

**GENERAL GRADING NOTES**

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:  
 UNDERGROUND SERVICE ALERT: TELEPHONE NO.1-800-422-4133  
 SAN DIEGO GAS & ELECTRIC: TELEPHONE NO.1-800-227-2600  
 PACIFIC TELEPHONE: TELEPHONE NO:(619)266-4683  
 COX CATV: TELEPHONE NO:(619) 263-5793 EXT. 5198  
 SEWER: COUNTY OF SAN DIEGO-HHSA  
 RINCON DEL DIABLO  
 MUNICIPAL WATER DISTRICT: TELEPHONE NO:(760)745-5522
- A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE ITEMS COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY, MONDAY THRU SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITEE RESPONSIBLE FOR CORRECTION OF NON-DEPICTED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- MAXIMUM SLOPE RATIOS:  
 CUT-1.5:1 FOR MINOR SLOPES UNDER 15' HIGH OR IN ROCK 2:1 FOR MAJOR SLOPES. CUT SLOPES MAY BE 1:1 OR STEEPER IN ROCK WITH THE APPROVAL OF THE GEOTECHNICAL ENGINEER.  
 FILL-2:1  
 EXCAVATION: 80,000  
 FILL: 80,000  
 WASTE/IMPORT: 0  
 (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS.)
- NOTE: EARTHWORK QUANTITIES DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOILS CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT AND CONSTRUCTION PURPOSES.
- SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, THE PERMITEE WILL NOTIFY THE PROJECT ARCHEOLOGIST OF THE DISCOVERY.
- ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11 AND D-75
- THE CONSTRUCTION OF ONE PCC STANDARD RESIDENTIAL DRIVEWAY PER LOT, LOCATION TO BE DETERMINED IN THE FIELD BY THE ENGINEER OF WORK. PCC SURFACING OF DRIVEWAY TO EXTEND FROM CURB TO PROPERTY LINE. USE STANDARD DRAWINGS G-14A, G-14B, G-14C, G-15 AND G-16
- FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION.
- FINAL ACCEPTANCE OF THE TO-BE PUBLICLY MAINTAINED STORM DRAIN LINES WILL BE SUBJECT TO INTERNAL CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION BY A CCTV CONTRACTOR. THE PERMITEE/CONTRACTOR WILL BE RESPONSIBLE TO SCHEDULE AND PAY FOR THE COSTS OF INSPECTION. ONCE CCTV INSPECTION IS COMPLETED, IT SHALL BE SUBMITTED TO THE DPW INSPECTOR FOR REVIEW AND FINAL APPROVAL. CCTV INSPECTION SHALL MEET THE REQUIREMENTS SET FORTH IN DIJ-LD-H
- THE ACTIVE DISTURBED AREA OF A PROJECT SITE SHALL BE NO MORE THAN 50 ACRES FOR AN INDIVIDUAL GRADING PERMIT/IMPROVEMENT PLAN OR COMBINATION OF GRADING PERMITS UNDER ASSOCIATED TENTATIVE OR FINAL MAPS, UNLESS OTHERWISE APPROVED BY THE COUNTY OFFICIAL. 125% OF THE REQUIRED STORMWATER BMP MATERIALS SHALL BE MAINTAINED ON SITE TO PROTECT DISTURBED SOILS. REQUIREMENTS FOR EXCEPTION TO FIFTY (50) ACRE ACTIVE SOIL DISTURBANCE LIMITATIONS IS SET FORTH IN THE DIRECTOR'S LETTER OF DIRECTION (DIJ-LD-I, PAGE 2) AND COUNTY CODE SECTION 87.414.D.
- PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLANS SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL SURVEY CONTROL MONUMENTS, WHETHER SHOWN ON THESE PLANS OR NOT, WITHIN THE PROJECT AREA. ALL SURVEY MONUMENTS, WHETHER FOR HORIZONTAL OR VERTICAL CONTROL, THAT WILL OR COULD BE DISTURBED OR REMOVED BY THE CONTRACTOR, OR HIS EMPLOYEES, AGENTS, SUBCONTRACTORS, CONSULTANT OR LICENSEES, SHALL BE LOCATED PRIOR TO BEING DISTURBED OR REMOVED AND REPLACED OR REPLENISHED IN ACCORDANCE WITH THE CALIFORNIA BUSINESS & PROFESSIONS CODE SECTION 8771(b), AT THE CONTRACTOR'S SOLE EXPENSE, UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. IN ADDITION, A RECORD OF SURVEY OR CORNER RECORD, AS APPLICABLE, SHALL BE FILED AND/OR RECORDED, IN ACCORDANCE WITH THE PROVISIONS OF SAID CODE.

**SPECIAL NOTES**

- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE EXISTING UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS, AND THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES PRIOR TO STARTING WORK, AND UNCOVER AND LOCATE ALL UNDERGROUND UTILITIES AND INSTALLATIONS, WHETHER SHOWN ON THESE PLANS OR NOT, AND TO PROTECT SUCH FACILITIES FROM DAMAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SLOPES, PAD SIZES, STREETS, UTILITIES, AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY MISUNDERSTANDING REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE 'ENGINEER OF WORK' AT 291-0707. THE CONTRACTOR SHALL ALSO PROTECT FACILITIES HE CONSTRUCTS FROM EROSION ACTIVE OF WATER BY WHATEVER MEANS NECESSARY, (SANDBAGS, DIKES, SHORING, ETC.), UNTIL SUCH TIME AS THE TOTAL PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE RESPECTIVE GOVERNMENT AGENCY INVOLVED.
- ALL SIGNS TO BE ALUMINUM WITH 3 FEET HIGH INTENSITY TYPE REFLECTIVE FACE OR EQUIVALENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW STRIPING, THE SANDBLASTING OF REDUNDANT STRIPING AND THE REPLACEMENT OF ANY STRIPING, PAVEMENT MARKERS, OR LEGENDS OBLITERATED BY NEW PAVEMENT.



**VICINITY MAP**

THOMAS GUIDE PG 1090, SEC C-2  
 NOTE: FOR KEY MAP, SEE SHEET 2

**DECLARATION OF RESPONSIBLE CHARGE**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

MICHAEL S. WHILE  
 5620 FRIARS ROAD  
 SAN DIEGO, CA 92110  
 PHONE: 619/291-0707

By: MICHAEL S. WHILE R.C.E. 49865  
 DATE:

**ARCHAEOLOGICAL MONITORING NOTES (VTM COA 17.L.2)**

- THE COUNTY CERTIFIED ARCHAEOLOGIST/HISTORIAN AND NATIVE AMERICAN MONITOR SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE MONITORING PROGRAM.
- THE CONSULTING ARCHAEOLOGIST SHALL MONITOR ALL AREAS IDENTIFIED FOR DEVELOPMENT.
- DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE ARCHAEOLOGICAL MONITOR(S) AND NATIVE AMERICAN MONITOR(S) SHALL BE ON-SITE FULL-TIME TO PERFORM INSPECTIONS OF THE EXCAVATIONS. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PRINCIPAL INVESTIGATOR IN CONSULTATION WITH THE NATIVE AMERICAN MONITOR.

**ENGINEER'S NOTE**

- UNAUTHORIZED CHANGES & USES: THE ENGINEER OF WORK PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- GRADING TOLERANCES:  
 SHEET GRADED PADS: 0.2'  
 CUT & FILL SLOPES: 0.5'

DISTURBED AREA CALCS	
SLOPES:	9.51 AC
PADS:	23.51 AC
ROADS:	N/A
OTHER:	N/A
TOTAL:	33.02 AC



NOTE:  
 THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE TO REPAIR ANY PAVEMENT OR ROADWAY FACILITY DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.

RECORD PLAN		SAN DIEGO COUNTY FIRE AUTHORITY		PDS ENVIRONMENTAL REVIEW	
BY: _____	DATE: _____	APPROVED BY: _____	DATE: _____	APPROVED BY: _____	DATE: _____
R.C.E. _____					
EXPIRES: _____					

NOTE:  
 THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE TO REPAIR ANY PAVEMENT OR ROADWAY FACILITY DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.

**GRADING PLANS FOR:  
 BROOK FOREST**

**ARCHAEOLOGICAL MONITORING NOTES (CON'T)**

- MONITORING OF PREVIOUSLY DISTURBED AREAS, GRADED AREAS, OR AREAS THAT CONTAIN NON-CULTURAL AND GEOLOGICALLY STERILE MATERIAL, SHALL BE MONITORED AT THE DISCRETION OF THE PRINCIPAL INVESTIGATOR AS DICTATED BY THE POTENTIAL, OR ABSENCE OF POTENTIAL, TO ENCOUNTER CULTURAL MATERIALS.
- IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE ARCHAEOLOGICAL MONITOR(S) SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATION IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. THE PRINCIPLE INVESTIGATOR SHALL CONTACT THE COUNTY ARCHAEOLOGIST AT THE TIME OF DISCOVERY. THE PRINCIPAL INVESTIGATOR, IN CONSULTATION WITH COUNTY STAFF ARCHAEOLOGIST, SHALL DETERMINE THE SIGNIFICANCE OF THE DISCOVERED RESOURCES. THE COUNTY ARCHAEOLOGIST MUST CONCUR WITH THE EVALUATION BEFORE CONSTRUCTION ACTIVITIES WILL BE ALLOWED TO RESUME IN THE AFFECTED AREA. FOR SIGNIFICANT CULTURAL RESOURCES, A RESEARCH DESIGN AND DATA RECOVERY PROGRAM TO MITIGATE IMPACTS SHALL BE PREPARED BY THE CONSULTING ARCHAEOLOGIST AND APPROVED BY THE COUNTY ARCHAEOLOGIST, THEN CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS.
- IF ANY HUMAN BONES ARE DISCOVERED, THE PRINCIPAL INVESTIGATOR SHALL CONTACT THE COUNTY CORONER. IN THE EVENT THAT THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE MOST LIKELY DESCENDANT, AS IDENTIFIED BY THE NATIVE AMERICAN HERITAGE COMMISSION, SHALL BE CONTACTED IN ORDER TO DETERMINE PROPER TREATMENT AND DISPOSITION OF THE REMAINS.
- PRIOR TO ROUGH GRADING INSPECTION SIGN-OFF, PROVIDE EVIDENCE THAT THE FIELD GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND LAND USE. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE PROJECT ARCHAEOLOGIST.
- PRIOR TO FINAL GRADING RELEASE, SUBMIT TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND LAND USE, A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE REPORT SHALL ALSO INCLUDE THE FOLLOWING:  
 A) DEPARTMENT OF PARKS AND RECREATION PRIMARY AND ARCHAEOLOGICAL SITE FORMS.  
 B) EVIDENCE THAT ALL CULTURAL COLLECTED DURING THE GRADING MONITORING PROGRAM HAS BEEN CURATED AT A SAN DIEGO FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79, AND THEREFORE WOULD BE PROFESSIONALLY CURATED AND MADE AVAILABLE TO OTHER ARCHAEOLOGISTS/RESEARCHERS FOR FURTHER STUDY. THE COLLECTIONS AND ASSOCIATED RECORDS SHALL BE TRANSFERRED, INCLUDING TITLE, TO AN APPROPRIATE CURATION FACILITY WITHIN SAN DIEGO COUNTY, TO BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY IDENTIFYING THAT ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

IN THE EVENT THAT NO CULTURAL RESOURCES ARE DISCOVERED, A BRIEF LETTER TO THAT EFFECT SHALL BE SENT TO THE DIRECTOR OF PLANNING AND LAND USE BY THE CONSULTING ARCHAEOLOGIST THAT THE GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED.

OR

ENTER INTO A SECURED AGREEMENT WITH THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE, SECURED BY A LETTER OF CREDIT, BOND, OR CASH FOR 150 PERCENT OF THE ESTIMATED COSTS ASSOCIATED WITH THE PREPARATION OF THE FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM, AND A 10 PERCENT CASH DEPOSIT NOT TO EXCEED \$30,000. A COST ESTIMATE SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING AND LAND USE FOR THE COST OF PREPARING THE FINAL GRADING MONITORING THAT INCLUDES ARTIFACT ANALYSIS, AND SPECIALIZED STUDIES SUCH AS LITHICS ANALYSIS, CERAMICS ANALYSIS, FAUNAL ANALYSIS, FLORAL ANALYSIS, ASSEMBLAGE ANALYSIS, RADIOCARBON DATING, AND CURATION AS DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH COUNTY STAFF ARCHAEOLOGIST. (CR-M)

**OWNER/PERMITEE**

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME TITLE  
 BROOK FOREST, LLC  
 CONTACT: MICHAEL CREWS  
 P.O. BOX 300429  
 ESCONDIDO, CA 92030  
 PHONE: (760) 535-6165

**CULTURAL AND BIOLOGICAL NOTES**

SEE SHEET 3

**OWNER'S CERTIFICATE**

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

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

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

ASSESSOR'S PARCEL NO. 185-274-08, 186-210-70, 186-061-01, 186-061-02, 186-061-03, 186-210-02 AND 186-210-18

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME TITLE

BROOK FOREST, LLC  
 CONTACT: MICHAEL CREWS  
 P.O. BOX 300429  
 ESCONDIDO, CA 92030  
 PHONE: (760) 535-6165

**SITE ADDRESS**

BETSWORTH RD, VALLEY CENTER, CA 92082

**APN'S**  
 185-274-08, 186-210-70,  
 186-061-01, 186-061-02, 186-061-03,  
 186-210-02 AND 186-210-18

**PDS ENVIRONMENTAL NOTES**

NOTICE: THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**WORK TO BE DONE**

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

**STANDARD SPECIFICATIONS:**

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION (GREENBOOK) AND SUPPLEMENTS.

**STANDARD DRAWINGS:**

- SAN DIEGO REGIONAL STANDARD DRAWINGS (2006).

LEGEND	STANDARD DWGS.	SYMBOL
PROPERTY BOUNDARY		---
EXISTING LOT LINE		---
EXISTING EASEMENT		---
EXISTING STORM DRAIN		---
EXISTING EDGE OF PAVEMENT		---
EXISTING 10' CONTOUR		---
EXISTING 2' CONTOUR		---
EXISTING WATER WELLS		W
EXISTING FLOW LINE		---
PRE-CONSTRUCTION 100YR FLOOD PLAIN		---
PROPOSED 100YR FLOOD PLAIN		---
LOT LINE		---
10' CONTOUR		1250
1' CONTOUR		1251
SPOT ELEVATION		1245.1
CUT SLOPE	(3:1 OR AS OTHERWISE SHOWN)	---
FILL SLOPE	(3:1 OR AS OTHERWISE SHOWN)	---
DAYLIGHT LINE		---
BROW DITCH	SEE DETAIL SHT. 2	---
BLADED SWALE	SEE DETAIL SHT. 2	---

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; ALL IN TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY OF THE SOUTHERLY SIDELINE OF THAT PUBLIC ROAD EASEMENT KNOWN AS ROAD SURVEY NO. 594, BEING A STRIP OF LAND 60.00 FEET IN WIDTH DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 18, 1934 IN BOOK 364, PAGE 184 OF OFFICIAL RECORDS.

**CONTRACTOR'S NOTE**

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD COUNTY OF SAN DIEGO HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF COUNTY OF SAN DIEGO PROFESSIONALS.

**STORMWATER TREATMENT CONTROL, L.I.D., AND HYDRO-MODIFICATION BMP'S**

DESCRIPTION / TYPE	SHEET	MAINTENANCE CATEGORY	REVISIONS
N/A			

\* BMPs APPROVED AS PART OF STORMWATER MANAGEMENT PLAN (SWMP) DATED XX/XX/XX FILE WITH DPW. ANY CHANGES TO THE ABOVE BMPs WILL REQUIRE SWMP REVISION AND PLAN CHANGE APPROVALS.

**ABBREVIATIONS**

APN	ASSESSOR'S PARCEL NUMBER	R/W	RIGHT OF WAY
EX	EXISTING	SD	STORM DRAIN
FG	FINISHED GRADE	SDCS	SAN DIEGO COUNTY DESIGN STANDARDS
FL	FLOW LINE	SDRS	SAN DIEGO REGIONAL STANDARD DRAWINGS
MAX	MAXIMUM		
MIN	MINIMUM		
P/L	PROPERTY LINE	TEMP	TEMPORARY
PVC	POLYVINYL CHLORIDE	W/	WITH
RCP	REINFORCED CONCRETE PIPE		
RSD	REGIONAL STANDARD DRAWING		

J - 17131A

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS	
REVEG. PLAN NO.	N/A
REZONE PERMIT NO.	N/A
MAJOR USE PERMIT NO.	N/A
TENTATIVE MAP NO.	N/A
LANDSCAPE & IRRIGATION LP #	XXXX-XX-XXX
RISK LEVEL	WDID#

BENCH MARK	
DESCRIPTION:	
3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671	
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE	
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14	
RECORD FROM:	SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
ELEVATION:	1397.26
DATUM:	M.S.L.

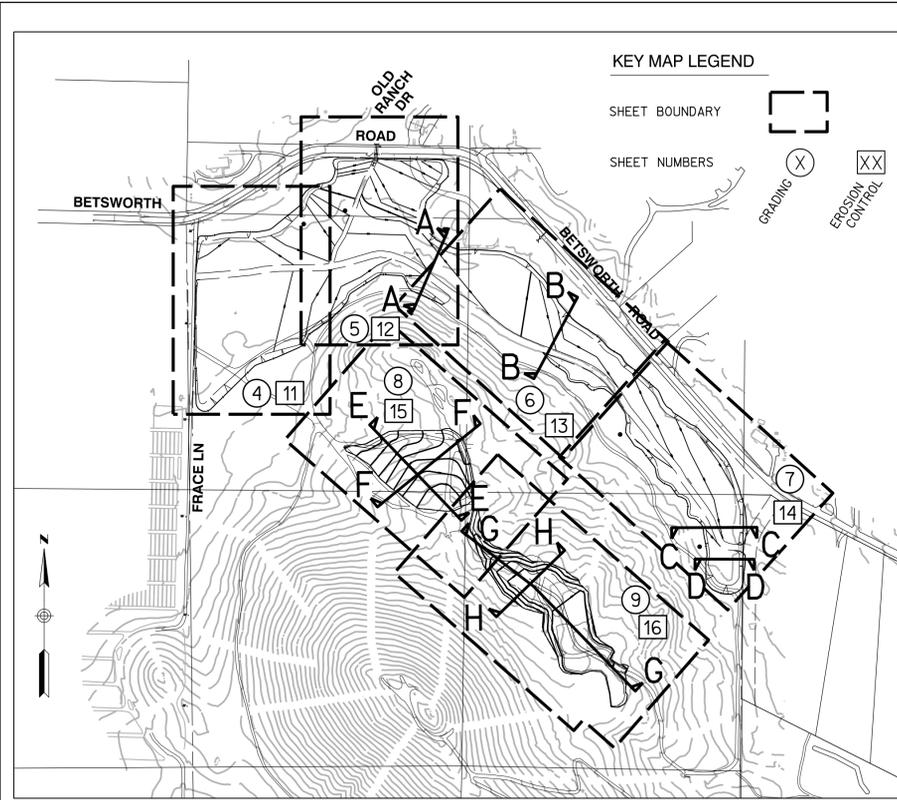
PRIVATE CONTRACT		
SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
GRADING PLANS FOR: <b>MITIGATION CONSERVATION BANK BROOK FOREST</b>		
CALIFORNIA COORDINATE INDEX 386-1749		
APPROVED FOR COUNTY ENGINEER	ENGINEER OF WORK R.C.E. DATE:	PDS2014-LDGRMJ-00003 GRADING PERMIT NO:
BY: _____	DATE: _____	

**RICK ENGINEERING COMPANY**  
 5620 FRIARS ROAD  
 SAN DIEGO, CA 92110  
 619-291-0707  
 (FAX) 619-291-4165  
 rickengineering.com  
 San Diego Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

**SDC PDS RCVD 07-17-15  
 LDGRMJ-00003**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

RICK ENGINEERING CO. - (619) 291-0707  
 PDS2014-LDGRMJ-00003



**KEY MAP LEGEND**

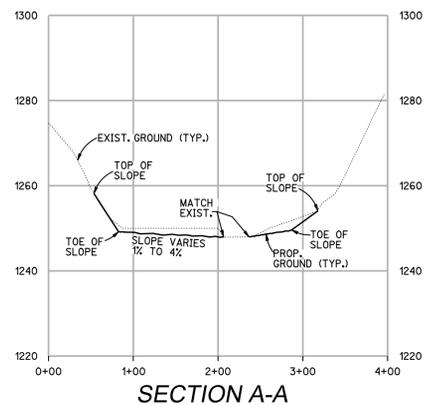
SHEET BOUNDARY [ ]

SHEET NUMBERS (X) (XX)

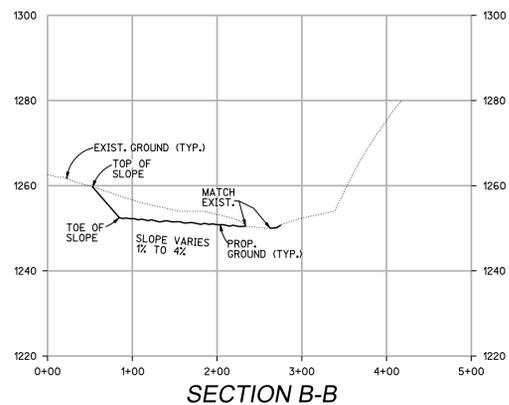
GRADING (X)

EROSION CONTROL (XX)

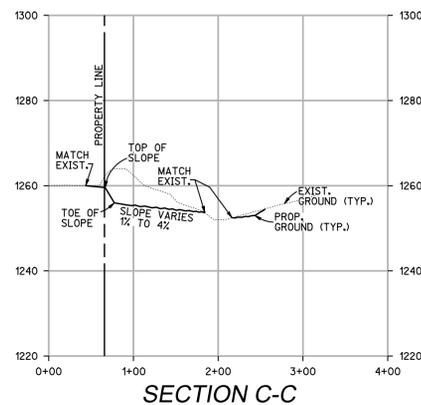
**KEY MAP**  
NO SCALE



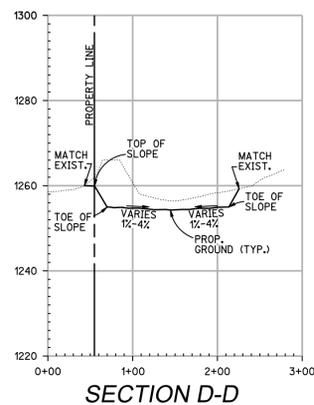
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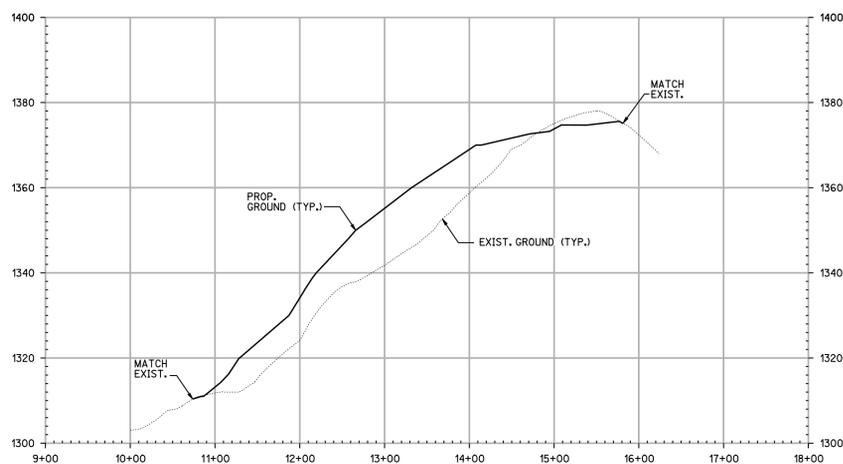
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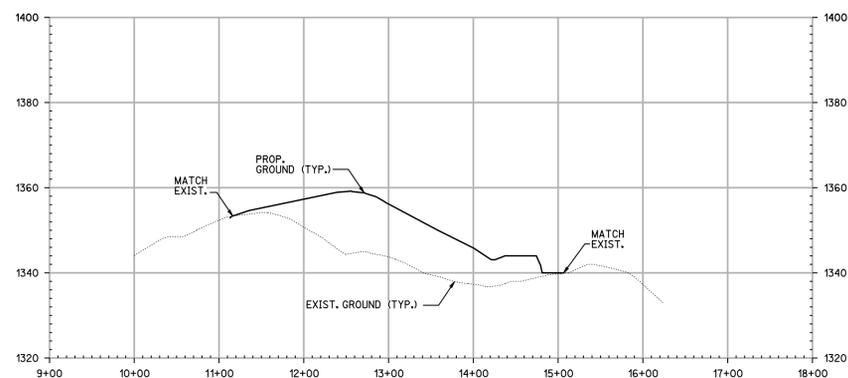
**SECTION C-C**



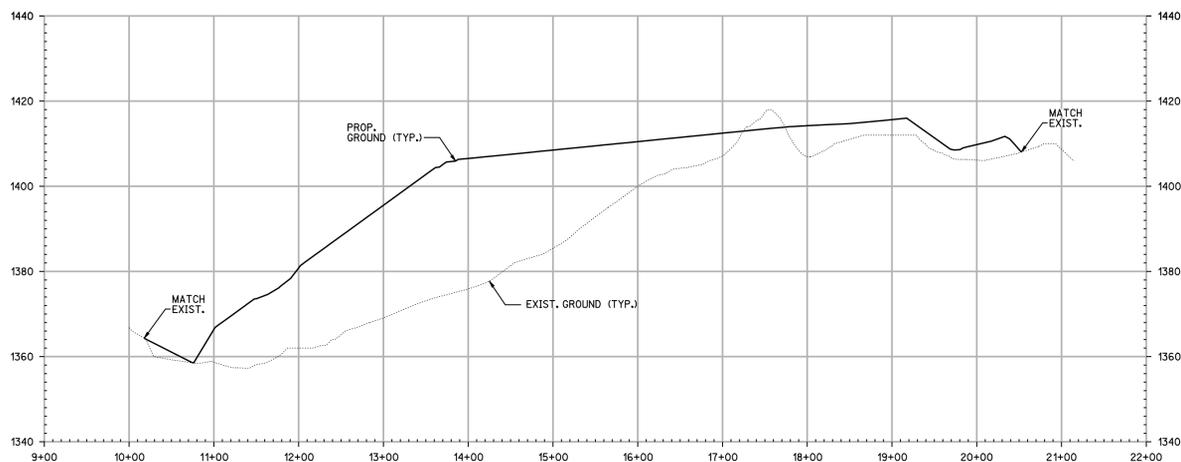
**SECTION D-D**



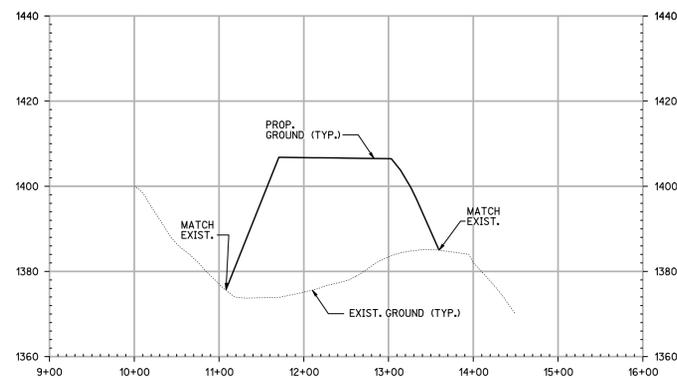
**SECTION E-E**



**SECTION F-F**



**SECTION G-G**



**SECTION H-H**

**NOTE:**  
ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

J - 17131A

**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

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

**BENCHMARK**

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET 2 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 19 SHEETS

GRADING PLANS FOR:  
**MITIGATION CONSERVATION BANK  
BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ PDS2014-LDGRMJ-00003 GRADING PERMIT NO: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**RICK ENGINEERING COMPANY**

5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619-291-0707  
(FAX) 619-291-4165

rickengineering.com

San Diego Riverside • Orange • Sacramento • San Luis Obispo • Phoenix • Tucson • Denver

**REGISTERED PROFESSIONAL ENGINEER**  
MICHAEL S. WHELE  
No. 49865  
CIVIL  
STATE OF CALIFORNIA

RICK ENGINEERING CO. - (619) 291-0707  
PDS2014-LDGRMJ-00003

**CULTURAL NOTES**

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: (PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)  
 CULT\*GR-1 ARCHAEOLOGICAL MONITORING PRECONSTRUCTION MEETING [PDS, FEE X2]

- 1) INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR SIGNIFICANCE CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED.
- 2) DESCRIPTION OF REQUIREMENT: THE COUNTY APPROVED PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES.
- 3) DOCUMENTATION: THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT ARCHEOLOGIST AND LUISENO NATIVE AMERICAN ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS.
- 4) TIMING: PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED.
- 5) MONITORING: THE [DPW, PDCI] SHALL INVITE THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR TO THE PRECONSTRUCTION CONFERENCE TO COORDINATE THE ARCHAEOLOGICAL MONITORING REQUIREMENTS OF THIS CONDITION.

DURING CONTRUCTION: (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).  
 CULT\*GR-2 ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION [PDS, FEE X2]

- 1) INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED.
- 2) DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING EARTH-DISTURBING ACTIVITIES:

A. DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND LUISENO NATIVE AMERICAN MONITOR SHALL BE ONSITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISENO NATIVE AMERICAN MONITOR. MONITORING OF THE CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISENO NATIVE AMERICAN MONITOR.

B. IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST OR THE LUISENO NATIVE AMERICAN MONITOR SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. AT THE TIME OF DISCOVERY, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE PDS STAFF ARCHAEOLOGIST. THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE PDS STAFF ARCHAEOLOGIST AND THE LUISENO NATIVE AMERICAN MONITOR, SHALL DETERMINE THE SIGNIFICANCE OF THE DISCOVERED RESOURCES. CONSTRUCTION ACTIVITIES WILL BE ALLOWED TO RESUME IN THE AFFECTED AREA ONLY AFTER THE PDS STAFF ARCHAEOLOGIST HAS CONCURRED WITH THE EVALUATION. ISOLATES AND CLEARLY NON-SIGNIFICANT DEPOSITS SHALL BE MINIMALLY DOCUMENTED IN THE FIELD. SHOULD THE ISOLATES AND/OR NON-SIGNIFICANT DEPOSITS NOT BE COLLECTED BY THE PROJECT ARCHAEOLOGIST, THEN THE LUISENO NATIVE AMERICAN MONITOR MAY COLLECT THE CULTURAL MATERIAL FOR TRANSFER TO A TRIBAL CURATION FACILITY OR REPATRIATION PROGRAM. PREVIOUSLY UNIDENTIFIED BEDROCK MILLING FEATURES SHALL BE FIRST RELOCATED WITHIN THE WETLAND, IF FEASIBLE. IF NOT FEASIBLE, THEN THE BEDROCK MILLING FEATURES SHALL BE RELOCATED TO THE OPEN SPACE AREA, IF FEASIBLE. RELOCATION OF ANY BEDROCK MILLING FEATURES REQUIRES AN UPDATED TO DPR FORM TO IDENTIFY THE LOCATION IN WHICH THE BEDROCK MILLING FEATURES WERE FOUND AND THE LOCATION TO WHICH THEY WERE MOVED. A RESEARCH DESIGN AND DATA RECOVERY PROGRAM (PROGRAM) IS REQUIRED TO MITIGATE IMPACTS TO IDENTIFIED SIGNIFICANT CULTURAL RESOURCES. THE RESEARCH DESIGN AND DATA RECOVERY PROGRAM SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST IN COORDINATION WITH THE LUISENO NATIVE AMERICAN MONITOR. THE COUNTY ARCHAEOLOGIST SHALL REVIEW AND APPROVE THE PROGRAM, WHICH SHALL BE CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS. THE PROGRAM SHALL INCLUDE (1) REASONABLE EFFORTS TO PRESERVE (AVOIDANCE) "UNIQUE" CULTURAL RESOURCES OR SACRED SITES; (2) THE CAPPING OF IDENTIFIED SACRED SITES OR UNIQUE CULTURAL RESOURCES AND PLACEMENT OF DEVELOPMENT OVER THE CAP, IF AVOIDANCE IS INFEASIBLE; AND (3) DATA RECOVERY FOR NON-UNIQUE CULTURAL RESOURCES. THE PREFERRED OPTION IS PRESERVATION (AVOIDANCE).

C. IF ANY HUMAN REMAINS ARE DISCOVERED, THE PROPERTY OWNER OR THEIR REPRESENTATIVE SHALL CONTACT THE COUNTY CORONER AND THE PDS STAFF ARCHAEOLOGIST. UPON IDENTIFICATION OF HUMAN REMAINS, NO FURTHER DISTURBANCE SHALL OCCUR IN THE AREA OF THE FIND UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE MOST LIKELY DESCENDANT (MLD), AS IDENTIFIED BY THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC), SHALL BE CONTACTED BY THE PROPERTY OWNER OR THEIR REPRESENTATIVE IN ORDER TO DETERMINE PROPER TREATMENT AND DISPOSITION OF THE REMAINS. THE IMMEDIATE VICINITY WHERE THE NATIVE AMERICAN HUMAN REMAINS ARE LOCATED IS NOT TO BE DAMAGED OR DISTURBED BY FURTHER DEVELOPMENT ACTIVITY UNTIL CONSULTATION WITH THE MLD REGARDING THEIR RECOMMENDATIONS AS REQUIRED BY PUBLIC RESOURCES CODE SECTION 5097.98 HAS BEEN CONDUCTED. PUBLIC RESOURCES CODE 5097.98, CEQA 15064.5 AND HEALTH & SAFETY CODE 7050.5 SHALL BE FOLLOWED IN THE EVENT THAT HUMAN REMAINS ARE DISCOVERED.

**CULTURAL NOTES CONT'D.**

- 3) DOCUMENTATION: THE APPLICANT SHALL IMPLEMENT THE ARCHAEOLOGICAL MONITORING PROGRAM PURSUANT TO THIS CONDITION.
- 4) TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE EARTH DISTURBING ACTIVITIES.
- 5) MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE PROJECT ARCHEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT PDS IF THE PROJECT ARCHEOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING: (PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).  
 CULT\*GR-3 ARCHAEOLOGICAL MONITORING ROUGH GRADING [PDS, FEE]

- 1) INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED.
- 2) DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST SHALL PREPARE ONE OF THE FOLLOWING REPORTS UPON COMPLETION OF THE EARTH-DISTURBING ACTIVITIES THAT REQUIRE MONITORING:

A. IF NO ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES, THEN SUBMIT A FINAL NEGATIVE MONITORING REPORT SUBSTANTIATING THAT EARTH-DISTURBING ACTIVITIES ARE COMPLETED AND NO CULTURAL RESOURCES WERE ENCOUNTERED. ARCHAEOLOGICAL MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE AND ANY COMMENTS FROM THE LUISENO NATIVE AMERICAN MONITOR MUST BE INCLUDED IN THE NEGATIVE MONITORING REPORT.

B. IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING THE EARTH DISTURBING ACTIVITIES, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE AN ARCHAEOLOGICAL MONITORING REPORT STATING THAT THE FIELD MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE REPORT SHALL DETAIL ALL CULTURAL ARTIFACTS AND DEPOSITS DISCOVERED DURING MONITORING AND THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION AND/OR REPATRIATION PHASE OF THE MONITORING.

- 3) DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE ARCHAEOLOGICAL MONITORING REPORT TO THE [PDS, PCC] FOR REVIEW AND APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER AND THE CULTURALLY-AFFILIATED TRIBE.
- 4) TIMING: UPON COMPLETION OF ALL EARTH-DISTURBING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE REPORT SHALL BE COMPLETED.
- 5) MONITORING: PDS SHALL REVIEW THE REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMPR, AND INFORM [DPW, PDCI] THAT THE REQUIREMENT IS COMPLETED.

FINAL GRADING RELEASE: (PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT).  
 CULT\*GR-4 ARCHAEOLOGICAL MONITORING FINAL GRADING [PDS, FEE]

- 1) INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED.
- 2) DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST SHALL PREPARE A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM IF CULTURAL RESOURCES WERE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES. THE REPORT SHALL INCLUDE THE FOLLOWING, IF APPLICABLE:

A. DEPARTMENT OF PARKS AND RECREATION PRIMARY AND ARCHAEOLOGICAL SITE FORMS.

B. DAILY MONITORING LOGS

C. EVIDENCE THAT ALL CULTURAL MATERIALS HAVE BEEN CURATED AND/OR REPATRIATED AS FOLLOWS:

- (1) EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE ARCHAEOLOGICAL MONITORING PROGRAM HAVE BEEN SUBMITTED TO A SAN DIEGO CURATION FACILITY OR A CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79, AND, THEREFORE, WOULD BE PROFESSIONALLY CURATED AND MADE AVAILABLE TO OTHER ARCHAEOLOGISTS/RESEARCHERS FOR FURTHER STUDY. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY OR CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE PREHISTORIC ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.
- OR
- EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE GRADING MONITORING PROGRAM HAVE BEEN REPATRIATED TO A NATIVE AMERICAN GROUP OF APPROPRIATE TRIBAL AFFINITY. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE NATIVE AMERICAN TRIBE TO WHOM THE CULTURAL RESOURCES HAVE BEEN REPATRIATED IDENTIFYING THAT THE ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED.

**CULTURAL NOTES CONT'D.**

(2) HISTORIC MATERIALS SHALL BE CURATED AT A SAN DIEGO CURATION FACILITY AND SHALL NOT BE CURATED AT A TRIBAL CURATION FACILITY OR REPATRIATED. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE HISTORIC MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

D. IF NO CULTURAL RESOURCES ARE DISCOVERED, A NEGATIVE MONITORING REPORT MUST BE SUBMITTED STATING THAT THE ARCHAEOLOGICAL MONITORING ACTIVITIES HAVE BEEN COMPLETED. GRADING MONITORING LOGS MUST BE SUBMITTED WITH THE NEGATIVE MONITORING REPORT.

3) DOCUMENTATION: THE APPLICANT'S ARCHAEOLOGIST SHALL PREPARE THE FINAL REPORT AND SUBMIT IT TO THE [PDS, PCC] FOR APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER (SCIC) AND THE CULTURALLY-AFFILIATED TRIBE.

4) TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE FINAL REPORT SHALL BE PREPARED.

5) MONITORING: PDS SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THIS CONDITION AND THE REPORT FORMAT GUIDELINES. UPON ACCEPTANCE OF THE REPORT, PDS SHALL INFORM [PDS, LDR] AND [DPW, PDCI], THAT THE REQUIREMENT IS COMPLETE AND THE BOND AMOUNT CAN BE RELINQUISHED. IF THE MONITORING WAS BONDED SEPARATELY, THEN PDS SHALL INFORM [PDS OR DPW FISCAL] TO RELEASE THE BOND BACK TO THE APPLICANT.

**NOISE NOTES**

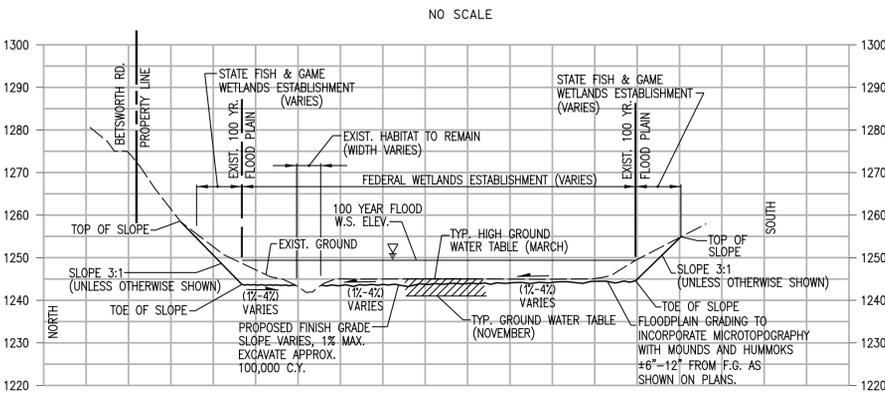
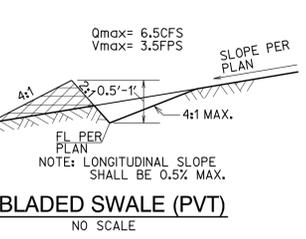
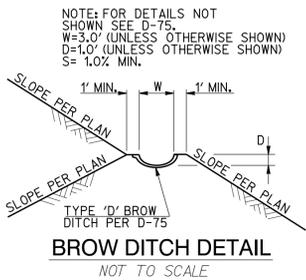
TEMPORARY CONSTRUCTION NOISE: (PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS)

- 1) INTENT: IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE FOR GRADING OPERATIONS ASSOCIATED WITH THE PROJECT SUBDIVISION.
- 2) DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES:
  - A. TURN OFF EQUIPMENT WHEN NOT IN USE.
  - B. EQUIPMENT USED IN CONSTRUCTION SHOULD BE MAINTAINED IN PROPER OPERATING CONDITION, AND ALL LOADS SHOULD BE PROPERLY SECURED, TO PREVENT RATTLING AND BANGING.
  - C. USE EQUIPMENT WITH EFFECTIVE MUFFLERS
  - D. MINIMIZE THE USE OF BACK UP ALARM.
  - E. EQUIPMENT STAGING AREAS SHOULD BE PLACED AT LOCATIONS AWAY FROM NOISE SENSITIVE RECEIVERS.
  - F. ALL OPERATIONS OF CONSTRUCTION EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED WITHIN THE COUNTY CODE NOISE ORDINANCE, SECTION 36.408.

3) DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE MEASURES OF THIS CONDITION.

4) TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION.

5) MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE CONSTRUCTION NOISE CONTROL MEASURES OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.



**GRADING AND WETLANDS ESTABLISHMENT TYPICAL CROSS SECTION**

**NOTE:**  
 ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

J - 17131A

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

BENCH MARK	
DESCRIPTION:	3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671
	S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE
	OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14
RECORD FROM:	SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL
ELEVATION:	1397.26
DATUM:	M.S.L.

**PRIVATE CONTRACT**

SHEET <b>3</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>19</b> SHEETS
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GRADING PLANS FOR:  
**MITIGATION CONSERVATION BANK**  
**BROOK FOREST**

CALIFORNIA COORDINATE INDEX \_\_\_\_\_ 386-1749 \_\_\_\_\_

APPROVED FOR MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER	ENGINEER OF WORK R.C.E. _____ DATE: _____
BY: _____ DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO:

**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

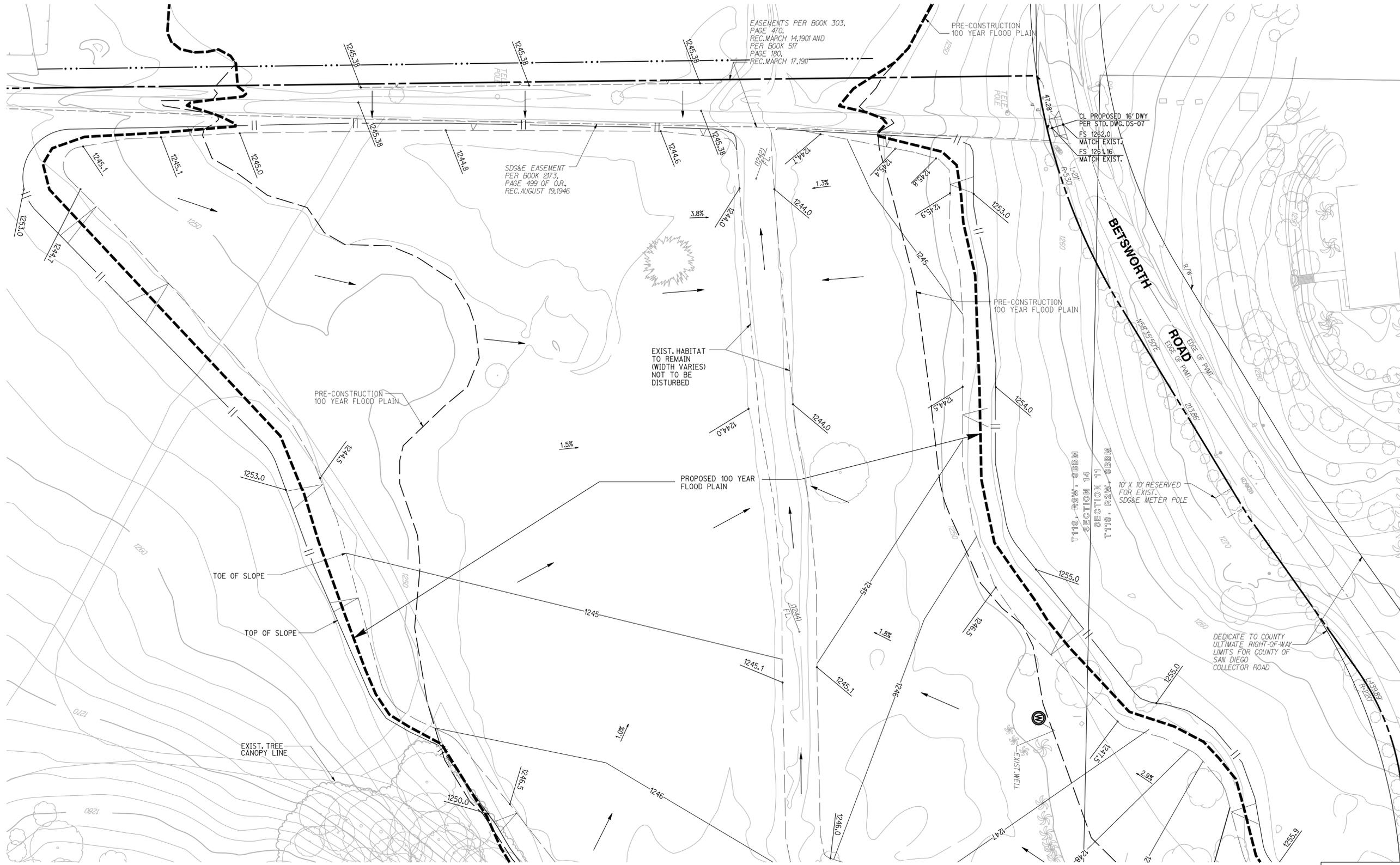
EXPIRES: \_\_\_\_\_

**RICK ENGINEERING COMPANY**  
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 SAN DIEGO, CA 92110  
 619-291-0707  
 (FAX) 619-291-4165  
 rickengineering.com  
 San Diego    Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

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RICK ENGINEERING CO. - (619) 291-0707  
 PDS2014-LDGRMJ-00003

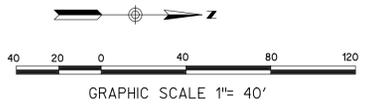
**PRELIMINARY**  
 NOT FOR CONSTRUCTION



NOTE:  
ALL EXISTING STRUCTURES ARE TO BE  
REMOVED UNLESS OTHERWISE NOTED.

J - 17131A

SEE SHEET NO. 5



**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

**FOR WORK IN THE COUNTY RIGHT-OF-WAY**  
FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY,  
SEE CONSTRUCTION PERMIT NO. \_\_\_\_\_

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

**BENCHMARK**

DESCRIPTION:  
3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET <b>4</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>19</b> SHEETS
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GRADING PLANS FOR:  
**MITIGATION CONSERVATION BANK  
BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR  
MOHAMMAD K. FAKHRRIDDINE  
COUNTY ENGINEER

ENGINEER OF WORK  
R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

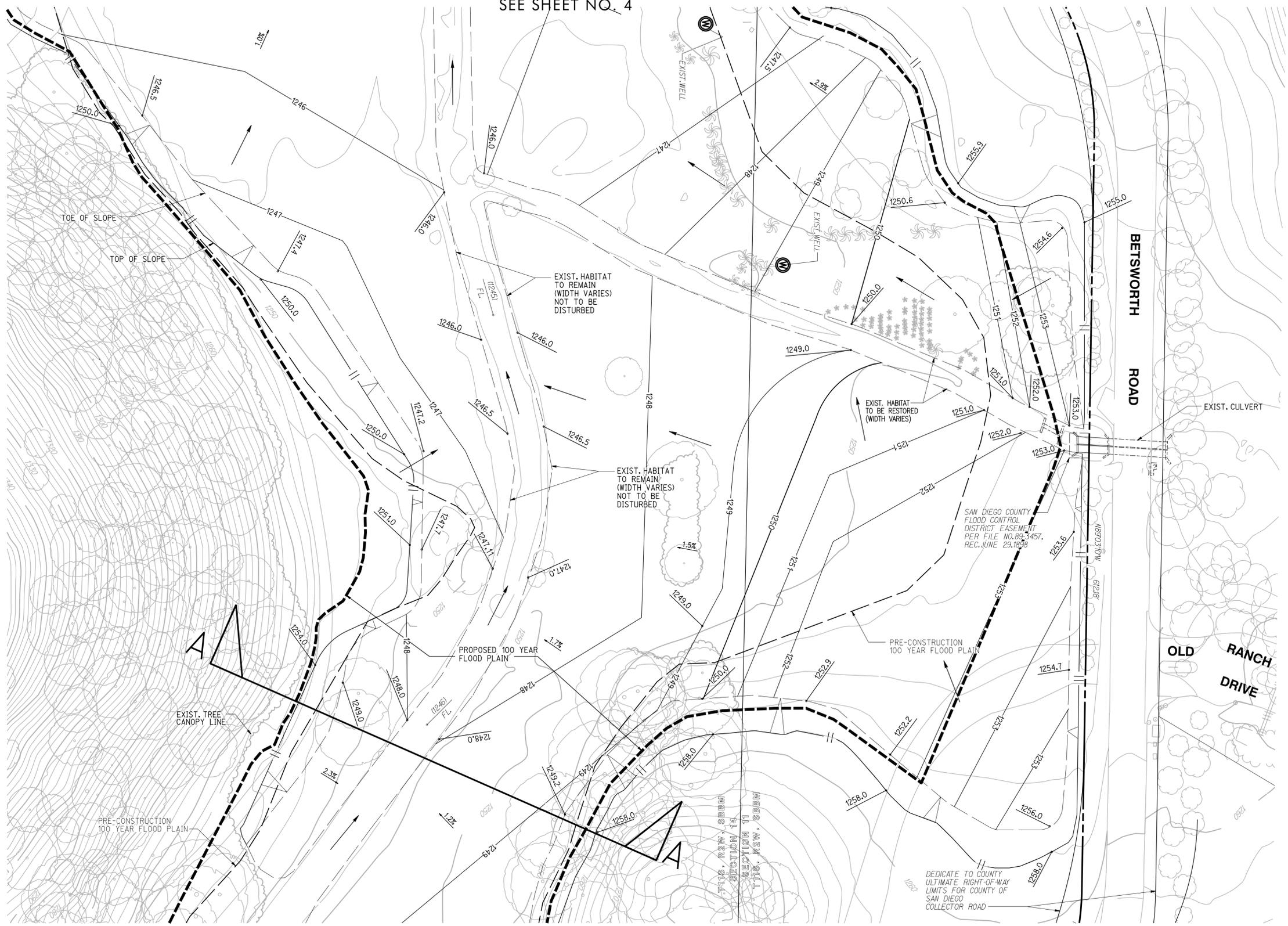
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**PDS2014-LDGRMJ-00003**  
GRADING PERMIT NO:

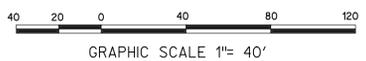
**PRELIMINARY**  
NOT FOR CONSTRUCTION

**RICK ENGINEERING COMPANY**  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619-291-0707  
(FAX) 619-291-4165  
rickengineering.com

SEE SHEET NO. 4



SEE SHEET NO. 6



**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

FOR CROSS SECTIONS  
SEE SHEET 2

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCHMARK**

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
 OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
 ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
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GRADING PLANS FOR:  
**MITIGATION CONSERVATION BANK  
 BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE  
 COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_  
 R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PDS2014-LDGRMJ-00003  
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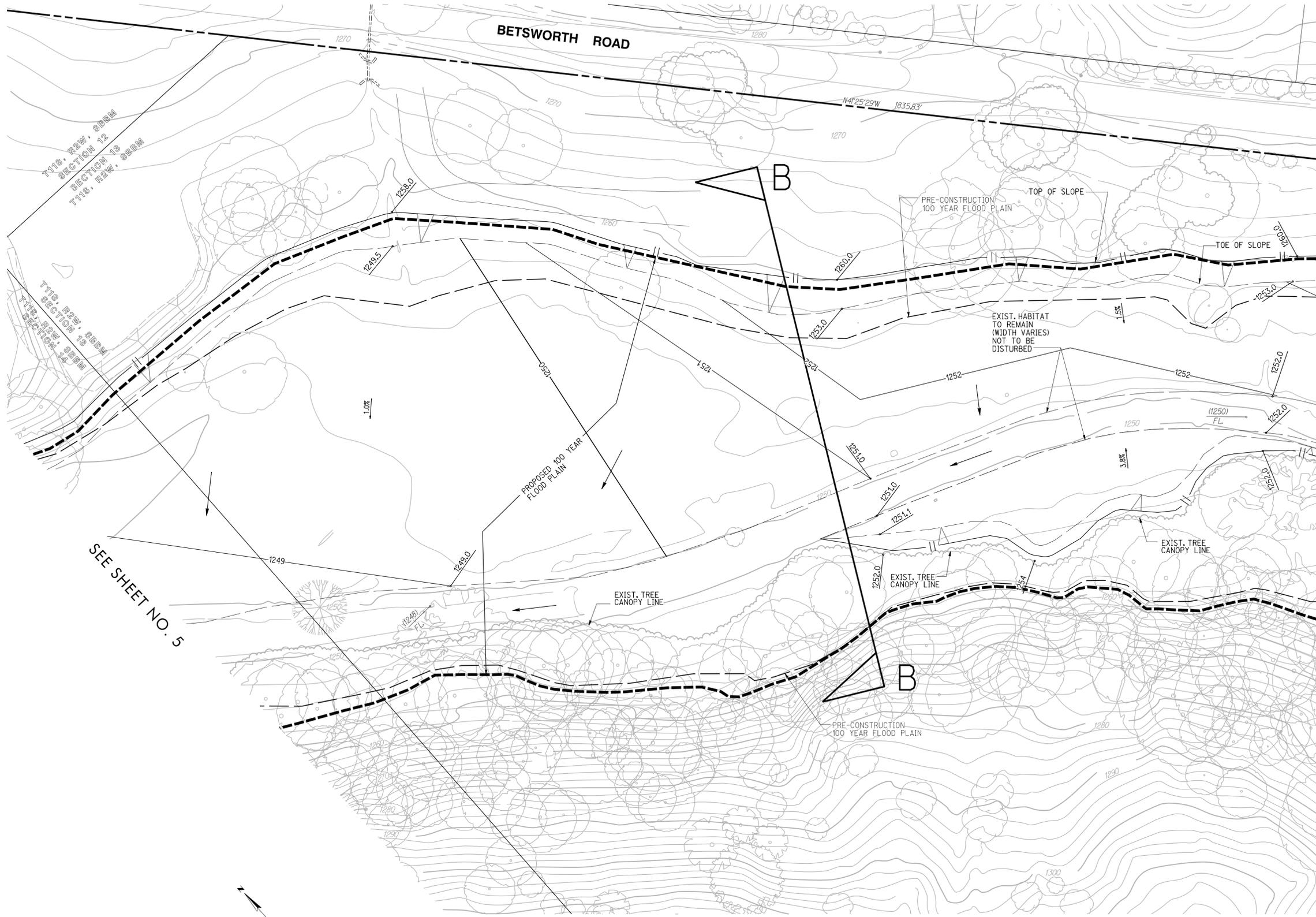
5620 FRIARS ROAD  
 SAN DIEGO, CA 92110  
 619-291-0707  
 (FAX) 619-291-4165

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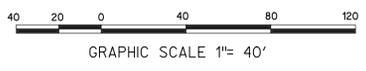


SEE SHEET NO. 5

SEE SHEET NO. 7

NOTE:  
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**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

FOR CROSS SECTIONS  
SEE SHEET 2

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCHMARK**

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET <b>6</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>19</b> SHEETS
-------------------	---	---------------------

GRADING PLANS FOR:  
**MITIGATION CONSERVATION BANK  
BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE  
COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_  
R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

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

**PDS2014-LDGRMJ-00003**  
GRADING PERMIT NO:

**PRELIMINARY**  
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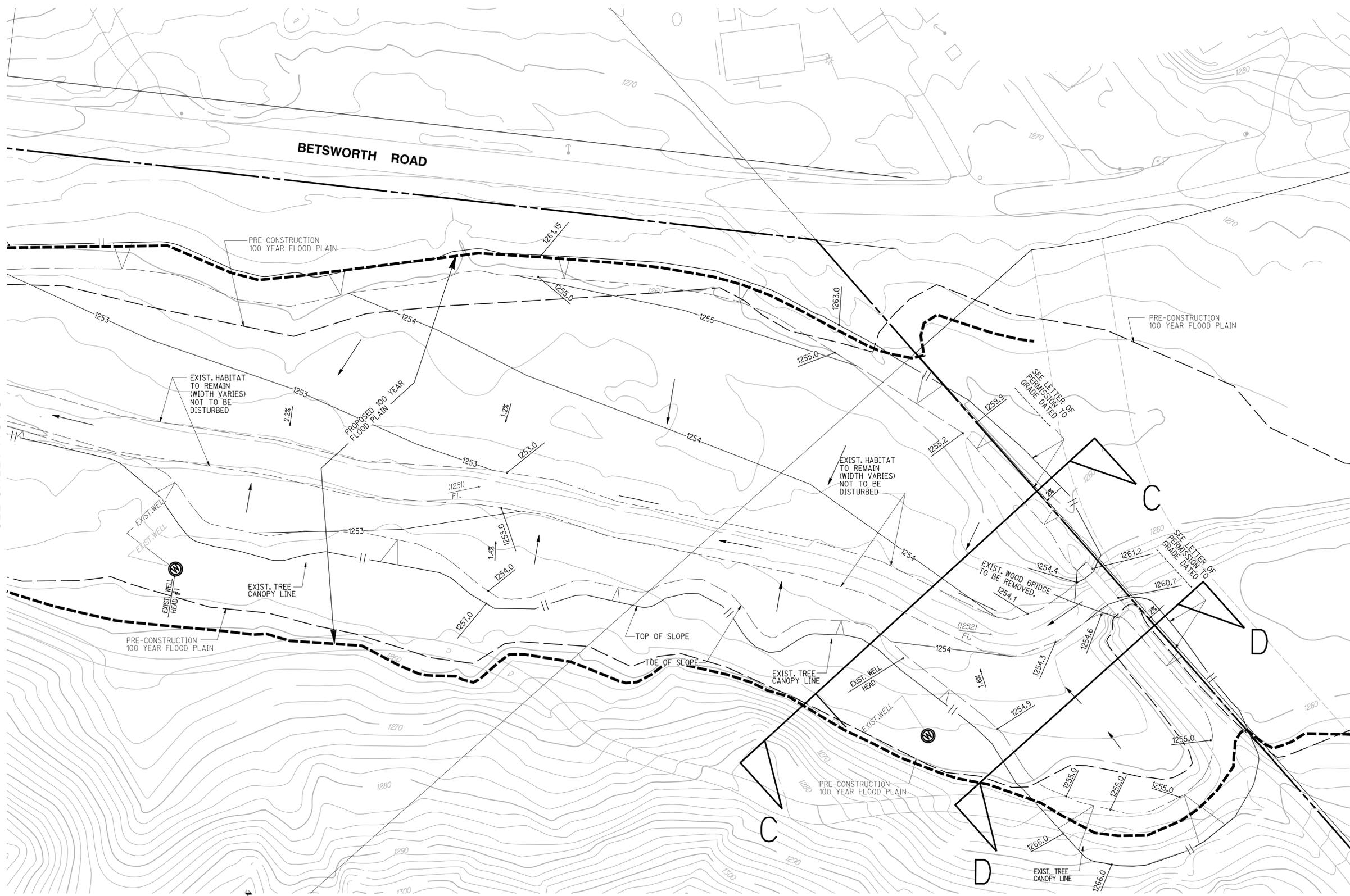
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REGISTERED PROFESSIONAL ENGINEER & ARCHITECT  
MICHAEL S. WHELE  
No. 49865  
CIVIL  
STATE OF CALIFORNIA

11/17/13: 11-0001-001-01-01-01.dwg  
11/17/13: 11-0001-001-01-01-01.dwg  
16-JUL-2015 10:33

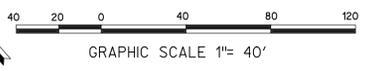
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SEE SHEET NO. 6



NOTE:  
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**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_  
R.C.E. \_\_\_\_\_  
EXPIRES: \_\_\_\_\_

FOR CROSS SECTIONS  
SEE SHEET 2

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCHMARK**

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**PRIVATE CONTRACT**

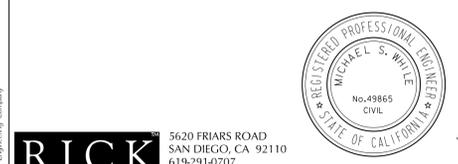
SHEET 7 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 19 SHEETS

GRADING PLANS FOR:  
**MITIGATION CONSERVATION BANK  
BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER  
ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_ PDS2014-LDGRMJ-00003 GRADING PERMIT NO:

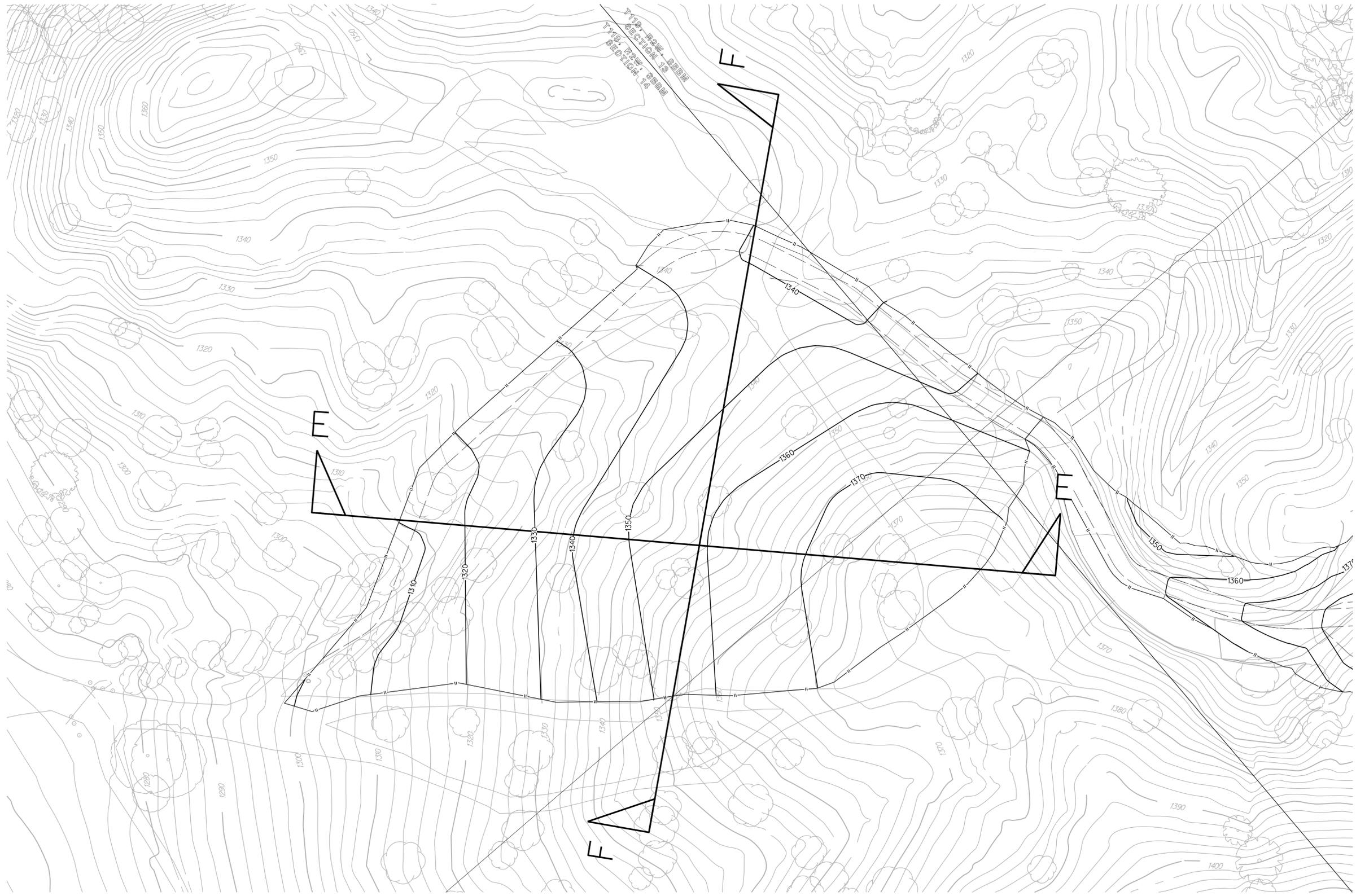
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Small text at the bottom left corner containing registration and company information.

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FOR CROSS SECTIONS  
SEE SHEET 2

SEE SHEET NO. 9

**NOTE:**  
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RECORD PLAN	
BY: _____	DATE: _____
R.C.E. _____	NAME _____
EXPIRES: _____	



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

**BENCH MARK**  
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 ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT		
SHEET 8	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
GRADING PLANS FOR: <b>MITIGATION CONSERVATION BANK BROOK FOREST</b>		
CALIFORNIA COORDINATE INDEX 386-1749		
APPROVED FOR MOHAMMAD K. FAKHRIDDINE COUNTY ENGINEER	ENGINEER OF WORK R.C.E. _____ DATE: _____	
BY: _____ DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO:	

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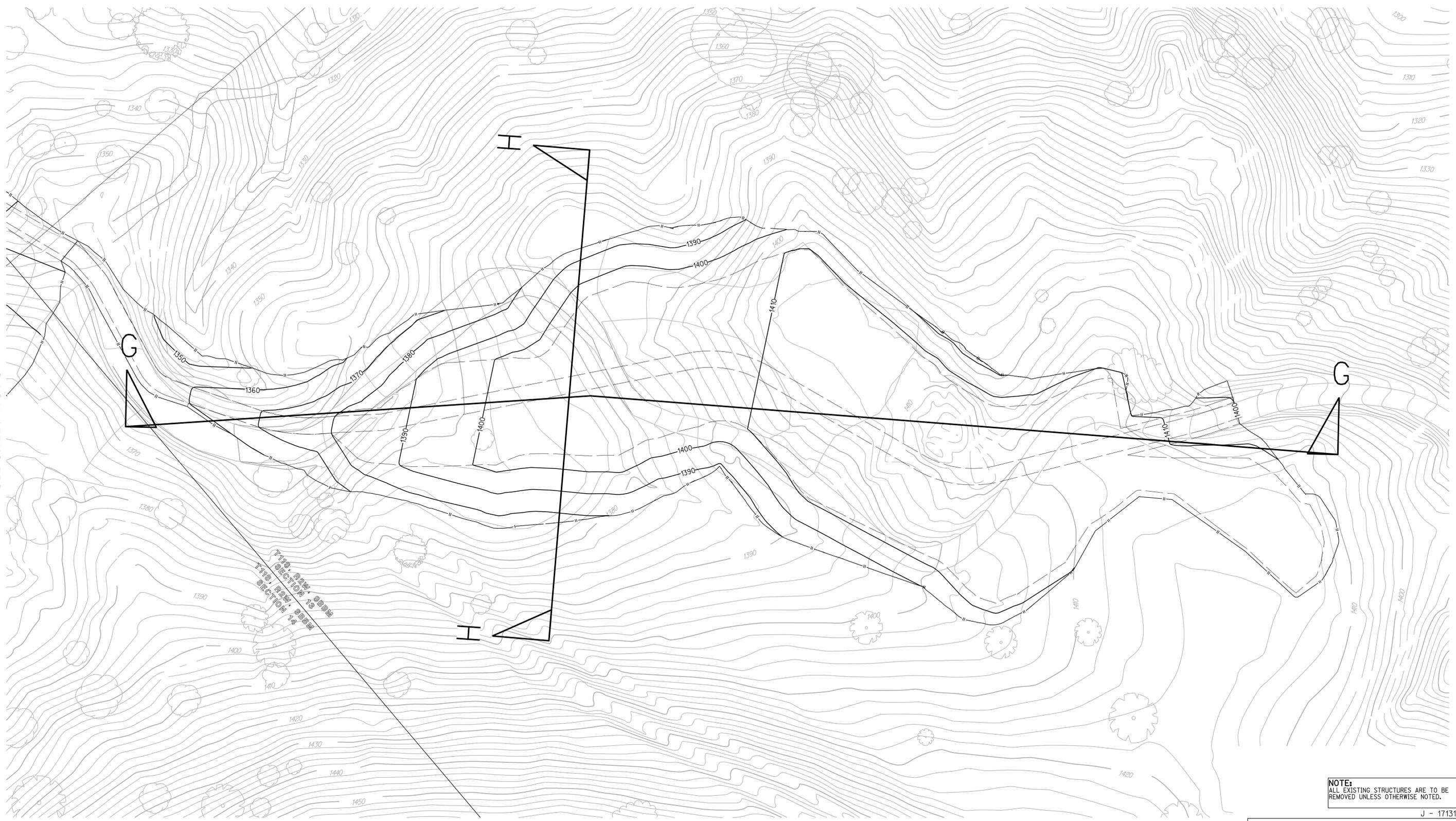
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SEE SHEET NO. 8



Prop. 0224' 0000  
 175' 0224' 0000  
 SECTION 13  
 SECTION 14

NOTE:  
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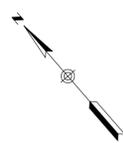


**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_



**COUNTY APPROVED CHANGES**

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**PRIVATE CONTRACT**

SHEET 9 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 19 SHEETS

EROSION CONTROL AND CONSTRUCTION BMPs PLAN FOR:  
**MITIGATION CONSERVATION BANK  
 BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ PDS2014-LDGRMJ-00003 GRADING PERMIT NO:

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## EROSION CONTROL NOTES

- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1 ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS BETWEEN OCTOBER 1 AND APRIL 15. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
- CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEM SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

### SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

- THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
- SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
- SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
- ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET
- AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
- ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET
- PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

GRADE OF STREET	INTERVAL	NUMBER OF BAGS HIGH
LESS THAN 2%	AS REQUIRED	
	200 FEET MAX	1
2% TO 4%	100 FEET	1
4% TO 6%	50 FEET	1
6% TO 10%	50 FEET	2
OVER 10%	25 FEET	2
- PROVIDE A GRAVEL BAG, SILT BASIN, OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
- GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
- ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
- PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.
- ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES, I.E., COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

## STORM WATER MANAGEMENT NOTES

- DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
- NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 14 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
- ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS00002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WOID#] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED]. THE PERMITEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

## THE USE OF BFM'S IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS

- APPLICATION RATES SHALL BE 3500 POUNDS PER SQUARE ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
- BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
- THE SITE MUST BE PROTECTED WITH BROW DITCHES AND/OR DIVERSION BERMS. AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
- BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLICATION FROM MULTIPLE ANGLES).
- FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION.
- A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE BFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

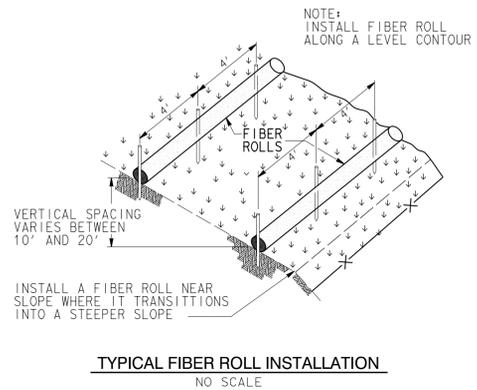
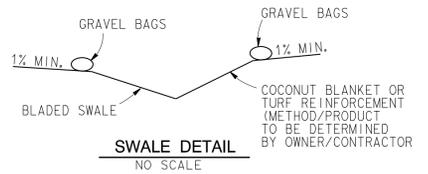
## BMP STENCIL PLACEMENT NOTES

- ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING - I LIVE IN NAME RECEIVED WATER") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.
- SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS.
- LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

## LEGEND

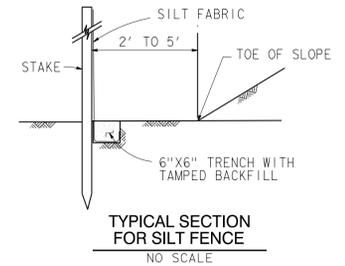
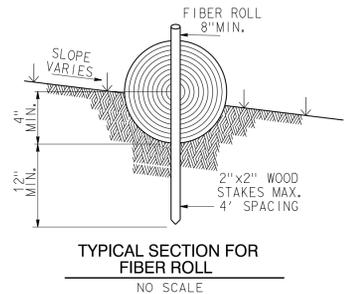
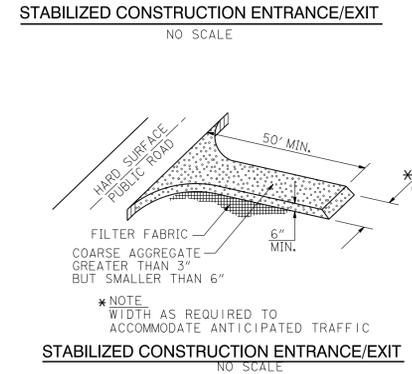
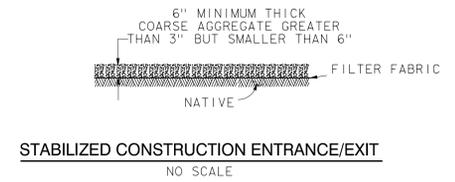
CONSTRUCTION SITE PERIMETER	
EROSION CONTROL BLANKET/BOND FIBER MATRIX (BFM) / IRRIGATED HYDROSEED WITH BINDER TO BE DETERMINED BY OWNER/CONTRACTOR	
SS-2, SS-3, SS-4, SS-7	
MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION (METHOD/PRODUCT TO BE DETERMINED BY OWNER/CONTRACTOR)	
SS-6, SS-8	
NON-IRRIGATED UPLAND HYDROSEED MIX	
FIBER ROLL SS-5	
SILT FENCE SS-1	
DIRECTION OF FLOW	
STABILIZED CONSTRUCTION ENTRANCE/EXIT	

NOTE: CONSTRUCTION ROAD STABILIZATION (TC-2) AND LOCATION OF TIRE WASH (TC-3) TO BE DETERMINED BY OWNER/CONTRACTOR IN THE FIELD AND SHOWN ON THE S.W.P.P.F.



## NON-IRRIGATED UPLAND HYDROSEED MIX

Common Name	Scientific Name	Pure Live Seed/Pound	Pounds/acre
California Sagebrush	<i>Artemisia californica</i>	5,500,000	5
Coastal Goldenbush	<i>Isocoma menziesii</i>	800,000	2
Flat-top Buckwheat	<i>Eriogonum fasciculatum</i>	450,000	10
Deerweed	<i>Lotus scoparius</i>	200,000	1
Laurel Sumac	<i>Malosma laurina</i>	125,000	1
Red Bush Monkey Flower	<i>Mimulus aurantiacus</i>	12,000,000	2
Purple Needlegrass	<i>Stipa pulchra</i>	110,000	10
Redberry	<i>Rhamnus ilicifolia</i>	50,000	3
Sugar Bush	<i>Rhus ovata</i>	10,000	3
White Sage	<i>Salvia apiana</i>	300,000	5
Black Sage	<i>Salvia mellifera</i>	520,000	10
Ramona Lilac	<i>Ceanothus tomentosus</i>	140,000	10



40 20 0 40 80 120

GRAPHIC SCALE 1"= 40'

**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

**NOTE:**  
FOR THE NON-IRRIGATED, HYDROSEED DISPOSAL SITE, AND THE IRRIGATED PERIMETER SLOPES OF THE WETLANDS ESTABLISHMENT AREA, PLEASE SEE THE FINAL REVEGETATION PLAN FOR ADDITIONAL INFORMATION

COUNTY APPROVED CHANGES			
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**BENCH MARK**

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S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
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RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

J - 17131A

**PRIVATE CONTRACT**

SHEET 10 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 19 SHEETS

EROSION CONTROL AND CONSTRUCTION BMP'S PLAN FOR:  
**MITIGATION CONSERVATION BANK  
BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR MOHAMMAD K. FAKHRIDDINE COUNTY ENGINEER

ENGINEER OF WORK R.C.E. DATE: \_\_\_\_\_

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

PDS2014-LDGRMJ-00003  
GRADING PERMIT NO: \_\_\_\_\_

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**RICK ENGINEERING COMPANY**

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(FAX) 619-291-4165

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**LEGEND**

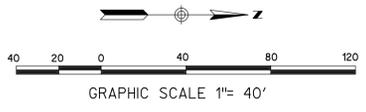
- CONSTRUCTION SITE PERIMETER
- EROSION CONTROL BLANKET/BOND FIBER MATRIX (BFM) / IRRIGATED HYDROSEED WITH BINDER TO BE DETERMINED BY OWNER/CONTRACTOR
- SS-2, SS-3, SS-4, SS-7
- MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION (METHOD/PRODUCT TO BE DETERMINED BY OWNER/CONTRACTOR)
- SS-6, SS-8
- NON-IRRIGATED UPLAND HYDROSEED MIX
- FIBER ROLL SS-5
- SILT FENCE SS-1
- DIRECTION OF FLOW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT

**NOTE:**  
CONSTRUCTION ROAD STABILIZATION (TC-2) AND LOCATION OF FIRE WASH (TC-3) TO BE DETERMINED BY OWNER/CONTRACTOR IN THE FIELD AND SHOWN ON THE S.W.P.P.P.

**NOTE:**  
ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

J - 17131A

SEE SHEET NO. 12



**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

**NOTE:**  
FOR THE NON-IRRIGATED, HYDROSEEDED DISPOSAL SITE, AND THE IRRIGATED PERIMETER SLOPES OF THE WETLANDS ESTABLISHMENT AREA, PLEASE SEE THE FINAL REVEGETATION PLAN FOR ADDITIONAL INFORMATION

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

**BENCH MARK**

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET 11	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
----------	---	-----------

EROSION CONTROL AND CONSTRUCTION BMPs PLAN FOR:  
**MITIGATION CONSERVATION BANK  
BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRIDDINE  
COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_  
R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

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

PDS2014-LDGRMJ-00003  
GRADING PERMIT NO: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**RICK ENGINEERING COMPANY**  
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(FAX) 619-291-4165  
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PDS2014-LDGRMJ-00003

SEE SHEET NO. 11

**LEGEND**

- CONSTRUCTION SITE PERIMETER
- EROSION CONTROL BLANKET/BOND FIBER MATRIX (BFM)
- /IRRIGATED HYDROSEED WITH BINDER TO BE DETERMINED BY OWNER/CONTRACTOR
- SS-2,SS-3,SS-4,SS-7
- MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION (METHOD/PRODUCT TO BE DETERMINED BY OWNER/CONTRACTOR)
- NON-IRRIGATED UPLAND HYDROSEED MIX
- FIBER ROLL SS-5
- SILT FENCE SS-1
- DIRECTION OF FLOW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT

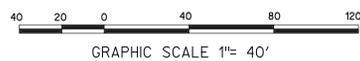
NOTE:  
CONSTRUCTION ROAD STABILIZATION (TC-2) AND LOCATION OF TIRE WASH (TC-3) TO BE DETERMINED BY OWNER/CONTRACTOR IN THE FIELD AND SHOWN ON THE S.W.P.P.P.



NOTE:  
ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

J - 17131A

SEE SHEET NO. 13



**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

**NOTE:**  
FOR THE NON-IRRIGATED, HYDROSEEDDED DISPOSAL SITE, AND THE IRRIGATED PERIMETER SLOPES OF THE WETLANDS ESTABLISHMENT AREA, PLEASE SEE THE FINAL REVEGETATION PLAN FOR ADDITIONAL INFORMATION

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET 12 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 19 SHEETS

EROSION CONTROL AND CONSTRUCTION BMPs PLAN FOR:  
**MITIGATION CONSERVATION BANK BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

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

PDS2014-LDGRMJ-00003  
GRADING PERMIT NO: \_\_\_\_\_

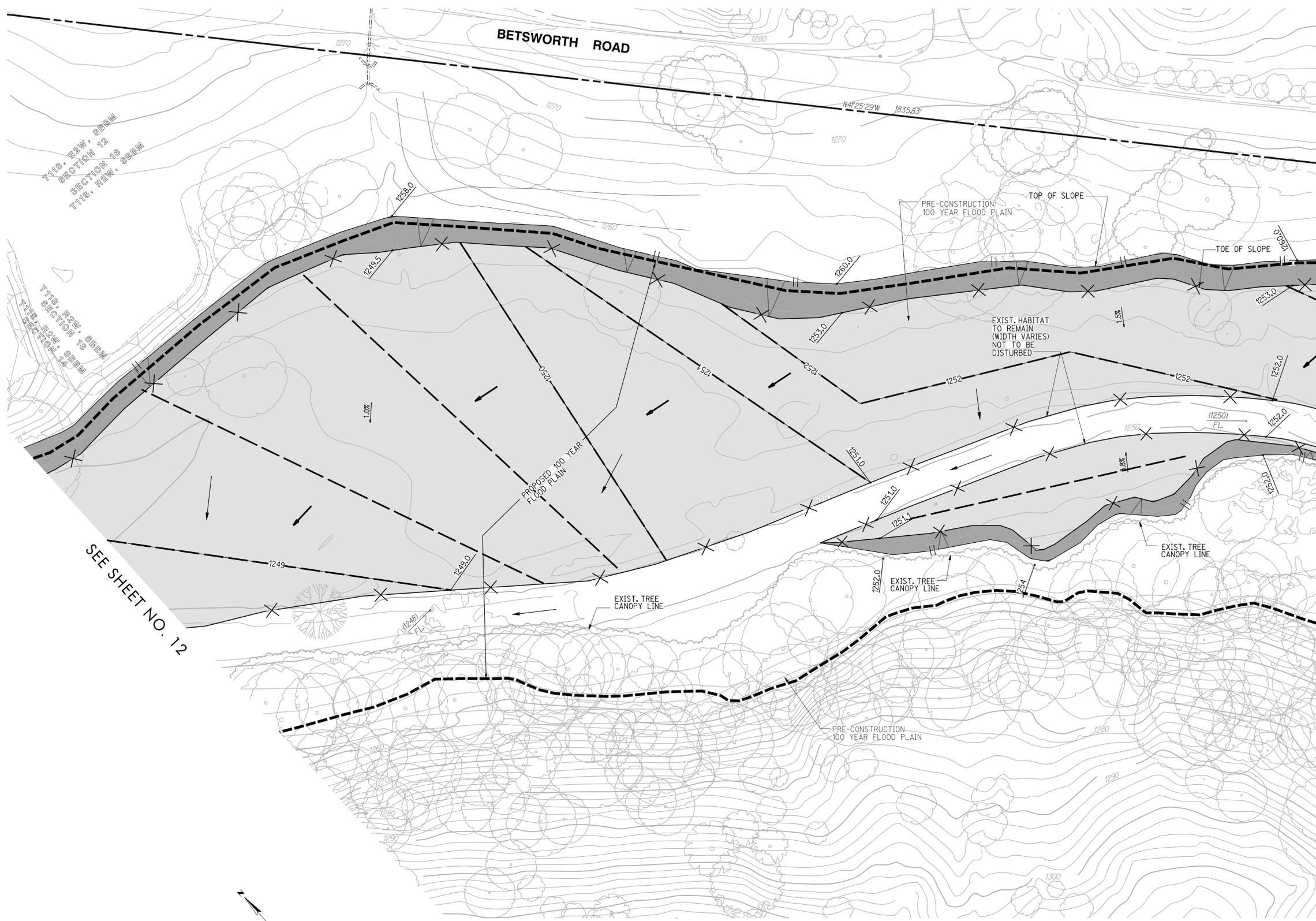
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PDS2014-LDGRMJ-00003



- LEGEND**
- CONSTRUCTION SITE PERIMETER
  - EROSION CONTROL BLANKET/BOND FIBER MATRIX (BFM) / IRRIGATED HYDROSEED WITH BINDER TO BE DETERMINED BY OWNER/CONTRACTOR
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  - NON-IRRIGATED UPLAND HYDROSEED MIX
  - FIBER ROLL SS-5
  - SILT FENCE SS-1
  - DIRECTION OF FLOW
  - STABILIZED CONSTRUCTION ENTRANCE/EXIT

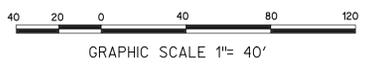
**NOTE:**  
 CONSTRUCTION ROAD STABILIZATION (TC-2) AND LOCATION OF TIRE WASH (TC-3) TO BE DETERMINED BY OWNER/CONTRACTOR IN THE FIELD AND SHOWN ON THE S.W.P.P.P.

SEE SHEET NO. 14

SEE SHEET NO. 12

**NOTE:**  
 ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

J - 17131A



**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

**NOTE:**  
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**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
 ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET 13 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 19 SHEETS

EROSION CONTROL AND CONSTRUCTION BMPs PLAN FOR:  
**MITIGATION CONSERVATION BANK  
 BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

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

PDS2014-LDGRMJ-00003  
 GRADING PERMIT NO: \_\_\_\_\_

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**RICK ENGINEERING COMPANY**  
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 619-291-0707  
 (FAX) 619-291-4165  
 rickengineering.com

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REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL S. WHELE  
 No. 49865  
 CIVIL  
 STATE OF CALIFORNIA

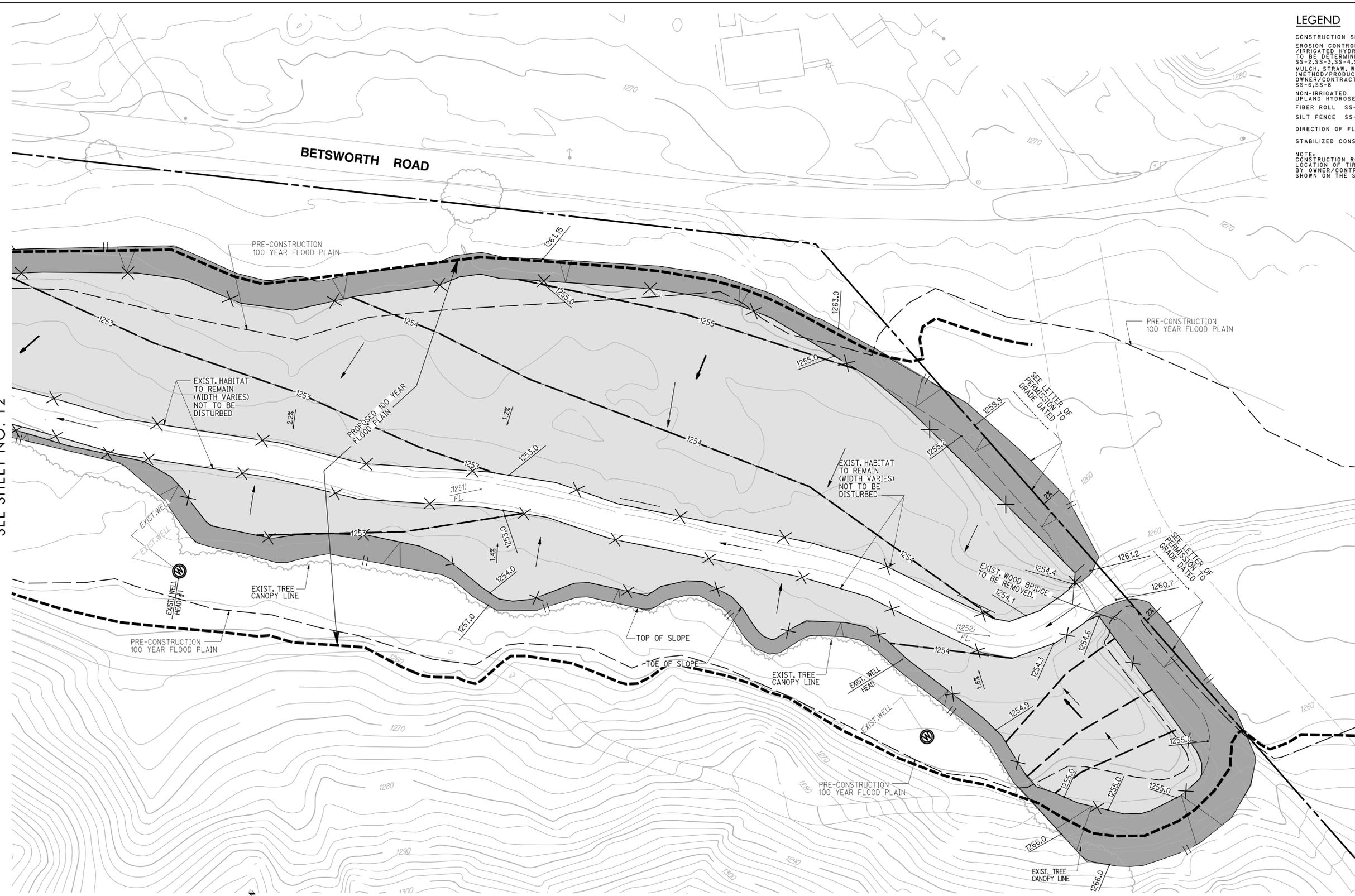
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 PDS2014-LDGRMJ-00003

SEE SHEET NO. 12

**LEGEND**

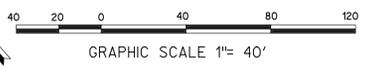
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**NOTE:**  
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J - 17131A



**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

**NOTE:**  
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**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET 14	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
EROSION CONTROL AND CONSTRUCTION BMPs PLAN FOR: <b>MITIGATION CONSERVATION BANK BROOK FOREST</b>		
CALIFORNIA COORDINATE INDEX 386-1749		
APPROVED FOR MOHAMMAD K. FAKHRIDDINE COUNTY ENGINEER	ENGINEER OF WORK R.C.E. _____ DATE: _____	
BY: _____ DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO:	

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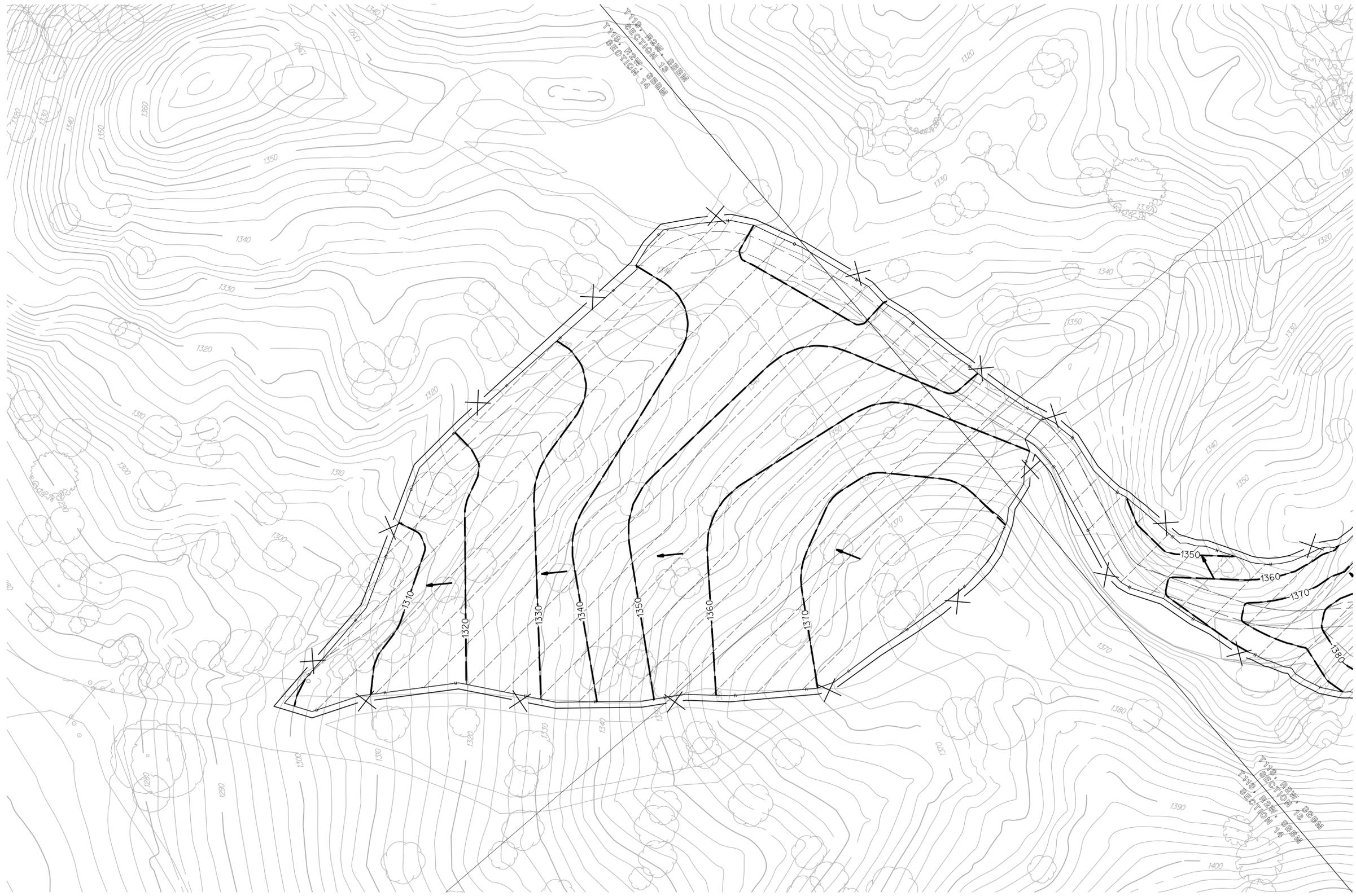
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SAN DIEGO, CA 92110  
619-291-0707  
(FAX) 619-291-4165  
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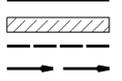
SEE SHEET NO. 16

**NOTE:**  
ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

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**LEGEND**

- CONSTRUCTION SITE PERIMETER
- NON-IRRIGATED UPLAND HYDROSEED MIX
- FIBER ROLL SS-5
- DIRECTION OF FLOW



**NOTE:**  
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**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

**BENCH MARK**

DESCRIPTION:  
3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET 15	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
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**EROSION CONTROL AND CONSTRUCTION BMPs PLAN FOR: MITIGATION CONSERVATION BANK BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRIDDINE COUNTY ENGINEER

ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

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

PDS2014-LDGRMJ-00003 GRADING PERMIT NO:

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rickengineering.com

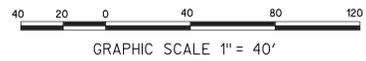
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RICK ENGINEERING CO. - (619) 291-0707  
PDS2014-LDGRMJ-00003

SEE SHEET NO. 15



**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

**LEGEND**

- CONSTRUCTION SITE PERIMETER
- NON-IRRIGATED UPLAND HYDROSEED MIX
- FIBER ROLL SS-5
- DIRECTION OF FLOW

**NOTE:**  
 FOR THE NON-IRRIGATED, HYDROSEEDED DISPOSAL SITE, AND THE IRRIGATED PERIMETER SLOPES OF THE WETLANDS ESTABLISHMENT AREA, PLEASE SEE THE FINAL REVEGETATION PLAN FOR ADDITIONAL INFORMATION

**COUNTY APPROVED CHANGES**

NO.	DESCRIPTION:	APPROVED BY:	DATE:

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 ELEVATION: 1397.26 DATUM: M.S.L.

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J - 17131A

**PRIVATE CONTRACT**

SHEET <b>16</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	19 SHEETS
EROSION CONTROL AND CONSTRUCTION BMPs PLAN FOR: <b>MITIGATION CONSERVATION BANK BROOK FOREST</b>		
CALIFORNIA COORDINATE INDEX		386-1749
APPROVED FOR MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER	ENGINEER OF WORK R.C.E. _____ DATE: _____	PDS2014-LDGRMJ-00003 GRADING PERMIT NO:
BY: _____	DATE: _____	

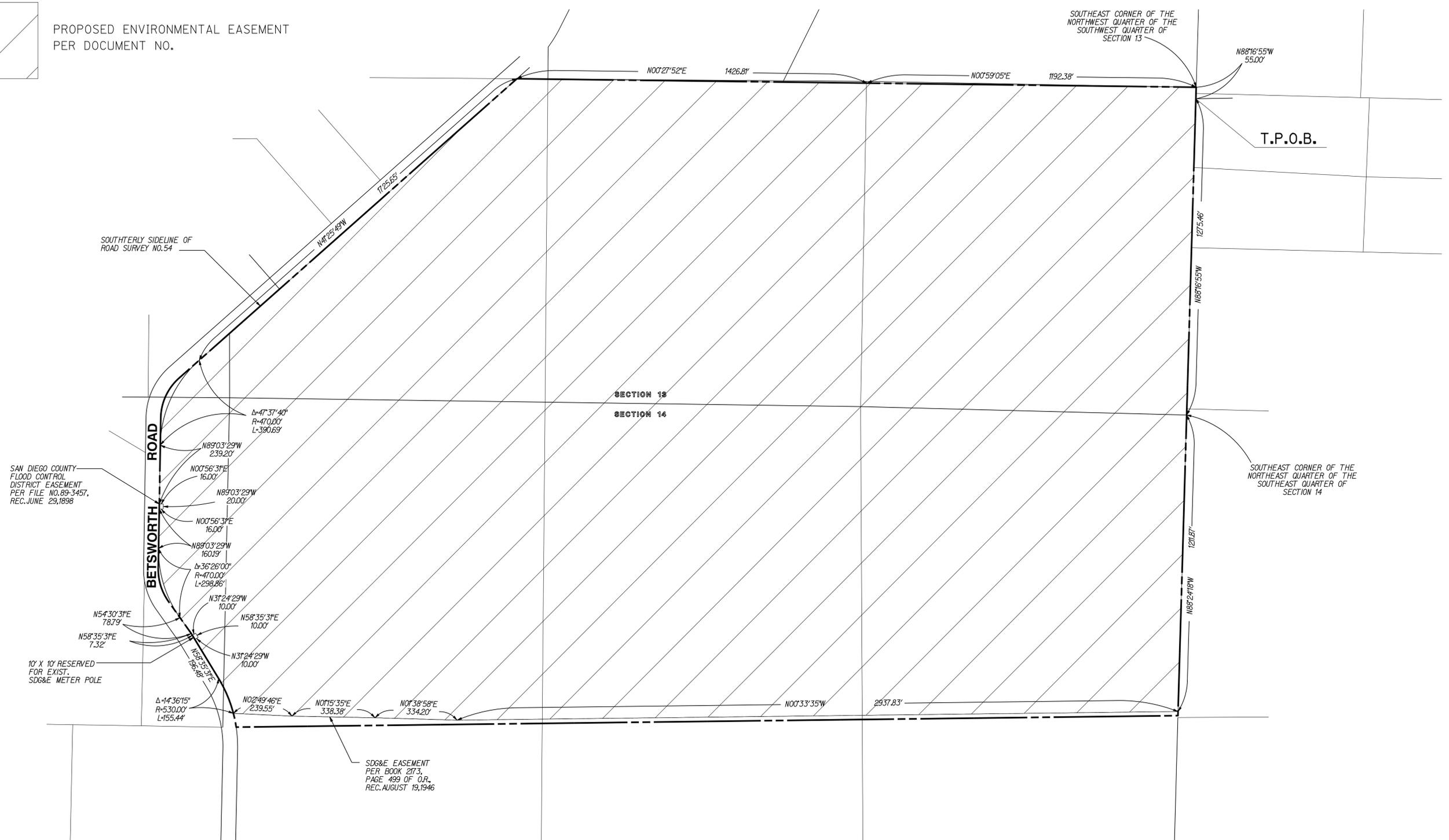
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PDS2014-LDGRMJ-00003



PROPOSED ENVIRONMENTAL EASEMENT PER DOCUMENT NO.



SAN DIEGO COUNTY FLOOD CONTROL DISTRICT EASEMENT PER FILE NO. 89-3457, REC. JUNE 29, 1898

10' X 10' RESERVED FOR EXIST. SD&E METER POLE

SD&E EASEMENT PER BOOK 2173, PAGE 499 OF O.R., REC. AUGUST 19, 1946

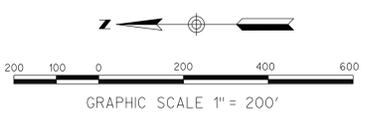


**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_



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

**BENCHMARK**

DESCRIPTION: 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
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RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 17 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 18 SHEETS

**ENVIRONMENTAL EASEMENT MAP FOR:**  
**MITIGATION CONSERVATION BANK**  
**BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

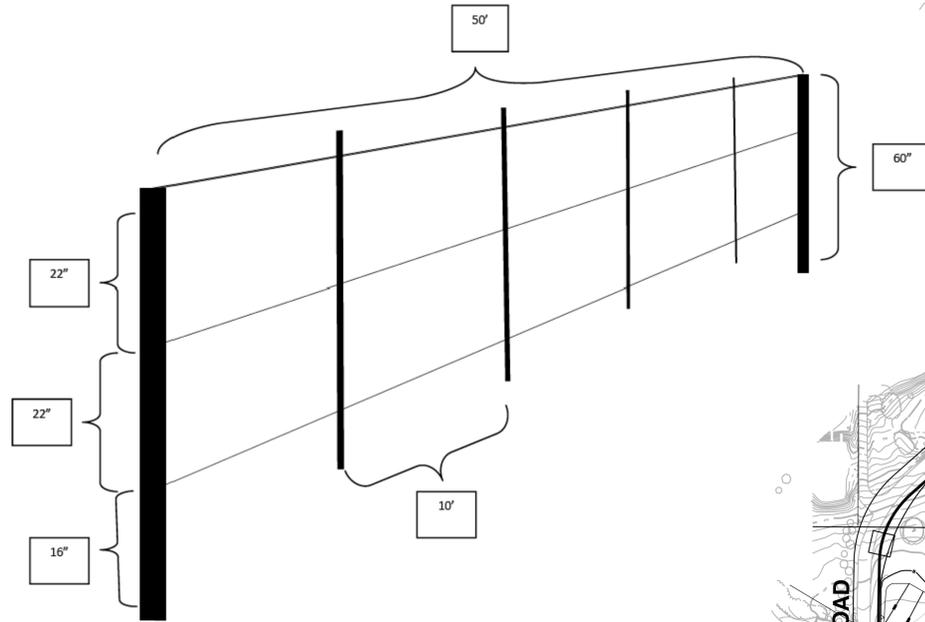
APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER  
ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

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

**LEGEND:**

- PROP. FENCING LIMITS (AS NEEDED) - SEE DETAIL 
- EXISTING FENCE (CHAIN LINK) 

**FENCE DETAIL & NOTES**



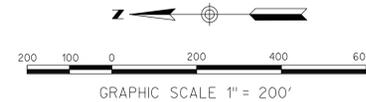
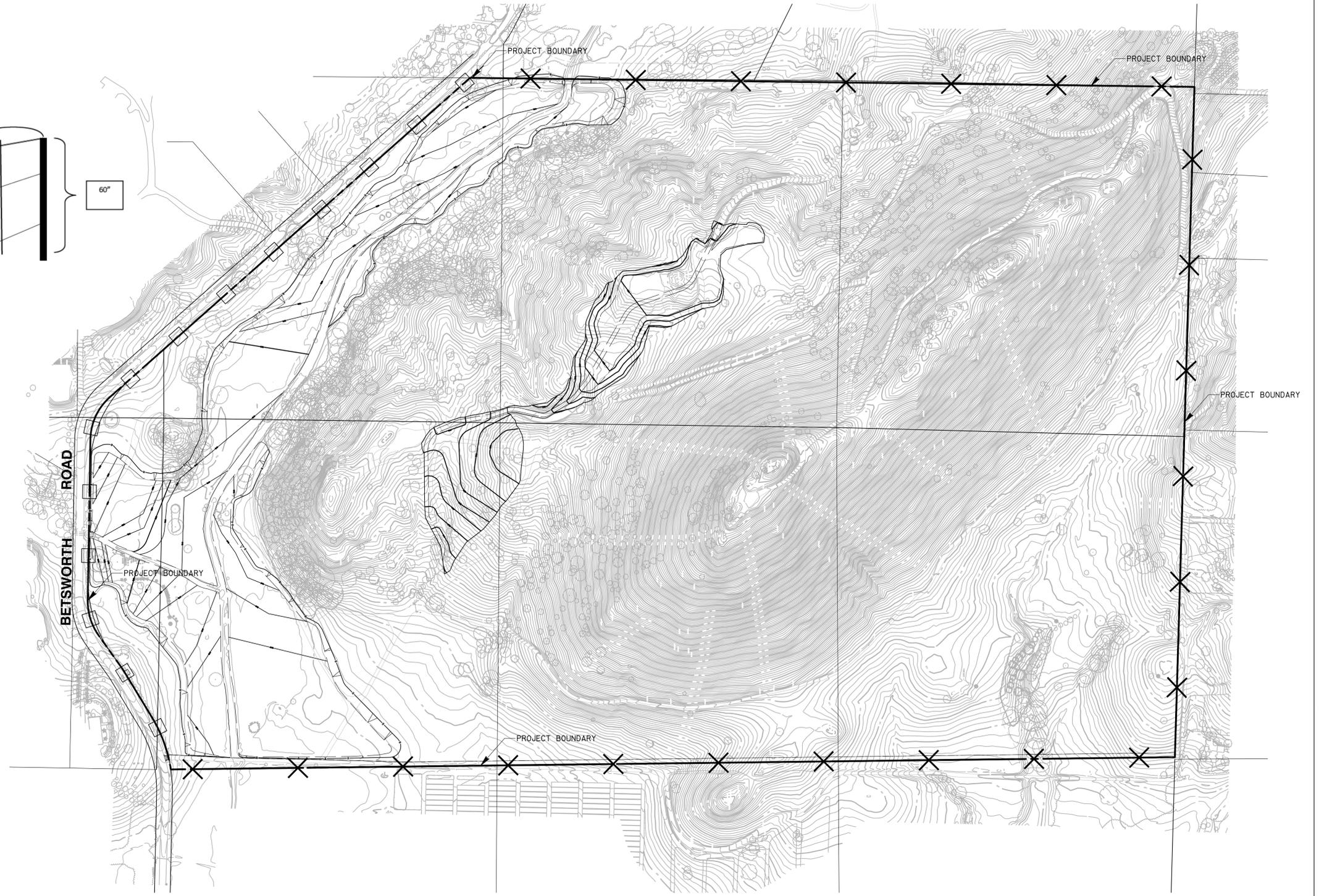
- Wire:**
  - HTSW; 12-gauge; type III galvanized; rated @ 170,000-200,000 psi
  - 1,350 lbs breaking strength (minimum)
  - Top wire white vinyl coated HTSW
  - Tensioned to 250 pounds
- Line Posts:**
  - spaced @ 50 feet (maximum, depending on terrain)
- Droppers:**
  - spaced at 10 feet
- Height:**
  - 60 inches
- Braces:**
  - (not shown) one set per 1,320 running feet (maximum separation)
- Tensioners:**
  - (not shown) one set of three (one each strand) per brace section
- Installation:**
  - experienced, professional ONLY

**OPEN SPACE SIGNAGE AND FENCING NOTES**

1) OPEN SPACE SIGNS SHALL BE PLACED EVERY 100 FT. ON THE PERMANENT FENCE ALONG THE MITIGATION BANK BOUNDARY. THE SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" X 9" IN SIZE, AND NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE AND MUST STATE THE FOLLOWING:

**SENSITIVE ENVIRONMENTAL RESOURCES  
ACCESS BEYOND THIS POINT IS RESTRICTED  
BY CONSERVATIVE EASEMENT**  
INFORMATION:  
FALLBROOK LAND CONSERVANCY  
PHONE & FAX (760) 728-0829  
E-MAIL: landcons@boglba.net

2) OPEN SPACE FENCING TO BE PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY, REFER TO FIGURE 4 OF THE WETLAND ESTABLISHMENT PLAN. PROPOSED FENCING SHALL CONSIST OF THREE-STRAND HIGH TENSILE SMOOTH WIRE, 60 INCHES TALL, EXCEPT WHERE CHAIN-LINK FENCING IS ALREADY EXISTING ALONG BETSWORTH ROAD. ANY CHANGE TO THE FENCING DESIGN AND SPECIFICATIONS SHOULD BE APPROVED BY PDS PRIOR TO INSTALLATION.



**RECORD PLAN**

BY: \_\_\_\_\_ NAME \_\_\_\_\_ DATE: \_\_\_\_\_

R.C.E. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

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

**BENCH MARK**

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ELEVATION: 1397.26 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 18 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS 18

FENCING EXHIBIT FOR:  
**MITIGATION CONSERVATION BANK  
BROOK FOREST**

CALIFORNIA COORDINATE INDEX 386-1749

APPROVED FOR: MOHAMMAD K. FAKHRRIDDINE COUNTY ENGINEER  
ENGINEER OF WORK: \_\_\_\_\_ R.C.E. \_\_\_\_\_ DATE: \_\_\_\_\_

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



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J - 17131A

RICK ENGINEERING CO. - (619) 291-0707  
PDS2014-LDGRMJ-00003

**BIOLOGICAL NOTES**

- BIOLOGICAL MONITORING (PRE-CONSTRUCTION MEETING)
- 1) INTENT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO WETLANDS, SENSITIVE HABITAT AND SPECIES, ALL GRADING SHALL BE MONITORED BY A BIOLOGICAL MONITOR.
- 2) DESCRIPTION OF REQUIREMENT: A COUNTY APPROVED BIOLOGIST SHALL PERFORM BIOLOGICAL MONITORING DURING ALL GRADING, CLEARING, GRUBBING, TRENCHING, AND CONSTRUCTION ACTIVITIES ON-SITE. THE PROJECT BIOLOGIST SHALL ALSO PERFORM THE FOLLOWING DUTIES BEFORE CONSTRUCTION TO COMPLY WITH THE CONDITIONS OF THIS GRADING PLAN AND LPR-15-004:
1. SUPERVISE AND VERIFY PLACEMENT OF TEMPORARY FENCING OF OPEN SPACE EASEMENTS. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE (PDS, PCC).
  2. THE BIOLOGIST SHALL ATTEND THE PRECONSTRUCTION MEETINGS AND OTHER MEETINGS TO DISCUSS CONSTRUCTION REQUIREMENTS. SUCH MEETING SHALL INCLUDE THE (PDS, PCC).
  - 3) DOCUMENTATION: THE BIOLOGICAL MONITOR SHALL PREPARE WRITTEN DOCUMENTATION THAT CERTIFIES THAT THE TEMPORARY FENCING HAS BEEN INSTALLED AND THAT ALL CONSTRUCTION STAFF HAS BEEN TRAINED ON THE SITE SENSITIVE BIOLOGICAL RESOURCES THAT ARE TO BE AVOIDED.
  - 4) TIMING: PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED.
  - 5) MONITORING: THE (DPW, PDCI) SHALL INVITE THE (PDS, PCC) TO THE PRECONSTRUCTION CONFERENCE TO COORDINATE THE BIOLOGICAL MONITORING REQUIREMENTS OF THIS CONDITION. THE (PDS, PCC) SHALL ATTEND THE PRECONSTRUCTION CONFERENCE AND VERIFY THE INSTALLATION OF THE TEMPORARY FENCING AND APPROVE THE TRAINING DOCUMENTATION PREPARED BY THE BIOLOGIST.

TEMPORARY FENCING (PRE-CONSTRUCTION MEETING)

1) INTENT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO WETLANDS, SENSITIVE HABITAT AND SPECIES, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED.

2) DESCRIPTION OF REQUIREMENT: PRIOR TO THE COMMENCEMENT OF ANY GRADING AND/OR CLEARING IN ASSOCIATION WITH THIS GRADING PLAN, TEMPORARY ORANGE CONSTRUCTION FENCING SHALL BE PLACED TO PREVENT INADVERTENT DISTURBANCE OF THE EXISTING NATIVE HABITAT (SOUTHERN WILLOW SCRUB) WITHIN THE MOOSA CREEK FLOODWAY. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE PDS, PERMIT COMPLIANCE SECTION. UPON APPROVAL, THE FENCING SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF GRADING ACTIVITIES AFTER WHICH THE FENCING SHALL BE REMOVED.

3) DOCUMENTATION: THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE FENCING HAS BEEN INSTALLED AND HAVE A CALIFORNIA LICENSED SURVEYOR CERTIFY THAT THE FENCING IS LOCATED ON THE BOUNDARY OF THE OPEN SPACE EASEMENT(S). THE APPLICANT SHALL SUBMIT PHOTOS OF THE FENCING ALONG WITH THE CERTIFICATION LETTER TO THE (PDS, PCC) FOR APPROVAL.

4) TIMING: PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THE FENCING SHALL BE INSTALLED, AND SHALL REMAIN FOR THE DURATION OF THE GRADING AND CLEARING.

5) MONITORING: THE (PDS, PCC) SHALL EITHER ATTEND THE PRECONSTRUCTION CONFERENCE AND APPROVE THE INSTALLATION OF THE TEMPORARY FENCING, OR REVIEW THE CERTIFICATION AND PICTURES PROVIDED BY THE APPLICANT.

BREEDING SEASON AVOIDANCE (PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS)

1) INTENT: IN ORDER TO AVOID IMPACTS TO NESTING MIGRATORY BIRDS OR RAPTORS, WHICH IS A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO CEQA, THE MIGRATORY BIRD TREATY ACT, AND CALIFORNIA FISH AND GAME CODE BREEDING SEASON AVOIDANCE SHALL BE IMPLEMENTED ON ALL PLANS.

2) DESCRIPTION OF REQUIREMENT: THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED BETWEEN JANUARY 1 AND AUGUST 31. THE DIRECTOR OF PDS (PDS, PCC) MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, PROVIDED THAT NO NESTING OR BREEDING BIRDS ARE PRESENT IN THE VICINITY OR WITHIN 300 FEET OF THE BRUSHING, CLEARING OR GRADING, BASED ON A PRE-CONSTRUCTION SURVEY CONDUCTED BY A COUNTY-APPROVED BIOLOGIST WITHIN A WEEK PRIOR TO THE PROPOSED START OF GRADING.

3) DOCUMENTATION: THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION; ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. NO GRADING SHALL OCCUR UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES.

4) TIMING: PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION, COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. ADDITIONAL CONDITIONS SUCH AS BIOLOGICAL MONITORING OR SOUND WALLS MAY APPLY IF A WAIVER IS GRANTED.

5) MONITORING: THE (DPW, PDCI) SHALL NOT ALLOW ANY GRADING DURING THE SPECIFIED DATES, UNLESS A CONCURRENCE FROM THE (PDS, PCC) IS RECEIVED. THE (PDS, PCC) SHALL REVIEW THE CONCURRENCE LETTER.

**BIOLOGICAL NOTES CONT'D**

- BIOLOGICAL MONITORING (PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS)
- 1) INTENT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO WETLANDS, SENSITIVE HABITAT AND SPECIES, ALL GRADING SHALL BE MONITORED BY A BIOLOGICAL MONITOR.
- 2) DESCRIPTION OF REQUIREMENT: A COUNTY APPROVED BIOLOGIST SHALL PERFORM BIOLOGICAL MONITORING DURING ALL GRADING, CLEARING, GRUBBING, TRENCHING, AND CONSTRUCTION ACTIVITIES ON-SITE. THE PROJECT BIOLOGIST SHALL SUPERVISE AND MONITOR GRADING ACTIVITIES TO ENSURE AGAINST DAMAGE TO BIOLOGICAL RESOURCES THAT ARE INTENDED TO BE PROTECTED AND PRESERVED. IF THERE ARE DISTURBANCES, THE MONITOR MUST REPORT THEM IMMEDIATELY TO THE (PDS PCC). ADDITIONALLY, THE BIOLOGIST SHALL PERFORM THE FOLLOWING DUTIES:

1. PERFORM WEEKLY INSPECTION OF FENCING AND EROSION CONTROL MEASURES (DAILY DURING RAIN EVENTS) NEAR PROPOSED PRESERVATION AREAS AND REPORT DEFICIENCIES IMMEDIATELY TO THE DPW CONSTRUCTION INSPECTOR;
2. PERIODICALLY MONITOR THE WORK AREA FOR EXCESSIVE DUST GENERATION IN COMPLIANCE WITH THE COUNTY GRADING ORDINANCE AND REPORT DEFICIENCIES IMMEDIATELY TO THE DPW CONSTRUCTION INSPECTOR;
3. CONDUCT TRAINING FOR CONTRACTORS AND CONSTRUCTION PERSONNEL, INCLUDING THE PURPOSE FOR RESOURCE PROTECTION, A DESCRIPTION OF THE OBSERVED AND POTENTIAL SENSITIVE SPECIES, AND THE CONSERVATION MEASURES THAT SHOULD BE IMPLEMENTED DURING PROJECT CONSTRUCTION;
4. MONITOR CONSTRUCTION LIGHTING PERIODICALLY TO ENSURE LIGHTING IS THE LOWEST ILLUMINATION POSSIBLE ALLOWED FOR SAFETY, SELECTIVELY PLACED, SHIELDED, AND DIRECTED AWAY FROM PRESERVED HABITAT;
5. MONITOR EQUIPMENT MAINTENANCE, STAGING, AND FUEL DISPENSING AREAS TO ENSURE THERE IS NO RUNOFF TO WATERS OF THE US;
6. STOP OR DIVERT ALL WORK WHEN DEFICIENCIES REQUIRE MEDIATION AND NOTIFY DPW CONSTRUCTION INSPECTOR AND (PDS PCC) WITHIN 24 HOURS;
7. PRODUCE PERIODIC (MONTHLY DURING GRADING) AND FINAL REPORTS AND SUBMIT TO THE WILDLIFE AGENCIES AND THE PDS (FINAL REPORT WILL RELEASE BOND);
8. CONFER WITH THE WILDLIFE AGENCIES AND (PDS PCC) WITHIN 24 HOURS ANY TIME PROTECTED HABITAT OR LISTED SPECIES ARE BEING AFFECTED BY CONSTRUCTION;
9. ATTEND CONSTRUCTION MEETINGS AND OTHER MEETINGS AS NECESSARY.
10. CAREFULLY MONITOR THE 2.7 ACRES OF EXCAVATION OF EXTENSIVE AGRICULTURE BENEATH THE CANOPY OF OAKS AND WILLOWS TO ENSURE THERE IS NO DAMAGE TO THE TREES THEMSELVES, ESPECIALLY ANY ROOT DAMAGE.

3) DOCUMENTATION: THE PROJECT BIOLOGIST SHALL PREPARE AND SUBMIT TO THE SATISFACTION THE (PDS, PCC) MONITORING REPORTS, WHICH INDICATE THAT THE MONITORING HAS OCCURRED AS INDICATED ABOVE.

4) TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION.

5) MONITORING: THE (DPW, PDCI) SHALL ASSURE THAT THE PROJECT BIOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION DURING ALL APPLICABLE GRADING ACTIVITIES AS DETERMINED BY THE BIOLOGIST. THE (DPW, PDCI) SHALL CONTACT THE (PDS, PCC) IF THE PROJECT BIOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION. THE (PDS, PCC) SHALL REVIEW AND APPROVE THE MONITORING REPORTS FOR COMPLIANCE WITH THIS CONDITION.

BIOLOGICAL MONITORING (ROUGH GRADING)

1) INTENT: IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO PDS2014-LDGRMJ-00003, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR BIOLOGICAL RESOURCES, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED.

2) DESCRIPTION OF REQUIREMENT: THE PROJECT BIOLOGIST SHALL PREPARE AND SUBMIT A FINAL LETTER REPORT SUBSTANTIATING HIS/HER SUPERVISION OF THE GRADING ACTIVITIES AND SUBSTANTIATING THAT GRADING DID NOT IMPACT ADDITIONAL AREAS OF JURISDICTIONAL WETLAND, OAKS, WILLOWS, NON-NATIVE GRASSLAND, SENSITIVE SPECIES, OR OTHER SENSITIVE BIOLOGICAL RESOURCES. THE REPORT SHALL CONFORM TO THE COUNTY OF SAN DIEGO REPORT FORMAT GUIDELINES FOR BIOLOGICAL RESOURCES. IT SHALL ALSO INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:

- A. PHOTOS OF THE TEMPORARY FENCING THAT WAS INSTALLED DURING THE TRENCHING, GRADING, OR CLEARING ACTIVITIES.
- B. MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE.
- C. PHOTOS OF THE SITE AFTER THE GRADING AND CLEARING ACTIVITIES.

3) DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE FINAL BIOLOGICAL MONITORING REPORT TO THE (PDS, PCC) FOR REVIEW AND APPROVAL.

4) TIMING: UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE FINAL REPORT SHALL BE COMPLETED.

5) MONITORING: THE (PDS, PCC) SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM (DPW, PDCI) THAT THE REQUIREMENT IS COMPLETED.

OPEN SPACE FENCING (FINAL GRADING)

1) INTENT: IN ORDER TO PROTECT THE PROPOSED OPEN SPACE EASEMENT FROM ENTRY OR DISTURBANCE, PERMANENT FENCING SHALL BE INSTALLED.

2) DESCRIPTION OF REQUIREMENT: OPEN SPACE FENCING SHALL BE PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY AS INDICATED ON FIGURE 4 OF THE WETLAND ESTABLISHMENT PLAN AND ON THE GRADING PLAN. PROPOSED FENCING SHALL CONSIST OF THREE-STRAND HIGH TENSILE SMOOTH WIRE, 60 INCHES TALL, EXCEPT WHERE CHAIN-LINK FENCING IS ALREADY EXISTING ALONG BETSWORTH ROAD. ANY CHANGE TO THE FENCING DESIGN AND SPECIFICATIONS SHOULD BE APPROVED BY PDS PRIOR TO INSTALLATION.

3) DOCUMENTATION: THE APPLICANT SHALL INSTALL THE FENCING AS INDICATED ABOVE AND PROVIDE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR THAT THE OPEN SPACE FENCING HAS BEEN INSTALLED AT THE OPEN SPACE EASEMENT BOUNDARY (MITIGATION BANK BOUNDARY).

4) TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE FENCING OR WALLS SHALL BE PLACED.

5) MONITORING: THE (PDS, PCC) SHALL REVIEW THE PHOTOS AND STATEMENT FOR COMPLIANCE WITH THIS CONDITION.

**BIOLOGICAL NOTES CONT'D**

- OPEN SPACE SIGNAGE (FINAL GRADING)
- 1) INTENT: IN ORDER TO PROTECT THE PROPOSED OPEN SPACE EASEMENT FROM ENTRY, INFORMATIONAL SIGNS SHALL BE INSTALLED.
- 2) DESCRIPTION OF REQUIREMENT: OPEN SPACE SIGNS SHALL BE PLACED EVERY 100 FEET ON THE PERMANENT FENCE ALONG THE MITIGATION BANK BOUNDARY AS INDICATED ON THE APPROVED PRELIMINARY GRADING PLAN. THE SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" X 9" IN SIZE, NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

**SENSITIVE ENVIRONMENTAL RESOURCES ACCESS BEYOND THIS POINT IS RESTRICTED BY CONSERVATION EASEMENT**  
 INFORMATION: FALLBROOK LAND CONSERVANCY PHONE & FAX (760) 728-0829  
 E-MAIL: LANDCONS@SBCGLOBAL.NET

- 3) DOCUMENTATION: THE APPLICANT SHALL INSTALL THE SIGNS AS INDICATED ABOVE AND PROVIDE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR, THAT THE OPEN SPACE SIGNS HAVE BEEN INSTALLED AT THE BOUNDARY OF THE OPEN SPACE EASEMENT(S).
- 4) TIMING: PRIOR TO ISSUANCE OF THE GRADING PERMIT, AND PRIOR TO USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE OPEN SPACE SIGNS SHALL BE INSTALLED.
- 5) MONITORING: THE (PDS, PCC) SHALL REVIEW THE PHOTOS AND STATEMENT FOR COMPLIANCE WITH THIS CONDITION.

BIOLOGICAL MONITORING (FINAL GRADING)

1) INTENT: IN ORDER TO ENSURE THAT THE BIOLOGICAL MONITORING OCCURRED DURING THE GRADING PHASE OF THE PROJECT, A FINAL BIOLOGICAL MONITORING REPORT SHALL BE PREPARED.

2) DESCRIPTION OF REQUIREMENT: THE "PROJECT BIOLOGIST" SHALL PREPARE FINAL BIOLOGICAL MONITORING REPORT. THE REPORT SHALL SUBSTANTIATE THE SUPERVISION OF THE GRADING ACTIVITIES, AND STATE THAT GRADING OR CONSTRUCTION ACTIVITIES DID NOT IMPACT ANY ADDITIONAL AREAS OF WETLANDS, SENSITIVE HABITAT OR SPECIES. THE REPORT SHALL CONFORM TO THE COUNTY OF SAN DIEGO REPORT FORMAT GUIDELINES FOR BIOLOGICAL RESOURCES, AND INCLUDE THE FOLLOWING ITEMS:

- A. PHOTOS OF THE TEMPORARY FENCING THAT WAS INSTALLED DURING THE TRENCHING, GRADING, OR CLEARING ACTIVITIES.
- B. MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE.
- C. PHOTOS OF THE SITE AFTER THE GRADING AND CLEARING ACTIVITIES.

3) DOCUMENTATION: THE BIOLOGIST SHALL PREPARE THE FINAL REPORT AND SUBMIT IT TO THE (PDS, PCC) FOR REVIEW AND APPROVAL.

4) TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE FINAL REPORT SHALL BE APPROVED. MONITORING: THE (PDS, PCC) SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE THIS CONDITION AND THE REPORT FORMAT GUIDELINES. UPON APPROVAL OF THE REPORT, (PDS, PCC) SHALL INFORM (PDS, LDR) AND (DPW, PDCI), THAT THE REQUIREMENT IS COMPLETE AND THE BOND AMOUNT CAN BE RELINQUISHED. IF THE MONITORING WAS BONDED SEPARATELY, THEN (PDS, PCC) SHALL INFORM (PDS, FISCAL) TO RELEASE THE BOND BACK TO THE APPLICANT.

**NOTE:**  
ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

J - 17131A

**RECORD PLAN**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME \_\_\_\_\_  
 R.C.E. \_\_\_\_\_  
 EXPIRES: \_\_\_\_\_

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

**BENCH MARK**

DESCRIPTION: \_\_\_\_\_  
 3/4" IRON PIPE W/PLASTIC CAP STAMPED RCE 26671  
 S.W. CORNER OF PARCEL 3, P.M. 9810 AT SOUTH EDGE  
 OF EXIST. ROAD 39' N.E. OF EXIST. F.H. @ STA. 6+14

RECORD FROM: SAN DIEGO COUNTY VERTICAL BENCHMARK CONTROL  
 ELEVATION: 1397.26 DATUM: M.S.L.

**PRIVATE CONTRACT**

SHEET <b>19</b>	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	<b>19</b> SHEETS
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GRADING PLANS FOR:  
**MITIGATION CONSERVATION BANK  
 BROOK FOREST**

CALIFORNIA COORDINATE INDEX \_\_\_\_\_ 386-1749

APPROVED FOR MOHAMMAD K. FAKHRIDDINE COUNTY ENGINEER	ENGINEER OF WORK R.C.E. _____ DATE: _____
BY: _____ DATE: _____	<b>PDS2014-LDGRMJ-00003</b> GRADING PERMIT NO:

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**RICK**  
ENGINEERING COMPANY



5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619-291-0707  
619-291-4165

rickengineering.com  
San Diego Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

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RICK ENGINEERING CO. - (619) 291-0707  
PDS2014-LDGRMJ-00003