

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

San Diego Regional Water Quality Control Board

October 3, 2016

Certified Mail – Return Receipt Requested

Article Number: 7011 0470 0002 8952 8677

Mr. John Fitzpatrick
PDM Partners, LP c/o
Ridge Crest Real Estate, LLC
353 East Angeleno Ave., Suite A
Burbank, CA 91502

**In reply/refer to:
R9-2015-0174:818948:dbradford**

**Subject: Clean Water Act Section 401 Water Quality Certification No. R9-2015-0174
for the Santa Rosa Highlands Development Project**

Mr. Fitzpatrick:

Enclosed find Clean Water Act Section 401 Water Quality Certification No. R9-2015-0174 (Certification) issued by the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) in response to the application submitted by PDM Partners, LP c/o Ridge Crest Real Estate, LLC for the Santa Rosa Highlands Development Project (Project). A description of the Project and Project location can be found in the Certification and site maps which are included as attachments to the Certification.

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

Please submit all reports and information required under this Certification in electronic format via e-mail to 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 the San Diego Water Board, 2375 Northside Drive, San Diego, CA 92108. Each electronic document must be submitted as a single file, in Portable Document Format (PDF), 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

HENRY ABARBANEL, PH.D, CHAIR | DAVID GIBSON, EXECUTIVE OFFICER

2375 Northside Drive, Suite 100, San Diego, California 92108-2700 | www.waterboards.ca.gov/sandiego

identification numbers in the header or subject line: Certification No. R9-2015-0174:818948:dbradford.

For questions or comments regarding the Certification, please contact Darren Bradford by telephone at (619) 521-3356 or by email at darren.bradford@waterboards.ca.gov.

Respectfully,



DAVID W. GIBSON
Executive Officer

Enclosure:

Clean Water Act Section 401 Water Quality Certification No. R9-2015-0174 for the Santa Rosa Highlands Development Project

DWG:jgs:eb:dlb

cc:

Helix Environmental Planning, Inc.
Barry Jones
barryj@helixepi.com

U.S. Army Corps of Engineers, Regulatory
Branch
San Diego Field Office
Peggy Bartels
Peggy.J.Bartels@usace.army.mil

California Department of Fish and Game
South Coast Region
Habitat Conservation Planning – South
Kim Freeburn
Kim.Freeburn@wildlife.ca.gov

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

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

Mr. Eric Becker
San Diego Water Board
Eric.Becker@waterboards.ca.gov

Mr. David Barker
San Diego Water Board
David.Barker@waterboards.ca.gov

Tech Staff Information	
Certification No.	R9-2015-0174
Party ID	553457
Reg. Meas. ID	403412
Place ID	818948
Person ID	553458
WDID	9000002916

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

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

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

**PROJECT: Santa Rosa Highlands Development Project
Certification Number R9-2015-0174
WDID: 9000002916**

Reg. Meas. ID: 403412 Place ID: 818948 Party ID: 553457 Person ID: 553458
--

**APPLICANT: PDM Partners, LP c/o Ridge Crest Real Estate, LLC
353 East Angeleno Ave., Suite A
Burbank, CA 91502**

ACTION:

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

PROJECT DESCRIPTION

An application dated October 15, 2015 was submitted by PDM Partners, LP c/o Ridge Crest Real Estate, LLC (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (United States Code (USC) Title 33, section 1341) for the proposed Santa Rosa Highlands 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 10, 2016. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant has also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers for the Project (USACE File No. SPL-2015-00782-PJB).

The Project is located within the City of Murrieta, Riverside County, northeast of Jefferson Avenue and Lemon Street. The Project center reading is located at latitude 33.568733 and longitude -117.21735. The Applicant has paid all required application fees for this Certification in the amount of \$31,037.00. On an annual basis, the Applicant shall also pay all active discharge fees and post discharge monitoring fees, as appropriate¹. On August 10, 2016, the

¹ The Applicant shall pay an annual active discharge fee each fiscal year or portion of a fiscal year during which discharges occur until the regional water board or the State Water Resources Control Board (State Water Board) issues a Notice of Completion of Discharges Letter to the discharger. Dischargers shall pay an annual post-discharge monitoring fee each fiscal year or portion of a fiscal year commencing with the first fiscal year following the fiscal year in which the regional water board or State Water Board issued a Notice of Completion of Discharges Letter to the discharger, but continued water quality monitoring or compensatory mitigation monitoring is required. Dischargers shall pay the annual post-discharge monitoring fee each fiscal year until the regional water board or the State Water Board issues a Notice of Project Complete Letter to the

(footnote continued on next page)

San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

The Applicant proposes to construct up to 270 single-family homes, providing a mix of single-family detached homes, courtyard single-family detached homes, and single-family attached homes. The net developable area is estimated at 45.8 acres. In addition to residential development (including associated streets), a 1.50-acre Central Green, 1.64 acres of focal parks and paseos, 3 detention/water quality basins, and 4.10 acres of natural open space are proposed.

The Project will convert approximately 25.93 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 minimizing impervious surface; preserving existing native vegetation; directing runoff from development into pervious areas such as landscape areas, a bio-filtration basin, a infiltration basin, and water quality trenches. These BMPs will be designed, constructed, and maintained to meet City of Murrieta's Low Impact Development (LID) Capture Volume and hydromodification treatment requirements.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause 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 0.18 acre (655 linear feet) of streambed waters of the United States and/or State and 0.194 acre (1,644 linear feet)) of riparian waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 0.374 acre (2,299 linear feet) of jurisdictional waters will be achieved through the re-establishment and preservation of 1.496 acres of waters of the United States and/or State. All waters of the United States and/or State receiving temporary discharges of fill material will be restored upon removal of the fill within one year of impacts. Compensatory mitigation options within the watershed were deemed inadequate. Compensatory mitigation to offset the additional

(footnote continued from previous page)

discharger. Additional information regarding fees can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/dredgefillcalculator.xlsx

permanent impacts to 0.374 acre (2,299 linear feet) of waters of the United States and/or State will be achieved at a 4:1 ratio (area mitigated:area impacted) through the purchase of 0.748-acre of re-established river credits from the San Luis Rey Wetland Mitigation Bank and purchase of 0.748-acre of vernal pool wetland preservation at the Barry Jones Wetland Mitigation Bank. The higher out of watershed 4:1 total mitigation ratio to offset Project impacts is required to account for differences between the functions lost at the impact site and the functions expected to be produced at the mitigation bank as well as the distance between the impact site and the mitigation bank site. Temporary impacts will be restored in place to pre-project conditions.

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

TABLE OF CONTENTS

I.	STANDARD CONDITIONS.....	5
II.	GENERAL CONDITIONS	5
III.	CONSTRUCTION BEST MANAGEMENT PRACTICES	8
IV.	POST-CONSTRUCTION BEST MANAGEMENT PRACTICES	10
V.	PROJECT IMPACTS AND COMPENSATORY MITIGATION.....	11
VI.	MONITORING AND REPORTING REQUIREMENTS	13
VII.	NOTIFICATION REQUIREMENTS	16
VIII.	CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE	18
IX.	SAN DIEGO WATER BOARD CONTACT PERSON	18
X.	WATER QUALITY CERTIFICATION.....	19

Attachments:

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

I. STANDARD CONDITIONS

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

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

II. GENERAL CONDITIONS

- A. **Term of Certification.** Water Quality Certification No. R9-2015-0174 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 USC Title 33, section 1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf.
- 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

- 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 Murrieta Creek or its tributaries;
 3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
 4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
 5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

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

- K. **Duty to Provide Information.** The Applicant shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.
- L. **Property Rights.** This Certification does not convey any property rights of any sort, or any exclusive privilege.
- M. **Petitions.** Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification. Copies of the law and regulations applicable to filing petitions may be found on the Internet at: http://www.waterboards.ca.gov/public_notices/petitions/water_quality or will be provided upon request.

III. 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 dum818948g, 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 Murrieta Creek and its unnamed tributaries. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.
- Q. **Groundwater Dewatering.** If groundwater dewatering is required for the Project, the Applicant shall enroll in and comply with the requirements of San Diego Water Board Order No. R9-2008-0002 NPDES No. CAG919002, *General Waste Discharge Requirements For Groundwater Extraction Waste Discharges From Construction, Remediation, and Permanent Groundwater Extraction Projects to Surface Waters within the San Diego Region Except for San Diego Bay* or its successor permit.

IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.
- B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. **Post-Construction BMP Design.** The Project must be designed to comply with the requirements for priority development projects in section E.3 of the Regional MS4 Permit Order R9-2013-0001 (and amendments), National Pollutant Discharge Elimination Systems Permit and Waste Discharge Requirements for Discharges of Urban Runoff from the MS4s Draining the Watersheds within the San Diego Region (Regional MS4 Permit) as well as the most current BMP Design Manual for the County of Riverside. Post-construction BMPs are described in the *Project-Specific Water Quality Management Plan "Santa Rosa Highlands" Plaza De Murrieta Specific Plan*

(WQMP). Where conflict exists between the referenced documents the most stringent requirements shall apply.

- D. **Post-Construction BMP Implementation.** All post-construction BMPs must be constructed, functional, and implemented prior to completion of Project construction, occupancy, and/or planned use, and maintained in perpetuity. The post construction BMPs must include those described in the WQMP, dated September 10, 2015, prepared on behalf of the Applicant by Hunsaker & Associates Irvine, Inc.; or any subsequent version of the WQMP approved by City of Murrieta.
- 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)² guidance. The Applicant shall:
1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;
 2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;
 3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;
 4. Identify and promptly repair damage to BMPs; and
 5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.
- F. **Bridge, Crossing, and Culvert Design.** Bridges, culverts, dip crossings, or other stream crossing structures shall be designed and installed so they will not cause scouring of the stream bed and/or erosion of the banks in the vicinity of the Project. Storm drain lines/culverts and other stream crossing structures shall be designed and maintained to accommodate at least a 100-year, 24-hour storm event, including associated bedload and debris, with a similar average velocity as upstream and downstream sections. Bottoms of temporary culverts shall be placed at stream channel grade and bottoms of permanent culverts shall be open bottom or embedded and backfilled below the grade of the stream greater than or equal to a depth of 1 foot.
- V. **PROJECT IMPACTS AND COMPENSATORY MITIGATION**
- A. **Project Impact Avoidance and Minimization.** The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.

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

B. Project Impacts and Compensatory Mitigation. Unavoidable Project impacts to Murrieta Creek and its unnamed tributaries within the Santa Margarita Watershed must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable temporary and permanent Project impacts to waters of the United States and/or State must be achieved as described in the table below:

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Mitigation Ratio (linear feet mitigated :linear feet impacted)
Permanent Impacts						
Stream Channel	0.18	655	0.748 Re-establishment ¹	2:1	NA ³	NA
Riparian Zone	0.194	1,644	0.748 Preservation ²	2:1		
Temporary Impacts⁴						

1. Permanent impacts will be mitigated through the purchase of 0.748-acre of re-established wetland river credits from the San Luis Rey Mitigation Bank. Mitigation purchased from the San Luis Rey Mitigation Bank is required to be protected and maintained in perpetuity by Wildlands according to the conditions of Water Quality Certification No. R9-2013-0050. The mitigation provided for Project impacts contributes to the net gain of wetlands per the State of California Net Gain Policy (Executive Order W-59-93.)
2. Vernal pool wetland preservation at the Barry Jones Wetland Mitigation Bank (BJWMB). The BJWMB is protected and preserved under a recorded conservation easement.
3. The amount of mitigation credits purchased is not reported in terms of linear feet of mitigation.
4. No waters of the United States and/or State shall receive temporary discharges of fill associated with the Project.

C. Mitigation Credit Purchase. The Applicant must provide the San Diego Water Board proof of mitigation credit purchase from the San Luis Rey Mitigation Bank and the Barry Jones Wetland Mitigation Bank prior to the start of construction.

D. Temporary Project Impact Areas. The Applicant must restore all areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

VI. MONITORING AND REPORTING REQUIREMENTS

- A. **Representative Monitoring.** Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.
- B. **Monitoring Reports.** Monitoring results shall be reported to the San Diego Water Board at the intervals specified in section VI of this Certification.
- C. **Monitoring and Reporting Revisions.** The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.
- D. **Records of Monitoring Information.** Records of monitoring information shall include:
1. The date, exact place, and time of sampling or measurements;
 2. The individual(s) who performed the sampling or measurements;
 3. The date(s) analyses were performed;
 4. The individual(s) who performed the analyses;
 5. The analytical techniques or methods used; and
 6. The results of such analyses.
- E. **Geographic Information System Data.** The Applicant must submit Geographic Information System (GIS) shape files of the Project impact sites within 30 days of the start of project construction. All impact site shape files must be polygons. Two GPS readings (points) must be taken on each line of the polygon and the polygon must have a minimum of 10 points. GIS metadata must also be submitted.
- F. **Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation, and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification, until the Project has reached completion. 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 1st through December 31st 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 30 days of completion of the Project**. The final report must include the following information:
1. Date of construction initiation;
 2. Date of construction completion;
 3. BMP installation and operational status for the Project;
 4. As-built drawings of the Project, no bigger than 11"X17"; and
 5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.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. Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. R9-2015-0174:818948:dbradford
2375 Northside Drive, Suite 100
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF), 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. R9-2015-0174:818948:dbradford.

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 Riverside, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.
- C. **Oil or Petroleum Product Discharge.** Except as provided in Water Code section 13272(b), any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not

require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.

- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.
- E. **Commencement of Construction Notification.** The Applicant must notify the San Diego Water Board in writing at least 5 days prior to the start of initial Project construction ground disturbance
- F. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:
1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**
 2. **Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**
 3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

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

VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

- A. The City of Murrieta is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated June 22, 2016 for the Final Environmental Impact Report (FEIR) titled Addendum to the Mitigated Negative Declaration to the Plaza De Murrieta Specific Plan for the Santa Rosa Highlands Specific Plan (State Clearing House Number 2007051092 and 20100111084). The Lead Agency has determined the Project will have a significant effect on the environment and mitigation measures were made a condition of the Project.
- B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's FEIR and finds that the Project as proposed will have a significant effect on resources within the San Diego Water Board's purview.
- C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.
- D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that mitigation measures and revisions to the Project identified in the FEIR are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 5 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the FEIR, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in sections V and VI of this Certification.
- E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

IX. SAN DIEGO WATER BOARD CONTACT PERSON

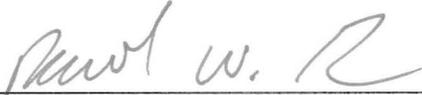
Darren Bradford, Environmental Scientist
Telephone: (619) 521-3356
Email: darren.bradford@waterboards.ca.gov

X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Santa Rosa Highlands Development** (Certification No. R9-2015-0174) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

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

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. R9-2015-0174 issued on October 3, 2016.



DAVID W. GIBSON
Executive Officer
San Diego Water Board

3 Oct. 2016
Date

ATTACHMENT 1

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

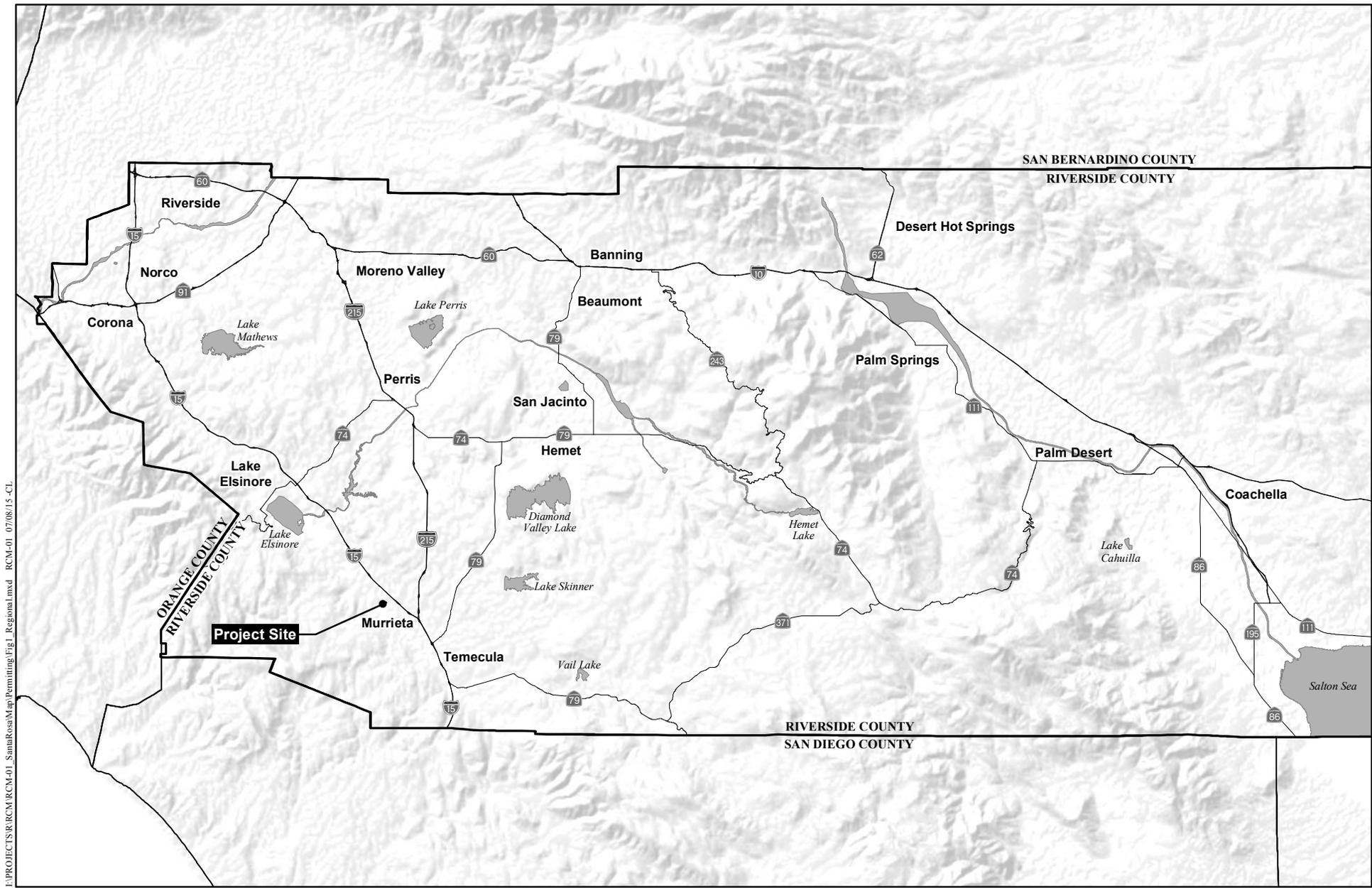
Water quality objectives and other appropriate requirements of state law – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other appropriate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

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

PDM Partners, LP c/o Ridge Crest Real Estate, LLC
Santa Rosa Highlands Development Project
Certification No. R9-2015-0174

ATTACHMENT 2
PROJECT LOCATION MAPS

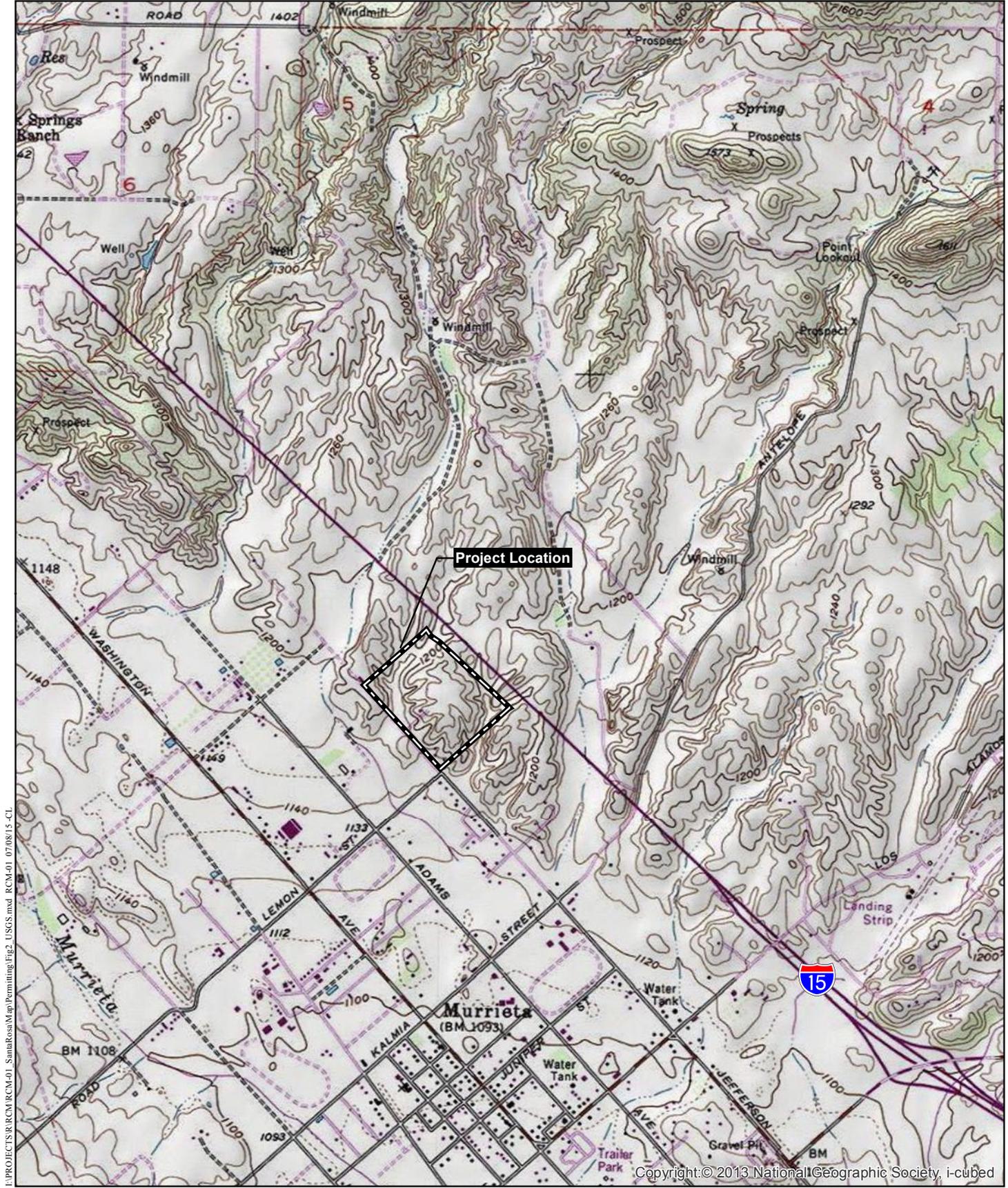
Figure 1 – Regional Location
Figure 2 – Project Vicinity
Figure 3 – Aerial
Receiving Waters Exhibit



I:\PROJECTS\RCM\RCM-01_SantaRosaMap\Permitting\Fig1_Regional.mxd RCM-01_07/06/15_CL

Regional Location

SANTA ROSA HIGHLANDS



Project Vicinity Map (USGS Topography)

SANTA ROSA HIGHLANDS



Receiving Waters Exhibit

PDM Partners, LP c/o Ridge Crest Real Estate, LLC
Santa Rosa Highlands Development Project
Certification No. R9-2015-0174

ATTACHMENT 3
PROJECT SITE PLANS

Regional Water Quality Control Board Waters
Figure 5 - USACE Jurisdictional Areas/Project Effects
Sheet 1 of 2- Tentative Tract No. 36850
Sheet 2 of 2 – Tentative Tract No. 36850
Preliminary WQMP Site Plan



Regional Water Quality Control Board Waters

SANTA ROSA HIGHLANDS



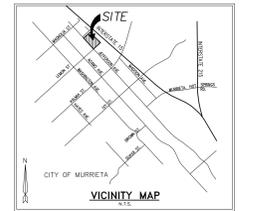
I:\PROJECTS\RCM\RCM-01_SantaRosa\Map\Permitting\Fig 5_WUS_w/Impact.mxd RCM-01_7/7/15-CL

USACE Jurisdictional Areas/Project Effects

SANTA ROSA HIGHLANDS

LOT SUMMARY

Lot No.	Land Use	Acres
1-128	SINGLE FAMILY	15.6 AC
129-133	MULTI-FAMILY	9.1 AC
134-137	PARKS	2.0 AC
138-140	OPEN SPACE	11.6 AC
141-147	PRIVATE STREETS	9.7 AC
	PUBLIC STREETS	2.5 AC
	TOTAL PROJECT AREA	52.3 AC
	TOTAL NET SITE AREA (NET SITE AREA EXCLUDING BASIN, PARK & SLOPE/LANDSCAPE LOTS)	34.4 AC



NOTES

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
- EXISTING ZONING: PLAZA DE MURRIETA SP20
- GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL (SFR), MULTI-FAMILY RESIDENTIAL (MFR), COMMERCIAL (C), PARKS AND OPEN SPACE (P/O/S)
- MINIMUM LOT SIZE: SINGLE FAMILY DETACHED RESIDENTIAL (SFRD-1) - 5,000 SF, SINGLE FAMILY DETACHED RESIDENTIAL (SFRD-2) - 4,050 SF
- TOTAL RESIDENTIAL LOTS:
- THOMAS QUAD: 927-M, -J, -K, -L, -M, -N, -O, -P, -Q, -R, -S, -T, -U, -V, -W, -X, -Y, -Z, -AA, -AB, -AC, -AD, -AE, -AF, -AG, -AH, -AI, -AJ, -AK, -AL, -AM, -AN, -AO, -AP, -AQ, -AR, -AS, -AT, -AU, -AV, -AW, -AX, -AY, -AZ, -BA, -BB, -BC, -BD, -BE, -BF, -BG, -BH, -BI, -BJ, -BK, -BL, -BM, -BN, -BO, -BP, -BQ, -BR, -BS, -BT, -BU, -BV, -BW, -BX, -BY, -BZ, -CA, -CB, -CC, -CD, -CE, -CF, -CG, -CH, -CI, -CJ, -CK, -CL, -CM, -CN, -CO, -CP, -CQ, -CR, -CS, -CT, -CU, -CV, -CW, -CX, -CY, -CZ, -DA, -DB, -DC, -DD, -DE, -DF, -DG, -DH, -DI, -DJ, -DK, -DL, -DM, -DN, -DO, -DP, -DQ, -DR, -DS, -DT, -DU, -DV, -DW, -DX, -DY, -DZ, -EA, -EB, -EC, -ED, -EE, -EF, -EG, -EH, -EI, -EJ, -EK, -EL, -EM, -EN, -EO, -EP, -EQ, -ER, -ES, -ET, -EU, -EV, -EW, -EX, -EY, -EZ, -FA, -FB, -FC, -FD, -FE, -FF, -FG, -FH, -FI, -FJ, -FK, -FL, -FM, -FN, -FO, -FP, -FQ, -FR, -FS, -FT, -FU, -FV, -FW, -FX, -FY, -FZ, -GA, -GB, -GC, -GD, -GE, -GF, -GG, -GH, -GI, -GJ, -GK, -GL, -GM, -GN, -GO, -GP, -GQ, -GR, -GS, -GT, -GU, -GV, -GW, -GX, -GY, -GZ, -HA, -HB, -HC, -HD, -HE, -HF, -HG, -HH, -HI, -HJ, -HK, -HL, -HM, -HN, -HO, -HP, -HQ, -HR, -HS, -HT, -HU, -HV, -HW, -HX, -HY, -HZ, -IA, -IB, -IC, -ID, -IE, -IF, -IG, -IH, -II, -IJ, -IK, -IL, -IM, -IN, -IO, -IP, -IQ, -IR, -IS, -IT, -IU, -IV, -IW, -IX, -IY, -IZ, -JA, -JB, -JC, -JD, -JE, -JF, -JG, -JH, -JI, -JJ, -JK, -JL, -JM, -JN, -JO, -JP, -JQ, -JR, -JS, -JT, -JU, -JV, -JW, -JX, -JY, -JZ, -KA, -KB, -KC, -KD, -KE, -KF, -KG, -KH, -KI, -KJ, -KK, -KL, -KM, -KN, -KO, -KP, -KQ, -KR, -KS, -KT, -KU, -KV, -KW, -KX, -KY, -KZ, -LA, -LB, -LC, -LD, -LE, -LF, -LG, -LH, -LI, -LJ, -LK, -LL, -LM, -LN, -LO, -LP, -LQ, -LR, -LS, -LT, -LU, -LV, -LW, -LX, -LY, -LZ, -MA, -MB, -MC, -MD, -ME, -MF, -MG, -MH, -MI, -MJ, -MK, -ML, -MM, -MN, -MO, -MP, -MQ, -MR, -MS, -MT, -MU, -MV, -MW, -MX, -MY, -MZ, -NA, -NB, -NC, -ND, -NE, -NF, -NG, -NH, -NI, -NJ, -NK, -NL, -NM, -NN, -NO, -NP, -NQ, -NR, -NS, -NT, -NU, -NV, -NW, -NX, -NY, -NZ, -OA, -OB, -OC, -OD, -OE, -OF, -OG, -OH, -OI, -OJ, -OK, -OL, -OM, -ON, -OO, -OP, -OQ, -OR, -OS, -OT, -OU, -OV, -OW, -OX, -OY, -OZ, -PA, -PB, -PC, -PD, -PE, -PF, -PG, -PH, -PI, -PJ, -PK, -PL, -PM, -PN, -PO, -PP, -PQ, -PR, -PS, -PT, -PU, -PV, -PW, -PX, -PY, -PZ, -QA, -QB, -QC, -QD, -QE, -QF, -QG, -QH, -QI, -QJ, -QK, -QL, -QM, -QN, -QO, -QP, -QQ, -QR, -QS, -QT, -QU, -QV, -QW, -QX, -QY, -QZ, -RA, -RB, -RC, -RD, -RE, -RF, -RG, -RH, -RI, -RJ, -RK, -RL, -RM, -RN, -RO, -RP, -RQ, -RR, -RS, -RT, -RU, -RV, -RW, -RX, -RY, -RZ, -SA, -SB, -SC, -SD, -SE, -SF, -SG, -SH, -SI, -SJ, -SK, -SL, -SM, -SN, -SO, -SP, -SQ, -SR, -SS, -ST, -SU, -SV, -SW, -SX, -SY, -SZ, -TA, -TB, -TC, -TD, -TE, -TF, -TG, -TH, -TI, -TJ, -TK, -TL, -TM, -TN, -TO, -TP, -TQ, -TR, -TS, -TT, -TU, -TV, -TW, -TX, -TY, -TZ, -UA, -UB, -UC, -UD, -UE, -UF, -UG, -UH, -UI, -UJ, -UK, -UL, -UM, -UN, -UO, -UP, -UQ, -UR, -US, -UT, -UU, -UV, -UW, -UX, -UY, -UZ, -VA, -VB, -VC, -VD, -VE, -VF, -VG, -VH, -VI, -VJ, -VK, -VL, -VM, -VN, -VO, -VP, -VQ, -VR, -VS, -VT, -VU, -VV, -VW, -VX, -VY, -VZ, -WA, -WB, -WC, -WD, -WE, -WF, -WG, -WH, -WI, -WJ, -WK, -WL, -WM, -WN, -WO, -WP, -WQ, -WR, -WS, -WT, -WU, -WV, -WW, -WX, -WY, -WZ, -XA, -XB, -XC, -XD, -XE, -XF, -XG, -XH, -XI, -XJ, -XK, -XL, -XM, -XN, -XO, -XP, -XQ, -XR, -XS, -XT, -XU, -XV, -XW, -XX, -XY, -XZ, -YA, -YB, -YC, -YD, -YE, -YF, -YG, -YH, -YI, -YJ, -YK, -YL, -YM, -YN, -YO, -YP, -YQ, -YR, -YS, -YT, -YU, -YV, -YW, -YX, -YY, -YZ, -ZA, -ZB, -ZC, -ZD, -ZE, -ZF, -ZG, -ZH, -ZI, -ZJ, -ZK, -ZL, -ZM, -ZN, -ZO, -ZP, -ZQ, -ZR, -ZS, -ZT, -ZU, -ZV, -ZW, -ZX, -ZY, -ZZ

EXISTING EASEMENTS

- AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 21, 1950, INSTRUMENT NO. 2874, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AFFECTS PARCELS 2 AND 3 OF PARCEL MAP 11257.
- AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 2, 1974, INSTRUMENT NO. 697, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AFFECTS PARCELS 1 AND 4 OF PARCEL MAP 11257.
- AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 11, 1978, INSTRUMENT NO. 5595, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AFFECTS PARCELS 1 AND 4 OF PARCEL MAP 11257.
- AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 26, 1978, INSTRUMENT NO. 14472, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AFFECTS AS DESCRIBED HEREIN.
- AN EASEMENT FOR PUBLIC UTILITIES RECORDED APRIL 3, 1981, INSTRUMENT NO. 60011, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AFFECTS THE NORTHWESTERLY 6 FEET OF PARCEL NO. 1 OF PARCEL MAP NO. 11257.
- AN EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE RECORDED MAY 15, 1987, INSTRUMENT NO. 15650L IN FAVOR OF MURRIETA WATER DISTRICT, AFFECTS THE SOUTHWESTERLY 30 FEET OF SOUTHEASTERLY 285 FEET OF PARCEL 2 OF PARCEL MAP NO. 11257.
- AN EASEMENT FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES AND INGRESS AND EGRESS RECORDED JANUARY 20, 1989, INSTRUMENT NO. 20608, IN FAVOR OF FOLEY CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, AFFECTS THE NORTHWESTERLY 75 FEET OF PARCELS 1 AND 4 OF PARCEL MAP NO. 11258.
- AN EASEMENT FOR PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "NAVIGATION RIGHTS" RECORDED JULY 20, 1990, INSTRUMENT NO. 28913, AFFECTS AIRSPACE OVER, THROUGH AND ACROSS AND ADJACENT TO THE SERVICED TENEMENT, AND RE-RECORDED OCTOBER 10, 1999, INSTRUMENT NO. 374379.
- AN EASEMENT FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED MAY 4, 2005, INSTRUMENT NO. 2005-03536A, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AFFECTS TWO 10.00 WIDE STRIPS OF LAND LYING WITHIN PARCELS 2 AND 3 OF PARCEL MAP NO. 11257.
- AN EASEMENT FOR PUBLIC STREET RECORDED MAY 18, 2005, INSTRUMENT NO. 2005-035453, IN FAVOR OF THE CITY OF MURRIETA, A MUNICIPAL CORPORATION, AFFECTS A PORTION OF PARCEL 3 OF PARCEL MAP 11257, AS DESCRIBED THEREIN.

EARTHWORK QUANTITIES

RAW CUT VOLUME:	723,290 CYS
REMEDIAL VOLUME:	105,000 CYS
ADJUSTED FILL VOLUME:	804,680 CYS
EXPORT/IMPORT:	21,610 CYS

LOT AREA SUMMARY

Lot No.	SF	Lot No.	SF	Lot No.	SF
1	6,295	46	4,885	91	6,132
2	5,758	47	4,885	92	5,689
3	5,300	48	4,885	93	5,132
4	5,706	49	4,885	94	6,866
5	6,579	50	4,885	95	5,968
6	5,370	51	4,885	96	5,000
7	5,835	52	4,885	97	7,216
8	5,678	53	4,885	98	5,313
9	5,216	54	4,886	99	5,070
10	6,905	55	6,074	100	5,000
11	6,631	56	4,609	101	5,000
12	5,270	57	4,610	102	5,767
13	5,304	58	5,050	103	6,731
14	5,322	59	4,501	104	5,021
15	5,303	60	4,500	105	5,007
16	5,285	61	4,500	106	5,007
17	5,267	62	4,500	107	5,007
18	5,243	63	4,500	108	5,326
19	5,763	64	4,500	109	6,735
20	6,158	65	4,500	110	5,000
21	6,002	66	4,500	111	4,999
22	5,997	67	4,500	112	5,576
23	5,961	68	4,500	113	5,754
24	5,920	69	4,500	114	5,044
25	5,772	70	4,500	115	5,023
26	5,908	71	4,500	116	5,052
27	5,366	72	4,500	117	7,184
28	5,582	73	5,225	118	5,564
29	5,754	74	4,750	119	5,191
30	5,169	75	4,500	120	5,191
31	5,293	76	4,500	121	5,191
32	5,336	77	4,500	122	5,191
33	5,349	78	4,500	123	5,191
34	5,337	79	4,500	124	5,191
35	5,344	80	4,500	125	8,364
36	9,218	81	4,500	126	5,361
37	5,460	82	4,500	127	5,359
38	4,547	83	4,500	128	5,359
39	4,575	84	4,500	129	47,293
40	5,556	85	4,984	130	129,820
41	4,885	86	4,970	131	83,622
42	4,885	87	4,643	132	20,243
43	4,885	88	6,005	133	94,589
44	4,885	89	6,349		
45	4,885	90	7,926		

TOTAL GROSS RESIDENTIAL 1,076,634 S.F.
AVERAGE GROSS RESIDENTIAL 8,085 S.F.

LEGAL DESCRIPTION

EXISTING TRACT PART OF PARCEL 2 COVERED BY MURRIETA WATER DISTRICT, A PUBLIC AGENCY, BY DEED RECORDED MAY 15, 1987, AS INSTRUMENT NO. 15650L OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

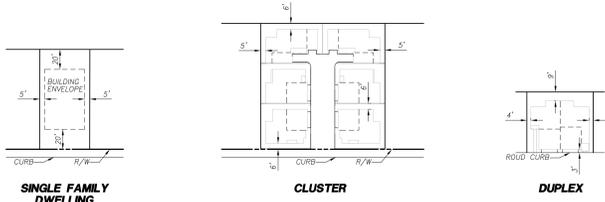


DATE _____

DATE	REVISION	BY

MAP DATE	IDENTIFIER
09/08/15	BY: AM
09/08/15	

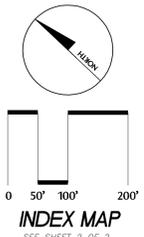
TYPICAL PRODUCT PLOTTING



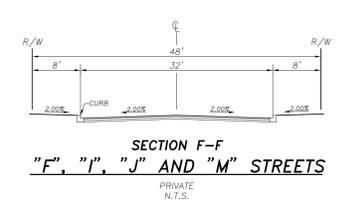
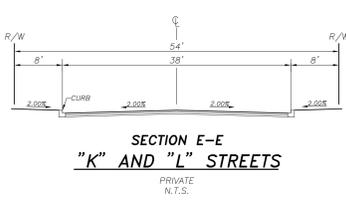
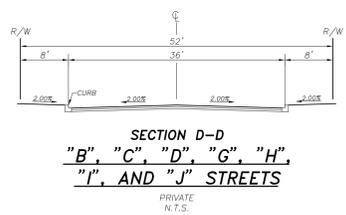
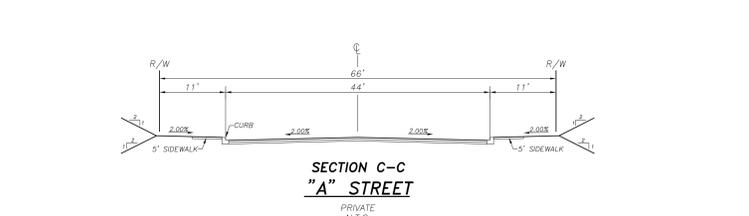
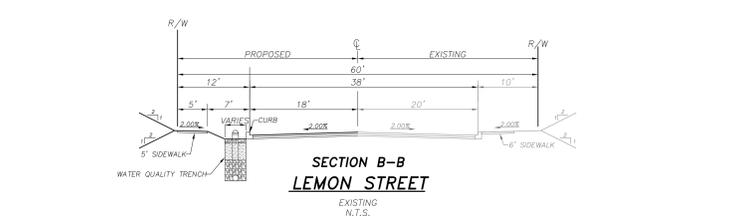
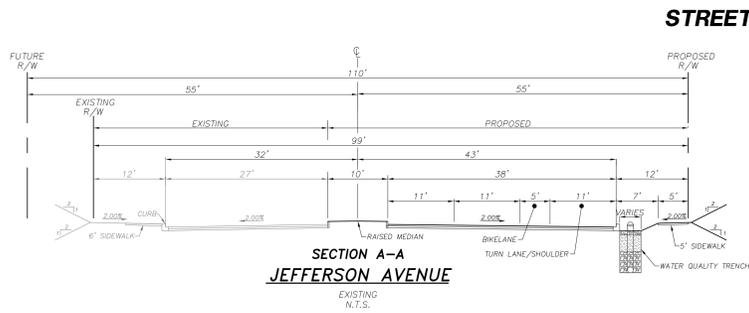
PREPARED FOR:
OWNER/APPLICANT:
PDM PARTNER, LP

PREPARED BY:
HUNSAKER & ASSOCIATES, INC.
353 EAST ANGELENO AVENUE,
SUITE A
BURBANK, CA 91502
PHONE: (323) 450-2331

TENTATIVE TRACT NO. 36850
City of Murrieta
SHEET 1 OF 2



SEE SHEET 2 OF 2



STREET SECTIONS

1.15 FREEWAY

54'±

1401'±

LOT 141
NATURAL OPEN SPACE

LOT 144

120'± 153'±

1258'± 5' RTM

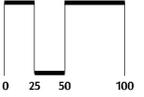
1420'±

1715'±

LILLY AVENUE
(PUBLIC)

OAK GROVE
DRIVEWAY
(PUBLIC)

JEFFERSON AVENUE
(PUBLIC)



LEGEND

- PROPOSED STORM DRAIN WITH CATCH BASIN (CB)
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED WATER LINE
- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING STORM DRAIN
- WATER QUALITY TRENCH
- CONCEPTUAL BUILDING LOCATION
- VERDUIRA WALL
- RETAINING WALL

OWNER/APPLICANT:

PDM PARTNERS, LP
 353 EAST ANGELENO AVENUE,
 SUITE A
 BURBANK, CA 9102
 PHONE: (323) 459-2321

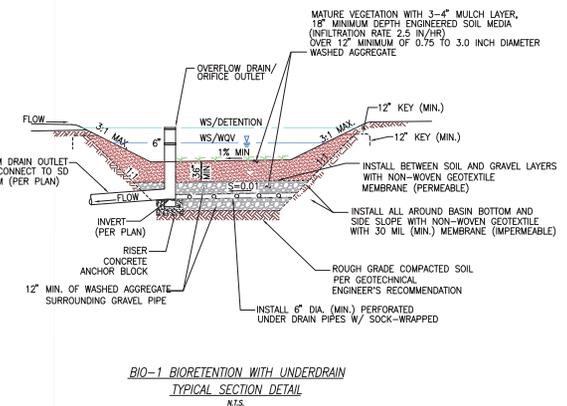
PREPARED BY:

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Three Hughes Irvine, CA 92618 • PH: (949) 583-1018 FX: (949) 583-0759

TENTATIVE TRACT MAP NO. 36850
 City of Murrieta
 SHEET 2 OF 2

LEGEND

- NAP** PROJECT LIMITS
- NOT A PART
- - - -** DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- (DMA ACRE)** DMA DESIGNATION AND ACREAGE
- SURFACE FLOW (ONSITE)
- SURFACE FLOW (OFFSITE)
- PROPOSED STORM DRAIN SYSTEM (ONSITE CONVEYANCE)
- EXISTING STORM DRAIN SYSTEM (OFFSITE CONVEYANCE)
- PROPOSED STORM DRAIN SYSTEM (RUN-ON & OFFSITE CONVEYANCE)
- PROPOSED CATCH BASIN/INLET WITH BMP
- SD-13 STORM DRAIN SYSTEM STENCILING/SIGNAGE
- EXISTING CATCH BASIN (OFFSITE)
- PROPOSED OPEN SPACE/LANDSCAPING AREA WITH BMPs SD-10 & 12 EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING
- PROPOSED PARK/BIOSWALES & LANDSCAPING WITH BMPs SD-10 & 12 EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING
- PROPOSED RESIDENTIAL LOTS WITH BMP RAIN BARRELS
- PROPOSED STREETS
- EXISTING NATURAL/OPEN SPACE AREA (TO REMAIN)
- BIO RETENTION BASIN (COMBINED HYDROMOD/WQ)
- TC-11 INFILTRATION BASIN (COMBINED HYDROMOD/WQ)
- WATER QUALITY TRENCH
- DISCHARGE POINT/POINT OF COMPLIANCE
- PROPOSED DRIVE AISLES



BIO-1 BIORETENTION WITH UNDERDRAIN
TYPICAL SECTION DETAIL
N.T.S.



DRAWN BY: AM	PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC.	PREPARED FOR: PDM PARTNERS, LP	*SANTA ROSA HIGHLANDS* N/E OF JEFFERSON AVE. AND LEMMON ST. PLAZA DE MURRIETA SPECIFIC PLAN CITY OF MURRIETA, CA	PRELIMINARY WQMP SITE PLAN
DATE: 09/09/15	FUNNELL HUNSAKER & ASSOCIATES 10000 Irvine Blvd, Suite 200 Irvine, CA 92618	353 E. ANGELO AVE., SUITE A BURBANK, CA 91502 (323) 450-2334		
W.O.: 3784-2X				

PLOTTED BY: Alex Martinez DATE: Sep. 09, 2015 01:44:39 PM FILE: F:\0720\Planning\SY_WQ\Exhibits\WQMP SP SRH.dwg

PDM Partners, LP c/o Ridge Crest Real Estate, LLC
Santa Rosa Highlands Development Project
Certification No. R9-2015-0174

ATTACHMENT 4
CEQA MITIGATION MONITORING AND REPORTING PROGRAM

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
Land Use						
1-1	Prior to the issuance of a grading permit, the developer shall obtain an appropriate Clean Water Act (CWA) permits and certifications, as determined by the U.S. Army Corps of Engineers and the San Diego Regional Water Quality Control Board, and the appropriate 1600 Permit, as determined by the Department of Fish and Game. Prior to issuance of a grading permit, the developer shall transmit a copy of the approved CWA permit and streambed alteration agreement to the City Planning Department.	Initial Study	This measure shall be implemented prior to issuance of a grading permit.	City of Murrieta Planning Department	The developer shall transmit a copy of the approved CWA permit and streambed alteration agreement to the City Planning Department.	
1-2	A subsequent Western Burrowing Owl Survey shall be performed to confirm that burrowing owls have not reoccupied any portion of the site. In the event that a portion of the site has been re-occupied by the burrowing owl, the survey biologist in consultation with the City Planning Department, shall establish no disturbance areas around the burrow and related foraging area to ensure that no impacts to the burrowing owl occur. The subsequent survey will comply with the survey protocols established by the U.S. Fish and Wildlife Service.	Initial Study	Within 30 days prior to the initiation of any grading or clearing activities.	City of Murrieta Planning Department	The developer shall submit the Western Burrowing Owl Survey to the City Planning Department for review and approval.	
1-3	The developer shall submit, and the City approve, a lighting plan which prevent "light spill" into the habitat areas.	Initial Study	Prior to the issuance of the first building permit in Planning Area 2 adjacent to the conserved area in Planning Area 5.	City of Murrieta Planning Department	The developer shall submit a lighting plan to the City Planning Department for review and approval.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
1-4	The applicant shall submit landscape plans for all slopes and HOA maintained areas for approval to the Planning Department. The landscape plan shall not include any of the invasive plant species contained in Table 6-2 ("Plants that should be avoided adjacent to the MSHCP Conservation Area") of the Western Riverside County Multi-Species Habitat Conservation Plan on any slope area in or adjacent to Planning Areas 2 or 5. The landscape plan shall be approved by the City prior to the occupancy of the first unit.	Initial Study	Prior to the approval of the first residential building permit, prior to the occupancy of the first unit.	City of Murrieta Planning Department	The developer shall submit landscape plans to the City Planning Department for review and approval, install landscaping and have landscaping inspected.	
Transportation/Circulation						
5-1	Prior to the issuance of a building permit, the developer shall pay the applicable Development Impact Fee.	Initial Study	Prior to the issuance of each building permit.	City of Murrieta Building and Safety Department	The developer shall provide proof of payment of the applicable Development Impact Fee.	
5-2	Prior to the issuance of a building permit, the developer shall pay the applicable Transportation Uniform Mitigation Fee	Initial Study	Prior to the issuance of each building permit.	City of Murrieta Public Works Department	The developer shall provide proof of payment of the applicable Development Impact Fee.	
5-3	Prior to Occupancy, the developer shall complete the on-site improvements recommended in Section 5.0.C.1 of the "Village Walk Specific Plan Traffic Impact Analysis:	Initial Study, Village Walk Specific Plan Traffic Impact Analysis	Prior to Occupancy.	City of Murrieta Public Works Department	The developer shall have the improvements completed to the satisfaction of the City.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
Water						
6-1	Prior to the approval of the grading permit, the City shall review and approve the Final Water Quality Management Plan as required by the program requirements in effect at that time.	Initial Study	This measure shall be implemented prior to the issuance of a grading permit.	City of Murrieta Public Works Department	A copy of the approved WQMP shall be retained by the City. Field inspections during construction shall verify the design measures are being implemented as identified in this document. Field inspection notes shall be retained in the project file.	
Biological Resources (See the MSHCP related Mitigation Measures Identified for Section 1).						
Cultural Resources						
9-1	Prior to the issuance of a grading permit, the developer shall prepare, and the City of Murrieta shall approve a paleontologic resource impact mitigation program to address the potential impacts to paleontological resources. The program should address the onsite monitoring procedures and requirements, salvage and curation techniques, and reporting requirements. The paleontologic resource impact mitigation program must conform to the guidelines of the City of Murrieta and the Society of Vertebrate Paleontology. Compliance with the provisions of the program shall be made a requirement of any grading permit.	Initial Study	Prior to the issuance of a grading permit.	City of Murrieta Planning Department	The developer shall submit a paleontologic resource impact mitigation program to the City Planning Department for review and approval.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
9-2	Prior to the issuance of a grading permit, the developer shall provide a copy of the signed contract for the services of a qualified paleontological monitor. The paleontological monitor shall be present during all ground-disturbing activities within the project area in which sediments determined likely to contain paleontological resources are found. All paleontologic resources unearthed by project construction activities shall be evaluated by a qualified paleontologist. The paleontologic monitor shall have the authority to suspend grading activities in and around any discoveries.	Initial Study	Prior to the issuance of a grading permit.	City of Murrieta Planning Department	The developer shall submit a copy of the signed contract for the services of a qualified paleontological monitor to the City Planning Department.	
9-3	Upon encountering a large deposit of bone, salvage of all bone in the area will be conducted with additional field staff and in accordance with modern paleontological techniques. During monitoring, samples will be collected and processed to recover microvertebrate fossils. Processing may include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.	Initial Study	During Grading and or/earth disturbance activities.	City of Murrieta Public Works and Planning Departments	A Final Report shall be provided with 60 days of the completion of grading, except that any significant finds shall also be reported to the City with 24 hours of discovery.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
9-4	All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens. A report documenting the results of the monitoring and salvage activities and the significance of the fossils will be prepared. All fossils collected during this work, along with the itemized inventory of these specimens, will be deposited in a museum repository approved by the City of Murrieta for permanent curation and storage.	Initial Study	During Grading and or/earth disturbance activities.	City of Murrieta Public Works and Planning Departments	A Final Report shall be provided with 60 days of the completion of grading, except that any significant finds shall also be reported to the City with 24 hours of discovery. A copy of the Final Report shall be provided to and retained by the City. Written correspondence designating the repository for the paleontologic resources shall also be retained by the City.	
9-5	If additional subsurface cultural materials are encountered during construction, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds, in consultation with the Pechanga Tribe.	Initial Study	A Tribal Monitoring Agreement, if deemed necessary by the Pechanga Band, shall be signed prior to the issuance of a grading permit.	City of Murrieta Public Works and Planning Departments	Any significant finds shall also be reported to the City with 24 hours of discovery.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
9-6	If any human remains are encountered, all ground disturbing activities in the vicinity of the discovery shall be immediately terminated and the County Coroner's office contacted. If the remains are determined to be of Native American origin, the Pechanga Band of Luiseño Indians shall be contacted concerning the management and permanent disposition of the remains as directed by Section 7050.5.b of the State Health and Safety Code.	Initial Study	During the grading operations.	City of Murrieta Public Works Department	If human remains are encountered, the City shall be notified within 24-hours of the discovery. A copy of the management plan shall be provided to and retained by the City	
9-7	If any cultural resources are discovered during project construction, a report documenting the monitoring activities shall be submitted to the City of Murrieta within 60 days of completion of grading. This report shall document the type of cultural resources recovered and the disposition of such resources. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.	Initial Study	A Final Report shall be provided with 60 days of the completion of grading, except that any significant finds shall also be reported to the City with 24 hours of discovery.	City of Murrieta Public Works and Planning Departments	A copy of the Final Report shall be provided to and retained by the City. Written correspondence designating the repository for the archaeological resources shall also be retained by the City.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
9-8	Tribal monitors from the Pechanga Band of Luiseño Indians shall be required to monitor all grading, excavation, and groundbreaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archaeologist and the Planning Department.	Final MND	During all grading, excavation, and groundbreaking activities.	City of Murrieta Planning and Engineering Departments	A copy of the Final Report shall be provided to and retained by the City. Written correspondence designating the repository for the archaeological resources shall also be retained by the City.	
9-9	Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.	Final MND	Prior to the issuance of a grading permit, or any ground disturbance	Developer, City of Murrieta Planning Department	The Developer shall submit a copy of the executed Treatment Agreement to the City Planning Department.	
Geophysical						
12-1	The developer shall comply with the recommendations contained the Geotechnical/ Geological Study for the project to ensure that all seismic and soil stability related impacts are addressed	Initial Study	The geotechnical study shall be submitted to the City for review and approval prior to the issuance of a grading permit.	City of Murrieta Public Works Department	A copy of the study shall be retained by the City. Field inspections during construction shall verify that the geotechnical design measures have been installed. Field inspection notes shall be retained in the project file.	
Hazards						

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
13-1	All spills or leakage of petroleum products during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the project development.	Initial Study	A copy of the SWPPP shall be provided to the City prior to initiating any ground disturbance, and required remediation will occur during construction.	City of Murrieta Public Works Department, and Riverside County Environmental Health Department	A copy of the SWPPP shall be retained by the City. Field inspections during construction shall verify that any spills have been remediated in accordance with the SWPPP requirements. Field inspection notes shall be retained in the project file.	
Noise						
14-1	Prior to the issuance of a building permit for any structures or walls fronting on, adjacent to, Jefferson Avenue or Interstate 15, the developer shall demonstrate compliance with both the exterior and interior noise standards.	Initial Study	Prior to the issuance of building permits for residential structures in these locations.	City of Murrieta Building and Safety and Planning Departments	An acoustical report, with appropriate measures to implement the mitigation shall be submitted and approved by the City.	
14-2	All grading and exterior construction activities shall be limited to the hours between 7 a.m. to 7 p.m. from Monday through Saturday. Construction shall not be allowed on Sunday or holidays, except during an emergency as identified in the City's Development Code.	Initial Study	This shall be implemented during construction from ground breaking activities through certificates of occupancy.	City of Murrieta Building Department	This shall be implemented through contract stipulations with the contractors. A copy of the stipulations shall be incorporated into each construction contract and verification shall be provided by the developer to the City in writing. Field inspections during construction shall verify that the noise measure have being implemented. Field inspection notes shall be retained in the project file.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
14-3	During construction, the developer and contractor shall ensure all construction equipment is equipped with appropriate noise attenuation devices (e.g. mufflers). The contractor shall locate all stationary construction equipment so that emitted noise is directed away from the adjacent residences	Initial Study	This shall be implemented during construction from ground breaking activities through certificates of occupancy.	City of Murrieta Public Works Department	This shall be implemented through contract stipulations with the contractor(s). A copy of the stipulations shall be incorporated into each construction contract and verification shall be provided by the developer to the City in writing. Field inspections during construction shall verify that the noise measures have being implemented. Field inspection notes shall be retained in the project file.	
14-3	The developer and contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.	Initial Study	This shall be implemented during construction from ground breaking activities through certificates of occupancy.	City of Murrieta Public Works Department	A copy of the approved grading plan(s) shall be retained by the City. Field inspections during construction shall verify that the staging and work areas are appropriately located. Field inspection notes shall be retained in the project file.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
Air Quality						
15-1	The City will require construction contractors to apply water to the disturbed portions of the project site at least three times per day. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, the City will require contractors to increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the contractor will terminate grading and loading operations.	Initial Study	This requirement shall be made a condition of the grading permit and be implemented by the developer for all grading activities prior to building occupancy.	City of Murrieta Public Works Department	Copies of approved construction contract(s) with the required construction air quality mitigation measure shall be retained by the City and field inspections shall be conducted to verify that the measures are being implemented. Field inspection notes shall be retained in the project file.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
15-2	<p>The project will comply with regional rules such as SCAQMD Rules 402, 403 and 404 which would assist in reducing short-term air pollutant emissions. These dust suppression techniques are summarized below.</p> <p>a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.</p> <p>b. All onsite roads will be paved as soon as feasible or watered periodically or chemically stabilized.</p> <p>c. All material transported offsite will be either sufficiently watered or securely covered to prevent excessive amounts of dust.</p> <p>d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.</p> <p>e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.</p>	Initial Study	All of these construction measures shall be incorporated into the construction contract and shall be implemented during construction.	City of Murrieta Public Works Department	Copies of approved construction contract(s) with the required construction air quality mitigation measures shall be retained by the City and field inspections during construction shall verify the measures are being implemented. The City shall verify implementation of the operational air quality measures by field inspection prior to issuing certificates of occupancy. Field inspection notes shall be retained in the project file.	
15-3	All material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer	Initial Study	This requirement shall be made a condition of the grading permit and be implemented by the developer prior to site occupancy.	City of Murrieta Public Works Department	The City shall verify implementation of this air quality measure by field inspection prior to issuing certificates of occupancy. Field inspection notes shall be retained in the project file.	

**CITY OF MURRIETA
MITIGATION MONITORING AND REPORTING PROGRAM FOR
PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
15-4	All vehicles on the construction site will travel at speeds less than 15 miles per hour. This will be enforced by including this requirement in the construction contract between the City and the contracted construction company with penalty clauses for violation of this speed limit.	Initial Study	This requirement shall be made a condition of the grading permit and be implemented by the developer prior to site occupancy.	City of Murrieta Public Works Department	The City shall verify implementation of this air quality measure by field inspection prior to issuing certificates of occupancy. Field inspection notes shall be retained in the project file.	
15-5	All engines will be properly operated and maintained. Proper tune for all diesel-powered vehicles and equipment in the South Coast Air Basin requires that fuel injection timing be retarded 2 degrees from the manufacturer's recommendation and use high pressure injectors.	Initial Study	This requirement shall be made a condition of the grading permit and implemented by the developer prior to site occupancy.	City of Murrieta Public Works Department	The City shall verify implementation of this air quality measure by field inspection prior to issuing certificates of occupancy. Field inspection notes shall be retained in the project file.	
15-6	The project will use power poles for electricity rather than temporary diesel or gasoline generators except in the event of emergency.	Initial Study	All of the construction measures shall be incorporated into the construction contract and the measure shall be implemented during construction.	City of Murrieta Public Works Department	The City shall verify implementation of the operational air quality measures by field inspection prior to issuing certificates of occupancy. Field inspection notes shall be retained in the project file.	
15-7	The City shall require that low VOC coatings be used on all structures.	Initial Study	This measure shall be incorporated into the construction contract and the measure shall be implemented during construction.	City of Murrieta Public Works Department	The City shall verify implementation of the operational air quality measures by field inspection prior to issuing certificates of occupancy. Field inspection notes shall be retained in the project file.	

**CITY OF MURRIETA
 MITIGATION MONITORING AND REPORTING PROGRAM FOR
 PLAZA DE MURRIETA SPECIFIC PLAN**

No.	Mitigation Measure	Source	Implementation Schedule	Responsible Party	Verification	Status / Date / Initials
15-8	The City shall require that low VOC asphalt be used on paved portions of the site.	Initial Study	This measure shall be incorporated into the construction contract and the measure shall be implemented during construction.	City of Murrieta Building Department	The City shall verify implementation of the operational air quality measures by field inspection prior to issuing certificates of occupancy. Field inspection notes shall be retained in the project file.	