

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

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

PROJECT: Distrito La Novia/San Juan Meadows Project
Certification Number R9-2013-0098
WDID: 9000002601

Reg. Meas. ID: 390294 Place ID: 794321 Party ID: 540123 Person ID: 540124
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APPLICANT: Advanced Groups 99-SJ & 03-79-2
23792 Rockfield Boulevard, Suite 100
Lake Forest, CA 92630

ACTION:

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

PROJECT DESCRIPTION

An application dated May 17, 2013 was submitted by Advanced Groups 99-SJ & 03-79-2 (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (33 U.S.C. § 1341) for the proposed Distrito La Novia/San Juan Meadows Project (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on July 2, 2014. 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.

The Project is located within the City of San Juan Capistrano, Orange County, California. The Project is comprised of two properties that encompass 153.8 acres. The Distrito La Novia property, which comprises 18.7 acres, is located to the west of Valle Road and Interstate 5. This site is bounded by San Juan Creek Road to the north and La Novia Avenue to the south. The 135.1-acre San Juan Meadows property is bounded by La Novia Avenue to the north and Valle Road and Interstate 5 to the west. The Project center reading is located at latitude 33.485612 and longitude -117.658932. The Applicant has paid all required fees for this Certification in the amount of \$36,089.00. On May 21, 2013, the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

The Applicant proposes to construct a trail-oriented mixed-use development comprising up to 94 single-family dwelling units, 130 residential condominium units, a 500- horse equestrian center, 75,100 gross square feet of commercial/retail use, 16,000 gross square feet of office use, and general/recreational open space. Grading will occur on approximately 124.4 acres, leaving the remaining 29.4 acres undisturbed. Project grading will not require import or export of soil. The equestrian center component of the Project is sited on the former Forster Canyon Landfill. All equestrian center activities must comply with Waste Discharge Requirements Order No. 94-106 *Closure and Post-Closure Maintenance Requirements for San Juan Meadows-LP and the County of Orange Forster Canyon Landfill*, as amended, and any future closure and post-closure maintenance waste discharge requirements issued by the San Diego Water Board.

The Project will convert approximately 47.7 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 detention basins, swales, and/or underground detention systems. Primary treatment of the first flush water quality flows from the Project will be treated by three BMP systems: (1) a continuous deflective separation (CDS) storm filter treatment train, (2) a trench drain with a Katchall brand filtration filter and (3) a vegetated swale system. These BMPs will be designed, constructed, and maintained to meet Orange County'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 0.15 acre (3,723 linear feet) of streambed waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 0.15 acre (3,723 linear feet) of jurisdictional waters will be achieved through the establishment and rehabilitation of 4.44 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. Mitigation for discharges of fill material to waters of the United States and/or State will be completed by the Applicant on-site at the San Juan Meadows site and off-site at a location directly east of the San Juan Meadows site in the Lower San Juan hydrologic sub-area (HSA 901.27), at a minimum compensation ratio of 29.6:1 (area mitigated:area impacted).

Detailed written specifications and work descriptions for the compensatory mitigation project including, but not limited to, the geographic boundaries of the project, timing, sequence, monitoring, maintenance, ecological success performance standards and provisions for long-term management and protection of the mitigation areas are described in the *San Juan Meadows/Distrito La Novia Project Conceptual Habitat Mitigation and Monitoring Plan* (Mitigation Plan), dated June 16, 2014. San Diego Water Board acceptance of the Mitigation Plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Mitigation Plan is incorporated in this Certification by reference as if set forth herein. The Mitigation Plan provides for implementation of compensatory mitigation which offsets adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Mitigation Plan will reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the Mitigation Plan will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

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

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Attachments:

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

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. R9-2013-0098 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 U.S.C. §1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf.
- D. **Landfill Waste Discharge Requirements.** All equestrian center and development activities, including construction and operation of any facilities, that are within the

Forster Canyon Landfill must comply with Waste Discharge Requirements Order No. 94-106 *Closure and Post-Closure Maintenance Requirements for San Juan Meadows-LP and the County of Orange Forster Canyon Landfill*, as amended, and any future closure and post-closure maintenance waste discharge requirements issued by the San Diego Water Board.

- E. **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.
- F. **Project Conformance with Water Quality Control Plans or Policies.** Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 U.S.C §1313.) The Basin Plan can be accessed at:
http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml
- G. **Project Modification.** The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.
- H. **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.
- I. **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.
- J. **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.
- K. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:
1. Violation of any term or condition of this Certification;
 2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the San Juan 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.
- L. **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.
- M. **Property Rights.** This Certification does not convey any property rights of any sort, or any exclusive privilege.
- N. **Petitions.** Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board to review the action in accordance

with the California Code of Regulations, title 23, sections 3867 and following. The State Water Resources Control 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 dumping, deposition, or discharge of trash, rubbish, unset cement or asphalt, concrete, grout, damaged concrete or asphalt, concrete or asphalt spoils, wash water, organic or earthen material, steel, sawdust or other construction debris waste from Project activities directly into waters of the United States and or State, or adjacent to such

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

beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States*, and any subsequent reissuance as applicable.

- N. **Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.
- O. **On-site Qualified Biologist.** The Applicant shall designate an on-site qualified biologist to monitor Project construction activities within or adjacent to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work on-site if a violation of this Certification occurs or has the potential to occur. Records and field notes of the biologist's activities shall be kept on-site and made available for review upon request by the San Diego Water Board.
- P. **Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of unnamed tributaries to San Juan Creek described in the Basin Plan. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.

IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.
- B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. **Post-Construction BMP Design.** The Project must be designed to comply with Orange County's Model Water Quality Management Plan for South Orange County, dated December 20, 2013, and the Hydromodification Management Plan (HMP) for south Orange County dated October 25, 2012. Post-construction BMPs are described in the *Conceptual Water Quality Management Plan for: Distrito La Novia (November 18, 2009)*, *Conceptual Water Quality Management Plan for: San Juan Meadows (November 18, 2009)*, and *Nutrient Management Plan for an Equine Concentrated Animal Feeding Operation (CAFO) at San Juan Meadows (January 26, 2009)* (collectively, SWMPs).

- 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 SWMPs prepared on behalf of the Applicant by Hunsaker & Associates Irvine, Inc.; or any subsequent version of the SWMPs approved by Orange County.
- E. Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA)¹ 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. Equestrian Center Occupancy Requirements.** Prior to equestrian center occupancy, the Applicant shall:
1. Enroll under and comply with the San Diego Water Board's conditional Animal Operations Waiver which can be accessed at:
http://www.waterboards.ca.gov/sandiego/water_issues/programs/waivers/waivers_w.shtml;
or
 2. In the event that pollutants will be discharged from the equestrian center into waters of the United States, obtain and comply with a National Pollutant Discharge Elimination System (NPDES) permit for Confined Animal Feeding Operations (CAFO) issued by the San Diego Water Board.
- G. Stream Crossing Structures.** Bridges, culverts, dip crossings, or other stream crossing structures shall be designed and installed in a manner that 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

¹ 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]

associated bedload and debris with a similar average velocity as upstream and downstream sections. Bottoms of temporary culverts shall be placed at stream channel grade and bottoms of permanent culverts shall be open bottom or embedded and backfilled below the grade of the stream greater than or equal to a depth of 1 foot.

V. PROJECT IMPACTS AND COMPENSATORY MITIGATION

A. Project Impact Avoidance and Minimization. The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.

B. Project Impacts and Compensatory Mitigation. Unavoidable Project impacts to unnamed tributaries to San Juan Creek within the San Juan Creek 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						
Streambed	0.15	3,723	0.72 Establishment ¹ 3.72 Rehabilitation ²	4.8:1 Establishment 24.8:1 Rehabilitation	4,150 Establishment 3,256 Rehabilitation	1.1:1 Establishment 0.87:1 Rehabilitation

1. Streambed establishment on-site at San Juan Meadows.
2. Streambed rehabilitation off-site directly east of San Juan Meadows.

C. Compensatory Mitigation Plan Implementation. The Applicant must fully and completely implement the Mitigation Plan; any deviations from, or revisions to, the Mitigation Plan must be pre-approved by the San Diego Water Board.

D. Performance Standards. Compensatory mitigation required under this Certification shall be considered as achieved once it has met the ecological success performance standards contained in section VI of the Mitigation Plan to the satisfaction of the San Diego Water Board.

E. Compensatory Mitigation Site Design. The compensatory mitigation site(s) shall be designed to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:

1. Most of the channels through the mitigation sites shall be characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;
2. As viewed along cross-sections, the channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and
3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersion among plant zones and layers.

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

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

1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;
2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;
3. The Mitigation site(s) must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and
4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.

- H. **Timing of Mitigation Site Construction.** The construction of proposed mitigation must be concurrent with project grading and completed no later than 9 months following the start of Project construction. Delays in implementing mitigation must be compensated for by an increased mitigation implementation of 10% of the cumulative compensatory mitigation for each month of delay.
- I. **Mitigation Site(s) Preservation Mechanism.** Within 60 days from the start of Project construction, the Applicant must provide the San Diego Water Board a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all mitigation areas and their buffers in perpetuity. Within one year of the issuance of this Certification, the Applicant must submit proof of a completed final preservation mechanism that will protect all mitigation areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the mitigation properties must be adequate to demonstrate that the sites will be maintained without future development or encroachment on the sites which could otherwise reduce the functions and values of the sites for the variety of beneficial uses of waters of the United States and/ or State that it supports. The legal limitation must prohibit, without exception, all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the sites. The preservation mechanism must clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

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. California Rapid Assessment Method. California Rapid Assessment Method (CRAM)² monitoring must be performed to assess the current and potential ecological conditions (ecological integrity) of the impact site and proposed compensatory mitigation site(s). These conditions reflect the overall level of ecological function of an aquatic resource. Prior to initiating Project construction, the Applicant shall develop a monitoring plan to implement California Rapid Assessment Method (CRAM) monitoring. The Applicant must conduct a quantitative function-based assessment of the health of streambed habitat to establish pre-project baseline conditions, set CRAM success criteria, and assess the mitigation site(s) progress towards meeting the success criteria. CRAM monitoring must be conducted prior to the start of Project construction authorized under this Certification and annually following construction completion for a period of 5 years. The annual CRAM monitoring results shall be submitted with the Annual Compensatory Mitigation Monitoring Report. An evaluation, interpretation, and tabulation of all CRAM assessment data shall be submitted with the final Compensatory Mitigation Monitoring Report.

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. The monitoring period for the Annual Project Progress Report shall be January 1st through December 31st of each year. The report must include the following information:

1. The names, qualifications, and affiliations of the persons contributing to the report;
2. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
3. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
4. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

² The most recent versions of the California Rapid Assessment Method (CRAM) for Wetlands and additional information regarding CRAM can be accessed at <http://www.cramwetlands.org/>

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/StreamPhotoDocSOP.pdf. In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced.

H. Annual Compensatory Mitigation Monitoring Report. The Applicant must submit compensatory mitigation monitoring reports annually, by **March 1** of each year, containing sufficient information to demonstrate how the compensatory mitigation project is progressing towards accomplishing its objectives and meeting its performance standards. The monitoring period for the Annual Compensatory Mitigation Monitoring Report shall be January 1st through December 31st of each year. Mitigation monitoring reports must be submitted annually for a period, of not less than five years, sufficient to demonstrate that the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plan. Following Project implementation the San Diego Water Board may reduce or waive compensatory mitigation monitoring requirements upon a determination that performance standards have been achieved. Conversely the San Diego Water Board may extend the monitoring period beyond five years upon a determination that the performance standards have not been met or the compensatory mitigation project is not on track to meet them.

The monitoring reports must include, but not be limited to, the following information:

1. Names, qualifications, and affiliations of the persons contributing to the report;
2. An evaluation, interpretation, and tabulation of the parameters being monitored, including the results of the Mitigation Plan monitoring program, and all quantitative and qualitative data collected in the field;
3. A description of the following mitigation site(s) characteristics:
 - a. Detritus cover;
 - b. General topographic complexity;

- c. General upstream and downstream habitat and hydrologic connectivity; and
 - d. Source of hydrology
4. Monitoring data interpretations and conclusions as to how the compensatory mitigation project(s) is progressing towards meeting performance standards and whether the performance standards have been met;
 5. A description of the progress toward implementing a plan to manage the compensatory mitigation project after performance standards have been achieved to ensure the long term sustainability of the resource in perpetuity, including a discussion of long term financing mechanisms, the party responsible for long term management, and a timetable for future steps;
 6. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;
 7. Stream photo documentation, including all areas of permanent and temporary impact, prior to and after mitigation site construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf. In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;
 8. An evaluation, interpretation, and tabulation of all California Rapid Assessment Method (CRAM) community assessment data collected throughout the term of Project construction in accordance with section VI.E of this Certification;
 9. As-built drawings of the compensatory mitigation project site(s), no bigger than 11"X17"; and
 10. A survey report documenting boundaries of the compensatory mitigation site(s).
- I. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.
 - J. **Electronic and Paper Media Documents.** The Applicant must submit all reports and information required under this Certification in both hardcopy (paper) and electronic format. The preferred electronic format for each report submission is one file in PDF format that is also Optical Character Recognition (OCR) capable. All paper and electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2013-0098:PIN 794321.
 - K. **Document Signatory Requirements.** All applications, reports, or information submitted to the San Diego Water Board must be signed as follows:

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

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

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

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

- M. **Document Submittal Address.** The Applicant must submit reports required under this Certification, or other information required by the San Diego Water Board, to:

Executive Officer
California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. R9-2013-0098:PIN 794321
2375 Northside Drive, Suite 100
San Diego, California 92108

VII. NOTIFICATION REQUIREMENTS

- A. **Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
- B. **Hazardous Substance Discharge.** Except for a discharge which is in compliance with this Certification, any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of Orange, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.
- C. **Oil or Petroleum Product Discharge.** Except for a discharge which is in compliance with this Certification, any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.
- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.

E. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:

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

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

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

VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

- A. The City of San Juan Capistrano 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 November 17, 2010 for the

Final Environmental Impact Report (FEIR) titled *Distrito La Novia/San Juan Meadows Draft Environmental Impact Report* (State Clearing House Number 2008061078). 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 section 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

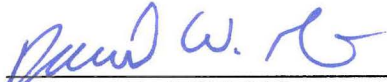
Darren Bradford, Environmental Scientist
California Regional Water Quality Control Board, San Diego Region
2375 Northside Drive, Suite 100
San Diego, California 92108
Telephone: (619) 521-3356
Email: darren.bradford@waterboards.ca.gov

X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Distrito La Novia/San Juan Meadows Project** (Certification No. R9-2013-0098) 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. R9-2013-0098 issued on August 26, 2014.



DAVID W. GIBSON
Executive Officer
San Diego Water Board

26 August 2014
Date

ATTACHMENT 1

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

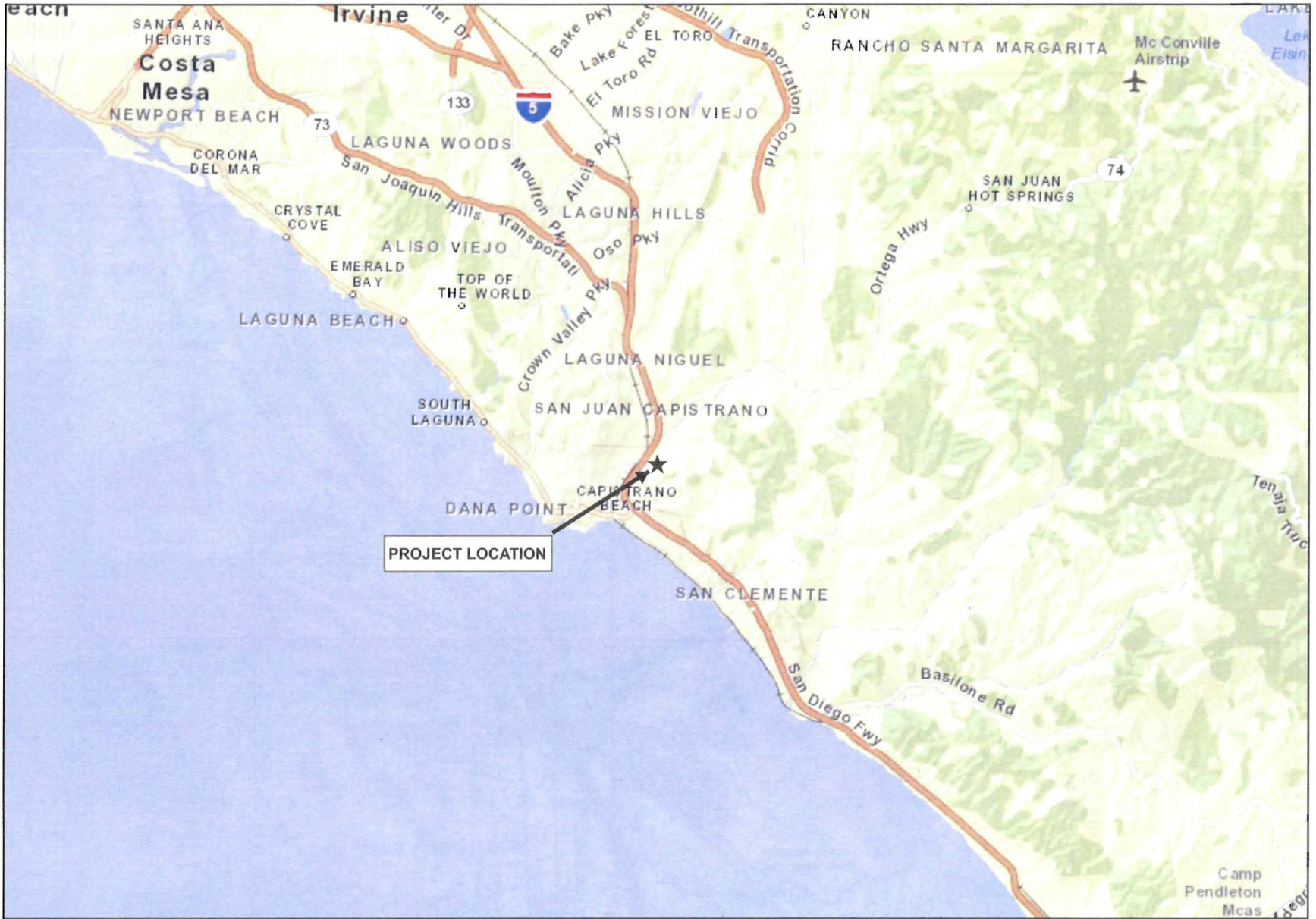
Uplands - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and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

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

Advanced Groups 99-SJ & 03-79-2
Distrito La Novia/San Juan Meadows Project
Certification No. R9-2014-0098

ATTACHMENT 2
PROJECT LOCATION MAPS

Source: ESRI World Street Map



**DISTRITO LA NOVIA/
SAN JUAN MEADOWS PROJECT SITE**
Regional Map

GLENN LUKOS ASSOCIATES

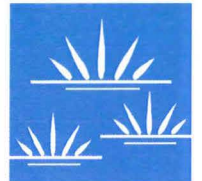
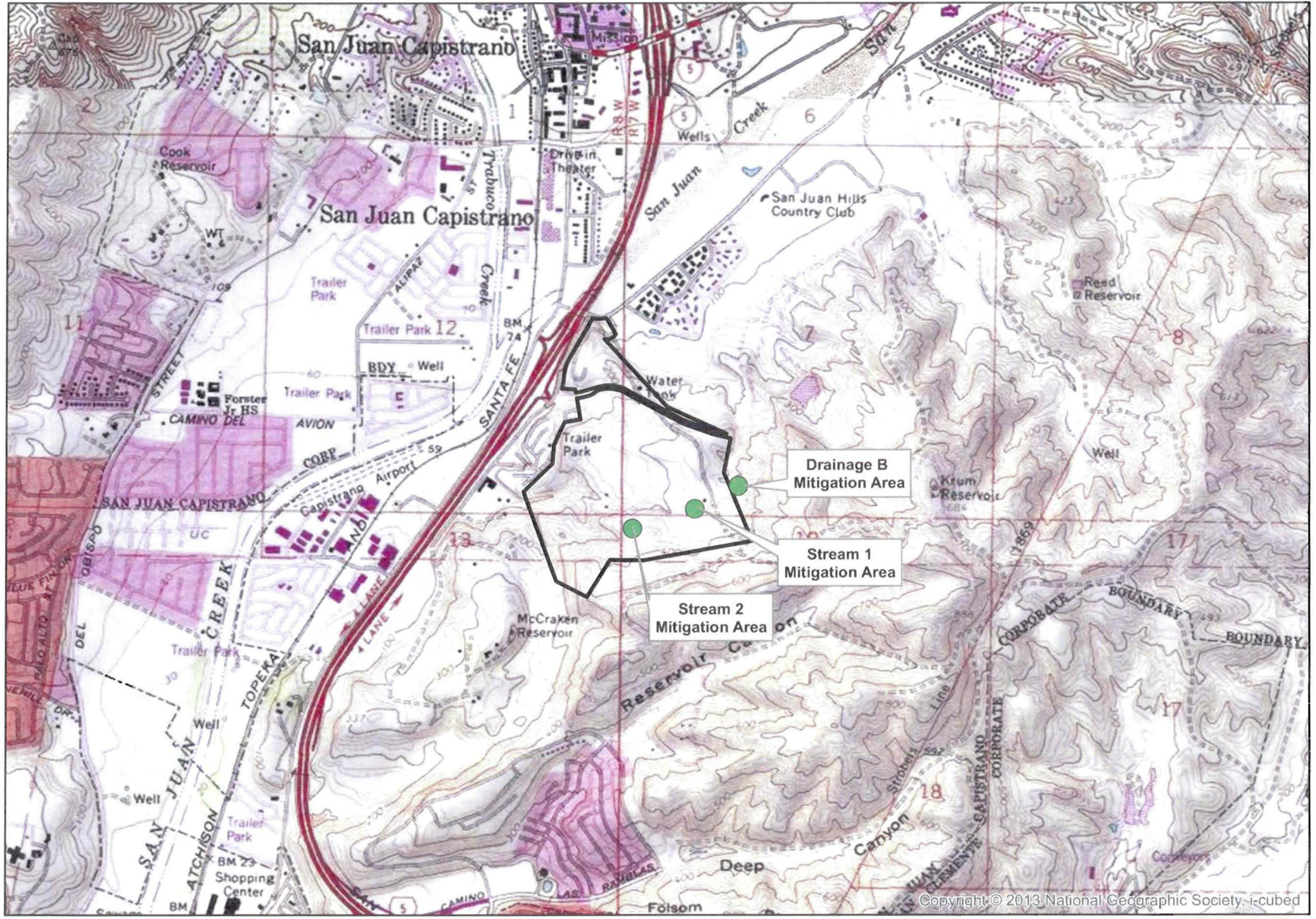
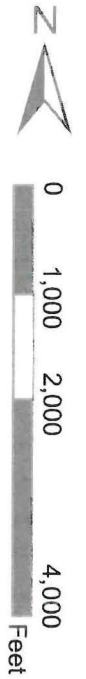


Exhibit 1

Adapted from USGS Dana Point, CA quadrangle



Copyright © 2013 National Geographic Society, i-cubed



**DISTRITO LA NOVIA/
SAN JUAN MEADOWS MITIGATION**

Vicinity Map

GLENN LUKOS ASSOCIATES



Exhibit 2

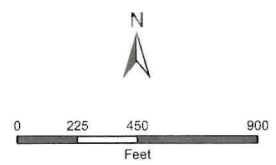
Advanced Groups 99-SJ & 03-79-2
Distrito La Novia/San Juan Meadows Project
Certification No. R9-2014-0098

**ATTACHMENT 3
PROJECT SITE PLANS**



Legend



- Project Boundary
- Project Footprint
- Corps/RWQCB Non-Wetland Waters and CDFW Unvegetated Streambed
- CDFW Riparian Only
- Non-Jurisdictional Feature
- Width in Feet (R indicates CDFW Riparian)

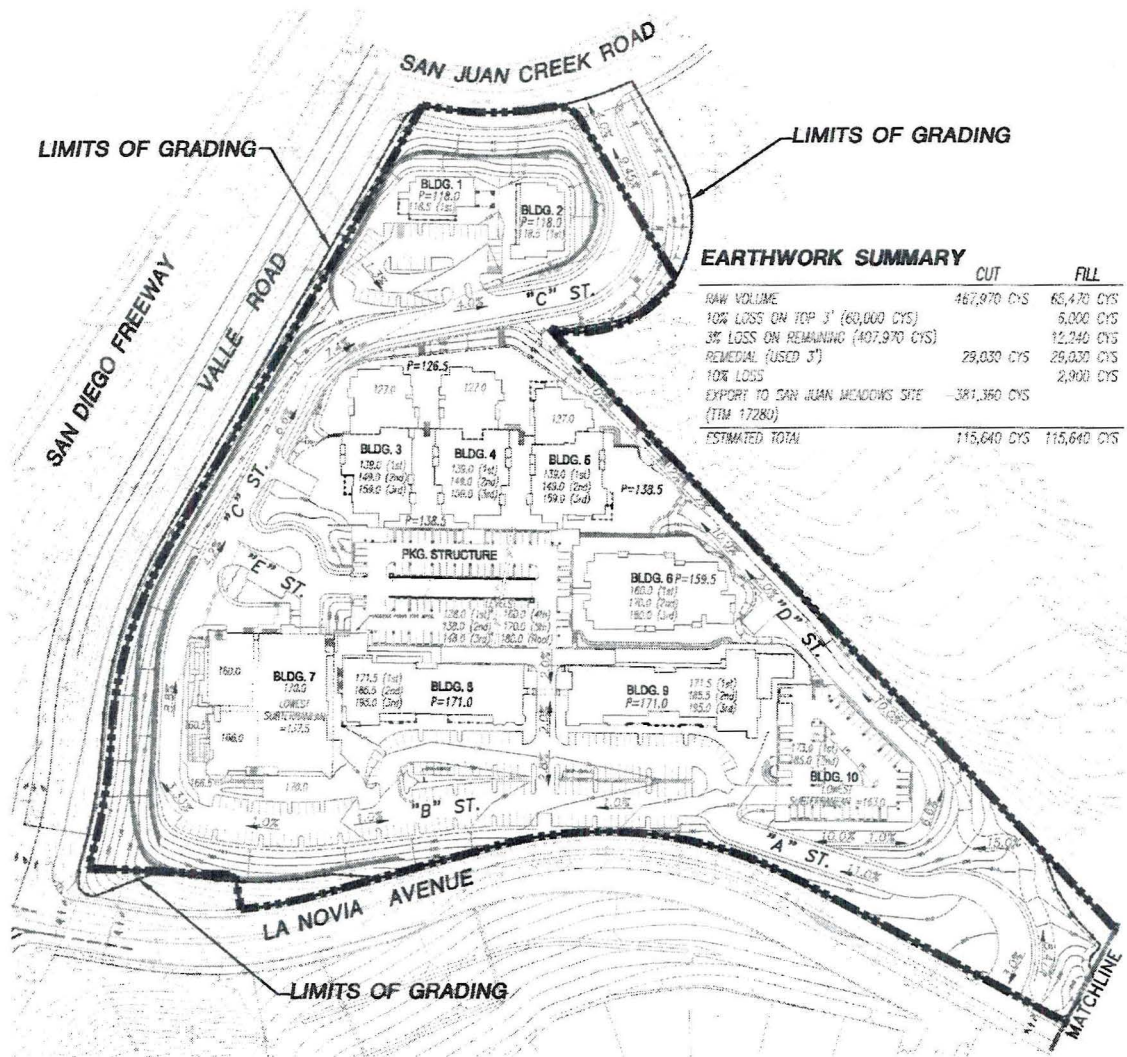


1 inch = 450 feet

Aerial Photo: ESRI Basemaps Bing Hybrid
 Reference Elevation Datum: State Plane 6 NAD 83
 Map Prepared by: K. Kartunen, GLA
 Date Prepared: May 16, 2013

**DISTRITO LA NOVIA/
 SAN JUAN MEADOWS PROJECT SITE**
 Jurisdictional Delineation/Impact Map

GLENN LUKOS ASSOCIATES 
 Exhibit 3 



EARTHWORK SUMMARY

	CUT	FILL
RAW VOLUME	467,970 CYS	65,470 CYS
10% LOSS ON TOP 3" (60,000 CYS)		5,000 CYS
3% LOSS ON REMAINING (407,970 CYS)		12,240 CYS
REMEDIAL (USED 3")	29,030 CYS	26,030 CYS
10% LOSS		2,900 CYS
EXPORT TO SAN JUAN MEADOWS SITE (TIM 17280)	-381,360 CYS	
ESTIMATED TOTAL	115,640 CYS	115,640 CYS

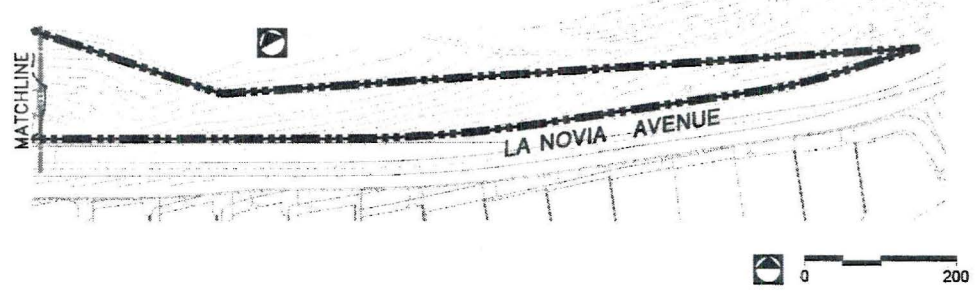
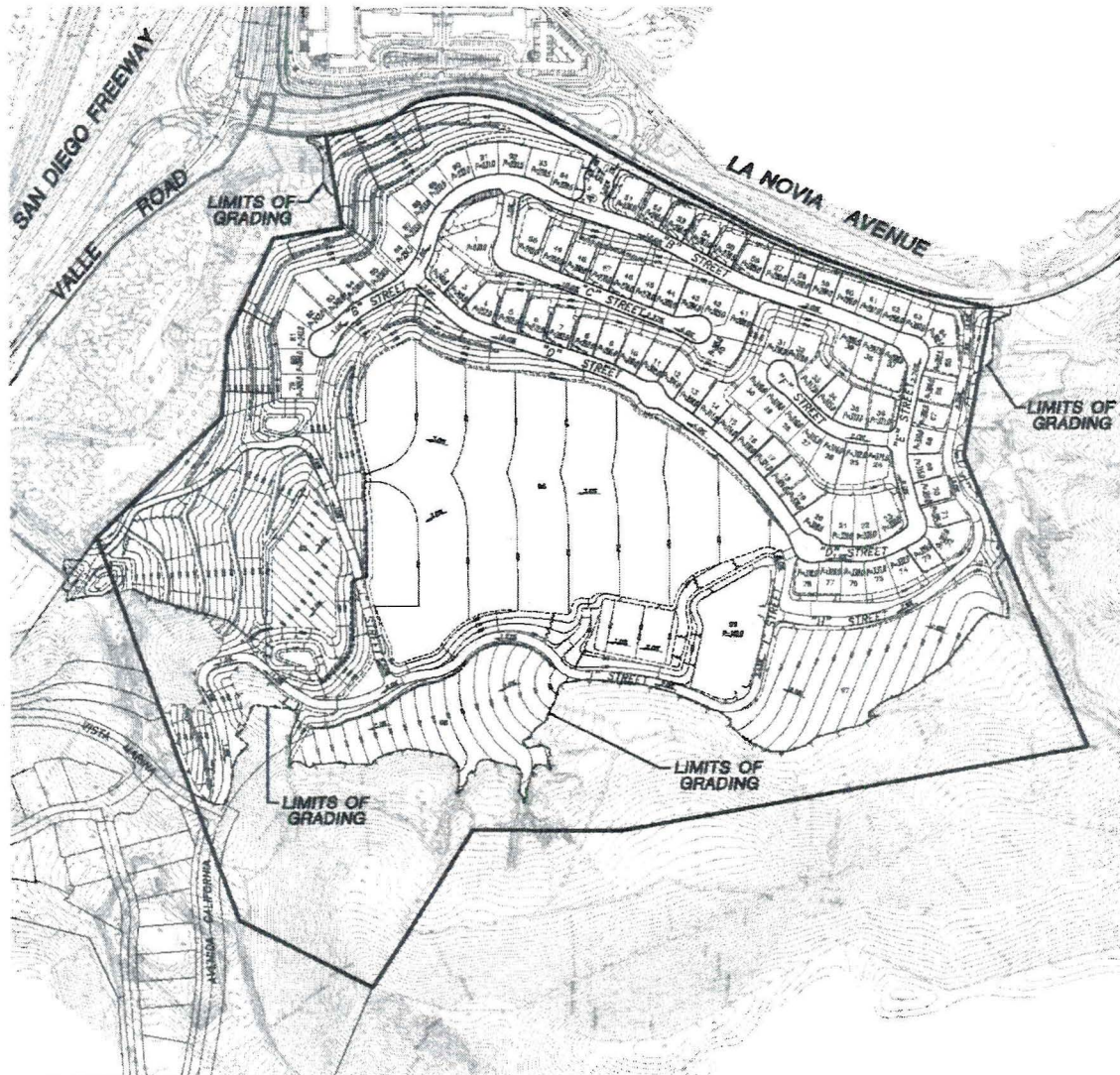


EXHIBIT 4a
 CONCEPTUAL GRADING/LOTING EXHIBIT
 DISTRITO LA NOVIA

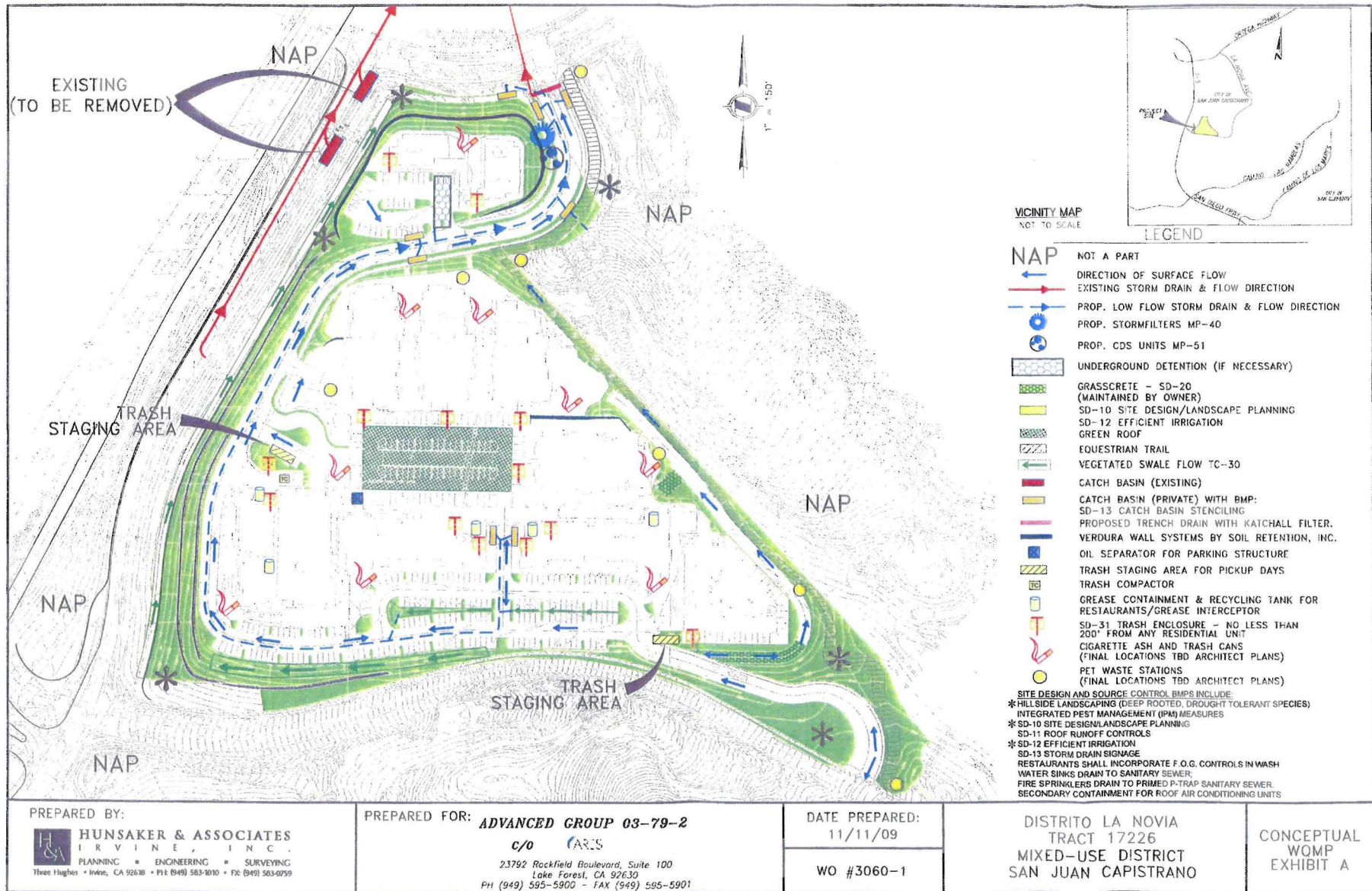


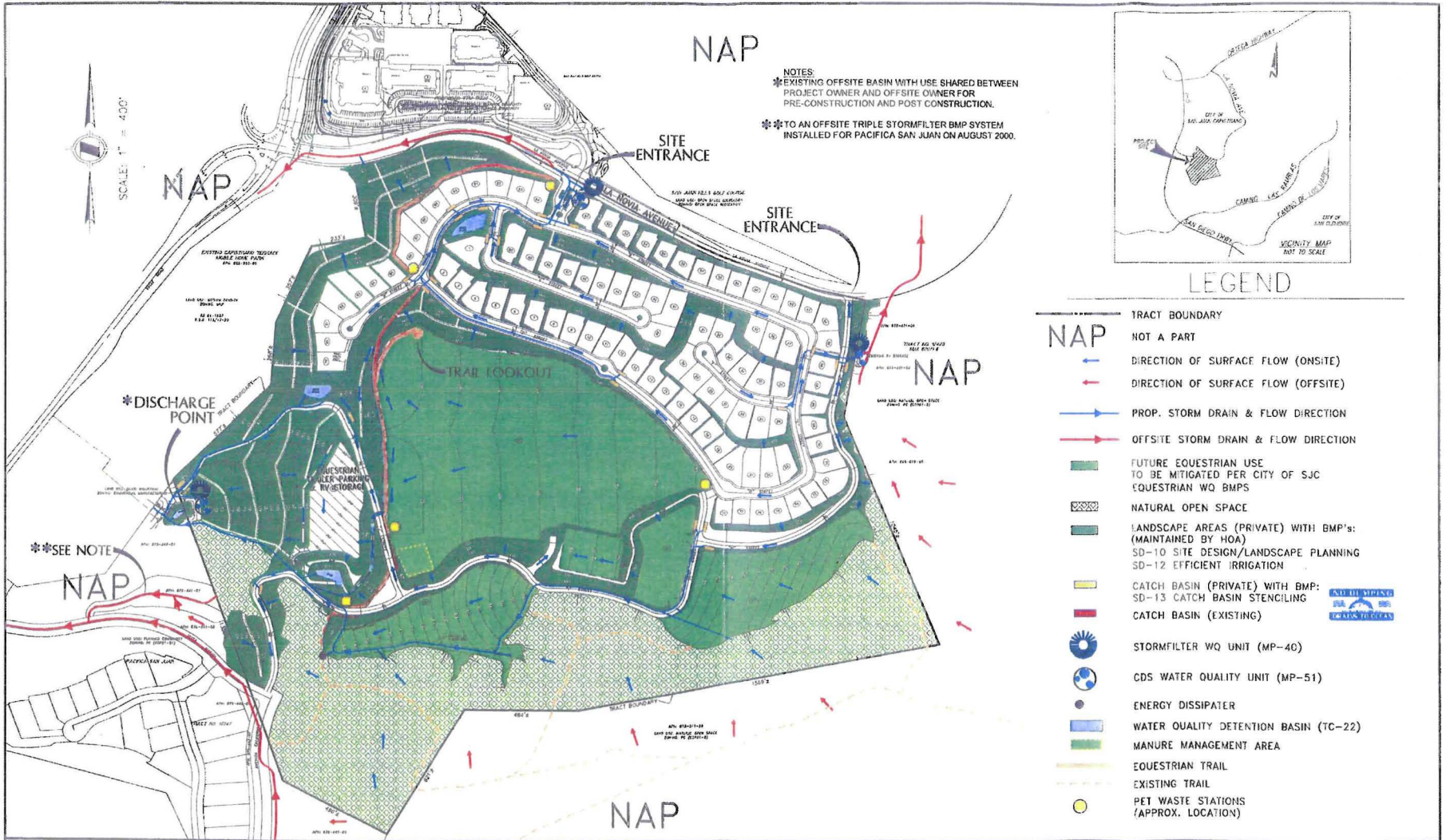
EARTHWORK SUMMARY

	CUT	FILL
RAW VOLUME	1,208,640 CYS	1,537,590 CYS
10% LOSS ON TOP 3" (187,910 CYS)		18,790 CYS
3% LOSS ON REMAINING (1,020,730 CYS)		30,620 CYS
DISTRITO LA NOVA IMPORT		-381,360 CYS
REMEDIAL		
5' LOT UNDERCUT	70,000 CYS	70,000 CYS
5% GAIN		-3,500 CYS
BUTTRESS/STABILIZATION	80,000 CYS	80,000 CYS
5% LOSS		4,000 CYS
ALLUVIUM/COLLUVIUM	50,000 CYS	50,000 CYS
5% LOSS		2,500 CYS
ESTIMATED TOTAL	1,408,640 CYS	1,408,640 CYS

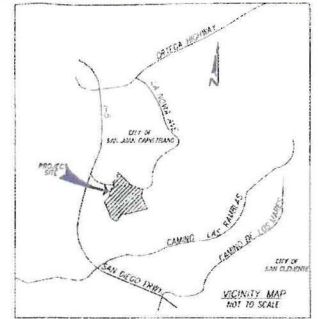


EXHIBIT 4b
CONCEPTUAL GRADING/LOTING EXHIBIT
SAN JUAN MEADOWS





NOTES
 *EXISTING OFFSITE BASIN WITH USE SHARED BETWEEN PROJECT OWNER AND OFFSITE OWNER FOR PRE-CONSTRUCTION AND POST CONSTRUCTION.
 *TO AN OFFSITE TRIPLE STORMFILTER BMP SYSTEM INSTALLED FOR PACIFICA SAN JUAN ON AUGUST 2000.



LEGEND

- TRACT BOUNDARY
- NAP NOT A PART
- > DIRECTION OF SURFACE FLOW (ONSITE)
- > DIRECTION OF SURFACE FLOW (OFFSITE)
- > PROP. STORM DRAIN & FLOW DIRECTION
- > OFFSITE STORM DRAIN & FLOW DIRECTION
- FUTURE EQUESTRIAN USE TO BE MITIGATED PER CITY OF SJC EQUESTRIAN WQ BMPs
- NATURAL OPEN SPACE
- LANDSCAPE AREAS (PRIVATE) WITH BMP's: SD-10 SITE DESIGN/LANDSCAPE PLANNING SD-12 EFFICIENT IRRIGATION
- CATCH BASIN (PRIVATE) WITH BMP: SD-13 CATCH BASIN STENCILING
- CATCH BASIN (EXISTING)
- STORMFILTER WQ UNIT (MP-40)
- CDS WATER QUALITY UNIT (MP-51)
- ENERGY DISSIPATER
- WATER QUALITY DETENTION BASIN (TC-22)
- MANURE MANAGEMENT AREA
- EQUESTRIAN TRAIL
- EXISTING TRAIL
- PET WASTE STATIONS (APPROX. LOCATION)

PREPARED BY:
HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING * ENGINEERING * SURVEYING
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

PREPARED FOR: **ADVANCED GROUP 03-79-2**
 C/O **ARCIS**
 23792 Rockfield Boulevard, Suite 100
 Lake Forest, CA 92630
 PH (949) 595-5900 - FAX (949) 595-5901

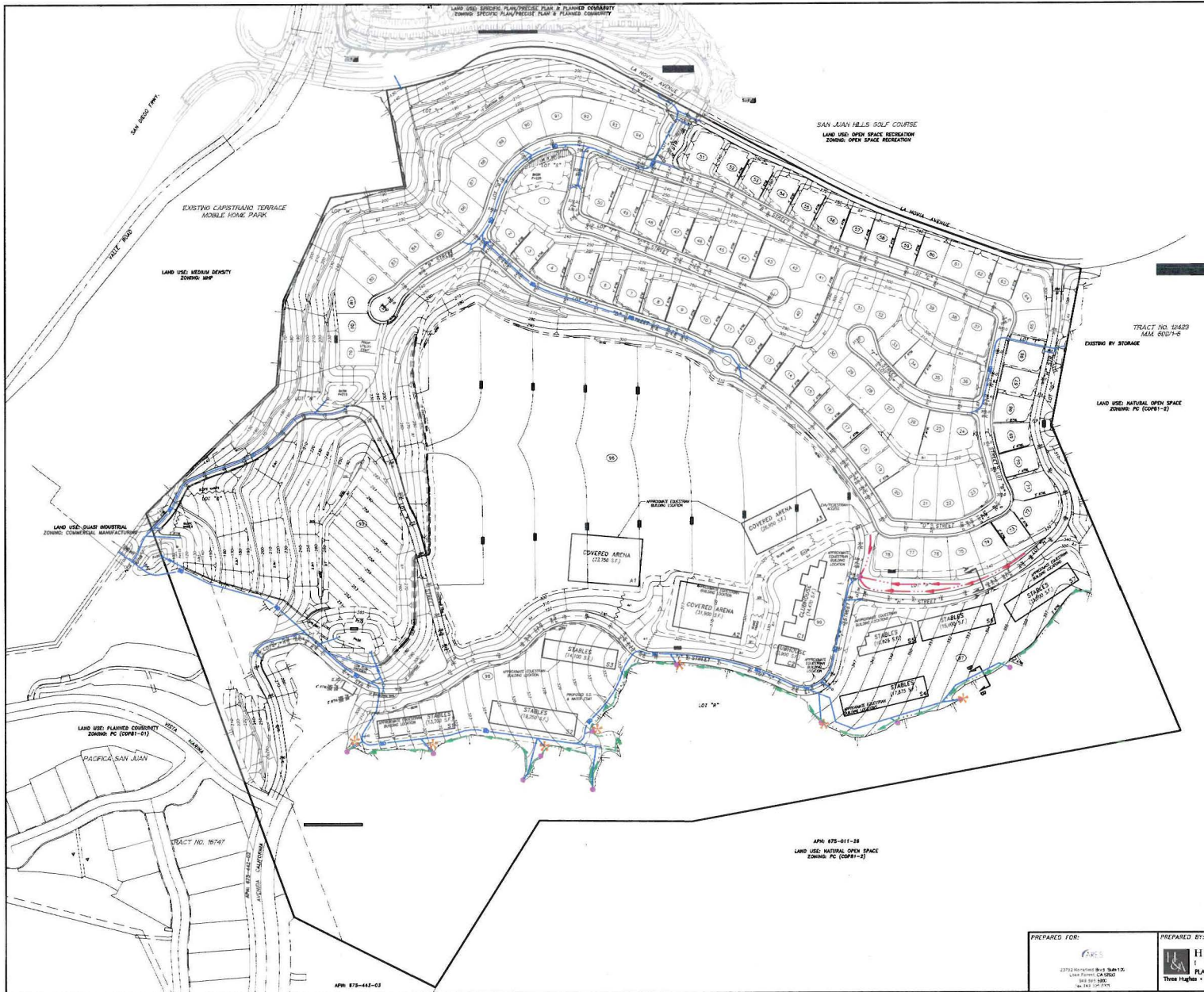
DATE PREPARED:
 11/11/09
 3059-1

SAN JUAN MEADOWS
 TENTATIVE TRACT 17280
 SAN JUAN CAPISTRANO

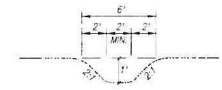
WQMP
 EXHIBIT A

Advanced Groups 99-SJ & 03-79-2
Distrito La Novia/San Juan Meadows Project
Certification No. R9-2014-0098

**ATTACHMENT 4
MITIGATION FIGURES**

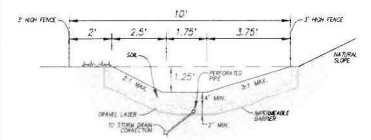


SWALE TYPE	TOTAL LINEAR FT.
STREAM TYPE 1	1,013±
STREAM TYPE 2	3,137±



NOTE: MAXIMUM BED SLOPE IN FLOW DIRECTION SHALL NOT EXCEED 6% UNLESS CHECK DAMS ARE PROVIDED.

**STREAM 1 DETAIL
SECTION A-A**

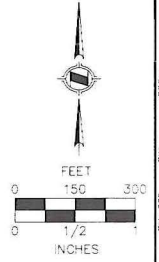


NOTE: MAXIMUM BED SLOPE IN FLOW DIRECTION SHALL NOT EXCEED 6% UNLESS CHECK DAMS ARE PROVIDED.

**STREAM 2 DETAIL
SECTION B-B**

LEGEND

- ACCESS POINT (10' CROSSING)
- STREAM 1
- STREAM 2
- STORM DRAIN
- SD INLET
- APPROXIMATE EQUESTRIAN BUILDING LOCATIONS



DATE: JUNE 14, 2014

PREPARED FOR:
GRES
22712 PALMVIEW BLVD SUITE 205
LIVERMORE, CA 94550
925 345 3300
925 345 3300

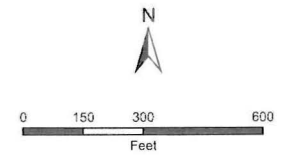
PREPARED BY:
HUNSAKER & ASSOCIATES
P L A N N I N G
P L A N N I N G • E N G I N E E R I N G • S U R V E Y I N G
Three Hughes • Irvine, CA 92618 • PH: (949) 583-9000 • FX: (949) 583-0755

**SAN JUAN MEADOWS
STREAM EXHIBIT**
VESTING TENTATIVE TRACT MAP NO. 17280

REVISED BY: Lisa Piro DATE: Jun 16, 2014 11:58:02 AM FILE: F:\01605\Planning\CA_Projects\Exam\General\Exam_L14.dwg



- Project Boundary
- Drainage B Rehabilitation



1 inch = 300 feet

**DISTRITO LA NOVIA/
SAN JUAN MEADOWS PROJECT SITE**

Drainage B Rehabilitation

GLENN LUKOS ASSOCIATES

Exhibit 6



Advanced Groups 99-SJ & 03-79-2
Distrito La Novia/San Juan Meadows Project
Certification No. R9-2014-0098

ATTACHMENT 5
CEQA MITIGATION MONITORING AND REPORTING PROGRAM

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsibility
	SCAQMD forecasts second or third stage smog episodes for Area No. 21 (Capistrano Valley), or when companies in Area No. 21 are required to implement second or third stage smog episode plans.		Forster Canyon Landfill	
MM 4.5-2i	At the end of the workday, the excavation workface will be covered with clean soil cover and watered in such a manner as to prevent dust nuisance but not to create run-off.	Field Monitoring	During Final Closure of Forster Canyon Landfill	Public Works Department
MM 4.5-2j	If suspected hazardous materials are discovered, involved parties will be notified immediately. Upon notification and coordination with the SDRWQCB, the CIWMB, the LEA and the SCAQMD, <u>suspected hazardous materials will be sampled and submitted for analytical testing to a state-certified laboratory. Should waste characterization confirm hazardous nature of excavated materials, they will be disposed of in accordance ing-to with state and federal hazardous waste laws.</u>	Field Monitoring	During Final Closure of Forster Canyon Landfill	Public Works Department
Drainage and Hydrology				
SC 4.6-1	Prior to issuance of a grading permit, the project applicant shall be required to submit a notice of intent (NOI) with the appropriate fees to the State Water Quality Resources Control Board for coverage of such future projects under the General Construction Activity Storm Water Runoff Permit prior to initiation of construction activity at a future site. As required by the NPDES permit, a Storm Water Pollution and Prevention Plan (SWPPP) will be prepared and will establish BMPs in order to reduce sedimentation and erosion.	Plan Check	Prior to Issuance of Grading Permit	Public Works Department
SC 4.6-2	Prior to Planning Commission approval, the project applicant shall prepare a Water Quality Management Plan (WQMP) for the project and submit the WQMP to the City of San Juan Capistrano for approval. The WQMP shall specifically identify Best Management Practices (BMPs) that will be used to control predictable pollutant runoff, including flow/volume-based measures to treat the "first flush." The WQMP shall identify at a minimum the routine structural and non-structural measures specified in the Countywide NPDES Drainage Area Master Plan (DAMP), which details implementation of the BMPs whenever they are applicable to a project, the assignment of long-term maintenance responsibilities, and shall reference the locations of structural BMPs.	Plan Check	Prior to Planning Commission Approval	Public Works Department
SC 4.6-3	Prior to issuance of a grading permit, the project applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP will establish BMPs in order to reduce sedimentation and erosion and prevent construction pollutants from leaving the site. The project shall also incorporate all monitoring elements as required in the General Construction Permit. The project applicant shall also develop an erosion and sediment control plan to be reviewed and approved by the	Plan Check	Prior to Issuance of Grading Permit	Public Works Department

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsibility
	City of San Juan Capistrano prior to issuance of grading permit.			
SC 4.6-4	Future site grading and construction shall comply with the drainage controls imposed by the applicable building code requirements prescribed by the City of San Juan Capistrano.	Plan Check	Prior to Issuance of Grading Permit	Public Works Department
Biological Resources				
SC 4.7-1	In accordance with the Heritage Tree Provision of the City of San Juan Capistrano, the project applicant shall obtain a tree removal permit for each tree specified by the City that will be removed from the site that exceeds thirty-six inches (36") in diameter at breast height (DBH).	Plan Check	Prior to Issuance of Grading Permit	Planning Department
SC 4.7-2	The project applicant shall retain the services of a qualified ornithologist to conduct a survey of the construction zone, if any of the phased construction activities (grubbing, grading, tree trimming or removal) are to occur during the breeding season for native birds (approximately February 1 through August 31). The ornithological survey shall occur not more than seven days prior to the initiation of those construction activities. If the ornithologist detects any occupied nests of native birds within the construction zone, they shall be mapped on construction plans and the project applicant will conspicuously flag off the area(s) supporting bird nests, providing a minimum buffer of 200 feet between the nest and limits of construction. (This buffer zone shall be at least 500 feet for raptors until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project.) The construction crew will be instructed to avoid any activities in the zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the qualified ornithologist. Alternatively, the project applicant will consult as appropriate with the USFWS to discuss the potential loss of nests of native birds covered by the MBTA to obtain the appropriate permit from the USFWS.	Tree Survey	Prior to Issuance of Grading Permit	Planning Department
MM 4.7-1a	The project applicant shall mitigate the loss of 10.25 acres of occupied scrub habitat through the enhancement or creation of "in-kind" habitat within designated critical coastal California gnatcatcher habitat, adjacent to the project site or within the same watershed at a minimum ratio of 2:1.	Plan Check	Prior to Issuance of Grading Permit	USFWS
MM 4.7-1b	Prior to the issuance of a grading permit, the project applicant shall erect temporary fencing to demarcate environmentally sensitive in order to avoid those areas during grading and construction. In addition, permanent fencing and signage shall be erected to demarcate the adjacent-owned biological open space.	Plan Check	Prior to Issuance of Grading Permit	Planning Department
MM 4.7-1c	If project-related activities and vegetation removal is to commence during the coastal California gnatcatcher breeding	Nesting Survey	Prior to Issuance of Grading Permit	Planning Department

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsibility
	season (February 1 through August 31), a nesting survey shall be performed to locate any nests that may exist on the site.			
MM 4.7-1d	No activity shall be permitted during construction within 200 feet of any active nest, nesting territory and/or adjacent habitat unless measures are implemented to minimize the noise and disturbance.	Field Monitoring	During Grading and Construction	Planning Department
MM 4.7-1e	Measures shall be taken to minimize construction noise to a level below ambient noise levels in adjacent habitat (i.e., 65 dBA or less). The 200-foot buffer may be removed after a qualified biologist has determined that the young have fledged or that the nest is no longer occupied.	Field Monitoring	During Grading and Construction	Planning Department
MM 4.7-1f	If vegetation clearing is to commence outside of the coastal California gnatcatcher breeding season, a biologist shall be on-site to monitor all such activities.	Field Monitoring	During Grading	Planning Department
MM 4.7-1g	The equestrian center arenas shall be designed to ensure that noise levels within the nearby coastal sage scrub habitat that may be occupied by the coastal California gnatcatcher do not exceed 60 dBA Ldn.	Plan Check	Prior to Issuance of Grading Permit	Planning Department
MM 4.7-2	A qualified botanist with expertise with thread-leaved brodiaea, many-stemmed dudleya, and intermediate Mariposa lily shall perform focused spring surveys prior to site disturbance to determine presence/absence. If the thread-leaved brodiaea is found, enhancement or creation of "in-kind" habitat, adjacent to the project site or within the same watershed shall be provided at a minimum 3:1 ratio. If many-stemmed dudleya and/or the intermediate Mariposa lily are found during the spring survey, enhancement or creation of "in-kind" habitat, adjacent to the project site or within the same watershed shall be provided at a minimum 2:1 ratio.	Spring Survey	Prior to Issuance of Grading Permit	Planning Department
MM 4.7-3a	Prior to issuance of the grading permit, the jurisdictional delineation shall be updated to reflect the changes that have occurred since the 2006 delineation as well as changes in the project parameters.	Survey	Prior to Issuance of Grading Permit	Planning Department
MM 4.7-3b	The applicant shall pay an in-lieu fee, subject to the approval of the CDFG and/or USFWS, and/or provide on-site restoration or avoidance of designated "waters." Potentially impacted jurisdictional "waters" identified in the jurisdictional delineation to be conducted on both the Distrito La Novia and San Juan Meadows sites prior to issuance of the grading permit(s) shall be replaced "in-kind" within the same watershed at a ratio of at least 1:1.	Payment of In-Lieu Fee	Prior to Issuance of Grading Permit	USFWS/CDFG
MM 4.7-3c	Prior to issuance of a grading permit, the applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers, a Streambed Alteration Agreement from CDFG, and a Section 401 Water Quality Certification from the San Diego Regional Water Quality Control Board.	Section 404 Permit	Prior to Issuance of Grading Permit	USACOE/CDFG/RWQCB
MM 4.7-4	A brown-headed cowbird trapping program shall be implemented to reduce the incidence of the cowbird parasitism	Trapping Program	Annually in Spring	Planning Department

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsibility
	on the nests of native species, thereby increasing the reproductive success. The trapping program will commence the first spring following the establishment of the equestrian center. Minimum trapping efforts will require two traps to be placed at the project, which will be opened from April 1 through June 30 each year for a minimum of five years.			
Cultural/Scientific Resources				
MM 4.8-1a	Prior to issuance of a grading permit, the applicant shall submit to the Planning Department documentation that a qualified archaeologist has been retained to monitor site clearing, grading, and excavation activities, stating the name, qualifications, and contact information for the archaeologist.	Plan Check	Prior to Issuance of Grading Permit	Planning Department
MM 4.8-1b	A qualified archaeologist (defined as an archaeologist on the List of Certified Archaeologists for Orange County) shall be retained by the applicant and shall be present at pre-construction meetings to advise construction contractors about the sensitive nature of cultural monitoring requirements. A qualified monitor (defined as an individual with a bachelors degree in anthropology with archaeological monitoring experience), supervised by the qualified archaeologist, shall observe on- and off-site construction activities that result in grading, and/or excavating on or below the original ground surface (including during project-related off-site utility [natural gas, electricity, sewer, water, drainage, communications, etc.] and roadway improvements). Should non-human cultural resources be discovered, the monitor shall have the power to temporarily halt or divert construction activities within the vicinity of the discovery until the qualified archaeologist can determine if the resources are significant and, if significant, until recovered by the archaeologist.	Meeting/Field Monitoring	Prior to Commencement of Grading/During Construction	Planning Department
MM 4.8-1c	In the event that human remains are discovered, construction activities shall be halted or diverted until the provisions of §7050.5 of the Health and Safety Code and §5097.98 of the Public Resources Code have been implemented.	Field Monitoring	During Grading	Planning Department
MM 4.8-1d	During construction/grading activities, a Native American monitor shall observe construction/grading activities that result in grading, excavating, and/or trenching on or below the original ground surface (including during project-related off-site utility [e.g., natural gas, electricity, sewer, water, drainage, communications, etc.] and roadway improvements). The Native American monitor shall consult with the archaeological monitor regarding objects and remains encountered during grading that may be considered sacred or important. In the event that evidence of human	Field Monitoring/ Observation	During Grading and Construction	Planning Department

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsibility
	recovered from the project site during grading or construction have been filed with the appropriate information repository. Reports shall include information on disposition of resources.			
Soils and Geology				
SC 4.9-1	All activities associated with the implementation of the proposed residential and mixed-use development shall comply with the City's Excavation and Grading Ordinance.	Plan Check	Prior to issuance of Grading Permit	Engineering Department
SC 4.9-2	The project shall comply with all applicable City Building Code requirements as well as those prescribed in the California Building Code (CBC).	Plan Check	Prior to Issuance of Grading Permit	Engineering Department
SC 4.9-3	Closure of the Foster Canyon Landfill shall be performed in accordance with applicable regulatory standards included in 27 CCR, Chapters 3 and 4 and 40 CFR, Subpart F.	Plan Check	Prior to Issuance of Grading Permit	LEA
MM 4.9-1	Prior to final closure of the Forster Canyon Landfill, if determined necessary based on subsequent observation/testing, soils determined to be subject to potential settlement shall be removed/mitigated/recompacted in accordance with applicable regulatory agency (e.g., LEA, CIWMB, and/or City of San Juan Capistrano) requirements.	Field Monitoring/Testing	Prior to Final Closure of Forster Canyon Landfill	LEA/CIWMB/Planning Department
MM 4.9-2a	Prior to the issuance of any grading permit, the applicant shall prepare an Erosion Control Plan, which shall be approved by the City Engineer or his designee.	Plan Check	Prior to Issuance of Grading Permit	Engineering Department
MM 4.9-2b	Prior to the issuance of any grading permit, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that identifies specific construction and operational BMPs, which shall be approved by the City Engineer.	Plan Check	Prior to Issuance of Grading Permit	Public Works Department
MM 4.9-3	Prior to issuance of the grading permit, the applicant shall prepare and submit a detailed grading plan prepared by a licensed geotechnical engineer. The proposed structures shall be designed based on applicable geotechnical parameters prescribed in the report for foundation design as well as those established by the California Building Code and applicable regulations.	Plan Check	Prior to Issuance of Grading Permit	Engineering Department
MM 4.9-4a	Prior to issuance of the grading permit, a detailed investigation shall be undertaken to determine the extent of potentially compressible soils on the site. Where such compressible and/or alluvial/undocumented engineered soils are identified, they shall be removed and recompacted in accordance with the parameters prescribed in the detailed engineering report.	Site Investigation	Prior to Issuance of Grading Permit	Engineering Department
MM 4.9-4b	Grading activities shall be continuously monitored by a project geotechnical consultant. Such observations are essential to identify field conditions that differ from those identified during the subsurface investigation and adjust designs to actual field	Field Monitoring	During Grading	Engineering Department

SC/MM No.	Mitigation Measure/Standard Condition	Method of Verification	Timing of Implementation	Responsibility
	conditions encountered.			
MM 4.9-5	Geotechnical observation and laboratory testing shall be performed upon completion of the building subgrade to confirm the expansion characteristics of typical on-site soils beneath foundations. Such measures as post-tensioned slabs or specially-designed slabs in accordance with Chapter 18 of the CBC or other measures as determined may be utilized for the support of the proposed residential structures.	Testing	During Grading and Construction	Engineering Department
Public Services				
SC 4.10.1-1	The project applicant shall submit the site plan for review and approval by the Orange County Sheriff's Department/Police Services Department to ensure that it is designed in accordance with all applicable requirements of the Police Service Department, including but not limited to parking, security, lighting, and access.	Plan Check	Prior to Issuance of Building Permit	Orange County Sheriff Department
MM 4.10.1-1	Prior to issuance of a grading permit, the project applicant shall prepare and submit a Construction Security Plan to the OCSD/Police Services Department for review and approval. The Construction Security Plan shall identify the provision of fencing, lighting and/or other measures (e.g., security patrols, etc.) that will be incorporated to minimize demands on law enforcement services.	Plan Check	Prior to Issuance of Building Permit	Orange County Sheriff Department
MM 4.10.1-2	The contractor shall notify the OCSD/Police Services Department in advance of any lane and/or roadway closures necessitated by construction activities. Written notification to the OCSD/Police Services Department shall identify the roadway location/segment and the duration of the closure.	Plan Check	Prior to Issuance of Grading Permit	Orange County Sheriff Department
SC 4.10.2-1	Prior to the issuance of any grading or building permits, the project plans shall be subject to review and approval by the Orange County Fire Authority for compliance with all applicable OCFA standard conditions, including those for access, water supply and pressure, built-in fire protection systems, road grades and width, building materials, etc.	Plan Check	Prior to Issuance of Grading and/or Building Permit	Orange County Fire Authority
SC 4.10.2-2	Prior to the issuance of any building permit, the applicant shall submit and obtain the approval of the Fire Chief for a combustible gas/methane assessment and mitigation plan.	Plan Check	Prior to Issuance of Grading Permit	Orange County Fire Authority
SC 4.10.2-3	Prior to the issuance of a grading permit, the applicant shall obtain approval from the Fire Chief for a precise fuel modification plan and program which shall be consistent with the OCFA-approved preliminary Fuel Modification Plan. The plan shall indicate the proposed means of modifying the vegetation to reduce the risk to structures.	Plan Check	Prior to Issuance of Grading Permit	Orange County Fire Authority
SC 4.10.2-4	Prior to the issuance of a grading permit, the developer shall have completed implementation of that portion of the approved fuel modification plan determined to be necessary by the OCFA before the introduction of any combustible materials into	Plan Check	Prior to Issuance of Grading Permit	Orange County Fire Authority