

EDMUND G. BROWN JR.  
GOVERNOR

MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

## San Diego Regional Water Quality Control Board

June 30, 2016

**Certified Mail – Return Receipt Requested**

Article Number: 7011 0470 0002 8952 7328

Mr. Richard Aschenbrenner  
The Glen at Scripps Ranch LLC  
9903 Business Park Ave  
Suite 104  
San Diego, CA 92131

**In reply refer to / attn:**  
R9-2014-0130:810085:amonji

**Subject: Clean Water Act Section 401 Water Quality Certification No. R9-2014-0130; for the Glen at Scripps Ranch Project**

Mr. Aschenbrenner:

Enclosed find Clean Water Act Section 401 Water Quality Certification No. R9-2014-0130 (Certification) issued by the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board ) in response to the application submitted by Heritage Building and Development for the Glen at Scripps Ranch 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.

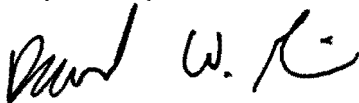
The Glen at Scripps Ranch LLC is enrolled under State Water Resources Control Board Order No. 2003-017-DWQ as a condition of the Certification and is required to implement and comply with all terms and conditions of the Certification in order to ensure that water quality standards are met for the protection of wetlands and other aquatic resources. Failure to comply with this Certification may subject The Glen at Scripps Ranch LLC to enforcement actions by the San Diego Water Board including administrative enforcement orders requiring The Glen at Scripps Ranch 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](mailto:SanDiego@waterboards.ca.gov). Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to 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) format, and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San

Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2014-00130:810085:amonji.

For questions or comments regarding the Certification, please contact Alan Monji by telephone at (619) 521-3968 or by email at Alan.Monji@waterboards.ca.gov.

Respectfully,



DAVID W. GIBSON  
Executive Officer

DWG:jgs:eb:atm

Enclosure:

Clean Water Act Section 401 Water Quality Certification No. R9-2014-0130 for The Glen at Scripps Ranch Project

Mr. Gerry Scheid  
RECON  
gscheid@reconenvironmental.com

Mr. Winston Zack  
U.S. Army Corps of Engineers  
Regulatory Division  
Winston.S.Zack@usace.army.mil

Mr. Kevin Hupf  
California Department of Fish and Wildlife  
[Kevin.Hupf@wildlife.ca.gov](mailto:Kevin.Hupf@wildlife.ca.gov)

State Water Resources Control Board, Division of Water Quality  
401 Water Quality Certification and Wetlands Unit  
[Stateboard401@waterboards.ca.gov](mailto:Stateboard401@waterboards.ca.gov)

U.S. EPA, OWOW, Region 9  
Wetlands Regulatory Office  
[R9-WTR8-Mailbox@epa.gov](mailto:R9-WTR8-Mailbox@epa.gov)

Mr. Eric Becker  
San Diego Water Board  
[Eric.Becker@waterboards.ca.gov](mailto:Eric.Becker@waterboards.ca.gov)

Tech Staff Info & Use	
File No.	R9-2014-0130
WDID	9 000002778
Reg. Measure ID	398597
Place ID	810085
Party ID	548896
Person ID	548897

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

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

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

**PROJECT: The Glen at Scripps Ranch**  
**Certification Number R9-2014-0130**  
**WDID: 9000002778**

Reg. Meas. ID: 398597 Place ID: 810085 Party ID: 548896 Person ID: 548897
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**APPLICANT: The Glen at Scripps Ranch LLC**  
**9903 Business Park Ave**  
**Suite 104**  
**San Diego, CA 92131**

**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 17, 2014 was submitted by The Glen at Scripps Ranch CCRC 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 The Glen at Scripps Ranch Project (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on December 23, 2015. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant has also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers for the Project (USACE File No. SPL-2014-00659-WSZ).

The Project is located within the City San Diego, California at 10455 Pomerado Road. The Project center reading is located at latitude 32.896894 and longitude -117.095190. The Applicant has paid all required application fees for this Certification in the amount of \$32,535.00. On an annual basis, the Applicant shall also pay all active discharge fees and post discharge monitoring fees, as appropriate<sup>1</sup>. On January 6, 2016, the San Diego Water

<sup>1</sup> The Applicant must pay an annual active discharge fee each fiscal year or portion of a fiscal year during which discharges occur until the San Diego Water Board or the State Water Resources Control Board (State Water Board) issues a Notice of Completion of Discharges Letter to the Applicant. The Applicant must also 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 San Diego Water Board or the State Water Board issued a Notice of Completion of Discharges Letter to the Applicant, but continued water quality monitoring or compensatory mitigation monitoring is required. The Applicant must pay the annual post-discharge monitoring fee each fiscal year until the San Diego Water Board or the State Water Board issues a

*(footnote continued on next page)*

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 400 non-acute assisted living units, 50 acute assisted living units, and 60 skilled nursing beds on the 53 acre site. The 400 non-acute assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment-style units. The 50 acute assisted living units and the 60 skilled nursing beds would be located within the health center. The Project would also include a facilities building and a common building consisting of learning centers, a lecture hall, a library, an auditorium, dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool.

The Project will convert approximately 38.2 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 bio-retention basins, curb inlet filters, and low impact development design features. These BMPs will be designed, constructed, and maintained to meet City of San Diego Low Impact Development (LID) Capture Volume and hydromodification treatment requirements.

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

Project construction will permanently impact 0.17 acres (2,410 linear feet (LF)) of ephemeral non-wetland waters of the United States and/or State. Through, avoidance and minimization, the Project reduced potential 0.31 acres of permanent impacts to the 0.17 acres. 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 0.17 acres of jurisdictional waters will be achieved through the establishment of 0.94 acres (514 LF) of waters of the United States and/or State and 0.30 acres of enhancement (190 LF) in Carroll Canyon Creek. In addition, 1,985 LF of cobble lined ephemeral drainages will be established on-site as part of the linear feet mitigation. All waters of the United States and/or State

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*(footnote continued from previous page)*

Notice of Project Complete Letter to the Applicant. Additional information regarding fees can be found electronically at the following location: [http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/dredgefillcalculator.xlsx](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/dredgefillcalculator.xlsx)

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 at on-site at The Glen at Scripps Ranch located in the Miramar Reservoir hydrologic sub-area (HSA 906.10) at a minimum compensation ratio of 7.3:1 (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 *Jurisdictional Waters Compensatory Mitigation and Monitoring Plan for the Glen at Scripps Ranch Project*, dated May 26, 2015 (Mitigation Plan) and the *Supplemental Mitigation Plan for Linear Feet Impacts* dated June 28, 2016 (Supplemental Mitigation Plan). San Diego Water Board acceptance of the Mitigation Plan and Supplemental Mitigation Plan (Mitigation Plans) 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 Plans are incorporated in this Certification by reference as if set forth herein. The Mitigation Plans provide 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 Plans 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 Plans 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. R9-2014-0130 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 USC Title 33, section 1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:  
  
[http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/generalorders/go\\_wdr401regulated\\_projects.pdf](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/go_wdr401regulated_projects.pdf).
- D. **Project Conformance with Application.** All water quality protection measures and BMPs described in the application and supplemental information for water quality

certification are incorporated by reference into this Certification as if fully stated herein. Notwithstanding any more specific conditions in this Certification, the Applicant shall construct, implement and comply with all water quality protection measures and BMPs described in the application and supplemental information. The conditions within this Certification shall supersede conflicting provisions within the application and supplemental information submitted as part of this Certification action.

- E. Project Conformance with Water Quality Control Plans or Policies.** Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 USC section 1313). The Basin Plan is accessible at:

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml)

- F. Project Modification.** The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water Board for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.

- G. Certification Distribution Posting.** During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.

- H. Inspection and Entry.** The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:

1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;
2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;
3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and
4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.



- I. **Enforcement Notification.** In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.
- J. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:
1. Violation of any term or condition of this Certification;
  2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of Carroll Canyon Creek or its tributaries;
  3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
  4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
  5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

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

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

### III. CONSTRUCTION BEST MANAGEMENT PRACTICES

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

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

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

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

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.
- B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. **Post-Construction BMP Design.** The Project must be designed to comply with the requirements for priority development projects in section E.3 of the Regional MS4 Permit Order R9-2013-0001, *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 Standard Storm Water Mitigation and Hydromodification Plans for the City of Escondido. Where conflict exists between the referenced documents the most stringent requirements shall apply. Post-construction BMPs for the Project are described in the *Water Quality Technical Report, The Glen at Scripps Ranch, July 22, 2014* (WQTR) for the Project. The WQTR is incorporated by this reference as if set forth in full herein).
- D. **Post-Construction BMP Implementation.** All post-construction BMPs must be constructed, functional, and implemented prior to completion of Project construction, occupancy, and/or planned use, and maintained in perpetuity. The post construction BMPs must include those described in the WQTR, dated July 22, 2014, prepared on

behalf of the Applicant by Latitude 33 Planning and Engineering; or any subsequent version of the WQTR approved by the City of San Diego.

**E. Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA)<sup>2</sup> guidance. The Applicant shall:

1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;
2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;
3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;
4. Identify and promptly repair damage to BMPs; and
5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.

## **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. The Applicant has demonstrated avoidance and minimization by reducing permanent impacts to Carroll Canyon Creek (Drainage 1) and a larger portion of a tributary to Carroll Canyon Creek (Drainage 2) from the original design. The Project proposes permanent impacts to Drainages 3 and 4, but Drainages currently drain to the athletic fields and have no connectivity to other tributaries or larger drainages. Original proposed permanent impacts to ephemeral non-wetland waters of the United States and/or State were 0.31 acres (3,100LF). After the re-design, which involved pulling back the Project footprint to avoid most of Drainage 2, the impacts were reduced to 0.17 acres (2,410 LF)

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

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

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Mitigation Ratio (linear feet mitigated :linear feet impacted)
<b>Permanent Impacts</b>						
Stream Channel	0.17	2,410	0.94 Establishment <sup>1</sup> 0.30 Enhancement	7.3:1	514 Establishment <sup>1</sup> 190 Enhancement <sup>2</sup> 1,985 Establishment <sup>3</sup> (2,689 total)	1.1:1

1. Streambed establishment will be onsite in Carroll Canyon Creek.
2. Streambed enhancement will be onsite in Carroll Canyon Creek.
3. Linear feet establishment will be onsite within the Project foot print.
4. All areas of temporary impacts must be restored to pre-project contours and re-vegetated with native species.

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

**D. Performance Standards.** Compensatory mitigation required under this Certification shall be considered achieved once it has met the ecological success performance standards contained in the Mitigation Plan (Section 9.0, page 26) and Supplemental Mitigation Plan (Monitoring and Performance Standards, Page 2) 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 interspersions among plant zones and layers.
4. Channel morphology is self-sustaining as designed and natural sediment retention and transport is occurring throughout the mitigation sites.

- 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 Plans. 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 90 days from the start of the issuance of this Certification**, 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 start of Project construction**, 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)<sup>3</sup> monitoring must be performed to assess the current and potential ecological conditions (ecological integrity) of the impact site and proposed compensatory

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<sup>3</sup> 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/>



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 Project Progress Report. An evaluation, interpretation, and tabulation of all CRAM assessment data shall be submitted with the Final Project Completion Report.

- F. **Discharge Commencement Notification.** The Applicant must notify the San Diego Water Board in writing **at least 5 days prior to** the start of Project construction.
- G. **Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation, compensatory mitigation, 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 Annual Project Progress Reports must contain compensatory mitigation monitoring information sufficient to demonstrate how the compensatory mitigation project is progressing towards accomplishing its objectives and meeting its performance standards. Annual Project Progress Reports must be submitted even if Project construction has not begun. The monitoring period for each Annual Project Progress Report shall be January 1<sup>st</sup> through December 31<sup>st</sup> of each year. Annual Project Progress Reports must include, at a minimum, the following:
1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:
    - a. The names, qualifications, and affiliations of the persons contributing to the report;
    - b. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
    - c. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
    - d. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

2. **Compensatory Mitigation Monitoring Reporting.** Mitigation monitoring information must be submitted as part of the Annual Project Progress Report 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 Annual Project Progress Report must include the following compensatory mitigation monitoring information:
- a. Names, qualifications, and affiliations of the persons contributing to the report;
  - b. 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;
  - c. A description of the following mitigation site(s) characteristics:
    - i. Detritus cover;
    - ii. General topographic complexity;
    - iii. General upstream and downstream habitat and hydrologic connectivity; and
    - iv. Source of hydrology
  - d. 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;
  - e. 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;
  - f. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;
  - g. 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](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;

- h. The results of the California Rapid Assessment Method (CRAM) monitoring required under section VI.E of this Certification;
  - i. As-built drawings of the compensatory mitigation project site(s), no bigger than 11"X17"; and
  - j. A survey report documenting boundaries of the compensatory mitigation site(s).
- H. Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of the Project**. The final report must include the following information:
- 1. Date of construction initiation;
  - 2. Date of construction completion;
  - 3. BMP installation and operational status for the Project;
  - 4. As-built drawings of the Project, no bigger than 11"X17";
  - 5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/StreamPhotoDocSOP.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf). In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced; and
  - 6. An evaluation, interpretation, and tabulation of all California Rapid Assessment Method (CRAM) assessment data collected throughout the term of Project construction in accordance with section VI.E of this Certification.
- I. Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.
- J. Electronic Document Submittal.** The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to [SanDiego@waterboards.ca.gov](mailto:SanDiego@waterboards.ca.gov). Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board  
San Diego Region  
Attn: 401 Certification No. R9-2014-0130:810085:amonji  
2375 Northside Drive, Suite 100  
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF) format, and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2014-0130:810085:amonji.

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

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

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

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

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

## VII. NOTIFICATION REQUIREMENTS

- A. **Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
- B. **Hazardous Substance Discharge.** Except as provided in Water Code section 13271 (b), any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of San Diego, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.
- C. **Oil or Petroleum Product Discharge.** Except as provided in Water Code section 13272(b), any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.
- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.

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

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

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

## VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

- A. The City of San Diego is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated February 26, 2016 for the Final Environmental Impact Report (FEIR) titled The Glen at Scripps Ranch Project (State Clearing House Number 2013071013). 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**

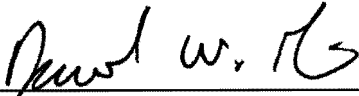
Alan Monji, Environmental Scientist  
Telephone: 619-521-3968  
Email: [Alan.Monji@waterboards.ca.gov](mailto:Alan.Monji@waterboards.ca.gov)

#### **X. WATER QUALITY CERTIFICATION**

I hereby certify that the proposed discharge from The Glen at Scripps Ranch (Certification No. R9-2014-0130) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

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

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. R9-2014-0130 issued on June 30, 2016.



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

30 JUN 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.

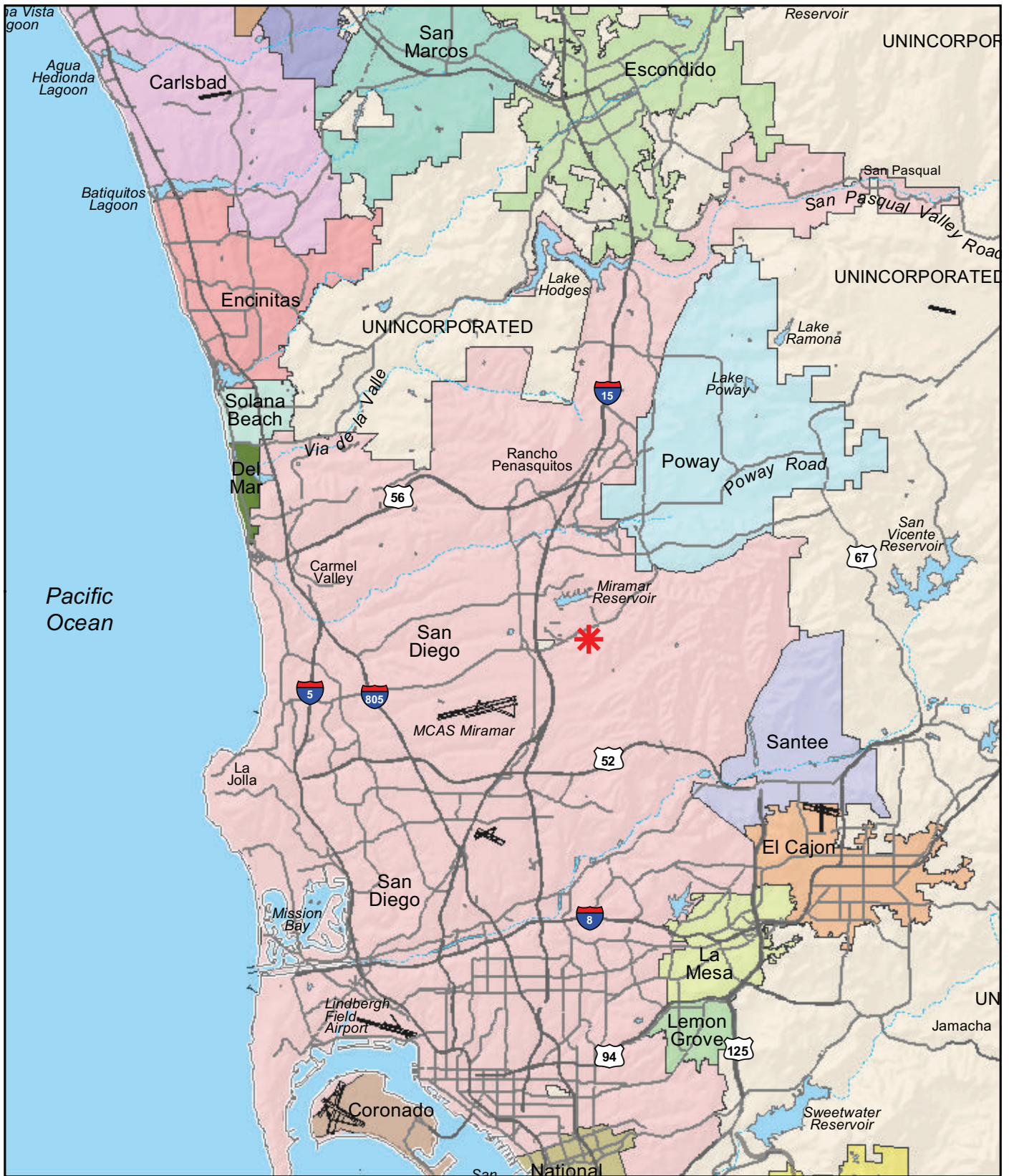
**Uplands** - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps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

## **ATTACHMENT 2**

### **LOCATION MAPS AND FIGURES**

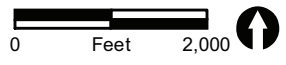
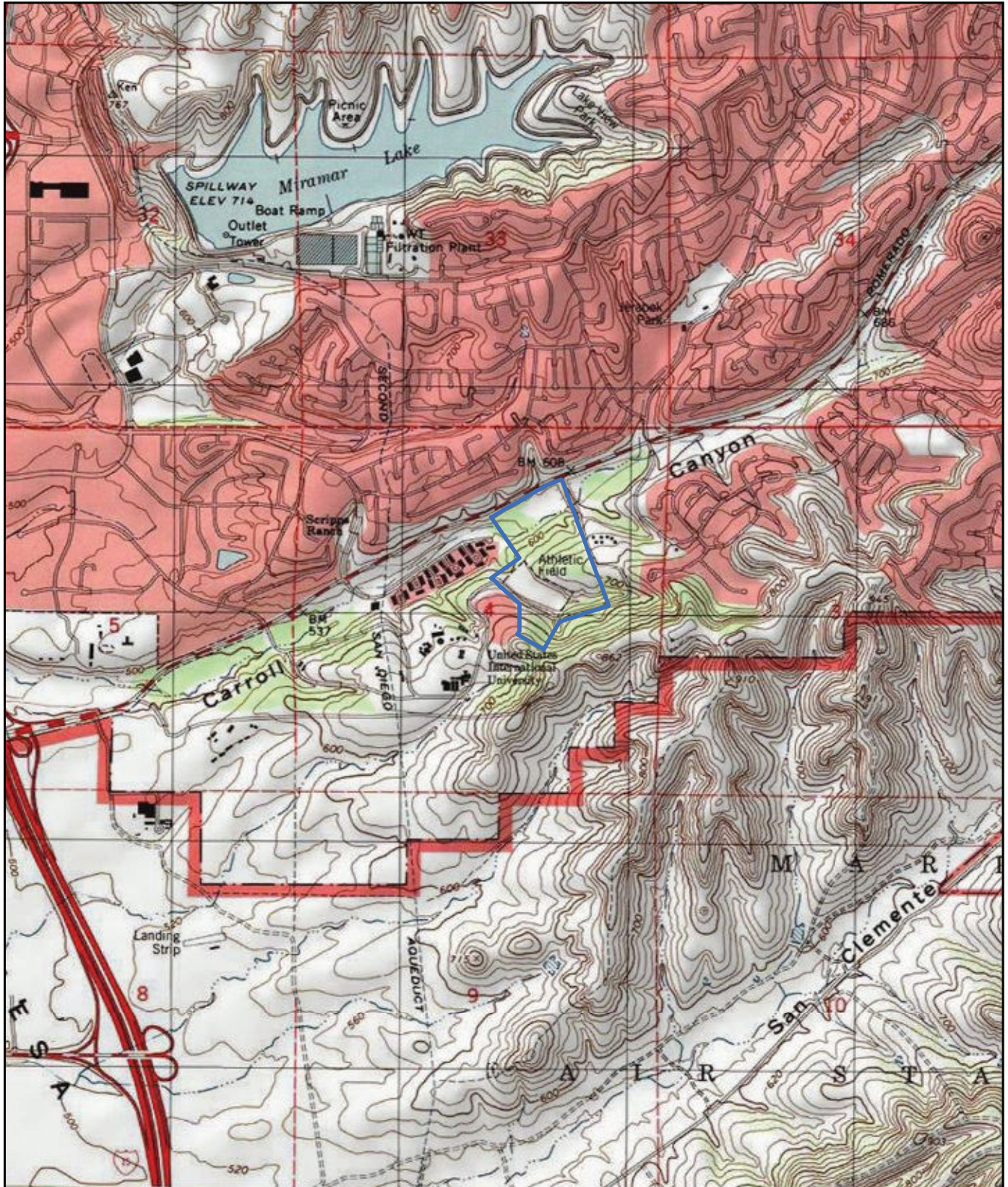
1. RECON, Figure 1, Regional Location Map
2. RECON, Figure 2, Project Locations on USGS Map
3. RECON, Figure 3, Regional Location on Arial Photograph



 Project Location

FIGURE 1

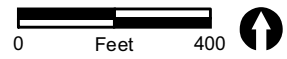
Regional Location



 Project Boundary

FIGURE 2

Project Location on USGS Map



 Project Boundary

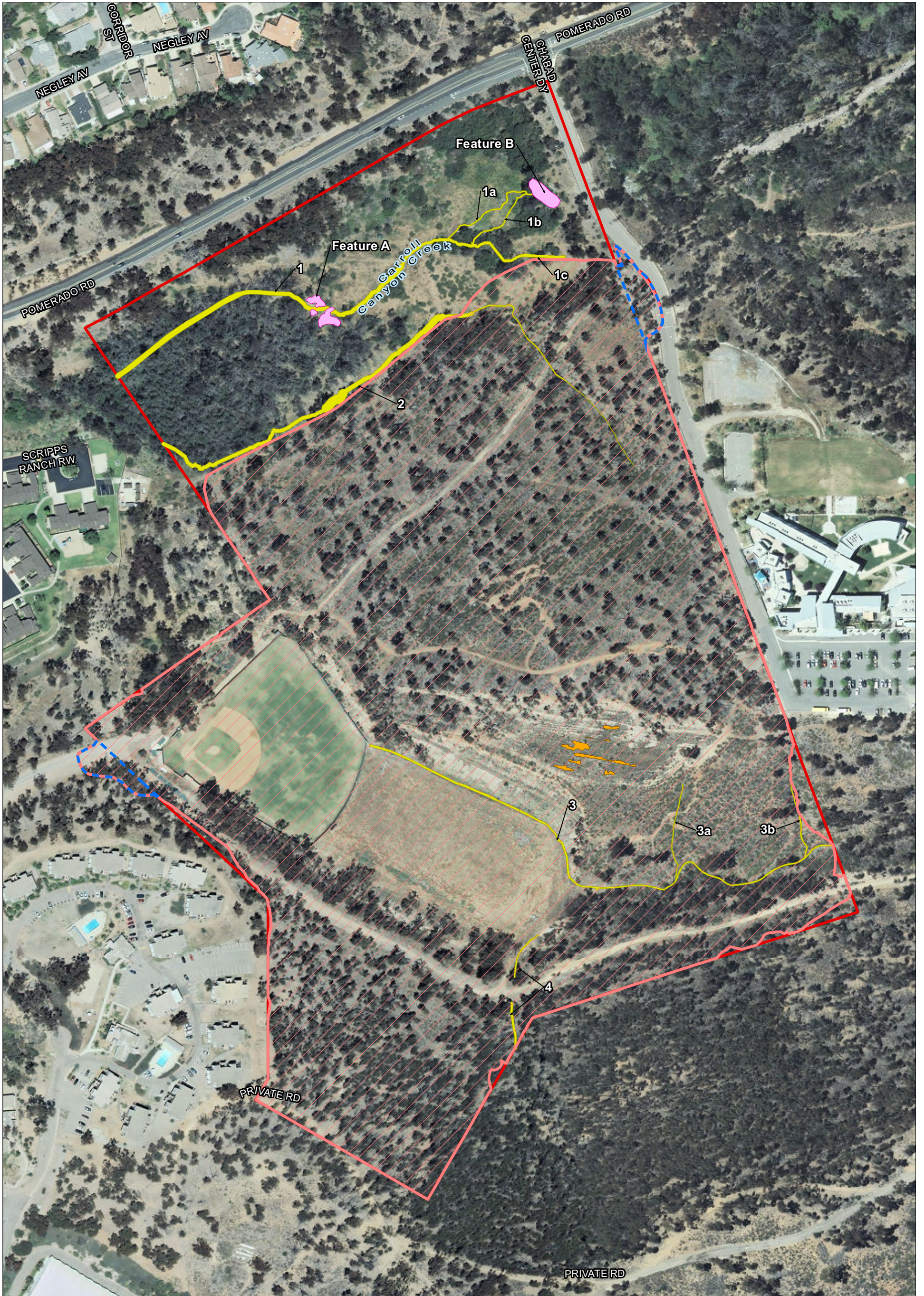
FIGURE 3

Project Location on Aerial Photograph

### **ATTACHMENT 3**

#### **PROJECT FIGURES**

1. RECON, Figure 1, Impacts to CDFW/RWQCB Waters of the State with The Glen at Scripps Ranch Survey Area.
2. Latitude 33, Grading Plans for The Glen at Scripps Ranch CCRC, July 6, 2015, Sheets 1-20.



- Project Area
- Off-Site Grading Improvement Areas
- Direct Impacts
- Seasonal Depression

- Jurisdictional Waters/Wetlands**
- CDFW/RWQCB Wetlands
  - CDFW/RWQCB Streambed
  - Drainage Feature
  - Wetland Feature

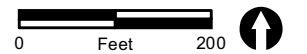


FIGURE 1

Impacts to CDFW/RWQCB Jurisdictional Waters/Wetlands within The Glen at Scripps Ranch Survey Area





# EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

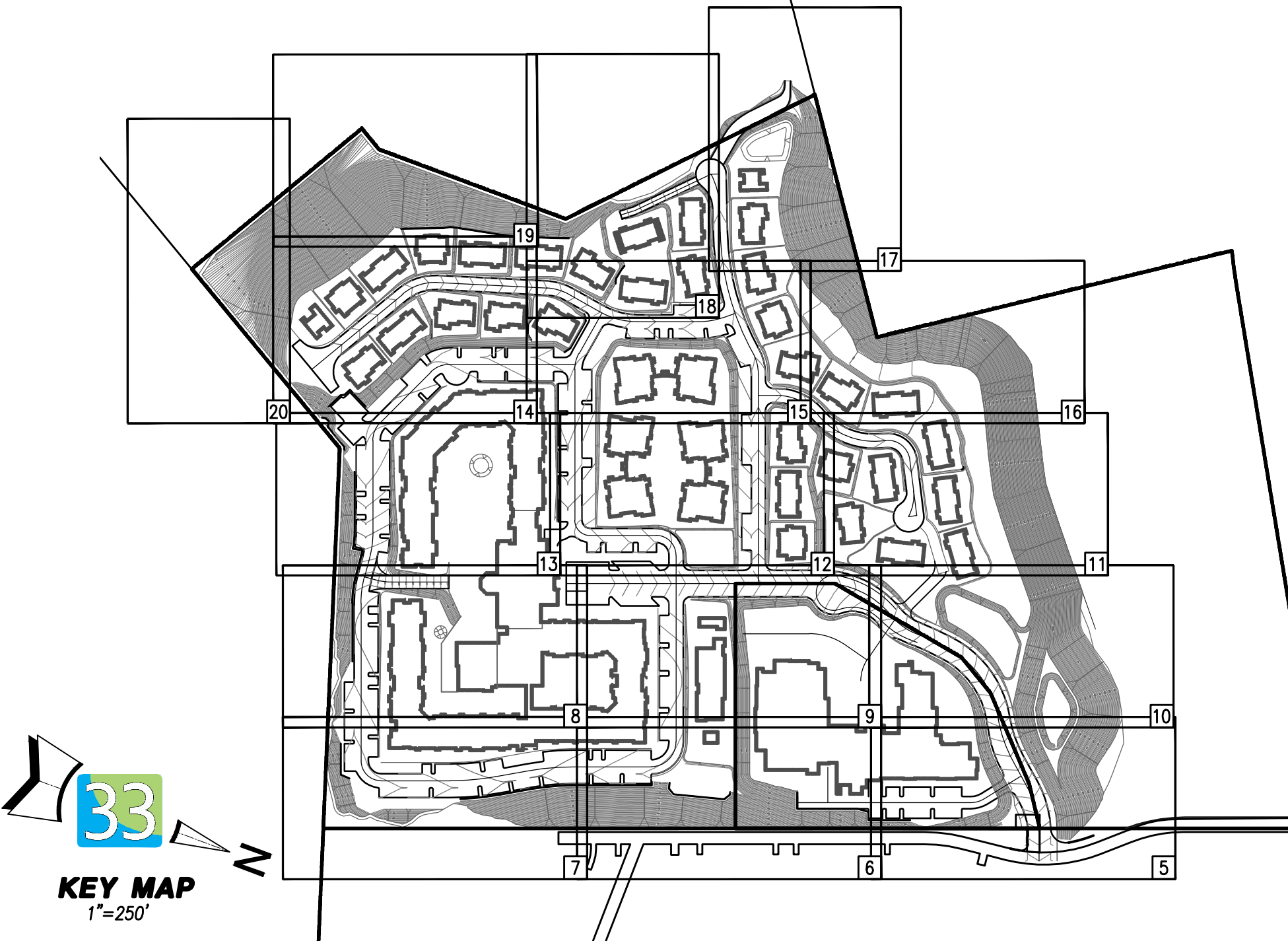
- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
- FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
- FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
- THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

## PERMANENT POST-CONSTRUCTION BMP NOTES

- OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
- PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

## PRIVATE NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.



## MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- STABILIZATION:** ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
- STRUCTURAL PRACTICES:** DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
- OPERATION AND MAINTENANCE, FUNDING:** POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

## MITIGATION, MONITORING AND REPORTING PROGRAM

**ENVIRONMENTAL REQUIREMENTS:** AS CONDITIONS OF THE VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, AND PLANNED DEVELOPMENT PERMIT FOR UNITS 12-16 THE FOLLOWING PROJECT SPECIFIC MITIGATION MEASURES HAVE BEEN INCORPORATED TO REDUCE POTENTIAL ADVERSE IMPACTS TO TRANSPORTATION/TRAFFIC CIRCULATION, BIOLOGICAL RESOURCES, HYDROLOGY/WATER QUALITY, LANDFORM ALTERATION/VISUAL QUALITY, GEOLOGY/SOILS, PALEONTOLOGICAL RESOURCES, NOISE, PUBLIC SERVICES/FACILITIES, WATER AND SEWER FACILITIES, SOLID WASTE AND PUBLIC SAFETY.

- GENERAL MEASURES**
- AFTER PROJECT APPROVAL AND PRIOR TO RECORDATION OF THE PERMIT, THE OWNER/PERMITEE SHALL DEPOSIT \$7,200.00 WITH THE ENVIRONMENTAL ANALYSIS SECTION (EAS) OF THE DEVELOPMENT SERVICES DEPARTMENT TO COVER THE CITY'S COSTS ASSOCIATED WITH ENSURING THE IMPLEMENTATION OF THE MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP).
  - PRIOR TO ISSUANCE OF ANY GRADING PERMITS, THE ENVIRONMENTAL REVIEW MANAGER (ERM) OF THE CITY'S LAND DEVELOPMENT REVIEW DIVISION (LDR) SHALL VERIFY THAT THE FOLLOWING STATEMENT IS SHOWN ON THE GRADING AND/OR CONSTRUCTION PLANS AS A NOTE UNDER THE HEADING, ENVIRONMENTAL REQUIREMENTS: "THE PACIFIC HIGHLANDS RANCH-UNITS 1216 PROJECT IS SUBJECT TO A MITIGATION MONITORING AND REPORTING PROGRAM AND SHALL CONFORM TO THE MITIGATION CONDITIONS AS CONTAINED IN THE ENVIRONMENTAL DOCUMENT FINDINGS TO MASTER EIR (LL)R NO. 41-0962). THE PROJECT IS CONDITIONED TO INCLUDE THE MONITORING OF GRADING OPERATIONS BY A BIOLOGIST, A QUALIFIED EXPERT (IN EROSION CONTROL), AND A PALEONTOLOGIST, AS OUTLINED IN SAID DOCUMENT."
  - PRIOR TO ISSUANCE OF ANY GRADING PERMITS, THE OWNER/PERMITEE SHALL MAKE ARRANGEMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE IMPLEMENTATION OF THE MMRP. THE MEETING SHALL INCLUDE THE CITY FIELD RESIDENT ENGINEER (RE), THE MONITORING BIOLOGIST AND PALEONTOLOGIST, AND STAFF FROM THE CITY'S MITIGATION MONITORING AND COORDINATION (MMC) SECTION.
  - TRANSPORTATION/CIRCULATION

- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE PROJECT SHALL CONFORM TO THE SUBAREA III/PACIFIC HIGHLANDS RANCH TRANSPORTATION PHASING PLAN AND THE APPROVED TRAFFIC STUDY/FINAL EIR.
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- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE PROJECT SHALL CONFORM TO THE SUBAREA III/PACIFIC HIGHLANDS RANCH TRANSPORTATION PHASING PLAN AND THE APPROVED TRAFFIC STUDY/FINAL EIR.
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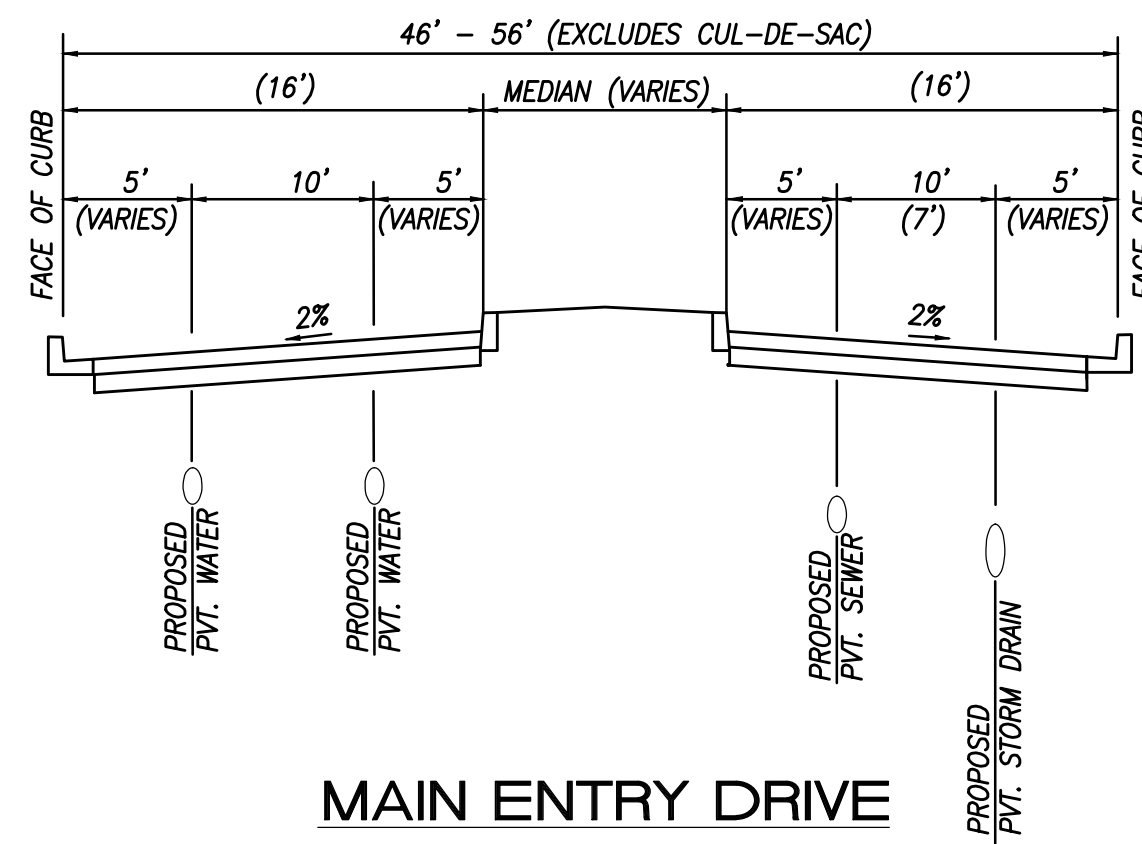
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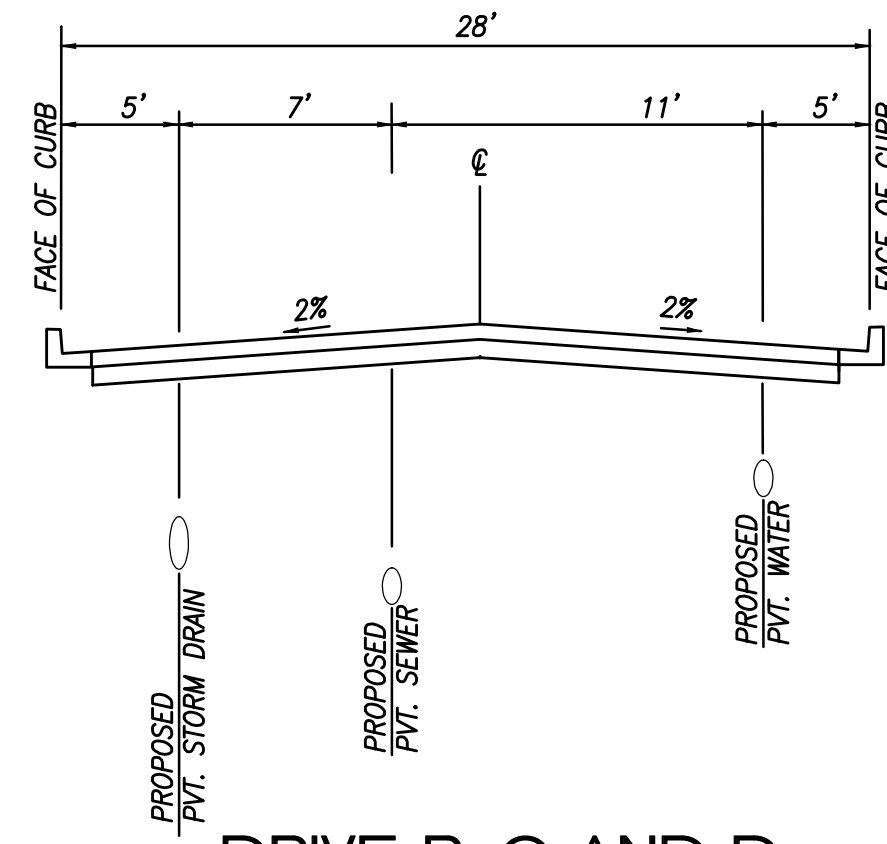
BRADLEY D. SAGER R.C.E. 54564	DATE REGISTRATION EXPIRES: 12/31/15	DESIGNED BY:	PM REVIEW:	DRAWN BY:
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CONTRACTOR	DATE STARTED	XXXX-02-D
INSPECTOR	DATE COMPLETED	

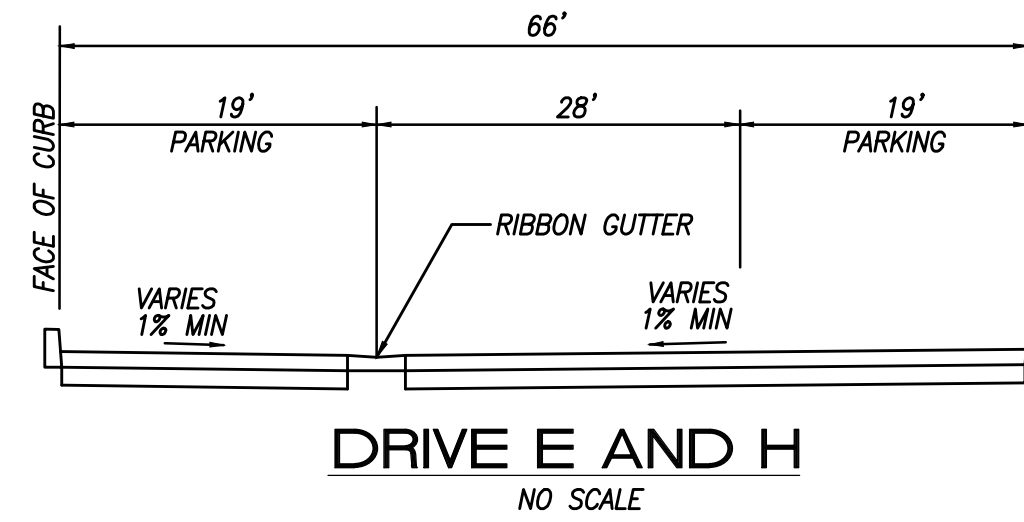




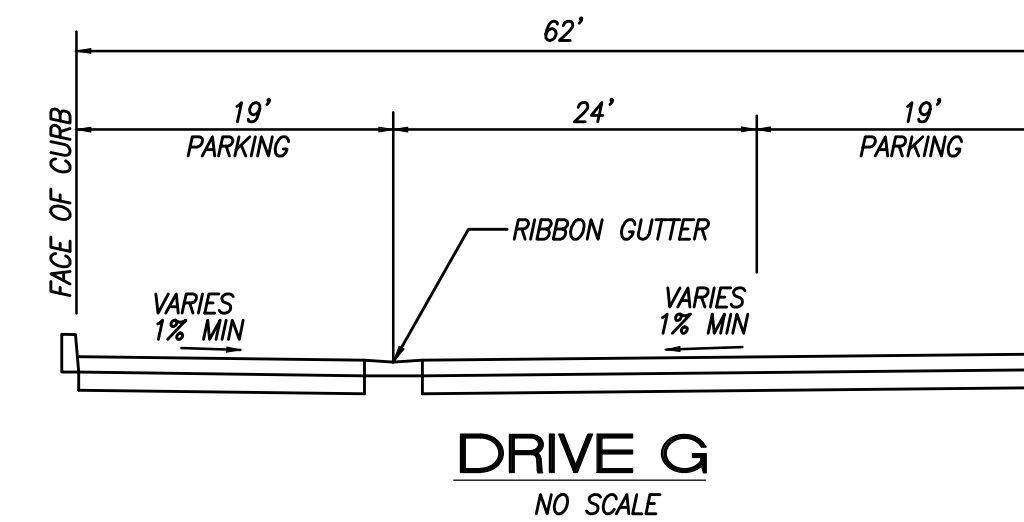
**MAIN ENTRY DRIVE  
DRIVE A**  
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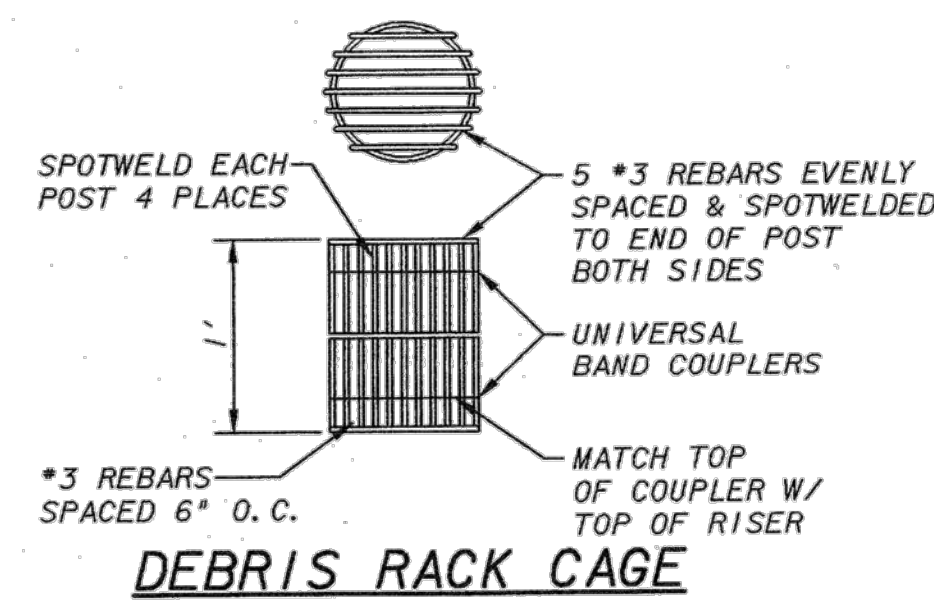
**DRIVE B, C AND D**  
NO SCALE



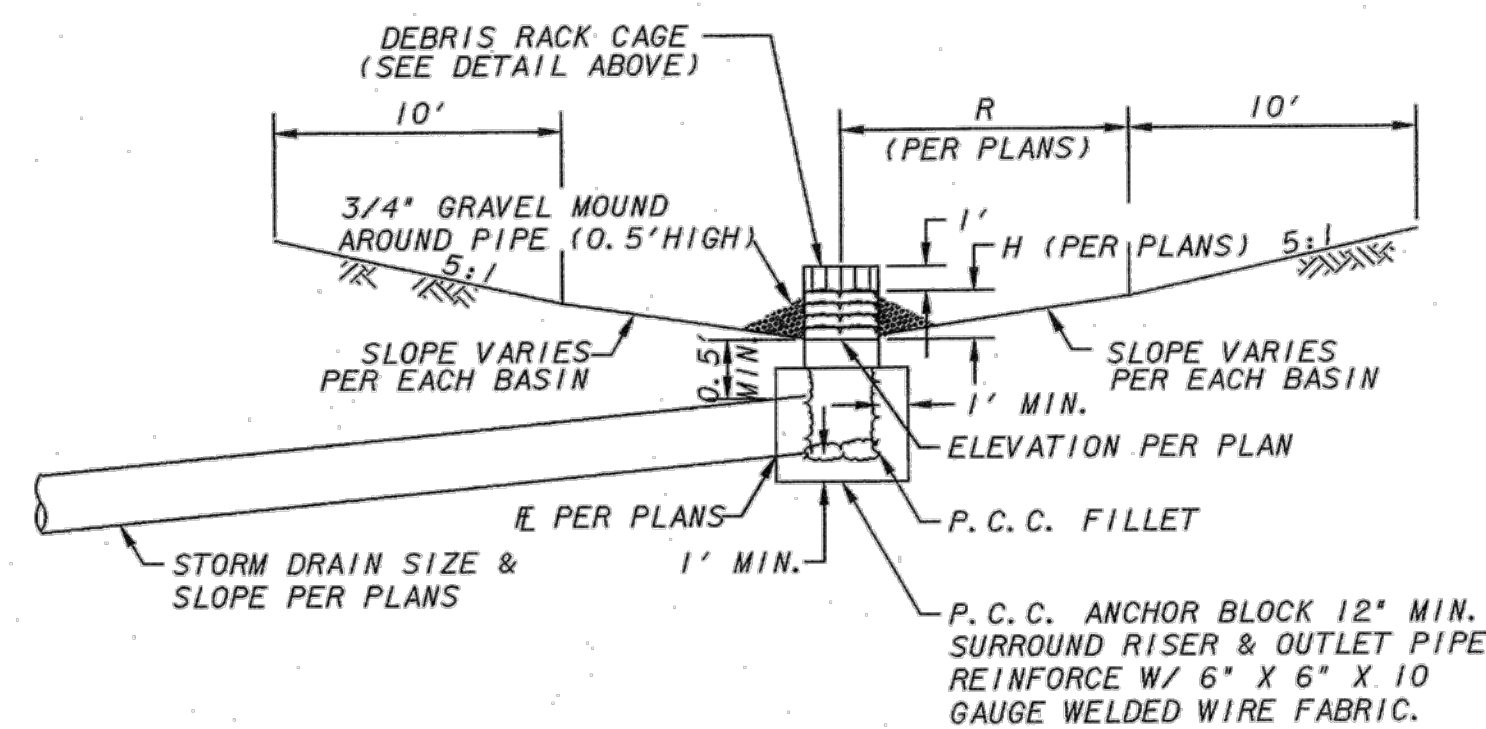
**DRIVE E AND H**  
NO SCALE



**DRIVE G**  
NO SCALE



**DEBRIS RACK CAGE**



NOTE: TRENCH BACKFILL SHALL CONSIST OF NATIVE MATERIALS, APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT. OPEN-GRADED, HIGHLY PERMEABLE MATERIAL SHALL NOT BE USED AS BACKFILL.

CMP RISER, HOT-DIPPED GALVANIZED 12-GAUGE, 2-2/3 INCH X 1/2 INCH CORRUGATIONS, DIAMETER PER PLANS. CUT FIVE HORIZONTAL SLOTS OF 1/4 INCH X 10 INCHES (EQUALLY SPACED AROUND CIRCUMFERENCE). FIRST ROW TO BE 4 INCHES BELOW UNIVERSAL BAND COUPLER. SECOND ROW TO BE STAGGERED AT 5-1/3 INCHES BELOW FIRST ROW. CONTINUE STAGGERED ROWS UNTIL 24 INCHES ABOVE SOFFET OF PRIVATE STORM DRAIN PIPE.

**MAINTENANCE**

SEDIMENT SHALL BE REMOVED WHENEVER STORAGE CAPACITY (AT DEPTH H-0.5') HAS BEEN ACHIEVED. SEDIMENT SHALL BE DISPOSED OF IN SUCH A MANNER THAT WILL PREVENT ITS RETURN TO THE DESILTING BASIN OR MOVEMENT INTO DOWNSTREAM AREAS DURING SUBSEQUENT RUNOFF. THE DESILTING BASINS ARE PRIVATE FACILITIES, AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR MAINTENANCE.

**NOTE:**

DESILT BASINS SIZED ASSUMING PADS ARE TREATED USING EROSION CONTROL PRODUCT.

**PRIVATE  
TEMPORARY EROSION CONTROL DESILTING BASIN**

N. T. S.

PRIVATE CONTRACT

GRADING PLANS FOR:				THE GLEN AT SCRIPPS RANCH CCRC	
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 61 SHEETS				I.O. NO. XXXXXXXX PROJECT NO. XXXXXXXX	
FOR CITY ENGINEER				DATE	
DESCRIPTION	BY	APPROVED	DATE	FILMED	V.T.M. XXXXXXXX
ORIGINAL	LAT33				
AS-BUILTS				XXXX-XXXX CCS83 COORDINATES	
CONTRACTOR				XXX-XXXX LAMBERT COORDINATES	
INSPECTOR				XXXXX-04-D	
DATE STARTED				DATE COMPLETED	

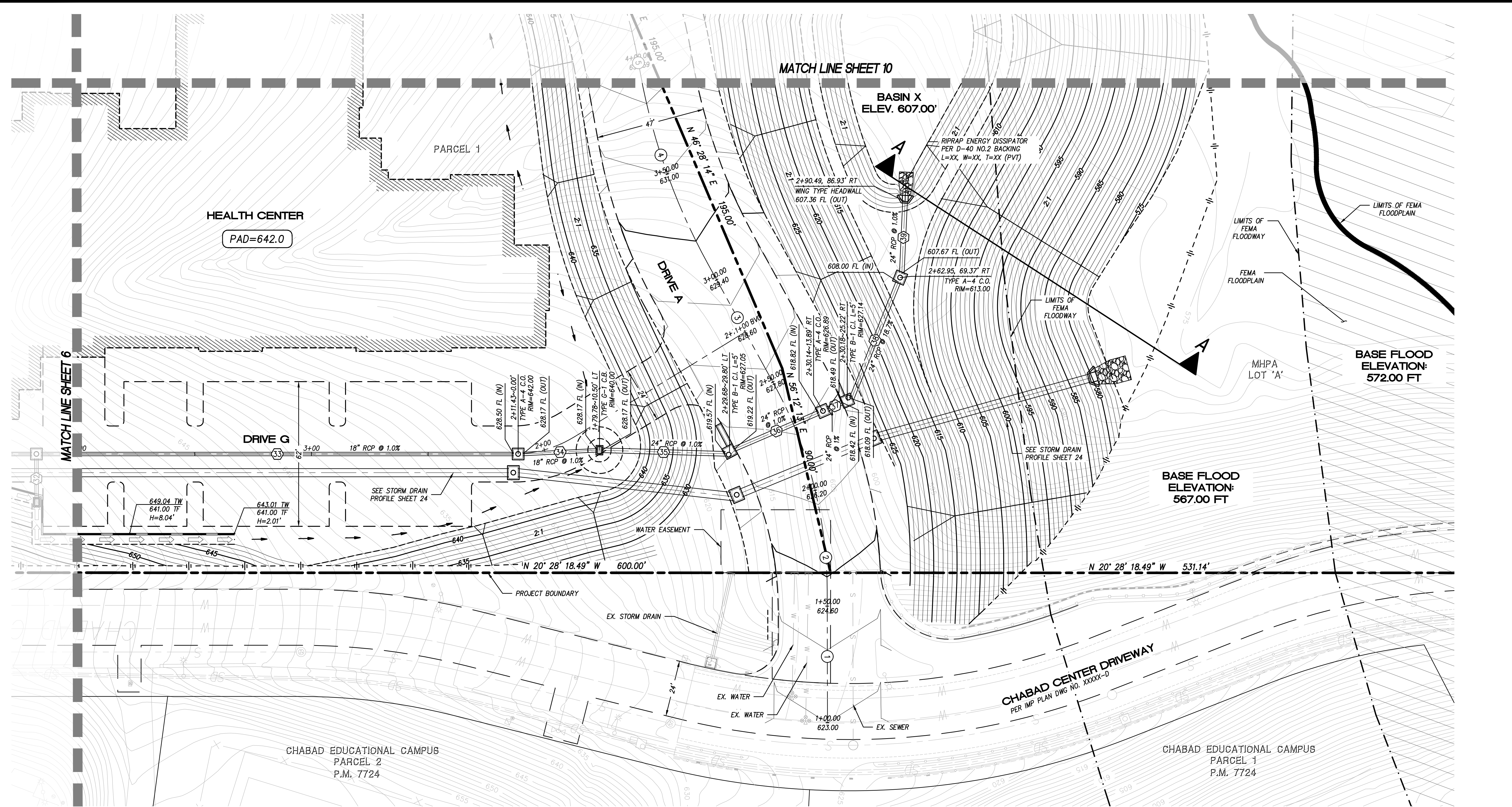
BRADLEY D. SAGER  
R.C.E 54564

DATE REGISTRATION  
EXPIRES: 12/31/15

DESIGNED  
BY:

PM  
REVIEW:

DRAWN  
BY:



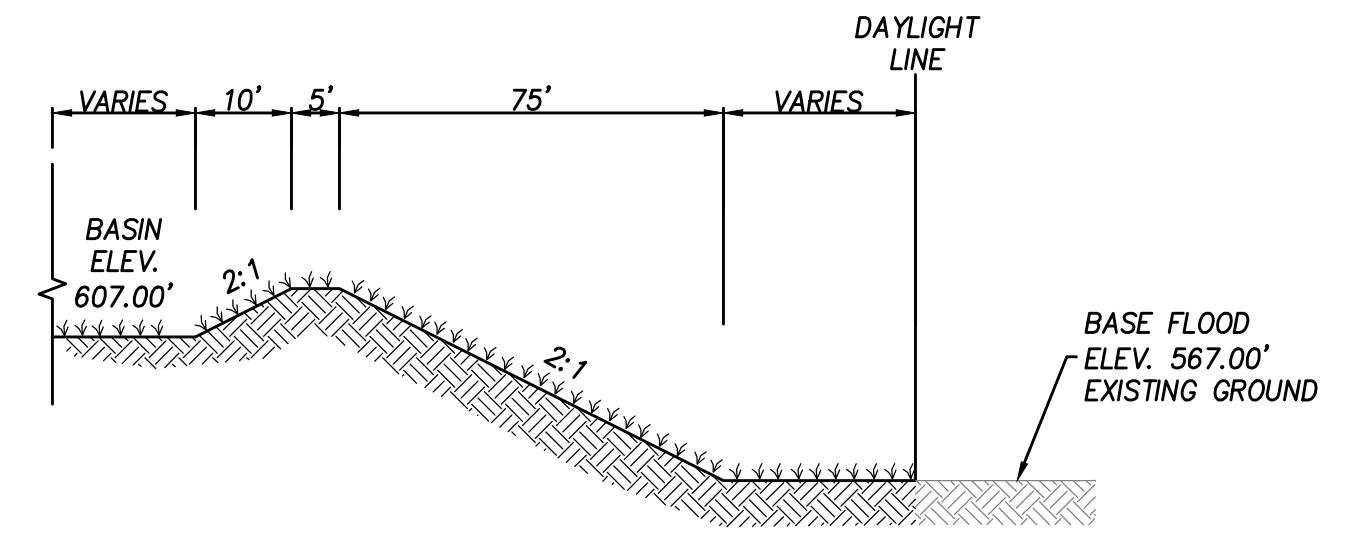
**GENERAL NOTES**  
 PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED.

RETAINING WALLS PER SEPARATE PERMIT SEE PTS#

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

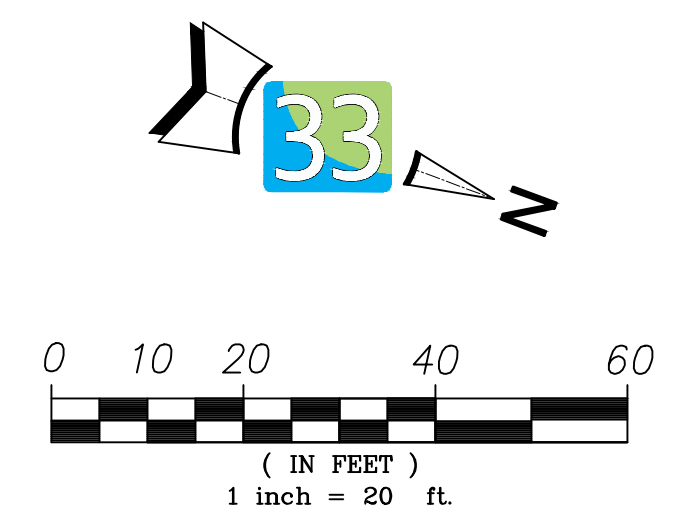
OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D



**SECTION DETAIL A**  
 NO SCALE

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS(R)	LENGTH(L)	REMARKS
1	N69°23'30"E	-----	56.78	-
2	28°39'05"	184.00	92.01	-
3	N40°44'25"E	-----	59.03	-
4	18°28'34"	269.00	86.74	-

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS(R)	LENGTH(L)	REMARKS
33	N20°28'42"W	-----	202.49	18" RCP
34	N23°28'07"W	-----	31.95	18" RCP
35	N18°48'39"W	-----	53.04	24" RCP
36	N43°42'08"W	-----	39.45	24" RCP
37	N43°34'21"W	-----	7.33	24" RCP
38	N88°38'16"W	-----	53.92	24" RCP



**latitude 33**  
 PLANNING & ENGINEERING  
 9888 Hilbert Street, 2nd Floor, San Diego, CA 92131  
 Tel 619.751.0633

BRADLEY D. SAGER  
 R.C.E. 54564

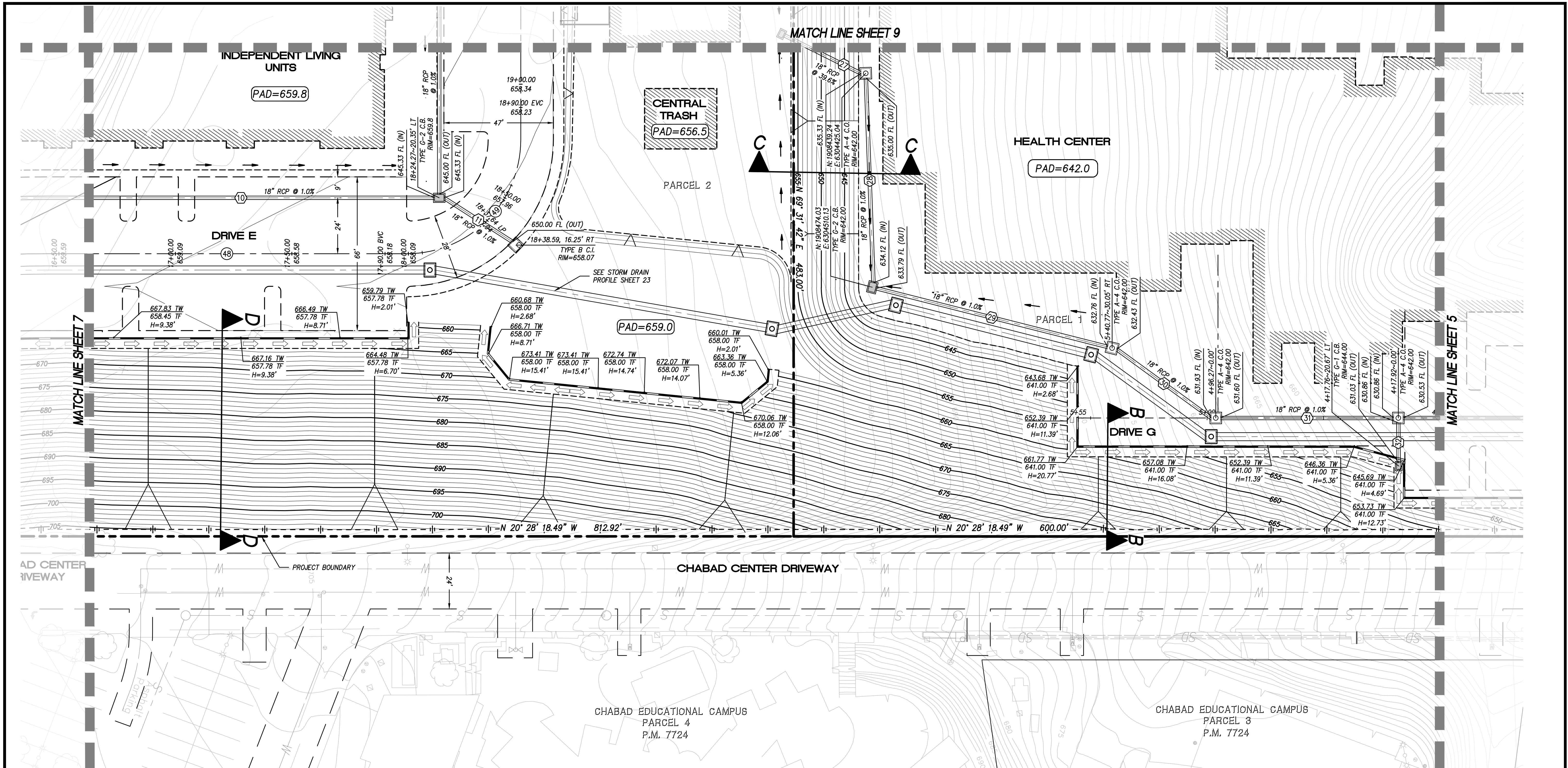
DATE REGISTRATION EXPIRES: 12/31/15

DESIGNED BY:

PM REVIEW:

DRAWN BY:

PRIVATE CONTRACT				
GRADING PLANS FOR:				
THE GLEN AT SCRIPPS RANCH CCRC				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 5 OF 61 SHEETS				I.O. NO. XXXXXXXX PROJECT NO. XXXXXX
FOR CITY ENGINEER				V.T.M. XXXXXXXX
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	LAT33			
AS-BUILTS				XXXX-XXXX CCS83 COORDINATES
CONTRACTOR				XXX-XXXX LAMBERT COORDINATES
INSPECTOR				XXXXX-05-D
DATE STARTED		DATE COMPLETED		



**GENERAL NOTES**

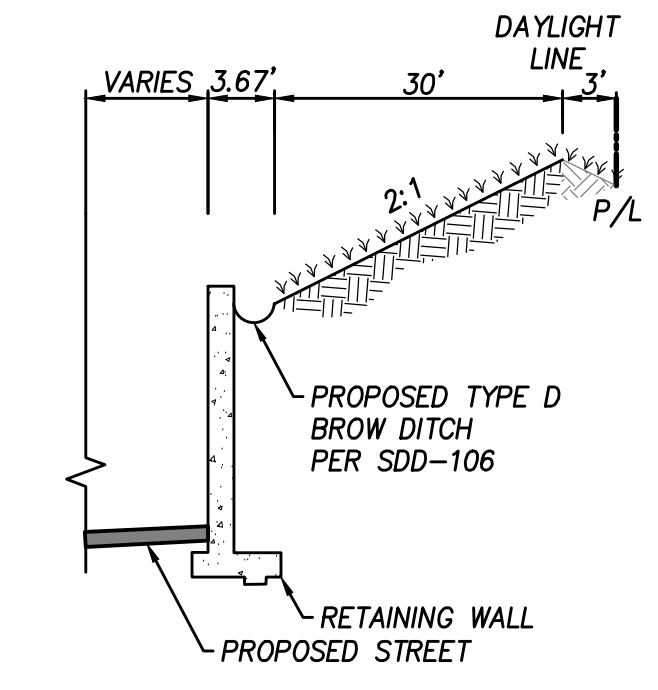
PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED

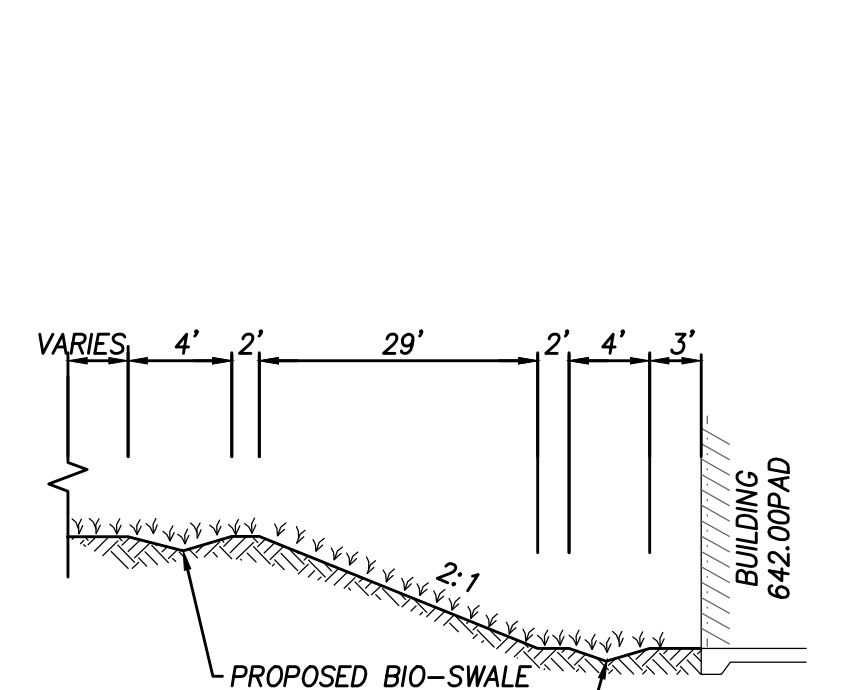
RETAINING WALLS PER SEPARATE PERMIT SEE P.T.S.# \_\_\_\_\_

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

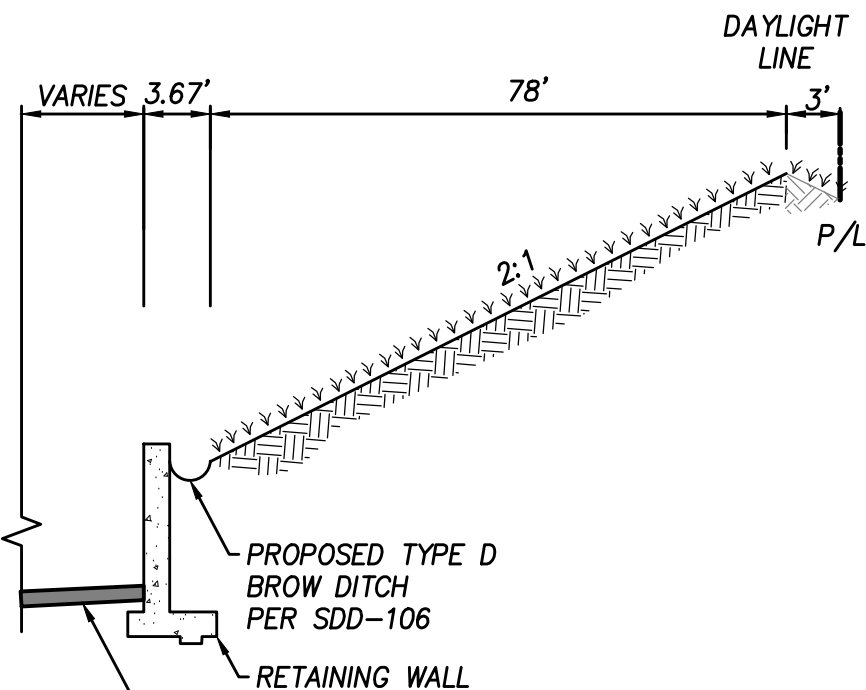
OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D



**SECTION DETAIL B**  
NO SCALE



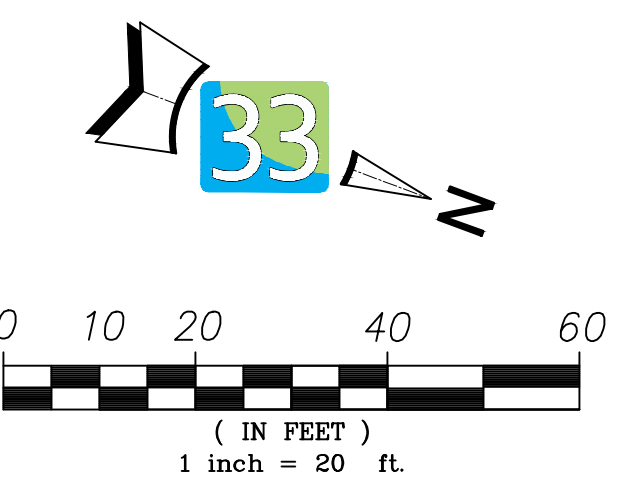
**SECTION DETAIL C**  
NO SCALE



**SECTION DETAIL D**  
NO SCALE

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
18	N20°28'39"W	154.29	76.97	
19	90°00'00"	49.00	76.97	

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
10	N20°28'39"W	166.29	18" RCP	
11	N12°13'41"E	35.06	18" RCP	
21	N05°56'49"E	37.10	18" RCP	
28	N67°24'39"E	88.00	18" RCP	
29	N06°15'24"W	102.70	18" RCP	
30	N15°36'27"E	50.19	18" RCP	
31	N20°28'39"W	74.35	18" RCP	
32	N69°31'19"E	17.07	18" RCP	



PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 6 OF 61 SHEETS

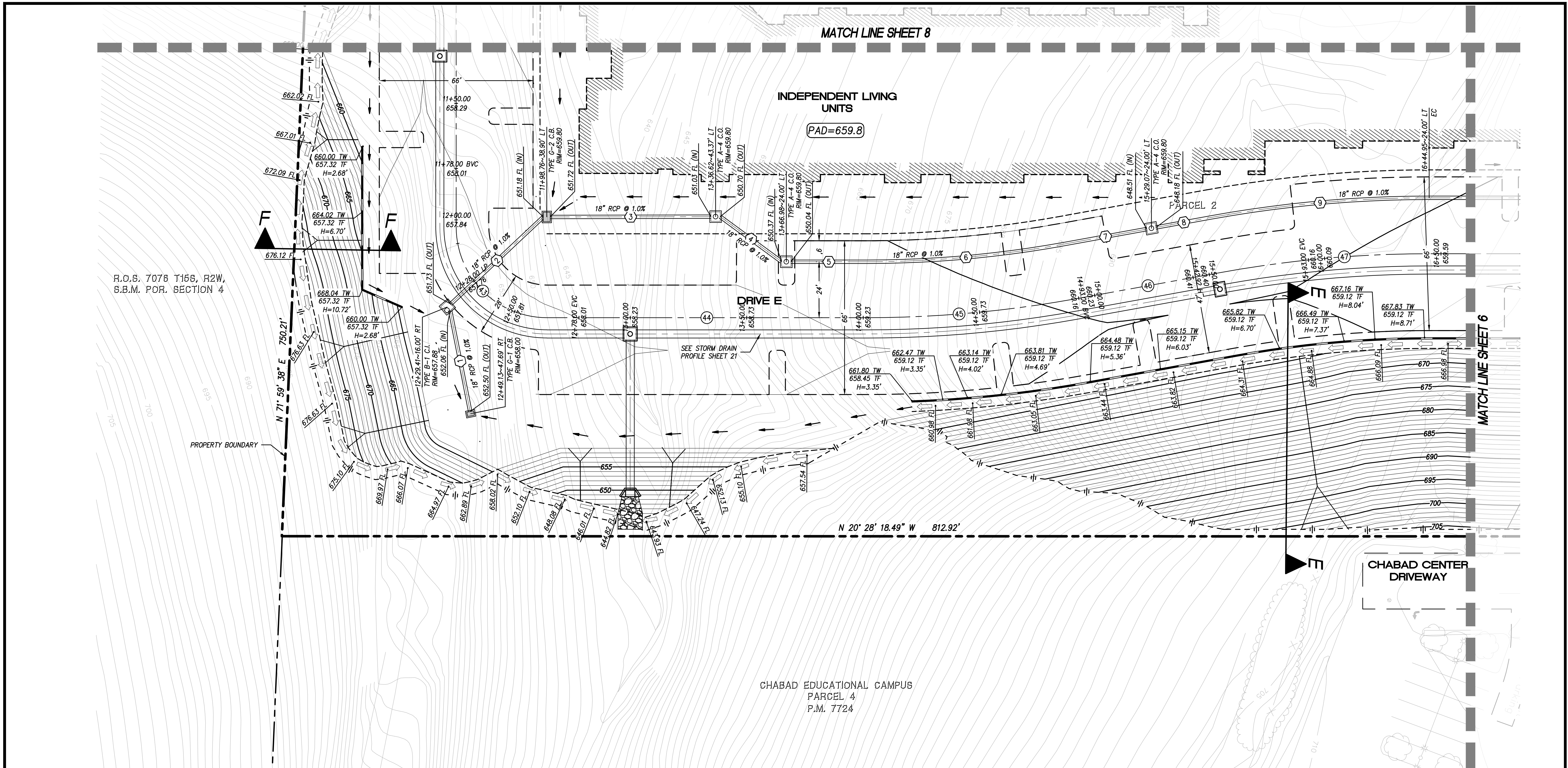
FOR CITY ENGINEER	DATE	V.T.M. XXXXXXX
DESCRIPTION BY	APPROVED DATE FILMED	
ORIGINAL LAT33		XXXX-XXXX CCS83 COORDINATES XXX-XXXX LAMBERT COORDINATES
AS-BUILTS	DATE STARTED	XXXX-06-D
CONTRACTOR	DATE COMPLETED	

**latitude 33**  
PLANNING & ENGINEERING  
9699 11th Street, 2nd Floor, San Diego, CA 92131  
Tel 619.751.0833

BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION EXPIRES: 12/31/15

DESIGNED BY: PM REVIEW: DRAWN BY:



R.O.S. 7076 T16S, R2W,  
S.B.M. POR. SECTION 4

CHABAD EDUCATIONAL CAMPUS  
PARCEL 4  
P.M. 7724

**GENERAL NOTES**

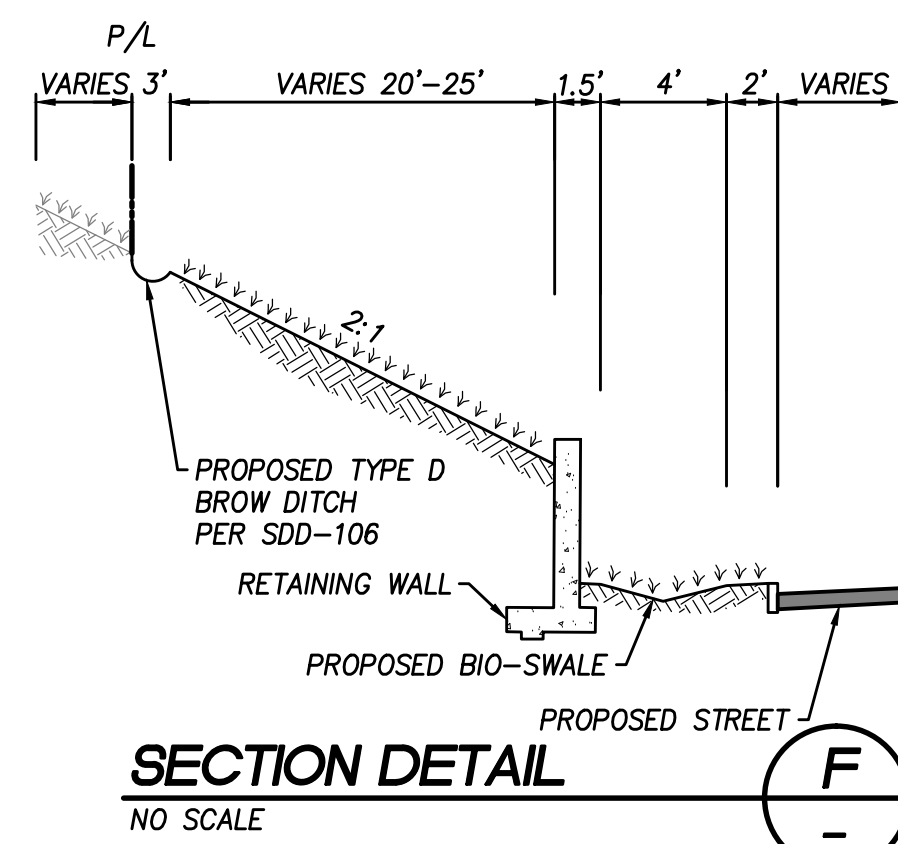
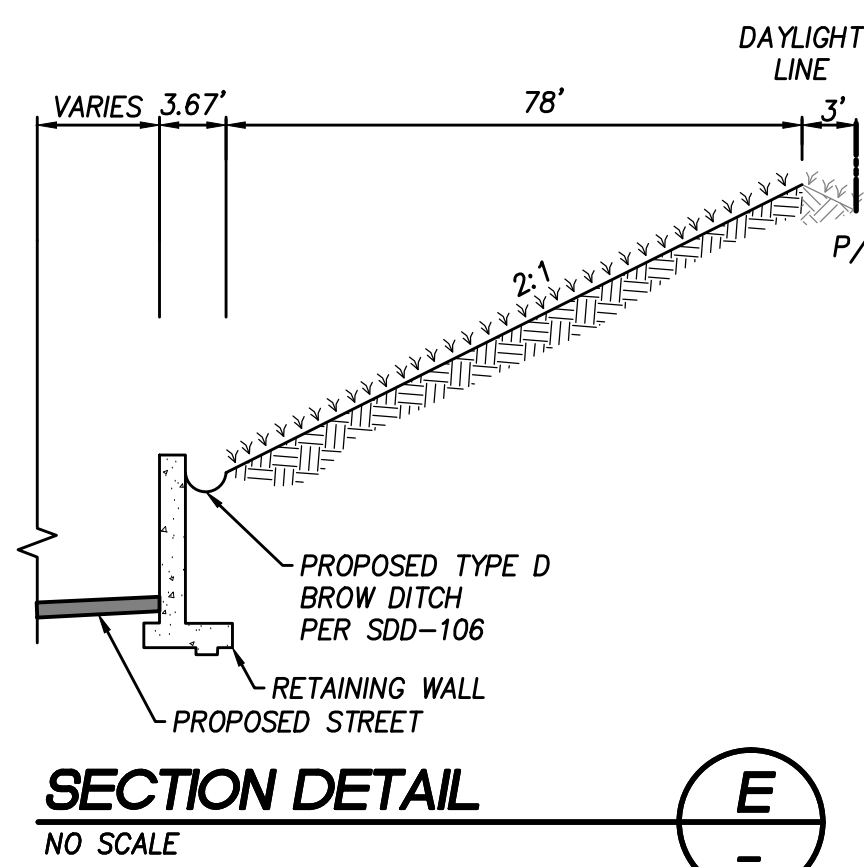
PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED

RETAINING WALLS PER SEPARATE PERMIT SEE P.T.S.# \_\_\_\_\_

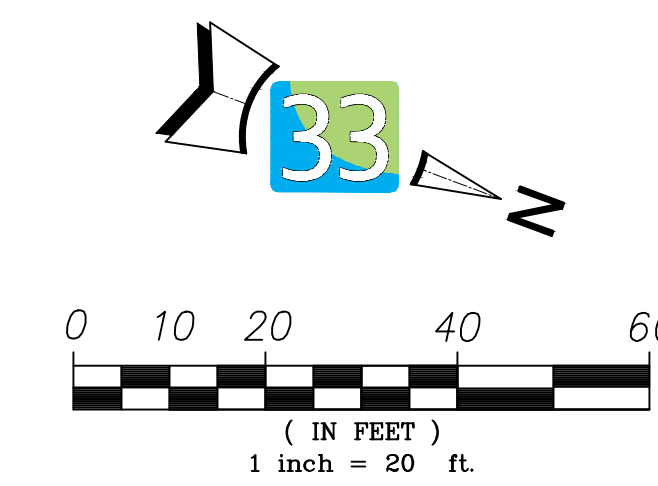
STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D



CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS (R)	LENGTH (L)	REMARKS
①	90°00'00"	39.00	61.26	
②	N20°28'39"W	---	137.26	
③	101°15'51"	500.00	89.57	
④	N30°44'30"W	---	64.29	
⑤	101°15'51"	500.00	89.57	

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS (R)	LENGTH (L)	REMARKS
①	N58°18'58"E	---	44.16	18" RCP
②	N6°34'41"W	---	54.57	18" RCP
③	N20°34'41"W	---	68.96	18" RCP
④	N15°43'21"E	---	32.71	18" RCP
⑤	N20°28'39"W	---	32.54	18" RCP
⑥	101°15'51"	476.00	85.27	18" RCP
⑦	N30°44'30"W	---	35.98	18" RCP
⑧	N30°44'30"W	---	24.31	18" RCP
⑨	101°15'51"	524.00	93.87	18" RCP



PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 7 OF 61 SHEETS

FOR CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
DESCRIPTION BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DATE FILMED: \_\_\_\_\_  
ORIGINAL LATS3: \_\_\_\_\_

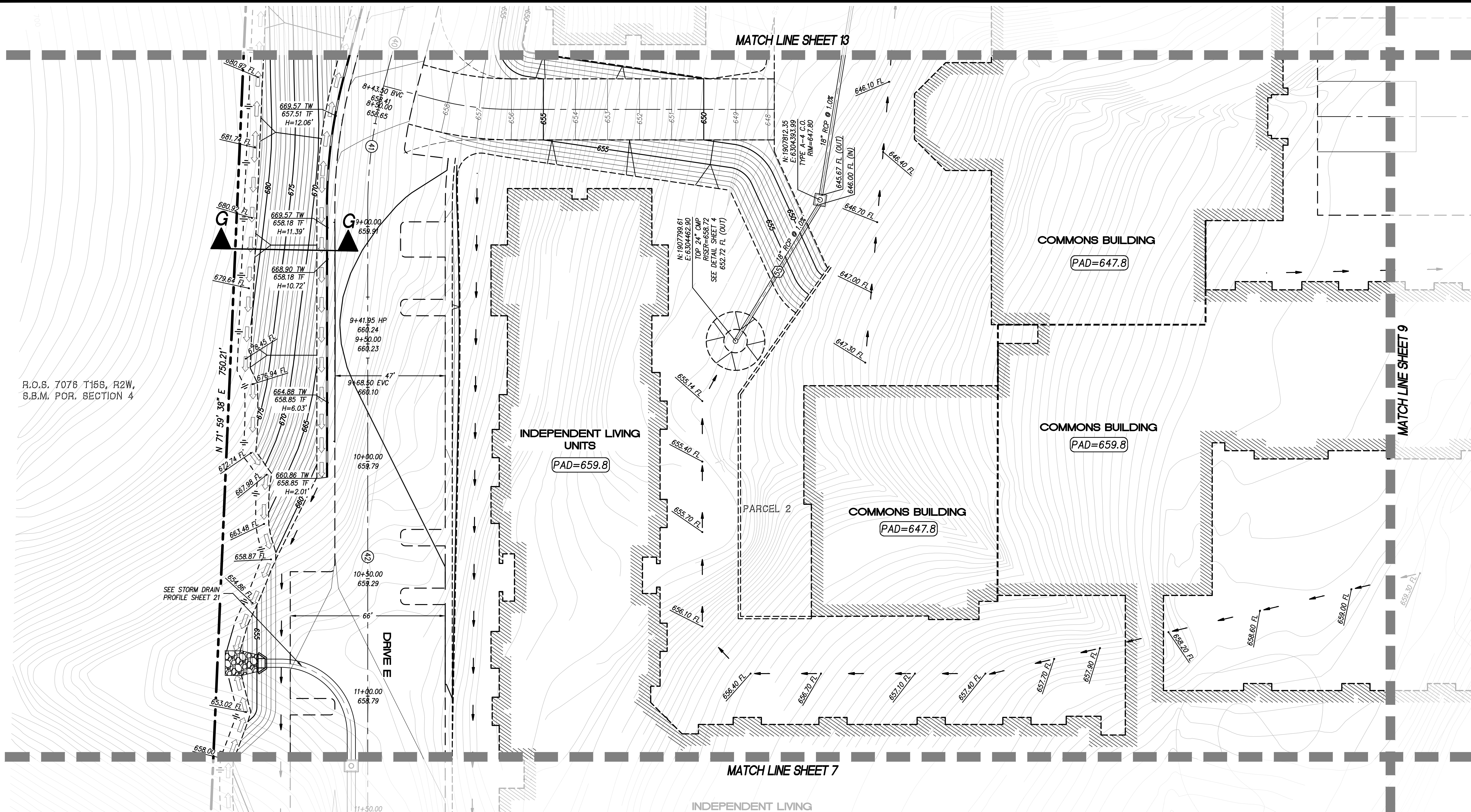
AS-BUILTS: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_  
INSPECTOR: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

I.O. NO. XXXXXXX  
PROJECT NO. XXXXXX  
V.T.M. XXXXXXX  
XXXX-XXXX  
CCS83 COORDINATES  
XXX-XXXX  
LAMBERT COORDINATES  
XXXXX-07-D

latitude **33**  
PLANNING & ENGINEERING  
6688 Lambert Street, 2nd Floor, San Diego, CA 92121  
Tel 619.781.0833

BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION EXPIRES: 12/31/15  
DESIGNED BY: \_\_\_\_\_  
PM REVIEW: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_



R.O.S. 7076 T15S, R2W,  
S.B.M. POR. SECTION 4

**GENERAL NOTES**

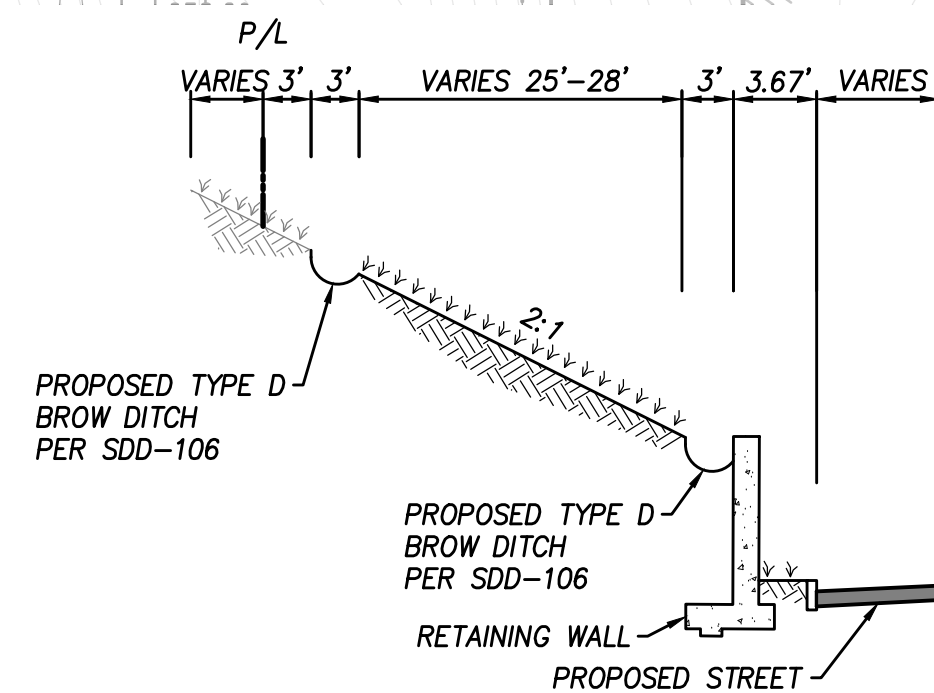
PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED

RETAINING WALLS PER SEPARATE PERMIT SEE PTS# \_\_\_\_\_

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D

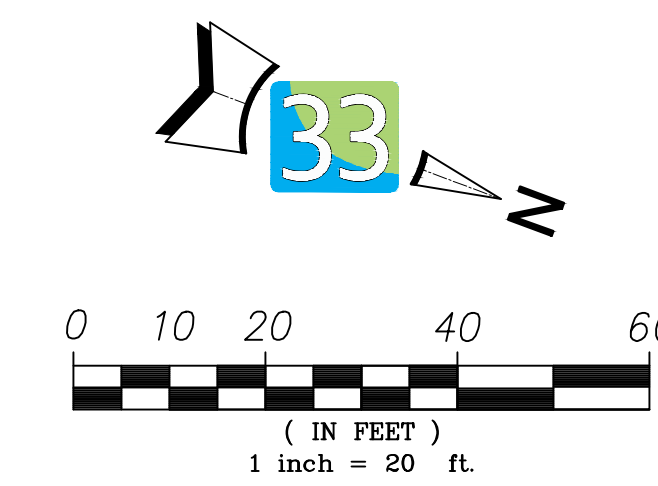


**SECTION DETAIL**  
NO SCALE



CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS (R)	LENGTH (L)	REMARKS
(4)	14°47'19"	200.00	51.62	*
(4)	N69°31'21"E	-----	311.35	*

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS (R)	LENGTH (L)	REMARKS
(3)	N78°54'04"W	-----	67.22	18" RCP



BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION EXPIRES: 12/31/15

DESIGNED BY:

PM REVIEW:

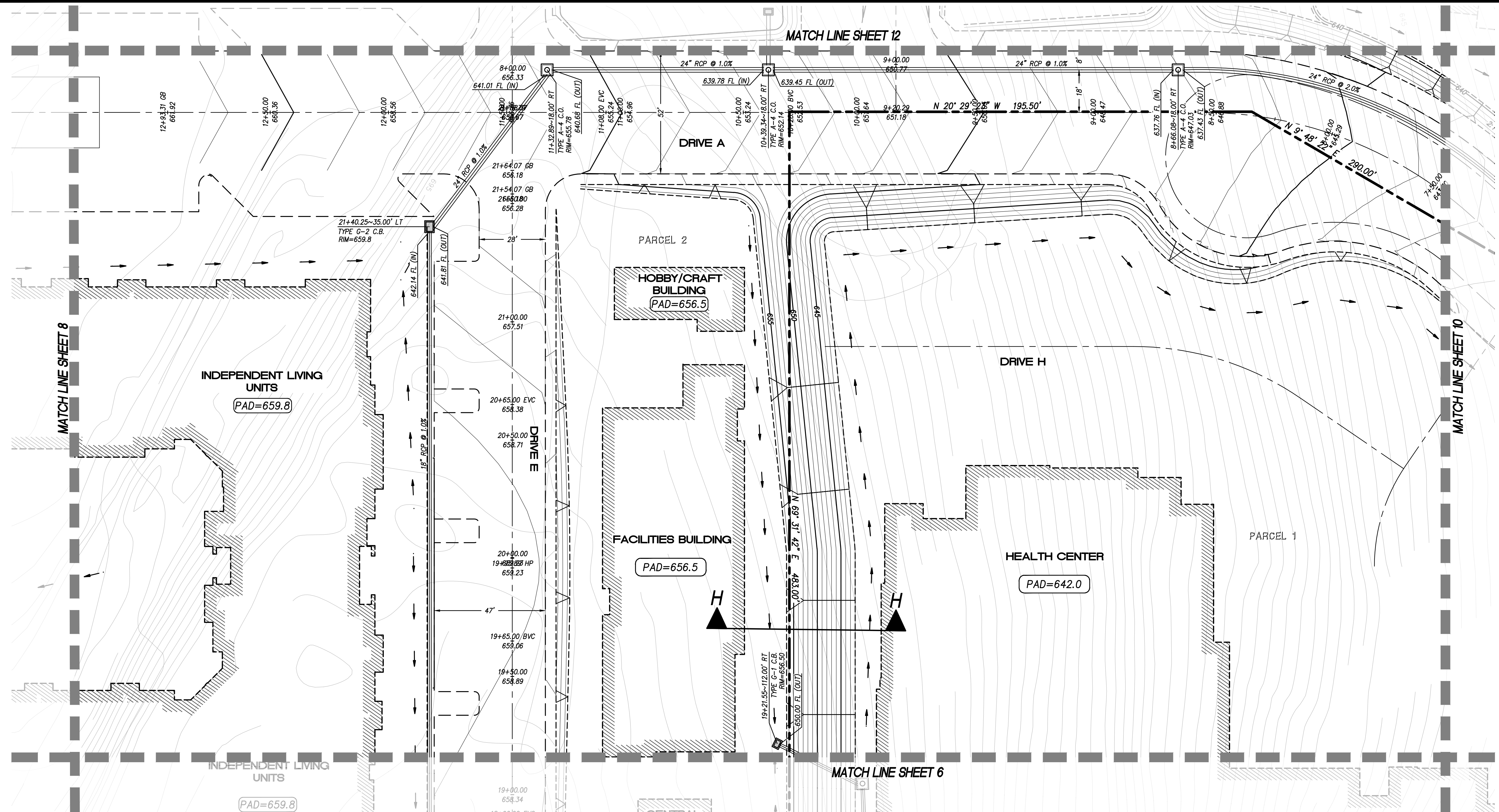
DRAWN BY:

PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 8 OF 61 SHEETS		I.O. NO. XXXXXXXX PROJECT NO. XXXXXX
FOR CITY ENGINEER		V.T.M. XXXXXXXX
DESCRIPTION	BY	APPROVED
ORIGINAL	LAT33	
AS-BUILTS		DATE STARTED
CONTRACTOR		DATE COMPLETED
INSPECTOR		XXXX-08-D





**GENERAL NOTES**

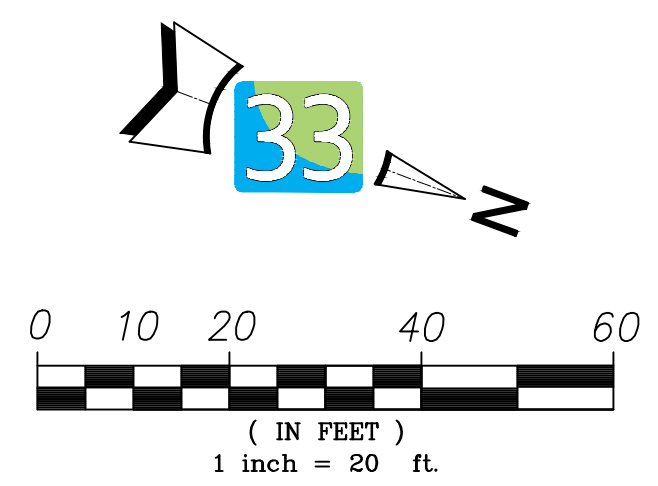
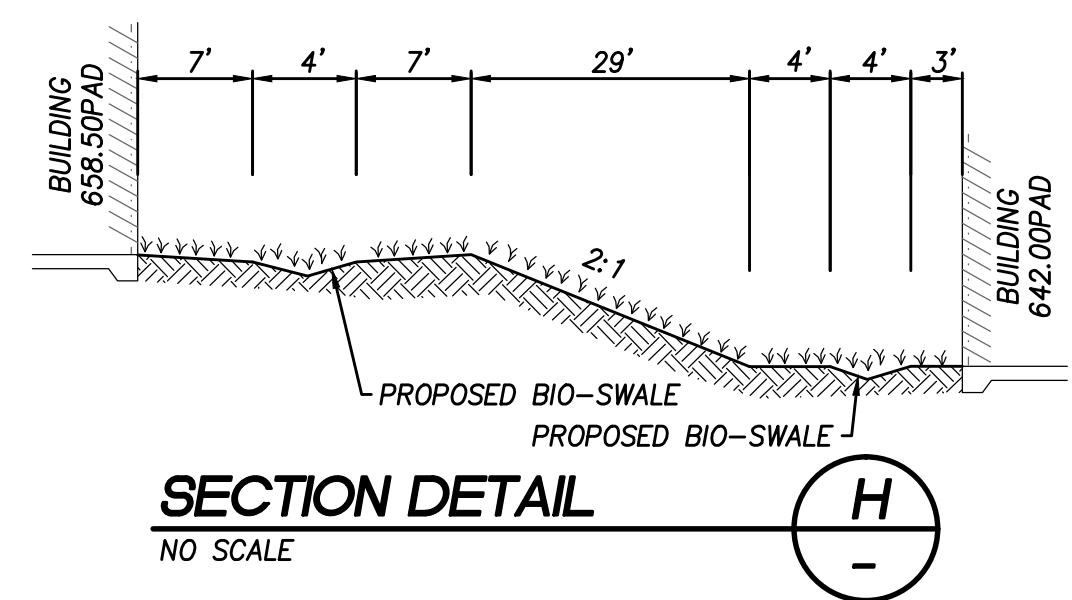
PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

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RETAINING WALLS PER SEPARATE PERMIT SEE PTS# \_\_\_\_\_

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D



PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 9 OF 61 SHEETS		I.O. NO. XXXXXXX
FOR CITY ENGINEER		V.T.M. XXXXXXX
DESCRIPTION	BY	DATE
ORIGINAL	LAT33	
AS-BUILTS		
CONTRACTOR	DATE STARTED	XXXX-09-D
INSPECTOR	DATE COMPLETED	

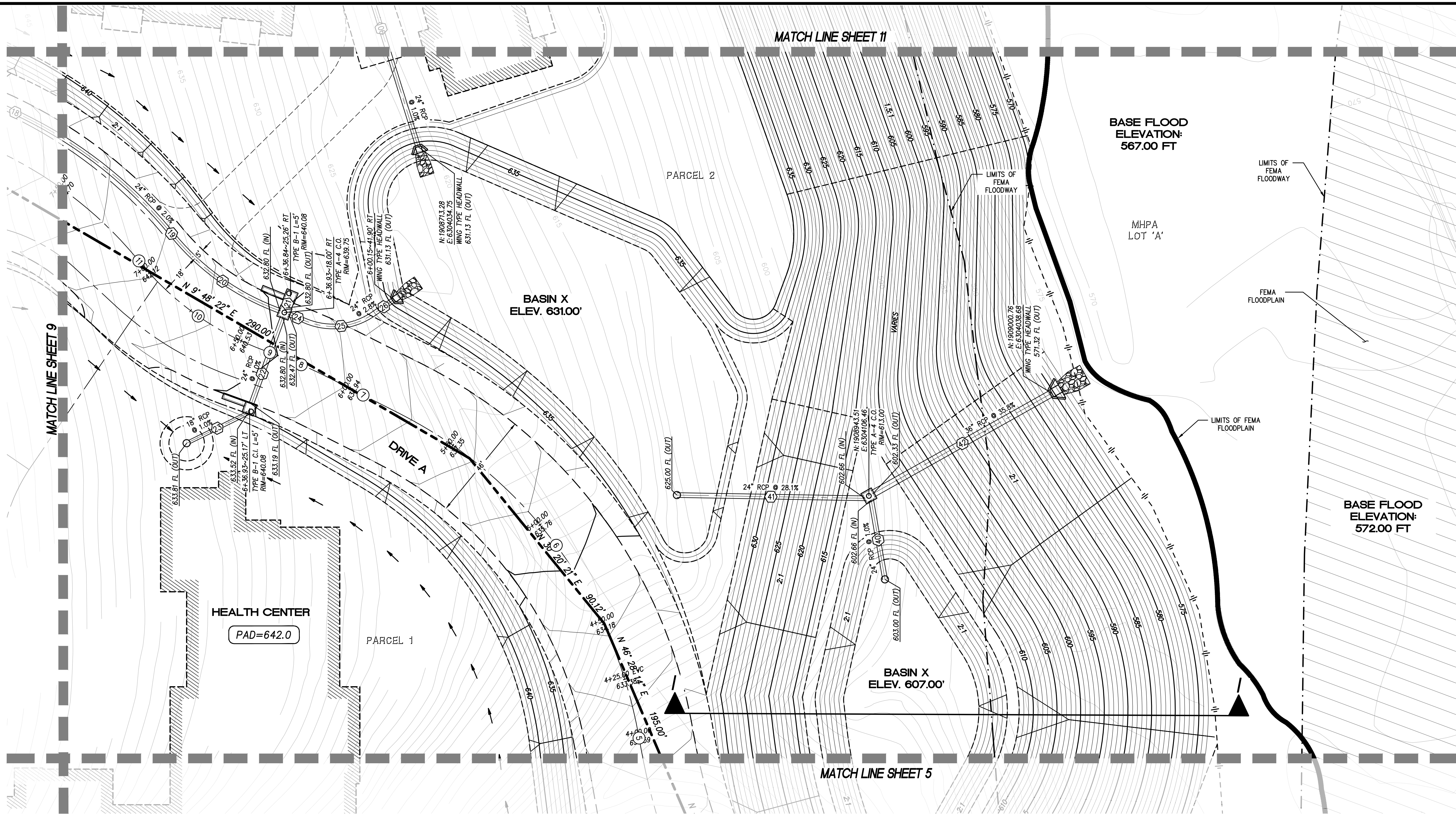
BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION EXPIRES: 12/31/15

DESIGNED BY: \_\_\_\_\_

PM REVIEW: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_



**GENERAL NOTES**

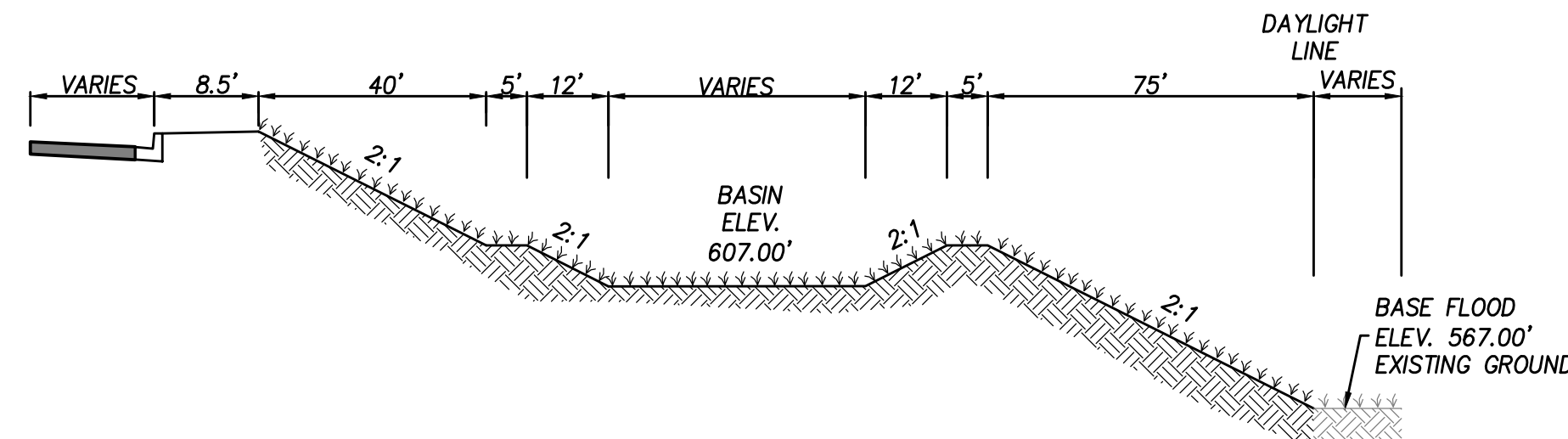
PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED

RETAINING WALLS PER SEPARATE PERMIT SEE PTS#

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

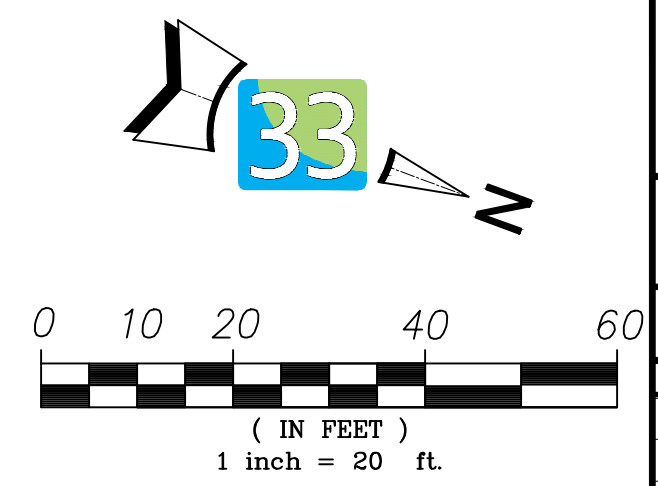
OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXXX-D



**SECTION DETAIL 1**  
NO SCALE

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
(5)	N59°12'59"E	---	6.70	"
(6)	S2°51'37"	190.00	175.29	"
(7)	N06°21'22"E	---	34.02	"
(8)	S6°56'24"	200.00	24.23	"
(9)	N00°35'02"W	---	4.24	"
(10)	S0°03'35"	122.00	64.01	"
(11)	N29°28'33"E	---	4.70	"

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
(18)	N29°28'33"E	---	4.70	24" RCP
(20)	S0°03'35"	104.00	54.56	24" RCP
(21)	N89°24'58"E	---	3.80	24" RCP
(22)	N89°24'58"E	---	39.00	24" RCP
(23)	N46°39'55"W	---	28.90	18" RCP
(24)	N01°20'02"E	---	8.16	24" RCP
(25)	S6°31'31"	30.00	29.60	24" RCP
(26)	N55°11'29"W	---	10.52	24" RCP
(40)	N59°39'52"E	---	34.06	24" RCP
(41)	N19°30'28"W	---	79.43	24" RCP
(42)	N49°48'49"W	---	86.70	36" RCP



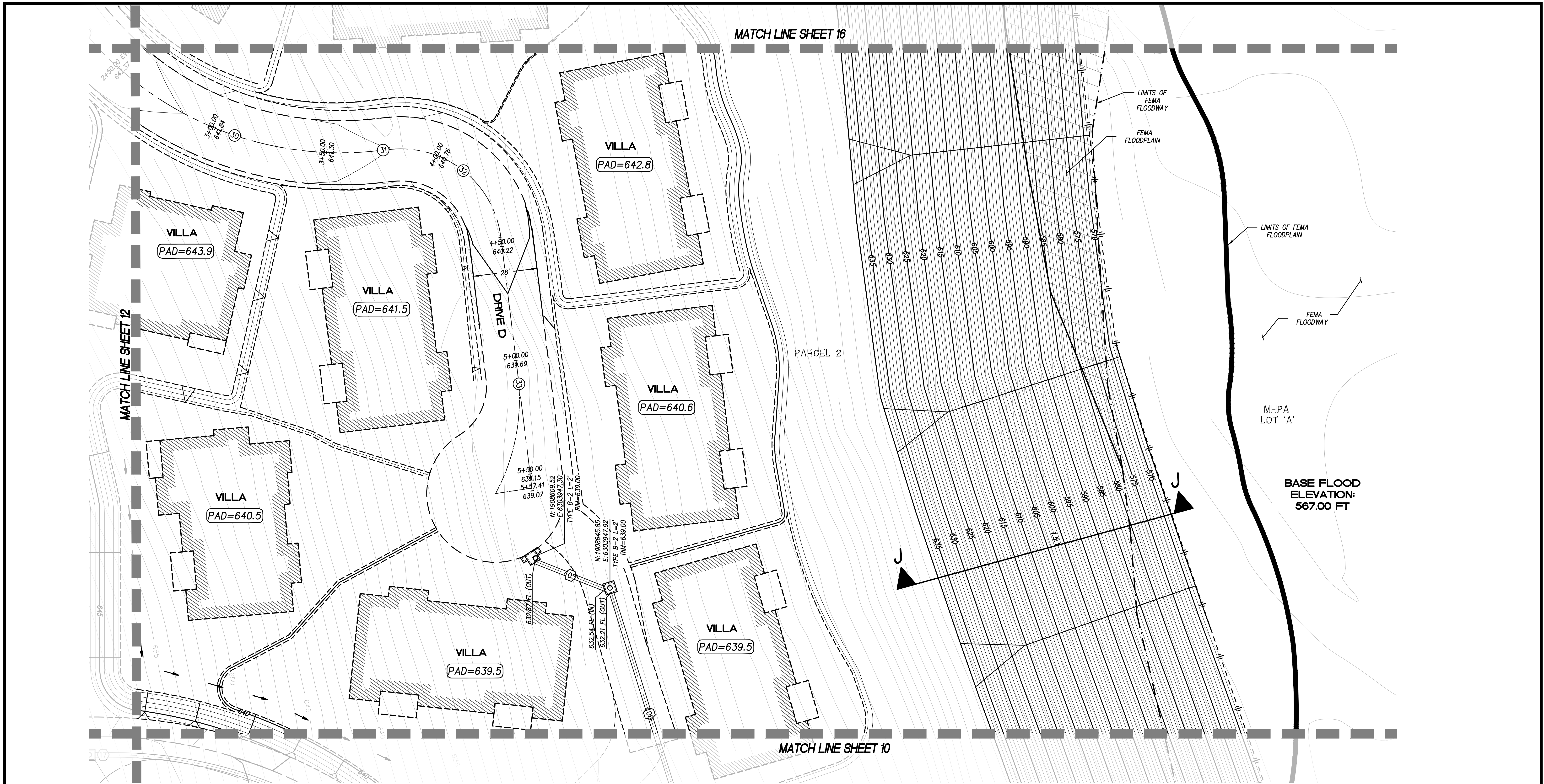
**latitude 33**  
PLANNING & ENGINEERING  
3908 Hibert Street, 2nd Floor, San Diego, CA 92131  
Tel 616.751.0833

BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION EXPIRES: 12/31/15

DESIGNED BY: PM REVIEW: DRAWN BY:

GRADING PLANS FOR:				
THE GLEN AT SCRIPPS RANCH CCRC				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 10 OF 61 SHEETS				I.O. NO. XXXXXXXX PROJECT NO. XXXXXX
FOR CITY ENGINEER				V.T.M. XXXXXXXX
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	LAT33			
AS-BUILTS				XXXX-XXXX CCS83 COORDINATES
CONTRACTOR				XXX-XXXX LAMBERT COORDINATES
INSPECTOR		DATE STARTED		XXXXX-10-D
		DATE COMPLETED		



**GENERAL NOTES**

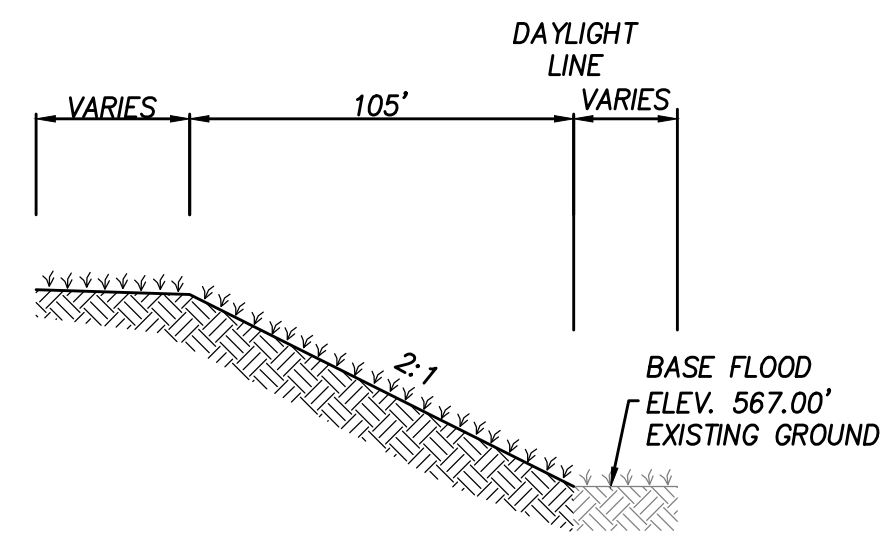
PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED

RETAINING WALLS PER SEPARATE PERMIT SEE PTS# \_\_\_\_\_

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

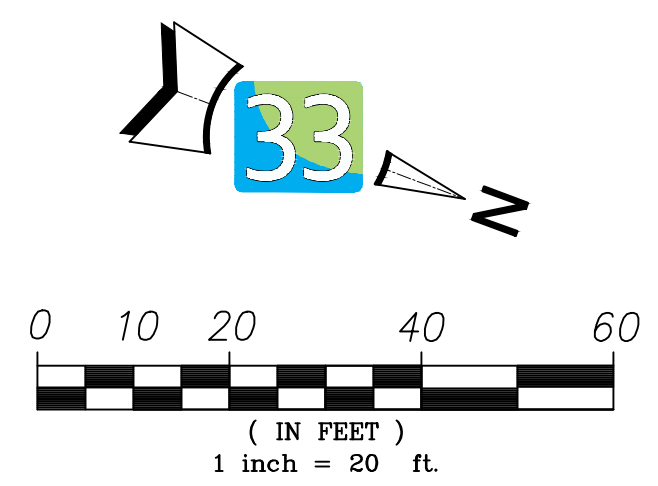
OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXXX-D



**SECTION DETAIL J**  
NO SCALE

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
30	55°15'45"	145.00	139.85	"
31	N26°40'33"W	-----	5.76	"
32	89°09'11"	44.00	68.46	"
33	N62°28'38"E	-----	110.20	"

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
30	N01°02'53"E	-----	33.09	24" RCP
30	N52°09'52"E	-----	110.99	24" RCP



**latitude 33**  
PLANNING & ENGINEERING  
9888 Hilbert Street, 2nd Floor, San Diego, CA 92131  
Tel 619.751.0633

BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION EXPIRES: 12/31/15

DESIGNED BY: PM REVIEW: DRAWN BY:

PRIVATE CONTRACT

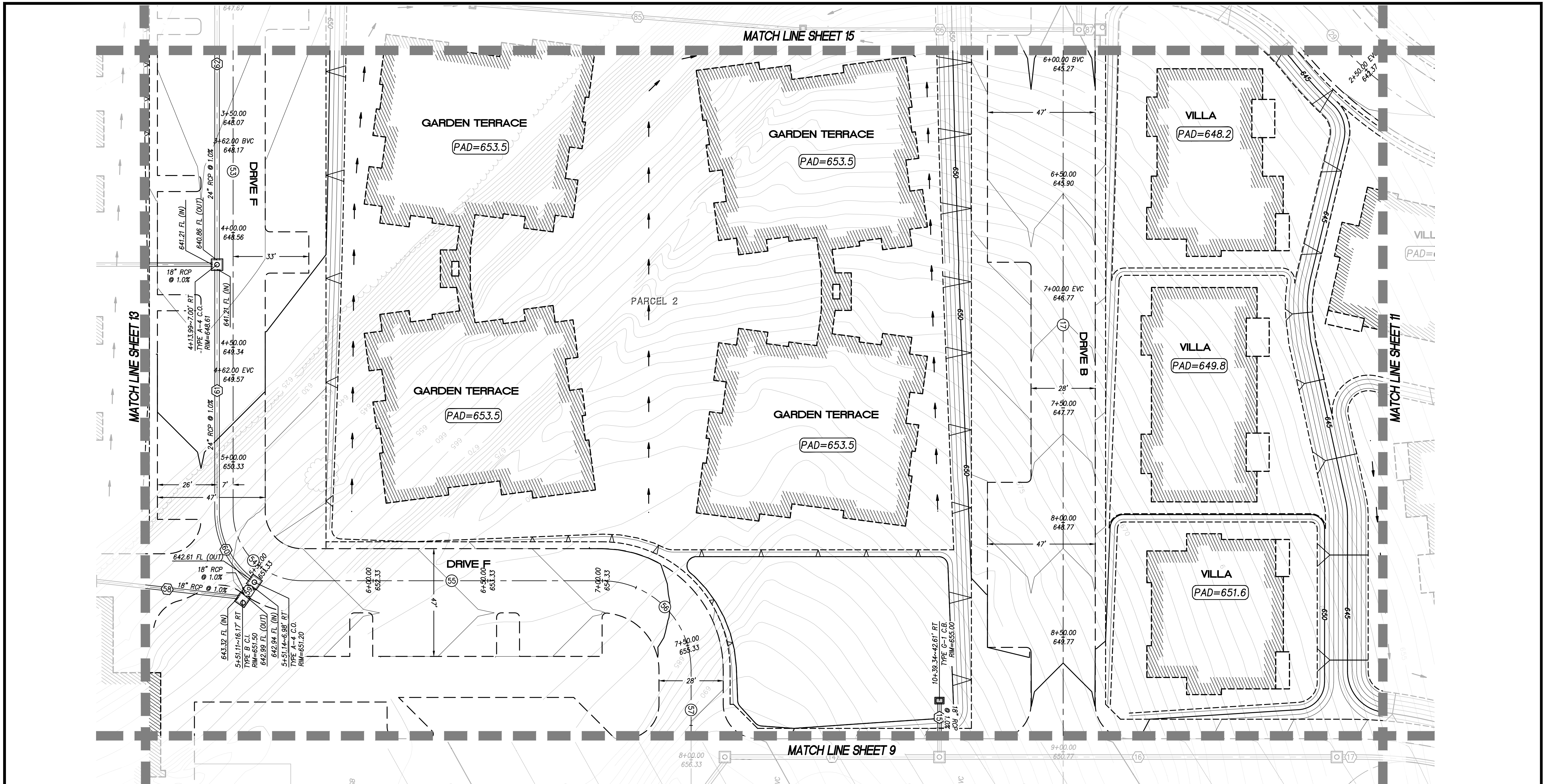
**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 11 OF 61 SHEETS

I.O. NO. XXXXXXX  
PROJECT NO. XXXXXX  
V.T.M. XXXXXXX

FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	LAT33		
AS-BUILTS			
CONTRACTOR		DATE STARTED	
INSPECTOR		DATE COMPLETED	

XXXX-XXXX  
CCS83 COORDINATES  
XXX-XXXX  
LAMBERT COORDINATES  
XXXXX-11-D



**GENERAL NOTES**

PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

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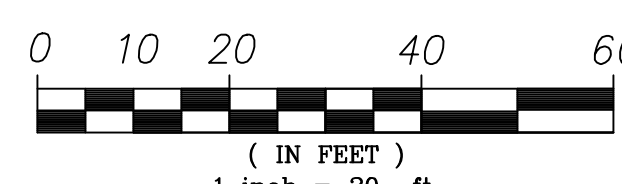
RETAINING WALLS PER SEPARATE PERMIT SEE PTS# \_\_\_\_\_

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXXX-D

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
(17)	N69°31'21"E	-----	412.90	"
(18)	N69°31'21"E	-----	297.17	"
(19)	90°00'00"	30.00	47.12	"
(20)	N20°28'39"W	-----	130.65	"
(21)	90°00'00"	39.00	61.26	"
(22)	N69°31'25"E	-----	55.90	"

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
(23)	N69°31'21"E	-----	21.65	18" RCP
(24)	N14°01'16"W	-----	62.69	18" RCP
(25)	N76°19'14"W	-----	5.27	18" RCP
(26)	N2°50'06"	37.00	34.12	24" RCP
(27)	N69°31'21"E	-----	105.87	24" RCP
(28)	N69°31'21"E	-----	171.14	24" RCP



**latitude 33**  
 PLANNING & ENGINEERING  
 9888 Hilbert Street, 2nd Floor, San Diego, CA 92131  
 Tel 619.751.0633

BRADLEY D. SAGER  
 R.C.E. 54564

DATE REGISTRATION EXPIRES: 12/31/15

DESIGNED BY:

PM REVIEW:

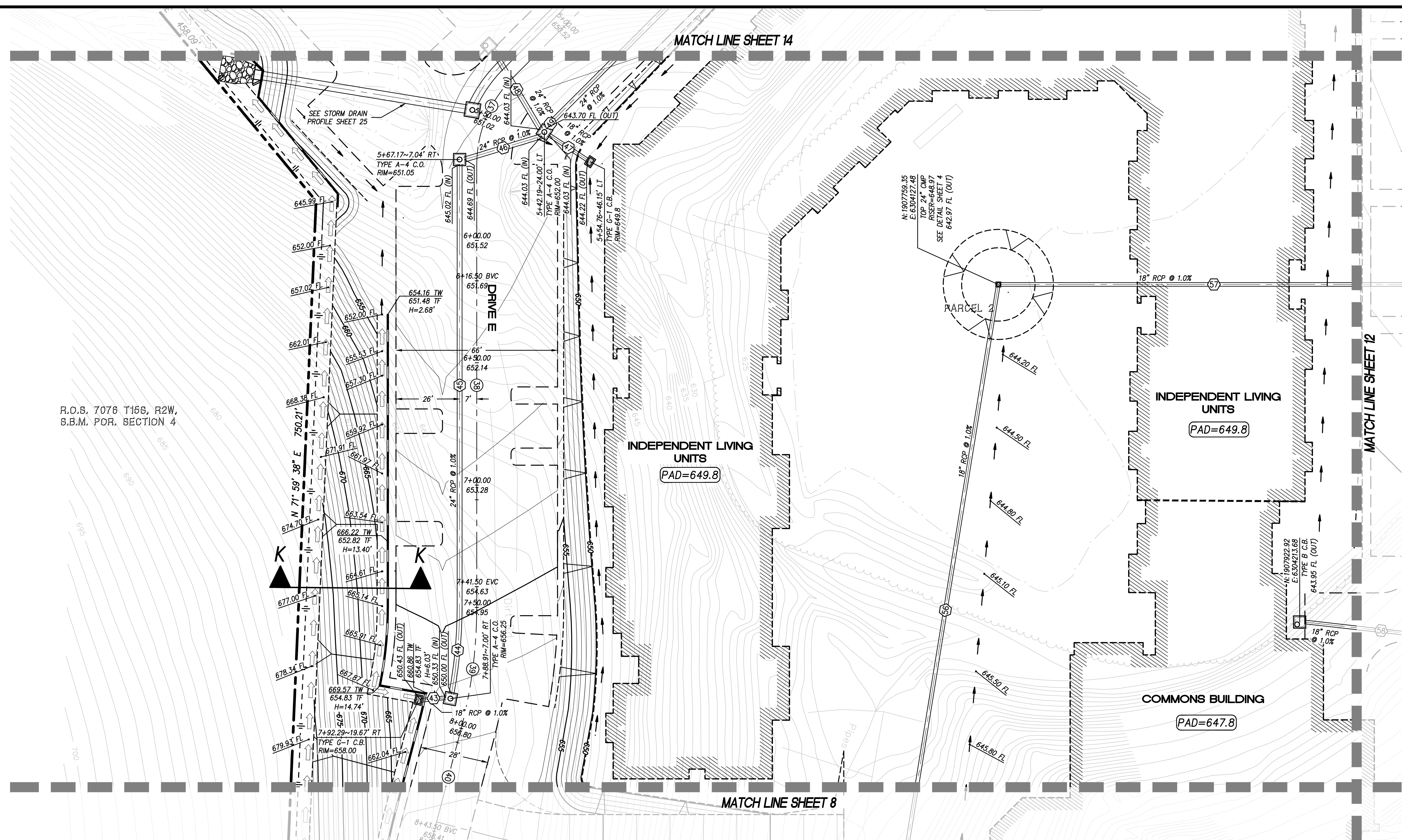
DRAWN BY:

PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA  
 DEVELOPMENT SERVICES DEPARTMENT  
 SHEET 12 OF 61 SHEETS

FOR CITY ENGINEER		DATE		V.T.M. XXXXXXX
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	LAT33			
AS-BUILTS				XXXX-XXXX CCS83 COORDINATES
CONTRACTOR				XXX-XXXX LAMBERT COORDINATES
INSPECTOR		DATE STARTED	DATE COMPLETED	XXXXX-12-D



R.O.S. 7076 T16S, R2W,  
S.B.M. POR. SECTION 4

**GENERAL NOTES**

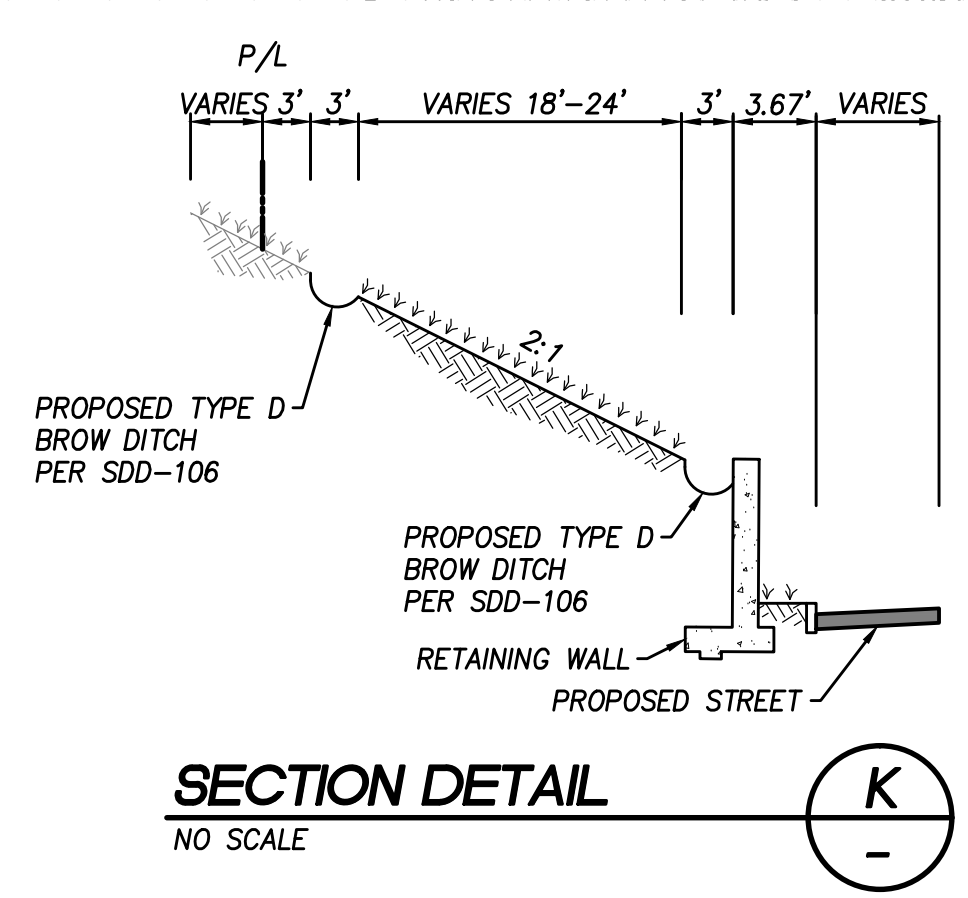
PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

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RETAINING WALLS PER SEPARATE PERMIT SEE PTS# \_\_\_\_\_

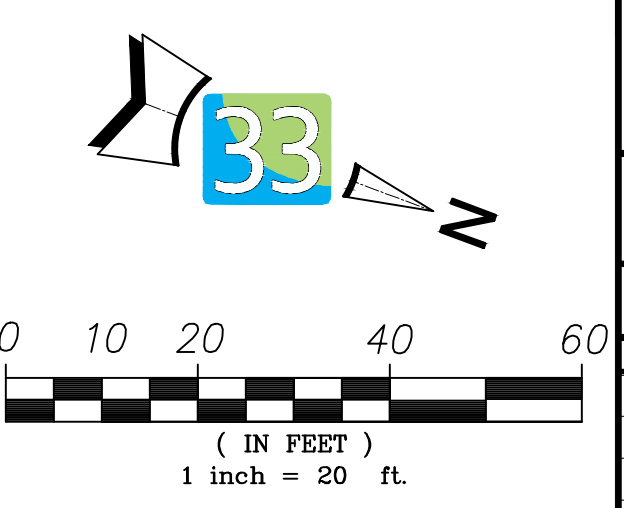
STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D



CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS(FT)	LENGTH(FT)	REMARKS
(37)	45°00'00"	50.00	39.27	*
(38)	N69°31'21"E	---	180.54	*
(39)	14°47'19"	200.00	51.62	*
(40)	N84°18'40"E	---	38.93	*

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS(FT)	LENGTH(FT)	REMARKS
(43)	N22°49'00"W	---	9.96	18" RCP
(44)	10°42'20"	193.00	36.06	24" RCP
(45)	N69°31'21"E	---	180.54	24" RCP
(46)	N37°21'11"W	---	32.96	24" RCP
(47)	N12°37'22"E	---	19.29	18" RCP
(48)	N38°47'14"E	---	38.03	24" RCP
(49)	9°57'15"	26.00	4.52	24" RCP
(50)	N78°44'47"E	---	269.77	18" RCP
(51)	N20°28'39"W	---	176.13	18" RCP



BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION  
EXPIRES: 12/31/15

DESIGNED BY: \_\_\_\_\_  
PM REVIEW: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_

PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 13 OF 61 SHEETS

I.O. NO. XXXXXXX  
PROJECT NO. XXXXXX  
V.T.M. XXXXXXX

FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	LAT33		

AS-BUILTS

CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_  
INSPECTOR: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

XXXX-XXXX  
CCS83 COORDINATES  
XXX-XXXX  
LAMBERT COORDINATES

XXXX-13-D

latitude 33  
PLANNING & ENGINEERING  
9888 Hilbert Street, 2<sup>nd</sup> Floor, San Diego, CA 92131  
Tel 619.751.0633

MATCH LINE SHEET 19

**GENERAL NOTES**

PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-BUILT PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED

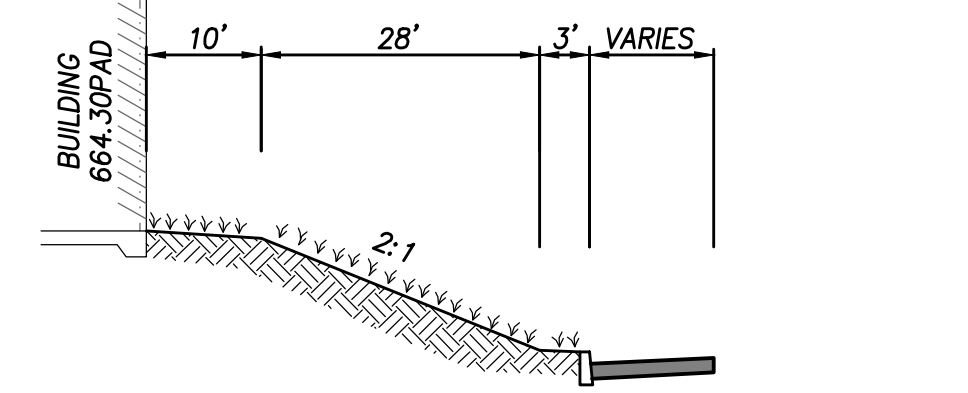
RETAINING WALLS PER SEPARATE PERMIT SEE PITS# \_\_\_\_\_

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

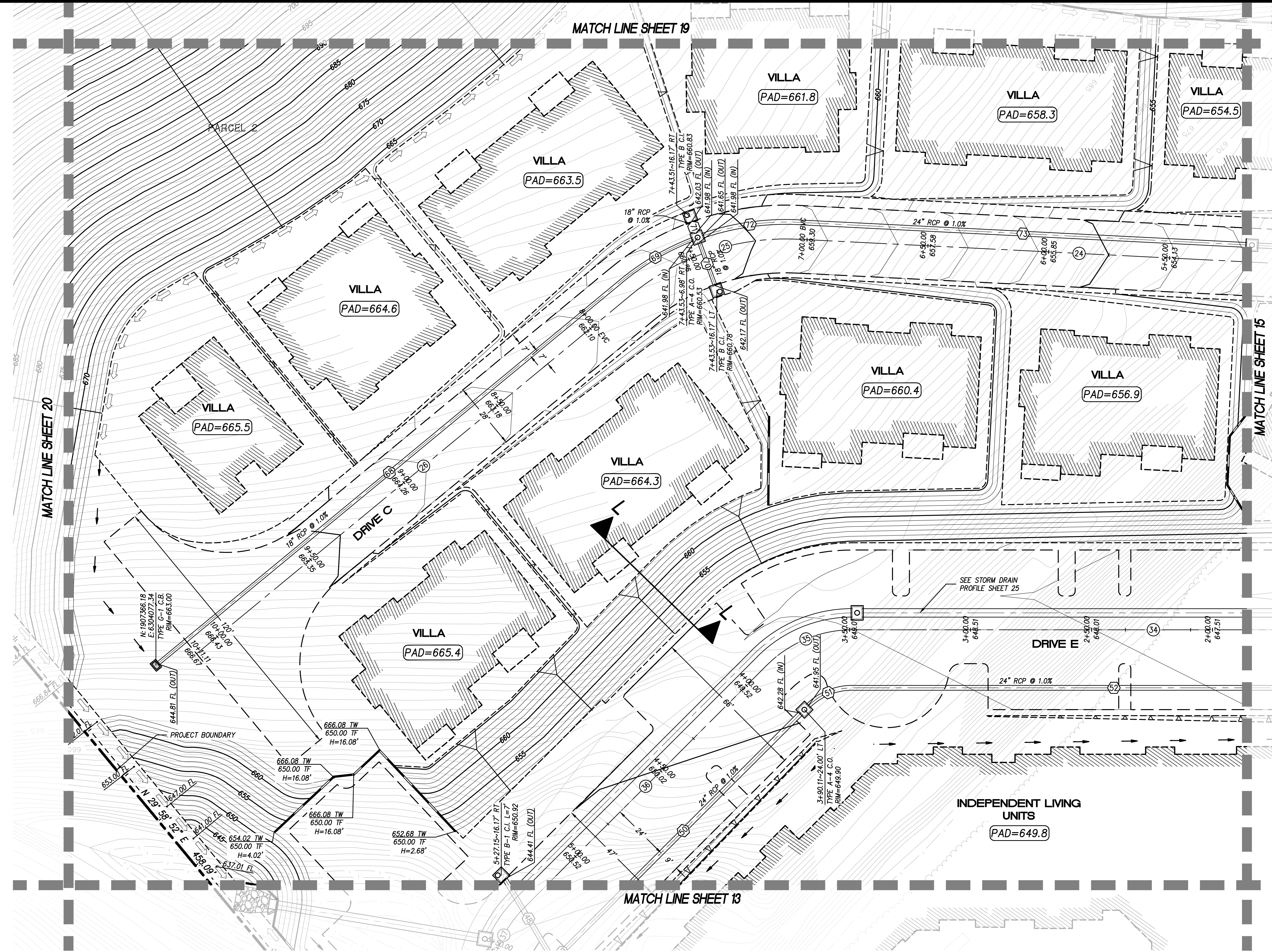
OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS(F)	LENGTH(F)	REMARKS
(24)	N17°35'18"W	-----	215.69	"
(25)	42°26'54"	100.00	74.09	"
(26)	N60°02'12"W	-----	233.35	"
(34)	N20°28'39"W	-----	248.84	"
(35)	45°00'00"	50.00	39.27	"
(36)	N65°28'39"W	-----	141.54	"

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS(F)	LENGTH(F)	REMARKS
(34)	N65°28'39"W	-----	137.54	24" RCP
(35)	45°00'00"	26.00	20.42	24" RCP
(36)	N20°28'39"W	-----	216.17	24" RCP
(37)	N60°02'12"W	-----	248.38	18" RCP
(38)	18°32'42"	107.00	34.63	18" RCP
(39)	N49°34'46"E	-----	18.98	18" RCP
(40)	N49°34'46"E	-----	5.02	18" RCP
(41)	21°45'41"	107.00	40.64	24" RCP
(42)	N17°35'18"W	-----	185.44	24" RCP



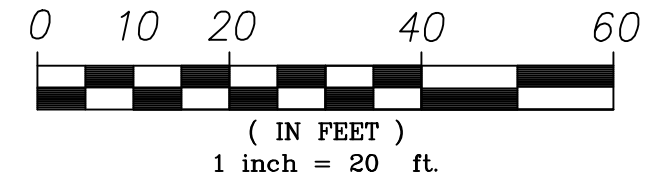
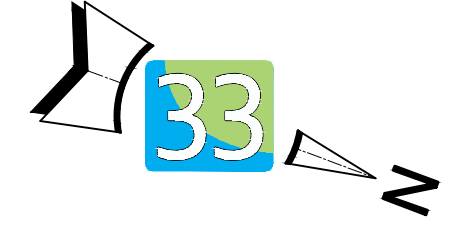
SECTION DETAIL  
NO SCALE



MATCH LINE SHEET 20

MATCH LINE SHEET 15

MATCH LINE SHEET 13



latitude 33  
PLANNING & ENGINEERING  
9888 Hilbert Street, 2nd Floor, San Diego, CA 92131  
Tel 619.751.0633

BRADLEY D. SAGER  
R.C.E. 54564

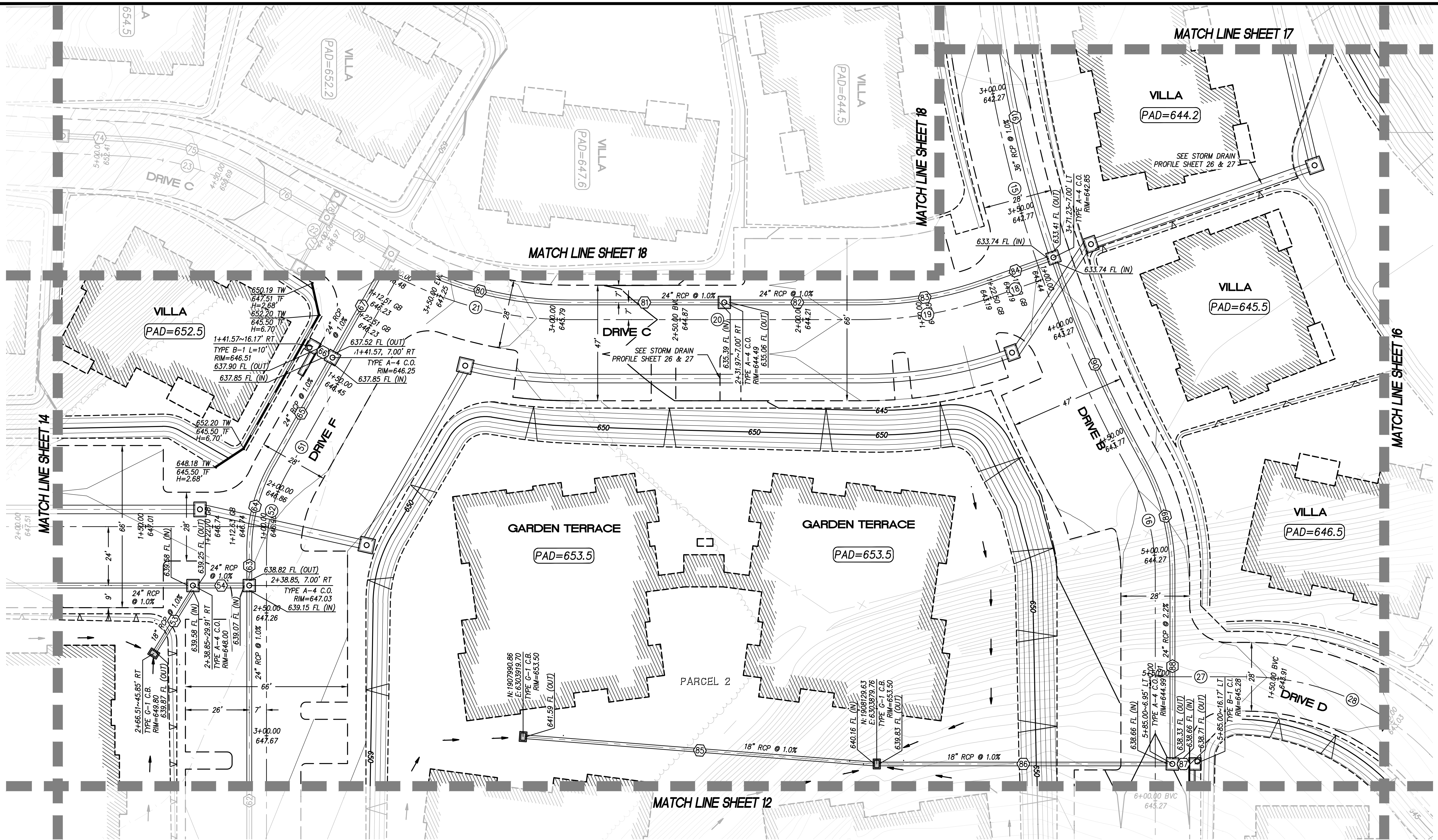
DATE REGISTRATION EXPIRES: 12/31/15

DESIGNED BY: \_\_\_\_\_

PM REVIEW: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

PRIVATE CONTRACT			
GRADING PLANS FOR: <b>THE GLEN AT SCRIPPS RANCH CCRC</b>			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 14 OF 61 SHEETS		I.O. NO. XXXXXXXX PROJECT NO. XXXXXX	V.T.M. XXXXXXXX
FOR CITY ENGINEER	DATE		
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	LAT33		
AS-BUILTS			
CONTRACTOR	DATE STARTED	XXXX-XXXX CCS83 COORDINATES	
INSPECTOR	DATE COMPLETED	XXX-XXXX LAMBERT COORDINATES	
		XXXX-14-D	



**GENERAL NOTES**

PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED

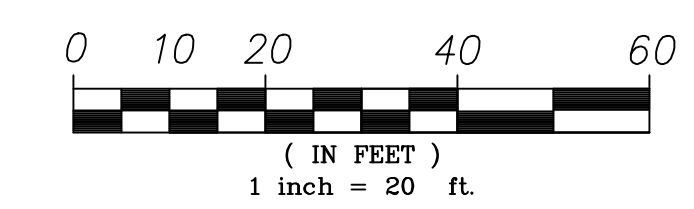
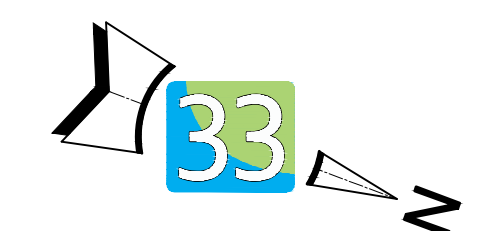
RETAINING WALLS PER SEPARATE PERMIT SEE PTS#

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS(ft)	LENGTH(ft)	REMARKS
1	27°42'31"	514.00	248.57	-
2	28°57'14"	86.00	43.46	-
3	N39°53'08"W	-	23.71	-
4	19°24'29"	150.00	50.81	-
5	N20°28'39"W	-	120.49	-
6	29°28'43"	-	77.17	-
7	N39°53'08"W	150.00	23.71	-
8	19°24'29"	150.00	50.81	-
9	N20°28'39"W	-	120.49	-
10	29°28'43"	150.00	77.17	-
11	N80°59'56"W	-	91.76	-
12	29°28'43"	64.00	32.93	-

STORM DRAIN DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS(ft)	LENGTH(ft)	REMARKS
13	N78°37'53"W	-	29.25	18" RCP
14	N20°28'39"W	-	18.91	24" RCP
15	N69°31'21"E	-	12.16	24" RCP
16	29°28'43"	71.00	36.53	24" RCP
17	N80°59'56"W	-	48.19	24" RCP
18	N09°00'04"E	-	5.00	24" RCP
19	N80°59'56"W	-	44.50	24" RCP
20	29°28'43"	143.00	73.57	24" RCP
21	N20°28'39"W	-	61.03	24" RCP
22	N20°28'39"W	-	55.45	24" RCP
23	19°24'29"	143.00	48.44	24" RCP
24	N39°53'08"W	-	28.76	24" RCP
25	N16°01'35"W	-	142.44	18" RCP
26	N20°30'00"W	-	117.34	18" RCP
27	N20°59'59"W	-	5.05	18" RCP
28	N69°31'21"E	-	75.62	24" RCP
29	28°57'14"	93.00	47.00	24" RCP
30	10°06'28"	507.00	89.44	24" RCP
31	12°55'26"	507.00	114.36	36" RCP



**latitude 33**  
 PLANNING & ENGINEERING  
 9888 Hilbert Street, 2nd Floor, San Diego, CA 92131  
 Tel 619.751.0633

BRADLEY D. SAGER  
 R.C.E. 54564

DATE REGISTRATION EXPIRES: 12/31/15  
 DESIGNED BY: PM REVIEW: DRAWN BY:

PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

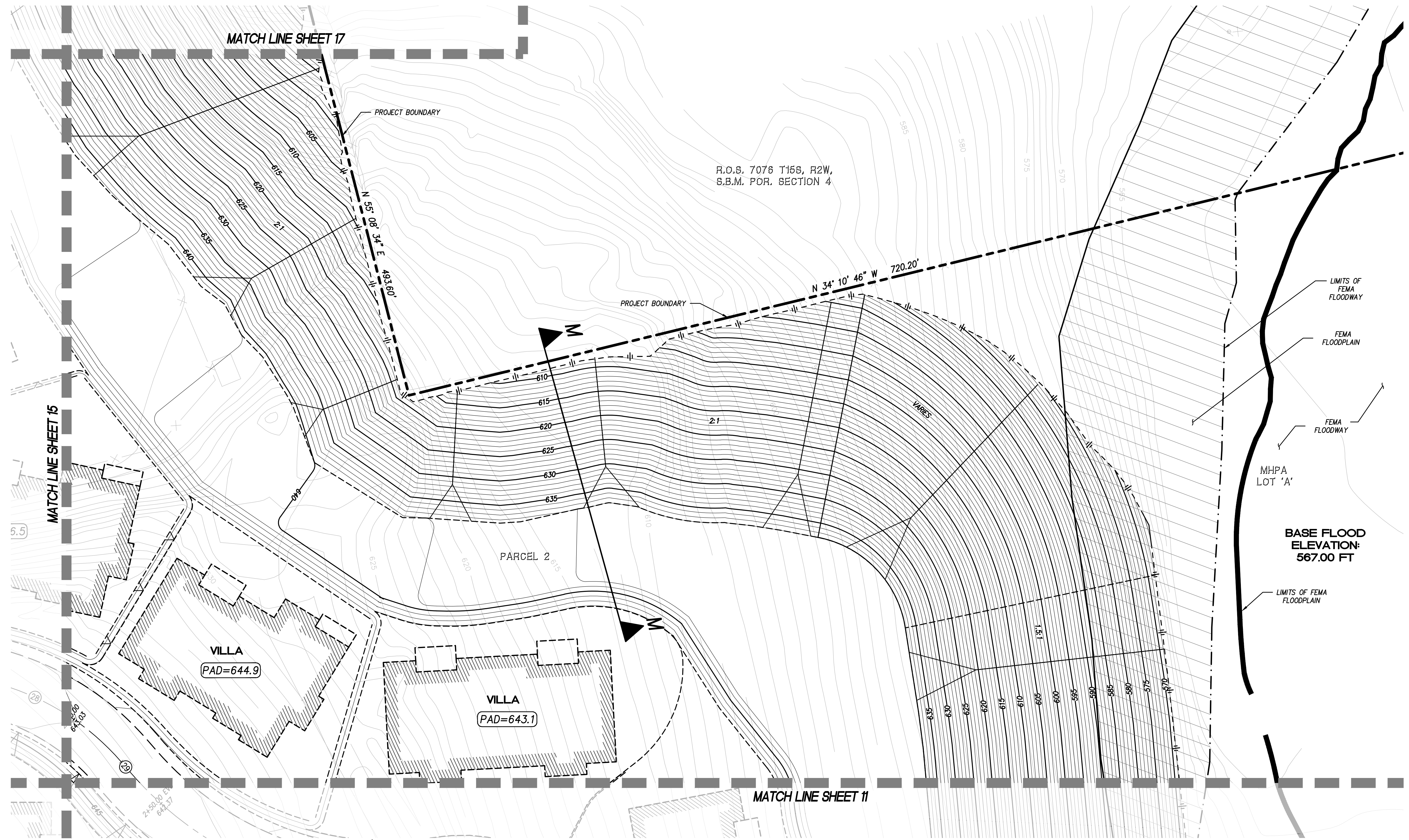
CITY OF SAN DIEGO, CALIFORNIA  
 DEVELOPMENT SERVICES DEPARTMENT  
 SHEET 15 OF 61 SHEETS

I.O. NO. XXXXXXXX  
 PROJECT NO. XXXXXX  
 V.T.M. XXXXXXXX

FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	LAT33		

AS-BUILTS

CONTRACTOR: DATE STARTED: XXXX-15-D  
 INSPECTOR: DATE COMPLETED:



R.O.S. 7076 T16S, R2W,  
S.B.M. POR. SECTION 4

BASE FLOOD  
ELEVATION:  
567.00 FT

**GENERAL NOTES**

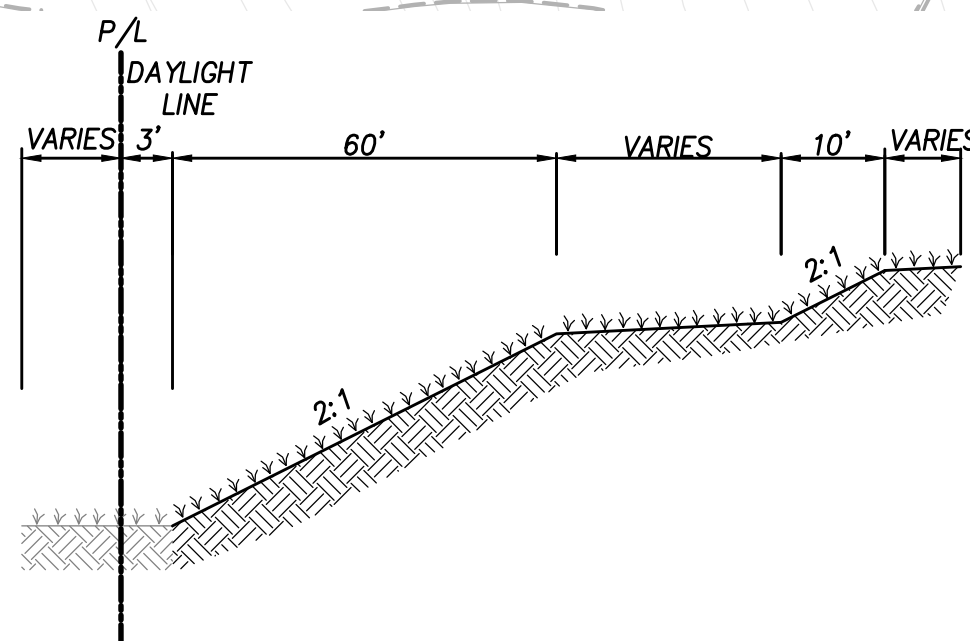
PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

NOTE: \*ALL RETAINING WALLS ARE PER CITY OF SAN DIEGO BULLETIN 221 UNLESS OTHERWISE NOTED

RETAINING WALLS PER SEPARATE PERMIT SEE PTS#

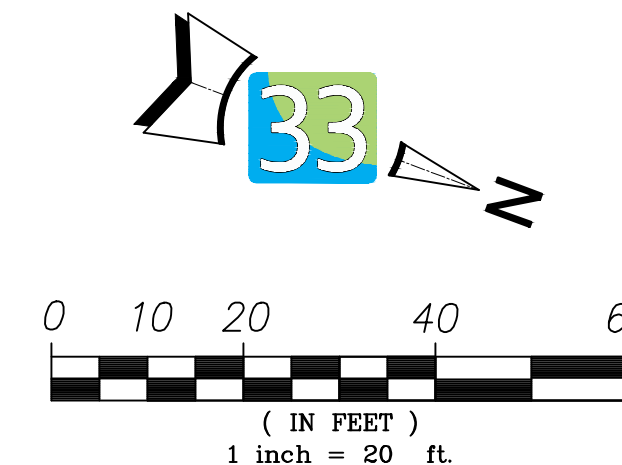
STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXXX-D



SECTION DETAIL M  
NO SCALE

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS(ft)	LENGTH(ft)	REMARKS
(2)	N28°35'12"E	-----	5.76	"



latitude **33**  
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9908 Hilbert Street, 2<sup>nd</sup> Floor, San Diego, CA 92131  
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R.C.E. 54564

DATE REGISTRATION  
EXPIRES: 12/31/15

DESIGNED BY:

PM REVIEW:

DRAWN BY:

PRIVATE CONTRACT				
GRADING PLANS FOR:				
THE GLEN AT SCRIPPS RANCH CCRC				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 16 OF 61 SHEETS				I.O. NO. XXXXXXXX PROJECT NO. XXXXXX
FOR CITY ENGINEER				V.T.M. XXXXXXXX
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	LAT33			
AS-BUILTS				
CONTRACTOR				DATE STARTED
INSPECTOR				DATE COMPLETED
				XXXX-XXXX CCS83 COORDINATES
				XXX-XXXX LAMBERT COORDINATES
				XXXX-16-D



**GENERAL NOTES**

PRECISE LOCATION OF RETAINING WALL SUBDRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE FINAL AS-GRADED PLANS.

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RETAINING WALLS PER SEPARATE PERMIT SEE PTS# \_\_\_\_\_

STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

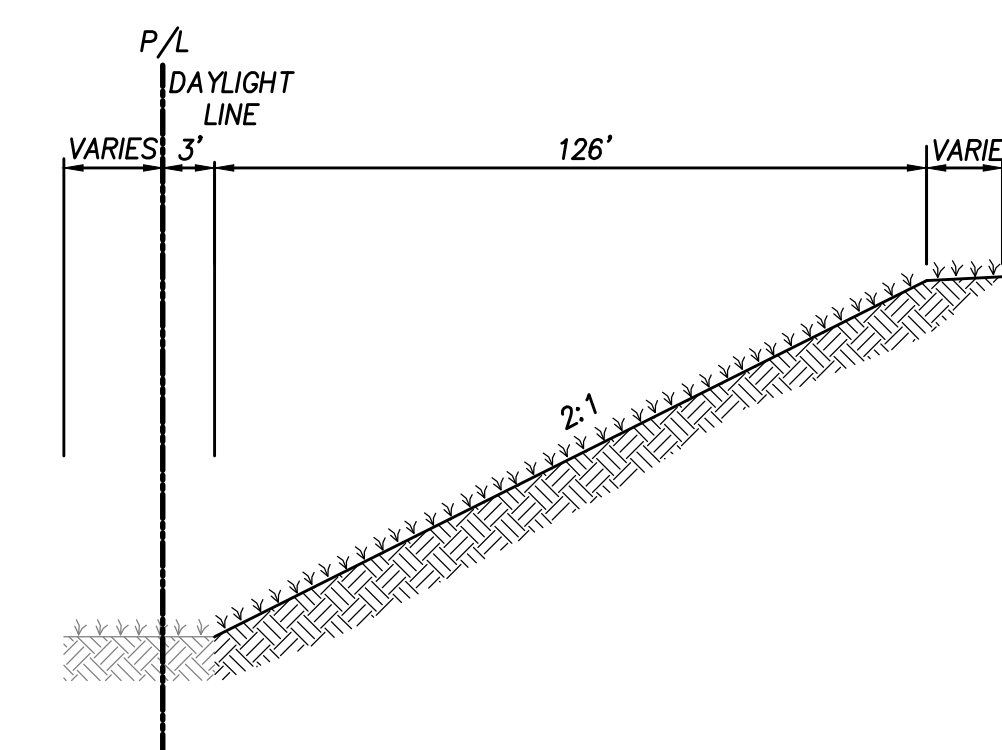
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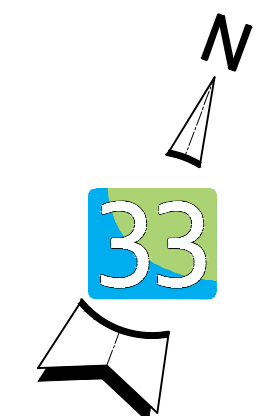
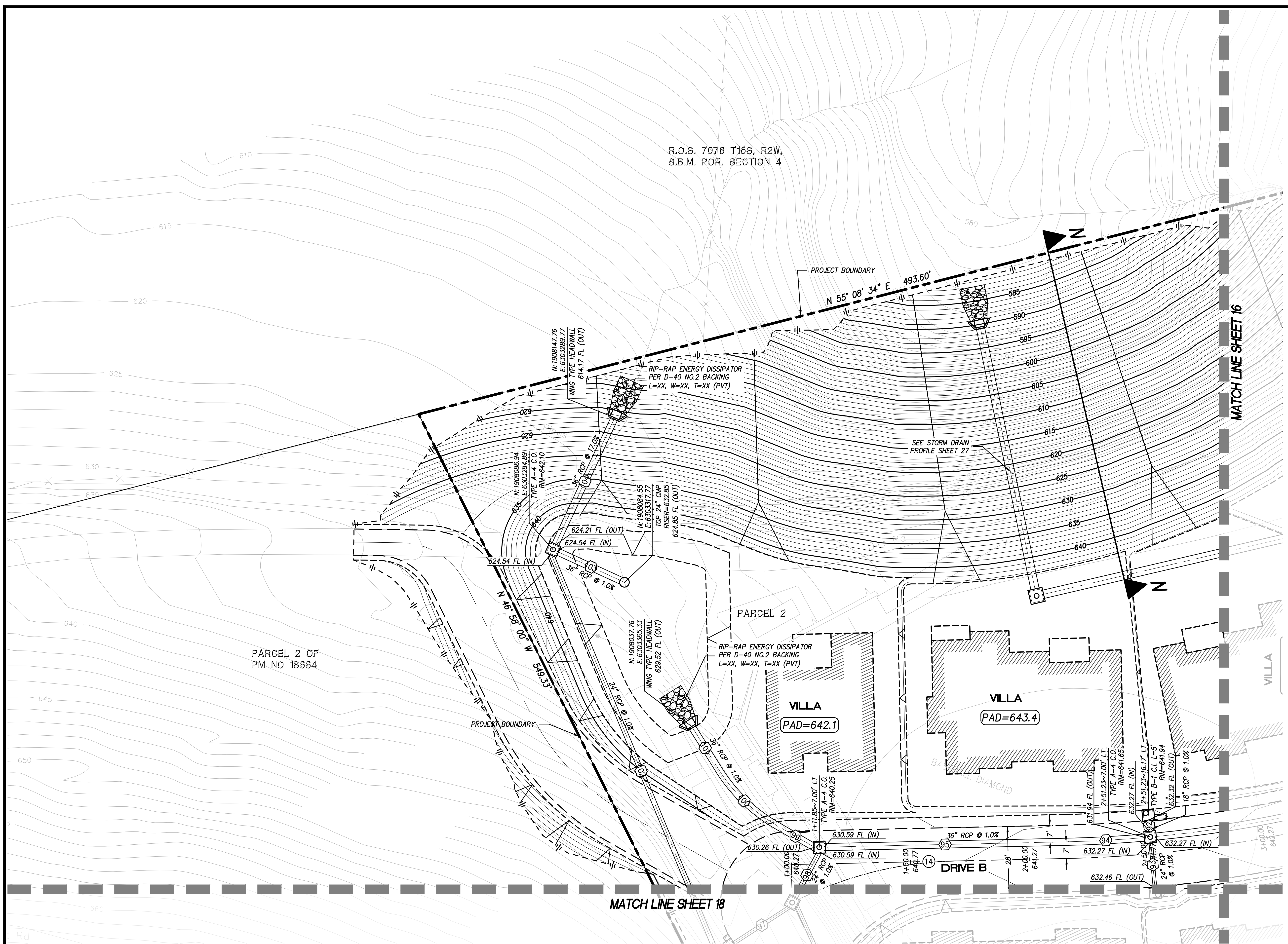
NO.	DELTA OR BRG.	RADIUS(ft)	LENGTH(ft)	REMARKS
(1)	N68°16'38"E	-----	115.35	"

STORM DRAIN DATA (PRIVATE)

NO.	DELTA OR BRG.	RADIUS(ft)	LENGTH(ft)	REMARKS
(2)	N25°43'19"W	-----	5.25	18" RCP
(3)	N25°43'19"W	-----	19.25	18" RCP
(4)	3°46'22"	507.00	33.38	36" RCP
(5)	N68°16'38"E	-----	101.50	36" RCP
(6)	N07°39'38"E	-----	22.11	24" RCP
(7)	N80°23'36"W	-----	18.45	36" RCP
(8)	27°51'06"	70.00	34.03	36" RCP
(9)	N52°32'30"W	-----	21.27	36" RCP
(10)	N43°00'03"W	-----	197.24	24" RCP
(11)	N85°51'44"W	-----	30.97	36" RCP
(12)	N04°35'49"E	-----	59.02	36" RCP



SECTION DETAIL N  
NO SCALE



0 10 20 40 60  
( IN FEET )  
1 inch = 20 ft.

**latitude 33**  
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9888 Hilbert Street, 2nd Floor, San Diego, CA 92131  
Tel 619.751.0633

BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION  
EXPIRES: 12/31/15

DESIGNED BY:

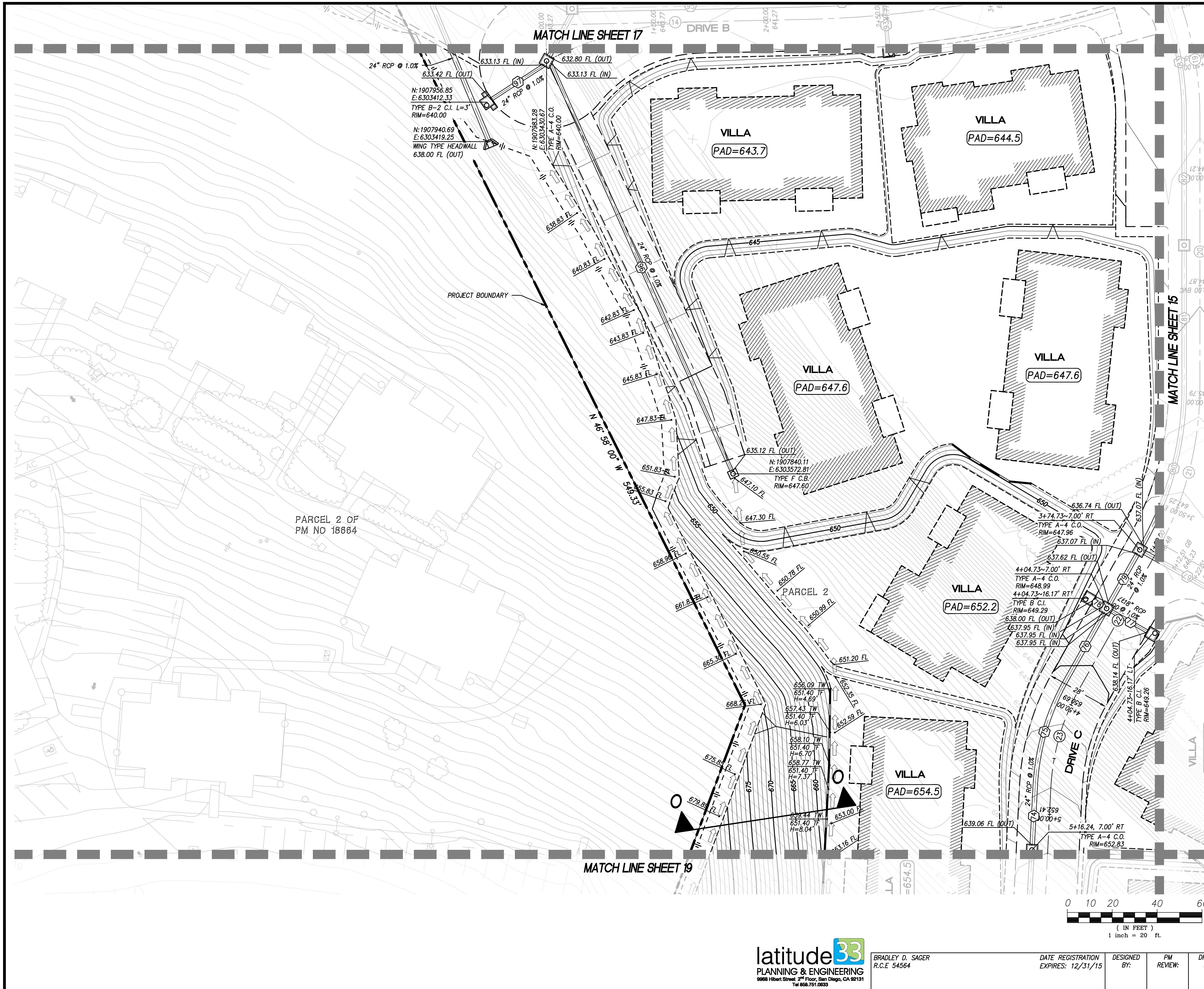
PM REVIEW:

DRAWN BY:

PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 17 OF 61 SHEETS		I.O. NO. XXXXXXXX PROJECT NO. XXXXXX
FOR CITY ENGINEER		V.T.M. XXXXXXXX
DESCRIPTION	BY	APPROVED
DATE	DATE	FILMED
ORIGINAL	LAT33	
AS-BUILTS		XXXX-XXXX CCS83 COORDINATES
CONTRACTOR		XXX-XXXX LAMBERT COORDINATES
INSPECTOR	DATE STARTED	XXXXX-17-D
	DATE COMPLETED	



**GENERAL NOTES**

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STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

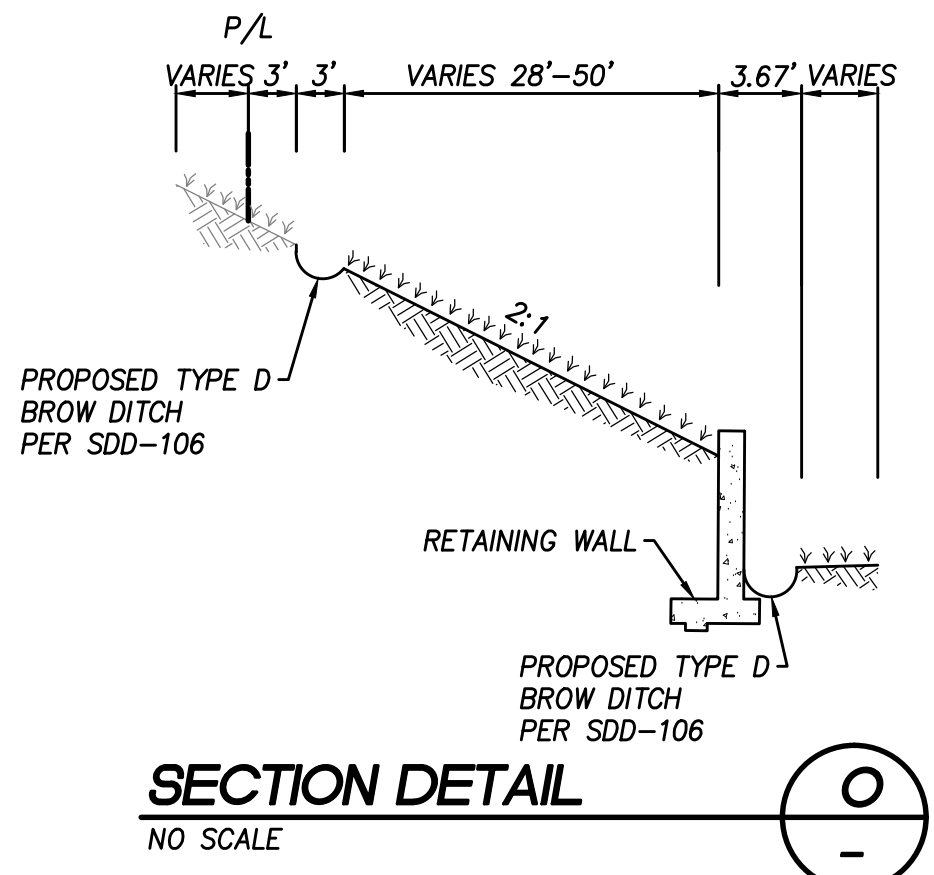
OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXX-D

**CENTERLINE DATA**

NO.	DELTA OR BRG.	RADIUS(ft)	LENGTH(ft)	REMARKS
(2)	N09°00'04"E	---	69.40	*
(3)	26°35'22"	100.00	46.41	*

**STORM DRAIN DATA (PRIVATE)**

NO.	DELTA OR BRG.	RADIUS(ft)	LENGTH(ft)	REMARKS
(4)	N17°35'18"W	---	26.25	24" RCP
(5)	26°35'22"	107.00	49.66	24" RCP
(6)	N09°00'04"E	---	34.85	24" RCP
(7)	N80°59'56"W	---	19.25	18" RCP
(8)	N80°59'56"W	---	5.25	18" RCP
(9)	N09°00'04"E	---	26.01	24" RCP
(10)	N44°27'05"W	---	19.15	18" RCP
(11)	N36°33'41"E	---	28.22	18" RCP



PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA  
 DEVELOPMENT SERVICES DEPARTMENT  
 SHEET 18 OF 61 SHEETS

I.O. NO. XXXXXXXX  
 PROJECT NO. XXXXXX  
 V.T.M. XXXXXXXX

FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
ORIGINAL	LAT33	

AS-BUILTS

CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_  
 INSPECTOR: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

XXXX-XXXX  
 CCS83 COORDINATES  
 XXX-XXXX  
 LAMBERT COORDINATES

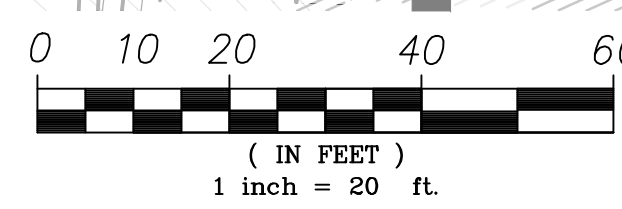
XXXX-18-D

latitude **33**  
 PLANNING & ENGINEERING  
 9668 Hilbert Street, 2nd Floor, San Diego, CA 92131  
 Tel 619.751.0633

BRADLEY D. SAGER  
 R.C.E. 54564

DATE REGISTRATION  
 EXPIRES: 12/31/15

DESIGNED BY: \_\_\_\_\_  
 PM REVIEW: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_



**GENERAL NOTES**

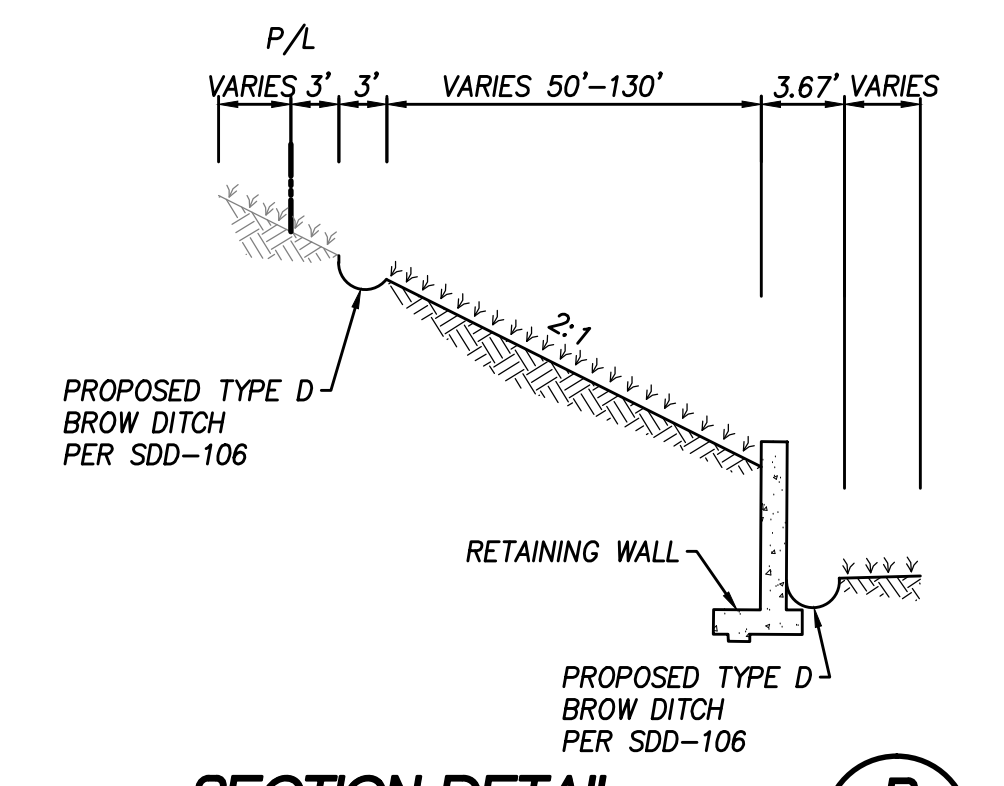
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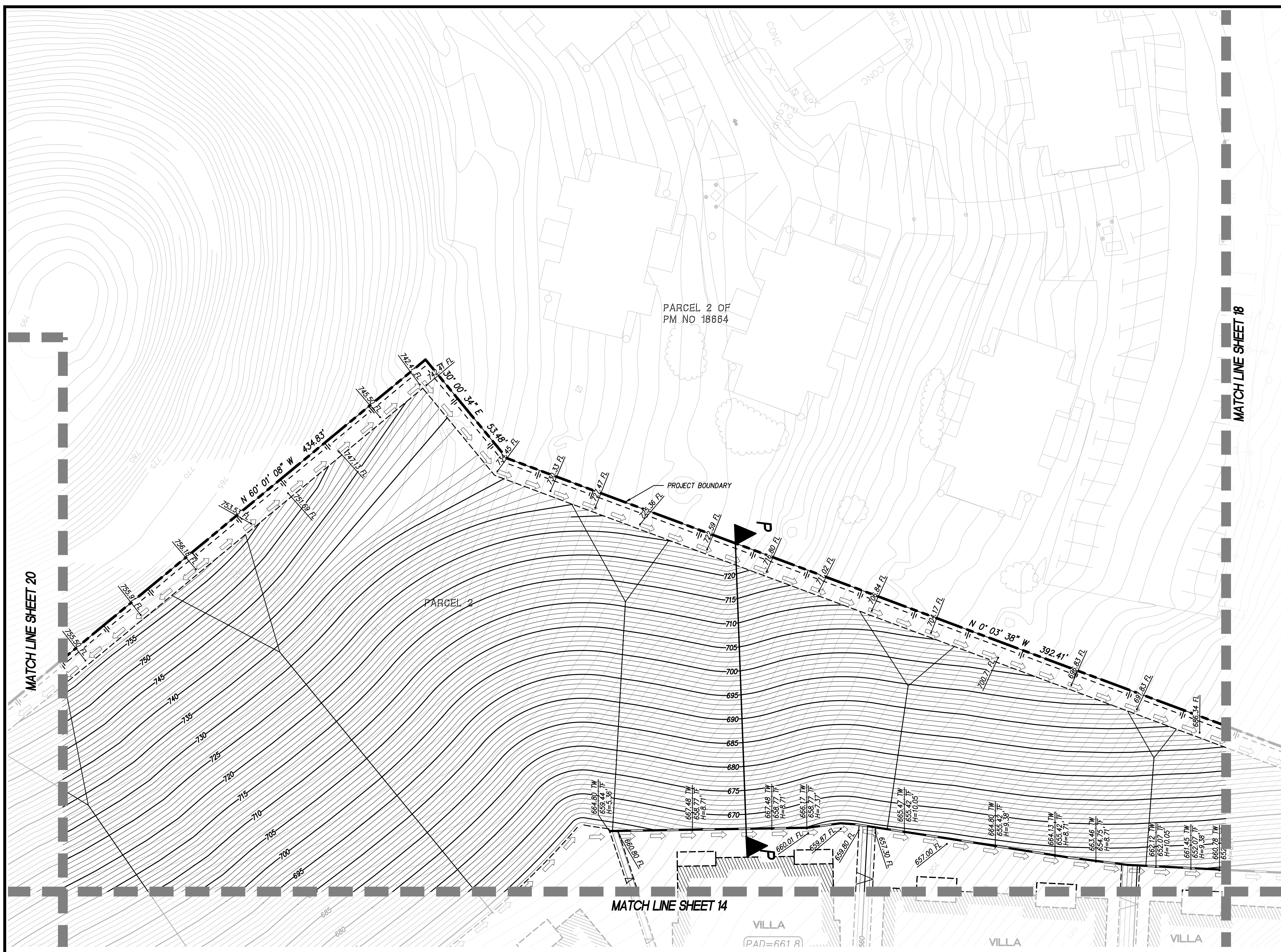
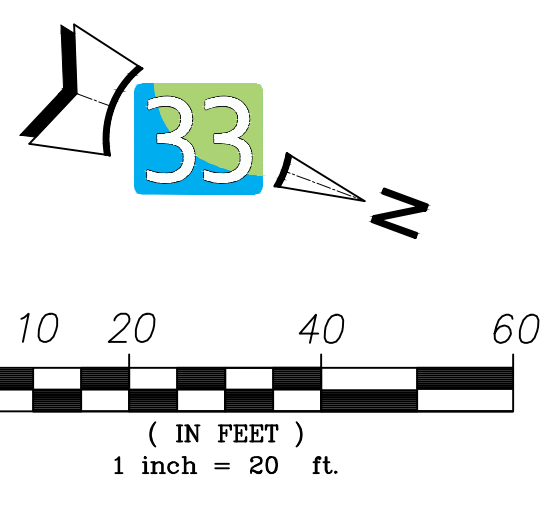
STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

RETAINING WALLS PER SEPARATE PERMIT SEE PTS#

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXXX-D



**SECTION DETAIL**  
NO SCALE



PRIVATE CONTRACT

**GRADING PLANS FOR:**  
**THE GLEN AT SCRIPPS RANCH CCRC**

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 19 OF 61 SHEETS		I.O. NO. XXXXXXXX PROJECT NO. XXXXXX
FOR CITY ENGINEER		V.T.M. XXXXXXXX
DESCRIPTION	BY	APPROVED
ORIGINAL	LAT33	
AS-BUILTS		
CONTRACTOR	DATE STARTED	XXXXX-19-D
INSPECTOR	DATE COMPLETED	

**latitude 33**  
PLANNING & ENGINEERING  
9666 Hilbert Street, 2<sup>nd</sup> Floor, San Diego, CA 92131  
Tel 619.751.0633

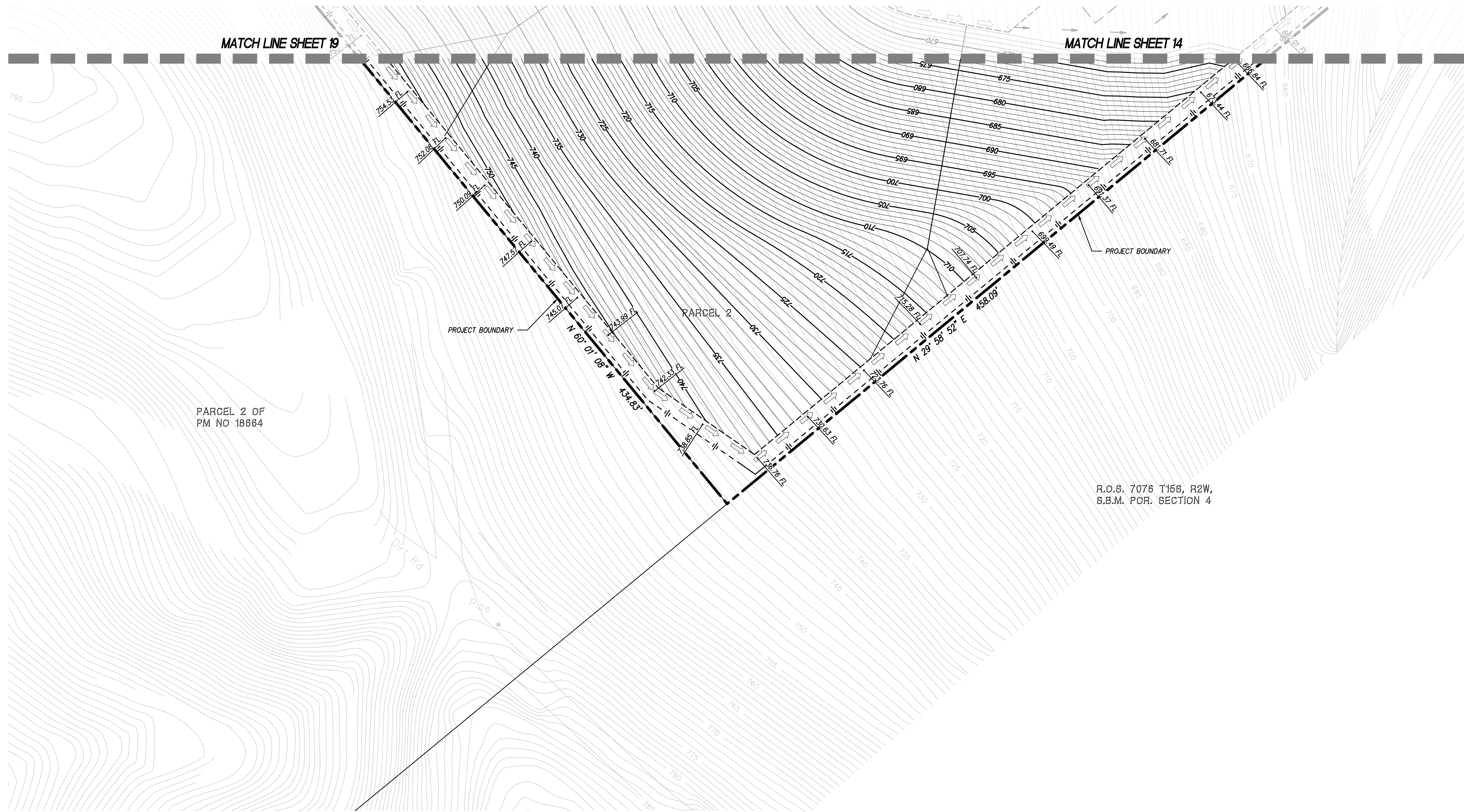
BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION  
EXPIRES: 12/31/15

DESIGNED BY:

PM REVIEW:

DRAWN BY:



**GENERAL NOTES**

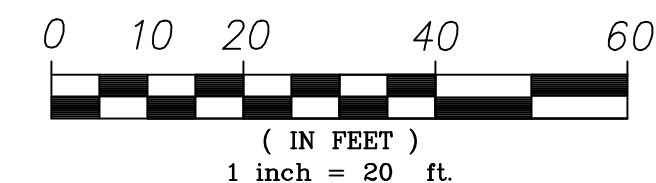
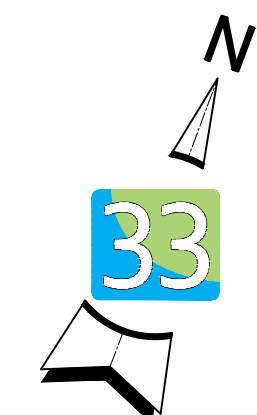
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STORM DRAIN PROFILES PER THIS PLAN SEE SHEETS 21-27

OFFSITE PUBLIC IMPROVEMENTS PER SEPARATE PLAN SEE DRAWING #XXXXX-D



PRIVATE CONTRACT					
<b>GRADING PLANS FOR:</b>					
<b>THE GLEN AT SCRIPPS RANCH CCRC</b>					
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 20 OF 61 SHEETS					I.O. NO. XXXXXXXX PROJECT NO. XXXXXXXX
FOR CITY ENGINEER				DATE	
DESCRIPTION	BY	APPROVED	DATE	FILMED	V.T.M. XXXXXXXX
ORIGINAL	LAT33				XXXX-XXXX CCS83 COORDINATES
AS-BUILTS					XXX-XXXX LAMBERT COORDINATES
CONTRACTOR			DATE STARTED		XXXXX-20-D
INSPECTOR			DATE COMPLETED		

**latitude 33**  
PLANNING & ENGINEERING  
9688 Hilbert Street, 2<sup>nd</sup> Floor, San Diego, CA 92131  
Tel 619.751.0633

BRADLEY D. SAGER  
R.C.E. 54564

DATE REGISTRATION  
EXPIRES: 12/31/15

DESIGNED BY:

PM REVIEW:

DRAWN BY:

## **ATTACHMENT 4**

### **MITIGATION FIGURES**

1. RECON Revised Figure, Location of Compensatory Waters Mitigation Site for The Glen at Scripps Ranch, June 7, 2016.
2. RECON, Figure 1, Ephemeral Stream Mitigation Exhibit, December 14, 2015



0 60 Feet

Project Boundary

Conserved Waters of the U.S.

Establishment Mitigation Site Location

Additional Enhancement - Eucalyptus Removal

**TheGlen at Scripps Ranch**  
**Location of Compensatory Waters Mitigation Site**

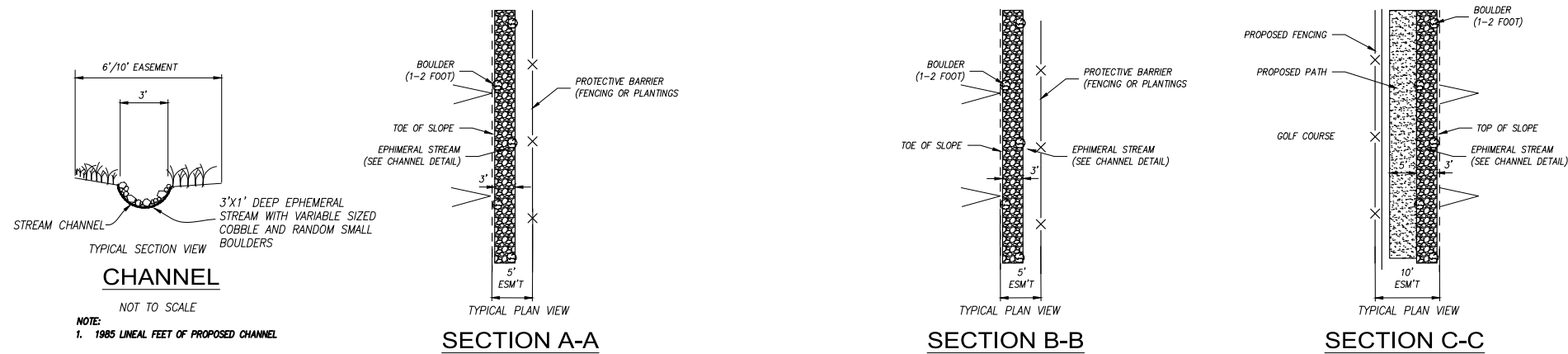
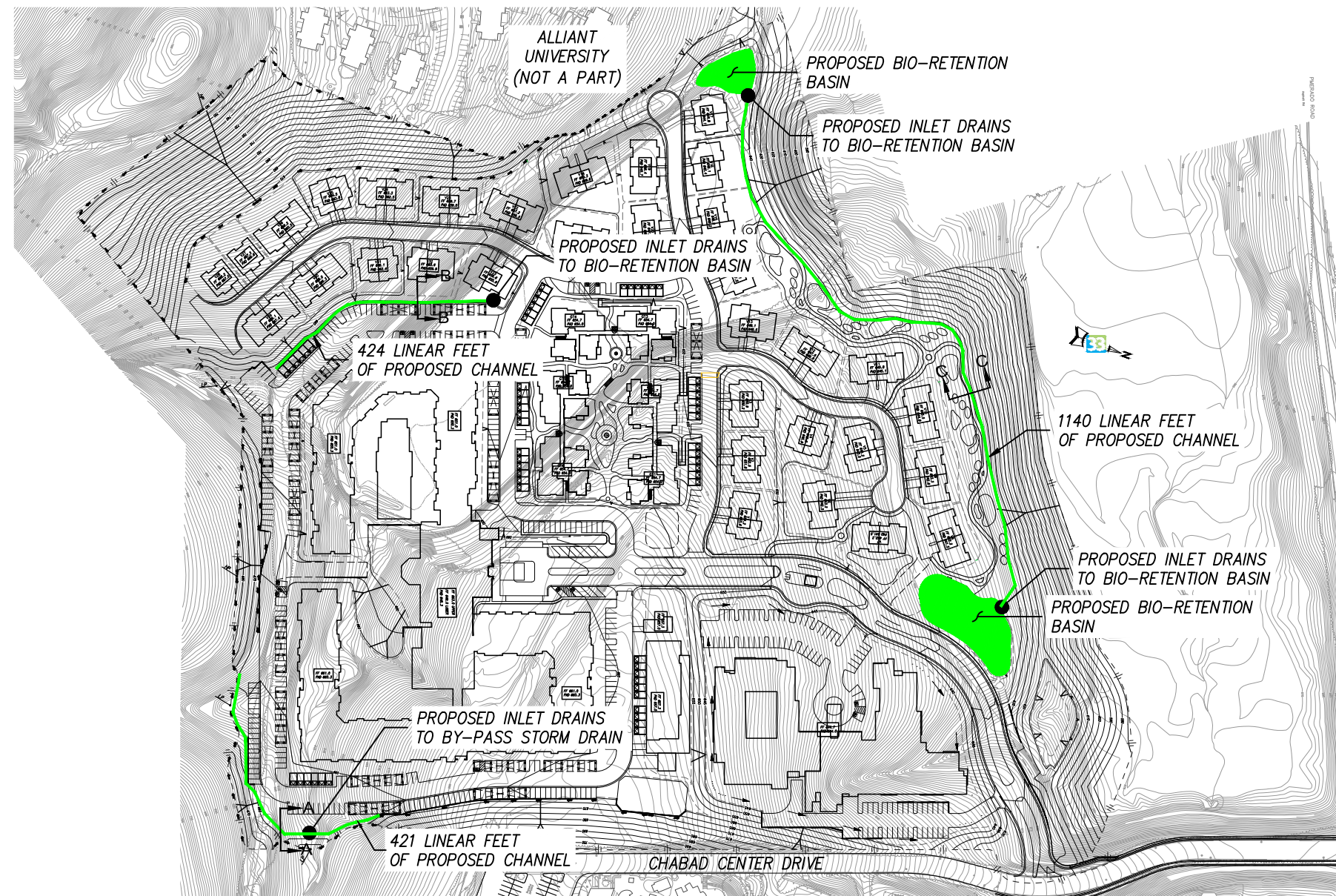


FIGURE 1  
Ephemeral Stream Mitigation Exhibit

## **ATTACHMENT 5**

### **CEQA MITIGATION REQUIREMENTS**

1. Environmental Impact Report for the Glen at Scripps Ranch Project, San Diego, California, October 30, 2015, Mitigation Monitoring and Reporting Program table.



TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p><b>LAND USE</b></p> <p><b>MSCP/MHPA Consistency.</b> As identified here and in Land Use Section 4.1.5 of this EIR, indirect impacts to the adjacent MHPA from project construction and operation would be potentially significant. To preclude such impacts, the project would incorporate design features consistent with the City's MHPA Land Use Adjacency Guidelines. In order to assist City staff in determining that these impact-avoiding design features have been included in the project's final plans, verification by a qualified biologist would be required. This verification has been included in the mitigation measure.</p> <p>Coastal California gnatcatcher, and raptors were determined to have the potential to occur in the project area due to the existence of suitable habitat. Indirect impacts to coastal California gnatcatcher and raptors resulting from construction noise would be significant.</p>	<p><b>LAND-1:</b></p> <p><b>a. Protection during Construction</b></p> <p><b>1. Biologist Verification</b> – The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.</p> <p><b>B. Preconstruction Meeting</b> – The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.</p> <p><b>C. Biological Documents</b> – The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.</p> <p><b>D. BCME</b> – The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/vegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plan salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.</p> <p><b>E. Avian Protection Requirements</b> – To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.</p> <p><b>F. Resource Delimitation</b> – Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora &amp; fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.</p> <p><b>G. Education</b> – Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staking areas, etc.).</p>	<p>Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/ Permits and Building Plans/ Permits, but prior to the first pre-construction meeting.</p>	<p>City of San Diego ADD of the ED</p>

**TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM**  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p align="center">Mitigation Measure</p> <p><b>I. During Construction</b></p> <p><b>A. Monitoring</b> – All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr shall be e-mailed to MMC on the 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.</p> <p><b>B. Subsequent Resource Identification</b> – The Qualified Biologist shall notefact to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.</p> <p><b>II. Post Construction Measures</b></p> <p><b>A.</b> In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL, and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.</p> <p><b>b. MHPA Adjacency</b></p> <p><b>LAND-2:</b> Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CDs/CDs consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A," and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CDs of the following:</p> <p><b>A. Grading/Land Development/MHPA Boundaries</b> – MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.</p> <p><b>B. Drainage</b> – All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/dissipation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.</p> <p><b>C. Toxics/Project Staging Areas/Equipment Storage</b> – Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including wash), shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CDs that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."</p> <p><b>D. Lighting</b> – Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.</p> <p><b>E. Barriers</b> – New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.</p> <p><b>F. Invasives</b> – No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.</p>		

TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p><b>G. Brush Management</b> – New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of a private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consistent with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.</p> <p><b>H. Noise</b> – Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher (March 1-August 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.</p> <p>When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:</p> <p><b>COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)</b></p> <p>Prior to the issuance of any grading permit the City Manager (or appointed designee) shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:</p> <p>No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:</p> <ol style="list-style-type: none"> <li>a. A Qualified Biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 80 decibels [dB(A)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If coastal California gnatcatchers are present, then the following conditions must be met:             <ol style="list-style-type: none"> <li>i. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; and</li> <li>ii. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 80 dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 80 dB(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or</li> <li>iii. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 80 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 80 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the Qualified Acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 15).</li> </ol> </li> </ol>		

TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.</p> <p>b. If coastal California gnatcatchers are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:</p> <p>i. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition a.iii shall be adhered to as specified above.</p> <p>ii. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.</p>		

TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p><b>BIOLOGICAL RESOURCES</b></p> <p><b>Sensitive Species.</b> As identified here and in Biological Resources Section 4.3, loss of raptor foraging habitat would be significant. No coastal California graticatcher or raptor nests have been observed on-site; however, the on- and off-site project grading and construction could have indirect impacts to Cooper's hawk, coastal California graticatcher, raptors, and other migratory or nesting birds located in the MHPA. The project construction activities could directly or indirectly impact nesting birds (including coastal California graticatcher, Cooper's hawk, and raptors) from noise, intrusion, water quality, and lighting, potentially resulting in a significant biological impact. Indirect impacts to Cooper's hawk, coastal California graticatcher, raptors, and migratory or nesting birds would be significant.</p>	<p><b>BIO-1a:</b> To avoid any direct impacts to Cooper's hawk and other sensitive raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City Development Services Department (DSD) for review and approval prior to initiating any construction activities.</p> <p>If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. If present, a 300-foot impact avoidance area shall be established for Cooper's hawk and other species-specific perimeters shall be established around any active nests consistent with any requirements in the City's MSCP Subarea Plan and 2012 Biology Guidelines and Wildlife Agency requirements). Should an active nest be detected, appropriate species-specific construction setbacks shall be implemented until the fledglings are independent of the nest. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's Mitigation Monitoring Coordinator or Resident Engineer, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.</p> <p>Additionally, the City of San Diego requires general monitoring as part of the avian protection requirements during construction. This requirement states: The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys.</p> <p><b>BIO-1b:</b> In order to be consistent with the MSCP Subarea Plan Conditions of Coverage, the following site-specific mitigation measures are required of The Glen at Scripps Ranch project: <b>Balding's orange-throated whiptail Mitigation:</b> To address edge effects, all of the development footprint shall be located outside of the MHPA and a fence/barrier shall be installed along the project boundary to prohibit entry into the MHPA. <b>Coast horned lizard Mitigation:</b> The project shall include specific measures to maintain native ant species, discourage the Argentine ant (<i>Linepithema humile</i>), and protect against detrimental edge effects to this species including inspection by the project biologist (preferably off-site prior to shipment to the site) of native container stock scheduled to be placed on-site MHPA adjacent slopes. The biologist shall inspect all specimens and reject any that show non-native ants or evidence of non-native ants. Additionally, all restoration/vegetation areas within BMZ abutting the MHPA and ESL shall avoid the use of chemicals which would impact or kill native ant species (i.e., herbicides/pesticides). See also mitigation measures LAND-1 and LAND-2.</p>	<p>Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to the first Grading Permit, Demolition Plans/ Permits and Building Plans/ Permits, but prior to the first pre-construction meeting.</p>	<p>City of San Diego ADD of the ED</p>

TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p><b>Sensitive Habitats.</b> The project would impact 28.65 acres of sensitive habitat consisting of disturbed coastal sage scrub, southern mixed chaparral, disturbed southern mixed chaparral, and disturbed non-native grassland. With the proposed MHPA boundary line adjustment, all impacts would occur outside the MHPA. Impacts to sensitive habitats would be significant.</p>	<p><b>Sensitive Uplands</b></p> <p><b>BIO-2:</b> Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity, project upland impacts shall be mitigated in accordance with the San Diego LDC Biology Guidelines, as specified in Table 4.3-4 of the EIR based on mitigation occurring within the MHPA.</p> <p>With approval of the MHPA boundary line adjustment, mitigation for some of the impacts to sensitive vegetation communities would be achieved through the on-site preservation of lands (2.31 acres of disturbed Diegan coastal sage scrub and 0.76 acre of disturbed southern mixed chaparral) outside the development footprint, located on the north end of parcel, and dedication of this acreage to the MHPA in a covenant of easement. Mitigation land shall be conveyed to the City, as described in <b>BIO-3</b>.</p> <p>Once the 2.31 acres of disturbed Diegan coastal sage scrub and 0.76 acre of disturbed southern mixed chaparral are applied towards mitigation, the remaining upland mitigation required consists of 10.14 acres of southern mixed chaparral and 1.61 acres of non-native grassland. The remaining 10.14 acres of chaparral mitigation will be satisfied either via a land acquisition and dedication to the MHPA of lands on Alliant International University, south of the project; and/or through purchasing off-site lands within the MHPA. The 1.61 acres of grassland mitigation will be satisfied through payment to the City's Habitat Acquisition Fund and/or through purchasing off-site lands within the MHPA. Mitigation for the 0.17 acre of impacts to non-wetland waters would occur on-site and is discussed in <b>BIO-4</b>.</p> <p><b>On-Site Preservation</b></p> <p><b>BIO-3:</b> After all restoration efforts have been signed off and accepted by the City, the on-site MHPA shall be conveyed to the San Diego's MCSP preserve through one of the following:</p> <ul style="list-style-type: none"> <li>a) Dedication. The Owner/Permittee/Applicant shall convey the mitigation area in fee title to San Diego, or other conservation entities found acceptable by San Diego, USFWS, or CDFG through an irrevocable offer of dedication via the Final Maps. Conveyance of any land in fee shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities and manufactured slopes (with the exception of those that might be associated with the potential landslide area; San Diego Biology Guidelines 2012).</li> <li>b) Covenant of Easement. To the extent consistent with MSCP Implementing Agreement, the Owner/Permittee/Applicant must agree to a covenant of easement for the management of the mitigation area in perpetuity, recorded against the title of the property with the USFWS and the CDFG names named as third party beneficiaries. Identification of permissible passive activities and any other conditions of the permit must be incorporated into the covenant. (San Diego Biology Guidelines 2002)</li> <li>c) Any other method of transfer permitted by the San Diego's MSCP Subarea Plan or Implementing Agreement.</li> </ul> <p>To the extent consistent with MSCP Implementing Agreement and to facilitate MHPA conveyance, any non-fee areas located in the MHPA shall be lotted separately, with a covenant of easement, and be maintained in perpetuity by the Owner/Permittee/ Applicant, unless otherwise agreed to by San Diego. All other on-site areas can be conveyed through any of the above methods.</p> <ul style="list-style-type: none"> <li>d) Funding. A secured funding source shall be identified to pay for land management in perpetuity in accordance with the City's Biology Guidelines (2012).</li> </ul>	<p>Timeframe of Mitigation</p> <p>Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Plans/ Permits, but prior to the first pre-construction meeting.</p>	<p>Monitoring, Enforcement, and Reporting Responsibility</p> <p>City of San Diego ADD of the ED</p>

TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p>Wetlands: Impacts to ACOE, CDFW, RWQCB, and City wetland and non-wetland streambed waters would be permanent and significant. These jurisdictional resources are composed of vernal pools, willow and mule fat patches, and unvegetated streambed.</p>	<p><b>Wetlands</b></p> <p><b>BIO-4:</b> Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction related activity on-site, notification to the ACOE Section 404 Nationwide Permit Program, a Streambed Alteration Agreement from the CDFW, and a 401 Water Quality Certification from the RWQCB would be required. To reduce impacts to jurisdictional resources to less than significant, a minimum mitigation of 0.34 acre for impacts to ACOE and CDFW/RWQCB jurisdictional non-wetland waters/streambeds would be required (see Table 4.3-6 of the EIR).</p>	<p>Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/ Permits and Building Plans/ Permits, but prior to the first pre-construction meeting.</p>	<p>City of San Diego ADD of the ED</p>
<p><b>MHPA Land Use Adjacency:</b> Impacts to the MHPA as a result of edge effects would be significant.</p>	<p><b>BIO-5:</b> Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the applicant shall obtain all appropriate ACOE permit, CDFW streambed alteration agreement, and RWQCB water quality certification. Mitigation shall proceed according to permitting requirements of the applicable Resource Agencies and shall consist of a 2:1 establishment/creation of riparian habitat to ensure no net loss of non-wetland waters; therefore, a minimum mitigation of 0.34 acre shall be required (see Table 4.3-6 of the EIR). This on-site establishment/creation of ephemeral drainage will occur by widening the existing channel within the northern section of the survey area to achieve a 2:1 ratio (i.e., 0.34 acre). The banks of the new channel would be stabilized with riparian scrub plant species that are tolerant of the drier floodplain conditions.</p> <p><b>BIO-6:</b> Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, a qualified biologist shall submit a final Wetland Mitigation Plan to the USACE, RWQCB, San Diego (Park and Recreation, EAS, and MSCP), and CDFG for review and approval. A conceptual mitigation plan has been provided which illustrates the chosen location of establishment/creation area, methods involved to implement the mitigation effort, and a maintenance and monitoring program which is required to ensure the success of the mitigation (RECON 2015b).</p>	<p>Prior to the issuance of any grading permits and/or the first pre-construction meeting.</p>	<p>City of San Diego ADD of the ED</p>
<p><b>HISTORICAL RESOURCES</b></p> <p><b>Prehistoric/Historic Resources:</b> As identified here and in Cultural Resources Section 4.5.3, there is potential for significant subsurface cultural deposits in a small portion of the Carroll Canyon floodplain. If present, grading would uncover and destroy these subsurface resources, thereby resulting in a significant impact.</p>	<p>See mitigation measures <b>LAND-1</b> and <b>LAND-3</b>.</p> <p>Due to the potential for buried cultural resources to be encountered below alluvial soils on-site, a qualified archaeological monitor and a Native American monitor shall be present during project-related grading activities in the area shown on Figure 4.5-1.</p> <p><b>1. Prior to Permit Issuance</b></p> <p><b>A. Entitlements Plan Check</b></p> <p>1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designer shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.</p>	<p>Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/ Permits and Building Plans/ Permits, but prior to the first pre-construction meeting.</p>	<p>City of San Diego ADD of the ED</p>

**TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)**

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p><b>B. Letters of Qualification have been submitted to ADD</b></p> <ol style="list-style-type: none"> <li>1. The applicant shall submit a letter of verification to MMC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.</li> <li>2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.</li> <li>3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.</li> </ol> <p><b>II. Prior to Start of Construction</b></p> <p><b>A. Verification of Records Search</b></p> <ol style="list-style-type: none"> <li>1. The PI shall provide verification to MMC that a site specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center; or, if the search was in-house, a letter of verification from the PI stating that the search was completed.</li> <li>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</li> <li>3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.</li> </ol> <p><b>B. PI Shall Attend Precon Meetings</b></p> <ol style="list-style-type: none"> <li>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.             <ol style="list-style-type: none"> <li>a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</li> </ol> </li> <li>2. Identify Areas to be Monitored             <ol style="list-style-type: none"> <li>a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.</li> <li>b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</li> </ol> </li> </ol>		



**TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)**

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p align="center">Mitigation Measure</p> <p>3. When Monitoring Will Occur</p> <ol style="list-style-type: none"> <li>a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.</li> <li>b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.</li> </ol> <p><b>III. During Construction</b></p> <p>A. Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> <li>1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.</li> <li>2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.</li> <li>3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.</li> <li>4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV/R). The CSV/Rs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.</li> </ol> <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> <li>1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.</li> <li>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</li> <li>3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.</li> <li>4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.</li> </ol>		<p align="center">Monitoring, Enforcement, and Reporting Responsibility</p>

**TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)**

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p><b>C. Determination of Significance</b></p> <ol style="list-style-type: none"> <li>1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.               <ol style="list-style-type: none"> <li>a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.</li> <li>b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. <b>Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.</b></li> <li>c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.</li> </ol> </li> </ol> <p><b>IV. Discovery of Human Remains</b></p> <p>If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:</p> <ol style="list-style-type: none"> <li>A. Notification           <ol style="list-style-type: none"> <li>1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the EAS of the Development Services Department to assist with the discovery notification process.</li> <li>2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.</li> </ol> </li> <li>B. Isolate discovery site           <ol style="list-style-type: none"> <li>1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.</li> <li>2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.</li> <li>3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are not most likely to be of Native American origin.</li> </ol> </li> </ol>		

TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>C. If Human Remains <b>ARE</b> determined to be Native American</p> <ol style="list-style-type: none"> <li>1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, <b>ONLY</b> the Medical Examiner can make this call.</li> <li>2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.</li> <li>3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health &amp; Safety Codes.</li> <li>4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.</li> <li>5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:             <ol style="list-style-type: none"> <li>a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR,</li> <li>b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner; THEN,</li> <li>c. In order to protect these sites, the Landowner shall do one or more of the following:                 <ol style="list-style-type: none"> <li>(1) Record the site with the NAHC;</li> <li>(2) Record an open space or conservation easement on the site;</li> <li>(3) Record a document with the County.</li> </ol> </li> <li>d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.</li> </ol> </li> </ol> <p>D. If Human Remains are <b>NOT</b> Native American</p> <ol style="list-style-type: none"> <li>1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.</li> <li>2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).</li> <li>3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for interment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.</li> </ol> <p>V. <b>Night and/or Weekend Work</b></p> <p>A. If night and/or weekend work is included in the contract</p> <ol style="list-style-type: none"> <li>1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-con meeting.</li> </ol>		

**TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)**

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>2. The following procedures shall be followed.</p> <ul style="list-style-type: none"> <li>a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV/R and submit to MMC via fax by 8 AM of the next business day.</li> <li>b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.</li> <li>c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV – Discovery of Human Remains shall be followed.</li> <li>d. The PI shall immediately contact MMC, or by 8 A.M. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</li> </ul> <p>B. If night and/or weekend work becomes necessary during the course of construction</p> <ul style="list-style-type: none"> <li>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</li> <li>2. The RE, or BI, as appropriate, shall notify MMC immediately.</li> </ul> <p>C. All other procedures described above shall apply, as appropriate.</p> <p><b>VI. Post Construction</b></p> <p>A. Preparation and Submittal of Draft Monitoring Report</p> <ul style="list-style-type: none"> <li>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.</li> <li>a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.</li> <li>b. Recording Sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms—DPR 523 AB) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.</li> </ul> <p>2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</p>		

TABLE 10-1  
 MITIGATION MONITORING AND REPORTING PROGRAM  
 (continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>3. The PI shall submit revised Draft Monitoring Report to MMC for approval.</p> <p>4. MMC shall provide written verification to the PI of the approved report.</p> <p>5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</p> <p><b>B. Handling of Artifacts</b></p> <ol style="list-style-type: none"> <li>1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued</li> <li>2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</li> <li>3. The cost for curation is the responsibility of the property owner.</li> </ol> <p><b>C. Curation of artifacts: Accession Agreement and Acceptance Verification</b></p> <ol style="list-style-type: none"> <li>1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.</li> <li>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.</li> <li>3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.</li> </ol> <p><b>D. Final Monitoring Report(s)</b></p> <ol style="list-style-type: none"> <li>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.</li> <li>2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.</li> </ol>		

**TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM**  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p><b>PALEONTOLOGICAL RESOURCES</b></p> <p><b>High and Medium Resource Potential.</b> As identified here and in Paleontological Resources Section 4.6.3, implementation of the project has the potential to result in significant impacts to paleontological resources due to grading within formations. Impacts would be significant.</p>	<p><b>I. Prior to Permit Issuance</b></p> <p><b>A. Entitlements Plan Check</b></p> <ol style="list-style-type: none"> <li>1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.</li> </ol> <p><b>B. Letters of Qualification have been submitted to ADD</b></p> <ol style="list-style-type: none"> <li>1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.</li> <li>2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.</li> <li>3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.</li> </ol> <p><b>II. Prior to Start of Construction</b></p> <p><b>A. Verification of Records Search</b></p> <ol style="list-style-type: none"> <li>1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.</li> <li>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.</li> </ol> <p><b>B. PI Shall Attend Precon Meetings</b></p> <ol style="list-style-type: none"> <li>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.             <ol style="list-style-type: none"> <li>a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</li> </ol> </li> <li>2. Identify Areas to be Monitored</li> </ol> <p>Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</p>	<p>Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/ Permits and Building Plans/ Permits, but prior to the first pre-construction meeting.</p>	<p>City of San Diego ADD of ED</p>

TABLE 10-1  
 MITIGATION MONITORING AND REPORTING PROGRAM  
 (continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>3. When Monitoring Will Occur</p> <ol style="list-style-type: none"> <li>a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.</li> <li>b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.</li> </ol> <p><b>iii. During Construction</b></p> <ol style="list-style-type: none"> <li>A. Monitor Shall be Present During Grading/Excavation/Trenching       <ol style="list-style-type: none"> <li>1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.</li> <li>2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.</li> <li>3. The monitor shall document field activity via the Consultant Site Visit Record (CSV/R). The CSV/R's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.</li> </ol> </li> <li>B. Discovery Notification Process       <ol style="list-style-type: none"> <li>1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.</li> <li>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</li> <li>3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.</li> </ol> </li> <li>C. Determination of Significance       <ol style="list-style-type: none"> <li>1. The PI shall evaluate the significance of the resource.           <ol style="list-style-type: none"> <li>a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.</li> <li>b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.</li> </ol> </li> </ol> </li> </ol>		

**TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)**

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.</p> <p>d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.</p> <p><b>IV. Night and/or Weekend Work</b></p> <p>A. If night and/or weekend work is included in the contract</p> <ol style="list-style-type: none"> <li>1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-con meeting.</li> <li>2. The following procedures shall be followed.               <ol style="list-style-type: none"> <li>a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV/R and submit to MMC via fax by 8AM on the next business day.</li> <li>b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.</li> <li>c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.</li> <li>d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</li> </ol> </li> </ol> <p>B. If night work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> <li>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</li> <li>2. The RE, or BI, as appropriate, shall notify MMC immediately.</li> </ol> <p>C. All other procedures described above shall apply, as appropriate.</p> <p><b>V. Post Construction</b></p> <p>A. Preparation and Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> <li>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.</li> </ol>		



TABLE 10-1  
MITIGATION MONITORING AND REPORTING PROGRAM  
(continued)

Potential Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p style="text-align: center;">Mitigation Measure</p> <ol style="list-style-type: none"> <li>a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.               <ol style="list-style-type: none"> <li>b. Recording Slides with the San Diego Natural History Museum                   <p>The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.</p> </li> </ol> </li> <li>2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</li> <li>3. The PI shall submit revised Draft Monitoring Report to MMC for approval.</li> <li>4. MMC shall provide written verification to the PI of the approved report.</li> <li>5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</li> </ol> <ol style="list-style-type: none"> <li>B. Handling of Fossil Remains               <ol style="list-style-type: none"> <li>1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.</li> <li>2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area, that faunal material is identified as to species, and that specialty studies are completed, as appropriate</li> </ol> </li> <li>C. Curation of fossil remains: Deed of Gift and Acceptance Verification               <ol style="list-style-type: none"> <li>1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.</li> <li>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.</li> </ol> </li> <li>D. Final Monitoring Report(s)               <ol style="list-style-type: none"> <li>1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.</li> <li>2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.</li> </ol> </li> </ol>		