

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

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

**PROJECT: Johnson Residence 3587 Copper Crest Road Project
Certification Number R9-2016-0169
WDID: 9000003076**

Reg. Meas. ID: 407740 Place ID: 826442 Party ID: 558119 Person ID: 558120
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**APPLICANT: Deanne Johnson
1823 Milbank Road
Encinitas, CA 92024**

ACTION:

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

PROJECT DESCRIPTION

An application dated July 8, 2016 was submitted by the Deanne Johnson (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 Johnson Residence 3587 Copper Crest Road (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on November 9, 2016. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activities 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 under Nationwide Permit 14 (non-notifying).

The Project is located within the City of Encinitas, San Diego County, California at 3587 Copper Crest Road. The Project center reading is located at latitude 33.108988 and longitude -117.114224. The Applicant has paid all required application fees for this Certification in the amount of \$1,688.00. On an annual basis, the Applicant shall also pay all active discharge fees and post discharge monitoring fees, as appropriate¹. On November 9, 2016, the San

¹ 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 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

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

The Applicant proposes to develop a 2.49 acre parcel for a single family home residence with a detached garage and a driveway to provide street access. The residence will be constructed in the uplands with a driveway that will cross an ephemeral drainage. The installation of a 42-inch reinforced concrete pipe at the drainage crossing will be required for the driveway.

The total Project area is 2.49 acres and will convert 0.23 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 four bioretention basins and permeable pavers at the end of the driveway. These BMPs will be designed, constructed, and maintained to meet City of Encinitas's Low Impact Development (LID) Capture Volume and hydromodification treatment requirements.

Project construction will permanently impact 0.08 acre (125 linear feet (LF)) and have no temporary impacts to wetland waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

Receiving waters potentially affected by the Project are protected in accordance with water quality standards in the *Water Quality Control Plan for the San Diego Basin (9)* (Basin Plan). This Certification authorizes permanent and temporary impacts to waters of the United States and/or State affected by the Project and requires compensatory mitigation to offset adverse impacts as described in section VI of the Certification. The temporary impacts will be restored by the Applicant to pre-Project conditions and do not include physical loss of aquatic resource area or degradation of ecological conditions. Compensatory mitigation to offset the permanent loss of jurisdictional waters will be achieved through 0.11 acres (330 LF) of onsite streambed and alkali meadow establishment and 0.12 acres of wetland enhancement (260 LF). Based on all of these considerations, the Applicant's compliance with the terms and conditions of this Certification will ensure that the water quality standards for all waters of the United States and/or State impacted by the Project are met.

Detailed written specifications and work descriptions for the compensatory mitigation project including, but not limited to, the geographic boundaries of the project, timing, sequence, monitoring, maintenance, ecological success performance standards and provisions for long-term management and protection of the mitigation areas are described in the *Wetland Mitigation and Monitoring Plan for the Johnson Residence* (Mitigation Plan), dated December 16, 2016. San Diego Water Board acceptance of the Mitigation Plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Mitigation Plan is incorporated in this Certification by reference as if set forth herein. The

Mitigation Plan provides for implementation of compensatory mitigation which offsets adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Mitigation Plan will reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the Mitigation Plan will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

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

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Attachments:

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

The San Diego Water Board has independently reviewed the record of the Project to analyze the extent and nature of proposed Project impacts to the water quality and beneficial uses of waters of the United States and/or State and associated compensatory mitigation required to offset impacts attributed to the Project. In accordance with this Certification, the Applicant may proceed with the Project under the following terms and conditions:

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. R9-2016-0169 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 U.S.C. §1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/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 U.S.C §1313.). The Basin Plan is accessible on-line at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

- F. **Project Modification.** The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water 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 Escondido Creek, or their tributaries;
 3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
 4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
 5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

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

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

http://www.waterboards.ca.gov/public_notices/petitions/water_quality or will be provided upon request.

III. CONSTRUCTION TRUCTON BEST MANAGEMENT PRACTICES

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

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

- N. **Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.
- O. **Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of Escondido Creek and its tributaries. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.
- P. **Groundwater Dewatering.** If groundwater dewatering is required for the Project, the Applicant shall enroll in and comply with the requirements of San Diego Water Board Order No. R9-2015-0013 NPDES No. CAG919003, *General Waste Discharge Requirements For Groundwater Extraction Discharges to Surface Waters within the San Diego Region* or its successor permit.

IV. POST CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.
- B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. **Post-Construction BMP Design.** The Project must be designed to comply with the most current Standard Storm Water Mitigation and Hydromodification Plans for City of Encinitas. Post-construction BMPs are described in the *Storm Water Management Plan and Hydrology Study for Johnson Residence 3587 Copper Crest Drive (SWMP)*.
- D. **Post-Construction BMP Implementation.** All post-construction BMPs must be constructed, functional, and implemented prior to completion of Project construction, occupancy, and/or planned use, and maintained in perpetuity. The post construction BMPs must include those described in the SWMP, dated January 19, 2016, prepared on behalf of the Applicant by Sampo Engineering; or any subsequent version of the SWMP approved by the City of Encinitas.

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

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

V. PROJECT IMPACTS AND COMPENSATORY MITIGATION

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

B. Project Impacts and Compensatory Mitigation. Unavoidable Project impacts to an unnamed tributary to Escondido Creek and its unnamed tributaries within the Carlsbad 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:

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

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Mitigation Ratio (linear feet mitigated :linear feet impacted)
Permanent Impacts						
Streambed	0.08	125	0.11 Establishment 0.12 Enhancement ¹	1.4:1 Establishment 1.5:1 Enhancement	330 Establishment 260 Enhancement	2.6:1 Establishment 2.1:1 Enhancement
Temporary Impacts						
Streambed ²	0	0	NA	NA	NA	NA

NA – Not applicable

1. Project compensatory mitigation will be onsite in Encinitas, CA.
2. All areas of temporary impacts must be restored to pre-project contours and re-vegetated with native species.

C. Temporary Project Impact Areas. The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. 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.

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 4, page 8) 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.

F. Temporary Project Impact Areas. The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State.

Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

- G. Long-Term Management and Maintenance.** The compensatory mitigation site(s) must be managed, protected, and maintained, in perpetuity, in conformance with the long-term management plan and the final ecological success performance standards identified in the Mitigation Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the following requirements:
1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;
 2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;
 3. The Mitigation site(s) must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and
 4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.
- H. Timing of Mitigation Site Construction.** The construction of proposed mitigation must be concurrent with project grading and completed no later than 9 months following the start of Project construction. Delays in implementing mitigation must be compensated for by an increased mitigation implementation of 10% of the cumulative compensatory mitigation for each month of delay.
- I. Mitigation Site(s) Preservation Mechanism.** **Within 90 days from the issuance of this Certification**, the Applicant must provide the San Diego Water Board with a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all mitigation areas and their buffers in perpetuity. **Within 12 months 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. **Geographic Information System Data.** The Applicant must submit Geographic Information System (GIS) shape files of the Project impact sites within 30 days of the start of project construction and GIS shape files of the Project mitigation sites within 30 days of mitigation installation. All impact and mitigation site shape files must be polygons. Two GPS readings (points) must be taken on each line of the polygon and the polygon must have a minimum of 10 points. GIS metadata must also be submitted.
- F. **Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation, 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 1st through December 31st of each year. Annual Project Progress Reports must include, at a minimum, the following:

1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:
 - a. The names, qualifications, and affiliations of the persons contributing to the report;
 - b. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
 - c. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
 - d. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

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/401c/401PhotoDocRB9V713.pdf. In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;
 - h. As-built drawings of the compensatory mitigation project site(s), no bigger than 11"X17"; and
 - i. A survey report documenting boundaries of the compensatory mitigation site(s).
- G. Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion** of the Project. The final report must include the following information:
1. Date of construction initiation;
 2. Date of construction completion;
 3. As-built drawings of the Project, no bigger than 11"X17"; and
 4. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf. In addition, photo documentation must

include Global Positioning System (GPS) coordinates for each of the photo points referenced.

- H. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.
- I. **Electronic Document Submittal.** The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to SanDiego@waterboards.ca.gov. Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. R9-2016-0169:826442: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), 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. R9-2016-0169:826442:amonji.

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

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

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

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

VII. NOTIFICATION REQUIREMENTS

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

oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.

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

the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

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

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

VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

- A. The City of Encinitas is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated June 27, 2014 for the Mitigated Negative Declaration (MND) for the Johnson Residence Project (State Clearing House Number 2014051014). 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 MND 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 MND 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 MND, 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

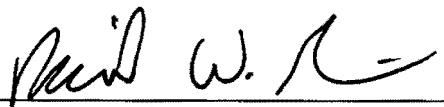
Alan Monji, Environmental Scientist
Telephone: 619-521-3968
Email: Alan.Monji@waterboards.ca.gov

X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Johnson Residence 3587 Copper Crest Road** Project (Certification No. R9-2016-0169) 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. R9-2016-0169 issued on February 14, 2017.



DAVID W. GIBSON
Executive Officer
San Diego Water Board

14 February 2017
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.

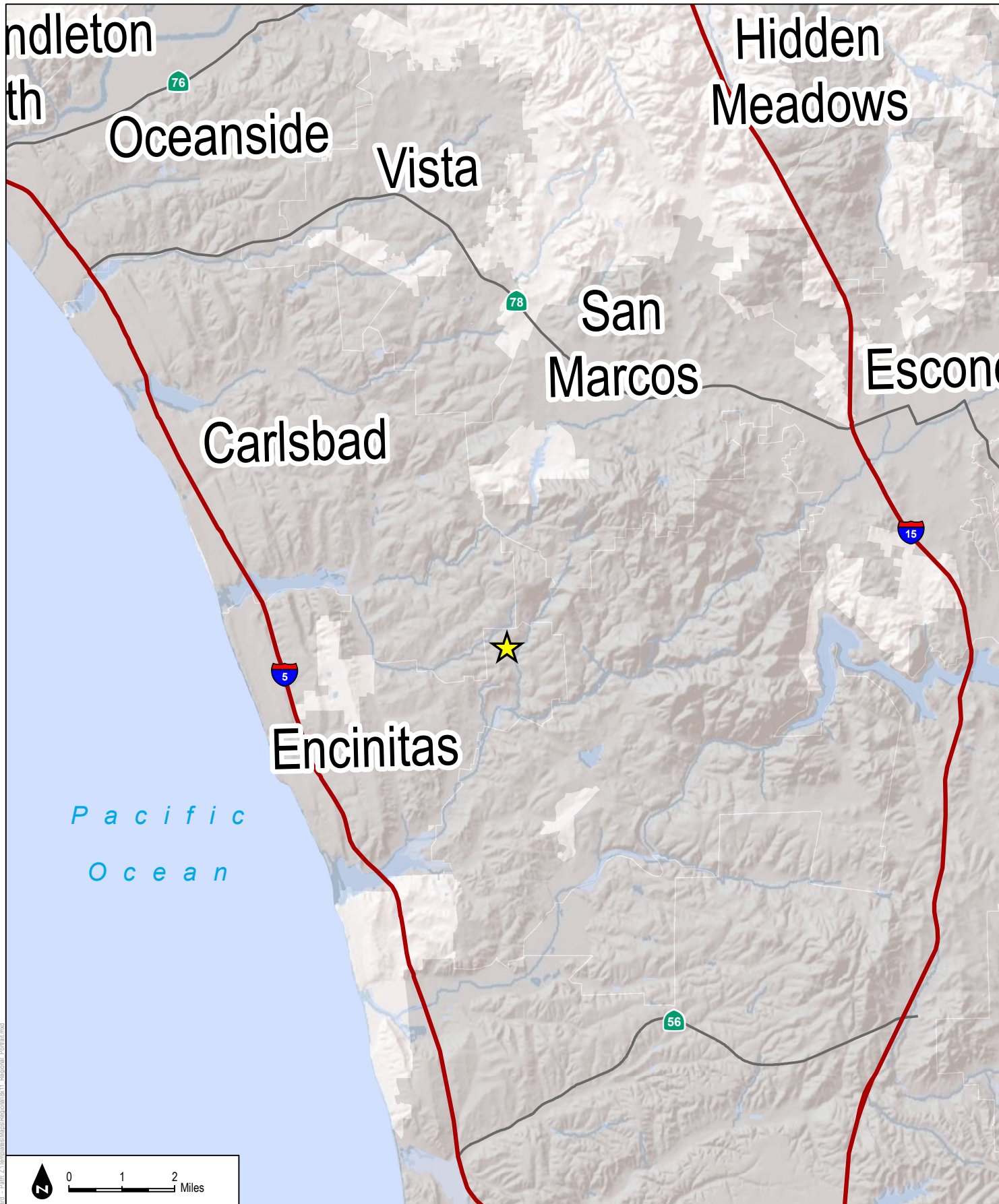
Uplands - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and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

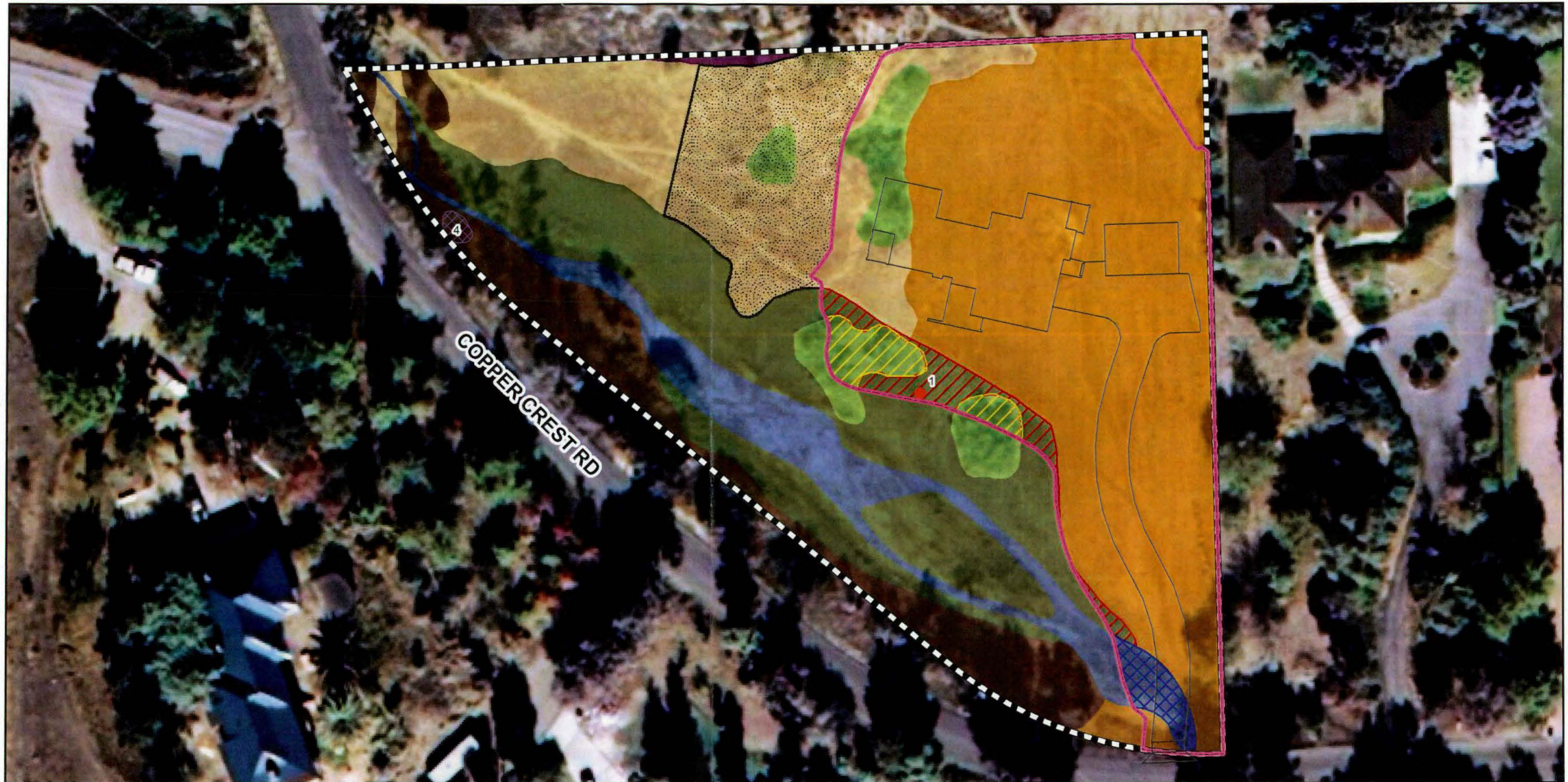
1. Dudek, Regional Vicinity Map, Figure 1



ATTACHMENT 3

PROJECT FIGURES

1. Foothill Associates, Biological Impacts, Figure 5
2. Sampo Engineering Inc., Grading Plans, Sheets 1-4.



IMPACTS TO VEGETATION COMMUNITIES		IMPACTS TO JURISDICTIONAL FEATURES		Special Status Species	OTHER FEATURES	 SCALE IN FEET	BIOLOGICAL IMPACTS
CLASSIFICATION	IMPACT ACREAGE	ACOE Jurisdiction Other Waters of the U.S. CLASSIFICATION	IMPACT ACREAGE	<ul style="list-style-type: none"> Juac - <i>Juncus acutus</i> Qudu - <i>Quercus dumosa</i> 	<ul style="list-style-type: none"> Project Boundary Development Impact Boundary Building Footprint Fuel Modification Zone (0.19 Acres) 		JOHNSON COPPER CREST ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE © 2007
<ul style="list-style-type: none"> Alkali Meadow Disturbed Habitat Non-native Grassland Streambed Tamarisk Scrub 	<ul style="list-style-type: none"> 0.04 0.73 0.07 0.02 0.08 	CDFG Jurisdiction CLASSIFICATION	IMPACT ACREAGE <ul style="list-style-type: none"> 0.02 0.04 0.03 	NOTES <ul style="list-style-type: none"> 1ft Orthoimagery for San Diego from USGS Seamless Server, November 2003. Digital base data provided by Conway & Associates, Inc. 		FIGURE 5	FILE NAME: bio_impacts MAPPED BY: JMH 11/30/06, 12/20/06 DRAWN BY: EME 12/29/06, rev. 6/4/07
TOTAL	0.94	TOTAL	0.09				

RIGHT OF WAY NOTE

OWNER IS TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY...

DRAINAGE NOTE

NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES. WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.

UTILITY NOTE

ALL UTILITIES SERVING THIS SITE SHALL BE INSTALLED UNDERGROUND.

GENERAL NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE DESIGN CONSTRUCTION STANDARDS OF THE CITY OF ENCINITAS AND THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS... 2. THE SOILS REPORT TITLED "PRELIMINARY GEOTECHNICAL INVESTIGATION" PREPARED BY COAST GEOTECHNICAL DATED JANUARY 15, 2007...

EROSION CONTROL

- 1. IN CASE EMERGENCY WORK IS REQUIRED, CONTACT KEITH G. JOHNSON AT (760) 310-5509, 24 HOURS A DAY. 2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15)...

STORMWATER POLLUTION CONTROL POST CONSTRUCTION BMP/IMP NOTES

- 1. FOR STORM WATER POLLUTION CONTROL PURPOSES, ALL RUNOFF FROM ALL IMPERVIOUS SURFACES INCLUDING ROOF DRAINS SHALL DISCHARGE ONTO GRASS AND LANDSCAPE AREAS PRIOR TO COLLECTION AND DISCHARGE ONTO THE STREET AND/OR INTO THE PUBLIC STORM DRAIN SYSTEM. 2. GRASS AND LANDSCAPE AREAS DESIGNATED FOR STORM WATER POLLUTION CONTROL SHALL NOT BE MODIFIED WITHOUT A PERMIT FROM THE CITY...

SAN DIEGUITO WATER DISTRICT NOTES

- 1. WATER MAINS, LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS OF THE CURRENT WATER AGENCIES' STANDARDS COMMITTEE (WASC). 2. REVIEW OF THIS PLAN BY SAN DIEGUITO WATER DISTRICT DOES NOT CONSTITUTE REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF, OR THE EXISTENCE OR NON-EXISTENCE OF, ANY UNDERGROUND UTILITY, PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT...

STORMWATER POLLUTION CONTROL BMP NOTES RELATIVE TO CONSTRUCTION ACTIVITIES

- CONCRETE WASHOUT: CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM... CONSTRUCTION SITE ACCESS: A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE...

EROSION CONTROL: EROSION CONTROL MUST BE PROVIDED FOR ALL EROSION SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRX.

NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.

DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.

REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP DECREASE EROSION.

TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.

PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.

WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE: STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE...

TRAINING: CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF ENCINITAS SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF ENCINITAS STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE.

WASTE MANAGEMENT: CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.

NO SEEPAGE FROM ANY DUMPSTER SHALL BE DISCHARGED INTO STORMWATER. BERMS/DIKES SHALL BE PLACED AROUND ALL DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL TIMES.

MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE.

POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.

PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMDRAIN INLETS ON PEROVUS SURFACES.

ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, CUTTER, AND STORMDRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

FOR MORE INFORMATION ON STORMWATER POLLUTION CONTROL MEASURES AND REQUIREMENTS PLEASE CONTACT THE ENGINEERING DEPARTMENT, CITY OF ENCINITAS AT (760) 633-2770.

NOTIFICATIONS

- 1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS... 2. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE 48 HOURS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. PHONE: (760) 633-2770.

OWNER

OWNER NAME: KEITH & DEANNE JOHNSON
963 WIMBERL COURT
CARESDALE, CA 92011
(760) 310-5509 - PHONE
(760) 942-1472 - FAX

SITE ADDRESS

VACANT PROPERTY ON COPPER CREST ROAD
APN: 264-223-24

LEGAL DESCRIPTION

PARCEL 4 OF PARCEL MAP NO. 4460

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CCS 83, 1991.35 EPOCH AS DETERMINED LOCALLY FROM CITY OF ENCINITAS SURVEY CONTROL NETWORK STATIONS CL5B-012 & CL5B-009 PER RECORD OF SURVEY MAP NO. 18416 BEING: N 37°51'13" W

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT A REGISTERED SOILS ENGINEER OR GEOLOGIST HAS BEEN OR WILL BE RETAINED TO SUPERVISE OVER ALL GRADING ACTIVITY AND ADVISE ON THE COMPACTION AND STABILITY OF THE SITE.

SIGNATURE: KEITH G. JOHNSON DATE:
SIGNATURE: DEANNE E. JOHNSON DATE:

SOIL ENGINEER'S CERTIFICATE

I, _____ A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY ME OR UNDER MY DIRECTION ON _____ AND FOR AN UPDATE ON _____ ONE COMPLETE COPY OF THE SOILS REPORT COMPILED FROM THIS STUDY, WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER. FURTHERMORE, I HAVE REVIEWED THESE GRADING PLANS AND CERTIFY THAT THE RECOMMENDATIONS INCLUDED IN THE SOILS REPORT FOR THIS PROJECT HAVE BEEN INCORPORATED IN THE GRADING PLANS AND SPECIFICATIONS.

SIGNED:
RCE NO.:
EXP. DATE:

JOB #:

COMPANY: COAST GEOTECHNICAL
ADDRESS: 779 ACADEMY DRIVE
SOLANA BEACH, CA 92075
PHONE NO. (858) 755-8622

STATEMENT OF ENGINEER OF WORK

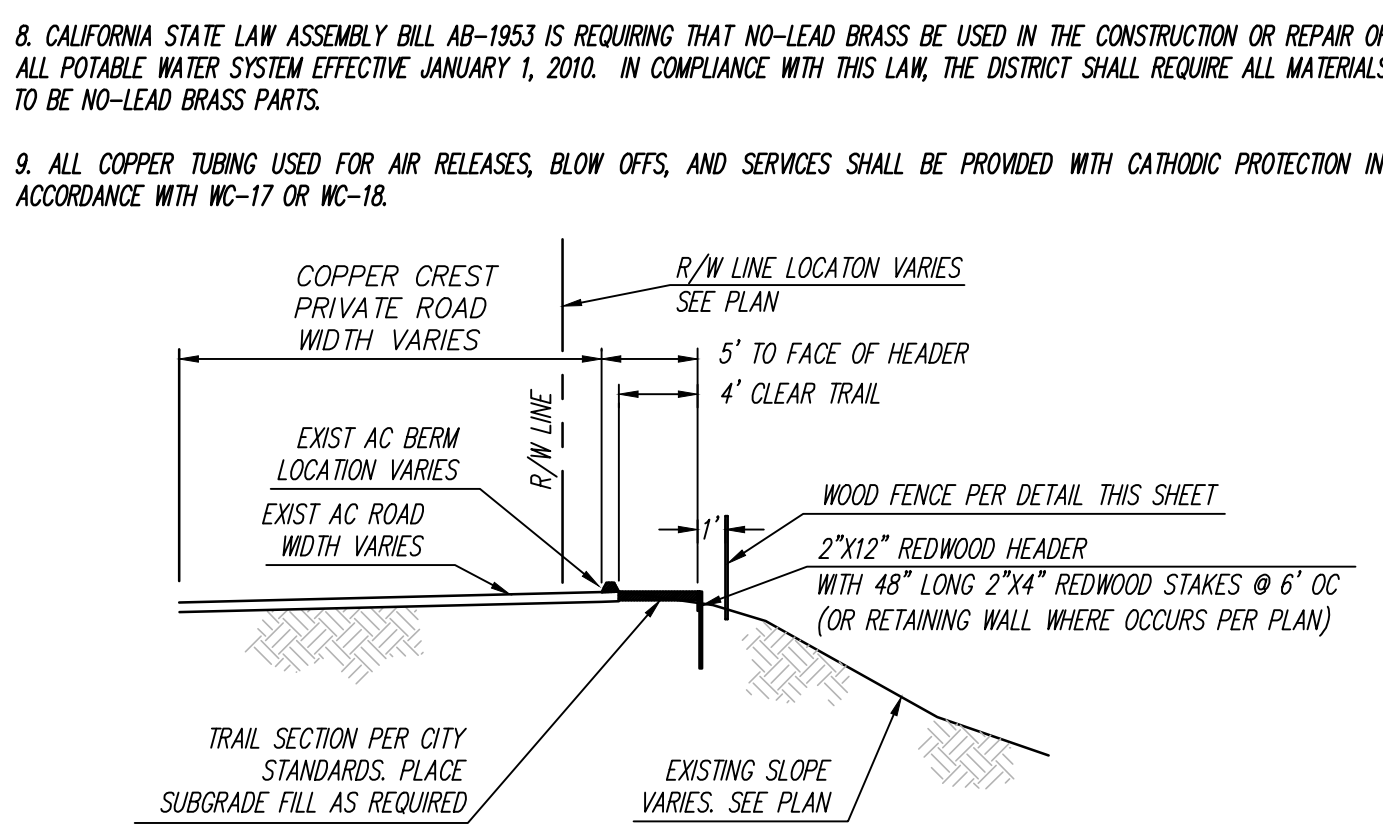
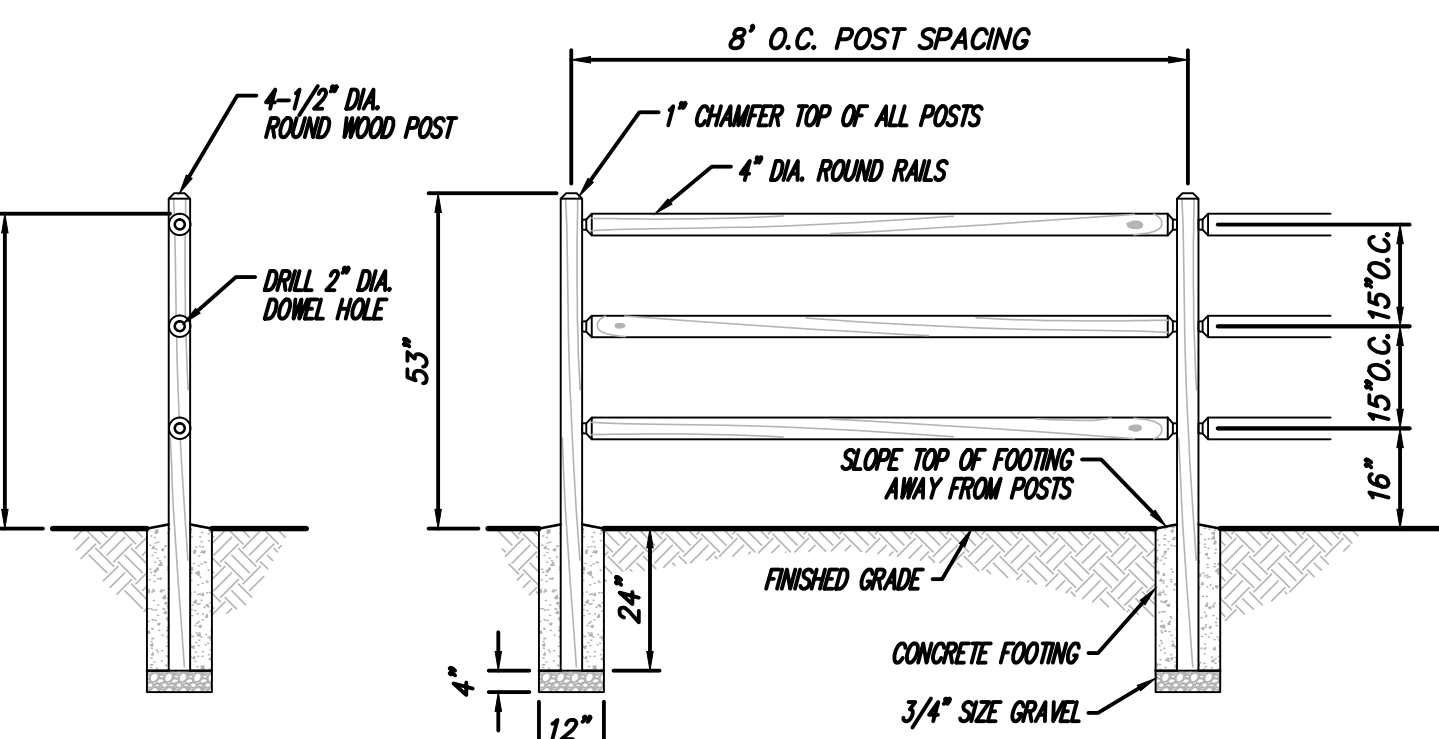
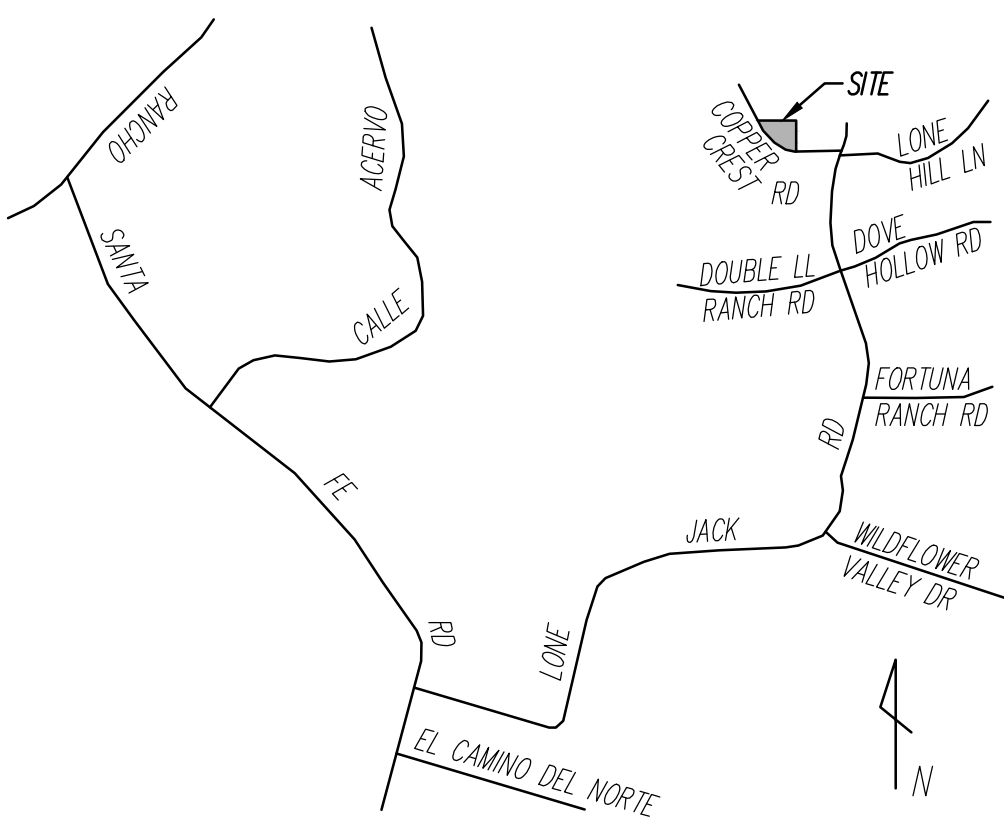
THE UNDERSIGNED ENGINEER AGREES THAT THE WORK PERFORMED BY THE ENGINEER SHALL COMPLY WITH THE GENERALLY ACCEPTED STANDARDS AND PRACTICES OF THE ENGINEER'S TRADE OR PROFESSION. THE ENGINEER FURTHER AGREES THAT THE WORK PERFORMED HEREIN SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS REQUIRED BY THE CITY OF ENCINITAS, TO THE EXTENT THAT THE ENGINEER CONTROLS SUCH PERFORMANCE. THE ENGINEER AGREES THAT ANY PLANCHECK OR REVIEW PERFORMED BY THE CITY OF ENCINITAS IN ITS CAPACITY AS A PUBLIC ENTITY FOR THE PLANS PREPARED BY THE ENGINEER IS NOT A DETERMINATION BY THE CITY OF ENCINITAS OF THE TECHNICAL SUFFICIENCY OR ADEQUACY OF THE PLANS OR DESIGN AND IT THEREFORE DOES NOT RELIEVE THE ENGINEER OF RESPONSIBILITY FOR THE PLANS OR DESIGN OF IMPROVEMENTS BASED THEREON.

SIGNED: VINCENT L. SAMPO ENGINEER'S NAME DATE:

COMPANY: SAMPO ENGINEERING, INC.
ADDRESS: 171 SAXONY ROAD, STE. 213 ENCINITAS CA. 92024
PHONE NUMBER: 760 436-0660
RCE EXPRESS: 06/30/17

LEGEND

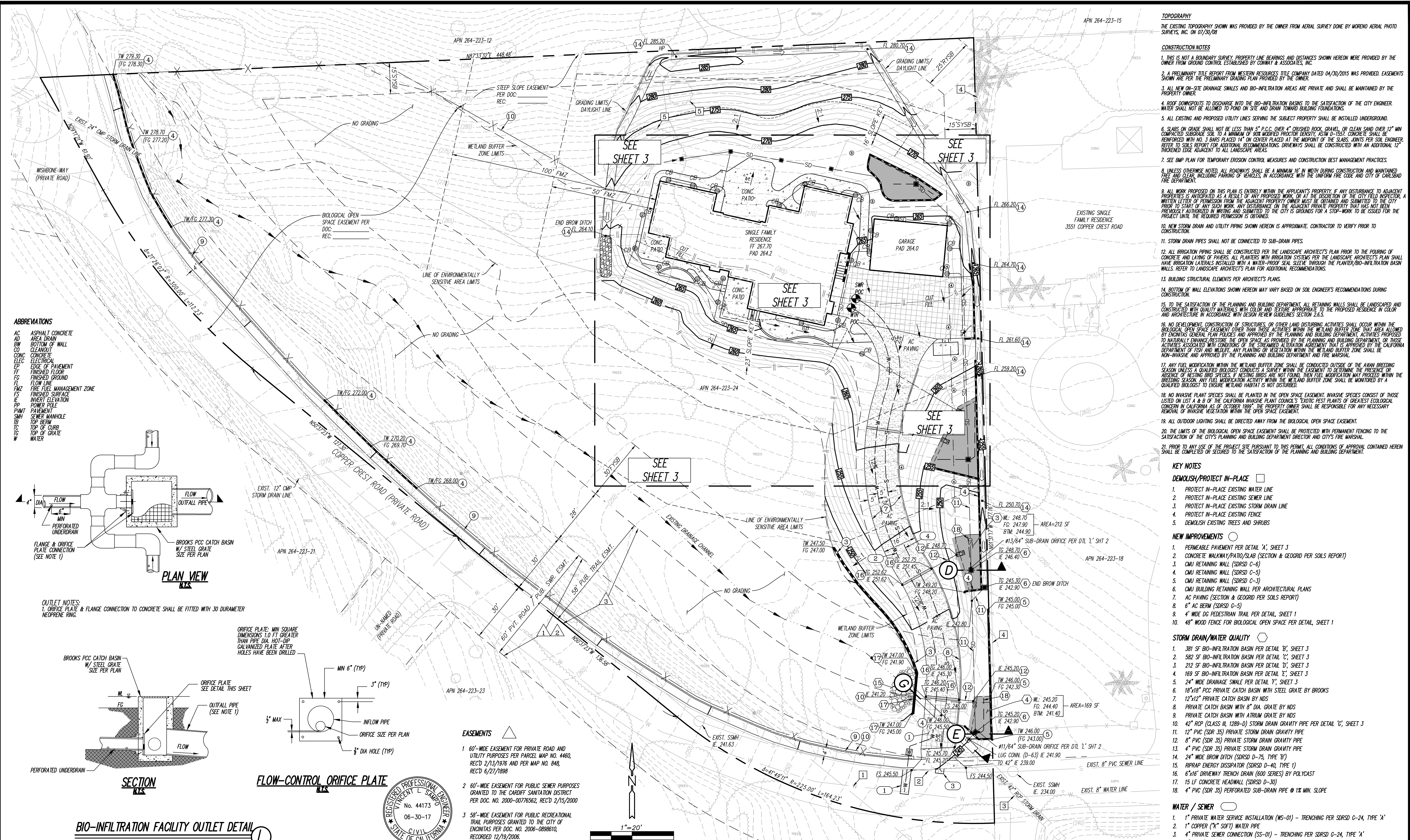
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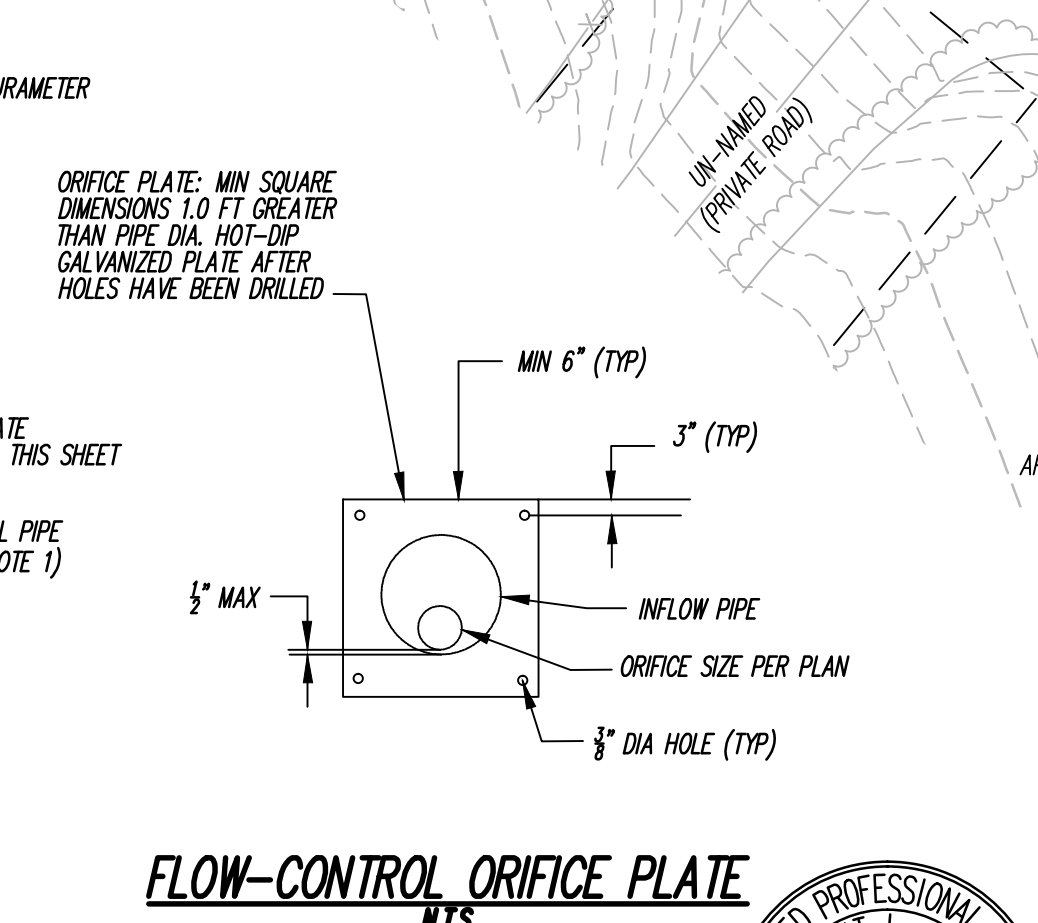
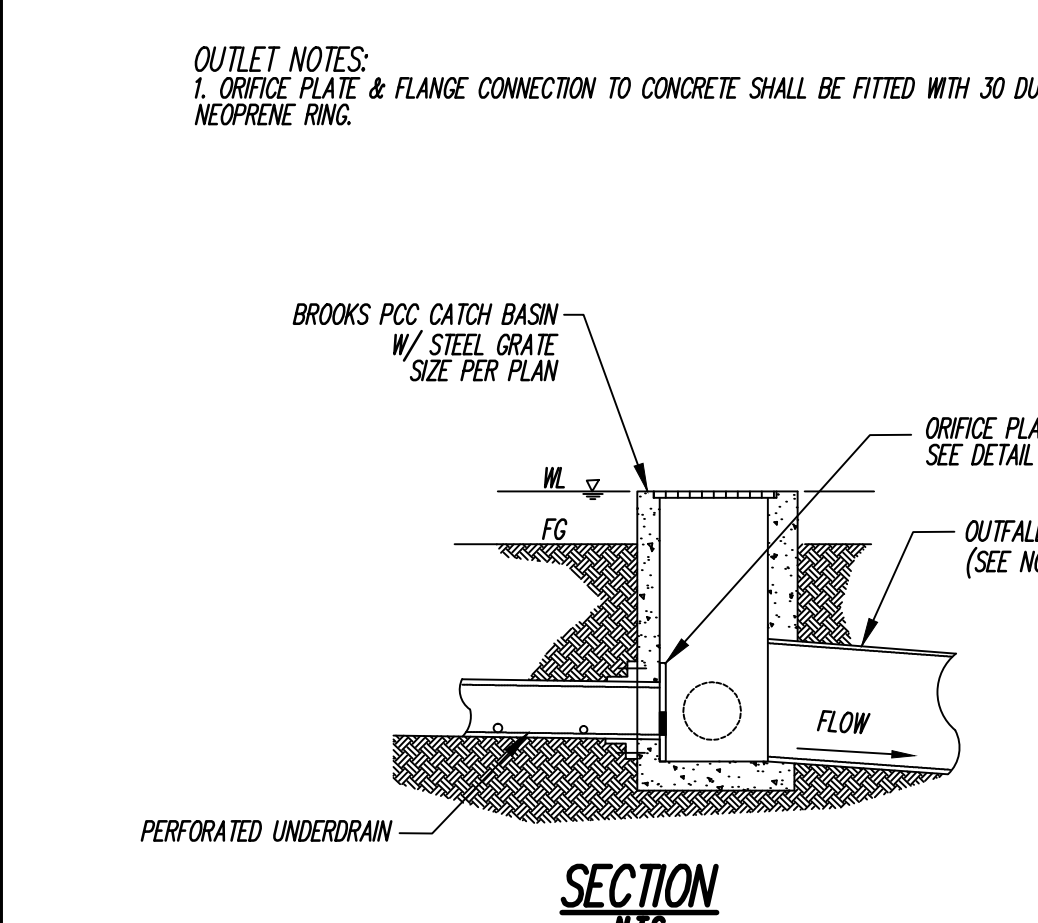
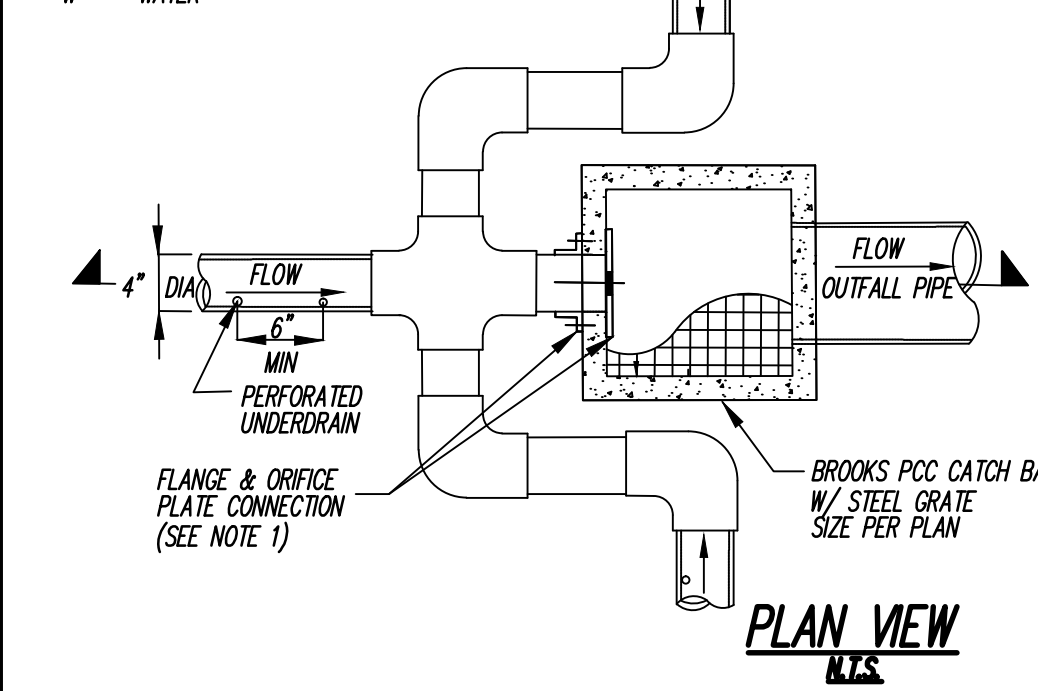
48" HEIGHT 3-RAIL OPEN WILDLIFE WOOD FENCE N/S

RECREATIONAL TRAIL SECTION N/S

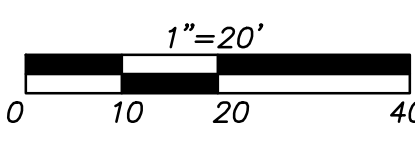
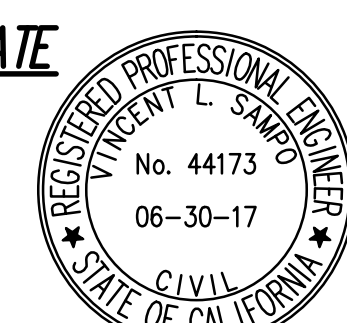
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- ABBREVIATIONS**
- AC ASPHALT CONCRETE
 - AD AREA DRAIN
 - BW BOTTOM OF WALL
 - CD CLEANOUT
 - CONC CONCRETE
 - ELEC ELECTRICAL
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FG FINISHED GROUND
 - FL FLOW LINE
 - FMZ FIRE FUEL MANAGEMENT ZONE
 - FS FINISHED SURFACE
 - IE INVERT ELEVATION
 - IP INVERT
 - P/MT PAVEMENT
 - SMH SEWER MANHOLE
 - TB TOP OF BERM
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - W WATER



- EASEMENTS**
- 1 60'-WIDE EASEMENT FOR PRIVATE ROAD AND UTILITY PURPOSES PER PARCEL MAP NO. 4460, REC'D 2/13/1976 AND PER MAP NO. 848, REC'D 6/27/1988
 - 2 60'-WIDE EASEMENT FOR PUBLIC SEWER PURPOSES GRANTED TO THE CAROLINA SANITATION DISTRICT PER DOC. NO. 2000-00776562, REC'D 2/15/2000
 - 3 58'-WIDE EASEMENT FOR PUBLIC RECREATIONAL TRAIL PURPOSES GRANTED TO THE CITY OF ENCINITAS PER DOC. NO. 2006-0898610, RECORDED 12/19/2006.

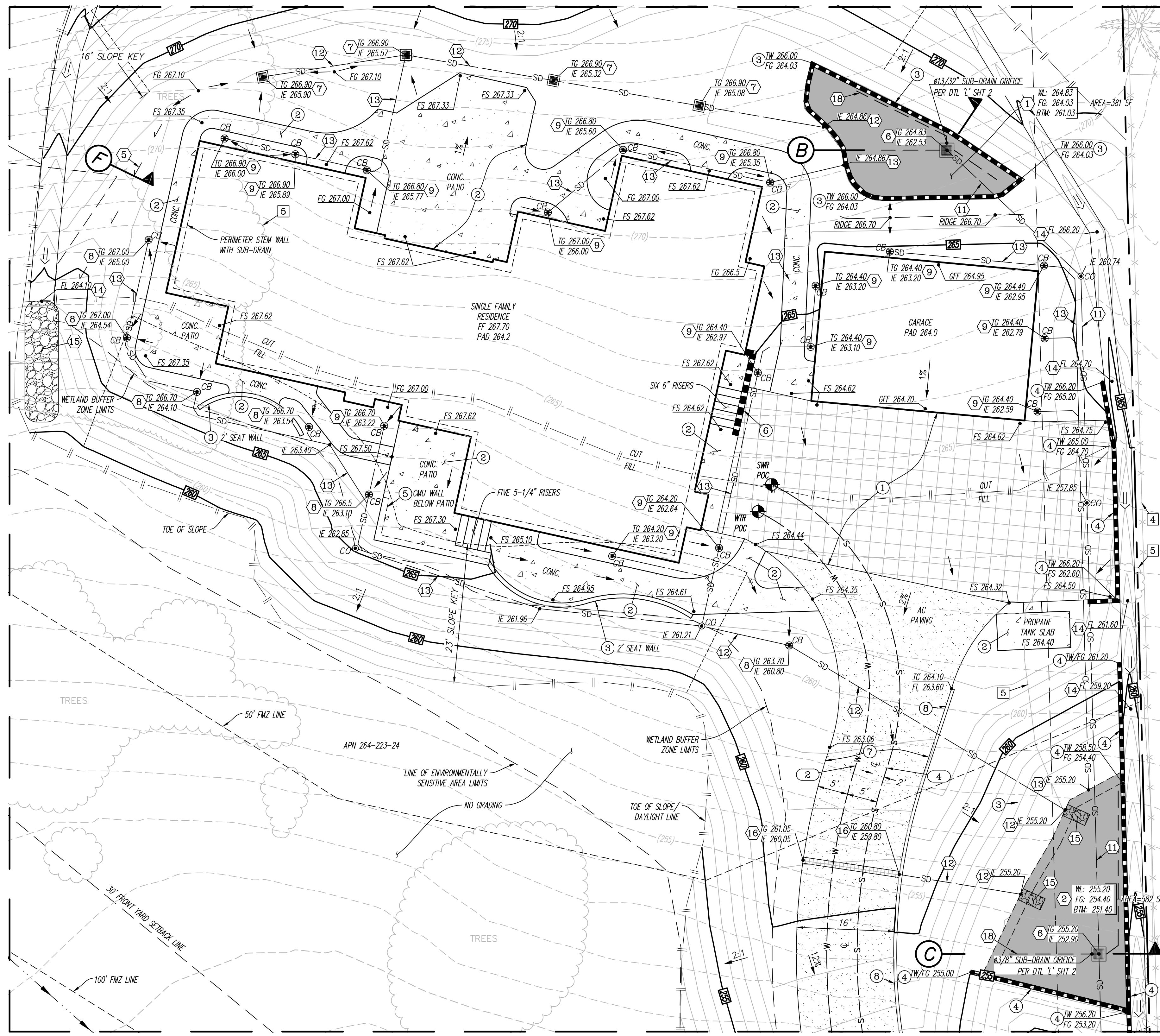


- TOPOGRAPHY**
THE EXISTING TOPOGRAPHY SHOWN WAS PROVIDED BY THE OWNER FROM AERIAL SURVEY DONE BY MORENO AERIAL PHOTO SURVEYS, INC. ON 07/30/08
- CONSTRUCTION NOTES**
1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINE BEARINGS AND DISTANCES SHOWN HEREIN WERE PROVIDED BY THE OWNER FROM GROUND CONTROL ESTABLISHED BY CONWAY & ASSOCIATES, INC.
 2. A PRELIMINARY TITLE REPORT FROM WESTERN RESOURCES TITLE COMPANY DATED 04/30/2015 WAS PROVIDED. EASEMENTS SHOWN ARE PER THE PRELIMINARY GRADING PLAN PROVIDED BY THE OWNER.
 3. ALL NEW ON-SITE DRAINAGE SWALES AND BIO-INFILTRATION AREAS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 4. ROOF DOWNSPOUTS TO BE DISCHARGED INTO THE BIO-INFILTRATION BASINS TO THE SATISFACTION OF THE CITY ENGINEER. WATER SHALL NOT BE ALLOWED TO POND ON SITE AND DRAIN TOWARD BUILDING FOUNDATIONS.
 5. ALL EXISTING AND PROPOSED UTILITY LINES SERVING THE SUBJECT PROPERTY SHALL BE INSTALLED UNDERGROUND.
 6. SLABS ON GRADE SHALL NOT BE LESS THAN 5" P.C.C. OVER 4" CRUSHED ROCK GRAVEL OR CLEAN SAND OVER 12" MIN COMPACTED SUBGRADE SOIL TO A MINIMUM OF 80% MODIFIED PROCTOR DENSITY, ASTM D-1557. CONCRETE SHALL BE REINFORCED WITH NO. 3 BARS PLACED 14" ON CENTER PLACED AT THE MIDPOINT OF THE SLABS. CONSULT PER SOIL ENGINEER REFER TO SOILS REPORT FOR ADDITIONAL RECOMMENDATIONS. DRIVEWAYS SHALL BE CONSTRUCTED WITH AN ADDITIONAL 12" THICKENED EDGE ADJACENT TO ALL LANDSCAPE AREAS.
 7. SEE BMP PLAN FOR TEMPORARY EROSION CONTROL MEASURES AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
 8. UNLESS OTHERWISE NOTED, ALL ROADWAYS SHALL BE A MINIMUM 16' IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING PARKING OF VEHICLES, IN ACCORDANCE WITH THE UNIFORM FIRE CODE AND CITY OF CARLSBAD FIRE DEPARTMENT.
 9. ALL WORK PROPOSED ON THIS PLAN IS ENTIRELY WITHIN THE APPLICANT'S PROPERTY. IF ANY DISTURBANCE TO ADJACENT PROPERTIES IS ANTICIPATED AS A RESULT OF ANY PROPOSED WORK, OR AT THE DISCRETION OF THE CITY FIELD INSPECTOR, A WRITTEN LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNER MUST BE OBTAINED AND SUBMITTED TO THE CITY PRIOR TO START OF ANY SUCH WORK. ANY DISTURBANCE ON THE ADJACENT PRIVATE PROPERTY THAT HAS NOT BEEN PREVIOUSLY AUTHORIZED IN WRITING AND SUBMITTED TO THE CITY IS GROUNDS FOR A STOP-WORK TO BE ISSUED FOR THE PROJECT UNTIL THE REQUIRED PERMISSION IS OBTAINED.
 10. NEW STORM DRAIN AND UTILITY PIPING SHOWN HEREIN IS APPROXIMATE. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
 11. STORM DRAIN PIPES SHALL NOT BE CONNECTED TO SUB-DRAIN PIPES.
 12. ALL IRRIGATION PIPING SHALL BE CONSTRUCTED PER THE LANDSCAPE ARCHITECT'S PLAN PRIOR TO THE POURING OF CONCRETE AND LAYING OF PAVERS. ALL PLANTERS WITH IRRIGATION SYSTEMS PER THE LANDSCAPE ARCHITECT'S PLAN SHALL HAVE IRRIGATION LATERALS INSTALLED WITH A WATER-PROOF SEAL SLEEVE THROUGH THE PLANTER/BIO-INFILTRATION BASIN WALLS. REFER TO LANDSCAPE ARCHITECT'S PLAN FOR ADDITIONAL RECOMMENDATIONS.
 13. BUILDING STRUCTURAL ELEMENTS PER ARCHITECT'S PLANS.
 14. BOTTOM OF WALL ELEVATIONS SHOWN HEREIN MAY VARY BASED ON SOIL ENGINEER'S RECOMMENDATIONS DURING CONSTRUCTION.
 15. TO THE SATISFACTION OF THE CITY PLANNING AND BUILDING DEPARTMENT, ALL RETAINING WALLS SHALL BE LANDSCAPED AND CONSTRUCTED WITH QUALITY MATERIALS WITH COLOR AND TEXTURE APPROPRIATE TO THE PROPOSED RESIDENCE IN COLOR AND ARCHITECTURE IN ACCORDANCE WITH DESIGN REVIEW GUIDELINES SECTION 2.6.5.
 16. NO DEVELOPMENT, CONSTRUCTION OF STRUCTURES, OR OTHER LAND DISTURBING ACTIVITIES SHALL OCCUR WITHIN THE BIOLOGICAL OPEN SPACE EASEMENT OTHER THAN THOSE ACTIVITIES WITHIN THE WETLAND BUFFER ZONE THAT AREA ALLOWED BY ENCINITAS GENERAL PLAN POLICIES AND APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. ACTIVITIES PROPOSED TO NATURALLY ENHANCE RESTORE THE OPEN SPACE AS PROVIDED BY THE PLANNING AND BUILDING DEPARTMENT, OR THOSE ACTIVITIES ASSOCIATED WITH CONDITIONS OF THE STREAMBED ALTERATION AGREEMENT THAT IS APPROVED BY THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. ANY PLANTING OF VEGETATION WITHIN THE WETLAND BUFFER ZONE SHALL BE NON-INVASIVE AND APPROVED BY THE PLANNING AND BUILDING DEPARTMENT AND FIRE MARSHAL.
 17. ANY FUEL MODIFICATION WITHIN THE WETLAND BUFFER ZONE SHALL BE CONDUCTED OUTSIDE OF THE AMAN BREEDING SEASON UNLESS A QUALIFIED BIOLOGIST CONDUCTS A SURVEY WITHIN THE EASEMENT TO DETERMINE THE PRESENCE OR ABSENCE OF NESTING BIRD SPECIES. IF NESTING BIRDS ARE NOT FOUND, THEN FUEL MODIFICATION MAY PROCEED WITHIN THE BREEDING SEASON. ANY FUEL MODIFICATION ACTIVITY WITHIN THE WETLAND BUFFER ZONE SHALL BE MONITORED BY A QUALIFIED BIOLOGIST TO ENSURE WETLAND HABITAT IS NOT DISTURBED.
 18. NO INVASIVE PLANT SPECIES SHALL BE PLANTED IN THE OPEN SPACE EASEMENT. INVASIVE SPECIES CONSIST OF THOSE LISTED ON LIST A & B OF THE CALIFORNIA INVASIVE PLANT COUNCIL'S EXOTIC PEST PLANTS OF GREATEST ECOLOGICAL CONCERN IN CALIFORNIA AS OF OCTOBER 2007. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY NECESSARY REMOVAL OF INVASIVE VEGETATION WITHIN THE OPEN SPACE EASEMENT.
 19. ALL OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM THE BIOLOGICAL OPEN SPACE EASEMENT.
 20. THE LIMITS OF THE BIOLOGICAL OPEN SPACE EASEMENT SHALL BE PROTECTED WITH PERMANENT FENCING TO THE SATISFACTION OF THE CITY'S PLANNING AND BUILDING DEPARTMENT DIRECTOR AND CITY'S FIRE MARSHAL.
 21. PRIOR TO ANY USE OF THE PROJECT SITE PURSUANT TO THIS PERMIT, ALL CONDITIONS OF APPROVAL CONTAINED HEREIN SHALL BE COMPLETED OR SECURED TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT.

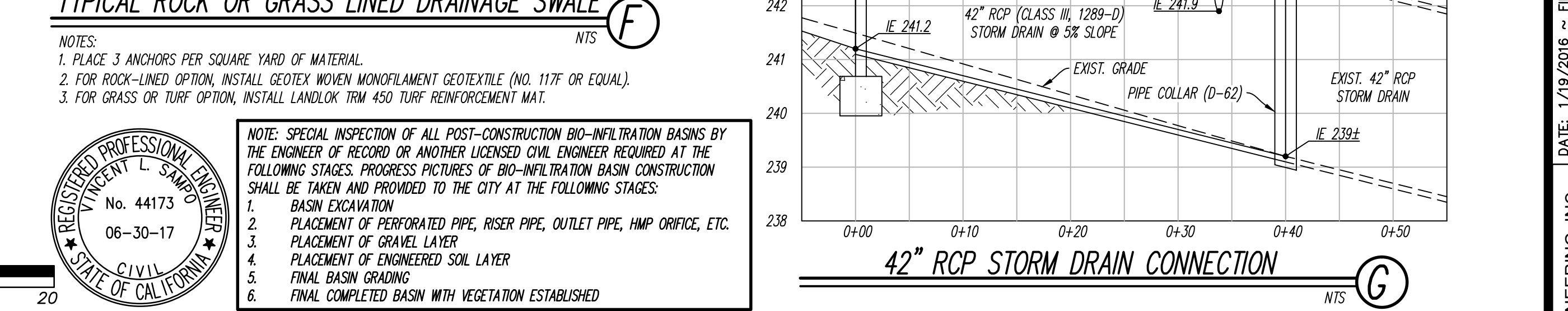
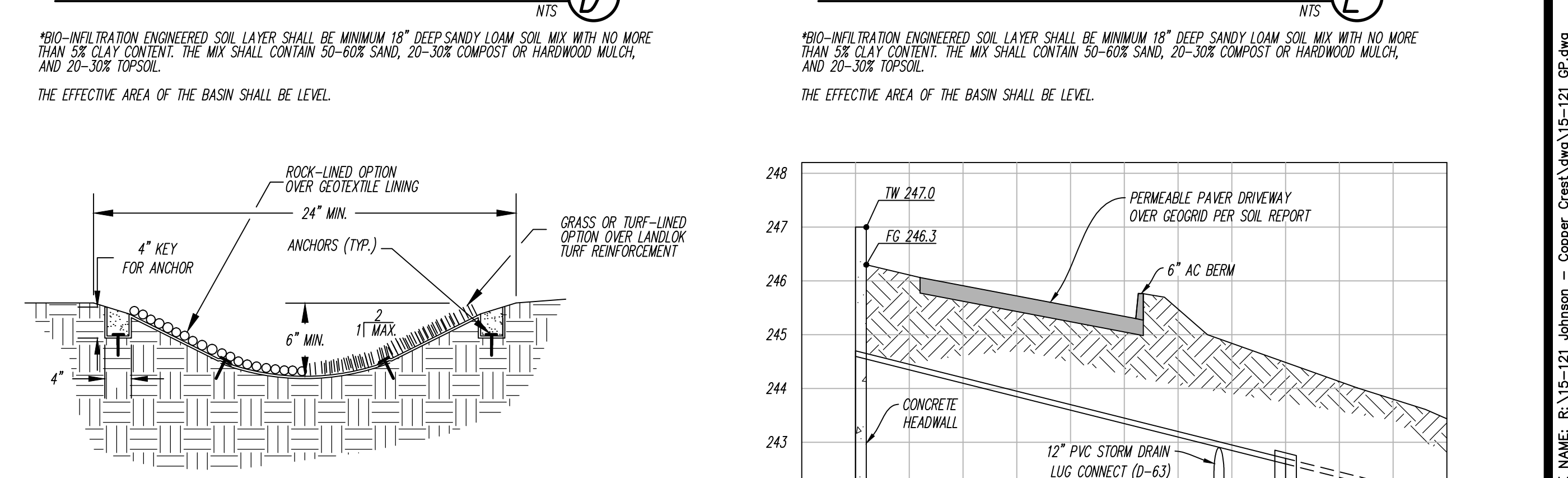
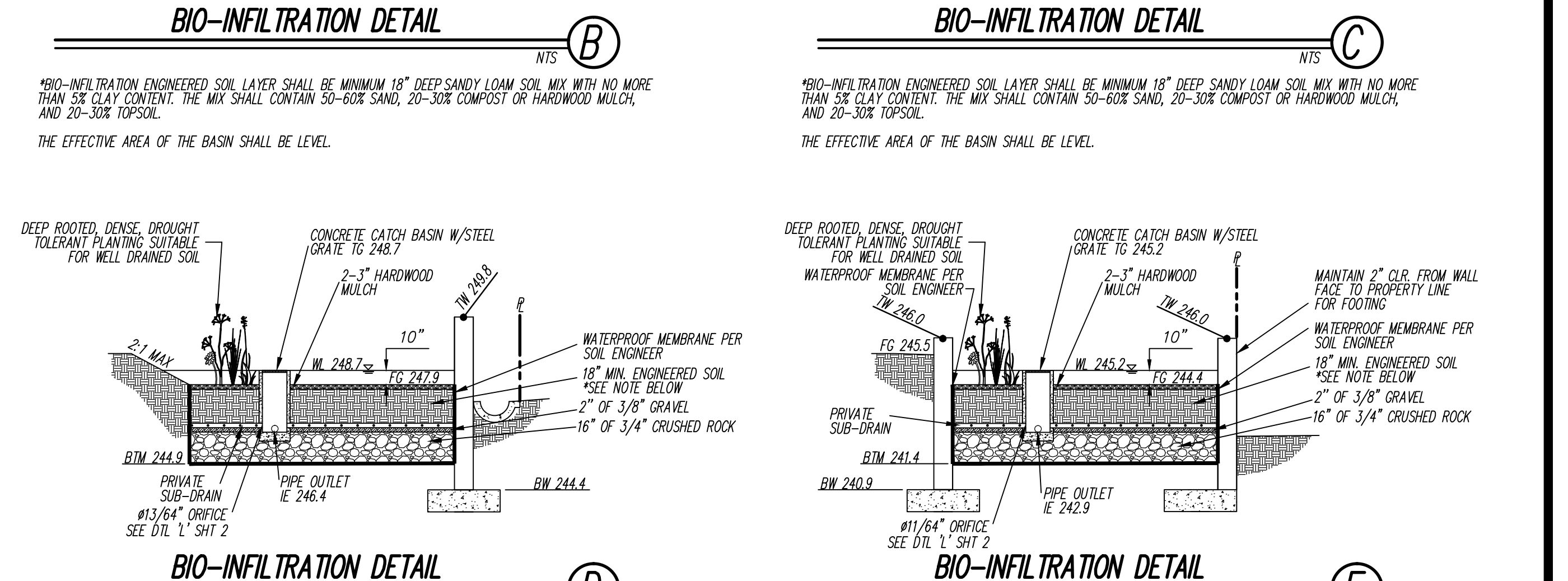
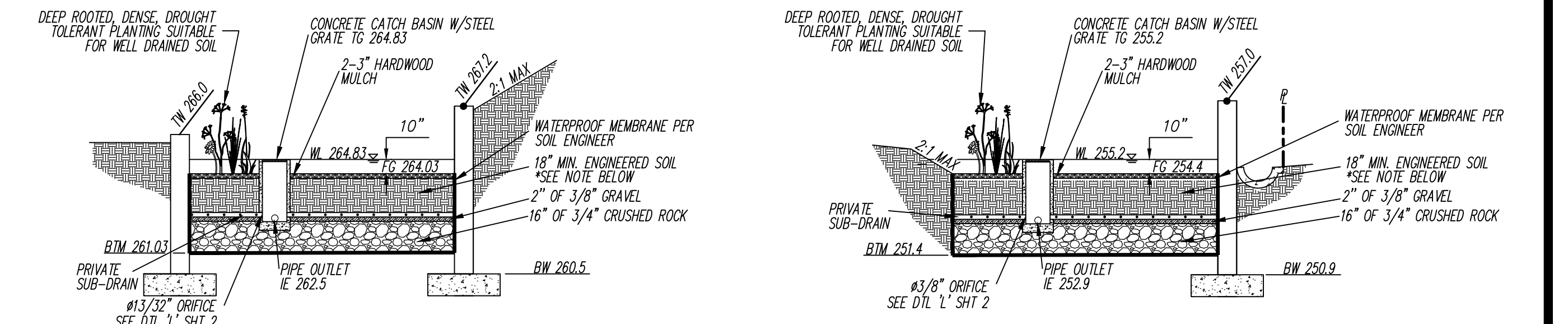
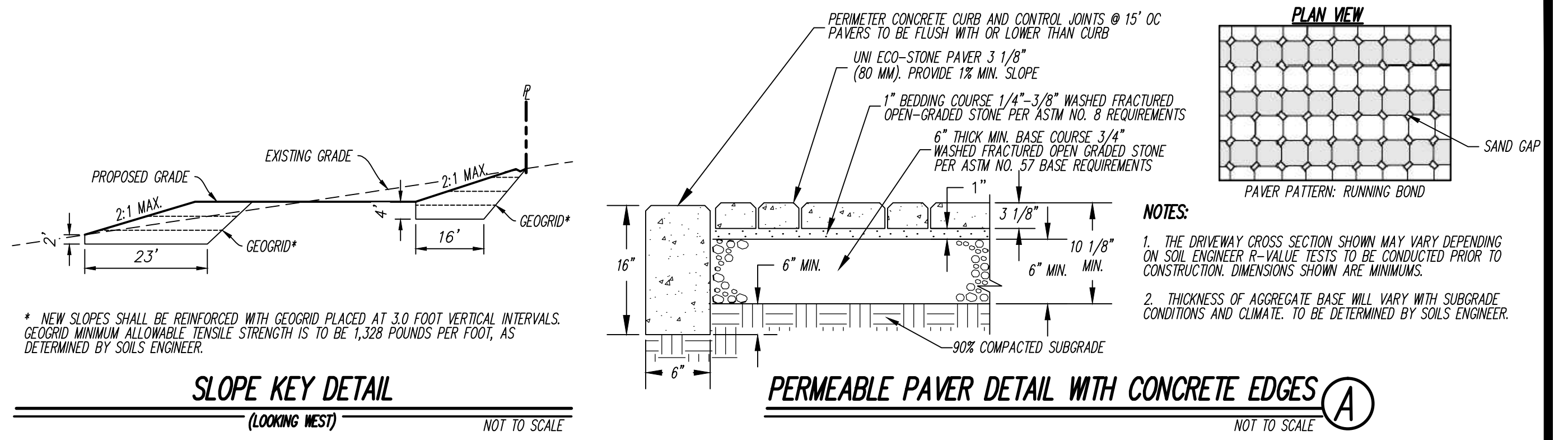
- KEY NOTES**
- DEMOLISH/PROTECT IN-PLACE**
1. PROTECT IN-PLACE EXISTING WATER LINE
 2. PROTECT IN-PLACE EXISTING SEWER LINE
 3. PROTECT IN-PLACE EXISTING STORM DRAIN LINE
 4. PROTECT IN-PLACE EXISTING FENCE
 5. DEMOLISH EXISTING TREES AND SHRUBS
- NEW IMPROVEMENTS**
1. PERMEABLE PAVEMENT PER DETAIL 'A', SHEET 3
 2. CONCRETE WALKWAY/PATIO/SLAB (SECTION & GEGRID PER SOILS REPORT)
 3. CMU RETAINING WALL (SORSO C-6)
 4. CMU RETAINING WALL (SORSO C-5)
 5. CMU RETAINING WALL (SORSO C-3)
 6. CMU BUILDING RETAINING WALL PER ARCHITECTURAL PLANS
 7. AC PAVING (SECTION & GEGRID PER SOILS REPORT)
 8. 6" AC BERM (SORSO G-5)
 9. 4" WIDE DG PEDESTRIAN TRAIL PER DETAIL, SHEET 1
 10. 48" WOOD FENCE FOR BIOLOGICAL OPEN SPACE PER DETAIL, SHEET 1
- STORM DRAIN/WATER QUALITY**
1. 381 SF BIO-INFILTRATION BASIN PER DETAIL 'B', SHEET 3
 2. 582 SF BIO-INFILTRATION BASIN PER DETAIL 'C', SHEET 3
 3. 212 SF BIO-INFILTRATION BASIN PER DETAIL 'D', SHEET 3
 4. 169 SF BIO-INFILTRATION BASIN PER DETAIL 'E', SHEET 3
 5. 24" WIDE DRAINAGE SWALE PER DETAIL 'F', SHEET 3
 6. 18"x18" PCC PRIVATE CATCH BASIN WITH STEEL GRATE BY BROOKS
 7. 12"x12" PRIVATE CATCH BASIN BY NDS
 8. PRIVATE CATCH BASIN WITH 8" DIA. GRATE BY NDS
 9. PRIVATE CATCH BASIN WITH ATRIUM GRATE BY NDS
 10. 42" RCP (CLASS III, 1289-D) STORM DRAIN GRAVITY PIPE PER DETAIL 'G', SHEET 3
 11. 12" PVC (SOR 35) PRIVATE STORM DRAIN GRAVITY PIPE
 12. 8" PVC (SOR 35) PRIVATE STORM DRAIN GRAVITY PIPE
 13. 4" PVC (SOR 35) PRIVATE STORM DRAIN GRAVITY PIPE
 14. 24" WIDE BROW DITCH (SORSO D-75, TYPE 'B')
 15. RIPRAP ENERGY DISSIPATOR (SORSO D-40, TYPE 1)
 16. 6"x16" DRIVEWAY TRENCH DRAIN (600 SERIES) BY POLYCAST
 17. 15 LF CONCRETE HEADWALL (SORSO D-30)
 18. 4" PVC (SOR 35) PERFORATED SUB-DRAIN PIPE @ 1% MIN. SLOPE
- WATER / SEWER**
1. 1" PRIVATE WATER SERVICE INSTALLATION (WS-01) - TRENCHING PER SORSO G-24, TYPE 'A'
 2. 1" COPPER ("C" SOFT) WATER PIPE
 3. 4" PRIVATE SEWER CONNECTION (SS-01) - TRENCHING PER SORSO G-24, TYPE 'A'
 4. 4" PVC (SOR 35) PRIVATE GRAVITY SEWER PIPE @ 2% MIN. SLOPE

CHANGE NO.	DESCRIPTION	APPROVED	DATE	BENCHMARK	SCALE	SPECIAL DISTRICT APPROVAL	DESIGNED BY:	DRAWN BY:	CHECKED BY:	ENGINEERING DEPARTMENT APPROVALS	CITY OF ENCINITAS - ENGINEERING SERVICES DEPARTMENT	DRAWING NO.
	CITY OF ENCINITAS SURVEY CONTROL NETWORK STATION CLS8-012 ELEVATION = 203.22 FEET (NAD1988)				1" = 20'		DRB	DRB	KLS	RECOMMENDED: WASH MAHER APPROVED: GLENN PRUIM PUBLIC WORKS DIRECTOR	GRADING PLAN FOR: 3587 COPPER CREST ROAD JOHN'S RESIDENCE PLANNING CASE NO. DR-153 DR APN: 264-223-24	12476-G
	LOCAL BENCHMARK: 3/4" IRON PIPE WITH DISC AT NE CORNER OF PROJECT. ELEVATION = 276.34 FEET						VINCENT L. SAMPO ENGINEER OF WORK		DATE: 6/30/17 R.C.E. NO.: 44173 EXP. 6/30/17			SHEET 2 OF 4

DATE: 1/19/2016 BY: FILE NAME: R:\15-121 Johnson - Copper Crest\wg15-121 CP.dwg
 SAMPO ENGINEERING, INC.
 177 SANDY BEACH ROAD SUITE 202 ENCINITAS, CA 92024
 TEL: (760) 948-9888 FAX: (760) 948-9289
 CN: 15-121 JOHNSON 1/19/16

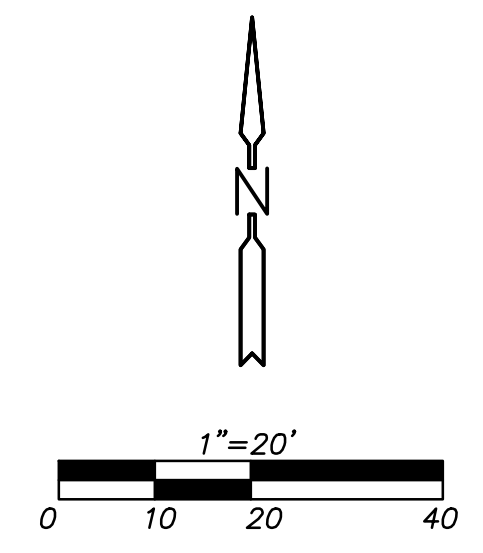
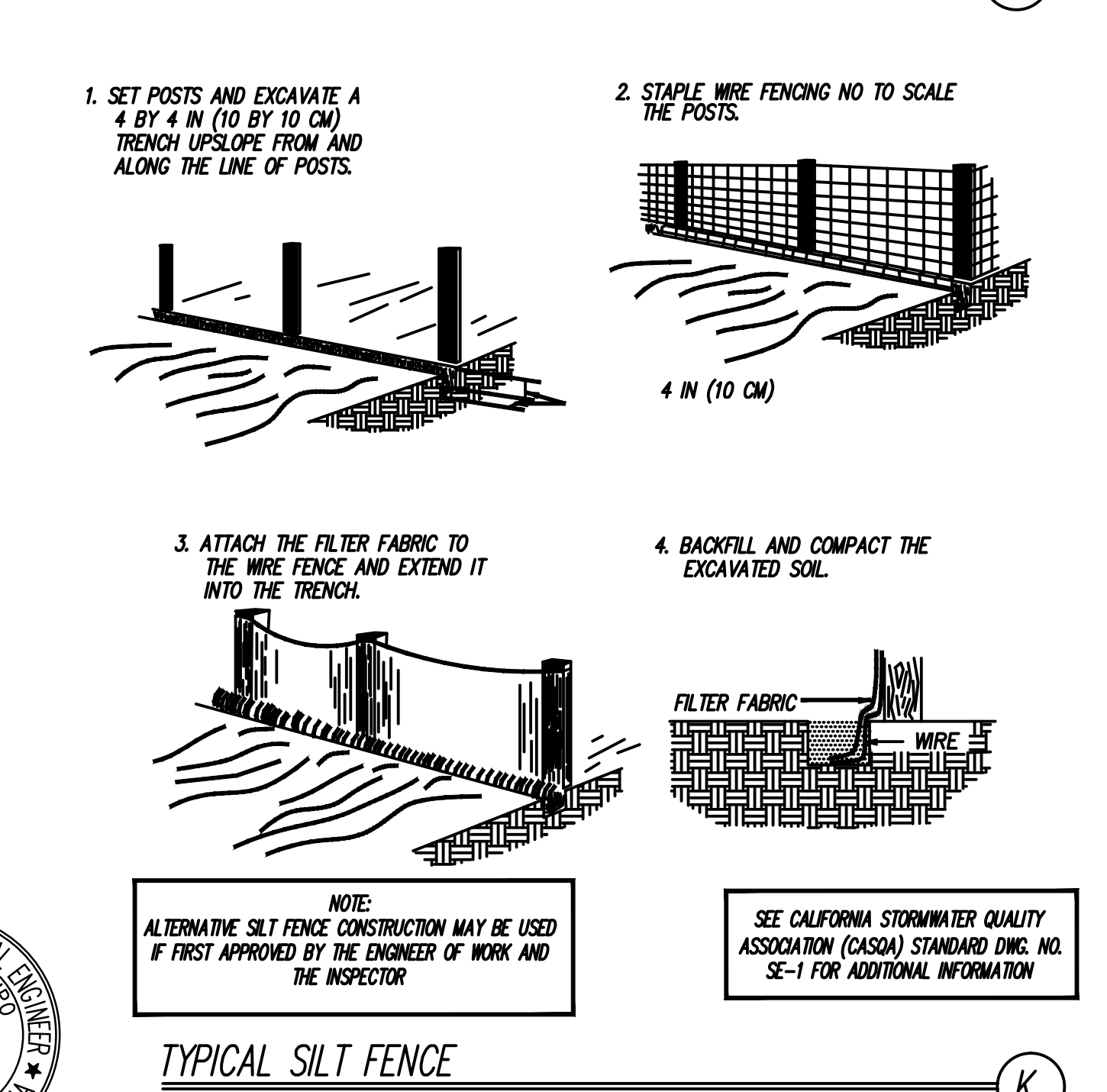
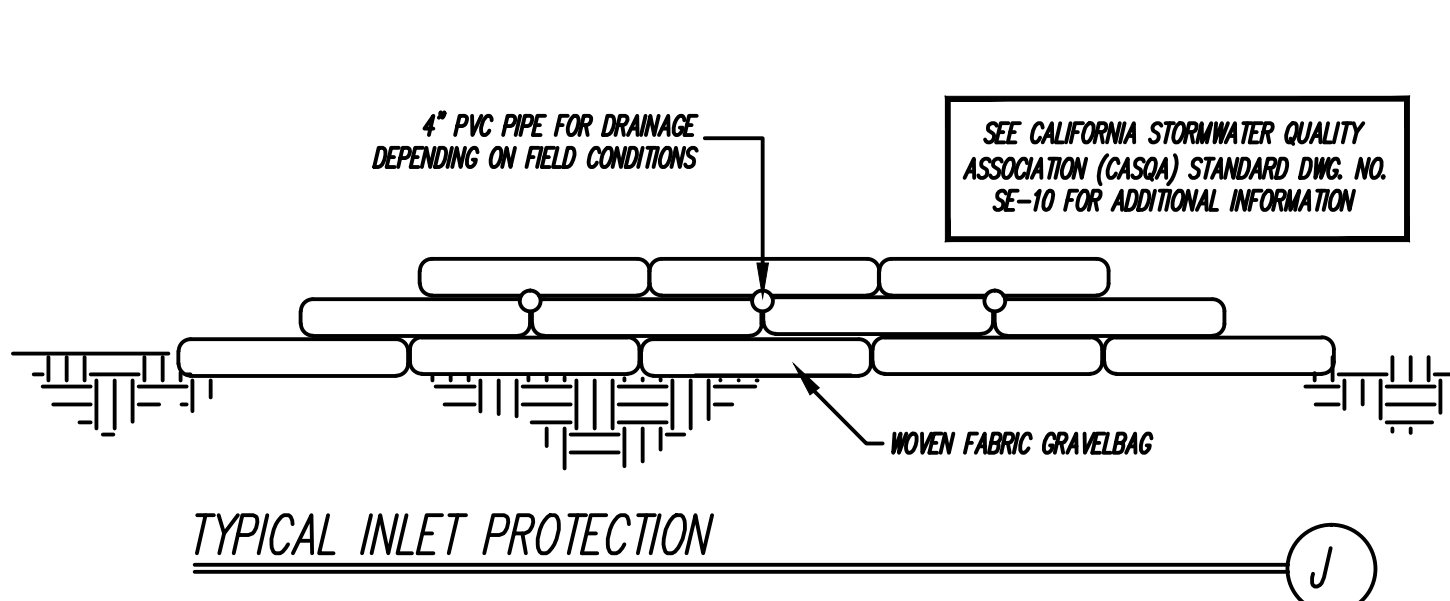
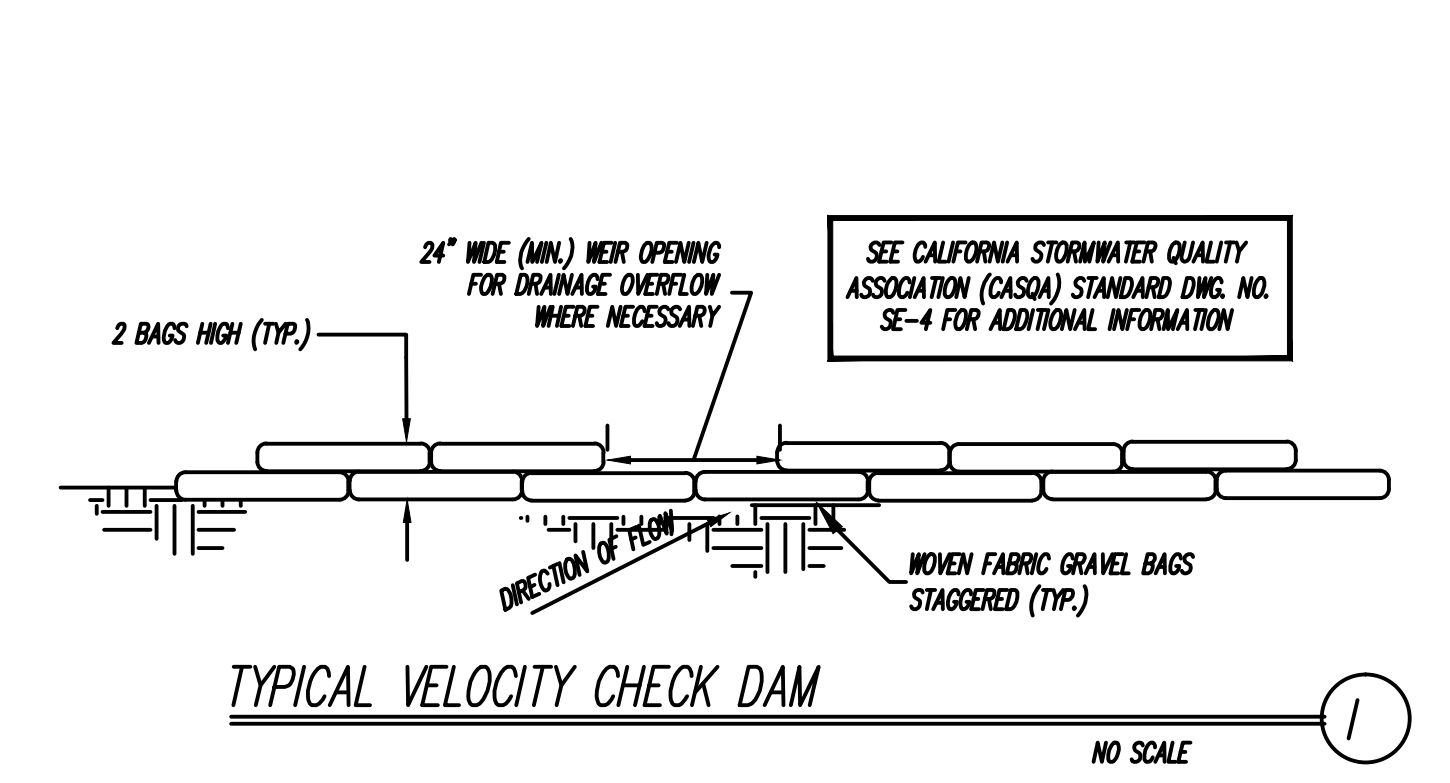
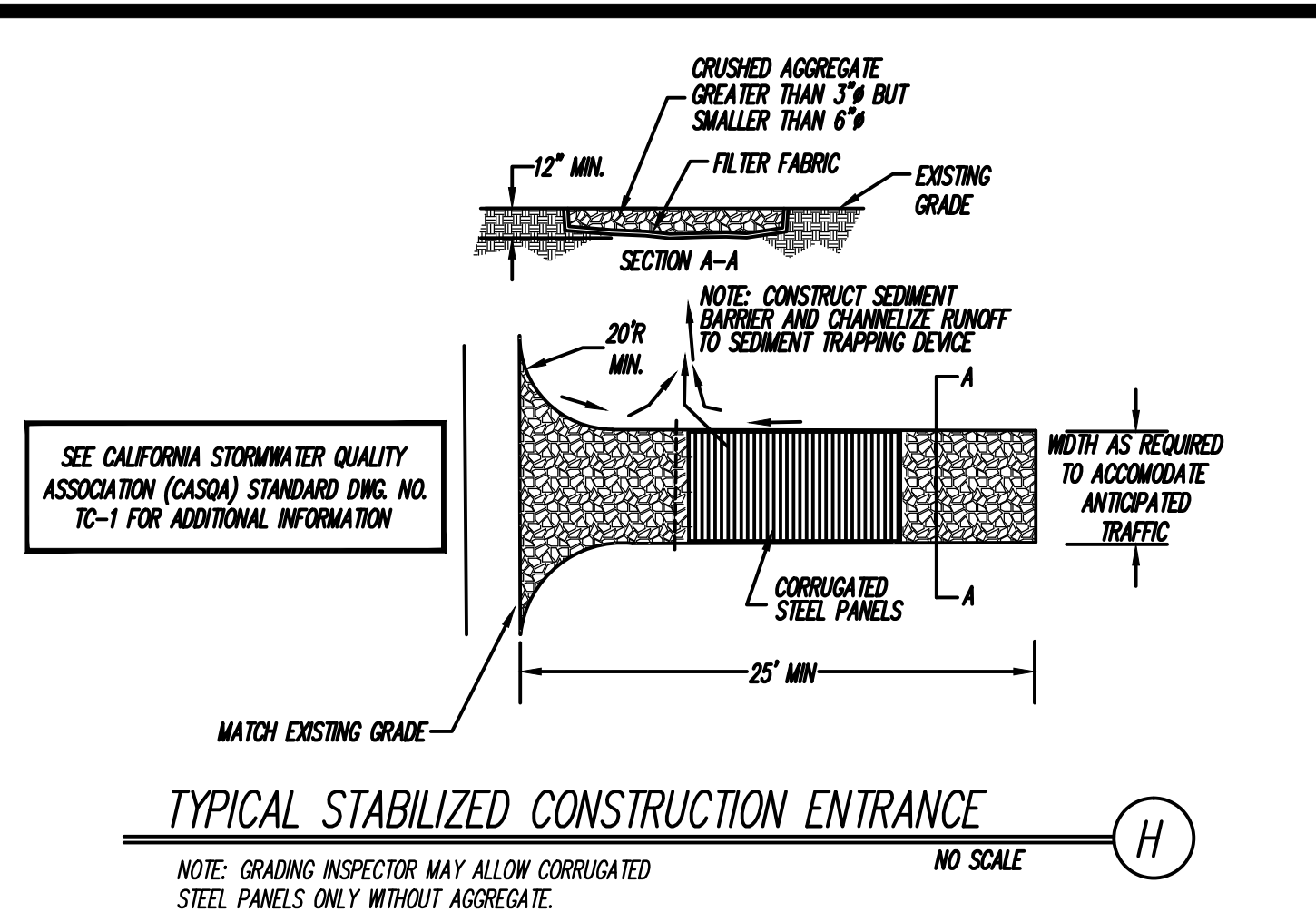


- KEY NOTES**
- 1. PROTECT IN-PLACE EXISTING WATER LINE
 - 2. PROTECT IN-PLACE EXISTING SEWER LINE
 - 3. PROTECT IN-PLACE EXISTING STORM DRAIN LINE
 - 4. PROTECT IN-PLACE EXISTING FENCE
 - 5. DEMOLISH EXISTING TREES AND SHRUBS
- NEW IMPROVEMENTS**
1. PERMEABLE PAVEMENT PER DETAIL 'A', THIS SHEET
 2. CONCRETE WALKWAY/PATIO/SLAB (SECTION & GEGRID PER SOILS REPORT)
 3. CMU RETAINING WALL (SORSO C-6)
 4. CMU RETAINING WALL (SORSO C-5)
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 6. AC PAVING (SECTION & GEGRID PER SOILS REPORT)
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 9. PRIVATE CATCH BASIN WITH ATRIUM GRATE BY NDS
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- WATER / SEWER**
1. 1" PRIVATE WATER SERVICE INSTALLATION (WS-01) - TRENCHING PER SORSO G-24, TYPE 'A'
 2. 1" COPPER (K" SOFT) WATER PIPE
 3. 4" PRIVATE SEWER CONNECTION (SS-01) - TRENCHING PER SORSO G-24, TYPE 'A'
 4. 4" PVC (SOR 35) PRIVATE GRAVITY SEWER PIPE @ 2% MIN. SLOPE



CHANGE NO.	DESCRIPTION	APPROVED	DATE	BENCHMARK	SCALE	SPECIAL DISTRICT APPROVAL	DESIGNED BY	DRAWN BY	CHECKED BY	ENGINEERING DEPARTMENT APPROVALS	CITY OF ENCINITAS - ENGINEERING SERVICES DEPARTMENT	DRAWING NO.	
	CITY OF ENCINITAS SURVEY CONTROL NETWORK STATION CL58-012 ELEVATION = 203.22 FEET (NAD83)			LOCAL BENCHMARK: 3/4" IRON PIPE WITH DISC AT NE CORNER OF PROJECT. ELEVATION = 276.34 FEET	1" = 10'		VINCENT L. SAMPO ENGINEER OF WORK			RECOMMENDED: WASH MAHER DATE: 6/30/17	APPROVED: GLENN PRUIM PUBLIC WORKS DIRECTOR DATE:	GRADING PLAN FOR: 3587 COPPER CREST ROAD JOHNSON RESIDENCE APN: 264-223-24 PLANNING CASE NO.: DR-153 DR	12476-G SHEET 3 OF 4

DATE: 1/19/2016 -- FILE NAME: R:\15-121 Johnson - Copper Crest\wg15-121 GP.dwg
 SAMPO ENGINEERING, INC.
 177 SANDY RIDGE ROAD, SUITE 200, ENCINITAS, CA 92024
 TEL: (760) 949-8888 FAX: (760) 949-8889
 CN: 15-121 JOHNSON 1/19/16



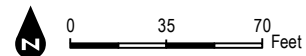
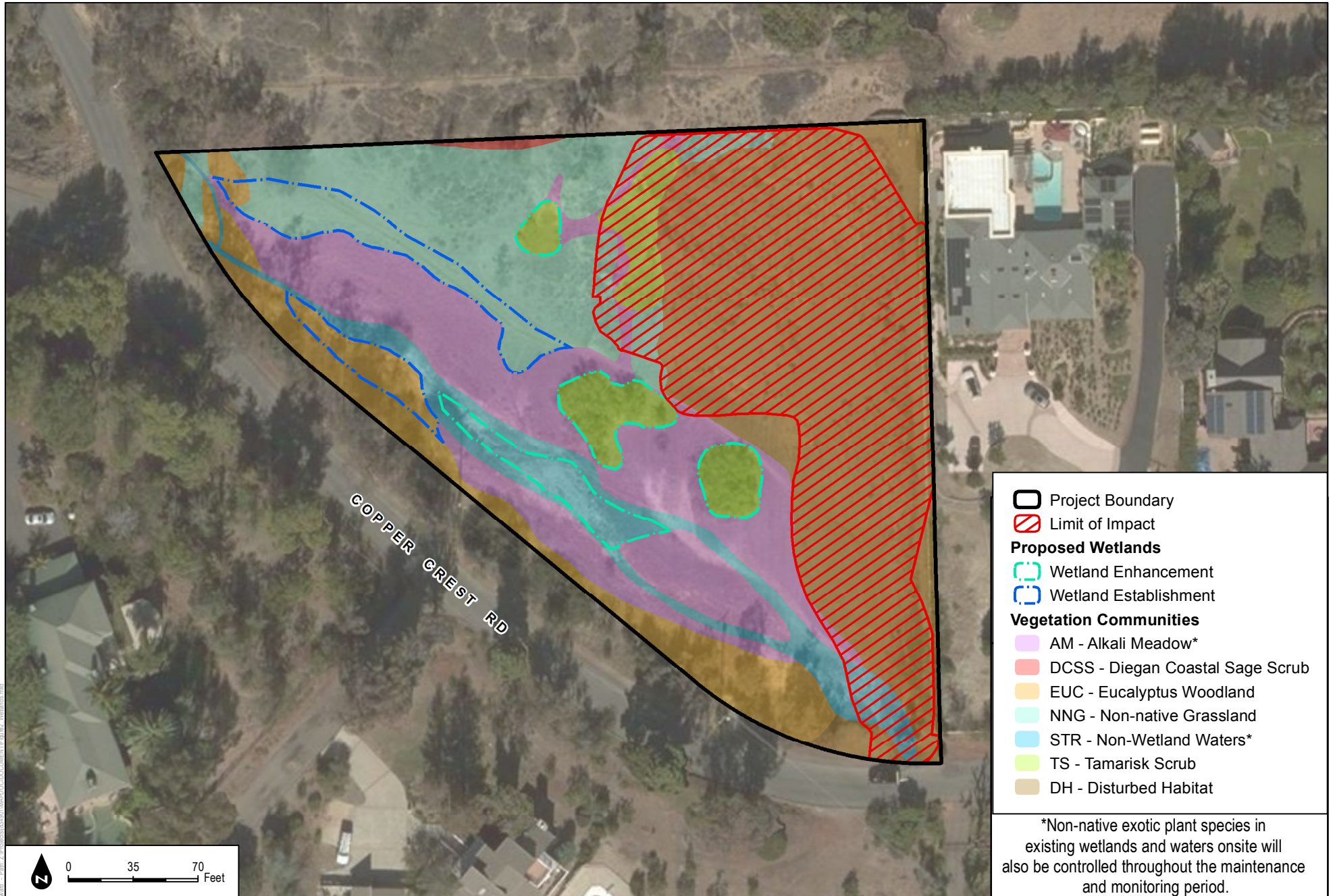
CHANGE NO.	DESCRIPTION	APPROVED	DATE	BENCHMARK	SCALE	SPECIAL DISTRICT APPROVAL	DESIGNED BY: DRB	DRAWN BY: DRB	CHECKED BY: V.L.S.	ENGINEERING DEPARTMENT APPROVALS	CITY OF ENCINITAS - ENGINEERING SERVICES DEPARTMENT	DRAWING NO.	
				CITY OF ENCINITAS SURVEY CONTROL NETWORK STATION CLS8-012 ELEVATION = 203.22 FEET (NAVD88)	1" = 20'		VINCENT L. SAMPO ENGINEER OF WORK		DATE : R.C.E. NO. : 44173 EXP. : 6/30/17	RECOMMENDED: WASH MAHER DATE	APPROVED: GLENN PRUIM PUBLIC WORKS DIRECTOR DATE	GRADING PLAN FOR: 3587 COPPER CREST ROAD JOHNSON RESIDENCE APN: 264-223-24 PLANNING CASE NO.: DR-153 DR	12476-G SHEET 4 OF 4

DATE: 1/19/2016 FILE NAME: R:\15-121 Johnson - Copper Crest\eng\15-121 GP.dwg SAMPO ENGINEERING, INC. 177 SANDY RIDGE DRIVE ENCINITAS, CA 92025 TEL: (760) 936-9888 FAX: (760) 936-9289 ENR: 15-121 JOHNSON 1/19/16

ATTACHMENT 4

MITIGATION FIGURES

Dudek, Proposed Wetland Establishment and Enhancement Areas, Figure 2.



DUDEK

SOURCE: Bing Maps (Accessed 2016)

Johnson Copper Crest Residence

FIGURE 2
Proposed Wetland Establishment and Enhancement Areas

ATTACHMENT 5

CEQA MITIGATION REQUIREMENTS

1. Johnson Residence, Final Mitigated Negative Declaration, June 11, 2014.



CITY OF ENCINITAS
Planning and Building Department
505 South Vulcan Avenue
Encinitas, CA 92024
760-633-2692
Fax: 760-633-2818

Final Mitigated Negative Declaration

Case No. 08-153 DR
SCH# 2014051014

SUBJECT: Johnson Residence: Design Review Permit to construct a single-family home on a vacant lot. The 2.49-acre site is located at 3587 Copper Crest Road, between Wishbone Way and Lone Jack Road, in the RR (Rural Residential) zone of the Olivenhain community. Applicant: Deanne Johnson

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

The City of Encinitas conducted an Initial Study which determined that the proposed project could have a significant environmental effect on biological resources. Subsequent revisions in the project proposal create the specific mitigation identified in Section V. of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. **DOCUMENTATION:**

The attached Initial Study documents the reasons to support the above Determination.

- V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**

Biological Resources

- 1. Prior to grading permit issuance, the project applicant shall mitigate impacts to 0.06 acre of wetland vegetation and 0.02 acre of streambed at a 2:1 and 1:1

mitigation ratios, respectively. In addition, the project applicant shall mitigate impacts to 0.09 acre of wetland buffer at a 1:1 mitigation ratio. Mitigation for the total 0.23-acre of wetland impacts shall be achieved through off-site acquisition and conservation or on-site establishment and enhancement of wetland habitat. Off-site acquisition may be achieved by purchasing credits from a mitigation bank approved by the Wildlife Agencies and located within the planning area of the Multiple Habitat Conservation Program. On-site establishment and enhancement shall be achieved to the satisfaction of the California Department of Fish and Wildlife.

2. Prior to grading permit issuance, conditions of the Streambed Alteration Agreement, as issued by the California Department of Fish and Wildlife, shall be specified on the grading plan to the satisfaction of the Planning and Building Department.
3. Prior to grading permit issuance, the project applicant shall record a biological open space easement over the "environmentally sensitive area" and "wetland buffer zone" as portrayed on Sheet 4 of 4 of the Preliminary Grading Plan to the satisfaction of the Engineering Services Department. The following restrictions shall apply to the open space easement:

- a. No development, construction of structures, or other land disturbing activities shall occur within the biological open space easement other than those activities within the wetland buffer zone that are allowed by Encinitas General Plan policies and approved by the Planning and Building Department, activities proposed to naturally enhance/restore the open space as approved by the Planning and Building Department, or those activities associated with conditions of the Streambed Alteration Agreement that is approved by the California Department of Fish and Wildlife. Any planting of vegetation within the wetland buffer zone shall be non-invasive and approved by the Planning and Building Department and Fire Marshal.
- b. Any fuel modification within the wetland buffer zone shall be conducted outside of the avian breeding season unless a qualified biologist conducts a survey within the easement to determine the presence or absence of nesting bird species. If nesting birds are not found, then fuel modification may proceed within the breeding season.

Any fuel modification activity within the wetland buffer zone shall be monitored by a qualified biologist to ensure wetland habitat is not disturbed.

- c. No invasive plant species shall be planted in the open space easement. Invasive species consist of those listed on Lists A & B of the California Invasive Plant Council's "Exotic Pest Plants of Greatest Ecological

Concern in California as of October 1999". The property owner shall be responsible for any necessary removal of invasive vegetation within the open space easement.

- d. All outdoor lighting shall be directed away from the biological open space easement.
 - e. The limits of the biological open space easement shall be protected with permanent fencing to the satisfaction of the City's Planning and Building Department Director and City's Fire Marshall.
4. Prior to grading and building permit issuance, the limits of the biological open space easement shall be protected with construction and silt fencing that shall be portrayed on the construction plans to the satisfaction of the Planning and Building Department Director. Grading and building plans shall specify that construction fencing shall be maintained for the entire duration of construction activity until permanent fencing is installed.
 5. Prior to grading permit issuance, if on-site mitigation is proposed, the wetland establishment, enhancement, and monitoring plan shall be approved by the Encinitas Planning and Building Department and, through issuance of the Streambed Alteration Agreement, approved by the California Department of Fish and Wildlife. The approved plan shall be bonded prior to grading permit issuance and implemented prior to issuance of certificate of occupancy for the future residence.
 6. Prior to issuance of construction permits, construction plans shall include the following measures:
 - a. Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint.
 - b. The project site shall be kept clean of trash. All food-related trash items shall be enclosed in sealed containers and removed from the site on a daily basis.
 - c. Pets of project personnel shall not be allowed on the project site.
 - d. Disposal or temporary placement of excess fill, brush or other debris shall not be allowed in the open space easement.
 - e. All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities shall occur in designated areas outside of the open space easement within the fenced project impact limits. These designated areas shall be located in previously compacted and disturbed areas to the maximum extent practicable in such a manner as to prevent

any contaminated runoff from entering waters of the United States, and shall be shown on the construction plans. Fueling of equipment shall take place within existing paved areas greater than 100 feet from waters of the United States. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary. "No-fueling zones" shall be designated on construction plans.

7. Prior to issuance of certification of occupancy for the future residence, the limits of the biological open space easement shall be protected with permanent fencing that shall be portrayed on the construction plans to the satisfaction of the City's Planning and Building Department Director and City's Fire Marshall.
8. Prior to construction permit issuance, project landscape plans shall be reviewed and approved by the Planning and Building Department. The project applicant shall ensure that development landscaping does not include exotic plant species that may be invasive to native habitats. Exotic plant species not to be used include those species listed on Lists A & B of the California Invasive Plant Council's (Cal-IPC) list of "Exotic Pest Plants of Greatest Ecological Concern in California as of October 1999". This list includes such species as pepper trees, pampas grass, fountain grass, ice plant, myoporum, black locust, capeweed, tree of heaven, periwinkle, sweet alyssum, English ivy, French broom, Scotch broom, and Spanish broom. A copy of the complete list can be obtained from Cal-IPPC's web site at <http://www.cal-ipc.org>. In addition, landscaping should not use plants that require intensive irrigation, fertilizers, or pesticides adjacent to preserve areas and water runoff from landscaped areas should be directed away from the biological conservation easement area and contained and/or treated within the development footprint.
9. Prior to grading permit issuance, an erosion control plan shall be submitted for review and approval by the Engineering Services Department. The plan shall be consistent with provisions of the Encinitas Stormwater Manual and the Grading, Erosion, and Sediment Control Ordinance.

VI. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses are appended to the Environmental Initial Study.

Copies of the draft Mitigated Negative Declaration and any Initial Study material are available in the office of the City of Encinitas Planning and Building Department for review, or for purchase at the cost of reproduction.



Scott Vurbeff, Environmental Coordinator
Planning and Building Department

May 2, 2014
Date of Draft Report

June 11, 2014
Date of Final Report