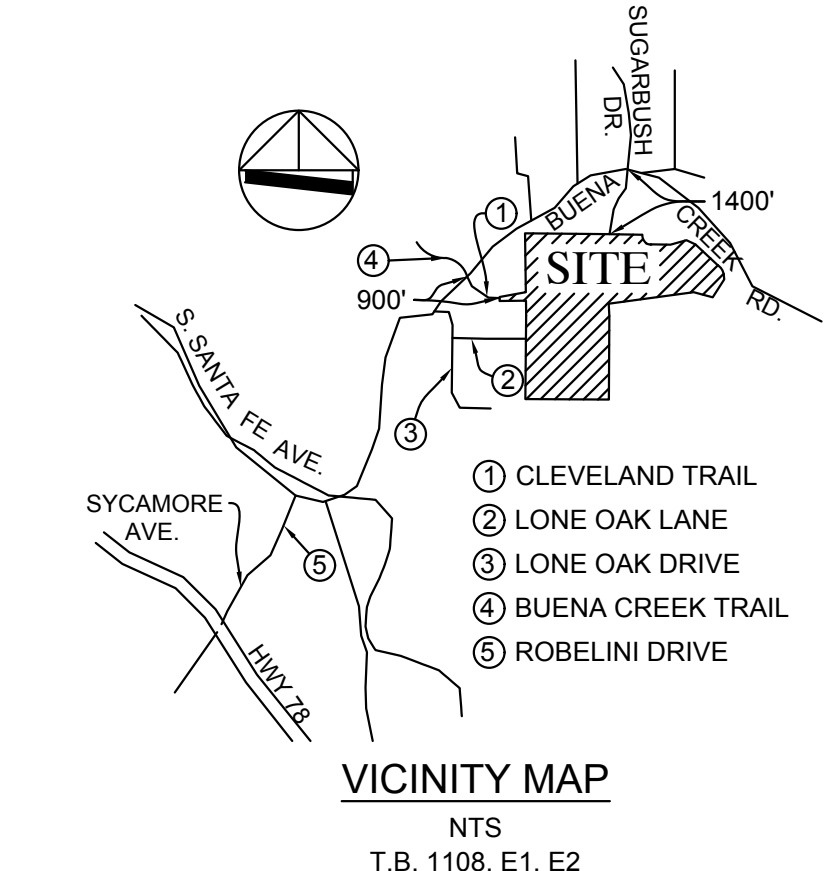
ADDRESS: PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES

TELEPHONE NO: 1 (951) 547-8300

SHORT LEGAL DESCRIPTION: PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1885.

APN NO: 181-162-05, 15, & 16, 181-170-33 & 184-080-08

SITE ADDRESS: SUGARBUSH DRIVE, VISTA



**SOURCE OF TOPOGRAPHY**  
 TOWILL, FLOWN FEBRUARY 20, 2002

**ASSESSORS PARCEL NUMBER**  
 181-162-28 & 29, 184-080-79 & 80 & 181-170-33

**SITE ADDRESS**  
 SUGARBUSH DRIVE  
 VISTA, CA. 92084

**LEGAL DESCRIPTION**  
 PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1885.

**UNDERGROUND SERVICE ALERT**  
 SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE: 1 (800) 227-2600 TWO (2) WORKING DAYS BEFORE YOU DIG.

**DECLARATION OF RESPONSIBLE CHARGE**  
 I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

BY: ALISA S. VIALPANDO DATE: \_\_\_\_\_  
 RCE NO: 47945 EXPIRES: 12-31-15

GRADING & EROSION CONTROL PLANS FOR:  
**QUINTESSA**  
 COUNTY OF SAN DIEGO TRACT NO. 5295 RPL7

**STORMWATER TREATMENT CONTROL BMP'S<sup>1</sup>**

DESCRIPTION/TYPE	SHEET	MAINTENANCE CATEGORY	REVISIONS
POC2/BIORETENTION BASIN	6	2	
POC3/BIORETENTION BASIN	9	2	

<sup>1</sup> BMP'S DESIGNED TO TREAT STORM WATER (e.g. LID AND HYDROMOD SHALL BE CONSIDERED TCBMP'S)

<sup>2</sup> BMP'S APPROVED AS PART OF STORMWATER MANAGEMENT PLAN (SWMP) DATED MAY 5, 2015, ON FILE WITH DPW. ANY CHANGES TO THE ABOVE BMP'S WILL REQUIRE SWMP REVISION AND PLAN CHANGE APPROVALS.

PRIMARY MAINTENANCE OF BIORETENTION BASINS, STORM DRAIN AND LANDSCAPING AND ANY OTHER TREATMENT CONTROL (TC) BMP'S SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND LANDOWNER EITHER THROUGH A STORM WATER MAINTENANCE ASSESSMENT DISTRICT/PRIVATE SPECIAL DISTRICT OR HOME OWNERS' ASSOCIATION (HOA).



**NOTE:**  
 CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING FACILITIES PRIOR TO CONSTRUCTION AND PROTECT ALL FACILITIES DURING CONSTRUCTION.

**PDS ENVIRONMENTAL REVIEW**  
 APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW.  
 APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CITY OF VISTA FIRE DEPARTMENT**  
 APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**VISTA IRRIGATION DISTRICT.**  
 THE REVIEW GIVEN HERE IS FOR THE GRADING LAYOUT AND IS NOT FOR THE CONSTRUCTION OF ANY WATER FACILITIES THAT MAY BE SHOWN HEREON NOR DOES IT IMPLY THAT WATER SERVICE WILL BE PROVIDED.

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

**BUENA SANITATION DEPARTMENT**  
 SEWER BASIN NO. B11.18  
 (FOR SEWER IMPROVEMENTS SEE DWG-4090)  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**REFERENCE DRAWINGS**  
 COUNTY OF S.D. TM 3361, IMPROVEMENT PLANS BSD DWG. NO. N51115

**HYDROLOGY /HYDRAULIC REPORT**  
 PREPARED BY: HUNSAKER & ASSOCIATES

**OWNER'S & PERMITTEE'S CERTIFICATE**  
 IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

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

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

PETER VANEK, DIRECTOR OF LAND DEVELOPMENT DATE \_\_\_\_\_

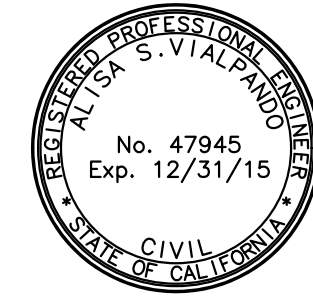
**SOIL'S ENGINEERS STATEMENT**  
 THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN COMPLIANCE WITH THE RECOMMENDATIONS OUTLINED IN OUR SOILS REPORT DATED AUGUST 21, 2002 PREPARED BY WESTERN SOIL & FOUNDATION ENGINEERING, INC. & DATED: SEPTEMBER 19, 2014 PREPARED BY GEOTEK, INC. SOILS REPORT SHALL BE CONSIDERED AS A PART OF THIS PLAN AND ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORT.

GEOTEK, INC.  
 710 E. PARKRIDGE AVE. SUITE #105  
 CORONA, CA. 92879  
 (951)710 1160

BY \_\_\_\_\_ DATE \_\_\_\_\_

**SOLAR ACCESS STATEMENT**  
 I DECLARE THAT THIS GRADING PLAN HAS PRESERVED A MINIMUM OF ONE HUNDRED SQ. FT. OF SOLAR ACCESS FOR EACH LOT CREATED BY THIS SUBDIVISION PURSUANT TO SECTION 81.401(M) OF THE SUBDIVISION ORDINANCE.

ALISA S. VIALPANDO DATE \_\_\_\_\_  
 RCE 47945 EXP. 12-31-15



PLANNING 9707 Waples Street  
 ENGINEERING San Diego, Ca 92121  
 SURVEYING PH(858)558-4500 · FX(858)558-1414

**WORK TO BE DONE**  
 GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APRIL 2006 EDITION, AND PER THE SAN DIEGO COUNTY GRADING ORDINANCE.

SYMBOL	DESCRIPTION	DWG NO.	QUANTITY
---	SUBDIVISION BOUNDARY		
---	RIGHT OF WAY		
---	EASEMENT		
---	LOT LINE		
---	EXISTING CONTOUR		
---	PROPOSED CONTOURS		
---	CUT SLOPE (1.5:1 MAXIMUM)		
---	FILL SLOPE (2:1 MAXIMUM)		
---	FLOW LINE ELEVATION		
---	FINISH GRADE ELEVATION		
---	DAYLIGHT LINE (LIMITS OF GRADING)		
---	EARTHEN SWALE		
---	FLOW DIRECTION		
---	CUT/FILL LINE		
---	BROW DITCH TYPE B.....	D-75.....	5,368 L.F.
---	RETAINING WALL.....	C-4.....	786 S.F.
---	BOUNDARY / FIRE WALL - SHOWN FOR REFERENCE ONLY (PER SEPARATE PLAN)		
---	SPLIT RAIL FENCE - SHOWN FOR REFERENCE ONLY (PER SEPARATE PLAN)		
---	3-STRAND WIRE FENCE - SHOWN FOR REFERENCE ONLY (PER SEPARATE PLAN)		
---	4-STRAND WIRE FENCE - SHOWN FOR REFERENCE ONLY (PER SEPARATE PLAN)		
---	OPEN SPACE SIGN - SEE NOTE SHEET 4		

**STORM DRAIN**

---	HDPPE OR RCP STORM DRAIN PIPE (18").....	SP-02 OR D-60".....	1,463 L.F.
---	HDPPE STORM DRAIN PIPE (24").....	SP-02.....	639 L.F.
---	HDPPE STORM DRAIN PIPE (30").....	SP-02.....	209 L.F.
---	HDPPE OR RCP STORM DRAIN PIPE (36").....	SP-02 OR D-60".....	915 L.F.
---	RCP STORM DRAIN PIPE (42").....	D-60".....	87 L.F.
---	RCP STORM DRAIN PIPE (48").....	D-60".....	161 L.F.
---	TYPE 'A' CLEAN OUT.....	D-9".....	13 EA.
---	TYPE 'B' CURB INLET.....	D-2".....	9 EA.
---	CATCH BASIN TYPE 'F'.....	D-7".....	7 EA.
---	'WING' TYPE HEADWALL.....	D-34".....	6 EA.
---	'L' TYPE HEADWALL.....	D-36".....	1 EA.
---	RIP-RAP ENERGY DISSIPATOR.....	D-40" (SEE PLAN FOR SPECS).....	101 C.Y.
---	VELOCITY CONTROL RINGS.....	APWA 383-0.....	5 EA.

**SHEET INDEX**

1.....	TITLE SHEET
2.....	NOTES
3-4.....	DETAILS
5-10.....	GRADING PLANS
11-12.....	EROSION CONTROL PLANS & NOTES
13-15.....	STORM DRAIN PROFILES
16.....	DMA & TREATMENT CONTROL MAP

**STANDARD SPECIFICATIONS**

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2012) INCLUDING REGIONAL AND SAN DIEGO SUPPLEMENT AMENDMENTS.
- CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (FHWA'S MUTCD 2003 EDITION, AS AMENDED FOR USE IN CALIFORNIA)

**STANDARD DRAWINGS**

- COUNTY OF SAN DIEGO STANDARD DRAWINGS, SEPTEMBER 2012 EDITION.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS, 2015 EDITION.
- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION AMERICAN PUBLIC WORKS ASSOCIATION, 2012 EDITION.

**PERMITS**

W.D.I.D. NO. 9 37C371909  
 LANDSCAPE NO. PDS2015-LP-15-059 & PDS2015-LP-15-067  
 TENTATIVE MAP NO. TM 5295 RPL7  
 IMPROVEMENT PLAN NO. PDS2014-LDMJIP-00015

**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
 STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
 BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET 1 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 16 SHEETS

GRADING PLAN FOR:  
**QUINTESSA**  
 TM 5295 RPL7  
 CALIFORNIA COORDINATE INDEX 370-1707

APPROVED BY: SIROUS DEYLANIAN COUNTY ENGINEER  
 ENGINEER OF WORK: ALISA S. VIALPANDO RCE 47945  
 GRADING PERMIT NO: PDS 2014-LDGRMJ-00022  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SPECIFIC CONDITIONS**

A. PRIOR TO THE APPROVAL OF ANY PLANS, ISSUANCE OF ANY PERMITS, AND APPROVAL OF THE FINAL MAP, PRIOR EVIDENCE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS (DPW) THAT THE FOLLOWING "SPECIFIC ENVIRONMENTAL ITEMS" HAVE BEEN INDICATED ON THE GRADING, AND OR IMPROVEMENT PLANS.  
(BIOLOGICAL)

1. PERMANENT FENCES, WALLS AND OPEN SPACE SIGNS ALONG THE OPEN SPACE BOUNDARY AS SHOWN ON THE FINAL OPEN SPACE EXHIBIT DATED JULY 31, 2009 ON FILE WITH THE DEPARTMENT OF PLANNING AND LAND USE AS ENVIRONMENTAL REVIEW NUMBER 02-08-047.

THE WALL HEIGHT SHALL BE A MINIMUM OF SIX FEET (6') HIGH AND CONSIST OF FIRE RESISTANT MATERIAL AS SPECIFIED IN THE FIRE PROTECTION PLAN FOR SUGARBUSH, REVISED AUGUST 2010. ANY CHANGE IN CONSTRUCTION MATERIALS AND FENCE OR WALL DESIGN SHALL BE APPROVED BY THE DEPARTMENT OF PLANNING AND LAND USE PRIOR TO INSTALLATION.

OPEN SPACE SIGNS ALONG THE OPEN SPACE BOUNDARY AS SHOWN ON THE FINAL OPEN SPACE EXHIBIT DATED JULY 31, 2009 ON FILE WITH THE DEPARTMENT OF PLANNING AND LAND USE AS ENVIRONMENTAL REVIEW NUMBER 02-08-047.

THE SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" X 9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

"SENSITIVE ENVIRONMENTAL RESOURCES  
AREA RESTRICTED BY EASEMENT

ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE  
REFERENCE: (TM 5295RPL7, ER# 02-08-047)"

3. TEMPORARY ORANGE CONSTRUCTION FENCING TO PROTECT FROM INADVERTENT DISTURBANCE OF ALL OPEN SPACE EASEMENTS THAT DO NOT ALLOW GRADING, BRUSHING OR CLEARING. THE FENCING SHALL BE PLACED ALONG THE OPEN SPACE BOUNDARY AS SHOWN ON THE FINAL OPEN SPACE EXHIBIT DATED JULY 31, 2009 ON FILE WITH THE DEPARTMENT OF PLANNING AND LAND USE AS ENVIRONMENTAL REVIEW NUMBER 02-08-047.

B. PRIOR TO THE APPROVAL OF ANY PLANS, ISSUANCE OF ANY PERMIT, AND APPROVAL OF THE FINAL MAP, PROVIDE EVIDENCE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS (DPW) THAT THE FOLLOWING "SPECIFIC ENVIRONMENTAL NOTES" HAVE BEEN PLACED ON THE GRADING, AND OR IMPROVEMENT PLANS.  
(BIOLOGICAL)

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING AND OR CLEARING IN ASSOCIATION WITH THIS GRADING PLAN, TEMPORARY ORANGE CONSTRUCTION FENCING SHALL BE PLACED TO PROTECT FROM INADVERTENT DISTURBANCE OF ALL OPEN SPACE EASEMENTS THAT DO NOT ALLOW GRADING, BRUSHING OR CLEARING. TEMPORARY FENCING IS ALSO REQUIRED IN ALL LOCATIONS OF THE PROJECT WHERE PROPOSED GRADING OR CLEARING IS WITHIN 100 FEET OF AN OPEN SPACE EASEMENT BOUNDARY. THE TEMPORARY FENCING SHALL BE REMOVED AFTER THE CONCLUSION OF SUCH ACTIVITY.

2. RESTRICT ALL BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 500 FEET OF A TREE-NESTING RAPTOR NEST DURING THE BREEDING SEASON FOR TREE-NESTING RAPTORS. THIS IS DEFINED AS OCCURRING BETWEEN JANUARY 15TH AND JULY 15TH. RESTRICT ALL BRUSHING, CLEANING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 500 FEET OF A GROUND-NESTING RAPTOR NEST DURING THE BREEDING SEASON FOR GROUND-NESTING RAPTORS. THIS IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1ST AND JULY 15TH. THE DIRECTOR OF PLANNING AND LAND USE MAY WAIVE THIS CONDITION THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME THAT NO TREE-OR GROUND-NESTING RAPTORS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING.

3. RESTRICT ALL BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED DURING THE BREEDING SEASON OF THE CALIFORNIA GNATCATCHER (POLIOPTILA CALIFORNICA CALIFORNICA) OR MIGRATORY BIRDS. THIS IS DEFINED AS OCCURRING BETWEEN FEBRUARY 15 AND AUGUST 31. THE DIRECTOR OF PLANNING AND LAND USE MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE UNITED STATES FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, THAT NO CALIFORNIA GNATCATCHERS OR NESTING MIGRATORY BIRDS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING.

4. PRIOR TO THE CONCLUSION OF GRADING ACTIVITIES AND FINAL GRADING RELEASE, PROVIDE EVIDENCE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND LAND USE THAT THE PERMANENT FENCES, WALLS AND OPEN SPACE SIGNS HAVE BEEN PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY AS SHOWN ON THESE PLANS AND ON THE FINAL OPEN SPACE EXHIBIT DATED JULY 31, 2009 ON FILE WITH THE DEPARTMENT OF PLANNING AND LAND USE AS ENVIRONMENTAL REVIEW NUMBER 02-08-047." (DPLU, FEE)

A. EVIDENCE SHALL BE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR THAT THE PERMANENT WALLS OR FENCES, AND OPEN SPACE SIGNS HAVE BEEN INSTALLED.

B. THE SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" X 9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING.

"SENSITIVE ENVIRONMENTAL RESOURCES  
AREA RESTRICTED BY EASEMENT

ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE  
REFERENCE: (TM 5295RPL7, ER# 02-08-047)"

5. NIGHT LIGHTING OF CONSTRUCTION OFFICE OR EQUIPMENT AREAS SHALL BE OF THE LOWEST ILLUMINATION NECESSARY FOR HUMAN SAFETY, SELECTIVELY PLACED, SHIELDED, AND DIRECTED AWAY FROM ADJACENT HABITATS OR RESIDENTIAL AREAS, AND SHALL OTHERWISE CONFORM TO SECTION 6324 OF THE ZONING ORDINANCE.

6. PROVIDE THE US FISH AND WILDLIFE SERVICE (USFWS), THE CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG), AND THE COUNTY DIRECTOR OF PLANNING AND LAND USE EVIDENCE OF A CONTRACT WITH A COUNTY APPROVED BIOLOGIST SHOWING THAT THE BIOLOGIST HAS BEEN RETAINED TO MONITOR ALL INITIAL CLEARING AND GRADING ACTIVITIES, INCLUDING TRENCHING AND EXCAVATION OF JACKING PITS LOCATED ALONG CLEVELAND TRAIL. RESPONSIBILITIES OF THE MONITORING BIOLOGIST SHALL INCLUDE: COMPLETION OF PRE-CONSTRUCTION SURVEYS; INSPECTION OF TEMPORARY FENCING AND EROSION CONTROL MEASURES; SUPERVISION OF DUST CONTROL MEASURES; EDUCATION OF CONSTRUCTION PERSONNEL; MONITORING APPROPRIATE NOISE LEVELS (NO GREATER THEN 60DBA IF AN ACTIVE CALIFORNIA GNATCATCHER NEST IS PRESENT); SUBMISSION OF WEEKLY REPORTS TO THE USFWS; AND SUBMISSION OF A FINAL REPORT TO THE USFWS, THE CDFG, AND THE COUNTY DIRECTOR OF PLANNING AND LAND.

(PALEONTOLOGICAL RESOURCES)

7. THIS PROJECT SITE HAS MARGINAL TO LOW LEVELS OF SENSITIVE PALEONTOLOGICAL RESOURCES. ALL GRADING ACTIVITIES ARE SUBJECT TO THE COUNTY OF SAN DIEGO GRADING ORDINANCE SECTION 87.430. IF ANY SIGNIFICANT RESOURCES (FOSSILS) ARE ENCOUNTERED DURING GRADING ACTIVITIES, THE GRADING CONTRACTOR IS RESPONSIBLE TO MONITOR FOR PALEONTOLOGICAL RESOURCES DURING ALL GRADING ACTIVITIES. IF ANY FOSSILS ARE FOUND GREATER THAN 12 INCHES IN ANY DIMENSION (INCLUDING CIRCUMFERENCE), ALL GRADING ACTIVITIES SHALL BE TERMINATED AND THE COUNTY PERMIT COMPLIANCE COORDINATOR SHALL BE NOTIFIED BEFORE GRADING OPERATIONS ARE CONTINUED.

8. IF ANY PALEONTOLOGICAL RESOURCES ARE DISCOVERED AND SALVAGED DURING PROJECT OPERATIONS, THE MONITORING, RECOVERY AND SUBSEQUENT WORK DETERMINED NECESSARY SHAL; BE COMPLETED BY OR UNDER SUPERVISION OF A QUALIFIED PALEONTOLOGIST PURSUANT TO THE COUNTY GUIDELINES FOR DETERMINING SIGNIFICANCE - PALEONTOLOGICAL RESOURCES (JANUARY 15, 2009).

9. PRIOR TO ROUGH GRADING INSPECTION (GRADING ORDINANCE SECTION 87.421), THE FOLLOWING MEASURE SHALL BE IMPLEMENTED:

IF NO PALEONTOLOGICAL RESOURCES WERE DISCOVERED, A "NO FOSSILS FOUND" LETTER (INCLUDING THE NAMES AND SIGNATURES OF THE FOSSIL MONITORS) SHALL BE SUBMITTED BY THE GRADING CONTRACTOR TO THE DPLU DIRECTOR STATING THAT GRADING HAS BEEN COMPLETED AND NO FOSSILS WERE DISCOVERED. THE LETTER SHALL BE IN THE FORMAT OF ATTACHMENT E TO THE COUNTY GUIDELINES FOR DETERMINING SIGNIFICANCE - PALEONTOLOGICAL RESOURCES (JANUARY 15, 2009)."

(NOISE)

10. PRIOR TO PRECONSTRUCTION MEETING AND PRIOR TO ANY GRADING OR LAND DISTURBANCES THE APPLICANT SHALL PROVIDE THE DIRECTOR OF PLANNING AND LAND USE WITH A COPY OF CERTIFICATION REPORTS FOR HEAVY EQUIPMENT INCLUDING BULLDOZERS, LOADERS, COMPACTORS, AND BACKHOES TO DETERMINE COMPLIANCE WITH SECTION 36.409 OF THE NOISE ORDINANCE. (DPLU, FEE)

OR

LIMIT THE ALLOWABLE PERIOD OF CONSTRUCTION ACTIVITY WITH HEAVY EQUIPMENT INCLUDING BULLDOZERS, LOADERS, COMPACTORS, AND BACKHOES, TO FOUR HOURS PER DAY ON LOTS D, E, F, AND 1 THROUGH 9.

11. PRIOR TO PRECONSTRUCTION MEETING AND PRIOR TO ANY GRADING OR LAND DISTURBANCES THE APPLICANT SHALL PROVIDE THE DIRECTOR OF PLANNING AND LAND USE WITH A COPY OF CERTIFICATION REPORTS FOR HEAVY EQUIPMENT INCLUDING BULLDOZERS, LOADERS, COMPACTORS, AND BACKHOES TO DETERMINE COMPLIANCE WITH SECTION 36.409 OF THE NOISE ORDINANCE. (DPLU, FEE)

OR

LIMIT THE ALLOWABLE PERIOD OF CONSTRUCTION ACTIVITY WITH HEAVY EQUIPMENT INCLUDING BULLDOZERS, LOADERS, COMPACTORS, AND BACKHOES, TO FOUR HOURS PER DAY ON CLEVELAND TRAIL.

OR

A 12-FOOT HIGH CONSTRUCTION NOISE BARRIER TO BLOCK THE LINE-OF-SIGHT BETWEEN THE CONSTRUCTION EQUIPMENT AND THE ADJACENT RESIDENCES SHALL BE CONSTRUCTED ALONG THE LENGTH OF THE RESIDENTIAL PROPERTY LINE, SUBJECT TO THE BARRIER DESIGN SPECIFICATIONS PROVIDED IN M-N-1 OF THE EIR. SUCH BARRIER SHALL BE CONSTRUCTED PRIOR TO THE INITIATION OF GRADING ACTIVITIES ON CLEVELAND TRAIL."

12. NOISE MONITORING SHALL BE CONDUCTED BY AN APPROVED COUNTY NOISE CONSULTANT DURING THE INITIAL CONSTRUCTION EQUIPMENT OPERATIONS TO ENSURE THAT NOISE LEVELS COMPLY WITH COUNTY NOISE ORDINANCE SECTION 36.409. NOISE MONITORING IS FOR CONSTRUCTION EQUIPMENT OPERATIONS ON LOTS D, E, F AND 1 THROUGH 9 (ALONG THE WESTERN BOUNDARY LINE) AND IMPROVEMENTS TO CLEVELAND TRAIL. IF NOISE MONITORING INDICATES THAT THE COUNTY NOISE CRITERIA MAY BE EXCEEDED, SUBSEQUENT MONITORING WILL BE CONDUCTED AFTER IMPLEMENTATION OF REMEDIAL NOISE ABATEMENT MEASURES. A NOISE REPORT SUMMARIZING THE NOISE MONITORING METHODOLOGY AND RESULTS SHALL BE PROVIDED TO THE COUNTY NOISE SPECIALIST/NOISE CONTROL OFFICER ON A BIWEEKLY BASIS (ONCE EVERY TWO WEEKS) AND FILED TO THE SATISFACTION OF THE DIRECTOR OF DPLU. THE APPLICANT SHALL PROVIDE THE FEES NECESSARY TO COVER THE REVIEW OF EACH REPORT. (DPLU, FEE)

13. IF RIPPING AND/OR DRILLING IS REQUIRED ON LOTS 8 OR 9, WITHIN 100-FEET OF A RESIDENTIAL PROPERTY LINE, AN EIGHT-FOOT TALL NOISE BARRIER SHALL BE ERECTED ALONG THE LENGTH OF THE PROPERTY LINE PRIOR TO THE INITIATION OF SUCH ACTIVITIES. A BARRIER WITH A TOTAL LENGTH OF 150 FEET (75 FEET ALONG EACH SIDE) ADJACENT TO THE CORNER OF THE PROPERTY LINES (FIGURE 2.5-2) WILL BLOCK THE LINE OF SIGHT BETWEEN THE RESIDENTIAL PROPERTY AND ANY RIPPING OPERATION WITHIN 100 FEET OF THE PROPERTY. THE SOUND ATTENUATION BARRIER SHALL BE A SINGLE, SOLID SOUND WALL AND SHALL BE SITED AT THE HIGH POINT BETWEEN THE GENERATED SOUND (AT THE RIPPING LOCATION) AND THE OFF-SITE SENSITIVE RECEPTOR. THE SOUND ATTENUATION BARRIER SHALL BE CONSTRUCTED OF WOOD WITH NO CRACKS OR GAPS THROUGH OR BELOW THE WALL. ANY SEAMS OR CRACKS MUST BE FILLED OR CAULKED. THE WOOD CAN BE TONGUE AND GROOVE AND MUST BE AT LEAST ONE-INCH THICK OR HAVE A SURFACE DENSITY OF AT LEAST 3.5 POUNDS PER SQUARE FOOT.

14. RESIDENTS WITHIN 200 FEET OF THE CONSTRUCTION ACTIVITIES SHALL BE NOTIFIED OF THE CONSTRUCTION SCHEDULE AT LEAST ONE WEEK PRIOR TO INITIAL ACTIVITIES. NOTICING FOR ANY BLASTING ACTIVITIES WOULD BE PERFORMED AS REQUIRED UNDER SECTION 96.1.3301.2 OF THE COUNTY CODE.

15. IF REQUIRED, BLASTING CHARGES WILL NOT EXCEED 16 POUNDS WITH A MINIMUM 8 MILLISECOND DELAY AT A MINIMUM DISTANCE OF 200 FEET FROM THE CLOSEST RESIDENCE AND BLASTING EVENTS WILL NOT OCCUR MORE THAN TWICE A DAY.

16. CHEMICAL ROCK-BREAKING AGENTS WILL BE USED INSTEAD OF BLASTING WHERE REMOVAL OF BEDROCK IS REQUIRED WITHIN 200 FEET OF ANY OFFSITE STRUCTURE.

17. BREAKING OF ROCKS POST-BLASTING AND CHEMICAL BREAKING, WILL OCCUR 300 OR MORE FEET FROM THE PROJECT WESTERN AND SOUTHERN PROPERTY BOUNDARIES, WITHIN THE HEART OF THE RESIDENTIAL DEVELOPMENT BUBBLE AS SHOWN IN FIGURE 2.5-3 OF THE EIR.

(CULTURAL)

18. THE COUNTY-APPROVED ARCHAEOLOGIST/HISTORIAN AND NATIVE AMERICAN MONITOR SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE MONITORING PROGRAM.

19. THE PROJECT ARCHAEOLOGIST SHALL MONITOR ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS.

20. DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE ARCHAEOLOGICAL MONITOR(S) AND NATIVE AMERICAN MONITOR(S) SHALL BE ON SITE FULL-TIME TO PERFORM FULL-TIME MONITORING. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE NATIVE AMERICAN MONITOR. MONITORING OF CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PRINCIPAL INVESTIGATOR.

21. IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE ARCHAEOLOGICAL MONITOR(S) SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. THE PRINCIPAL INVESTIGATOR SHALL CONTACT THE COUNTY ARCHAEOLOGIST AT THE TIME OF DISCOVERY. THE PRINCIPAL INVESTIGATOR, IN CONSULTATION WITH THE COUNTY STAFF ARCHAEOLOGIST, SHALL DETERMINE THE SIGNIFICANCE OF THE DISCOVERED RESOURCES. THE COUNTY ARCHAEOLOGIST MTT CONCUR WITH THE EVALUATION BEFORE CONSTRUCTION ACTIVITIES WILL BE ALLOWED TO RESUME IN THE AFFECTED AREA. FOR SIGNIFICANT CULTURAL RESOURCES, A RESEARCH DESIGN AND DATA RECOVERY PROGRAM TO MITIGATE IMPACTS SHALL BE PREPARED BY THE PRINCIPAL INVESTIGATOR AND APPROVED BY THE COUNTY ARCHAEOLOGIST, THEN CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS.

22. THE ARCHAEOLOGICAL MONITOR(S) AND NATIVE AMERICAN MONITOR(S) SHALL MONITOR ALL AREAS IDENTIFIED FOR DEVELOPMENT.

23. IF ANY NATIVE AMERICAN BURIALS, HUMAN SKELETAL OR OTHER REMAINS INCLUDING ASSOCIATED GRAVE GOODS ARE DISCOVERED, THE PRINCIPAL INVESTIGATOR SHALL CONTACT THE COUNTY CORONER, IN THE EVENT THAT THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE M.D. AS IDENTIFIED BY THE NAHC, SHALL BE CONTACTED BY THE PRINCIPAL INVESTIGATOR IN ORDER TO DETERMINE PROPER TREATMENT AND DISPOSITION OF THE REMAINS.

24. THE PRINCIPAL INVESTIGATOR SHALL SUBMIT MONTHLY STATUS REPORTS TO THE DIRECTOR OF DPLU STARTING FROM THE DATE OF THE NOTICE TO PROCEED TO TERMINATION OF IMPLEMENTATION OF THE GRADING MONITORING PROGRAM. THE REPORTS SHALL BRIEFLY SUMMARIZE ALL ACTIVITIES DURING THE PERIOD AND THE STATUS OF PROGRESS ON OVERALL PLAN IMPLEMENTATION. UPON COMPLETION OF THE IMPLEMENTATION PHASE, A FINAL REPORT SHALL BE SUBMITTED DESCRIBING THE PLAN COMPLIANCE PROCEDURES AND SITE CONDITIONS BEFORE AND AFTER CONSTRUCTION. (DPLU, FEE)

PRIOR TO ROUGH GRADING INSPECTION SIGN-OFF, PROVIDE EVIDENCE THAT THE FIELD GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED TO THE SATISFACTION OF THE DIRECTOR OF DPLU. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE PRINCIPAL INVESTIGATOR (DPLU, FEE)

PRIOR TO FINAL GRADING RELEASE, SUBMIT TO THE SATISFACTION OF THE DIRECTOR OF DPLU, A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE REPORT SHALL INCLUDE THE FOLLOWING. (DPLU, FEE X2)

DEPARTMENT OF PARKS AND RECREATION PRIMARY AND ARCHAEOLOGICAL SITE FORMS.

B. EVIDENCE THAT ALL CULTURAL MATERIAL COLLECTED DURING THE GRADING MONITORING PROGRAM HAS BEEN CURATED AT A SAN DIEGO FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79, AND THEREFORE WOULD BE PROFESSIONALLY CURATED AND MADE AVAILABLE TO OTHER ARCHAEOLOGISTS/RESEARCHERS FOR FURTHER STUDY. THE COLLECTIONS AND ASSOCIATED RECORDS SHALL BE TRANSFERRED, INCLUDING TITLE, TO AN APPROPRIATE CURATION FACILITY WITHIN SAN DIEGO COUNTY, TO BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY IDENTIFYING THAT ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

OR

IN THE EVENT THAT NO CULTURAL RESOURCES ARE DISCOVERED, A BRIEF LETTER TO THAT EFFECT SHALL BE SENT TO THE DIRECTOR OF DPLU BY THE PRINCIPAL INVESTIGATOR THAT THE GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED."

**POLYPROPYLENE STORMDRAIN PIPE (PPSD) NOTES**

1. PIPE WILL BE BACKFILLED WITH CRUSHED ROCK IN ACCORDANCE WITH SAN DIEGO REGIONAL STANDARD DRAWING D-60. FOR PIPE DIAMETERS 36 INCH AND GREATER DISTANCE BETWEEN PIPE OD AND TRENCH WALL SHALL BE 12 INCH MINIMUM.

2. THE REMAINDER OF THE TRENCH WILL BE BACKFILLED WITH THE SPECIFIED BACKFILL COMPACTED TO 90 PERCENT RELATIVE COMPACTION PER CALIFORNIA TEST METHOD 216 AS MODIFIED BY THE COUNTY OF SAN DIEGO OR ASTM D1557 (LATEST EDITION) EXCEPT FOR THE PORTION IN THE PAVEMENT SUBGRADE WHICH SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION.

3. PPSD PIPE WITH LESS THAN 2 FEET OF COVER TO BOTTOM OF FLEXIBLE PAVEMENT UNDER HIGHWAY LOADING SHALL BE ENCASED IN PORTLAND CEMENT CONCRETE (PCC) IN ACCORDANCE WITH REGIONAL STANDARD DRAWING SP-03. THE PORTION ABOVE THE ENCASMENT SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE ABOVE PARAGRAPH.

4. MAXIMUM PPSD PIPE COVER SHALL NOT EXCEED 25 FEET FOR 12 INCH DIAMETER TO 30 INCH DIAMETER AND 20 FEET FOR 36 INCH DIAMETER TO 60 INCH DIAMETER AS SPECIFIED IN THE CALTRANS POLYPROPYLENE APPROVAL.

5. PPSD PIPE SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) DESIGNATION M-330, FOR SIZES 12 INCH DIAMETER THROUGH 60 INCH DIAMETER. JOINT SHALL BE WATERTIGHT PER ASTM D3212 WITH DOUBLE GASKETED SPIGOT AND ELONGATED BELL WITH POLYMER COMPOSITE BAND.

6. THE LAST 16 FEET (2 SECTIONS TYPICALLY) OF CULVERT AT EACH EXPOSED END IS REQUIRED TO BE RCP. THIS WILL NECESSITATE A CONCRETE COLLAR FOR THE PPSD/RCP TRANSITION.

7. DEPTH OF COVER SHOULD BE CONSISTENT WITH CALTRANS TABLE 856.5 OF THE HIGHWAY DESIGN MANUAL. IF LESS COVER IS PROPOSED, PROVIDE CONCRETE ENCASMENT. IF CALTRANS HAS A NEWER UPDATE COUNTY WILL REVIEW AND COMMENT.

8. IF THE INSTALLATION IS IN STRICT ACCORDANCE WITH ASTM (OR ASHTO) CRITERIA FOR INSTALLATION THEN THE ROCK ENVELOPE AND BURRITO WRAP CAN BE ELIMINATED WITH CONCURRENCE OF GEOTECHNICAL ENGINEER AND APPROPRIATE FIELD INSPECTION AND TESTING. IF ROCK ENVELOPE IS TO BE USED TO ALLOW FOR NARROWER TRENCH THE BURRITO WRAP IS REQUIRED UNLESS A GEOTECHNICAL CONSULTANT IS UTILIZED AND DETERMINES THAT THERE IS NO RISK OF MATERIAL OUTSIDE THE ROCK ENVELOPE MIGRATING INTO THE ROCK.

9. AREAS OF HIGH GROUND WATER TABLE SHOULD BE AVOIDED. A SPECIAL STUDY AND REVIEW BY COUNTY MATERIAL LAB IS REQUIRED FOR AFFECTED PIPES.

**ENGINEER'S RCP STORM DRAIN NOTES:**

STORM DRAIN PIPES WITH VELOCITIES EXCEEDING 20 FEET PER SECOND SHALL HAVE A MINIMUM COVER OF 1 1/2 INCH OVER THE INVERT REINFORCING STEEL. THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE fc=5,000 PSI.

**RCP STORM DRAIN BEVELING NOTES:**

- WHERE RADIUS CURVE=90 FEET TO 45 FEET, USE 8-FOOT LENGTH OF PIPE BEVELED ON ONE END.
- WHERE RADIUS CURVE=45 FEET TO 22 1/2 FEET, USE 8-FOOT LENGTH OF PIPE BEVELED ON BOTH ENDS.
- WHERE RADIUS CURVE =22 1/2 FEET, USE 4-FOOT LENGTH BEVELED ON BOTH ENDS.
- CONTRACTOR SHALL PROVIDE LAYOUT SHEET OF BEVELED PIPE PRIOR TO BEGINNING INSTALLATION.

**STORM DRAIN INSPECTION NOTES:**

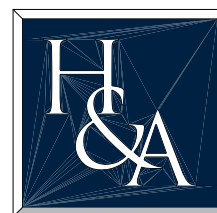
TELEVISION INSPECTION REQUIRED (SEE GENERAL NOTE NO. 19 ON SHEET 1).

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

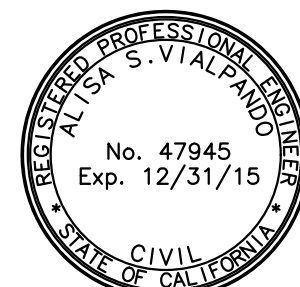
**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29



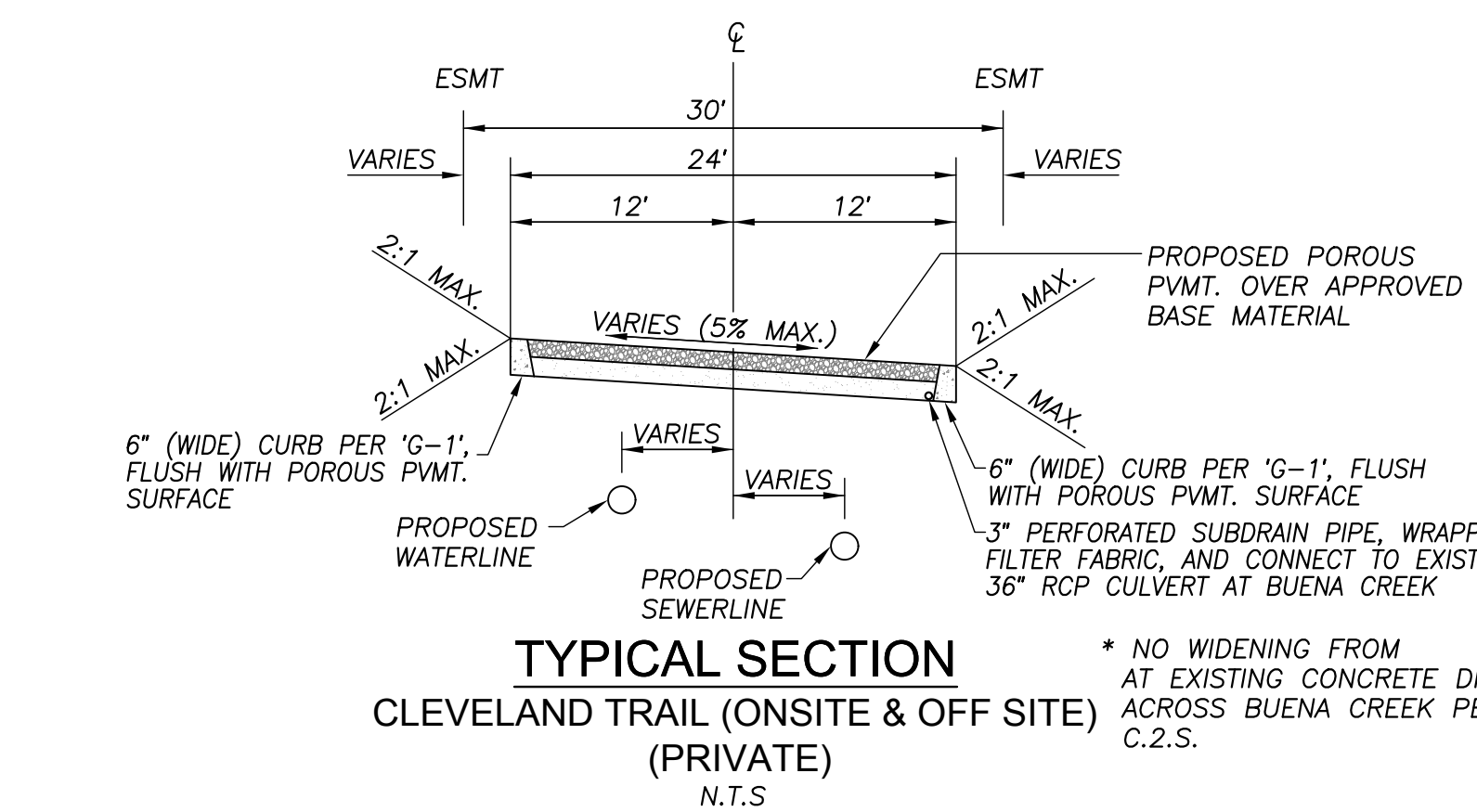
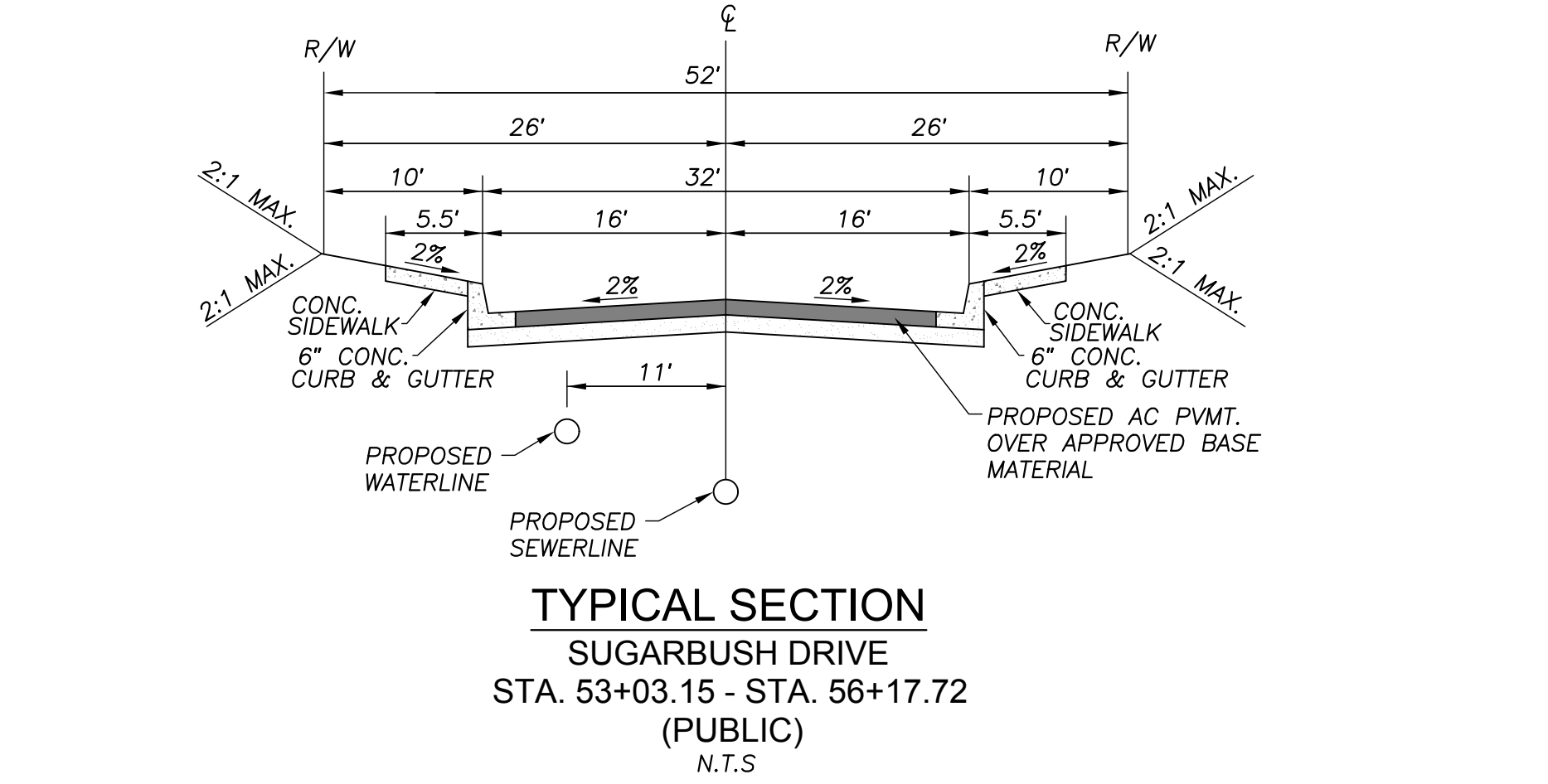
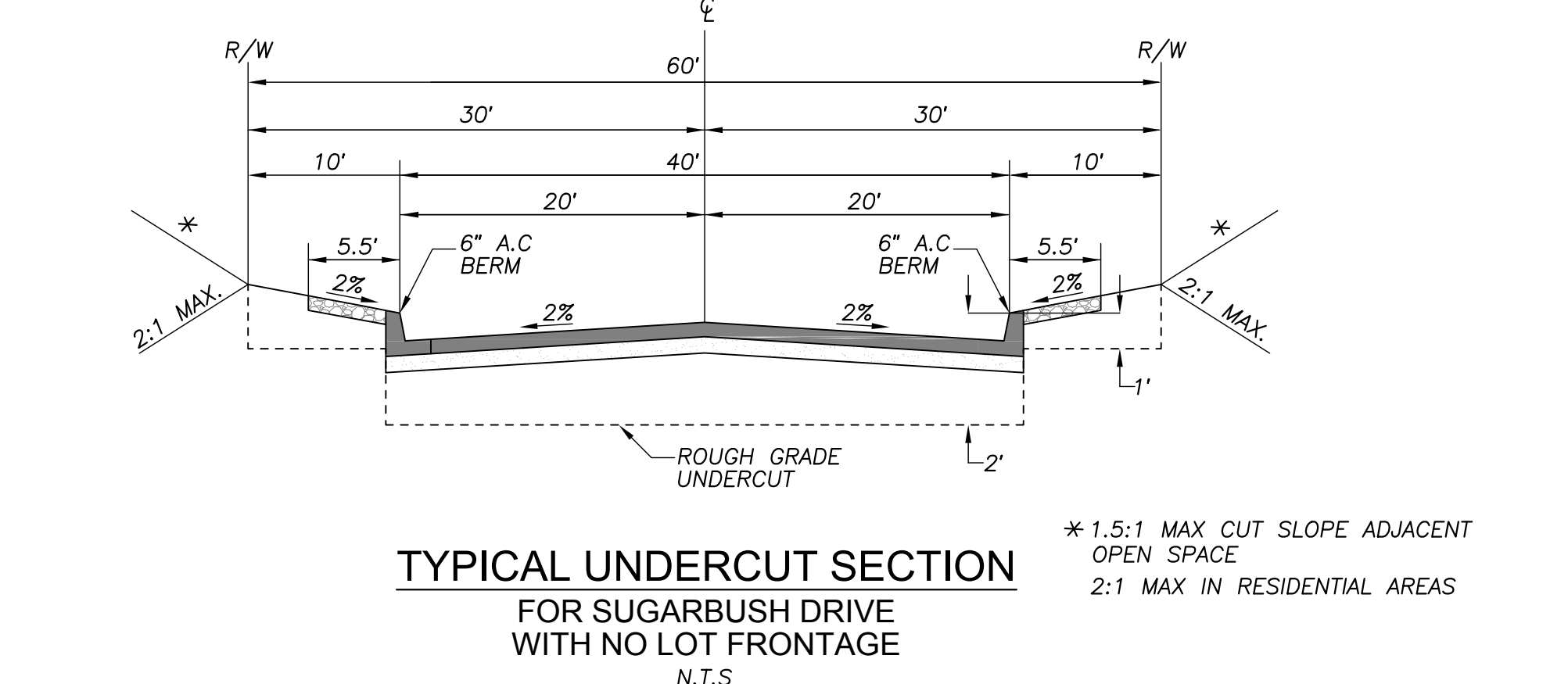
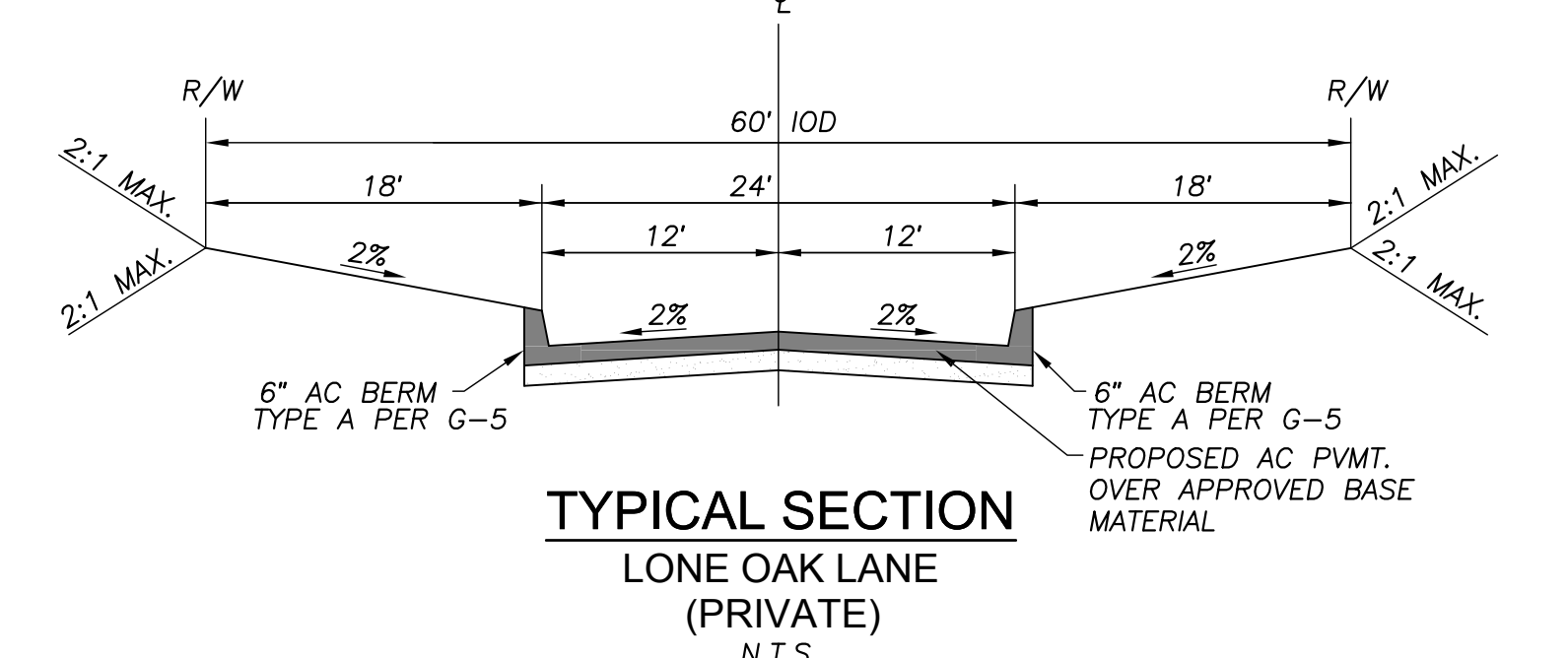
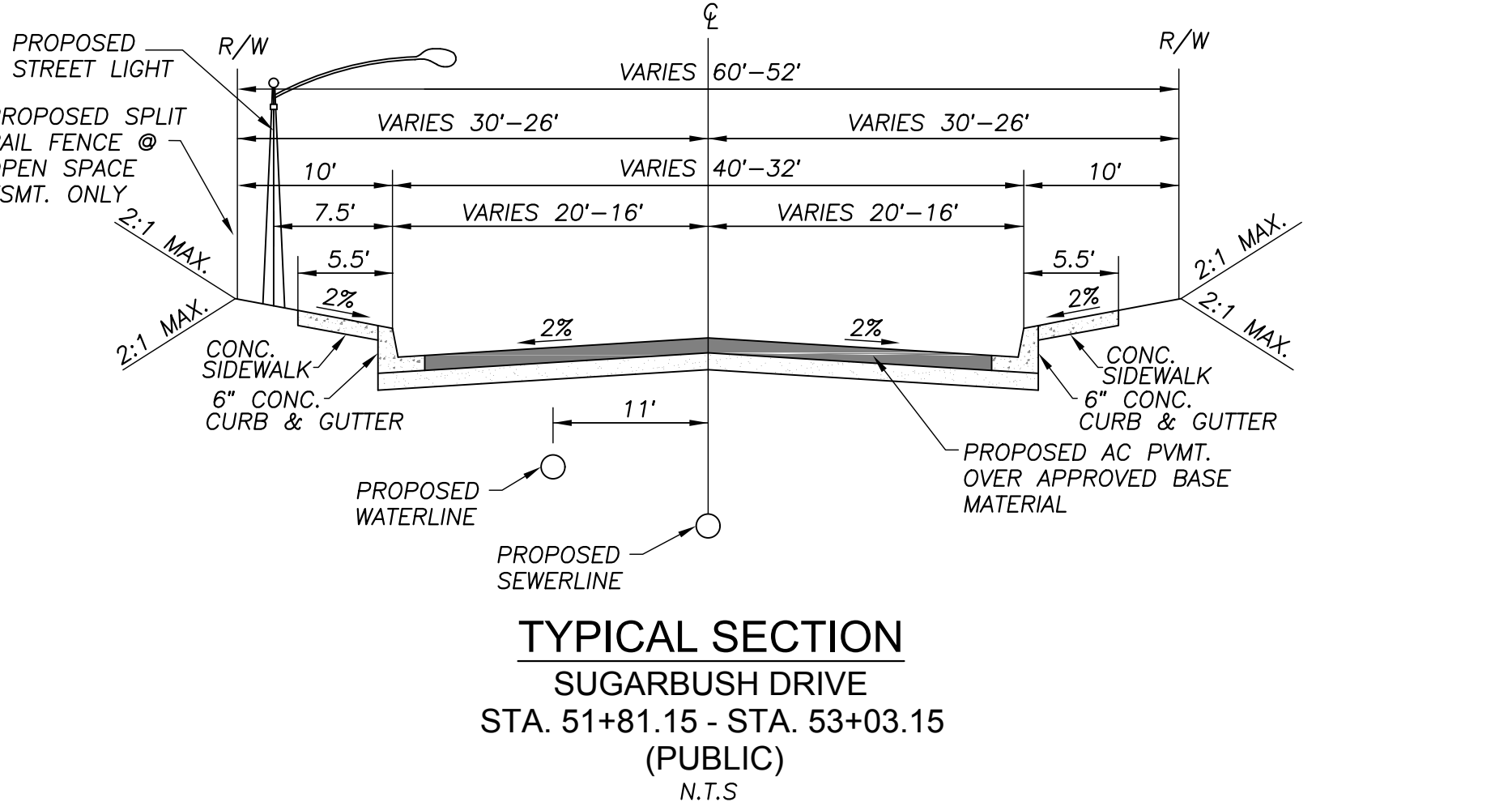
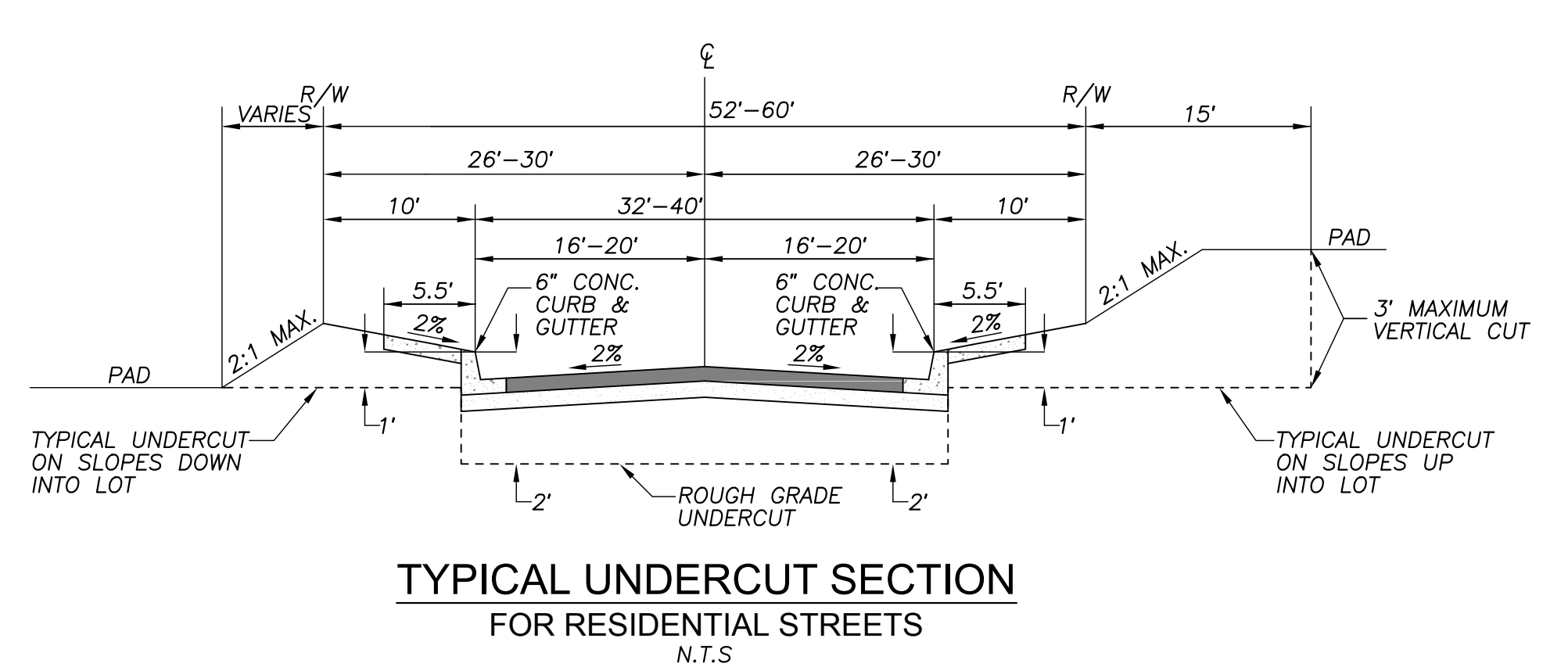
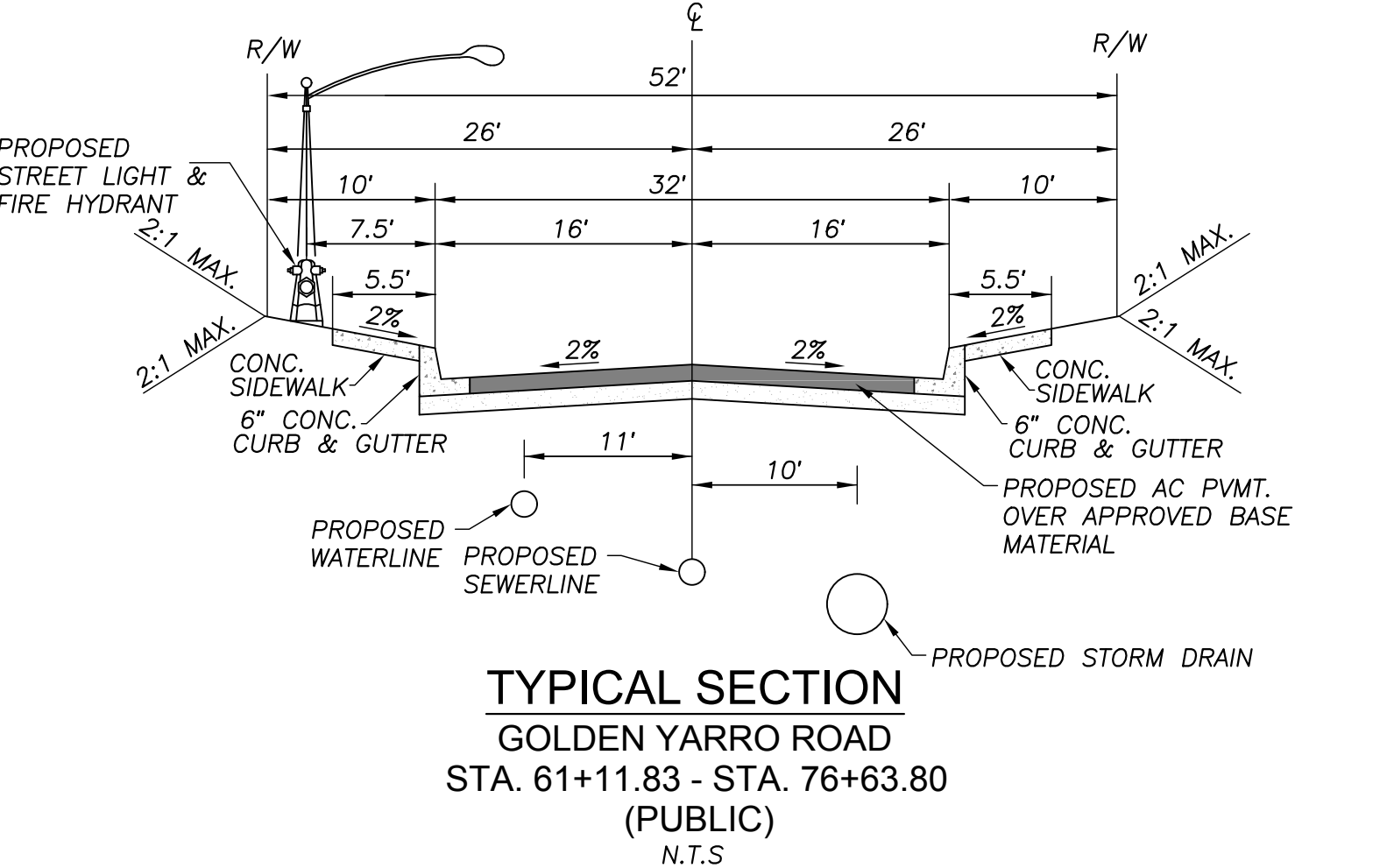
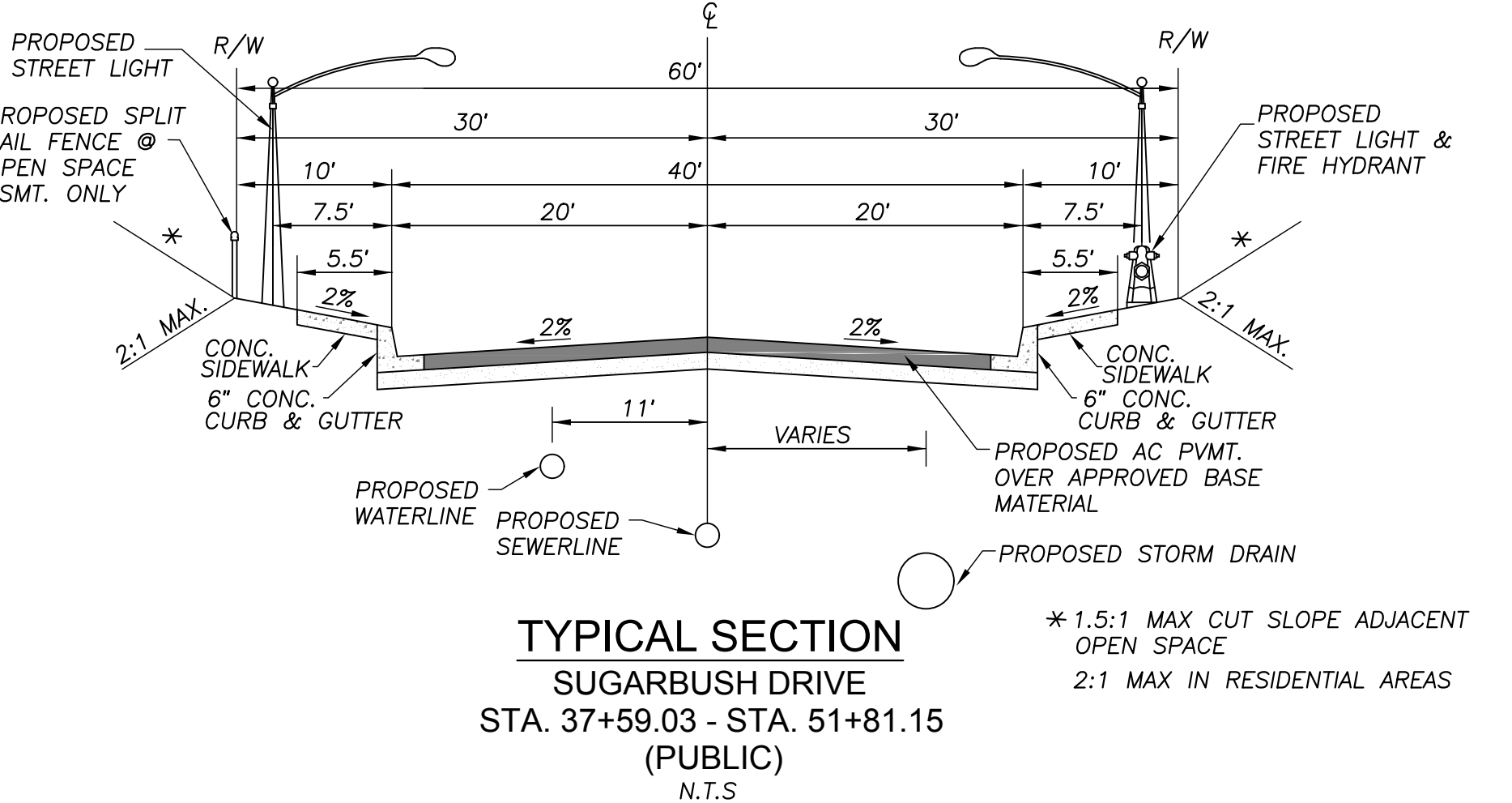
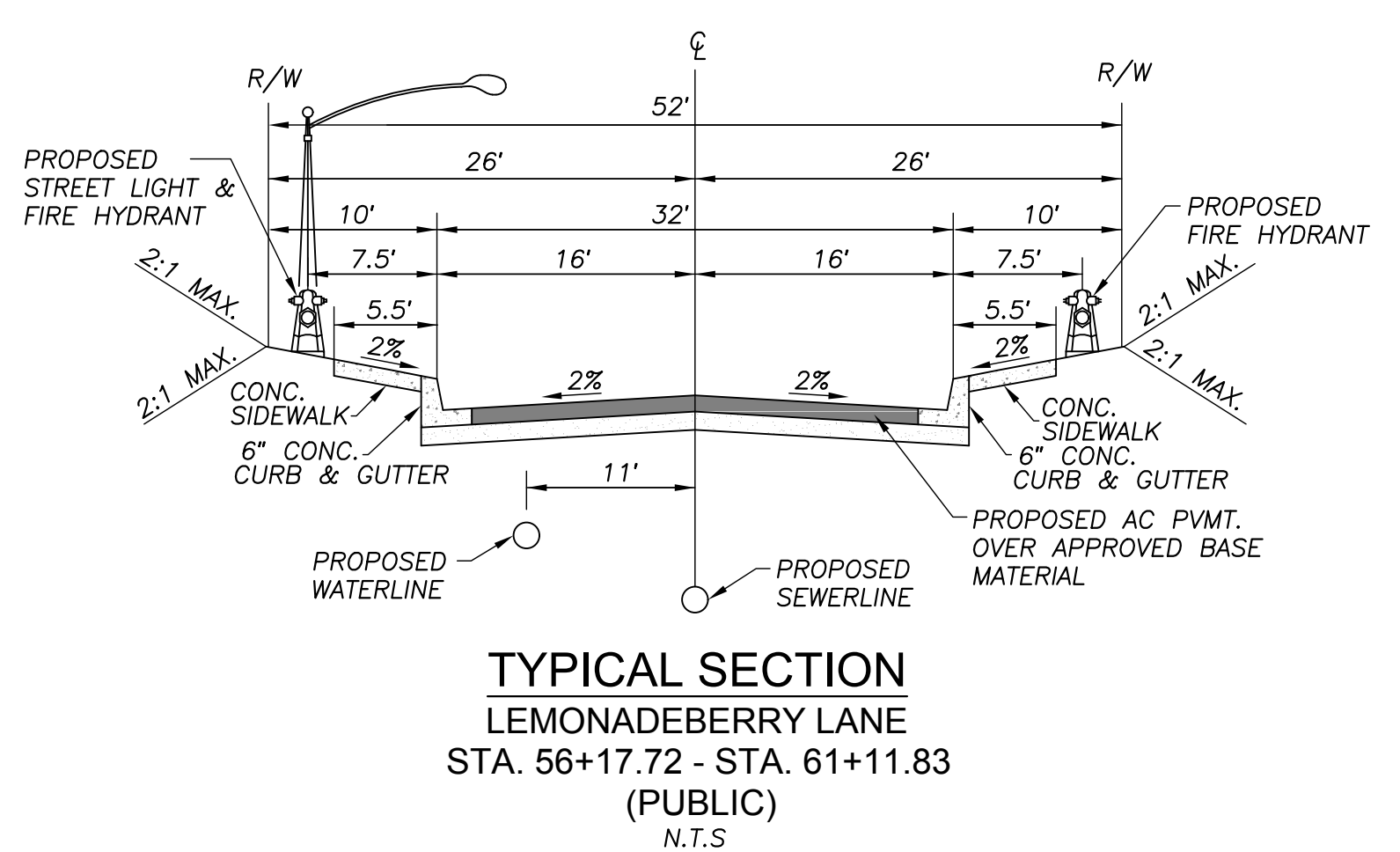
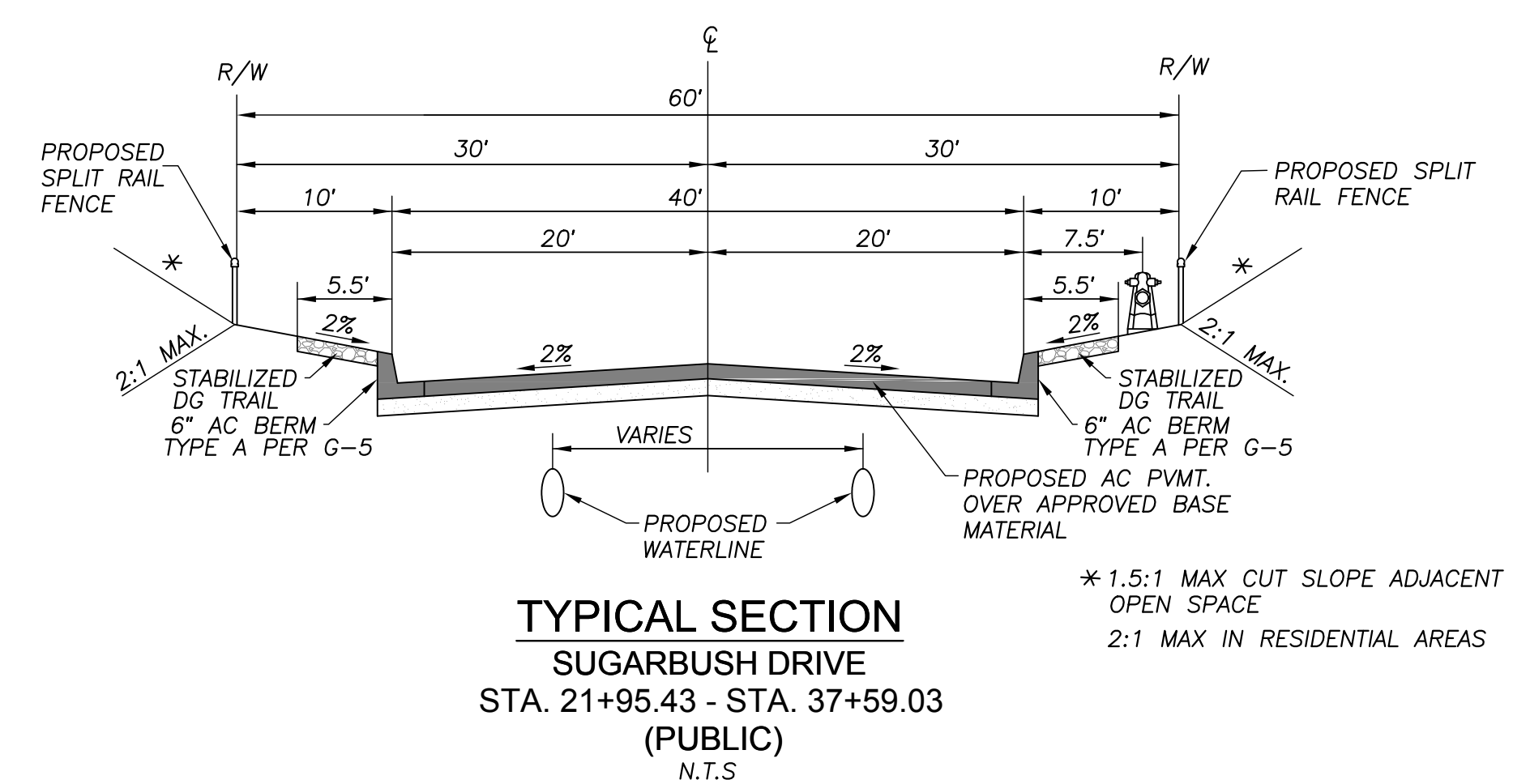
**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.

PLANNING 9707 Waples Street  
 ENGINEERING San Diego, Ca 92121  
 SURVEYING PH(858)558-4500- FX(858)558-4144



**PRIVATE CONTRACT**

SHEET <b>2</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>16</b> SHEETS
GRADING PLAN FOR: <b>QUINTESSA</b> <b>TM 5295 RPL7</b> CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLANMAN COUNTY ENGINEER	ENGINEER OF WORK <u>ALISA S. VALPANDO</u> RCE 47945	GRADING PERMIT NO: PDS 2014-LDGRMJ-00022
BY:	DATE:	

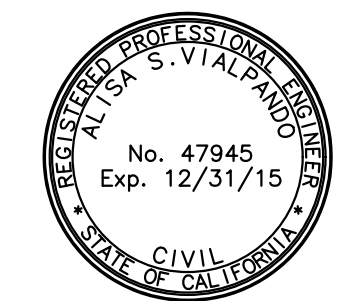


**ABBREVIATIONS**

AB	-	AGGREGATE CONCRETE BASE	HP	-	HIGH POINT
AC	-	ASPHALT CONCRETE	IE	-	INVERT ELEVATION
AP	-	ANGLE POINT	LF	-	LINEAL FEET
ARV	-	AIR RELEASE VALVE	LP	-	LOW POINT
BC	-	BEGIN CURVE	LT	-	LEFT
BO	-	BLOW OFF	MH	-	MANHOLE
BSD	-	BUENA SANITATION DISTRICT	MVC	-	MIDDLE VERTICAL CURVE
BVC	-	BEGIN VERTICAL CURVE	NTS	-	NOT TO SCALE
BW	-	BOTTOM OF WALL	P	-	PAVEMENT
C	-	CONCRETE	PCC	-	POINT OF COMPOUND CURVE
C&G	-	CURB AND GUTTER	PCR	-	POINT OF CURB RETURN
CDS	-	CUL DE SAC	PRC	-	POINT OF REVERSE CURVE
CL	-	CENTERLINE	PVC	-	POLYVINYL CHLORIDE
CO	-	CLEANOUT	RCP	-	REINFORCED CONCRETE PIPE
E	-	ELECTRIC	RP	-	RADIUS POINT
EA	-	EACH	RT	-	RIGHT
EB	-	EASTBOUND	RW	-	RIGHT-OF-WAY
EC	-	END CURVE	S	-	SEWER
ECR	-	END CURVE RETURN	SD	-	STORM DRAIN
EP	-	EDGE OF PAVEMENT	SF	-	SQUARE FEET
EVC	-	END VERTICAL CURVE	ST	-	STREET
FC	-	FACE OF CURB	SW	-	SIDEWALK
FG	-	FINISHED GRADE	T	-	TELEPHONE
FH	-	FIRE HYDRANT	TB	-	TOP OF BERM/DIKE
FL	-	FLOWLINE	TC	-	TOP OF CURB
FLG	-	FLANGE	TF	-	TOP OF FOOTING
FS	-	FINISHED SURFACE	TG	-	TOP OF GRADE
G	-	GAS	TP	-	TOP OF PIPE
GB	-	GRADE BREAK	TW	-	TOP OF WALL
GV	-	GATE VALVE	VID	-	VISTA IRRIGATION DISTRICT
HDPE	-	HIGH DENSITY POLYETHYLENE	W	-	WATER

**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.

PLANNING 9707 Waples Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(858)558-4500 - FX(858)558-1414



**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
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RECORD FROM: COUNTY OF SAN DIEGO  
ELEVATION: 898.61 DATUM: NGVD 29

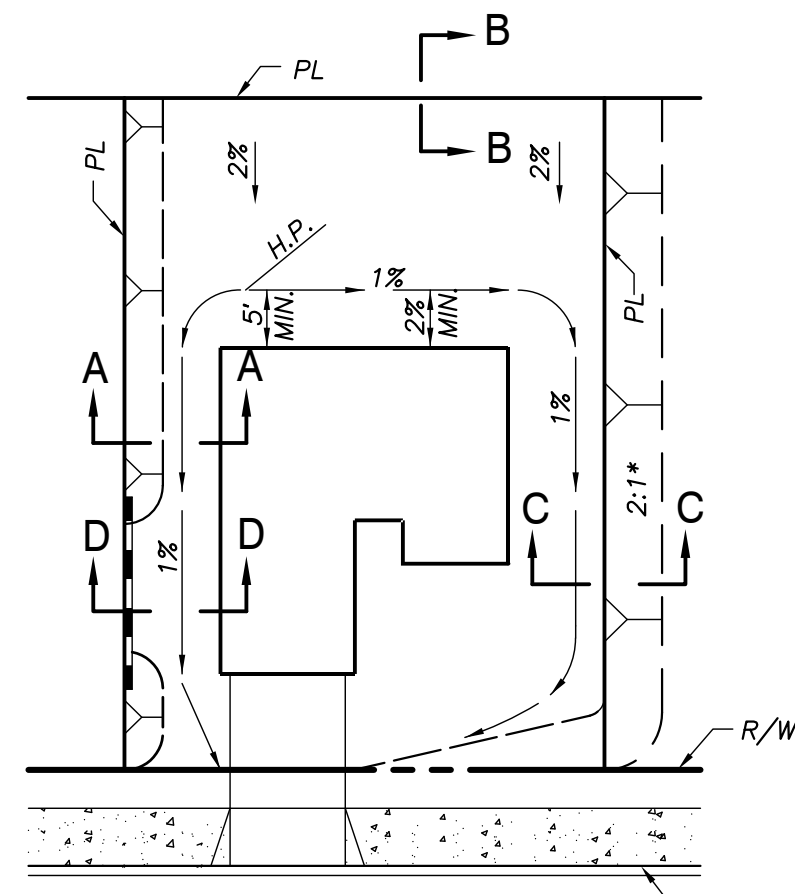
**PRIVATE CONTRACT**

SHEET 3 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 16 SHEETS

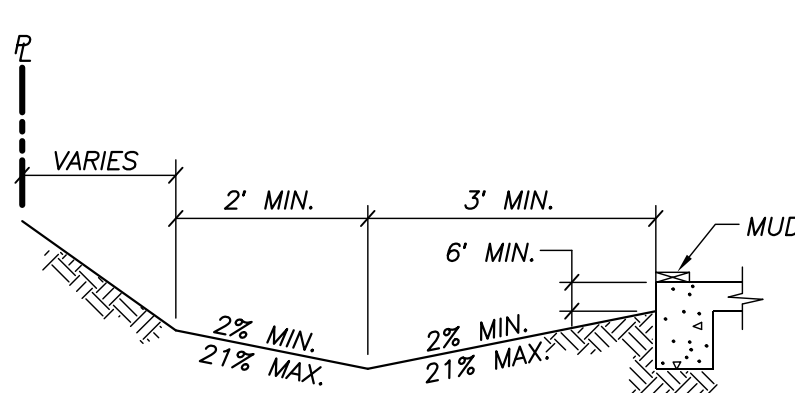
GRADING PLAN FOR:  
**QUINTESSA**  
TM 5295 RPL7  
CALIFORNIA COORDINATE INDEX 370-1707

APPROVED BY: SIROUS DEYLAMAN COUNTY ENGINEER ENGINEER OF WORK ALISA S. VALPANDO RCE 47945

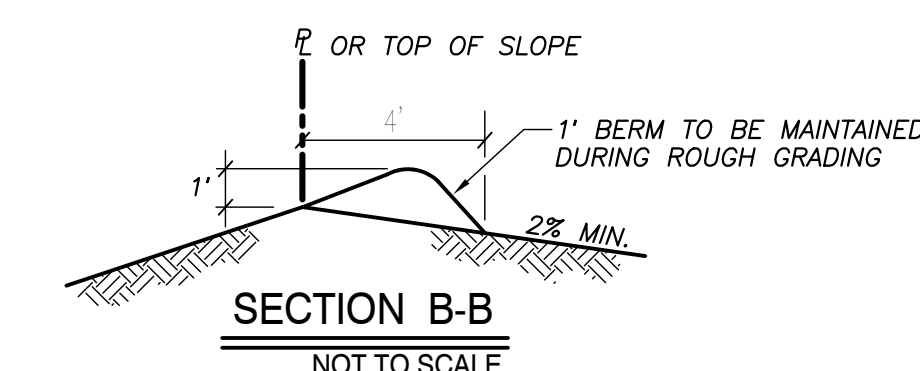
GRADING PERMIT NO. PDS 2014-LDGRMJ-00022



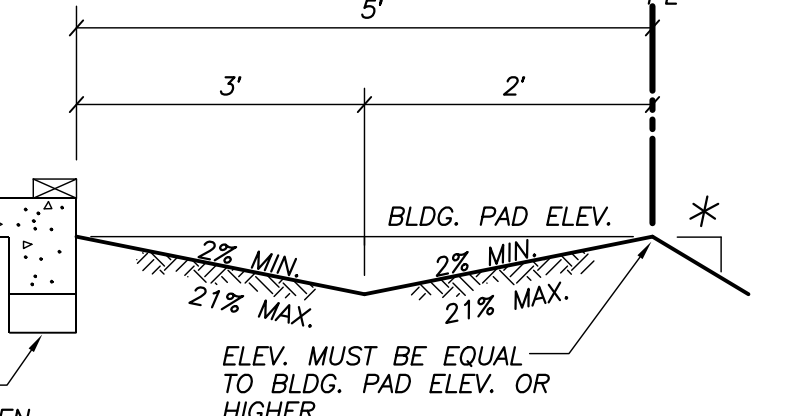
LOT DRAINAGE CONSISTENT WITH SAN DIEGO COUNTY DESIGN STANDARD DS-08



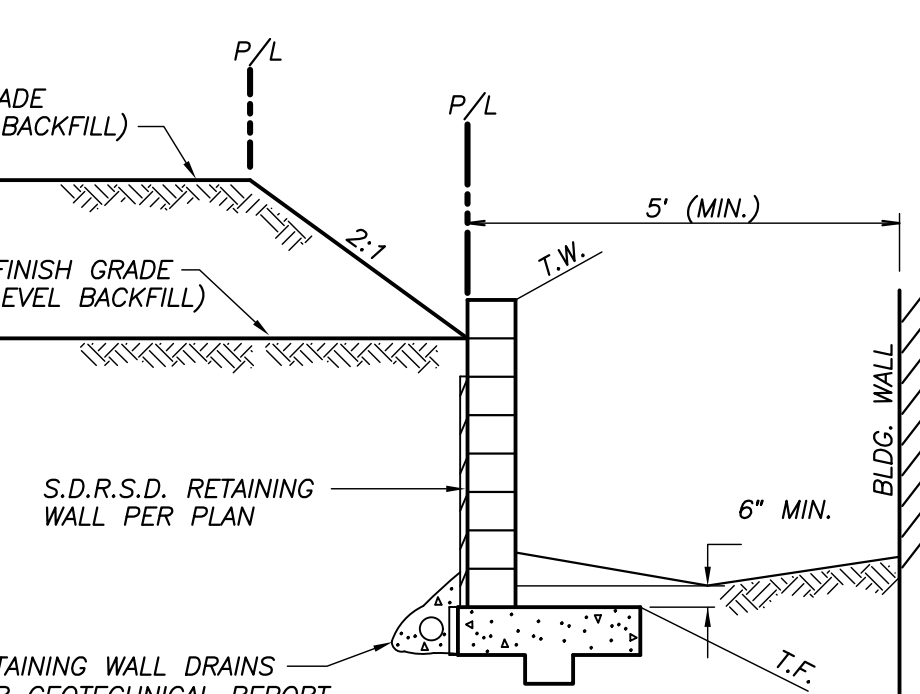
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**SECTION B-B**  
NOT TO SCALE

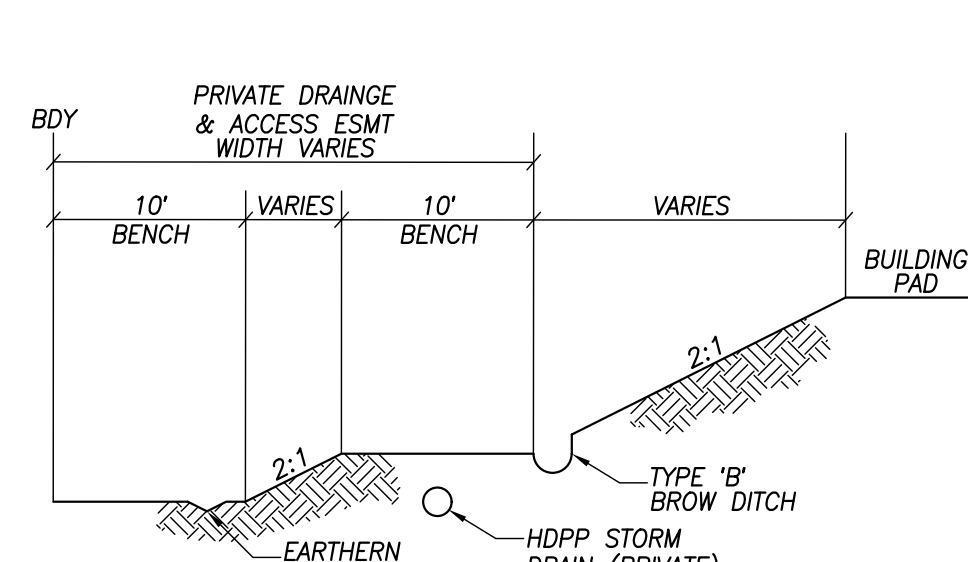


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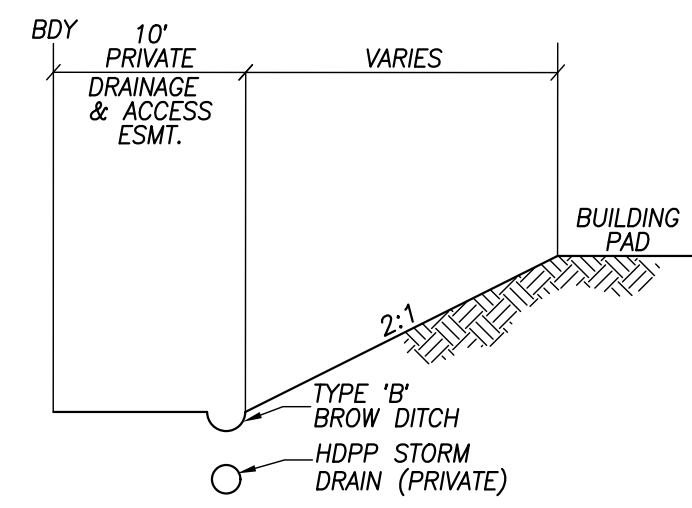


**SECTION D-D**  
SECTION THRU RETAINING WALL (WHERE REQUIRED)  
NOT TO SCALE

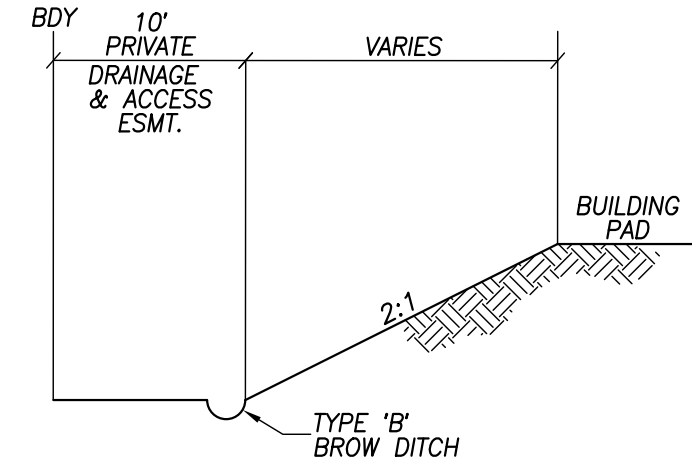
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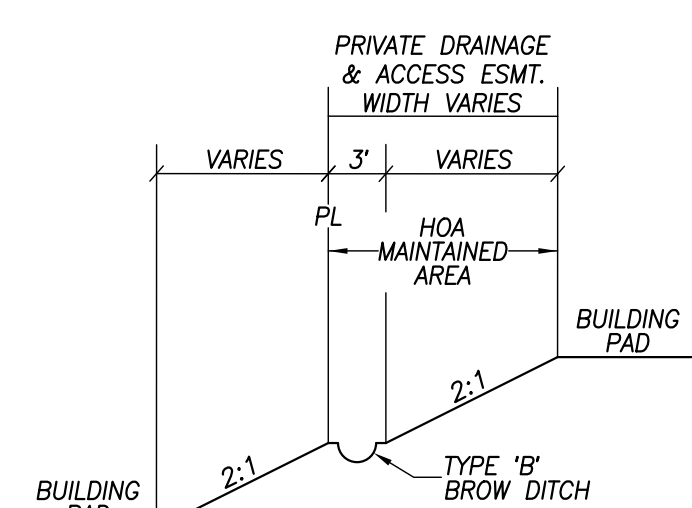
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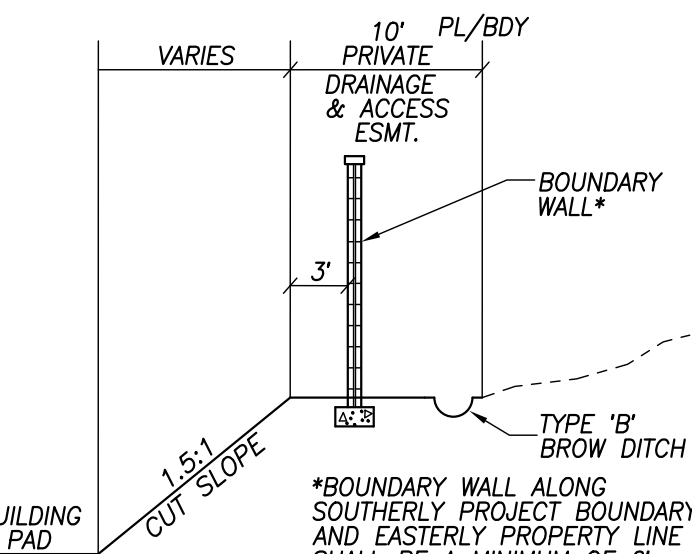
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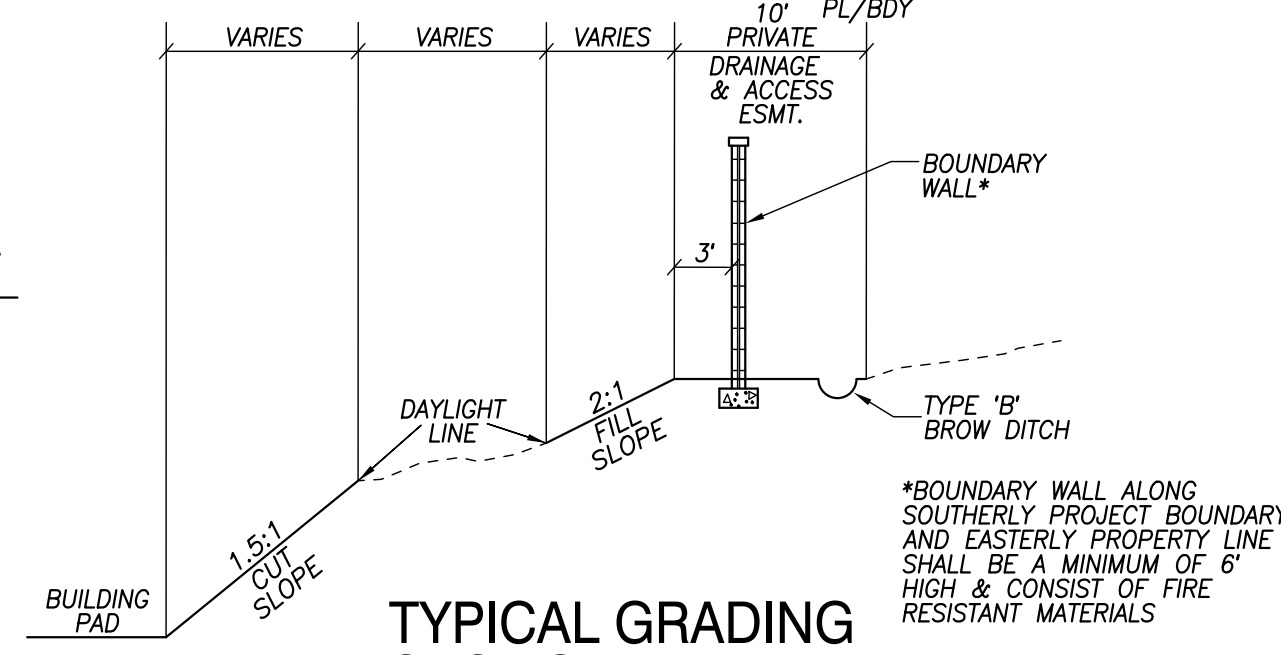
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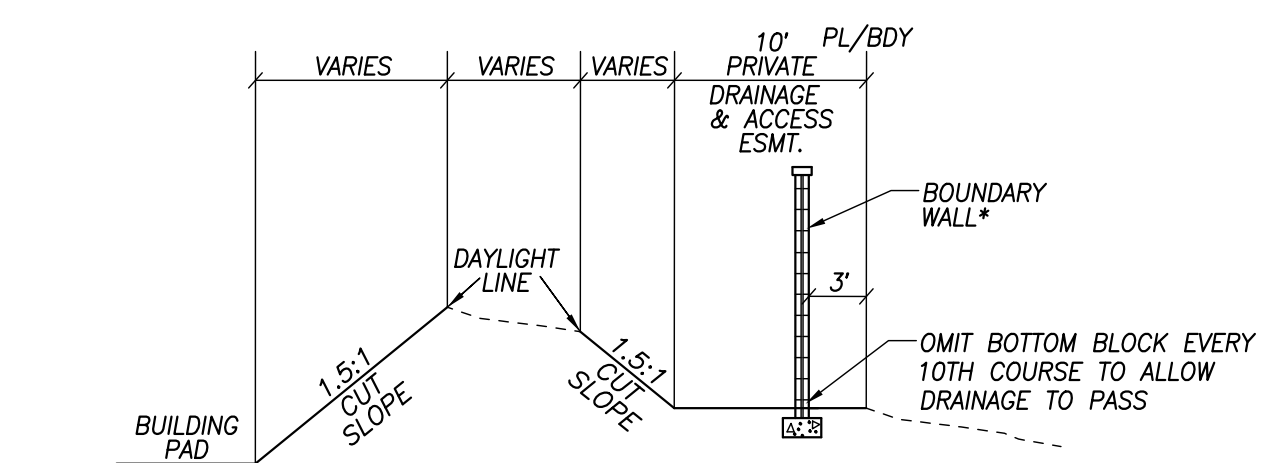
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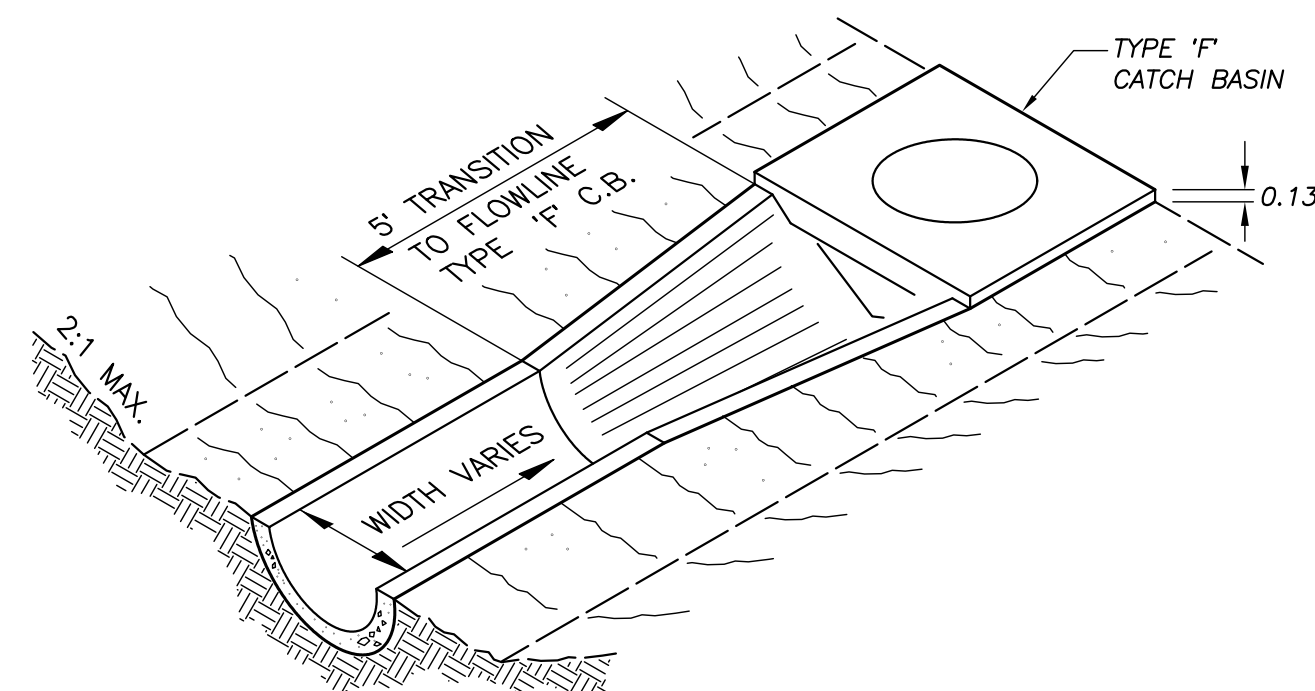
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**TYPICAL GRADING SECTION F-F**  
NOT TO SCALE



**TYPICAL GRADING SECTION G-G**  
NOT TO SCALE



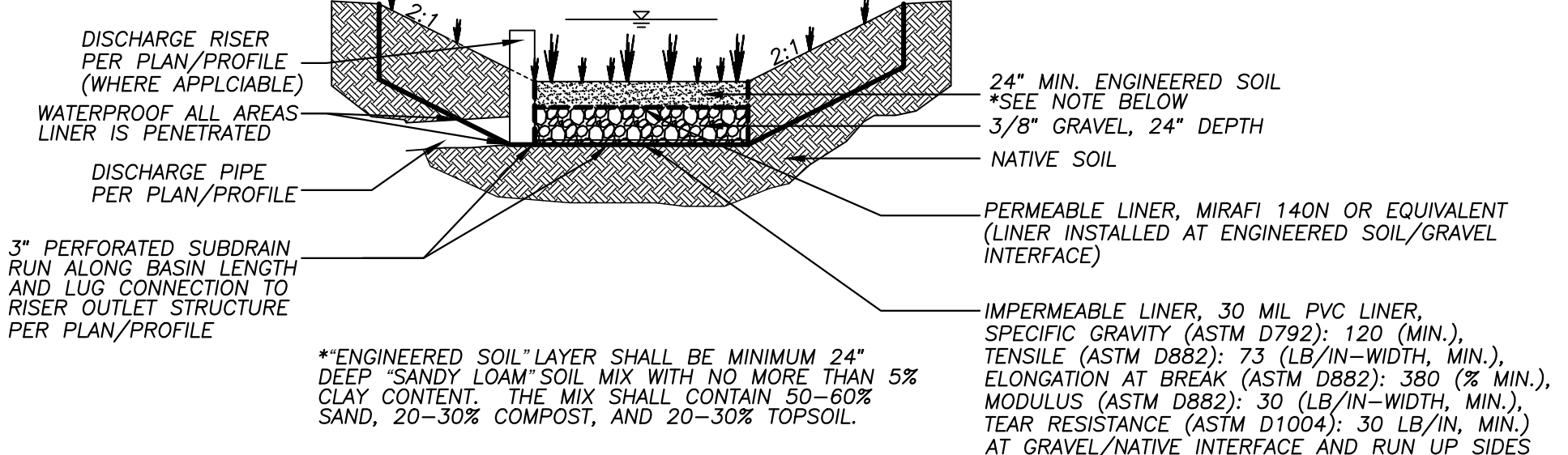
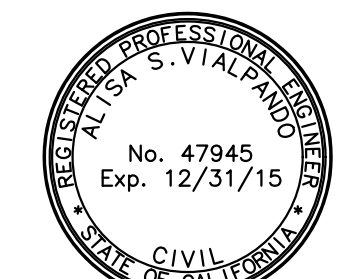
**DITCH TO "F" CATCH BASIN TRANSITION**  
NOT TO SCALE

**OPEN SPACE SIGNAGE NOTE:**

OPEN SPACE SIGNS SHALL BE PLACED ALONG THE OPEN SPACE BOUNDARY CONSISTENT WITH THE FINAL OPEN SPACE EXHIBIT DATED JULY 31, 2009. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" x 9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:  
\*SENSITIVE ENVIRONMENTAL RESOURCES AREA RESTRICTED BY EASEMENT  
ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE. REFERENCE: (TM 5295RPL7, ER# 02-08-047)

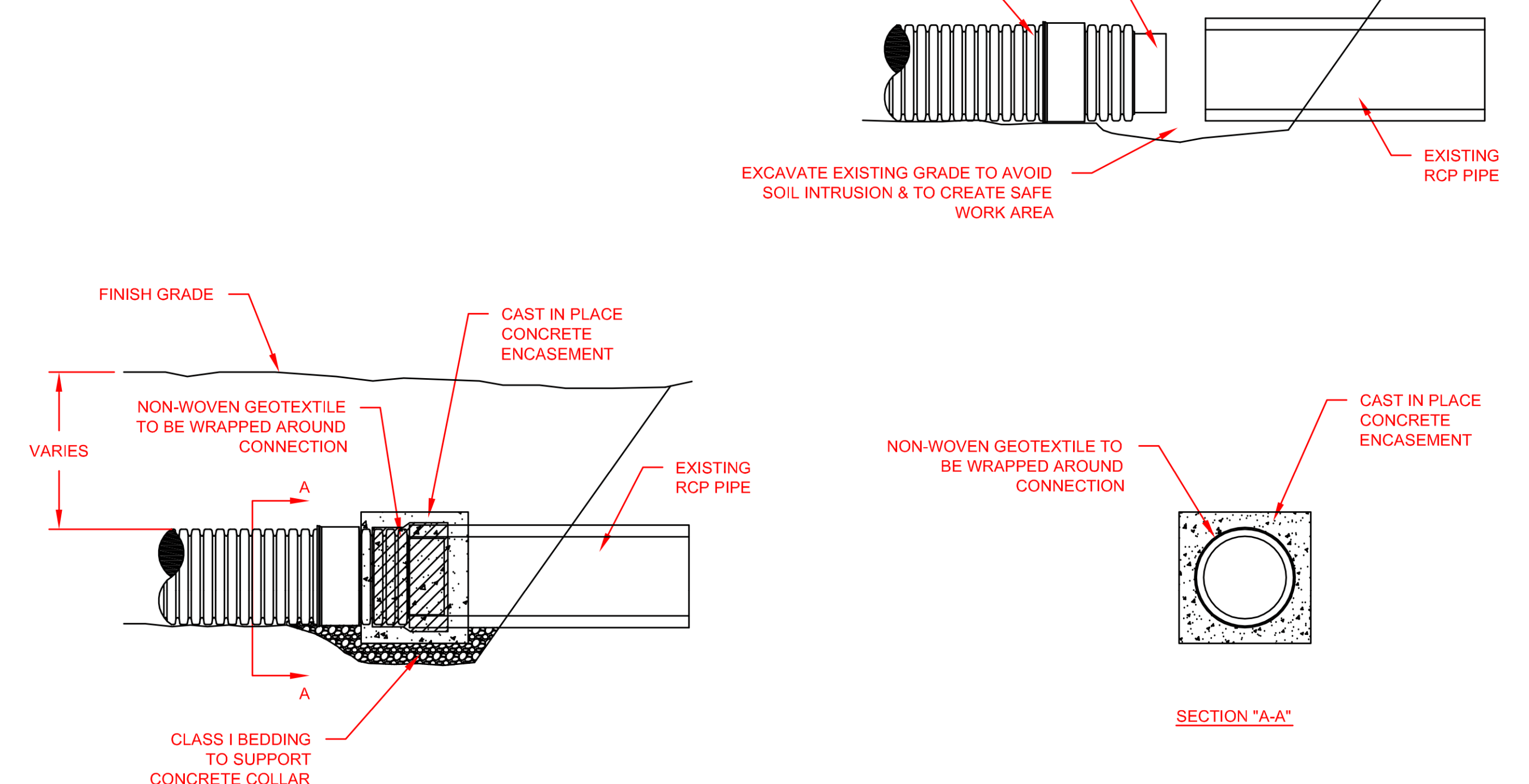
**DRAINAGE FACILITIES MAINTENANCE NOTE:**

THE COUNTY OF SAN DIEGO FIELD OPS ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE FACILITIES LOCATED WITHIN LIMITS OF PUBLIC RIGHT OF WAY AND/OR PUBLIC DRAINAGE EASEMENT. ALL PRIVATE DRAINAGE FACILITIES LOCATED OUTSIDE PUBLIC RIGHT OF WAY AND/OR PUBLIC DRAINAGE EASEMENT SHALL BE PRIVATELY MAINTAINED.



\*ENGINEERED SOIL LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST, AND 20-30% TOPSOIL.

- NOTES:**
- Connection and pipe to be backfilled per ASTM D2321.
  - In lieu of an internal cylinder, an HDPE watertight repair coupler can be used to connect HDPE pipe to CMP.
  - Internal cylinder adapter is not recommended for downstream connections.



1	UPDATED DRAWING	TJR	01/24/07	CKS
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

© 2007 ADS, INC.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

<b>DISSIMILAR PIPE CONNECTIONS FOR RCP DETAIL</b>		<p>4640 TRUJMAN BLVD HILLIARD, OHIO 43026</p>	<p>K.J.M.</p> <p>NTS</p> <p>1 OF 1</p>
DRAWING NUMBER:	STD-603		

**COUNTY APPROVED CHANGES**

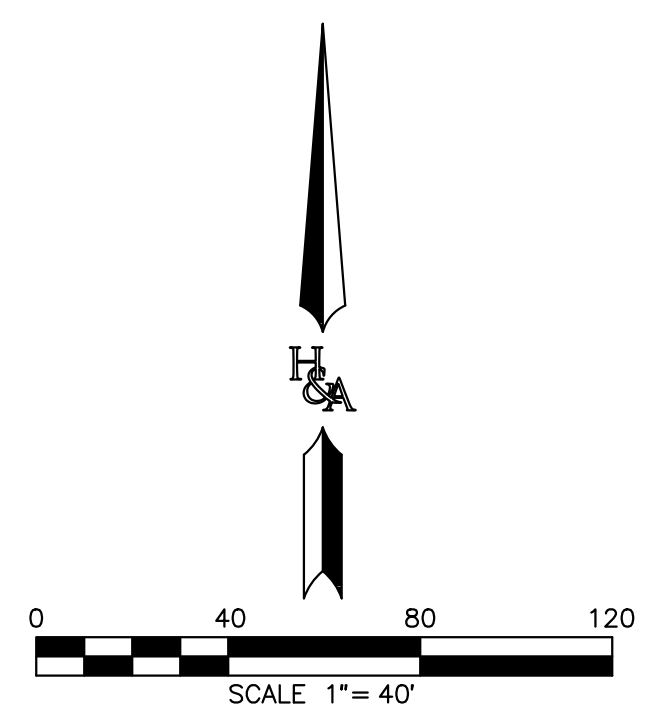
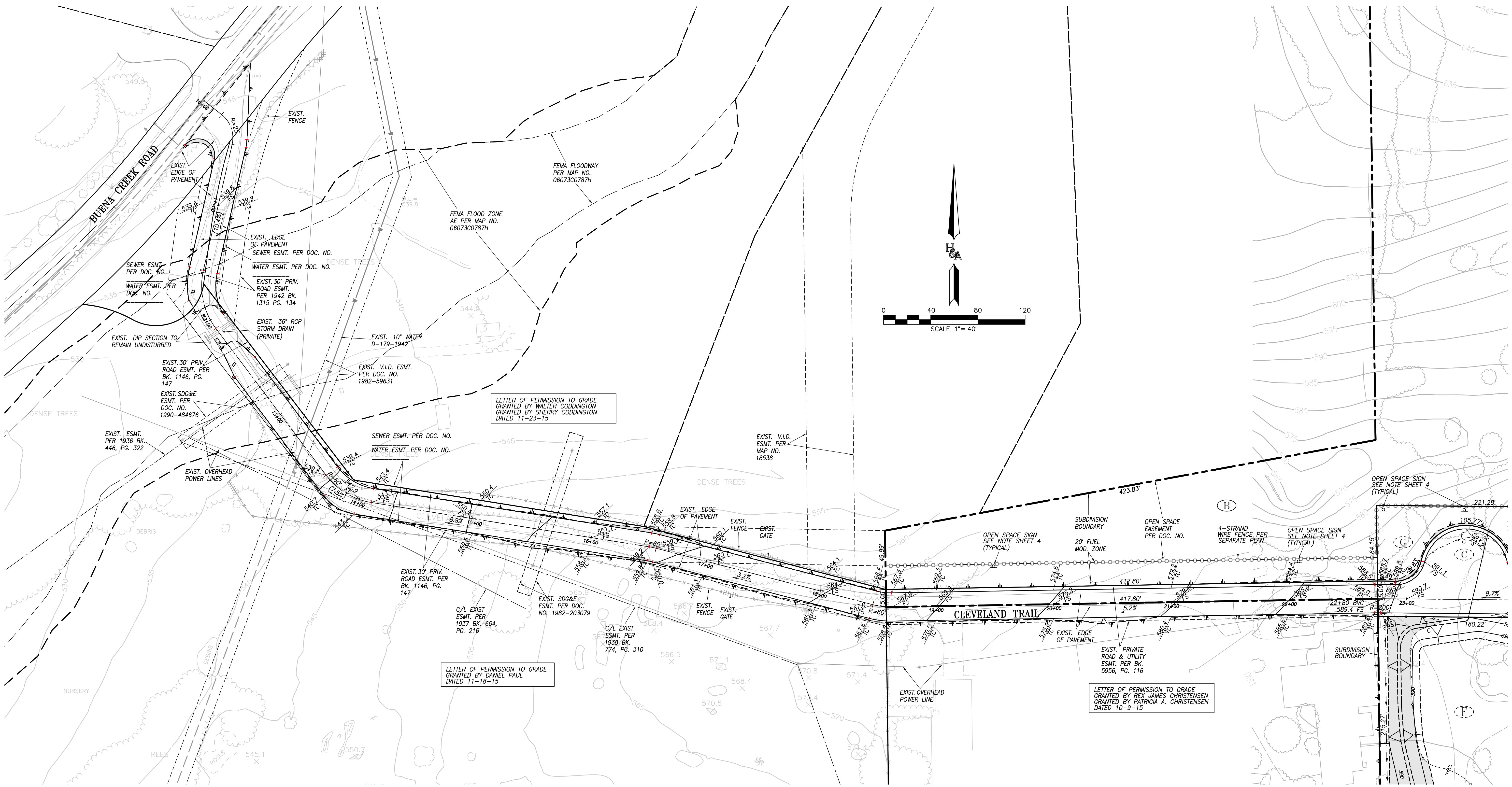
NO.	DESCRIPTION:	APPROVED BY:	DATE:

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LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
RECORD FROM: COUNTY OF SAN DIEGO  
ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET <b>4</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>16</b> SHEETS
GRADING PLAN FOR: <b>QUINTESSA</b> <b>TM 5295 RPL7</b> CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLAMAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. VALPANDO RCE 47945	GRADING PERMIT NO: PDS 2014-LDGRMJ-00022



SEE SHEET 6



**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

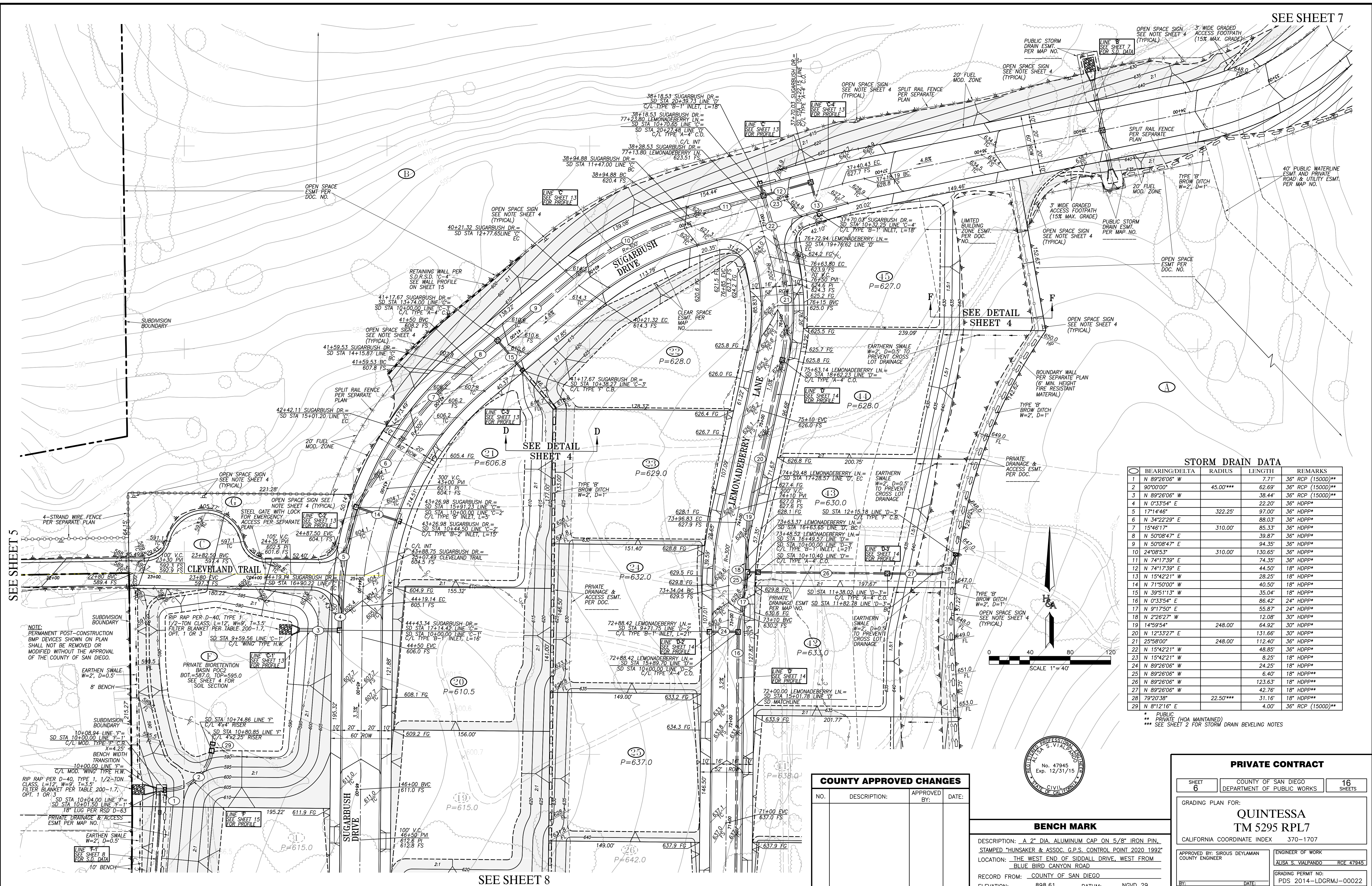
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 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET <b>5</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>16</b> SHEETS
GRADING PLAN FOR: <b>QUINTESSA</b> TM 5295 RPL7 CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLAMAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. VALPANDO RCE 47945	GRADING PERMIT NO. PDS 2014-LDGRMJ-00022
BY: _____	DATE: _____	DATE: _____

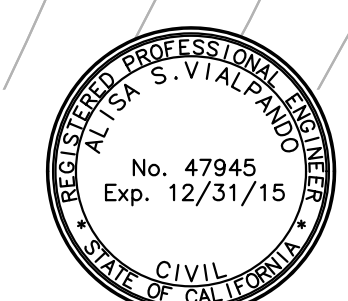
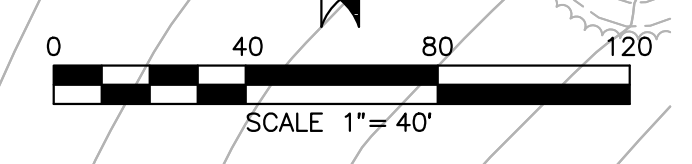




**STORM DRAIN DATA**

NO.	BEARING/Delta	RADIUS	LENGTH	REMARKS
1	N 89°26'06" W		7.71'	36" RCP (15000)**
2	90°00'00"	45.00***	62.69'	36" RCP (15000)**
3	N 89°26'06" W		38.44'	36" RCP (15000)**
4	N 0°33'54" E		22.20'	36" HDPP*
5	17°14'46"	322.25'	97.00'	36" HDPP*
6	N 34°22'29" E		88.03'	36" HDPP*
7	15°46'17"	310.00'	85.33'	36" HDPP*
8	N 50°08'47" E		39.87'	36" HDPP*
9	N 50°08'47" E		94.35'	36" HDPP*
10	24°08'53"	310.00'	130.65'	36" HDPP*
11	N 74°17'39" E		74.35'	36" HDPP*
12	N 74°17'39" E		44.50'	18" HDPP*
13	N 15°42'21" W		28.25'	18" HDPP*
14	N 71°50'00" W		40.50'	18" HDPP*
15	N 39°51'13" W		35.04'	18" HDPP*
16	N 0°33'54" E		86.42'	24" HDPP*
17	N 91°7'50" E		55.87'	24" HDPP*
18	N 2°26'27" W		12.08'	30" HDPP**
19	14°59'54"	248.00'	64.92'	30" HDPP**
20	N 12°33'27" E		131.66'	30" HDPP**
21	25°58'00"	248.00'	112.40'	36" HDPP**
22	N 15°42'21" W		48.85'	36" HDPP**
23	N 15°42'21" W		8.25'	18" HDPP**
24	N 89°26'06" W		24.25'	18" HDPP**
25	N 89°26'06" W		6.40'	18" HDPP**
26	N 89°26'06" W		123.63'	18" HDPP**
27	N 89°26'06" W		42.76'	18" HDPP**
28	79°20'38"	22.50***	31.16'	18" HDPP**
29	N 8°12'16" E		4.00'	36" RCP (15000)**

\* PUBLIC  
 \*\* PRIVATE (HOA MAINTAINED)  
 \*\*\* SEE SHEET 2 FOR STORM DRAIN BEVELING NOTES



**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
 STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
 BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

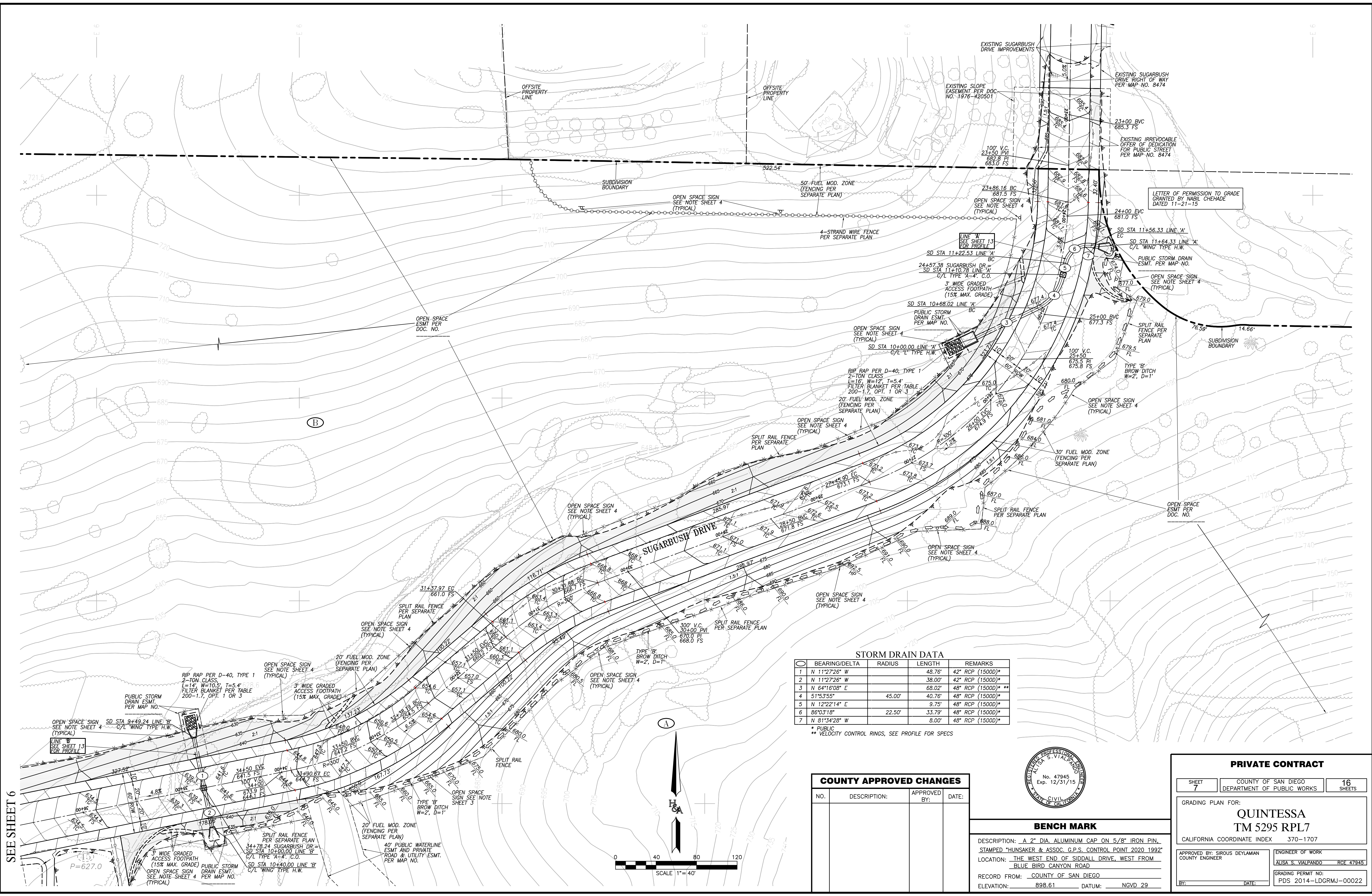
SHEET 6	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	16 SHEETS
GRADING PLAN FOR: <b>QUINTESSA TM 5295 RPL7</b>		
CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLAMAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. VALPANDO RCE 47945	GRADING PLAN NO. PDS 2014-LDGRMJ-00022
BY: _____	DATE: _____	

SEE SHEET 5

SEE SHEET 8

SEE DETAIL SHEET 4

SEE DETAIL SHEET 4



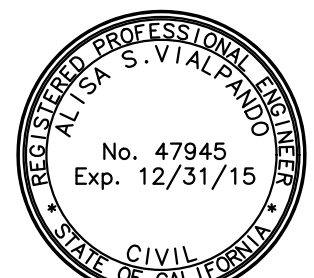
**STORM DRAIN DATA**

NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	N 11°27'26" W	48.76'	42" RCP (15000)*	
2	N 11°27'26" W	38.00'	42" RCP (15000)*	
3	N 64°16'08" E	68.02'	48" RCP (15000)* **	
4	S 1°53'55" W	45.00'	40.76" 48" RCP (15000)*	
5	N 12°22'14" E	9.75'	48" RCP (15000)*	
6	S 86°03'18" W	22.50'	33.79" 48" RCP (15000)*	
7	N 81°34'28" W	8.00'	48" RCP (15000)*	

\* PUBLIC  
\*\* VELOCITY CONTROL RINGS, SEE PROFILE FOR SPECS

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:



**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
 STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

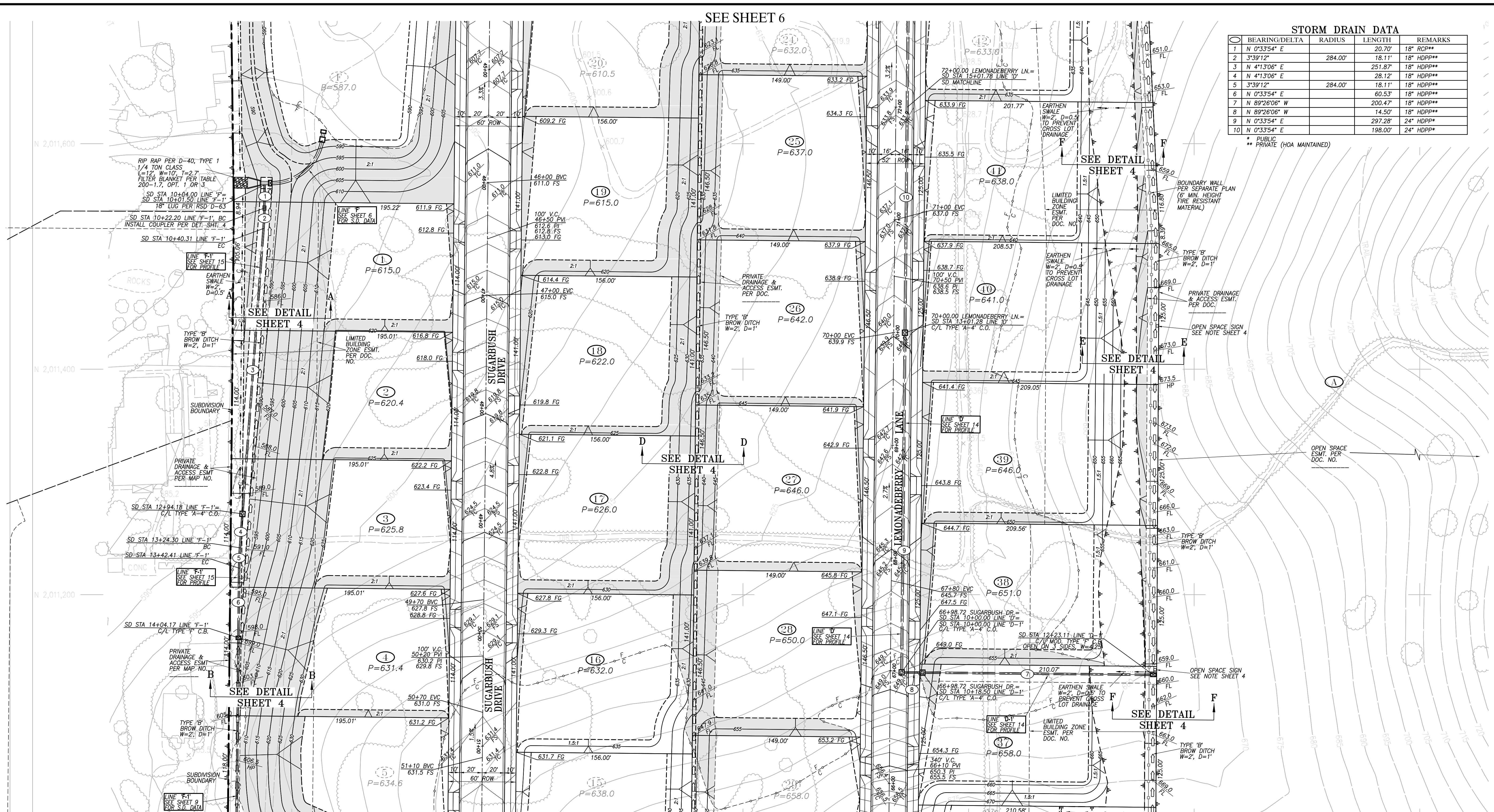
SHEET <b>7</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>16</b> SHEETS
GRADING PLAN FOR: <b>QUINTESSA</b> <b>TM 5295 RPL7</b> CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLAMAN COUNTY ENGINEER	ENGINEER OF WORK <b>ALISA S. WALPANDO</b> RCE 47945	GRADING PERMIT NO: PDS 2014-LDGRMJ-00022
BY: _____	DATE: _____	

SEE SHEET 6

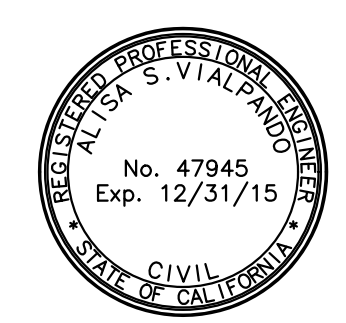
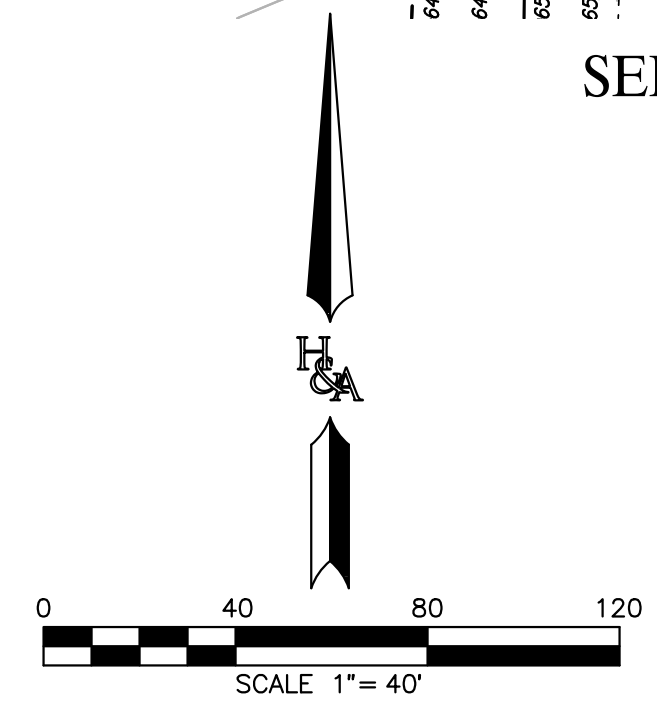
SEE SHEET 6

BEARING/Delta	RADIUS	LENGTH	REMARKS
1 N 0°33'54" E		20.70'	18" RCP**
2 3°39'12"	284.00'	18.11'	18" HDPP**
3 N 4°13'06" E		251.87'	18" HDPP**
4 N 4°13'06" E		28.12'	18" HDPP**
5 3°39'12"	284.00'	18.11'	18" HDPP**
6 N 0°33'54" E		60.53'	18" HDPP**
7 N 89°26'06" W		200.47'	18" HDPP**
8 N 89°26'06" W		14.50'	18" HDPP**
9 N 0°33'54" E		297.28'	24" HDPP**
10 N 0°33'54" E		198.00'	24" HDPP**

\* PUBLIC  
\*\* PRIVATE (HOA MAINTAINED)



SEE SHEET 9



**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

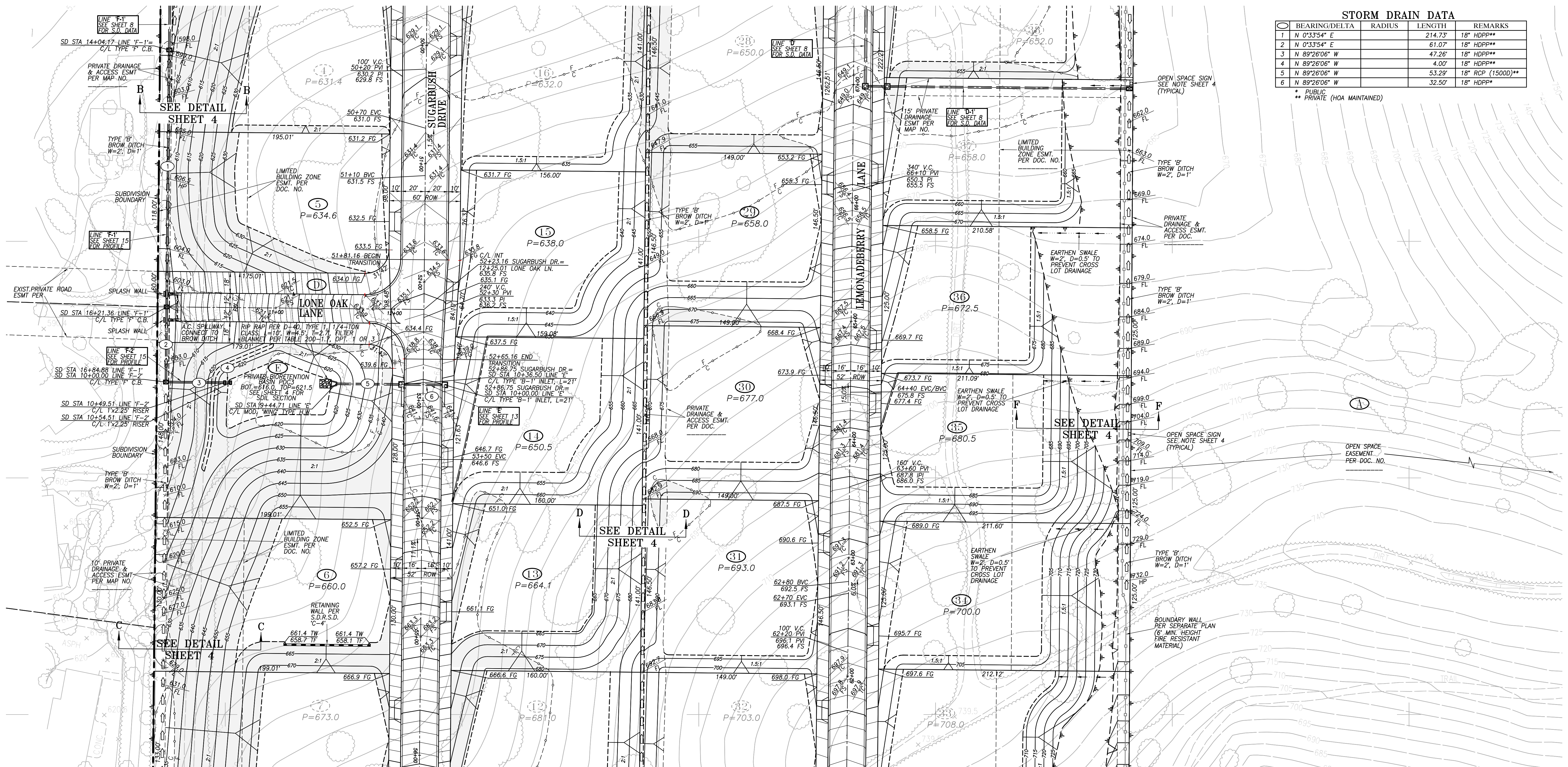
**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
 STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET <b>8</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	16 SHEETS
GRADING PLAN FOR: <b>QUINTESSA</b> TM 5295 RPL7 CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLANIAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. VIALPANDO RCE 47945	GRADING PERMIT NO: PDS 2014-LDGRMJ-00022
BY: _____	DATE: _____	

SEE SHEET 8

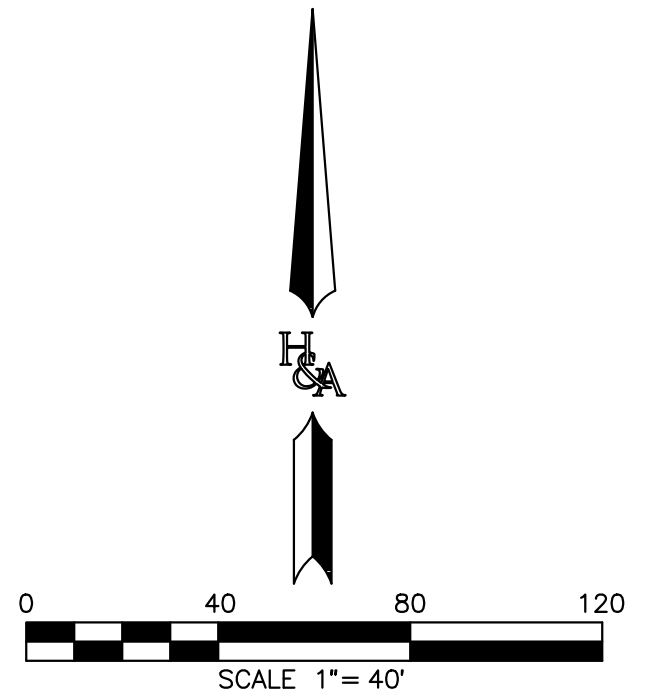


**STORM DRAIN DATA**

NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	N 0°33'54" E		214.73'	18" HDPPP**
2	N 0°33'54" E		61.07'	18" HDPPP**
3	N 89°26'06" W		47.26'	18" HDPPP**
4	N 89°26'06" W		4.00'	18" HDPPP**
5	N 89°26'06" W		53.29'	18" RCP (15000)**
6	N 89°26'06" W		32.50'	18" HDPPP**

\* PUBLIC  
\*\* PRIVATE (HOA MAINTAINED)

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



SEE SHEET 10

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

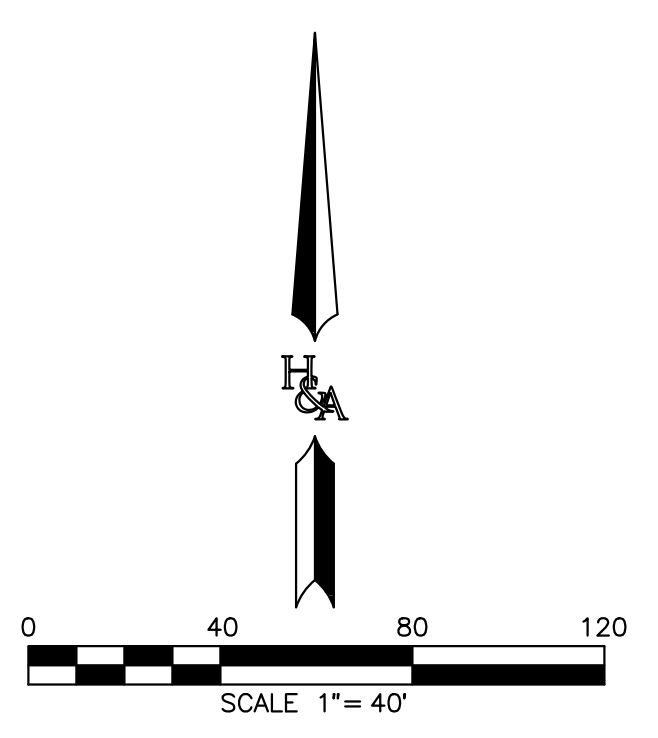
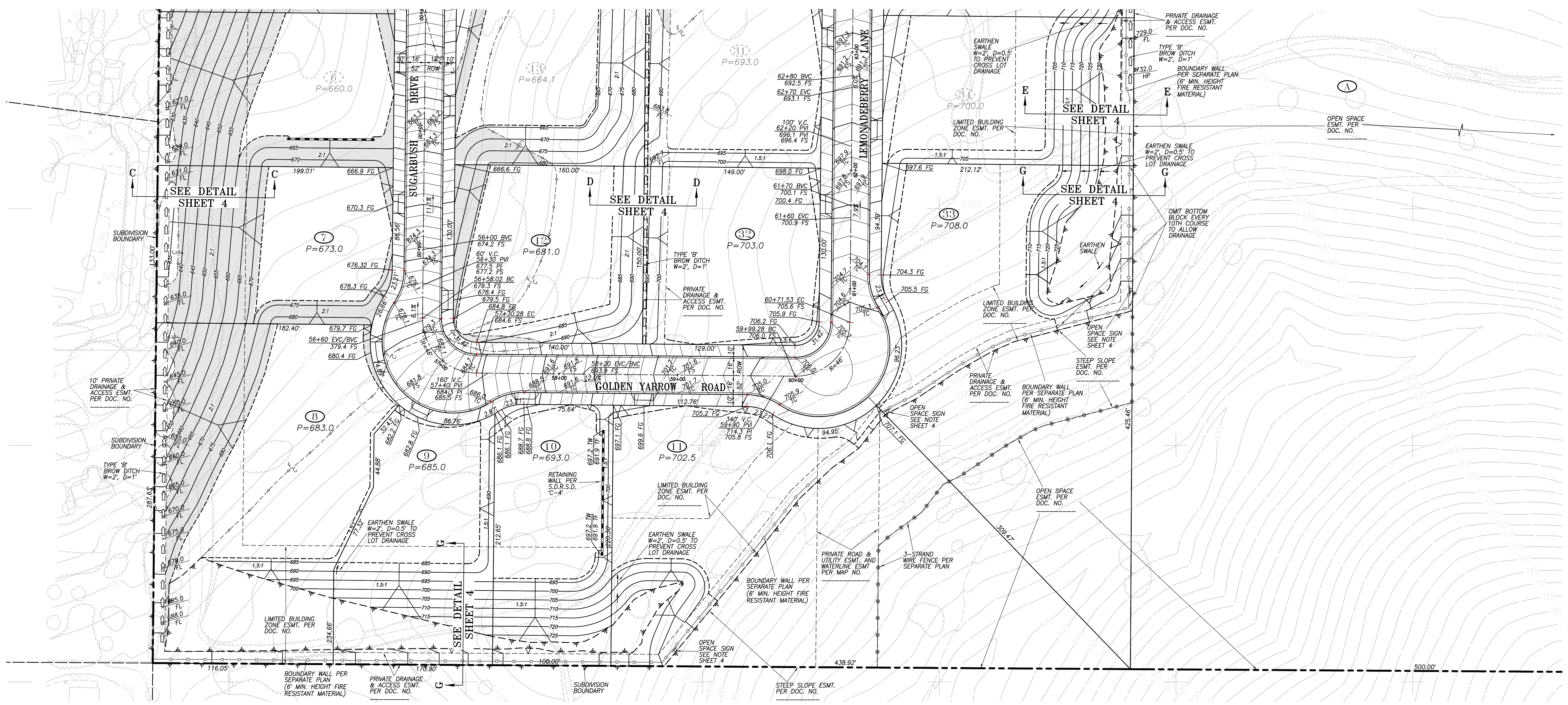
DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
 STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET <b>9</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>16</b> SHEETS
GRADING PLAN FOR: <b>QUINTESSA</b> TM 5295 RPL7 CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLAMAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. WALPANDO RCE 47945	GRADING PERMIT NO: PDS 2014-LDGRMJ-00022



SEE SHEET 9



**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

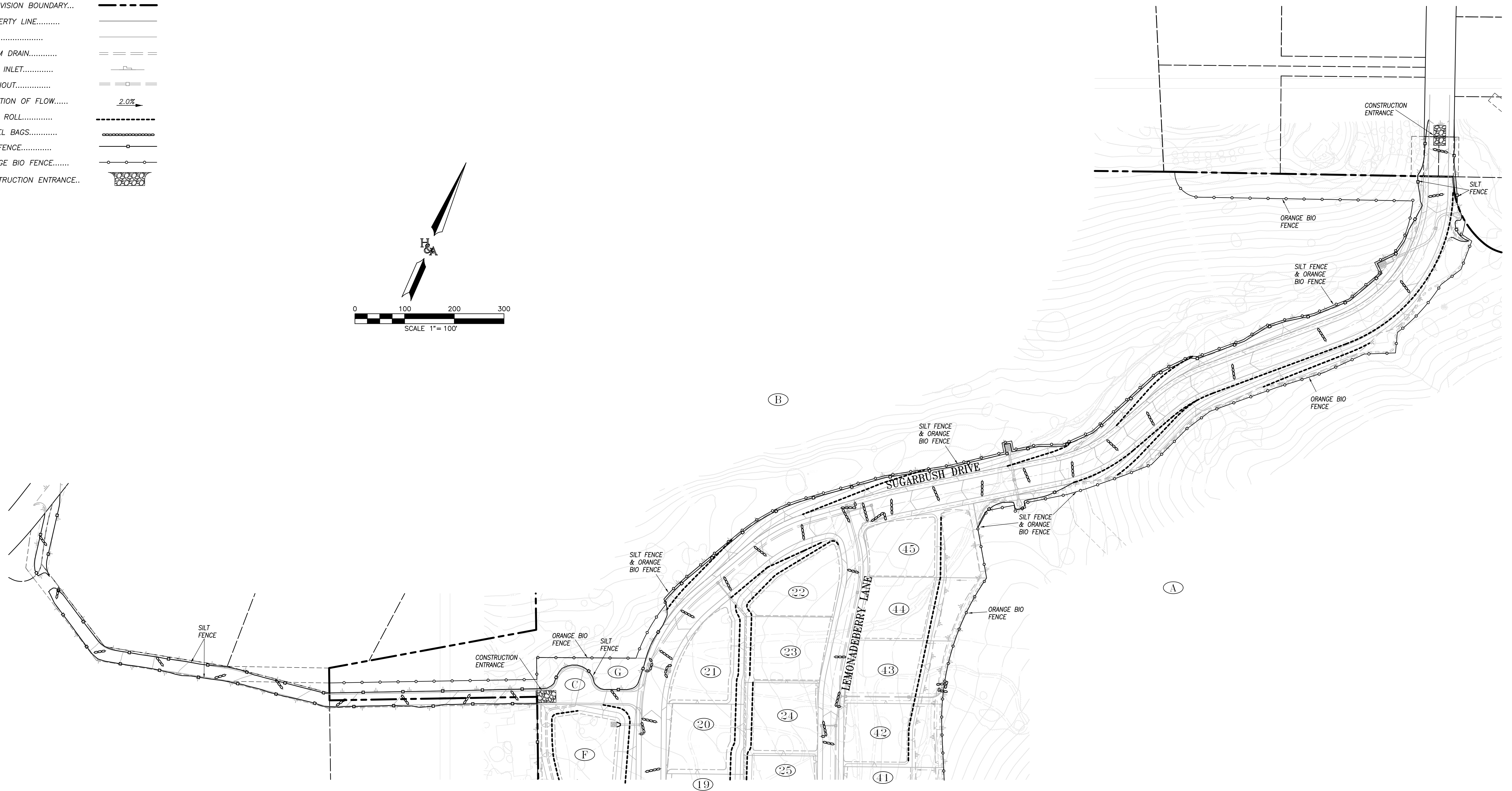
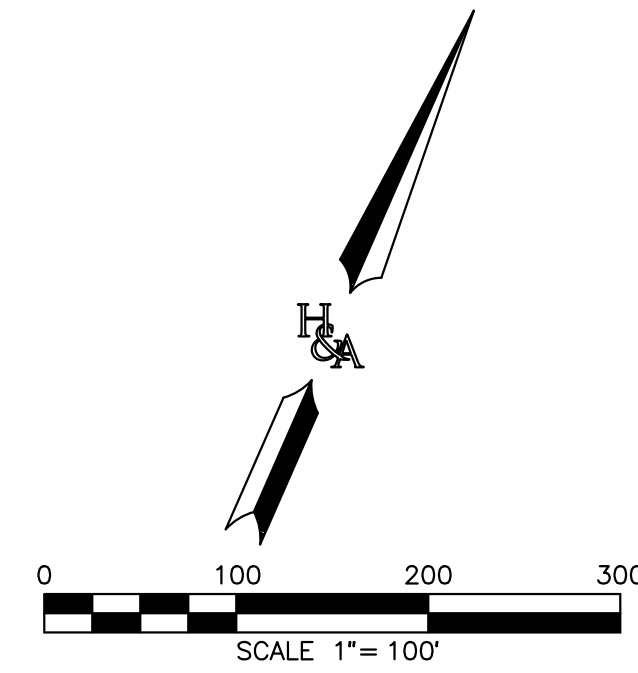
DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

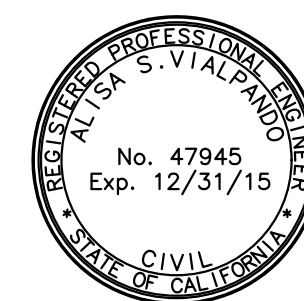
SHEET <b>10</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>16</b> SHEETS
GRADING PLAN FOR: <b>QUINTESSA</b> TM 5295 RPL7 CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLAMIAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. VALPANDO RCE 47945	GRADING PERMIT NO. PDS 2014-LDGRMJ-00022
BY: _____	DATE: _____	

**LEGEND:**

- SUBDIVISION BOUNDARY...
- PROPERTY LINE.....
- CURB.....
- STORM DRAIN.....
- CURB INLET.....
- CLEANOUT.....
- DIRECTION OF FLOW..... 2.0%
- FIBER ROLL.....
- GRAVEL BAGS.....
- SILT FENCE.....
- ORANGE BIO FENCE.....
- CONSTRUCTION ENTRANCE..



SEE SHEET 12



**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

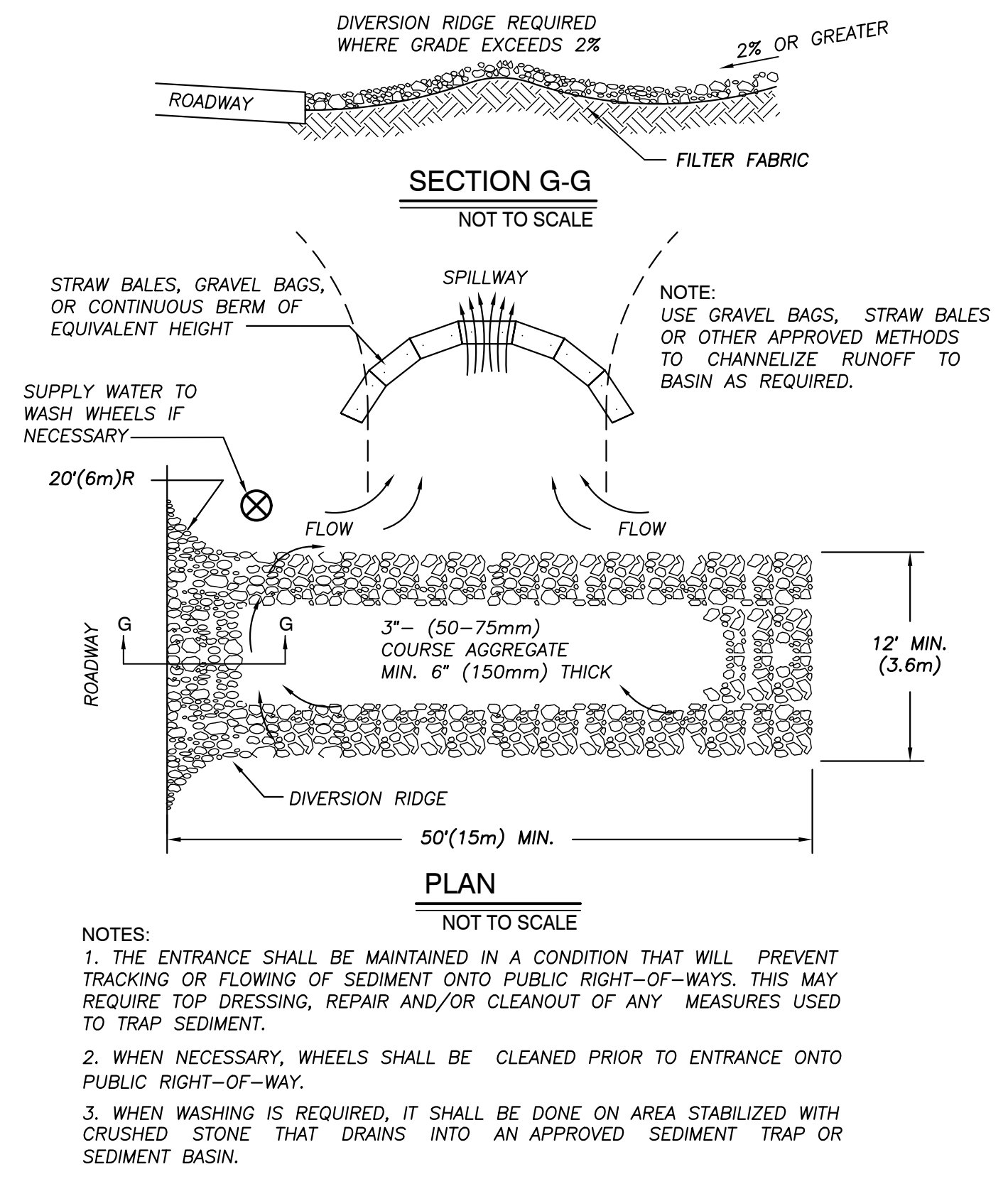
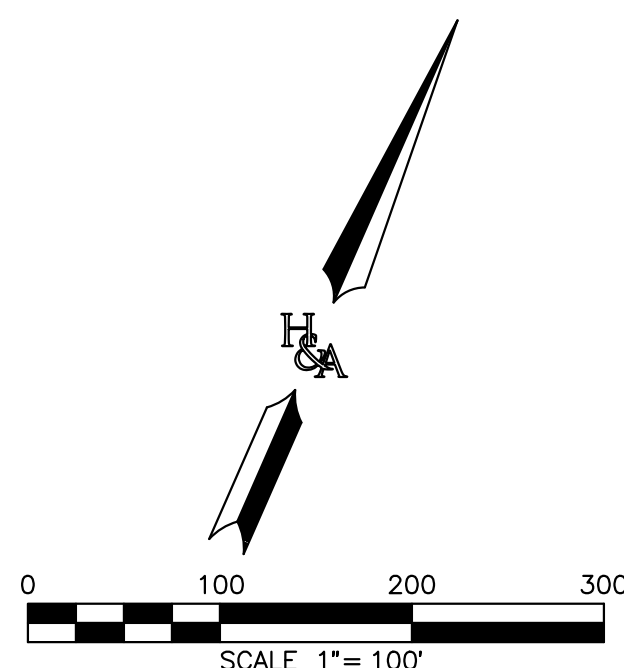
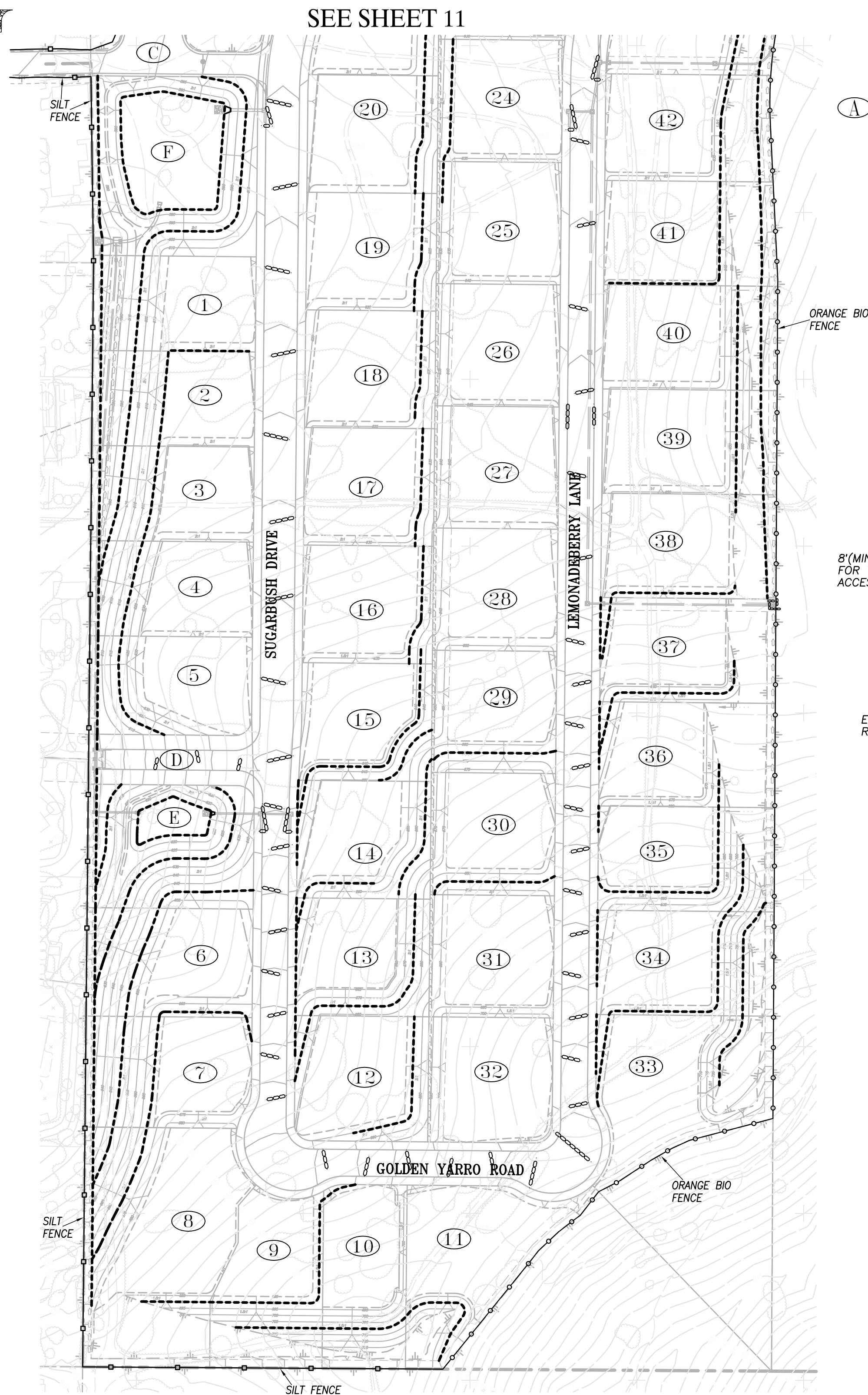
**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
 STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
 BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

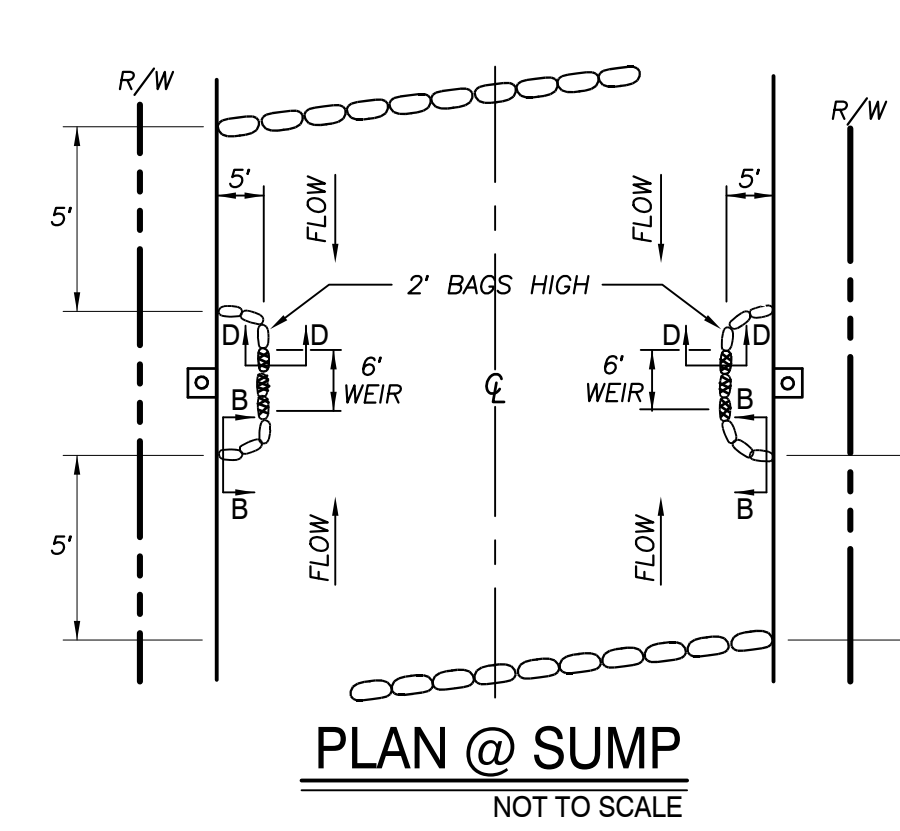
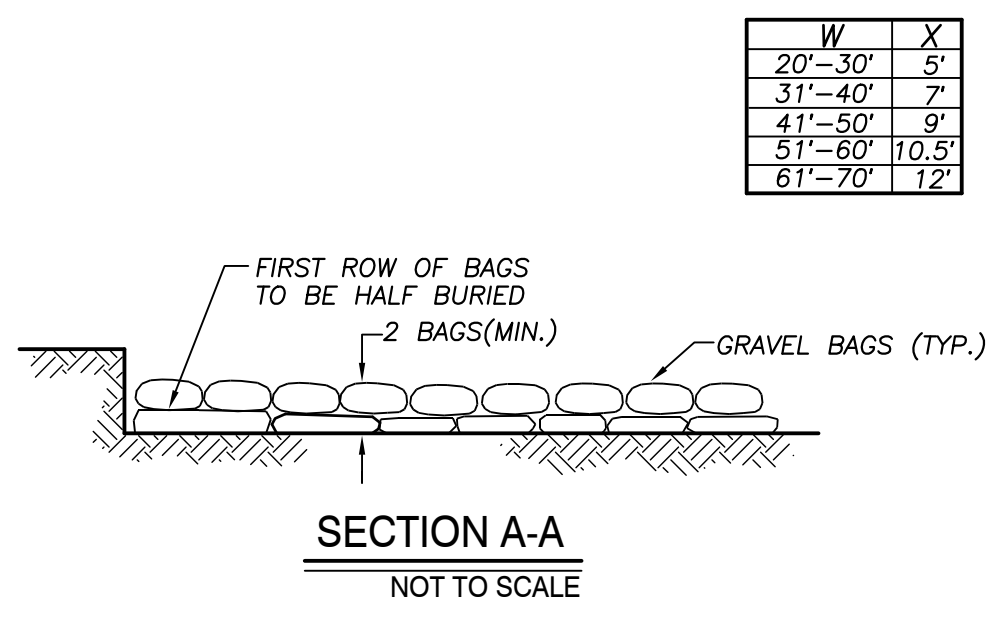
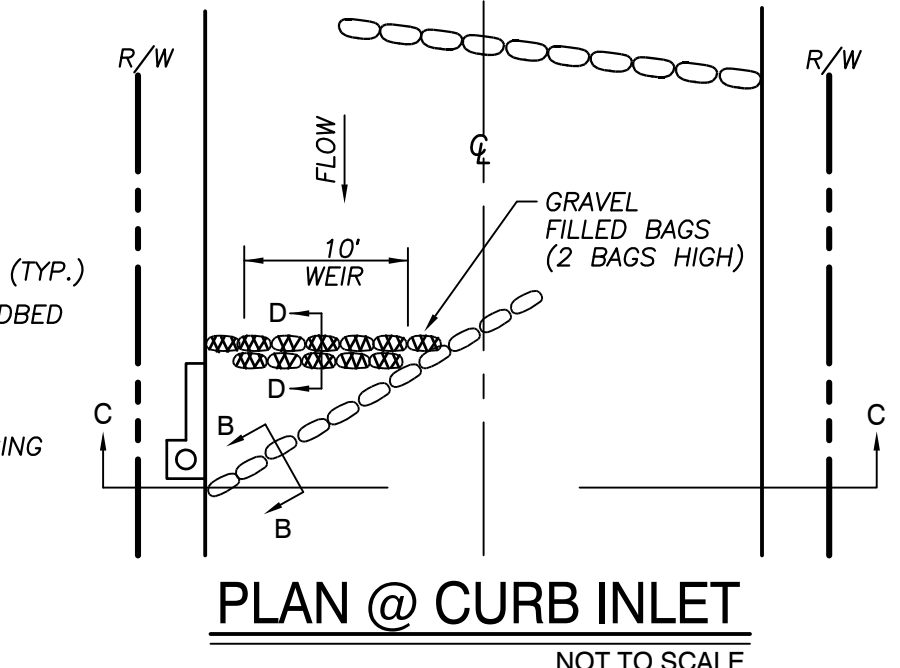
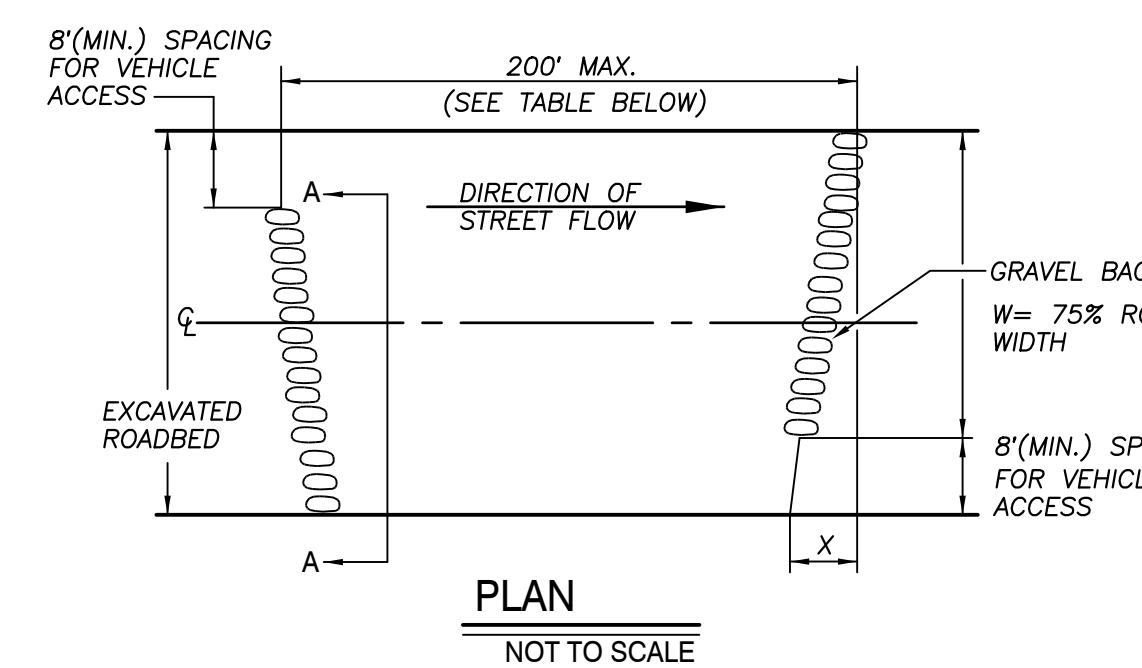
**PRIVATE CONTRACT**

SHEET 11	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	16 SHEETS
EROSION CONTROL PLANS FOR: <b>QUINTESSA</b> TM 5295 RPL7 CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLIAMAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. WALPANDO RCE 47945	GRADING PERMIT NO. PDS 2014-LDGRMJ-00022
BY: _____	DATE: _____	DATE: _____

- LEGEND:**
- SUBDIVISION BOUNDARY...
  - PROPERTY LINE.....
  - CURB.....
  - STORM DRAIN.....
  - CURB INLET.....
  - CLEANOUT.....
  - DIRECTION OF FLOW.....
  - FIBER ROLL.....
  - GRAVEL BAGS.....
  - SILT FENCE.....
  - ORANGE BIO FENCE.....
  - CONSTRUCTION ENTRANCE..



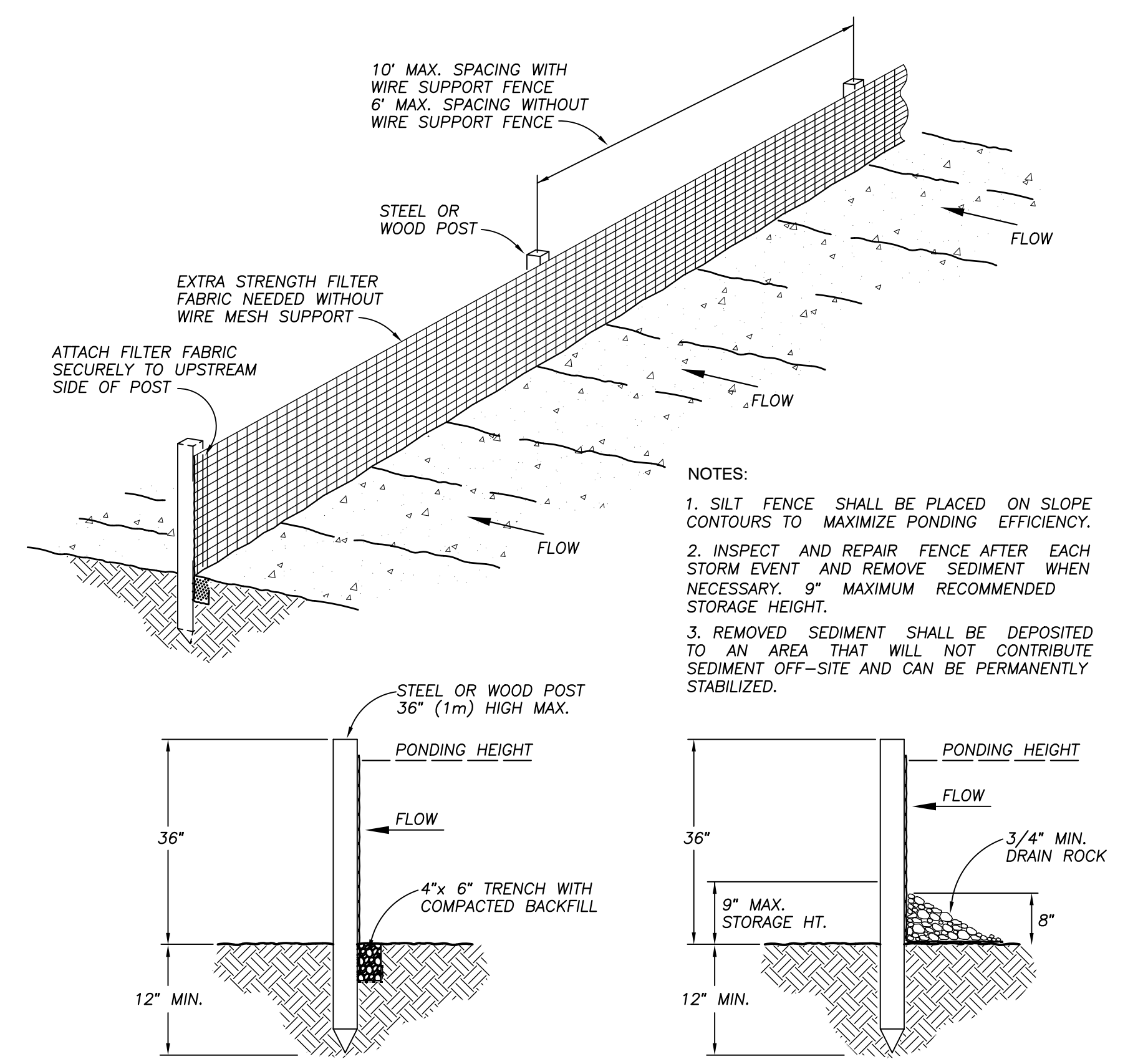
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**  
NOT TO SCALE



STREET SLOPE	INTERVAL
LESS THAN 2%	200'
2% TO 4%	100'
4% TO 10%	50'
MORE THAN 10%	25'

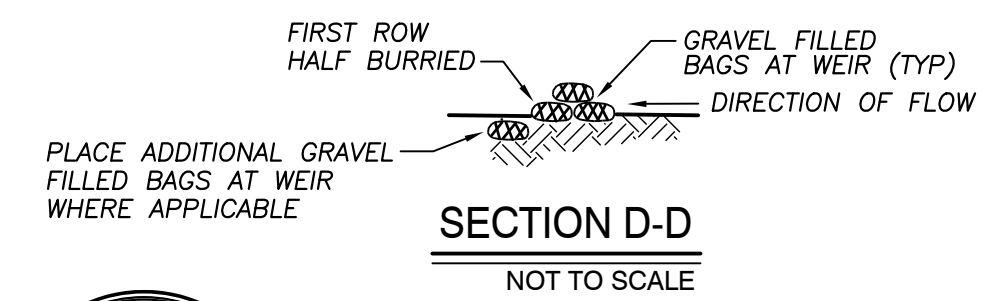
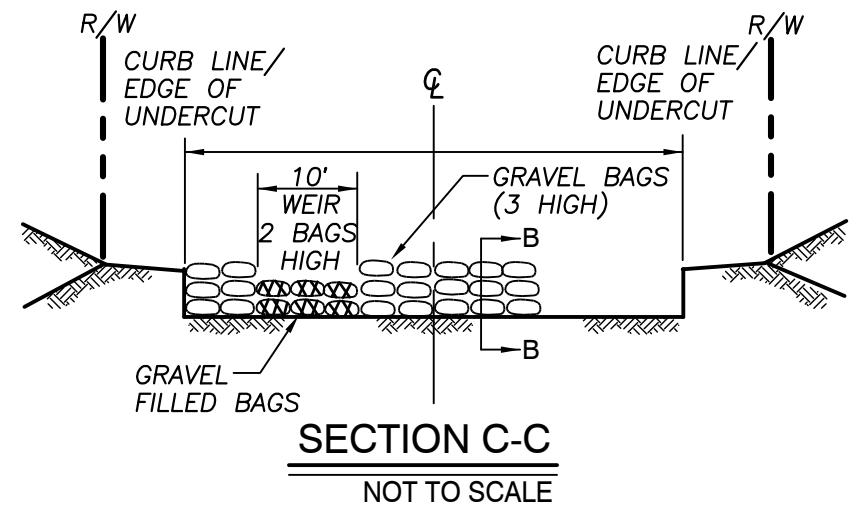
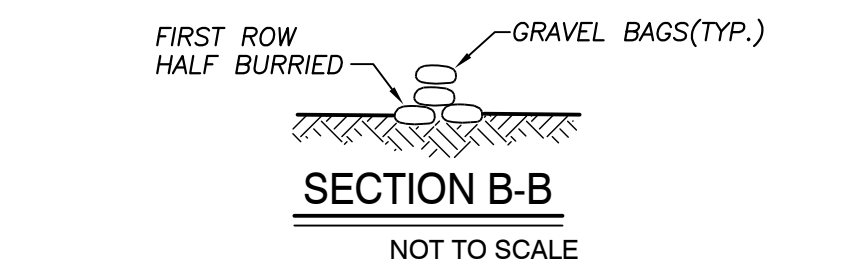
**NOTE:**  
PROVIDE VELOCITY REDUCER IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED ABOVE.

**GRAVEL BAG VELOCITY REDUCER**  
NOT TO SCALE



**INSTALLATION WITHOUT TRENCHING**  
NOT TO SCALE

**SILT FENCE**  
NOT TO SCALE



**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

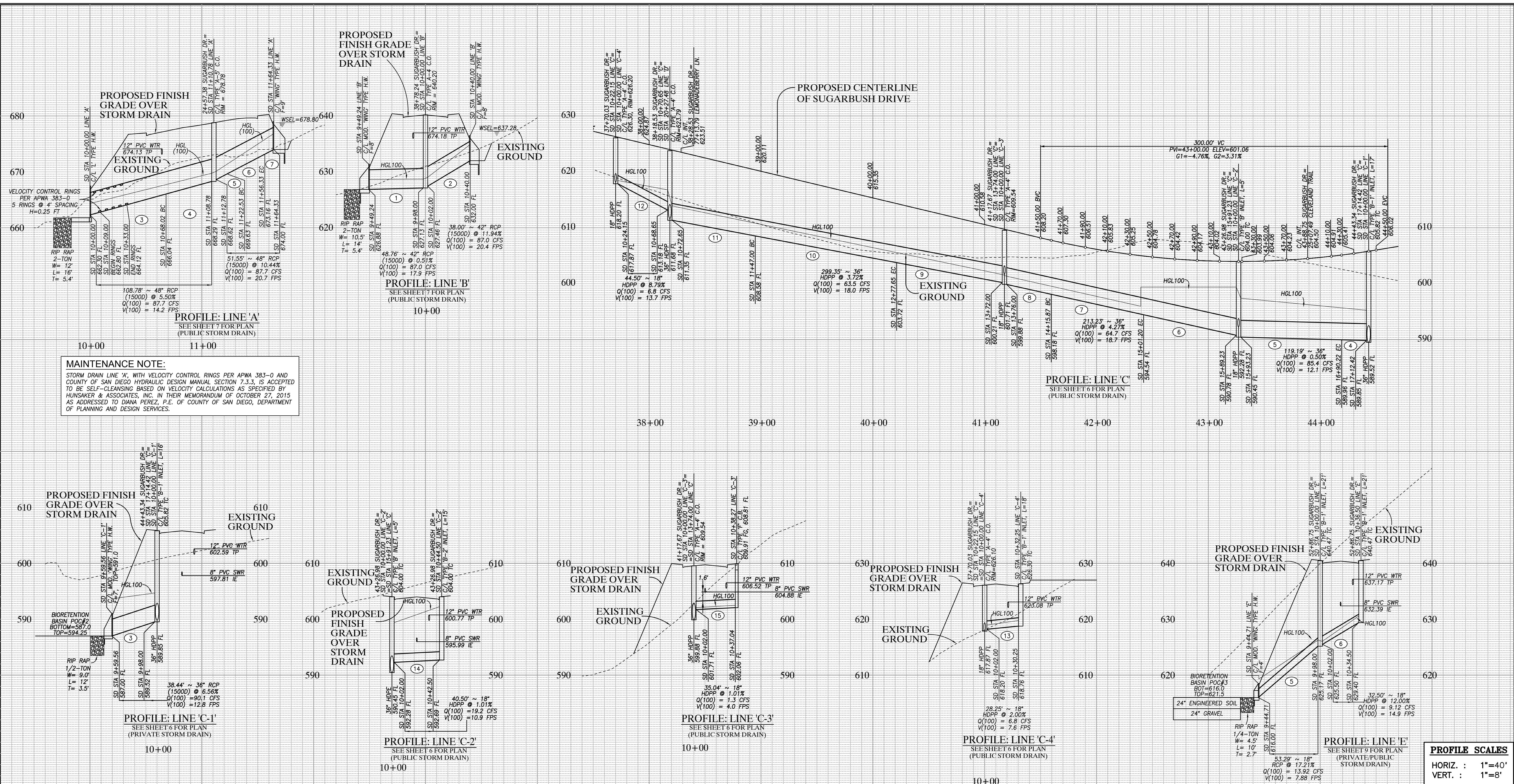


**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
 STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET <b>12</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>16</b> SHEETS
EROSION CONTROL PLANS FOR: <b>QUINTESSA</b> TM 5295 RPL7		
CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: <u>SIROUS DEYLAMAN</u> COUNTY ENGINEER	ENGINEER OF WORK <u>ALISA S. VALPANDO</u> RCE 47945	GRADING PERMIT NO: <u>PDS 2014-LDGRMJ-00022</u>
BY: _____	DATE: _____	DATE: _____



**PROFILE SCALES**  
 HORIZ. : 1"=40'  
 VERT. : 1"=8'



**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

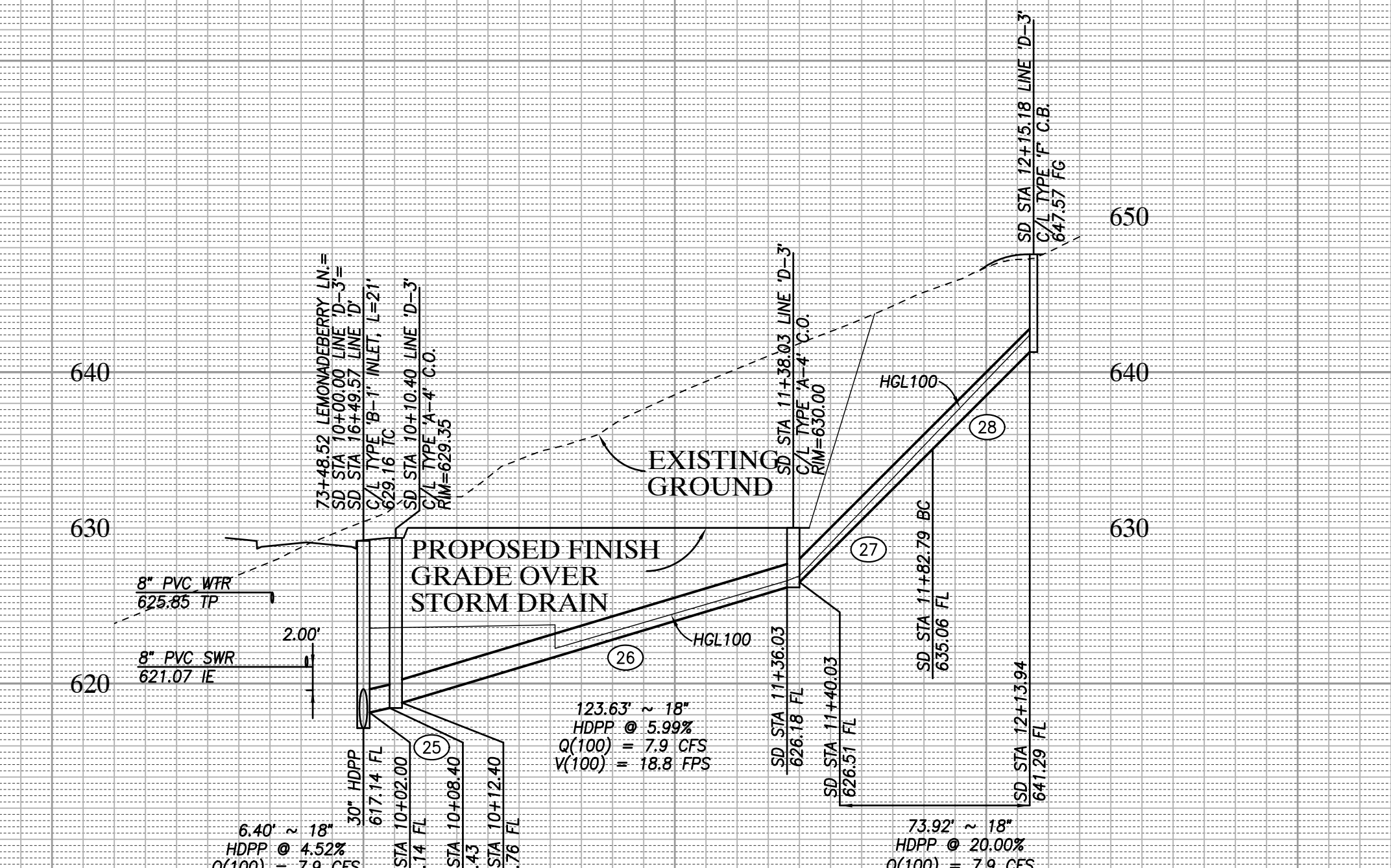
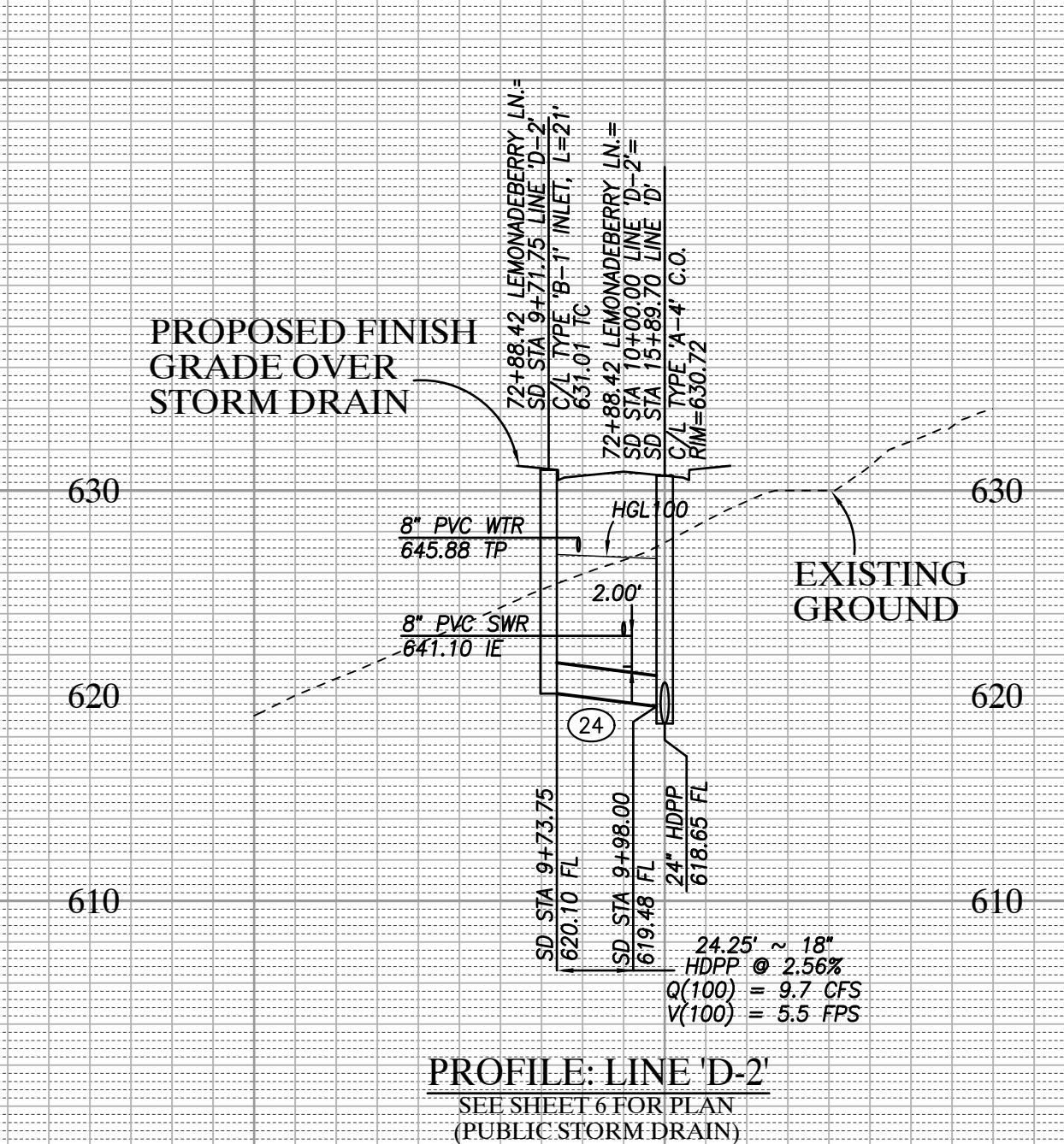
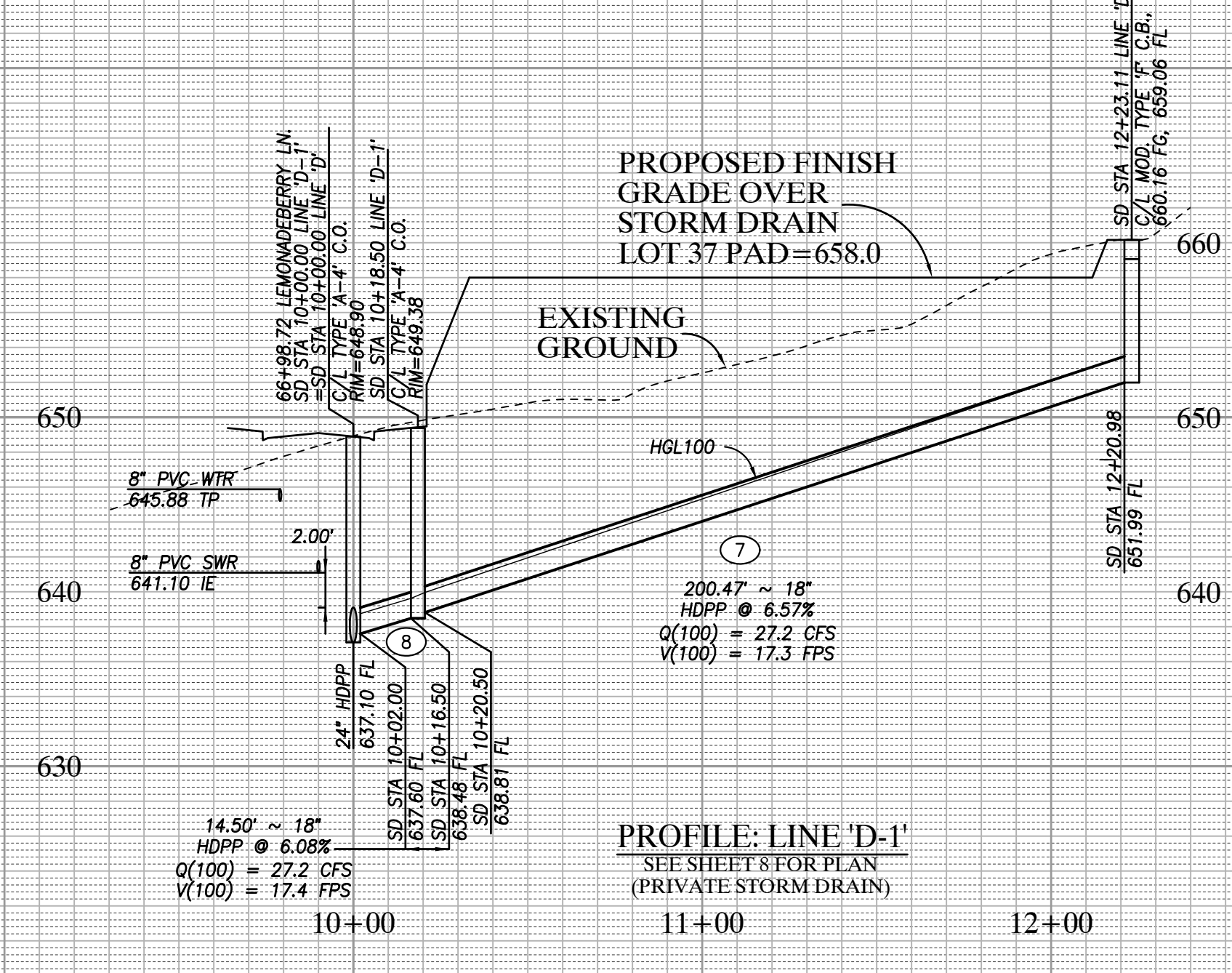
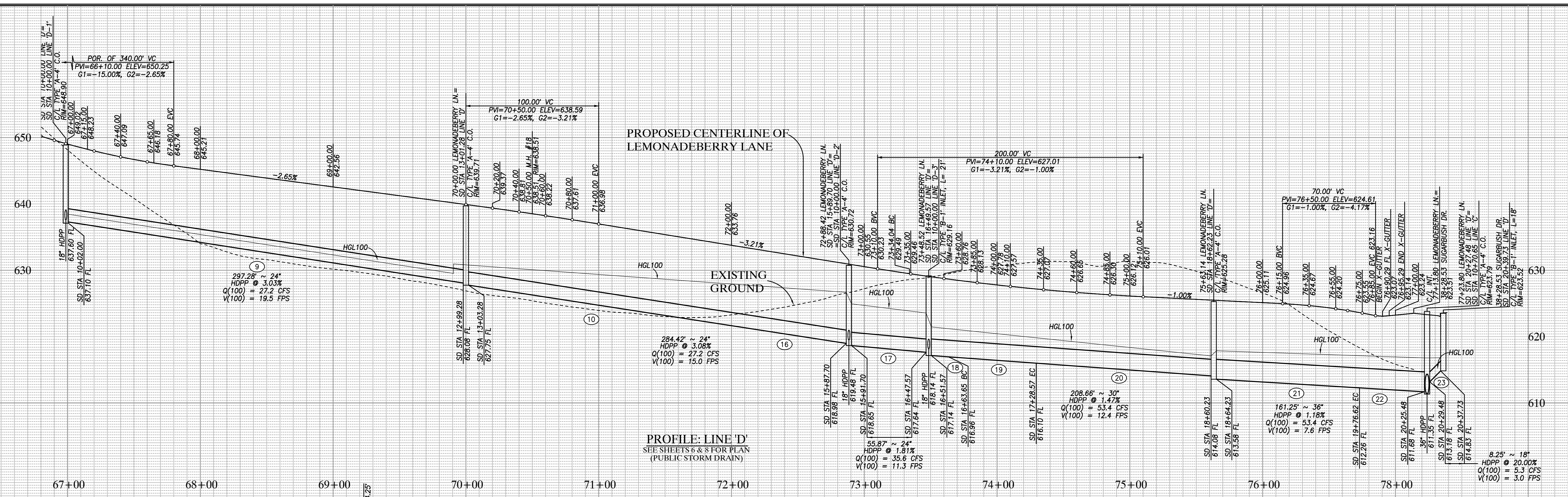
**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
 STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
 LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
 RECORD FROM: COUNTY OF SAN DIEGO  
 ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET 13	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	16 SHEETS
STORM DRAIN PROFILES FOR: <b>QUINTESSA</b> TM 5295 RPL7		
CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLANIAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. VALPANDO RCE 47945	GRADING PERMIT NO.: PDS 2014-LDGRMJ-00022
BY:	DATE:	





**PROFILE SCALES**  
HORIZ. : 1"=40'  
VERT. : 1"=8'



**COUNTY APPROVED CHANGES**

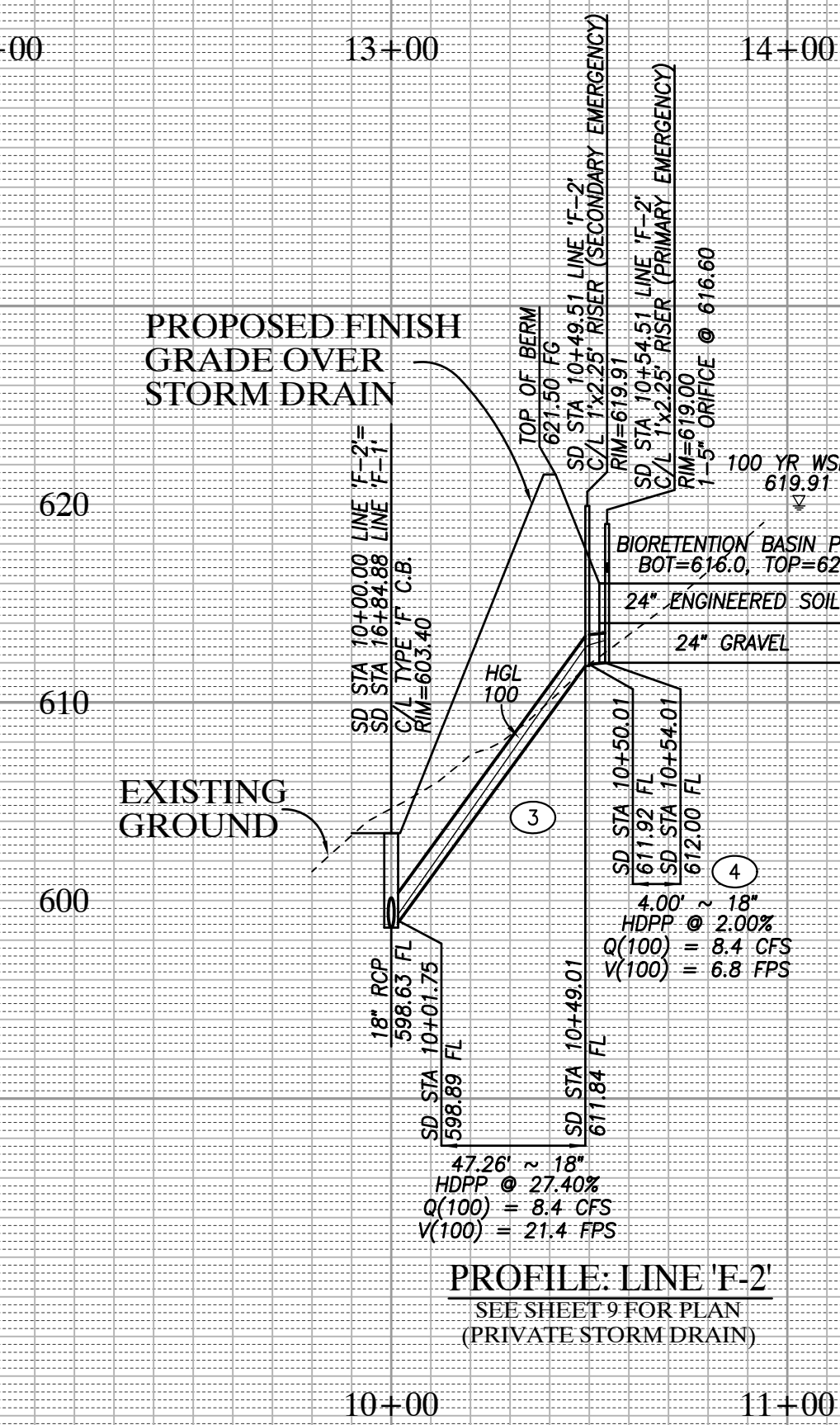
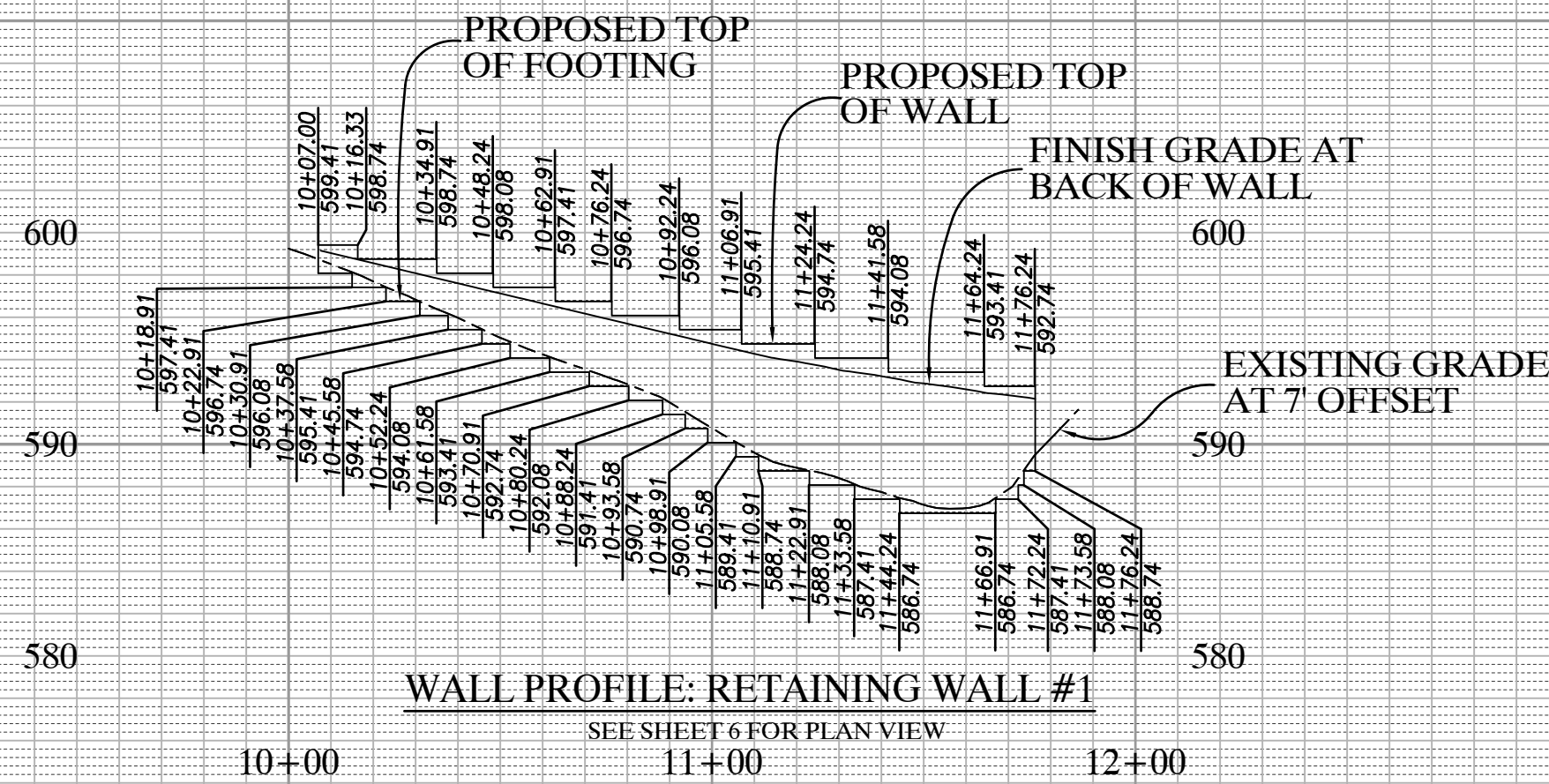
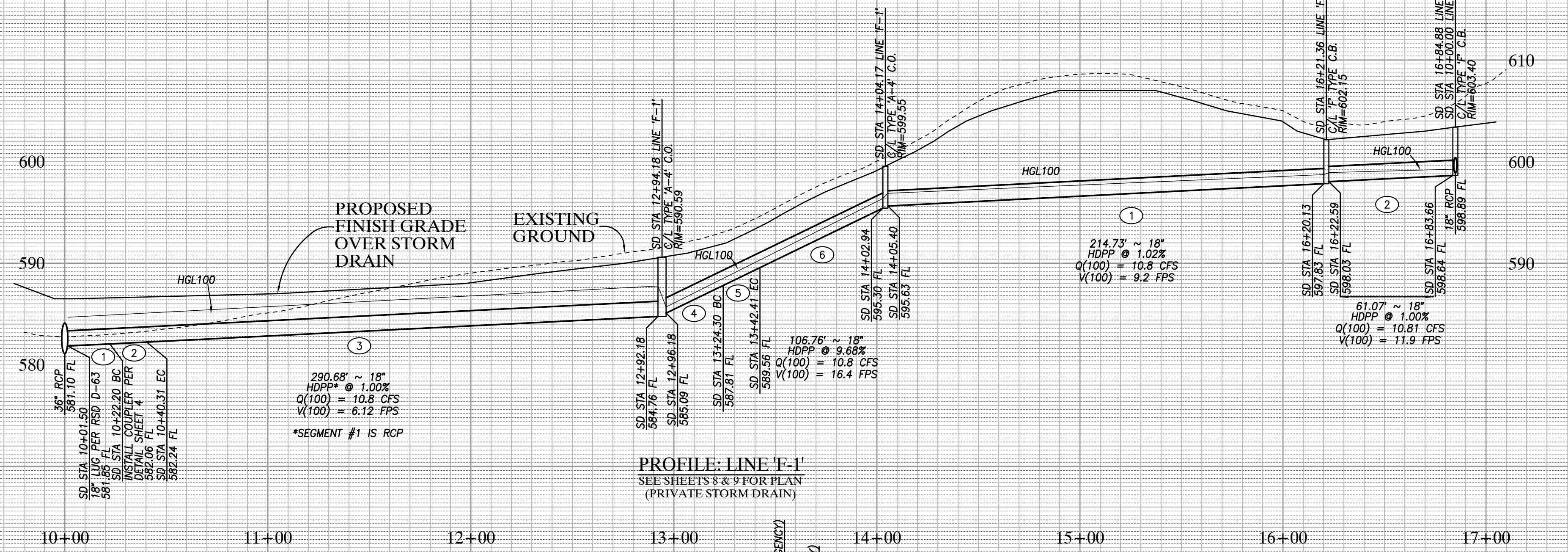
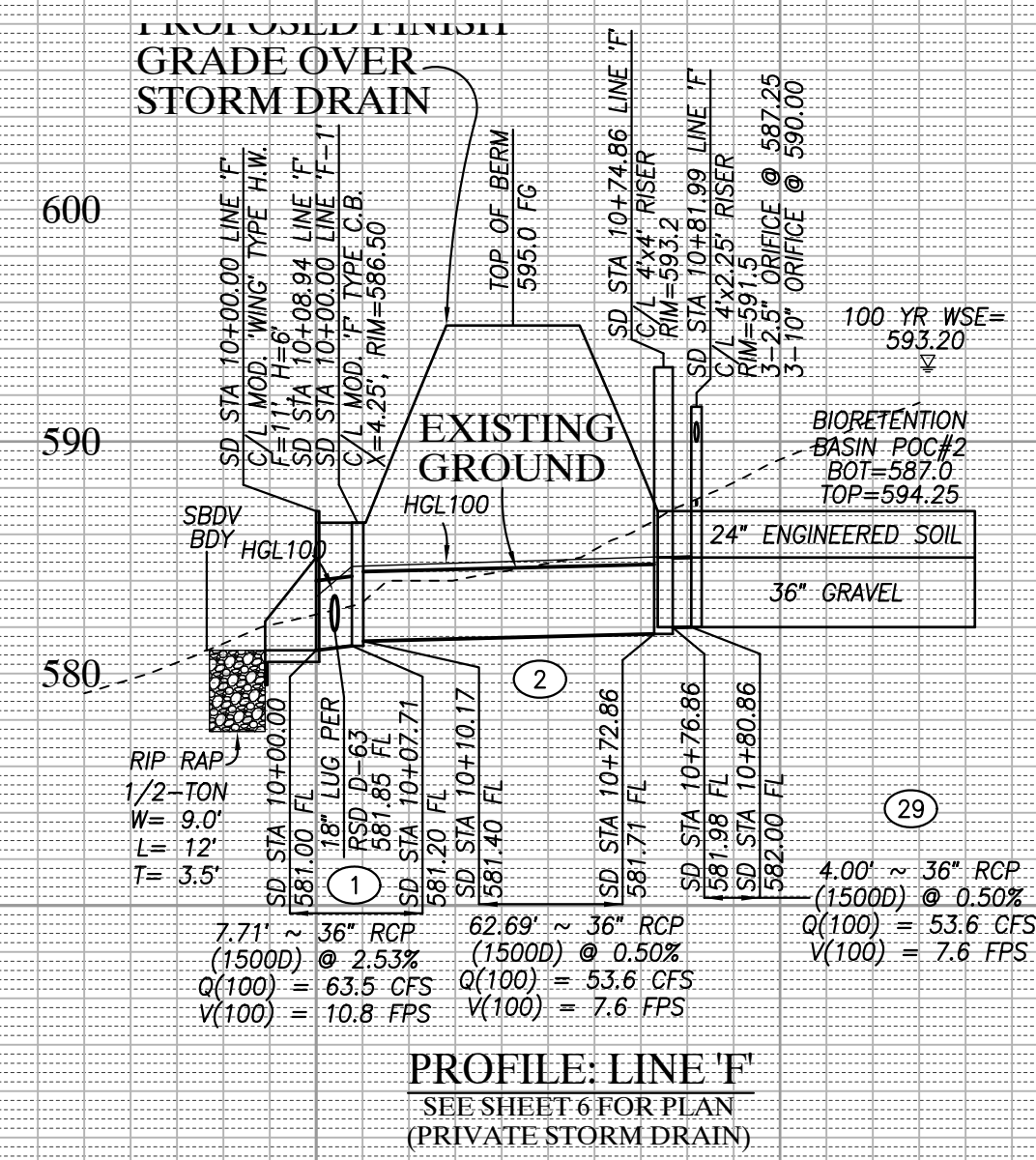
NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
RECORD FROM: COUNTY OF SAN DIEGO  
ELEVATION: 898.61 DATUM: NGVD 29

**PRIVATE CONTRACT**

SHEET 14	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	16 SHEETS
STORM DRAIN PROFILES FOR: <b>QUINTESSA TM 5295 RPL7</b> CALIFORNIA COORDINATE INDEX 370-1707		
APPROVED BY: SIROUS DEYLANIAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. VALPANDO RCE 47945	GRADING PERMIT NO: PDS 2014-LDGRMJ-00022



**PROFILE SCALES**  
HORIZ. : 1"=40'  
VERT. : 1"=8'



COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**  
DESCRIPTION: A 2" DIA. ALUMINUM CAP ON 5/8" IRON PIN,  
STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2020 1992"  
LOCATION: THE WEST END OF SIDDALL DRIVE, WEST FROM  
BLUE BIRD CANYON ROAD  
RECORD FROM: COUNTY OF SAN DIEGO  
ELEVATION: 898.61 DATUM: NGVD 29

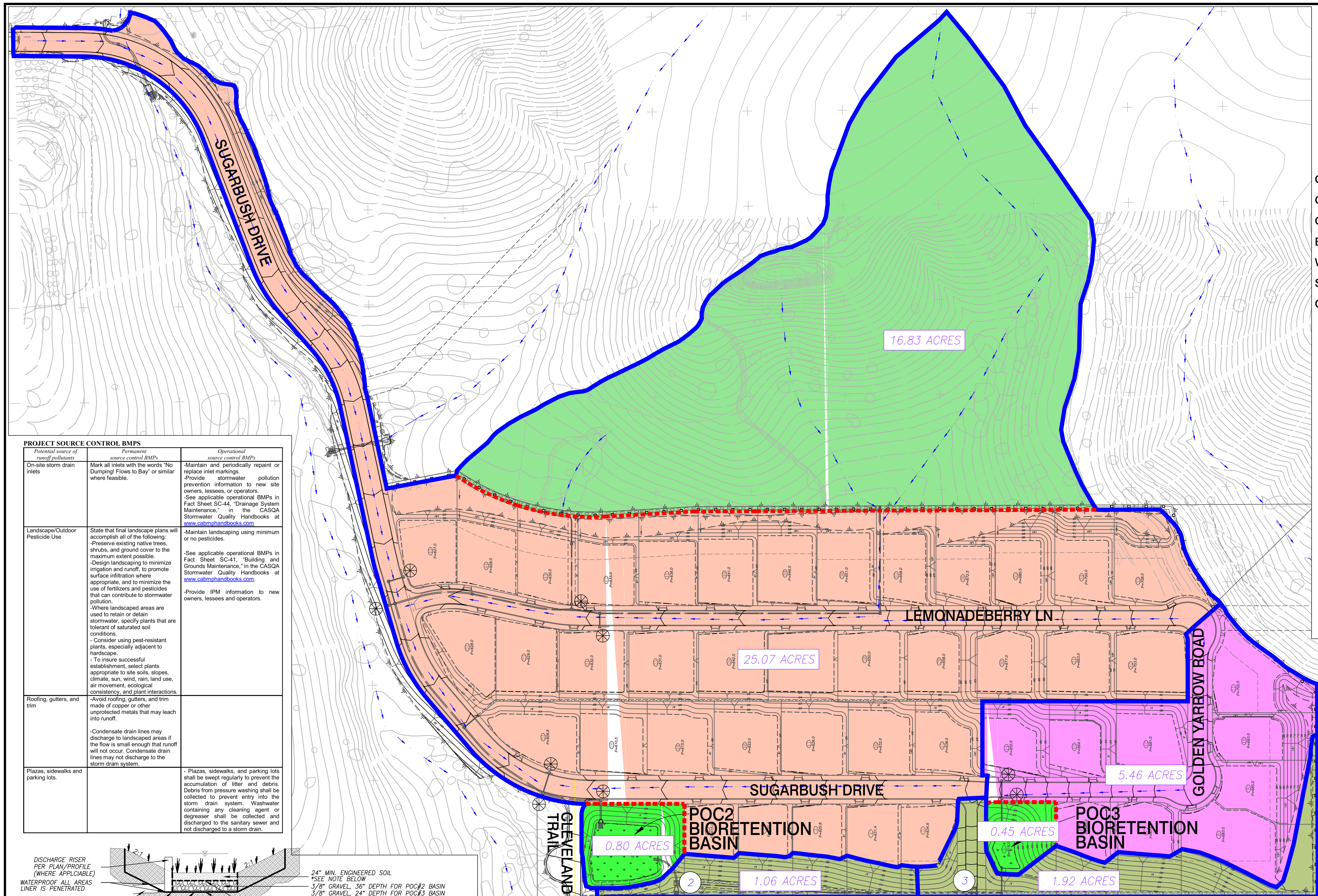
**PRIVATE CONTRACT**

SHEET 15	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	16 SHEETS
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STORM DRAIN PROFILES FOR:  
**QUINTESSA**  
TM 5295 RPL7

CALIFORNIA COORDINATE INDEX 370-1707

APPROVED BY: SIROUS DEYLAMAN COUNTY ENGINEER	ENGINEER OF WORK ALISA S. VALPANDO RCE 47945
BY: _____	DATE: _____
GRADING PERMIT NO.: PDS 2014-LDGRMJ-00022	



### LEGEND

- PROJECT BOUNDARY: [Pink dashed line]
- POC BOUNDARY: [Blue solid line]
- POC SUBAREA BOUNDARY: [Red dashed line]
- FLOW DIRECTION: [Blue dashed arrow]
- POC I.D. AND LOCATION: [Circle with number 2]
- SUBAREA ACREAGE: [Box with 'X ACRES']
- OFFSITE AREA TO POC#2: 100% PERVIOUS: [Light green box]
- ONSITE AREA TO POC#2: 38% IMPERVIOUS: [Light orange box]
- ONSITE AREA TO POC#3: 41% IMPERVIOUS: [Light purple box]
- BASIN AREA: 100% PERVIOUS: [Light green box]
- WQ EFFECTIVE BOTTOM BASIN AREA: [Green dotted box]
- SELF TREATING AREA- 100% PERVIOUS: [Light green box]
- CURB INLET LOCATION WITH STENCILING: [Circle with cross symbol]

#### PROJECT SOURCE CONTROL BMPs

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
On-site storm drain inlets	Mark all inlets with the words "No Dumping Flows to Bay" or similar where feasible.	-Maintain and periodically repaint or replace inlet markings. -Provide stormwater pollution prevention information to new site owners, lessees, or operators. -See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a>
Landscape/Outdoor Pesticide Use	State that final landscape plans will accomplish all of the following: -Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. -Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. -Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. -Consider using pest-resistant plants, especially adjacent to hardscape. -To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	-Maintain landscaping using minimum or no pesticides. -See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a> -Provide IPM information to new owners, lessees and operators.
Roofing, gutters, and trim	-Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. -Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.	
Plazas, sidewalks and parking lots.		-Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

#### QUINTESSA POC#2 WQ/HMP BASIN

QUINTESSA POC #2 TABULATION OF AREAS				Biofiltration	
Surface Name	Surface Type	Area (ac)	Area (ft <sup>2</sup> )	Runoff Factor (Table 4-2)	Area X Runoff Factor
Impervious	Roof/street/sd/wk	9.42	410,335	1.0	410,335
Pervious	Landscape	33.28	1,449,677	0.1	144,968
Subtotal					555,303
85th Percentile Precipitation Depth (in)					0.76
Required Treatment Design Volume					35,169

#### BIOFILTRATION BASIN DESIGN

Biofiltration		Biofiltration	
Layer Name	Depth (in)	Volume Total (ft <sup>3</sup> )	Volume Total (ft <sup>3</sup> )
Bottom Area of Basin (ft <sup>2</sup> ):		15,734	
Pond <sup>1</sup>	3	3,965	
Engineered Fill <sup>2</sup>	24	12,587	
Gravel Base <sup>3</sup>	36	18,861	
Storage Volume Provided		35,433	
Adequate Storage Provided			

#### QUINTESSA POC#3 WQ/HMP BASIN

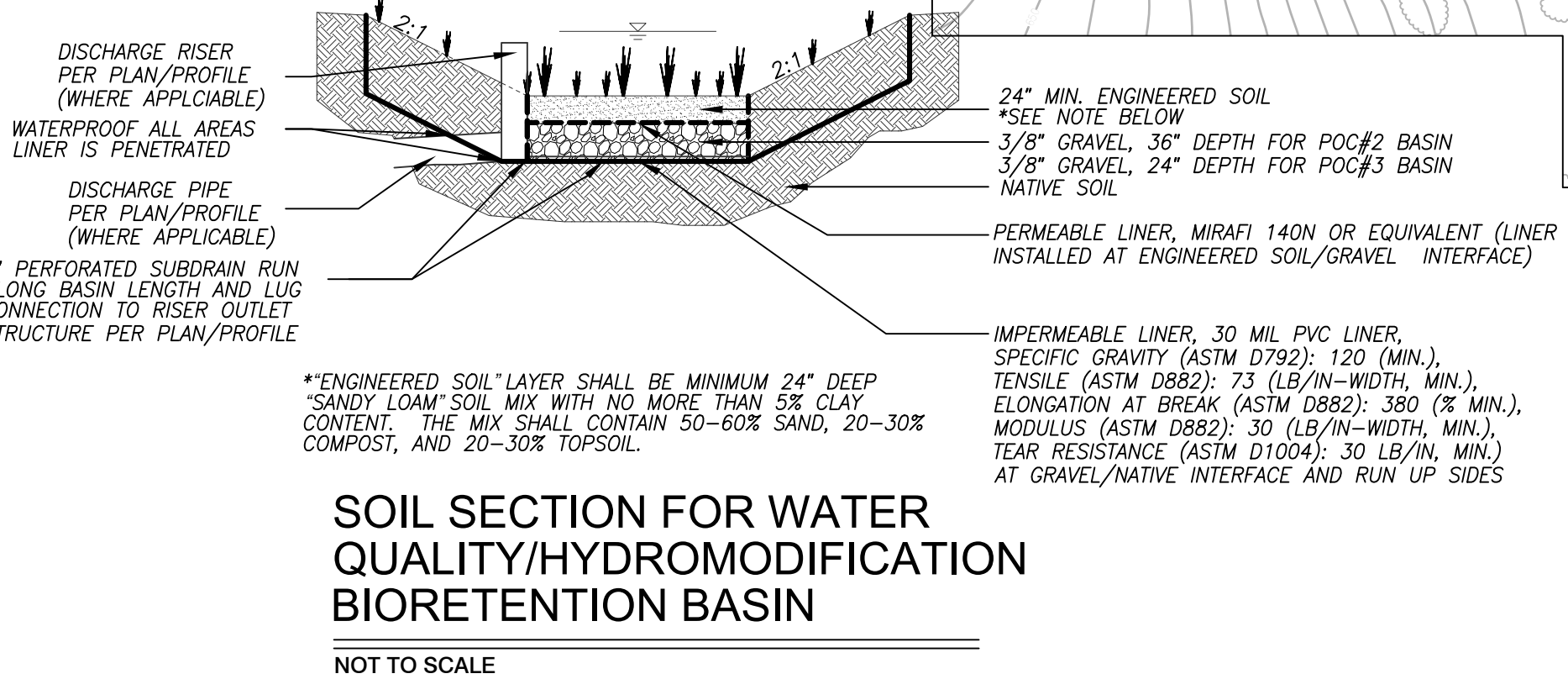
QUINTESSA POC #3 TABULATION OF AREAS				Biofiltration	
Surface Name	Surface Type	Area (ac)	Area (ft <sup>2</sup> )	Runoff Factor (Table 4-2)	Area X Runoff Factor
Impervious	Roof/street/sd/wk	2.26	98,446	1.0	98,446
Pervious	Landscape	3.65	158,994	0.1	15,899
Subtotal					114,345
85th Percentile Precipitation Depth (in)					0.76
Required Treatment Design Volume					7,242

#### BIOFILTRATION BASIN DESIGN

Biofiltration		Biofiltration	
Layer Name	Depth (in)	Volume Total (ft <sup>3</sup> )	Volume Total (ft <sup>3</sup> )
Bottom Area of Basin (ft <sup>2</sup> ):		3,425	
Pond <sup>1</sup>	7.2	2,140	
Engineered Fill <sup>2</sup>	24	2,740	
Gravel Base <sup>3</sup>	24	2,740	
Storage Volume Provided		7,620	
Adequate Storage Provided			

Notes:  
 1. See HMP calculations for pond storage volume total.  
 2. Storage in these areas based on 40% void ratio.

**TREATMENT CONTROL BMPs**  
 POC 1 AND 4 ARE NOT SHOWN ON THIS MAP SINCE THEY DO NOT INCLUDE ANY ADDITIONAL IMPERVIOUS SURFACES. NEWLY GRADED SLOPE AREAS WITHIN POC 1 AND 4 ARE SELF-TREATING.

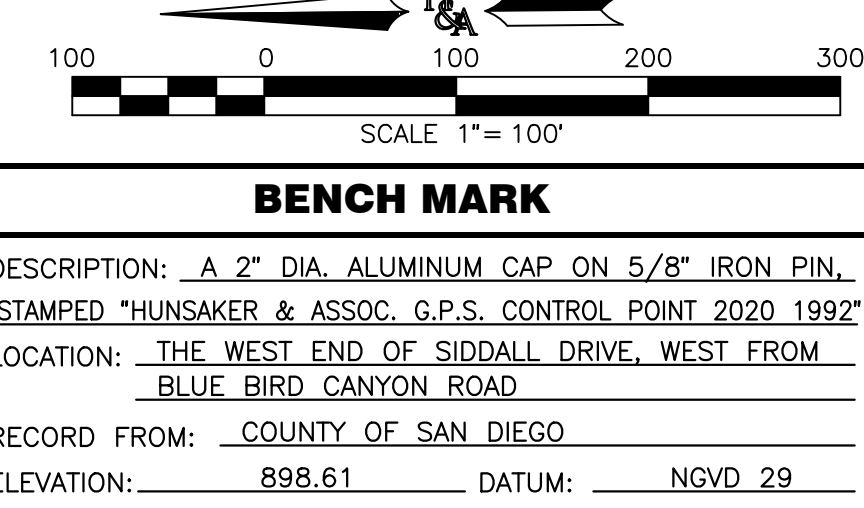


- SITE DESIGN / LID BMPs:**
- CONSERVE NATURAL AREAS
  - MINIMIZE DISTURBANCE OF NATURAL DRAINAGES
  - MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES
  - MINIMIZE SOIL COMPACTION WHERE POSSIBLE
  - DISPERSE IMPERVIOUS RUNOFF TO PERVIOUS AREAS
  - MINIMIZE SLOPE EROSION
  - INSTALL ENERGY DISSIPATERS
  - USE SMART IRRIGATION SYSTEMS



#### COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:



**PRIVATE CONTRACT**

SHEET 16 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 16 SHEETS

DMA & TREATMENT CONTROL FOR:  
**QUINTESSA TM 5295 RPL7**  
 CALIFORNIA COORDINATE INDEX 370-1707

APPROVED BY: SIROUS DEYLAMIAN COUNTY ENGINEER  
 ENGINEER OF WORK: ALISA S. VALPANDO RCE 47945  
 GRADING PERMIT NO: PDS 2014-LDGRMJ-00022

Meritage Homes  
Quintessa (formerly Sugarbush)  
Residential Development  
Certification No. R9-2014-0124

- 1 -

#### **ATTACHMENT 4**

#### **MITIGATION FIGURES**

1. Wildlands, Agreement for Sale of Mitigation Credits, May 20, 2015
2. Wildlands, Agreement for Sale of Mitigation Credits, July 6, 2015



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## TRANSMITTAL

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TO:	Chris Courtney	FROM:	Julie Maddox
COMPANY:	Meritage Homes	VIA:	U.S. Mail
ADDRESS:	1250 Corona Pointe Court, Ste. 210 Corona, CA 92879	PROJECT :	Quintessa, formerly known as Sugarbush Development
RE:	Agreement for Sale of Mitigation Credits (San Luis Rey)	DATE:	May 20, 2015

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URGENT     FOR REVIEW     FOR YOUR USE     PLEASE REPLY     ACTION REQUIRED

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Enclosed for your records please find one fully executed Agreement for Sale of Mitigation Credits [at] San Luis Rey Mitigation Bank, including the original signed Bill of Sale (Exhibit "B") for the purchase of 0.10 wetland waters of the U.S./State re-establishment credits.

A complete copy will also be provided to the U.S. Army Corps of Engineers and California Department of Fish and Wildlife for their records.

Thank you for your business; it has been a pleasure serving you. Please let me know if there are any questions, or if there is anything else you need.

Thank you,

Julie Maddox  
WILDLANDS

Enclosure

**AGREEMENT FOR SALE OF MITIGATION CREDITS  
SAN LUIS REY MITIGATION BANK**

**USACE File No.** \_\_\_\_\_  
**CDFW File No.** \_\_\_\_\_  
**RWQCB File No.** \_\_\_\_\_

This Agreement is made and entered into this 28<sup>th</sup> day of April, 2015 by and between WILDLANDS SLR HOLDINGS I, LLC, a Delaware limited liability company (“Bank Sponsor”) and MERITAGE HOMES OF CALIFORNIA, INC., a California corporation (“Project Proponent”) as follows:

**RECITALS**

- A. Bank Sponsor has developed the San Luis Rey Mitigation Bank (“Bank”) located in San Diego County, California; and
- B. The Bank has been developed pursuant to a Bank Enabling Instrument entered into by and between Bank Sponsor, United States Army Corps of Engineers (“USACE”), and California Department of Fish and Wildlife (“CDFW”); and
- C. Bank Sponsor has received the approval of the USACE and CDFW to operate the Bank as a mitigation bank with wetland waters of the United States/State credits, waters of the United States/State credits and buffer credits for sale as compensation for the loss of waters of the United States, waters of the State and/or State jurisdictional habitats; and
- D. Project Proponent is seeking to implement the project described on Exhibit “A” attached hereto (“Project”), which could potentially unavoidably and adversely impact waters of the United States and/or waters of the State thereon, and seeks to compensate for the such potential impacts by purchasing compensatory credits from Bank Sponsor; and
- E. Project Proponent has received authorization by USACE, CDFW and Regional Water Quality Control Board (“RWQCB”) to purchase from the Bank Sponsor 0.10 Wetland Waters of the U.S./State (Re-established River) credits; and
- F. Project Proponent desires to purchase from Bank Sponsor and Bank Sponsor desires to sell to Project Proponent 0.10 Wetland Waters of the U.S./State (Re-established River) credits.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

- 1. Bank Sponsor hereby agrees to sell to Project Proponent and Project Proponent hereby agrees to purchase from Bank Sponsor 0.10 Wetland Waters of the U.S./State (Re-established River) credits (“Credits”) for the total purchase price of \$55,000.00 (“Purchase Price”). The Purchase Price for said Credits shall be paid by wire transfer of funds according to written instructions by Bank Sponsor to Project Proponent, or by check payable to “Wildlands

SLR Holdings I, LLC.” Upon receipt of the Purchase Price, Bank Sponsor will deliver to Project Proponent an executed Bill of Sale in the form attached hereto as Exhibit “B.”

2. The sale and transfer herein is not intended as a sale or transfer to Project Proponent of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest of the foregoing.

3. Project Proponent shall have no obligation whatsoever by reason of the purchase of the Credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the Credits sold, or the Bank. As required by law, Bank Sponsor shall monitor and make reports to the appropriate agency or agencies on the status of any Credits sold to Project Proponent. Bank Sponsor shall be, at Bank Sponsor’s sole cost and expense, fully and completely responsible for satisfying any and all conditions placed on the Bank or the Credits, by all state or federal jurisdictional agencies.


4. The Credits sold and transferred to Project Proponent shall be nontransferable and non-assignable, and shall not be used as compensatory mitigation for any other Project or purpose, except as set forth herein.

5. Project Proponent must deliver the Purchase Price to Bank Sponsor within 30 days of the date of this Agreement. After the 30-day period this Agreement will be considered null and void and Bank Sponsor shall have no further obligations hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

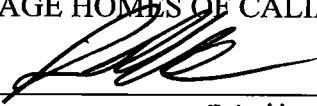
**BANK SPONSOR**

WILDLANDS SLR HOLDINGS I, LLC, a Delaware limited liability company

By:   
Name: Wildlands, Manager  
Its: Mark Heintz, Manager

**PROJECT PROPONENT**

MERITAGE HOMES OF CALIFORNIA, INC., a California corporation

By:   
Name: Peter Vanek  
Its: VP of Land Development /Forward Planning

**Exhibit "A"**

**DESCRIPTION OF PROJECT  
TO BE  
MITIGATED**

The Sugarbush Project proposes development of 45 single-family residences, internal roads and associated infrastructure (including detention/bioretention basins in the western portion of the property) on 115.5 acres owned by the Project Proponent. The Project will result in the subdivision of 115.5 acres into a total of 45 residential lots ranging in area from 0.5 to 1.73 acres, 2 open space lots totaling 75.84 acres, 2 street lots (C and D) and 2 detention/bioretention lots.

The project site is located in an unincorporated area of north San Diego County between the cities of Vista and San Marcos, northeast of the intersection of Santa Fe Avenue and Buena Creek Road. The area is situated between the Buena Vista and Twin Oaks communities, north of the City of San Marcos at the terminus of Sugarbush Drive. Overall access to the area is provided by State Route (SR) 78 and South Santa Fe Drive. SR 78 is located approximately two miles to the south and Twin Oaks Valley Road (S12) is located approximately two miles to the east. Smaller (paved and unpaved) roads providing access to residential properties abutting the Project area include Lone Oak Road, Lone Oak Lane, Cleveland Trail and Fredas Hill Road.

Project coordinates: lat 33°11'2.19"N, long 117°11'36.54"W

\*\*\*\*\*



**Exhibit "B"**

**BILL OF SALE**

**Contract # SLR-15-11**

**USACE File No.** \_\_\_\_\_

**CDFW File No.** \_\_\_\_\_

**RWQCB File No.** \_\_\_\_\_


In consideration of \$55,000.00, receipt of which is hereby acknowledged, WILDLANDS SLR HOLDINGS I, LLC ("Bank Sponsor") does hereby bargain, sell and transfer to MERITAGE HOMES 0.10 Wetland Waters of the U.S./State (Re-established River) Credits, for the Sugarbush Development Project, in the San Luis Rey Mitigation Bank in San Diego County, California, developed and approved under the authority of the United States Army Corps of Engineers and California Department of Fish and Wildlife.

Bank Sponsor represents and warrants that it has good title to the Credits, has good right to sell the same, and that they are free and clear of all claims, liens, or encumbrances.

Bank Sponsor covenants and agrees with the buyer to warrant and defend the sale of the Credits hereinbefore described against all and every person and persons whomsoever lawfully claiming or to claim the same.

DATED: May 20, 2015

WILDLANDS SLR HOLDINGS I, LLC

By:   
Name: **Wildlands, Manager**  
Its: **Mark Heintz, Manager**



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## TRANSMITTAL

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TO:	Chris Courtney	FROM:	Julie Maddox
COMPANY:	Meritage Homes	VIA:	U.S. Mail
ADDRESS:	1250 Corona Pointe Court, Ste. 210 Corona, CA 92879	PROJECT :	Quintessa, formerly known as Sugarbush Development
RE:	Agreement for Sale of Mitigation Credits (San Luis Rey)	DATE:	July 6, 2015

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URGENT     FOR REVIEW     FOR YOUR USE     PLEASE REPLY     ACTION REQUIRED

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Enclosed for your records please find one fully executed Agreement for Sale of Mitigation Credits [at] San Luis Rey Mitigation Bank, including the original signed Bill of Sale (Exhibit "B") for the purchase of 0.02 wetland waters of the U.S./State re-establishment credits.

A complete copy will also be provided to the U.S. Army Corps of Engineers and California Department of Fish and Wildlife for their records.

Thank you for your business; it has been a pleasure serving you. Please let me know if there are any questions, or if there is anything else you need.

Thank you,

Julie Maddox  
WILDLANDS

Enclosure

**AGREEMENT FOR SALE OF MITIGATION CREDITS  
SAN LUIS REY MITIGATION BANK**

**USACE File No.** \_\_\_\_\_  
**CDFW File No.** \_\_\_\_\_  
**RWQCB File No.** \_\_\_\_\_

This Agreement is made and entered into this 10<sup>th</sup> day of June, 2015 by and between WILDLANDS SLR HOLDINGS I, LLC, a Delaware limited liability company (“Bank Sponsor”) and MERITAGE HOMES OF CALIFORNIA, INC., a California corporation (“Project Proponent”) as follows:

**RECITALS**

- A. Bank Sponsor has developed the San Luis Rey Mitigation Bank (“Bank”) located in San Diego County, California; and
- B. The Bank has been developed pursuant to a Bank Enabling Instrument entered into by and between Bank Sponsor, United States Army Corps of Engineers (“USACE”), and California Department of Fish and Wildlife (“CDFW”); and
- C. Bank Sponsor has received the approval of the USACE and CDFW to operate the Bank as a mitigation bank with wetland waters of the United States/State credits, waters of the United States/State credits and buffer credits for sale as compensation for the loss of waters of the United States, waters of the State and/or State jurisdictional habitats; and
- D. Project Proponent is seeking to implement the project described on Exhibit “A” attached hereto (“Project”), which could potentially unavoidably and adversely impact waters of the United States and/or waters of the State thereon, and seeks to compensate for the such potential impacts by purchasing compensatory credits from Bank Sponsor; and
- E. Project Proponent has received authorization by USACE, CDFW and Regional Water Quality Control Board (“RWQCB”) to purchase from the Bank Sponsor 0.02 Wetland Waters of the U.S./State (Re-established River) credits; and
- F. Project Proponent desires to purchase from Bank Sponsor and Bank Sponsor desires to sell to Project Proponent 0.02 Wetland Waters of the U.S./State (Re-established River) credits.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

- 1. Bank Sponsor hereby agrees to sell to Project Proponent and Project Proponent hereby agrees to purchase from Bank Sponsor 0.02 Wetland Waters of the U.S./State (Re-established River) credits (“Credits”) for the total purchase price of \$11,000.00 (“Purchase Price”). The Purchase Price for said Credits shall be paid by wire transfer of funds according to written instructions by Bank Sponsor to Project Proponent, or by check payable to “Wildlands

SLR Holdings I, LLC.” Upon receipt of the Purchase Price, Bank Sponsor will deliver to Project Proponent an executed Bill of Sale in the form attached hereto as Exhibit “B.”

2. The sale and transfer herein is not intended as a sale or transfer to Project Proponent of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest of the foregoing.

3. Project Proponent shall have no obligation whatsoever by reason of the purchase of the Credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the Credits sold, or the Bank. As required by law, Bank Sponsor shall monitor and make reports to the appropriate agency or agencies on the status of any Credits sold to Project Proponent. Bank Sponsor shall be, at Bank Sponsor’s sole cost and expense, fully and completely responsible for satisfying any and all conditions placed on the Bank or the Credits, by all state or federal jurisdictional agencies.


4. The Credits sold and transferred to Project Proponent shall be nontransferable and non-assignable, and shall not be used as compensatory mitigation for any other Project or purpose, except as set forth herein.

5. Project Proponent must deliver the Purchase Price to Bank Sponsor within 30 days of the date of this Agreement. After the 30-day period this Agreement will be considered null and void and Bank Sponsor shall have no further obligations hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.


**BANK SPONSOR**

WILDLANDS SLR HOLDINGS I, LLC, a Delaware limited liability company

By:   
Name: Wildlands, Manager  
Its: Mark Heintz, Manager

**PROJECT PROPONENT**

MERITAGE HOMES OF CALIFORNIA, INC., a California corporation

By:   
Name: Peter Vanek  
Its: VP of Land Development /Forward Planning

**Exhibit "A"**

**DESCRIPTION OF PROJECT  
TO BE  
MITIGATED**

The Sugarbush Project proposes development of 45 single-family residences, internal roads and associated infrastructure (including detention/bioretenion basins in the western portion of the property) on 115.5 acres owned by the Project Proponent. The Project will result in the subdivision of 115.5 acres into a total of 45 residential lots ranging in area from 0.5 to 1.73 acres, 2 open space lots totaling 75.84 acres, 2 street lots (C and D) and 2 detention/bioretenion lots.

The project site is located in an unincorporated area of north San Diego County between the cities of Vista and San Marcos, northeast of the intersection of Santa Fe Avenue and Buena Creek Road. The area is situated between the Buena Vista and Twin Oaks communities, north of the City of San Marcos at the terminus of Sugarbush Drive. Overall access to the area is provided by State Route (SR) 78 and South Santa Fe Drive. SR 78 is located approximately two miles to the south and Twin Oaks Valley Road (S12) is located approximately two miles to the east. Smaller (paved and unpaved) roads providing access to residential properties abutting the Project area include Lone Oak Road, Lone Oak Lane, Cleveland Trail and Fredas Hill Road.

Project coordinates: lat 33°11'2.19"N, long 117°11'36.54"W

\*\*\*\*\*

**Exhibit "B"**

**BILL OF SALE**

**Contract # SLR-15-13**

**USACE File No.** \_\_\_\_\_

**CDFW File No.** \_\_\_\_\_

**RWQCB File No.** \_\_\_\_\_

In consideration of \$11,000.00, receipt of which is hereby acknowledged, WILDLANDS SLR HOLDINGS I, LLC ("Bank Sponsor") does hereby bargain, sell and transfer to MERITAGE HOMES 0.02 Wetland Waters of the U.S./State (Re-established River) Credits, for the Sugarbush Development Project, in the San Luis Rey Mitigation Bank in San Diego County, California, developed and approved under the authority of the United States Army Corps of Engineers and California Department of Fish and Wildlife.

Bank Sponsor represents and warrants that it has good title to the Credits, has good right to sell the same, and that they are free and clear of all claims, liens, or encumbrances.

Bank Sponsor covenants and agrees with the buyer to warrant and defend the sale of the Credits hereinbefore described against all and every person and persons whomsoever lawfully claiming or to claim the same.

By:  \_\_\_\_\_

WILDLANDS SLR HOLDINGS I, LLC

DATED: July 6, 2015

Name: **Wildlands, Manager**  
Its: **Mark Heintz, Manager**

Meritage Homes  
Quintessa (formerly Sugarbush)  
Residential Development  
Certification No. R9-2014-0124

- 1 -

## **ATTACHMENT 5**

### **CEQA MITIGATION REQUIREMENTS**

1. Final Environmental Impact Report, Sugarbush Residential Development Project, List of Mitigation Measures and Environmental Design Considerations, Chapter 7, January 2011

## CHAPTER 7.0 – LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS

### 7.1 Comprehensive Listing of Mitigation Measures

#### 7.1.1 Mitigation for Impacts to Aesthetics

The following mitigation measure would reduce potentially significant visual impacts to less than significant levels.

M-AE-1 Prior to the issuance of a grading permit, the subdivider shall obtain approval from the Director of the Department of Planning and Land Use (DPLU) of the detailed and final Landscape Plan for visual screening of manufactured slopes. This Project must conform to the following:

- The detailed Landscape Plan must conform to the Concept Landscape Plan discussed in this EIR, and also will include incorporation of denser planting and larger container stock along the western property line south of Cleveland Trail. Container stock will be increased one size compared to that normally required for shrubs and trees. For example, where one-gallon containers or 24-inch planter boxes would normally be required, five-gallon containers or 36-inch planter boxes will be required for plantings on the slope along the western boundary. Denser than normal plantings will also be required as allowed by the approved Fire Protection Plan (FPP).
- The detailed Landscape Plan must conform to the requirements of the County's Water Conservation and Landscaping Ordinance and Design Manual, and Project FPP.
- The detailed Landscape Plan also must address the maintenance of proposed landscaping and required fire walls. Ongoing maintenance will be the responsibility of the private HOA. All landscaping is required to be maintained in a healthy, disease-free condition for the life of the Project.

#### 7.1.2 Mitigation for Impacts to Biological Resources

Mitigation is identified for each of the significant impacts identified above. Table 2.2-6, Summary of Required Mitigation for Impacts Associated with the Proposed Project, summarizes the amount of habitat impacted on and off the Project site, as well as the amount of required mitigation. The mitigation measures listed below would reduce Project impacts to biological resources to below a level of significance.

The mitigation outlined below for direct impacts to on- and off-site habitats includes preservation creation of habitat and enhancement of habitat on site. Appendix H of the Biological Technical Report (EIR Appendix D) contains the Conceptual HMP for the Project, which discusses restoration and management of the habitat to be preserved on site.

M-BI-1a Impacts to 0.6 acre of coast live oak woodland shall be mitigated on site. Approximately 0.4 acre of existing coast live oak woodland shall be within the on-site biological open space easement. Approximately 0.9 acre of coast live oak woodland creation shall occur on existing non-native grassland and disturbed habitat within the biological open space.



- M-BI-1b Impacts to 23.7 acres of Diegan coastal sage scrub shall be mitigated through on-site preservation at a 2:1 ratio (47.4 acres).
- M-BI-1c Impacts to 11.1 acres of non-native grassland shall be mitigated at a 0.5:1 ratio. This requirement shall be partially met through on-site preservation of 2.4 acres of non-native grassland within the biological open space easement. The remainder of the requirement shall be met through on-site preservation of 3.2 acres of grass-dominated coastal sage scrub within the biological open space.
- M-BI-2 Impacts to 170 linear feet (320 square feet) of drainage jurisdictional to the ACOE and CDFG shall be met through removal of exotic plant species, including castor bean (*Ricinus communis*) and fennel (*Foeniculum vulgare*), from the length of the drainage. The Project Applicant shall obtain applicable regulatory permits from other agencies.
- M-BI-3 The following measures shall be implemented to mitigate potential impacts associated with further colonization by non-native plant species:
- The conceptual landscape plans include specifics regarding the types of plant species allowed along the Project footprint boundary. The final landscape plans shall be reviewed prior to approval to ensure that no invasive non-native plants (as identified by the California Invasive Plant Council) are used adjacent to any biological open space areas.
  - The Project Applicant shall implement the required HMP (Appendix H of EIR Appendix D) for the Proposed Project, including habitat monitoring and management to identify and minimize potential indirect effects to open space resources; exotic species control; and implementation of a homeowners' education program to educate residents of the sensitivity of the resources in the biological open space, basic stewardship, and prohibited/allowed activities in the open space. The conceptual HMP is a draft document that sets guidelines. A final RMP shall be prepared prior to Project grading.
- M-BI-4 The following measures shall be implemented to reduce impacts from edge effects and human activity:
- The limits of grading shall be flagged or marked with silt fencing prior to grading to prevent inadvertent impacts to adjacent sensitive habitat. Prior to brushing, a qualified biologist shall review the flagging and fencing.
  - A qualified biologist shall monitor the limits of grading during clearing, grubbing, and grading, as well as during trenching within Cleveland Trail and excavation of the jacking pits for installation of the sewer line between Cleveland Trail and Buena Creek Road. Monitoring shall be conducted once per day with weekly reports submitted to the County DPLU. If inadvertent impacts occur, they shall be reported to the appropriate agency within 24 hours.
  - The preserved open space areas shall be fenced off from the backyards of the proposed homes, and delineated with split rail fences along roadways adjacent to the open space preserve.

- After completion of grading, permanent signs stating the following shall be erected along the limits of the open space:

Sensitive Environmental Resources  
Disturbance Beyond this Point is Restricted by Easement

Information:

Contact County of San Diego, Department of Planning and Land Use

Ref: 02-08-047

- The Project applicant shall implement the required HMP (Appendix H of EIR Appendix D) for the Proposed Project, as outlined in M-BI-3.

- M-BI-5 Impacts related to loss of habitat for the coastal California gnatcatcher shall be mitigated through on-site Diegan coastal sage scrub preservation, as specified in M-BI-1c. Diegan coastal sage scrub supporting nesting gnatcatchers shall not be removed during the breeding season (February 15 through August 30 or until all nesting is complete). Prior to construction, demonstration of the absence of gnatcatchers shall require surveys pursuant to USFWS protocol, with clearing of unoccupied habitat requiring concurrence of the wildlife agencies.
- M-BI-6 Impacts related to loss of raptor foraging habitat shall be mitigated through on-site preservation of Diegan coastal sage scrub and non-native grassland, as specified in M-BI-1c and M-BI-1d.
- M-BI-7 Compliance with the MBTA requires vegetation clearing to occur outside of the breeding season (February 15 through August 31). If clearing must occur during the breeding season, a pre-construction survey shall be conducted to determine the presence or absence of nesting birds within the project footprint. If no nests are found, clearing may commence. If nests are found, clearing shall be postponed until after the breeding season.
- M-BI-8 No grading or clearing shall be initiated within 300 feet of occupied habitat during coastal California gnatcatcher breeding season (February 15 through August 31). All grading permits, grading plans and improvement plans shall state the same. If clearing or grading would occur during gnatcatcher nesting season, a qualified biologist shall conduct a pre-construction survey, pursuant to USFWS protocol, to determine if this species occurs within impacted areas. With concurrence of the wildlife agencies and the County of San Diego, if there are no gnatcatchers nesting (including nest building or other breeding/nesting behavior) within this area, development shall be allowed to proceed.
- M-BI-9 No grading or clearing shall be initiated within 500 feet of occupied tree-nesting raptor habitat during raptor breeding season (January 15 through July 15), or within 800 feet of ground-nesting raptor habitat during raptor breeding season (February 1 through July 15). All grading permits, grading plans and improvement plans shall state the same. If clearing or grading would occur during raptor nesting seasons, a qualified biologist shall conduct a pre-construction survey to determine if these species occur within impacted areas. If there are no raptors nesting (including nest building or other breeding/nesting behavior) within this area, development shall be allowed to proceed. If a nest occurs in a tree to be

impacted, the tree shall not be removed while the nest is active (potentially, January through July).

- M-BI-10 Construction activities shall not take place in proximity to an active gnatcatcher nest such that noise levels exceed 60 dB(A)  $L_{eq}$ . Noise levels will be periodically monitored by the monitoring biologist and/or a noise specialist. Indirect impacts to raptor nests shall be mitigated through placement of a construction buffer, as specified in M-BI-9.

### 7.1.3 Mitigation for Impacts to Cultural Resources

The following mitigation measure would reduce potentially significant cultural resources impacts to less than significant levels.

M-CR-1 Grading Monitoring and Data Recovery Program

Prior to approval of grading and/or improvement plans, the Project Applicant shall:

Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Sugarbush Project, GPA 05-010, SP 03-003, TM 5295, Log No. 02-08-097 to the satisfaction of the Director of DPLU. This program shall include, but shall not be limited to, the following actions:

1. Provide evidence to the satisfaction of the Director of DPLU that a County-approved archaeologist has been contracted to implement a grading monitoring and data recovery program. A letter from the Principal Investigator shall be submitted to the Director of DPLU. The letter shall include the following guidelines: *[DPLU, FEE]*
  - a. The Project Archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Requirements – Cultural Resources: Archaeological and Historic Resources (December 5, 2007).
  - b. The County-approved archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Requirements – Cultural Resources: Archaeological and Historic Resources (December 5, 2007).
  - c. The Project Archaeologist shall monitor all areas identified for development including off-site improvements.
  - d. An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth-moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
  - e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on site

- Inspection of all keys by the Project soil engineer or engineering geologist.
- Use of fill materials that encompass appropriate composition, compaction and moisture content, per direction by the Project soil engineer or engineering geologist.
- Use of native or drought-tolerant landscaping on all fill slopes, and installation of appropriate drainage facilities per direction by the Project soil engineer or engineering geologist.
- Project construction will incorporate appropriate erosion and sediment control measures in conformance with applicable regulatory requirements (with detailed measures provided below under Hydrology and Water Quality).
- Project design and construction will incorporate measures to address potential issues related to cut and fill transitions, including the use of over-excavation and replacement with engineered fill.
- Project construction will incorporate measures to address potential impacts related to the generation and disposal of oversize materials, including standard industry techniques such as removal/off-site disposal, placement in deeper fills, or use as landscape/decorative features.
- Project construction will incorporate measures to address expansive soils in applicable areas, including techniques such as removal and replacement with engineered fill, placement in deeper fills, capping with non-expansive material, or other appropriate industry standard measures from sources such as the IBC.

### **7.2.3 Biological Resources – Construction**

- The Project's compact land-use patterns will reduce habitat fragmentation and contribute to the preservation of natural habitats, including sage scrub, riparian forest and oak woodland.
- A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive species, will be used for slope stabilization in all transitional zones.
- Pepper trees (*Schinus* spp.) will not be permitted within the Project plant palette.

### **7.2.4 Hydrology and Water Quality – Construction**

- An authorized SWPPP/SWSAS will be implemented, pursuant to requirements under the NPDES Construction Permit and the County Watershed Protection, Stormwater Management and Discharge Control Ordinance/Stormwater Standards Manual. Specific elements in these plans include:
  - Appropriate BMPs to control erosion and sedimentation, pursuant to applicable NPDES and County requirements and standards. Specific BMPs will be identified in the Project (to be prepared prior to Project construction) and may include measures such as seasonal and area grading restrictions, use of a weather-triggered action plan during the rainy season, use of erosion prevention and control efforts (e.g., fiber rolls, soil binders and silt fence), storage of BMP materials on site to provide adequate standby capacity, provision of appropriate training for construction personnel, installation of permanent landscaping after construction, implementation of appropriate solid waste management and dust control efforts, implementation of sampling and monitoring programs per regulatory requirements, and use of sediment controls downstream of paving activities. Refer to Section 3.1.5, Hydrology and Water Quality, of Subchapter 3.1 for more discussion.

- The amount of construction-related hazardous materials (e.g., fuels) used and stored on site will be minimized, and storage/use locations will be restricted to areas at least 50 feet from storm drains and surface waters.
- Raised (e.g., on pallets), covered, and/or enclosed storage facilities will be used for all hazardous materials.
- Accurate and up-to-date written inventories and labels will be maintained for all stored hazardous materials
- Berms, ditches and/or impervious liners (or other applicable methods) will be used in material storage and vehicle/equipment maintenance and fueling areas to provide a containment volume of 1.5 times the volume of stored/used materials and prevent discharge in the event of a spill.
- Warning signs will be placed in areas of hazardous material use or storage and along drainages and storm drains (or other appropriate locations) to avoid inadvertent hazardous material disposal.
- Paving operations will be restricted during wet weather and sediment control devices will be used downstream of paving activities.
- Paving wastes and slurry (e.g., use of properly designed and contained concrete washout areas) will be properly contained and disposed of.
- All construction equipment and vehicles will be properly maintained.
- Training will be provided to applicable employees in the proper use, handling and disposal of hazardous materials, as well as appropriate action to take in the event of a spill.
- Absorbent and clean-up materials will be stored in appropriate on-site locations where they are readily accessible.
- On-site trash and wastewater facilities will be properly located, contained and maintained.
- Recycled or less hazardous materials will be used wherever feasible.
- Regulatory agency telephone numbers and a summary guide of clean-up procedures will be placed in a conspicuous location at or near the job site trailer.
- Hazardous material use/storage facilities and operations will be regularly (at least weekly) monitored and maintained to ensure proper working order.
- A SWSAS will be implemented pursuant to regulatory guidelines.
- Construction debris storage areas will be restricted to appropriate locations at least 50 feet from storm drain inlets and watercourses.
- Appropriate storage facilities for construction debris, including adequately sized watertight dumpsters; covers to preclude rain from contacting waste materials; impervious liners; and surface containment features such as berms, dikes, or ditches will be used to prevent runoff and runoff.
- A licensed waste disposal operator will be employed to regularly (at least once a week) remove and dispose of construction debris in an authorized off-site location.
- Applicable measures (e.g., testing and treatment) will be implemented to provide conformance with applicable requirements under the NPDES General Groundwater Extraction Waste Discharge Permit, if required (i.e., if discharge of extracted groundwater is required and would exceed permit criteria).

### **7.2.5 Noise – Construction**

- If required, blasting charges will not exceed 16 pounds with a minimum 8 millisecond delay at a minimum distance of 200 feet from the closest residence and blasting events will not occur more than twice a day.
- Chemical rock-breaking agents will be used instead of blasting where removal of bedrock is required within 200 feet of any offsite structure.
- Breaking of rocks post-blasting and chemical breaking will occur 300 or more feet from the Project western and southern property boundaries, within the heart of the residential development bubble as shown in Figure 2.5-3 of the EIR.

### **7.2.6 Aesthetics – Operations**

- Development will be consolidated on flatter, less environmentally sensitive areas to minimize impacts to sensitive upland habitats.
- Edges of development will be softened through the use of contour grading.
- Landscaping will be installed per the Project's approved Landscape Plan.
- Project lighting will adhere to the County LPC (Title 5, Division 1, Chapter 2, County Code of Regulatory Ordinances).
- Fencing at top of slope (edge of pad) for the eight residences located along the western property boundary will be constructed of open iron fencing painted in black or dark green. The use of masonry walls, wood or chain link along the western property boundary will be prohibited.
- Homes in the Project will have at least 12 different elevations, based on 3 different floorplans, 2 architectural styles per floorplan, and 2 color schemes per architectural style.

### **7.2.7 Traffic – Operations**

- Grading will be balanced on site, with no import or export truck traffic required.
- A 553-foot line of sight will be provided to the west of Sugarbush Drive from the Sugarbush Drive/Buena Creek Road intersection by grading approximately 350 feet of 2:1 cut slope ranging in height from zero to four feet in height.
- A 573-foot line of sight will be provided to the east of Sugarbush Drive from the Sugarbush Drive/Buena Creek Road intersection by grading a slope approximately 165 feet in length with a maximum height of eight feet, and constructing a retaining wall of earth-toned slump stone, ranging from zero to five feet in height.

### **7.2.8 Air Quality – Operations**

- The Project landscaping palette will include drought-tolerant trees, emphasizing evergreens on the north and west sides of buildings and deciduous trees on the south sides of buildings. These plantings will contribute to on-site carbon storage, provide shade, and reduce heating from impervious surfaces.

### **7.2.9 Public Services and Utilities – Operations**

- The Project Applicant will pay developer fees levied by the Vista Unified School District prior to the issuance of building permits.
- Project design will include water conservation measures, including the state-mandated 14 BMPs for water conservation (such as installation of ultra low-flow toilets) and the use of drought tolerant vegetation where possible.

### **7.2.10 Hydrology and Water Quality – Operations**

- All proposed storm drain facilities will be designed to generally retain existing drainage patterns and directions, and to accommodate a 100-year storm event.
- Proposed detention/bioretention basins will be designed to regulate flows such that post-development 100-year storm flows from (leaving) the site will not exceed existing 100-year flow volumes.
- Energy dissipation structures will be installed at applicable locations (e.g., basin and culvert outlets) to reduce flow velocities and minimize associated erosion potential.
- Native and/or drought tolerant plants and “smart” irrigation systems will be used in landscaped areas to reduce irrigation requirements and minimize associated potential runoff generation.
- The Proposed Project design includes a number of site design, LID, source control, and treatment control BMPs related to long-term water quality issues and associated regulatory requirements (including NPDES permitting and County requirements), as summarized below. The Project applicant (or a related entity such as a HOA) will be responsible for post-construction BMP programs and activities, as well as for monitoring and maintenance for physical BMP facilities.
  - Site design BMPs include measures such as avoiding or minimizing impacts to water courses, floodplains, steep slopes and wetlands; minimizing impervious areas through efforts such as providing decomposed granite trails rather than sidewalks; maximizing the preservation of natural areas; incorporating native or drought-tolerant landscaping varieties and irrigation management techniques; incorporating unlined facilities (i.e., detention/bioretention basins, vegetated swales and landscaping) into the Project drainage system to provide filtering and infiltration capacity; installing energy dissipators to reduce flow velocities and erosion potential; providing smooth transitions between drainage outlets and channels to reduce turbulence and scour; and protecting manufactured slopes through efforts such as minimizing slope dimensions/grades (e.g., by using retaining walls), rounding and shaping to reduce flow concentrations, and collecting flows in stabilized drains and channels.
  - LID BMPS include measures such as preserving approximately 77 acres of predominantly native habitat as permanent open space; clustering Project development to reduce disturbance and provide setbacks from drainages; reusing native topsoil and/or incorporating soil amendments in landscaped areas; directing runoff from development into pervious areas such as detention/bioretention basins, vegetated swales and landscaping; and using “smart” irrigation systems, including features such as tailored irrigation schedules to avoid over watering, and moisture/pressure sensors to limit irrigation during wetter periods and/or shut-off flows to broken pipelines/sprinkler heads.

- Source control BMPs include measures such as installing “no dumping” stencils/tiles at applicable locations (e.g., storm drain inlets); employing landscape and irrigation system design as described for LID BMPs to reduce irrigation and chemical application requirements; directing associated runoff into landscaped areas where feasible; and, conducting regular drainage facility inspection and maintenance.
- Treatment control BMPs include the installation of three detention/bioretention basins along the western boundary of the site on Lots E and F to treat runoff from all proposed developed areas except Lots 11 and 33, and using vegetated swales to treat runoff from Lots 11 and 33 in the southeastern portion of the site.

#### **7.2.11 Fire Protection – Operations**

- Six-foot-tall fire walls will be installed along the urban/wildland interface (along the south sides of lots 8-11, southeast sides of lots 11 and 33, and east sides of lots 33-45, and on the north sides of the building pads on lots 1 and 6).
- An eight-foot-tall fire wall will be installed along the north side of the on-site portion of Cleveland Trail where a 16-foot-wide fuel modification zone cannot be provided.
- Project design will incorporate appropriate fuel management zones (75 to 125 feet wide) in designated areas (e.g., adjacent to all structures), pursuant to the San Diego County Fire Code and as detailed in the Project FPP (Appendix B).
- Project design will meet all general vegetation management requirements of the Project FPP.
- Fuel management zones will be appropriately maintained by the Project HOA, which will include efforts such as inspecting/repairing irrigation systems, vegetation thinning/pruning and weed removal.
- Project landscape design will exclude all prohibited plant materials listed in the Prohibited Plant Materials list in Appendix B. The prohibited trees, shrubs, vines and groundcovers shall not be planted or retained in any HOA-maintained landscaped area.
- Project landscape shall be consistent with the planting, spacing and maintenance guidelines in Appendix B. Project design will incorporate applicable ignition and fire resistance measures for all structures (pursuant to the San Diego County Fire and Building codes, see Appendix B), including the use of approved sprinkler systems; proper roofing and exterior wall materials; and appropriate design and construction of facilities such as eaves, vents, doors, window frames, decks, chimneys, gutters and fences.
- All structures exceeding 200 square feet will be equipped with sprinkler systems.
- Residential structures on lots 11, 33, 36, 37, 38, 42 and 45 will be one story only.
- The design and operation of all access-related facilities such as streets, driveways, gates, speed bumps, walkways and emergency access roads will comply with applicable requirements of the San Diego County Fire Code or other pertinent standards.
- Fire-related water supplies and access facilities within the site will conform to associated requirements identified in Appendix B, including measures such as providing emergency truck