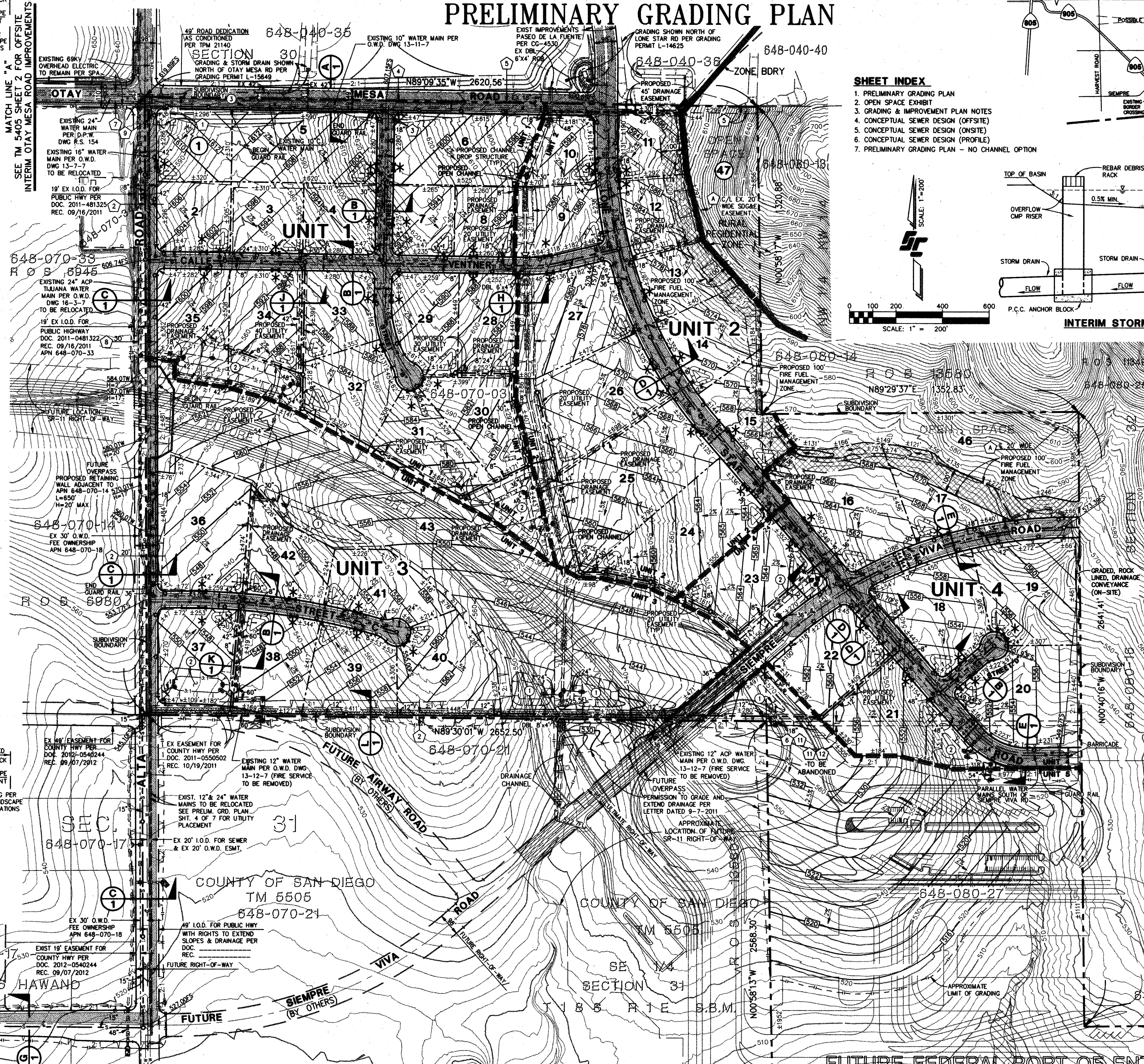
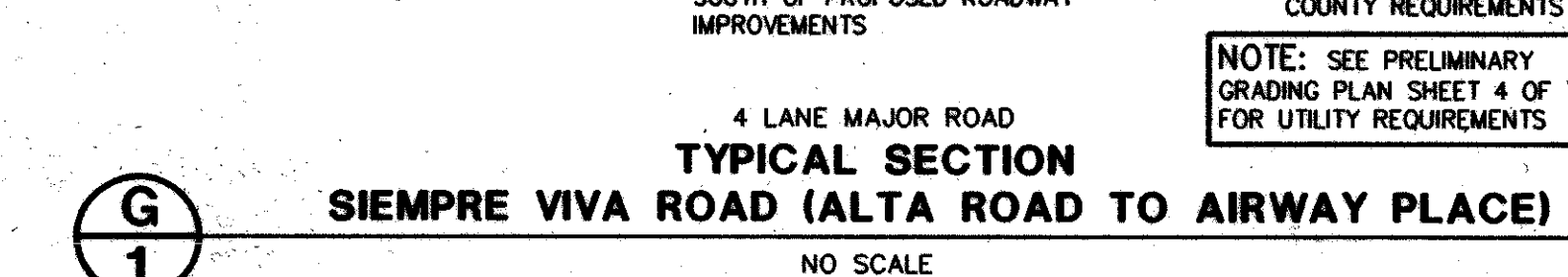
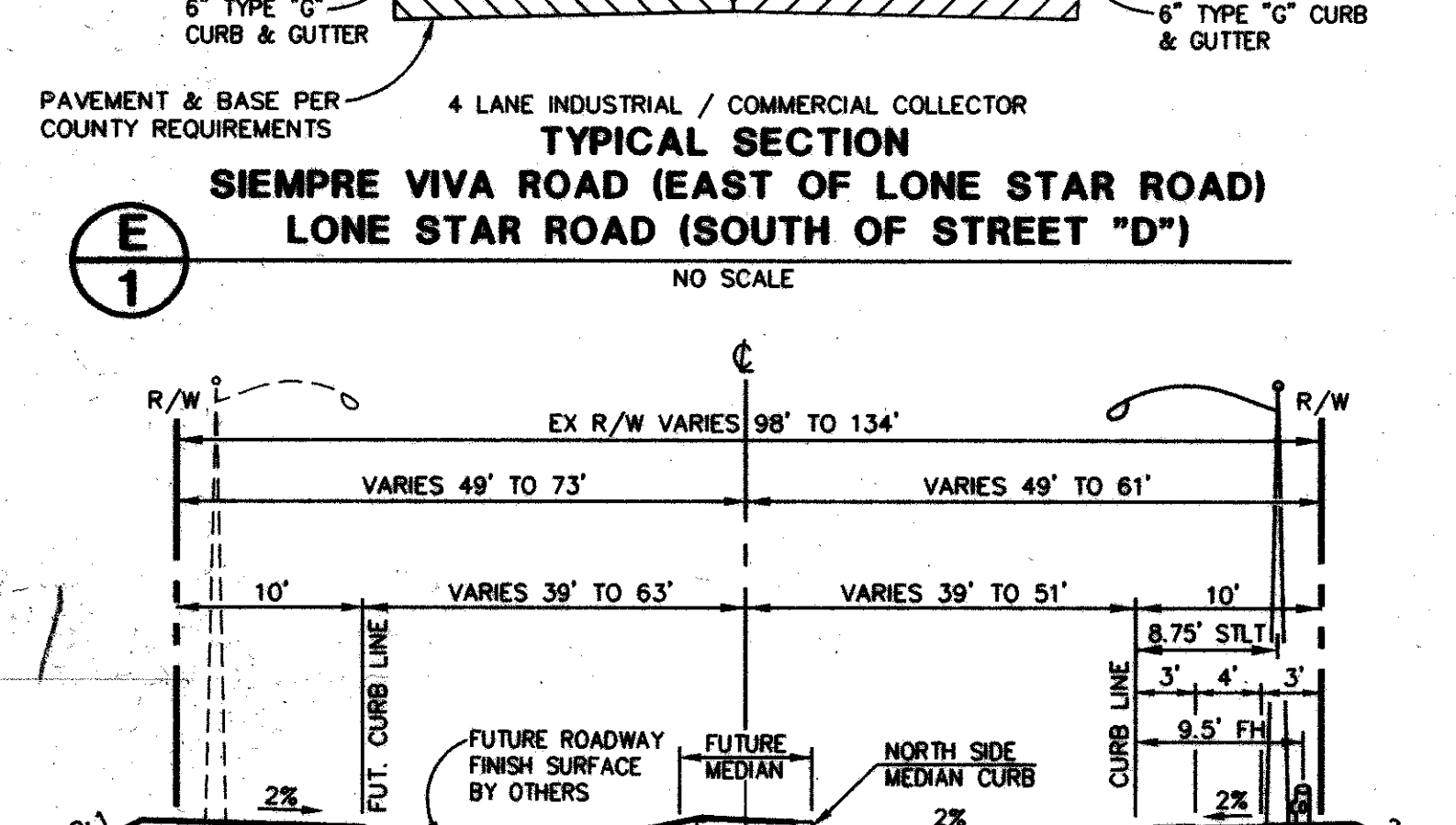
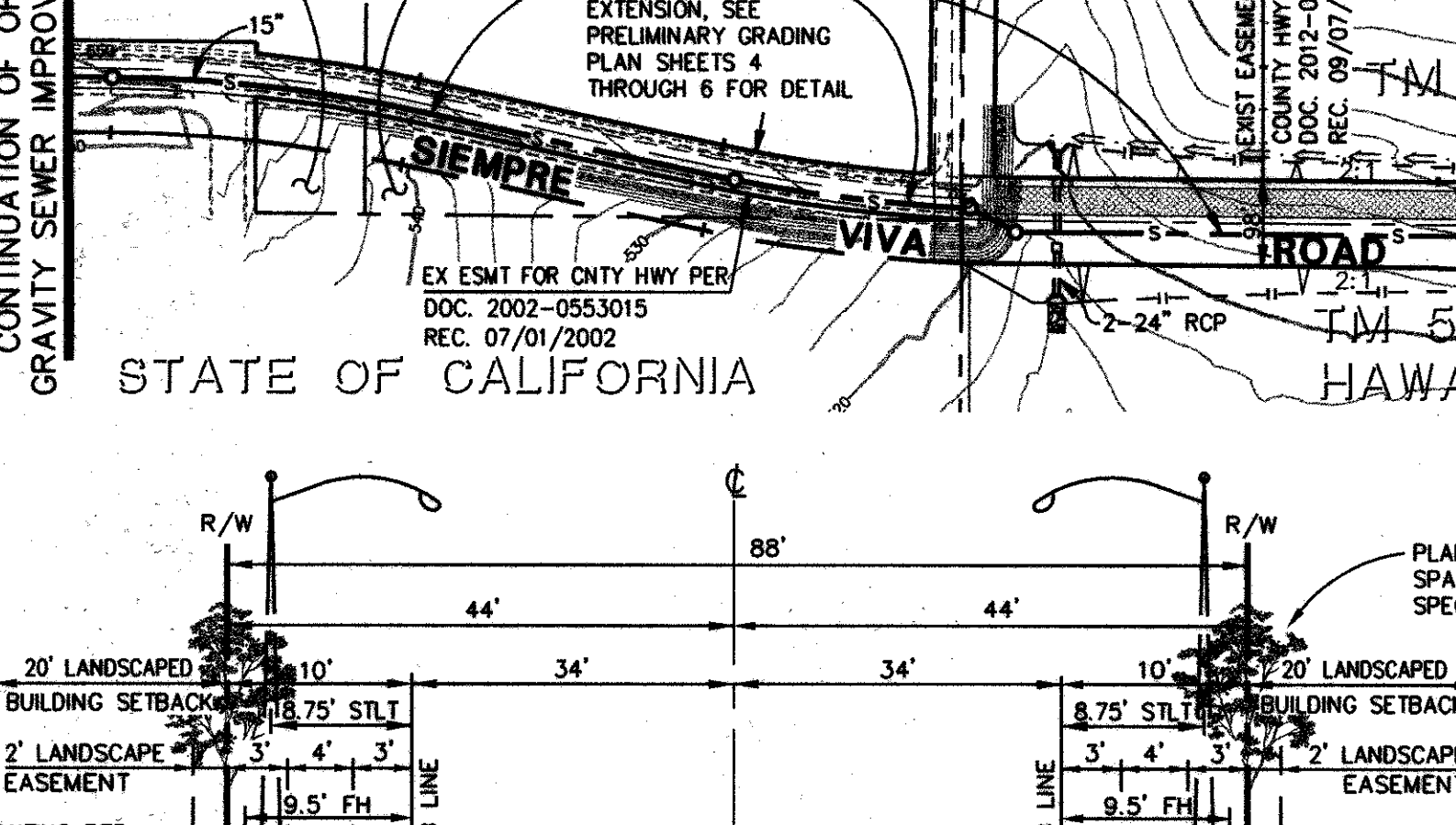
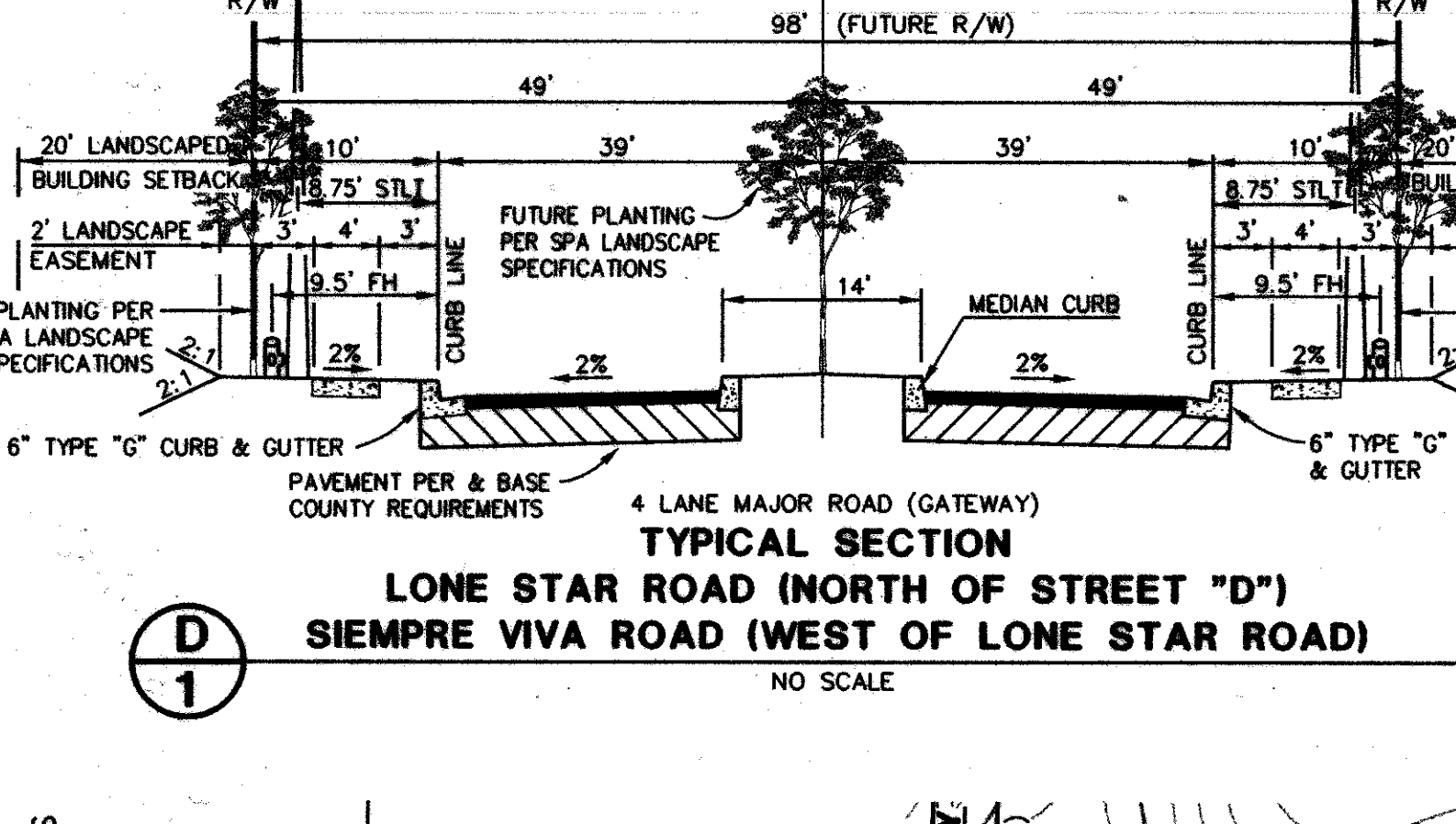
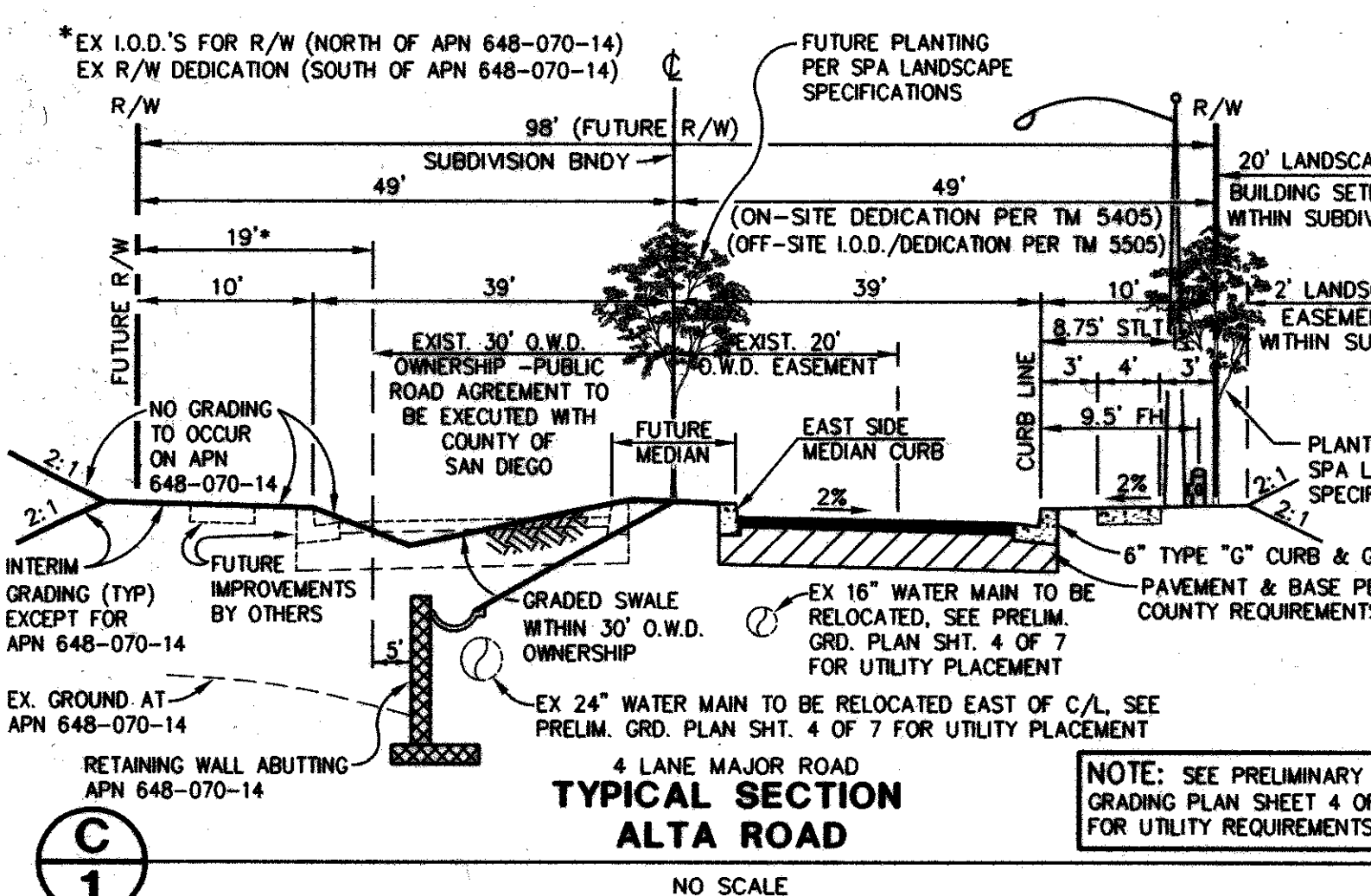
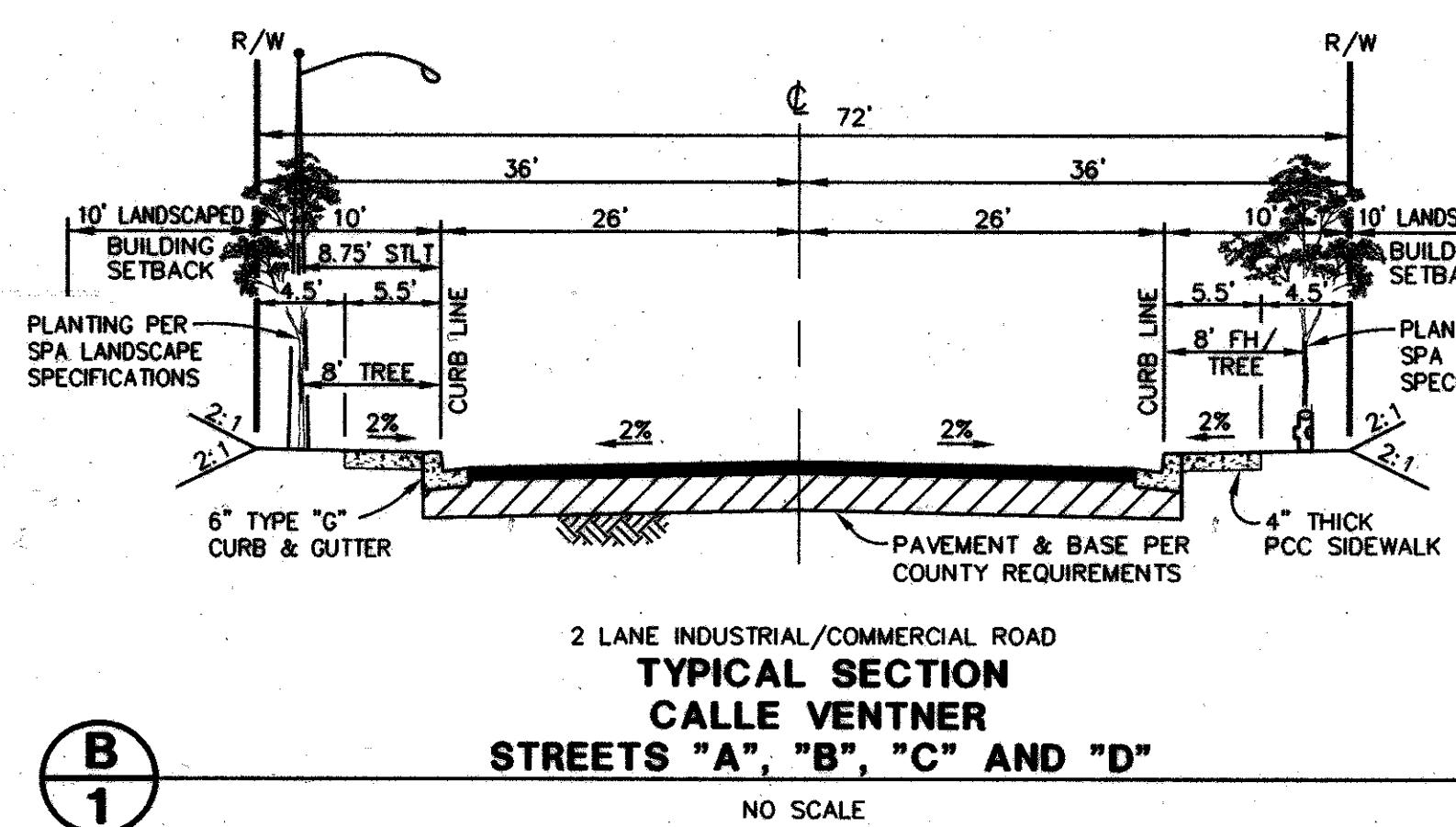
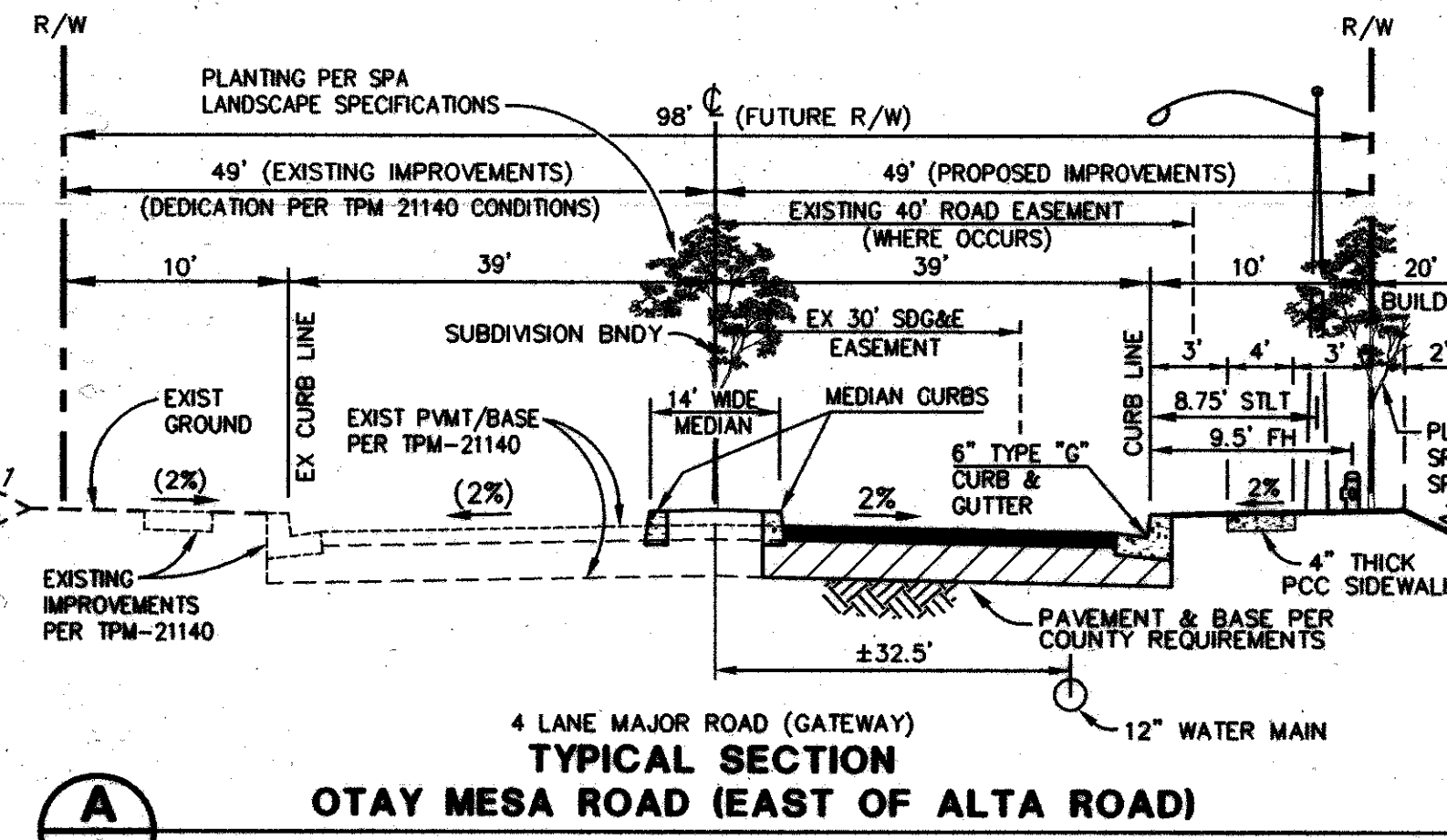
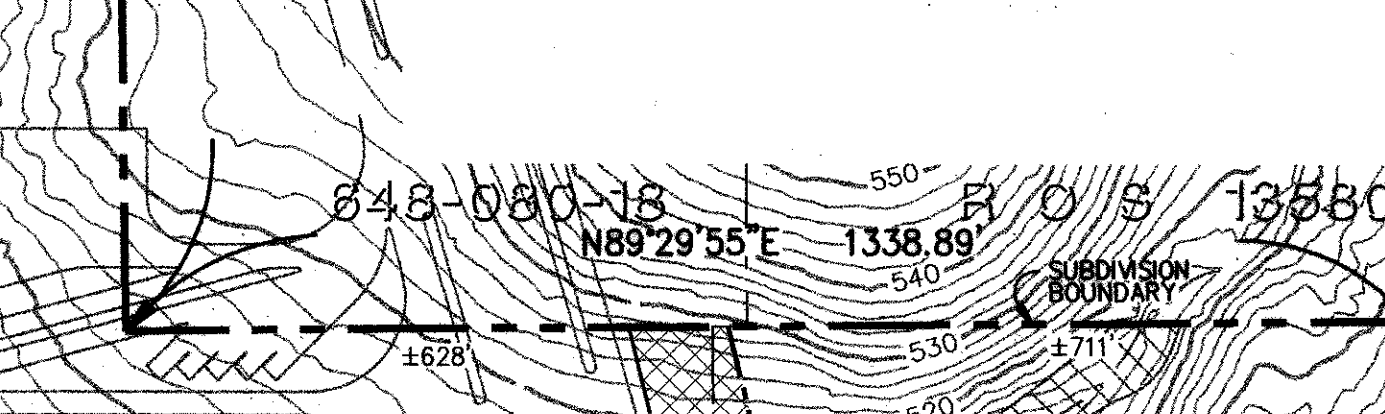
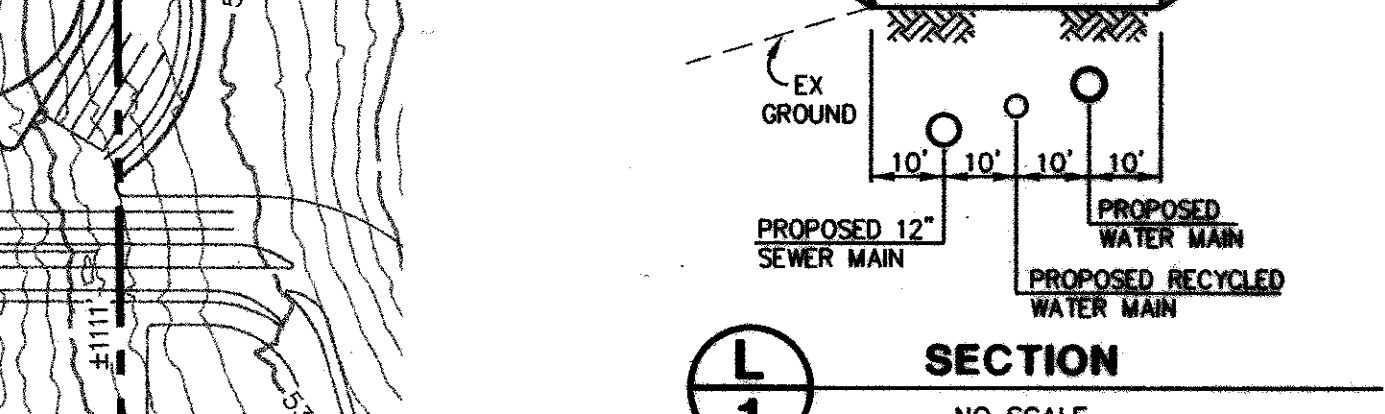
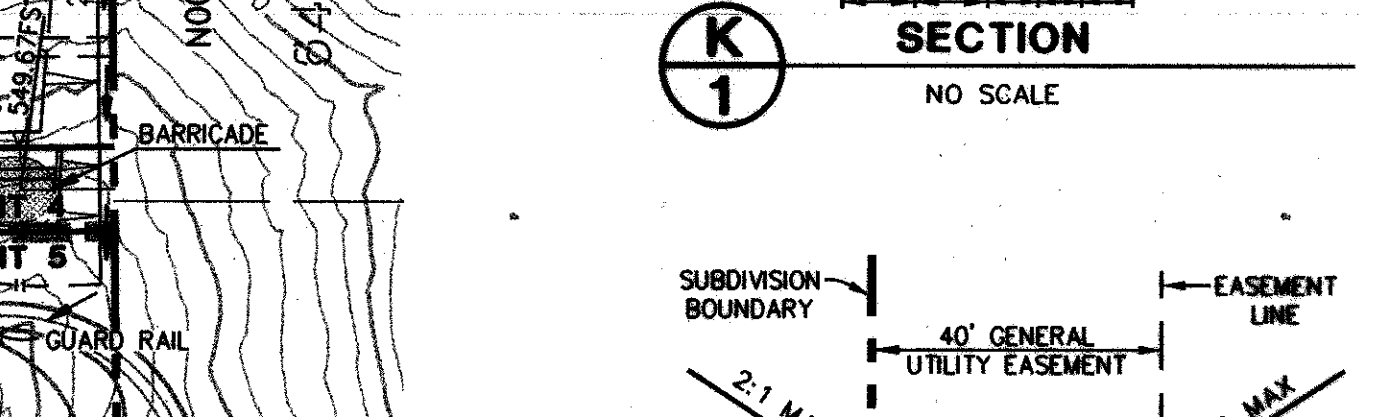
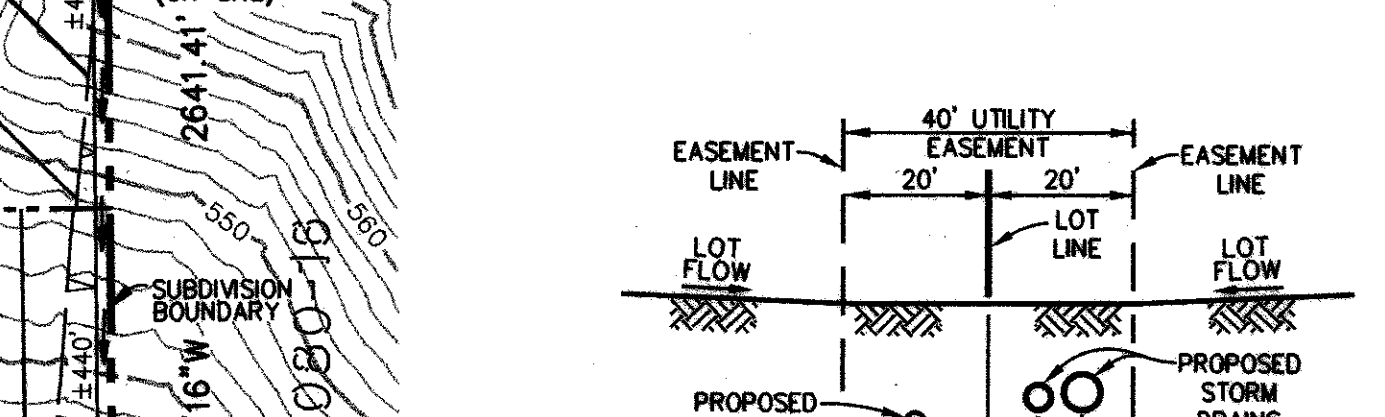
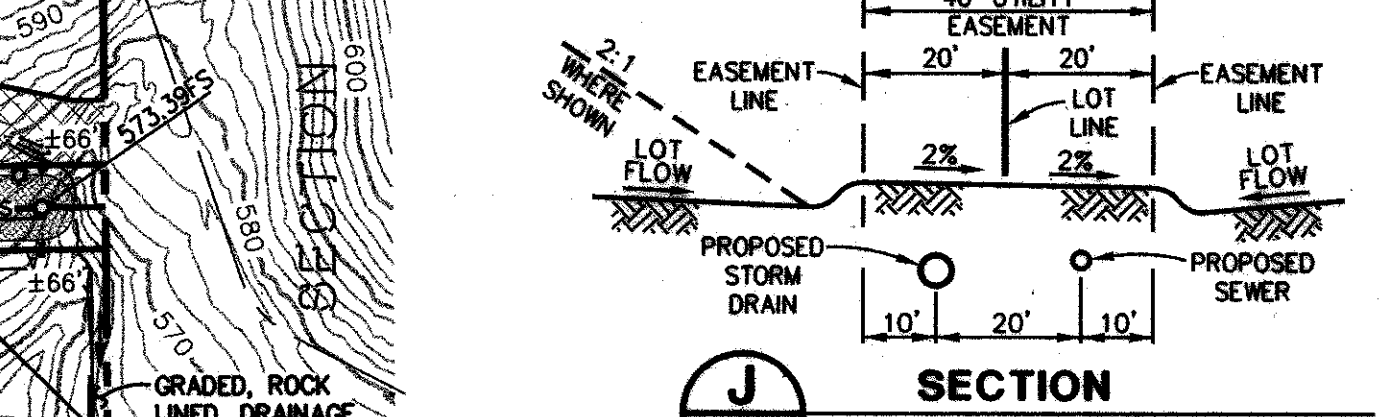
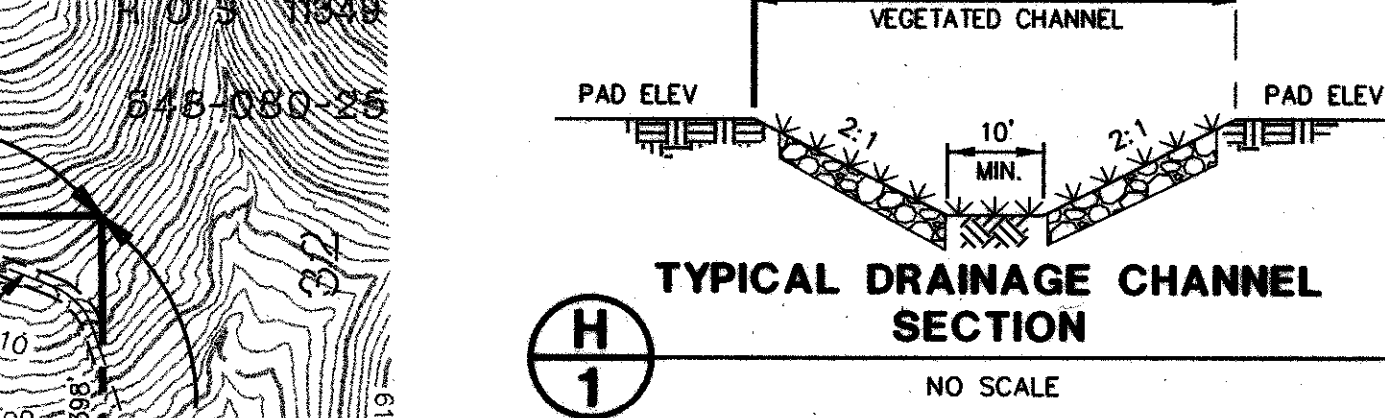
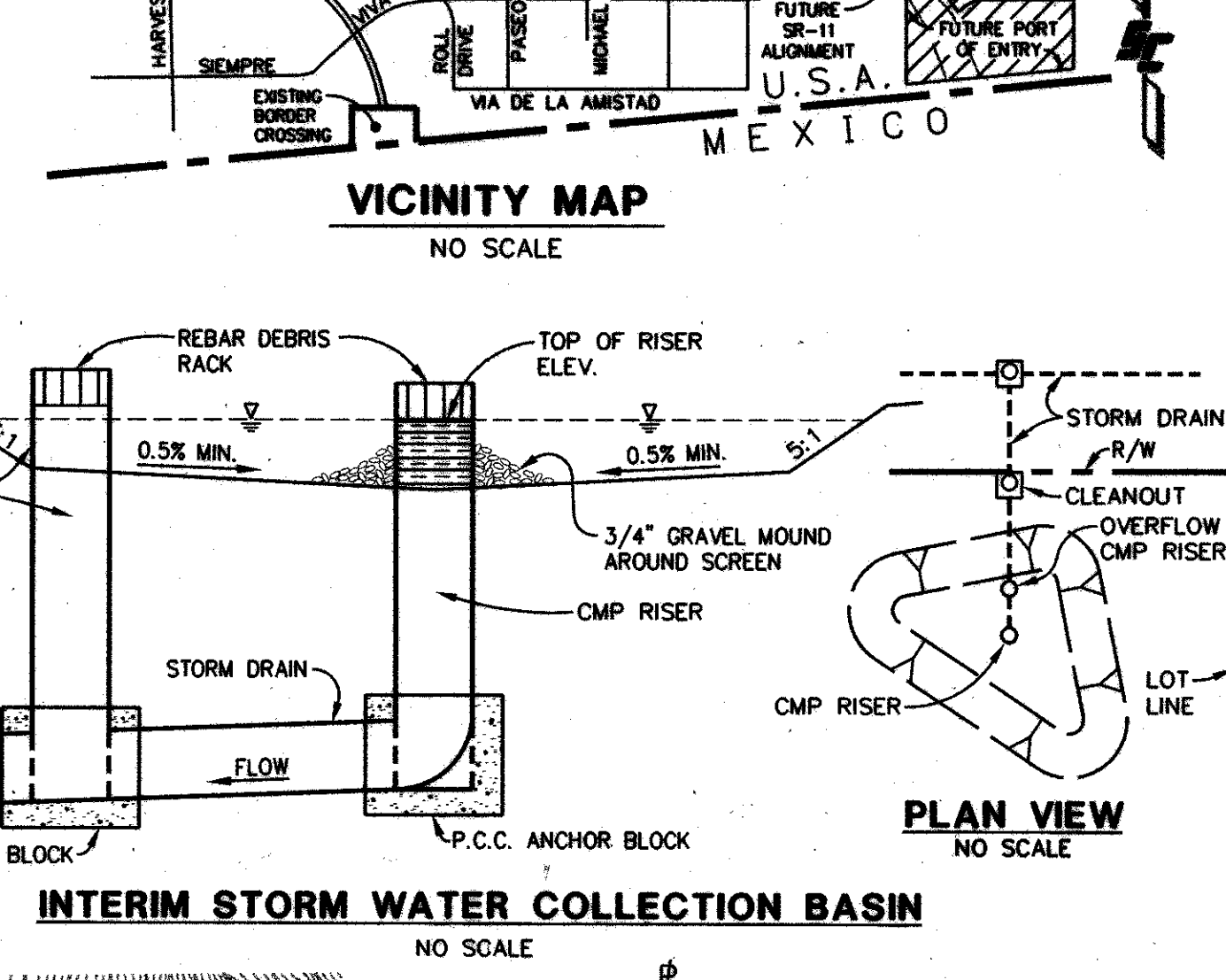
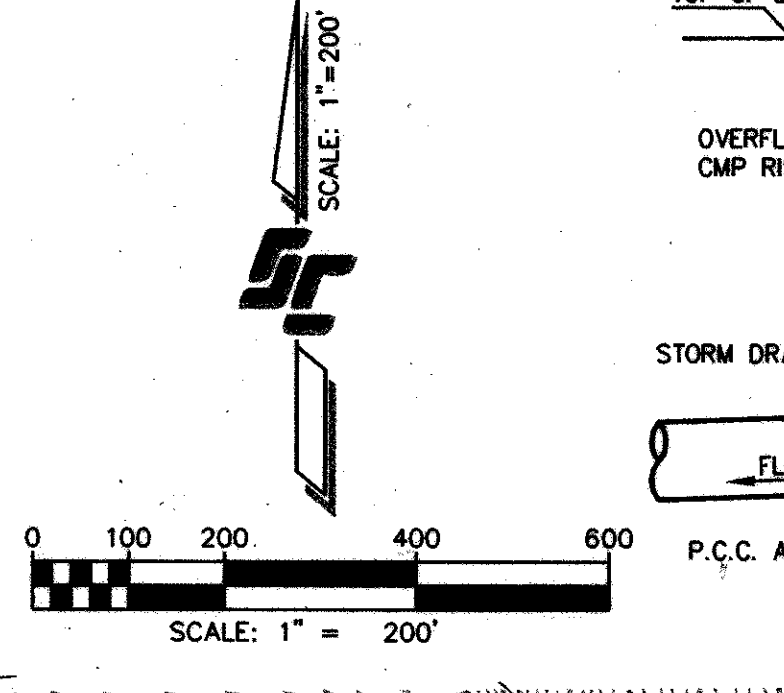


OTAY CROSSINGS COMMERCE PARK
PRELIMINARY GRADING PLAN

- ### SHEET INDEX
1. PRELIMINARY GRADING PLAN
 2. OPEN SPACE EXHIBIT
 3. GRADING & IMPROVEMENT PLAN NOTES
 4. CONCEPTUAL SEWER DESIGN (OFFSITE)
 5. CONCEPTUAL SEWER DESIGN (ONSITE)
 6. CONCEPTUAL SEWER DESIGN (PROFILE)
 7. PRELIMINARY GRADING PLAN - NO CHANNEL OPTION



- ### WORK TO BE DONE
- THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF SAN DIEGO:
1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) (LATEST EDITION), INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT AMENDMENT.
 2. SAN DIEGO COUNTY GRADING ORDINANCE.
 3. CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" (LATEST EDITION).
 4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (LATEST EDITION).
- ### STANDARD DRAWINGS:
1. THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
 2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLAN (LATEST EDITION).

LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THRU 47
SUBDIVISION BOUNDARY	---
UNIT BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY	---
FUTURE RIGHT-OF-WAY	---
EASEMENT LINE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SLOPE 2:1	---
PROPOSED RETAINING WALL	---
PROPOSED PAVING	---
PROPOSED SEWER MAIN W/ MANHOLE	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN INLET/CATCH BASIN	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED INTERIM STORM WATER COLLECTION BASIN, STAGE OUTLET RISER AND OVERFLOW (WHERE OCCURS)	---
PROPOSED OPEN DRAINAGE CHANNEL	---
PROPOSED STORM DRAIN HEADWALL/ENERGY DISSIPATOR	---
FLOW DIRECTION	---
PROPOSED DRIVEWAY LOCATION	---

- ### KEY NOTES
1. PROPOSED DESILTING BASIN (WITHIN FUTURE CALTRANS RIGHT-OF-WAY)
 2. PROPOSED DETENTION BASIN (HYDROMODIFICATION BMP)
 3. EXISTING 42" RCP STORM DRAIN TO BE ABANDONED
 4. SEE PRELIMINARY ROAD STUDIES FOR ROADWAY ELEVATION ON CIRCULATION ELEMENT ROADWAYS

BENCH MARK

BRASS DISK STAMPED "JAN 154 1969" LOCATED 3.09 MILES EAST ALONG OTAY MESA ROAD FROM INTERSECTION OF OTAY VALLEY ROAD, 20.5' SOUTH OF CENTERLINE OF OTAY MESA ROAD AND ABOUT 170' EAST CENTERLINE INTERSECTION OF HARVEST ROAD. STEEL FENCEPOST MARKER LIES 1' SOUTH OF DISK. RECORD FROM COUNTY OF SAN DIEGO VERTICAL CONTROL RECORD. ELEVATION: 541.10 DATUM: U.S.C. & G.S., M.S.L.

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

OTAY SUBREGIONAL PLAN

EXISTING & PROPOSED: SPA 22 (GPA 92-04)	GRADING QUANTITIES
EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN	FILL: 2,100,000 CUBIC YARDS
	EXPORT: 0 CUBIC YARDS

REGIONAL CATEGORY

VILLAGE/RURAL

PARK LAND DEDICATION

NOT REQUIRED IN INDUSTRIAL ZONE

APN'S

648-070-03 AND 648-080-27

- ### ADVISORY NOTE ON STORMWATER OBLIGATIONS:
1. THE ACTIVITIES SHOWN ON THE PLANS ARE SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUST ALSO COMPLY WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY MUNICIPAL STORM WATER PERMIT. THIS INCLUDES REQUIREMENTS FOR MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON PROJECT CONSTRUCTION SITES. THE PERMITTEES OF OPERATIONS SHOWN ON THESE PLANS ARE OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE PERMITTEE SHALL ALSO KEEP A COPY OF THE SWPPP (STORM WATER POLLUTION PREVENTION PLAN) ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.
 2. 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 OR AUTHORIZED AGENT. 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.
 3. 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 10 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.

*APPROX. LOCATION 30' COMMERCIAL D/W

NOTE: MINIMUM C/L SEPARATION FOR COMMERCIAL DRIVEWAYS: 200' SEPARATION ON NON-CIRCULATION ELEMENT ROADWAYS 300' SEPARATION ON CIRCULATION ELEMENT ROADWAYS

OPEN SPACE EXHIBIT

SEE SHEET 2

GRADING & IMPROVEMENT PLAN NOTES

SEE SHEET 3

OWNER/SUBDIVIDER

KEARNY REAL ESTATE COMPANY
530 B STREET, SUITE 1800
SAN DIEGO, CA 92101
PHONE: 619-702-8130
FAX: 619-702-7812

ENGINEER OF WORK

MARK J. STEVENS
R.C. 35502

DATE

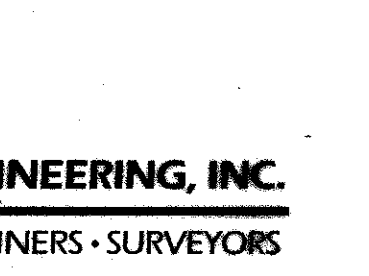
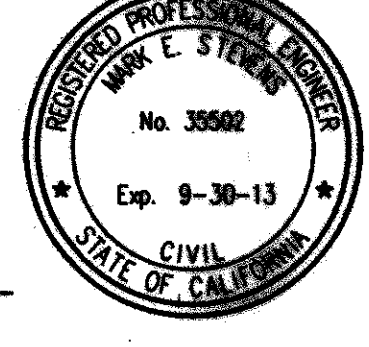
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STEVENS-CRESTO ENGINEERING, INC.

CIVIL ENGINEERS - LAND PLANNERS - SURVEYORS

9665 CHESAPEAKE DRIVE
SUITE 320
SAN DIEGO, CA 92123-1352

PHONE: 858.694.5660
FAX: 858.694.5661
WWW.SCENG.COM

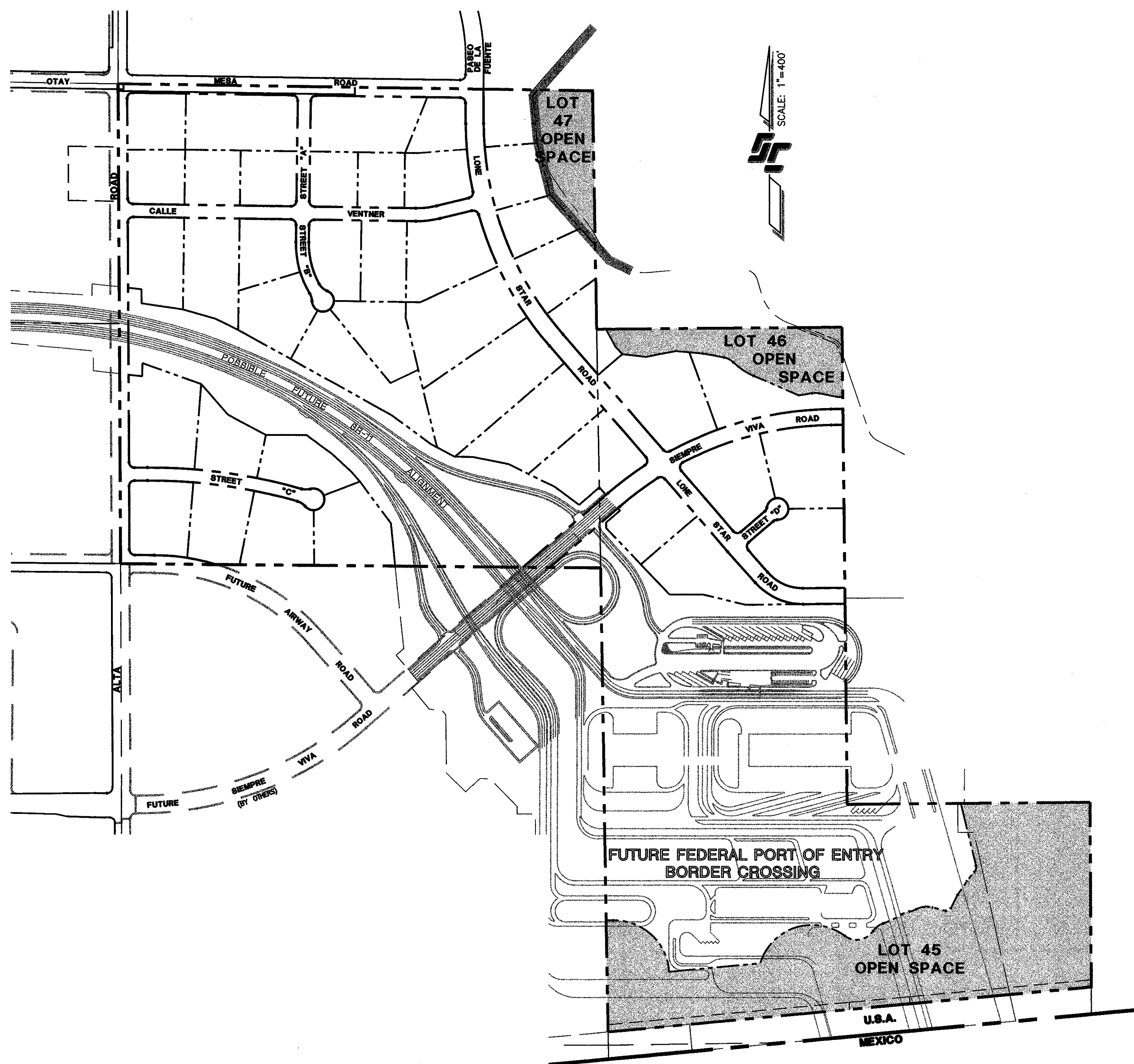


COUNTY OF SAN DIEGO TRACT 5405R

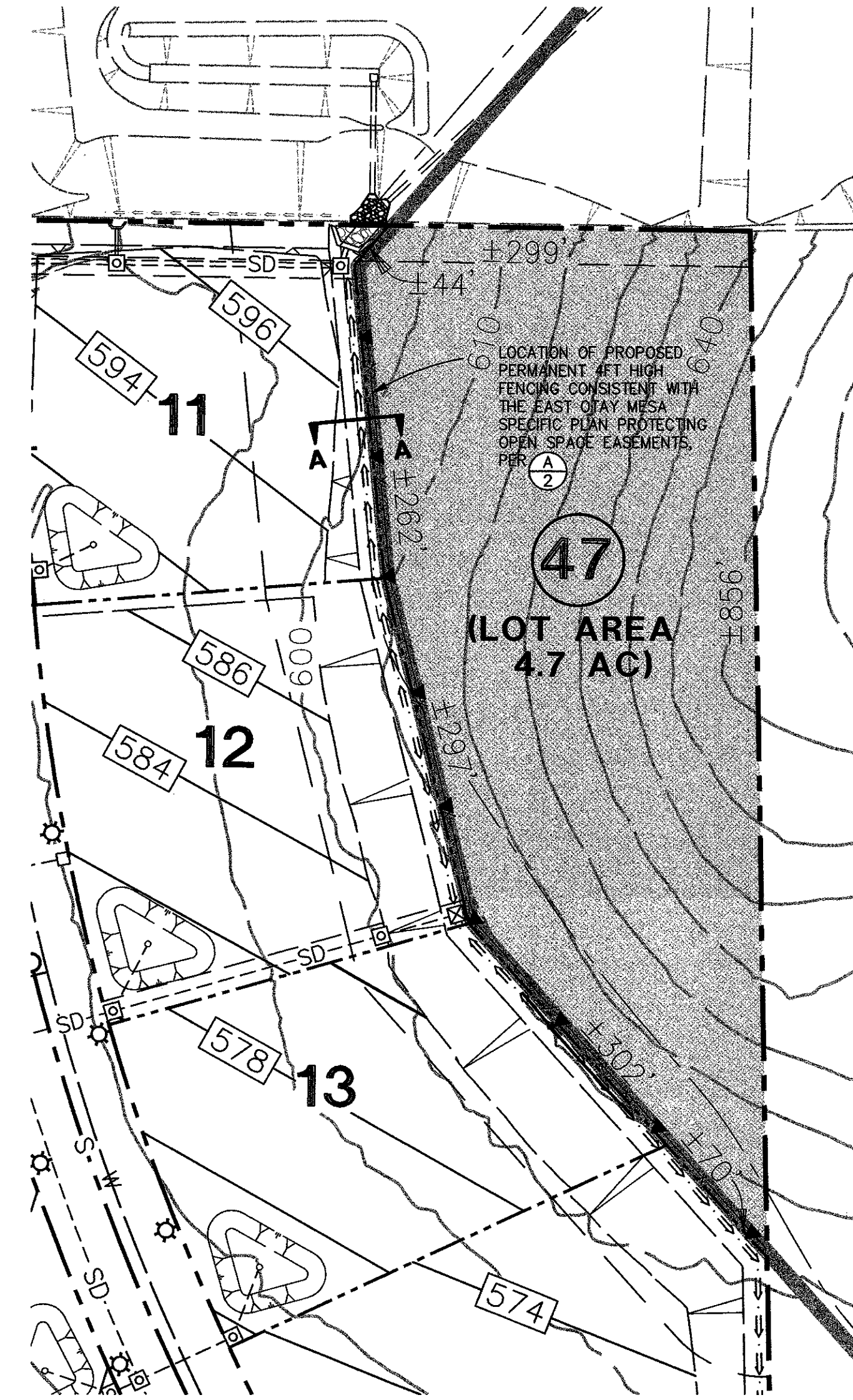
OTAY CROSSINGS COMMERCE PARK – PRELIMINARY GRADING PLAN

OPEN SPACE EXHIBIT

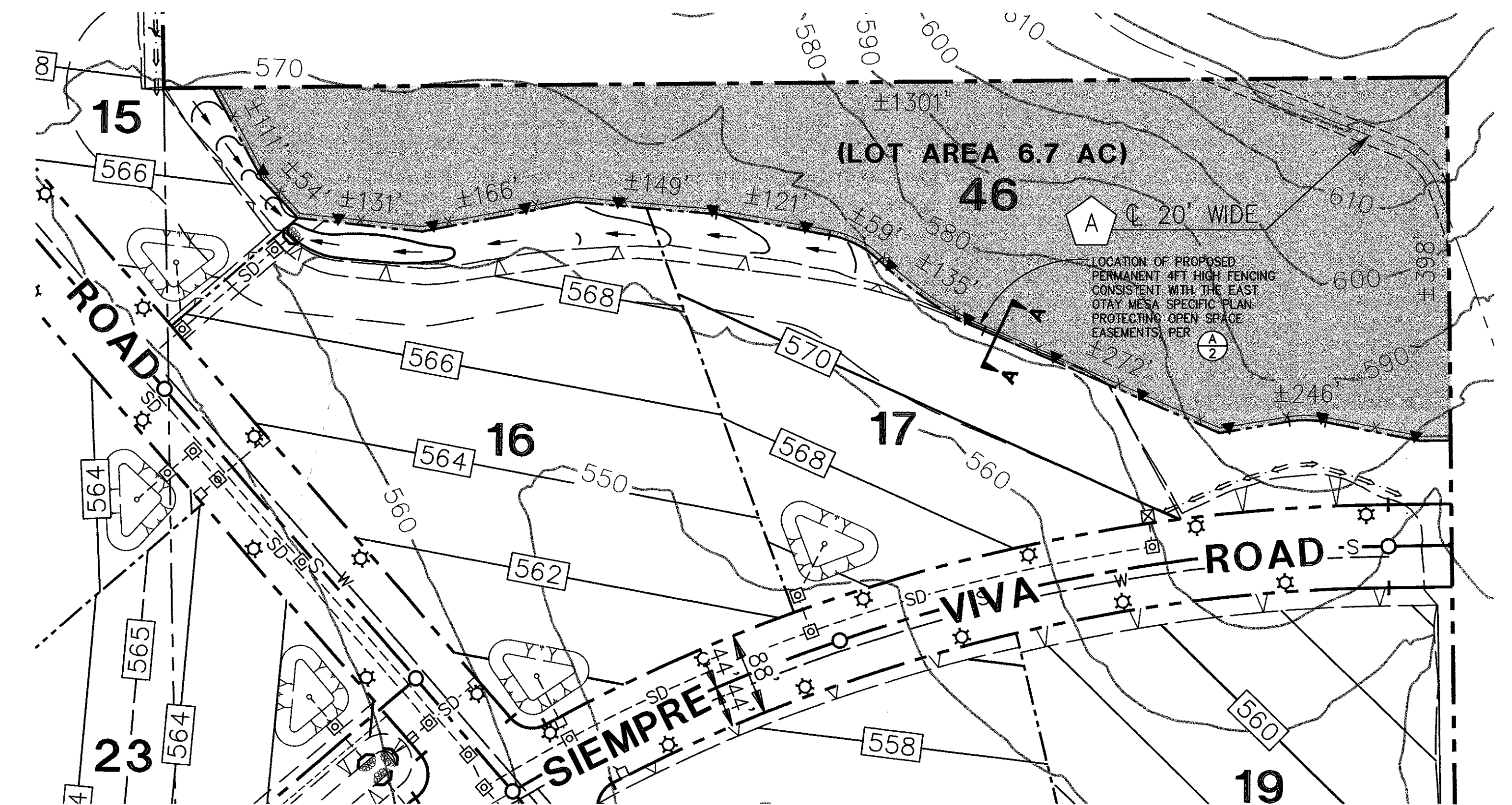
SHEET 2 OF 7



OPEN SPACE KEY MAP
SCALE: 1"=400'

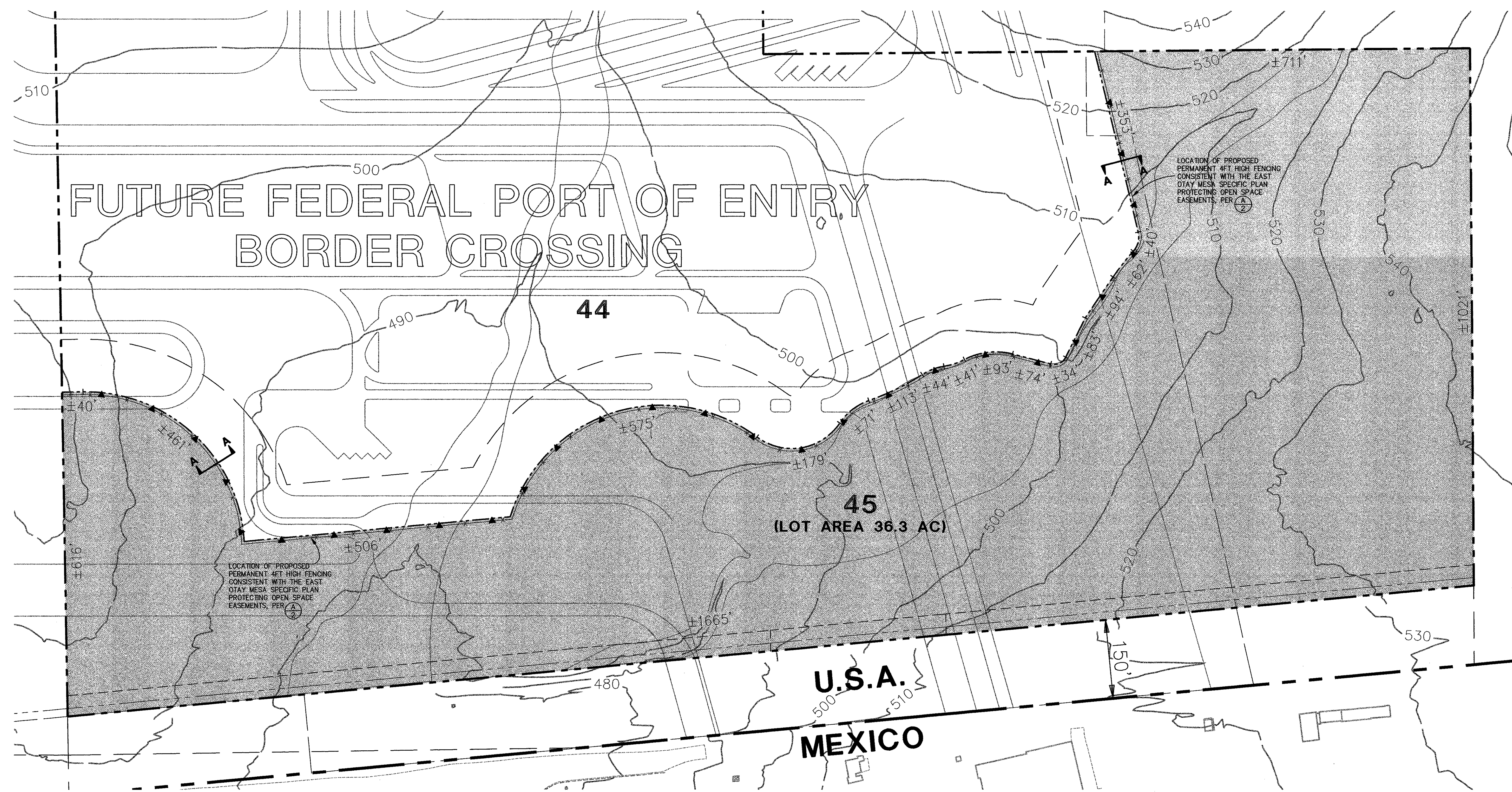


LOT 47 OPEN SPACE
SCALE: 1"=100'

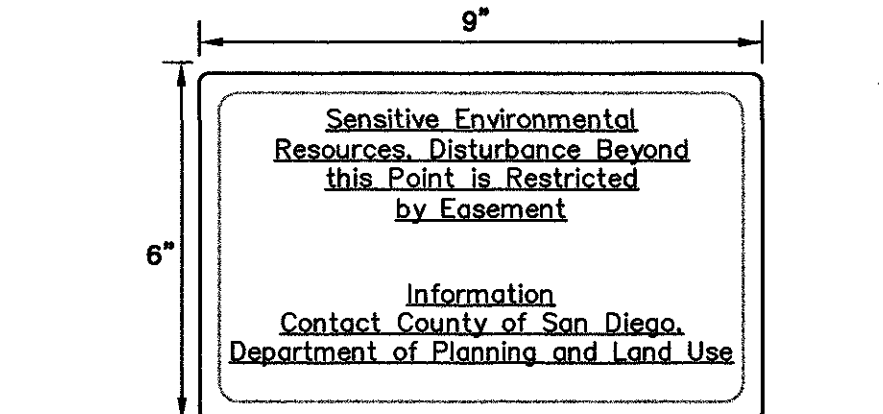
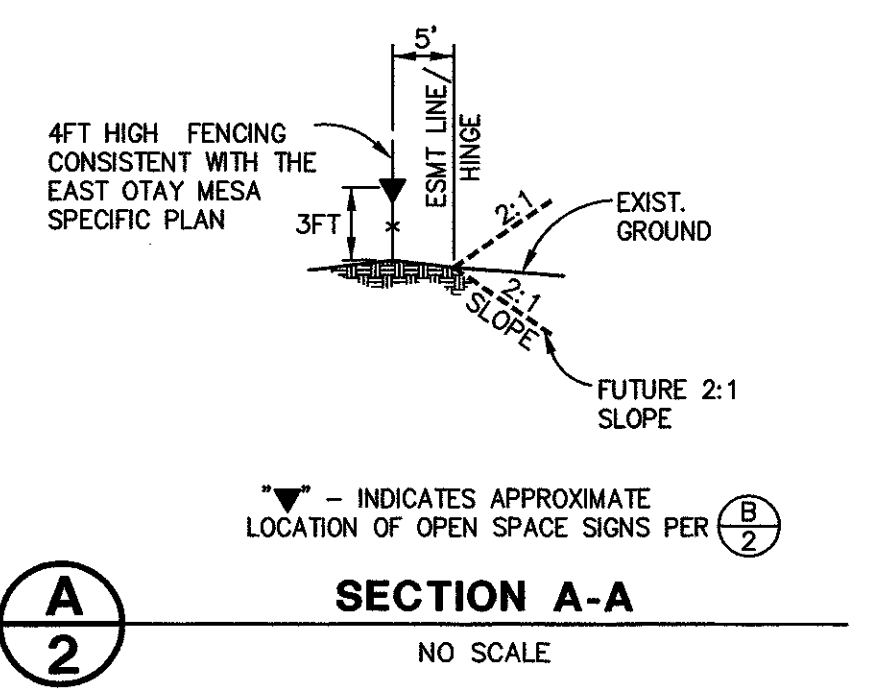


LOT 46 OPEN SPACE
SCALE: 1"=100'

LEGEND	SYMBOL
PROPOSED LOT NUMBER	1 THRU 47
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY	---
FUTURE ULTIMATE RIGHT-OF-WAY	---
EASEMENT LINE	---
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED SLOPE 2:1	2:1
EXISTING EASEMENT TABLE PER SHEET 1	



LOT 45 OPEN SPACE
SCALE: 1"=100'



OWNER/SUBDIVIDER
KEARNY REAL ESTATE COMPANY
530 B STREET, SUITE 1800
SAN DIEGO, CA 92101
PHONE: 619-702-8130
FAX: 619-702-7812

ENGINEER OF WORK
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COUNTY OF SAN DIEGO TRACT 5405R
OTAY CROSSINGS COMMERCE PARK – PRELIMINARY GRADING PLAN
GRADING & IMPROVEMENT PLAN NOTES

SHEET 3 OF 7

Otay Crossings TMS405R Grading Plan Notes

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

1. BIOLOGICAL MONITORING: [PDS, PCC] [DPW/PDC] [PCC] [PDS, FEE X3] Intent: In order to prevent inadvertent disturbance to Burrowing Owls, Northern Harriers, on-site sensitive plants to be salvaged, and biological open space, all grading shall be monitored by a biologist. Description of Requirement: The County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall supervise and monitor grading activities to ensure against disturbance to Burrowing Owls, Northern Harriers, and on-site sensitive plants to be salvaged. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any biological open space areas or sensitive habitats. If there are disturbances, the monitor must report them immediately to the [PDS, PCC]. Additionally, the biologist shall perform the following duties before construction to comply with the conditions of this Grading Plan and Tentative Map:
 - a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the PDS, Permit Compliance Section.
 - b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the PDS Permit Compliance Section.
 - c. 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;
 - d. Perform 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;
 - e. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction;
 - f. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
 - g. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
 - h. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and PDS Permit Compliance Section within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond);
 - i. Confer with the Wildlife Agencies and PDS Permit Compliance Coordinator within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
 - j. Attend construction meetings and other meetings as necessary.

Documentation: The Project Biologist shall prepare and submit to the satisfaction the [DPLU, PCC] monitoring reports, which indicate that the monitoring has occurred as indicated above. The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and all construction staff has been trained on the site sensitive biological resources that are to be avoided. Timing: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. The following actions shall occur throughout the duration of the grading construction. Monitoring: The [DPW, PCC] 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, PCC] shall contact the [DPLU, PCC] if the Project Biologist or applicant fails to comply with this condition. The [DPLU, PCC] shall review and approve the monitoring reports for compliance with this condition.

2. TEMPORARY FENCING: [PDS, PCC] [DPW/PDC] [PCC] Intent: In order to prevent inadvertent disturbance to Burrowing owls and proposed open space, temporary construction fencing shall be installed. 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 protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.
 - a. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.
 - b. 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.
 - c. Bio fencing shall be placed around all occupied burrows during construction.

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. 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. 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.

3. ARCHAEOLOGICAL MONITORING: [DPW, PDC] [PDS, PCC] [PCC] [PCC] Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to TMS405R, a Cultural Resource Grading Monitoring Program shall be implemented. Description of Requirement: The County approved "Project Archaeologist," Native American Monitor, and the PDS Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:
 - a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and 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 duration of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.
 - b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the 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, 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. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.
 - c. If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the PDS Staff Archaeologist. If 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 by the Project Archaeologist in order to determine proper treatment and disposition of the remains.
 - d. If grading will take longer than 1 month, the Project Archaeologist shall submit monthly status reports to the Director of Planning & Development Services starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction.)

4. AIR QUALITY: [DPW, PDC] Intent: In order to mitigate for the potential air quality effects which may be caused by construction activities. Description of Requirement: The project shall comply with the following Air Quality measures:
 - a. Multiple applications of water during grading between dozer/scrapper passes (a minimum of three times per day)
 - b. Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
 - c. Use of sweepers or water trucks to remove "track-out" at any point of public street access
 - d. Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
 - e. Halting of grading during periods of high winds (greater than 25 mph)
 - f. Stabilization of graded areas (pave roads, hydroseed open areas, etc.) as soon as practical
 - g. Limitation of vehicles speeds on unpaved surfaces to 10 mph
 - h. Covering of trucks hauling dirt for cut and fill operationsIn addition, measures to minimize equipment emissions during construction include use of low pollutant emitting construction equipment; minimization of simultaneous operation of multiple construction units; use of electrical construction equipment; use of catalytic reduction for gasoline-powered equipment; minimization of idling times; and use of injection timing retard for diesel-powered equipment. The above best management practices and emission-reducing measures would reduce construction equipment impacts.

Documentation: The applicant shall comply with the Air Quality requirements of this condition. Timing: The following actions shall occur throughout the duration of the grading construction Monitoring: The [DPW, PDC] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

5. ARCHAEOLOGICAL MONITORING: [DPW, PDC] [PDS, PCC] [PDS, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to TMS405R, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological and Historic Resources, a Cultural Resource Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:
 - a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and 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 duration of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.
 - b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the 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, 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. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.
 - c. If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the PDS Staff Archaeologist. If 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 by the Project Archaeologist in order to determine proper treatment and disposition of the remains.
 - d. If grading will take longer than 1 month, the Project Archaeologist shall submit monthly status reports to the Director of Planning & Development Services starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. Timing: The following actions shall occur throughout the duration of the grading construction. Monitoring: The [DPW, PDC] shall make sure that the Project Archaeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the Project Archaeologist or applicant fails to comply with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

6. BIOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE] Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) 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. 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 any biological open space or it did not inadvertently disturb sensitive species such as Burrowing Owls, Northern Harriers, and/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.

Documentation: The applicant shall submit the final biological monitoring report to the [PDS, PCC] for review and approval. 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. Monitoring: The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDC] that the requirement is completed.

7. RESOURCE AVOIDANCE OF RAPTOR FORAGING, NORTHERN HARRIER, CALIFORNIA HORNED LARK, COASTAL WESTERN WHIPTAIL: [PDS, PCC] [DPW, PDC] Intent: In order to avoid impacts to Northern Harrier, California Horned Lark, Coastal Western whiptail, and raptor foraging habitat, which is a sensitive biological resource pursuant to the Biological Mitigation Ordinance, a Resource Avoidance Area (RAA), shall be implemented on all plans. Description of Requirement: There shall be no brushing, clearing and/or grading shall be allowed within 800 feet of active nests during the breeding season. The breeding season is defined as occurring between February 15 and September 15. The Resource Avoidance Area (RAA) encompasses the entire site. Surveys for all breeding birds must occur in accordance with Agency protocol before any construction and grading begins. The Director of Planning & Development Services [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no sensitive species are present in the vicinity of the brushing, clearing or grading. 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 within the RAA until concurrence is received from the County and the Wildlife Agencies. Timing: Prior to preconstruction conference and 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. Monitoring: The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

8. RESOURCE AVOIDANCE OF BURROWING OWLS: [PDS, PCC] [DPW, PDC] Intent: In order to avoid impacts to Burrowing Owl, which is a sensitive biological resource pursuant to Biological Mitigation Ordinance, a Resource Avoidance Area (RAA), shall be implemented on all plans. Description of Requirement: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of non native grassland habitat during the breeding season of the burrowing owl. The breeding season is defined as occurring between February 1 and August 31. Surveys for burrowing owls must occur in accordance with Agency regulations (2012) before any construction and grading begins. If any owls are found passive relocation measures in accordance with Agency regulations (2012) shall be implemented with the Wildlife Agency approval. The Director of Planning & Development Services [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no sensitive species are present in the vicinity of the brushing, clearing or grading. 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 within the RAA until concurrence is received from the County and the Wildlife Agencies. Timing: Prior to preconstruction conference and 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. Monitoring: The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

9. ARCHAEOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE] Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TMS405R, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:
 - a. If no archaeological resources are encountered during grading, then submit a final Negative Monitoring Report substantiating that grading activities are completed and no cultural resources were encountered. Monitoring logs showing the date and time that the monitor was on site must be included in the Negative Monitoring Report.
 - b. If archaeological resources were encountered during grading, the Project Archaeologist shall provide a Monitoring Report stating that the final grading 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 duration phase of the monitoring.

Documentation: The applicant shall submit the Monitoring report to the [PDS, PCC] for review and approval. Timing: Upon completion of all grading activities, and prior to Rough Grading final inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. Monitoring: The [PDS, PCC] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDC] 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).

10. OPEN SPACE SIGNAGE & FENCING: [PDS, PCC] [DPW, PDC] [FIS, US] Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM 5405R, the fencing and signage shall be installed. Description of Requirement: The permanent fences or walls, and open space signs shall be placed along the open space boundary of lots(s) 45, 46, and 47 as shown on these plans and the Approved Conceptual Grading and Development Plan for TM 5405R.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6' x 9' in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

"Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: (TM 5405R, ER 93-19-006VV)"

Documentation: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PCC]. Timing: Prior to the Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed. Monitoring: The [PDS, PCC] shall review the photos and statement for compliance with this condition.

11. EASEMENT AVOIDANCE: [PDS, PCC] [DPW, PDC] [PDS, FEE] Intent: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. Description of Requirement: The easement indicated on this plan is for the protection of sensitive environmental resources including occupied Burrowing Owl habitat and prohibits all of the following on any portion of the land subject to said easement: grading, excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition is:
 - a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 25, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.

- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services.
- Documentation: The applicant shall provide a letter statement to the [PDS, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. Timing: Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. Monitoring: The [DPW, PDC] shall not allow any grading, clearing or encroachment into the open space easement.

12. ARCHAEOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE] Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TMS405R, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading Monitoring Program shall be implemented. 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 grading. The report shall include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego 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 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 archaeological materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

Documentation: The applicant shall submit the report to the [PDS, PCC] for review and approval. Timing: Prior to the occupancy of any structure or use of the premises in reliance of TM 5405, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for each phase, the final report shall be completed. Monitoring: The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDC] that the requirement is completed.

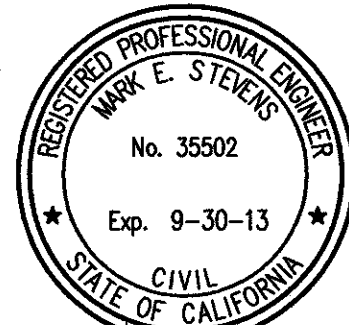
13. PALEONTOLOGICAL MITIGATION AND MONITORING PROGRAM: [PDS] Intent: In order to mitigate potential impacts to previously unknown paleontological resources during Project grading and excavation activities, a mitigation and monitoring program shall be established. Description of Requirement: The impacts will be mitigated by implementing the mitigation and monitoring program detailed in the County's Guidelines for Determining Significance - Paleontological Resources (County of San Diego 2008). Initial cutting, grading, or excavation of undisturbed substratum in areas of high and moderate sensitivity will be monitored by a Project Paleontologist or a Paleontological Resources Monitor under the supervision of the Project Paleontologist. If paleontological resources are unearthed, the Qualified Paleontologist or Paleontological Monitor shall direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the appropriate recovery implemented. If found, significant paleontological resources will be salvaged, cleaned, curated, and transferred to an accredited museum or university in California. Mitigation shall be considered complete when the County's Permit Compliance Coordinator, on behalf of the Director of Planning & Development Services, receives a final report prepared by the Project Paleontologist, and a letter from the accredited institution stating that the paleontological resources have been received and accepted. Documentation: The applicant shall prepare a final report documenting the findings and analysis of field work. The final report shall be submitted to Planning & Development Services. Timing: Fieldwork and analysis shall be completed prior to final grading inspection for all Grading Plans. Monitoring: Planning & Development Services shall review the final paleontological report in conformance with this mitigation measure and the San Diego County Paleontological Guidelines for Determining Significance.



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STEVEN'S CRESTO ENGINEERING, INC.
8665 CHESAPEAKE DRIVE, SUITE 320
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FAX: (619) 694-5661

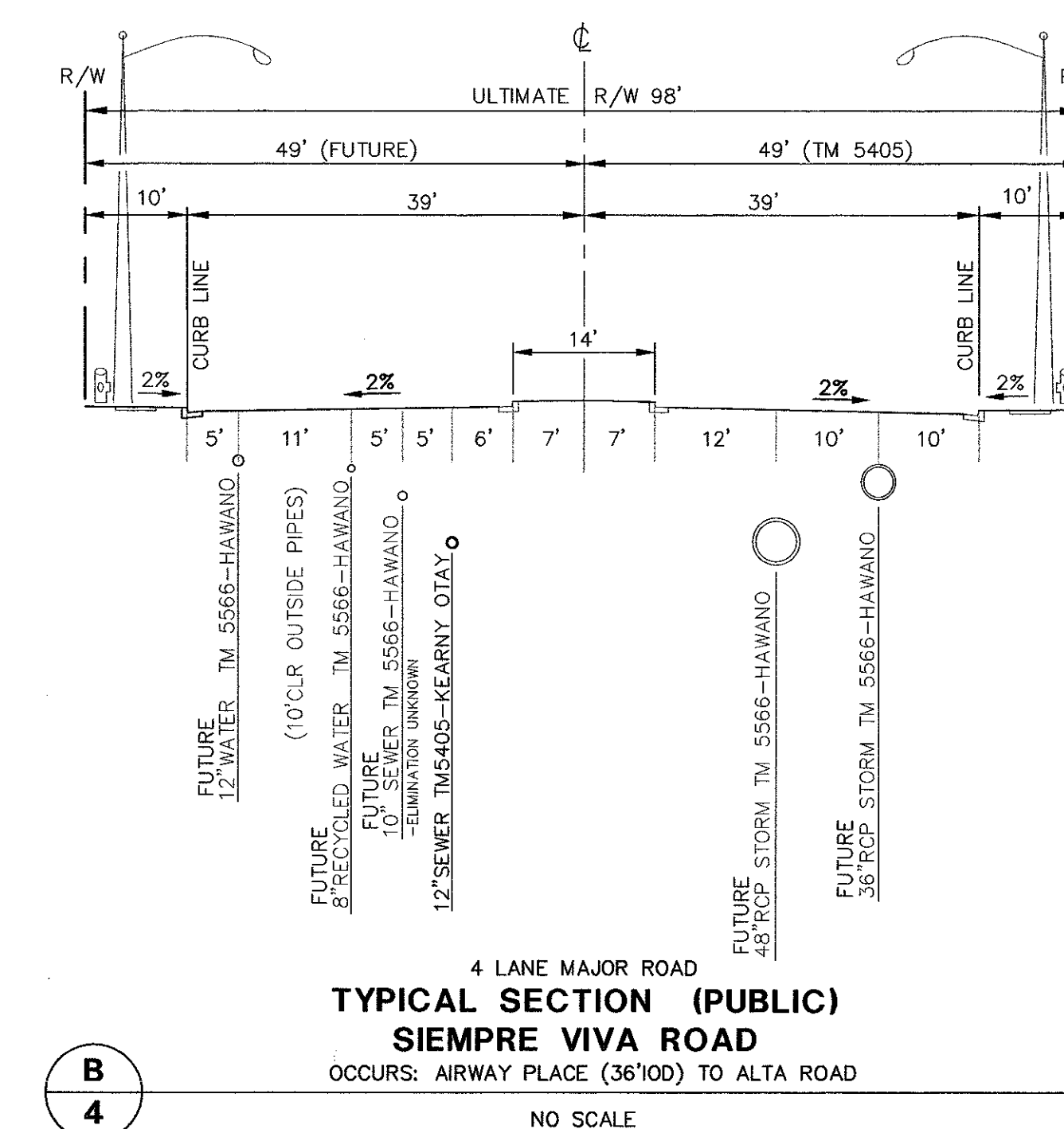
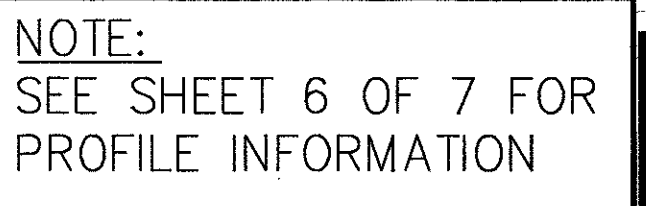


Mark E. Stevens 1/29/13
R.C.P. 35502 DATE

SHEET 4 OF 7

NOTE:

1. ELEVATIONS SHOWN IN PARENTHESIS INDICATE EXISTING CONDITION.
2. SEWER MANHOLE SPACING SHALL BE PER COUNTY OF SAN DIEGO CRITERIA (500' TYPICAL) INTERMEDIATE MANHOLES NOT SHOWN FOR CLARITY.



COUNTY OF SAN DIEGO TRACT 5405R

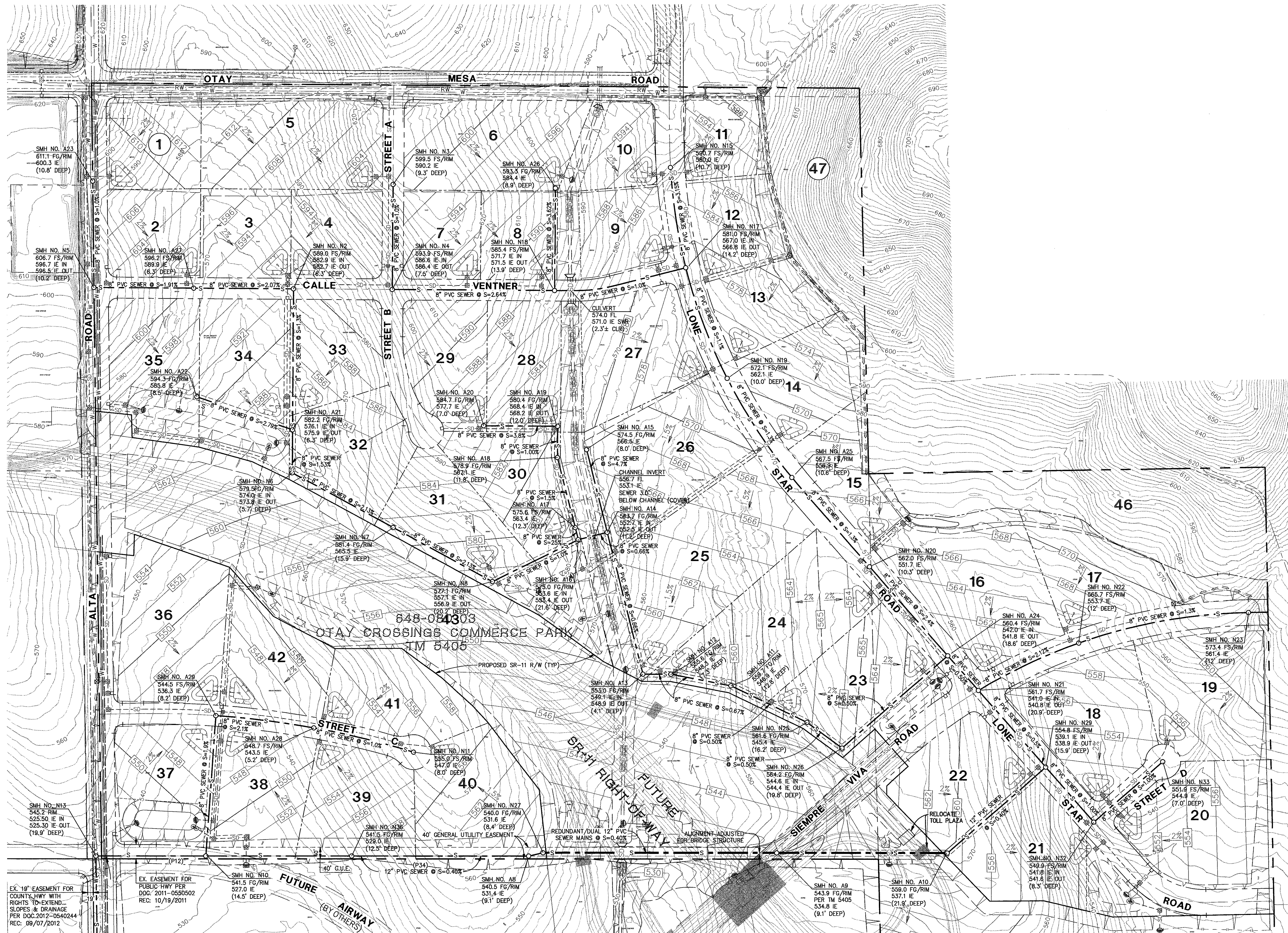
OTAY CROSSINGS COMMERCE PARK - PRELIMINARY GRADING PLAN

CONCEPTUAL SEWER DESIGN

SHEET 5 OF 7

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY	---
FUTURE RIGHT-OF-WAY	---
EASEMENT LINE	---
PROPOSED SEWER MAIN W/MANHOLE	---S---

- NOTE:
- ELEVATIONS SHOWN IN PARENTHESES INDICATE EXISTING CONDITION.
 - SEWER MANHOLE SPACING SHALL BE PER COUNTY OF SAN DIEGO CRITERIA (500' TYPICAL) INTERMEDIATE MANHOLES NOT SHOWN FOR CLARITY.



SEE SHEET 4 OF 7 FOR OFF-SITE SEWER SYSTEM



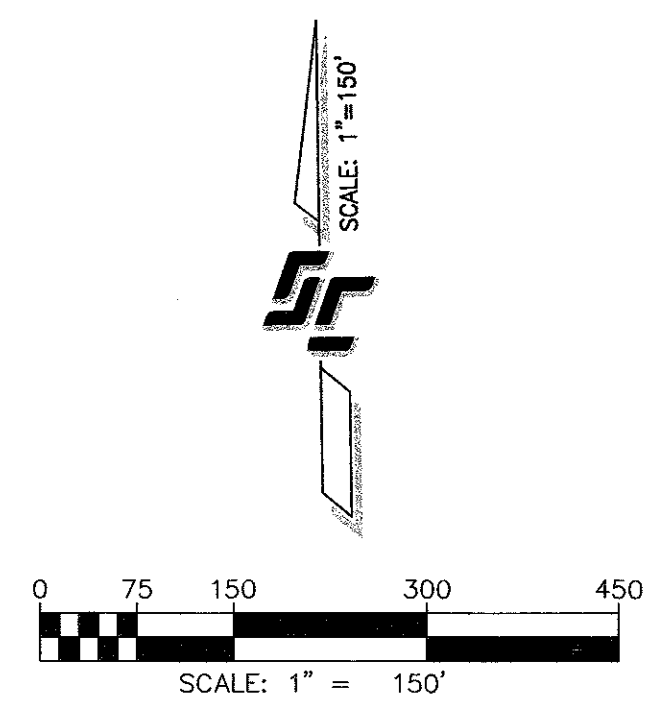
OWNER/SUBDIVIDER
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Mark E. Stevens
1/29/13
DATE

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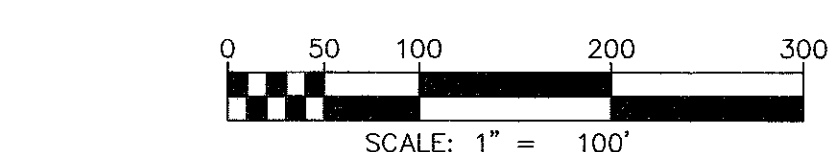
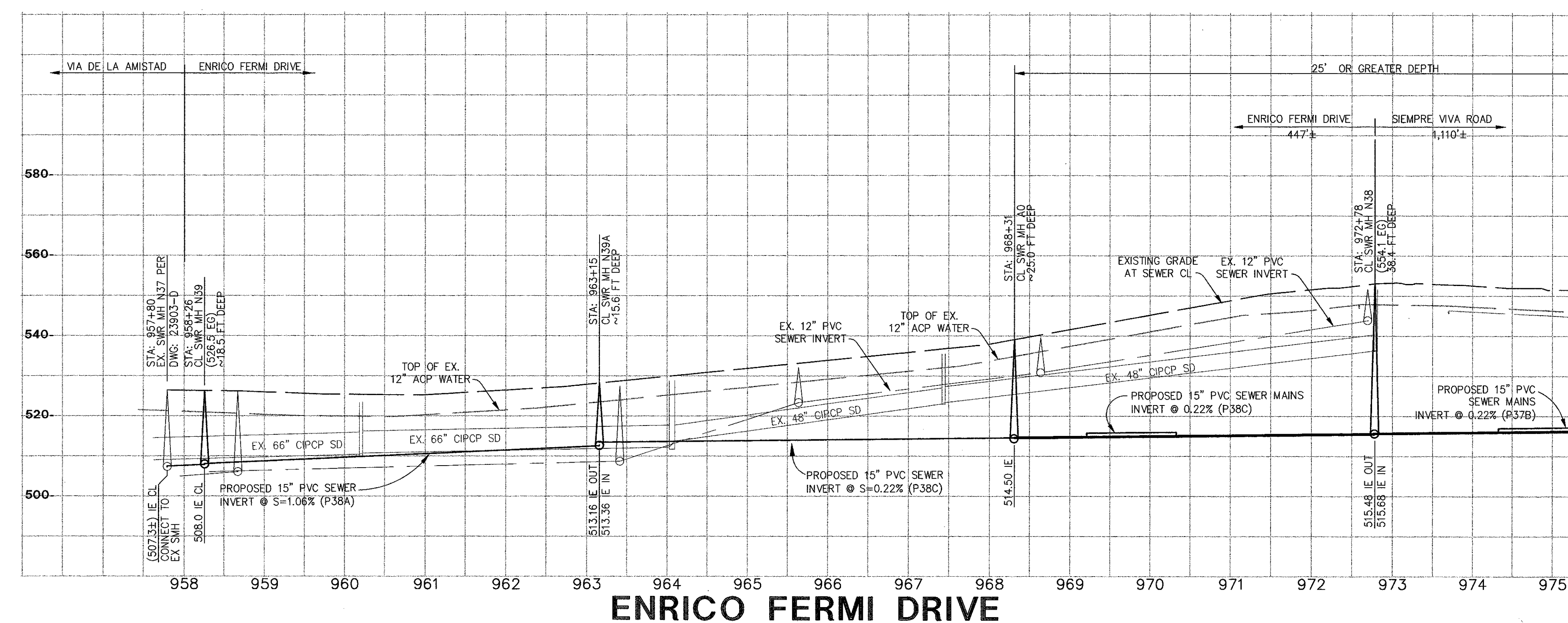
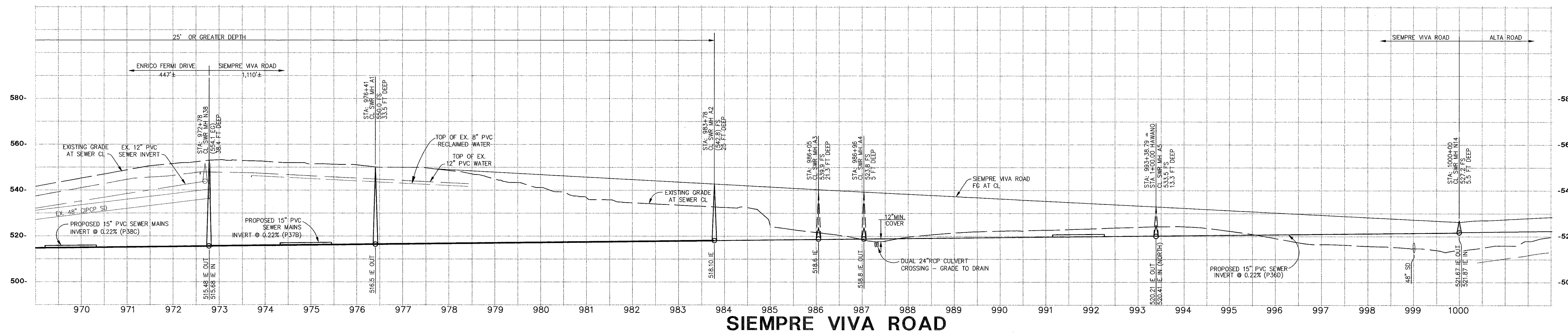
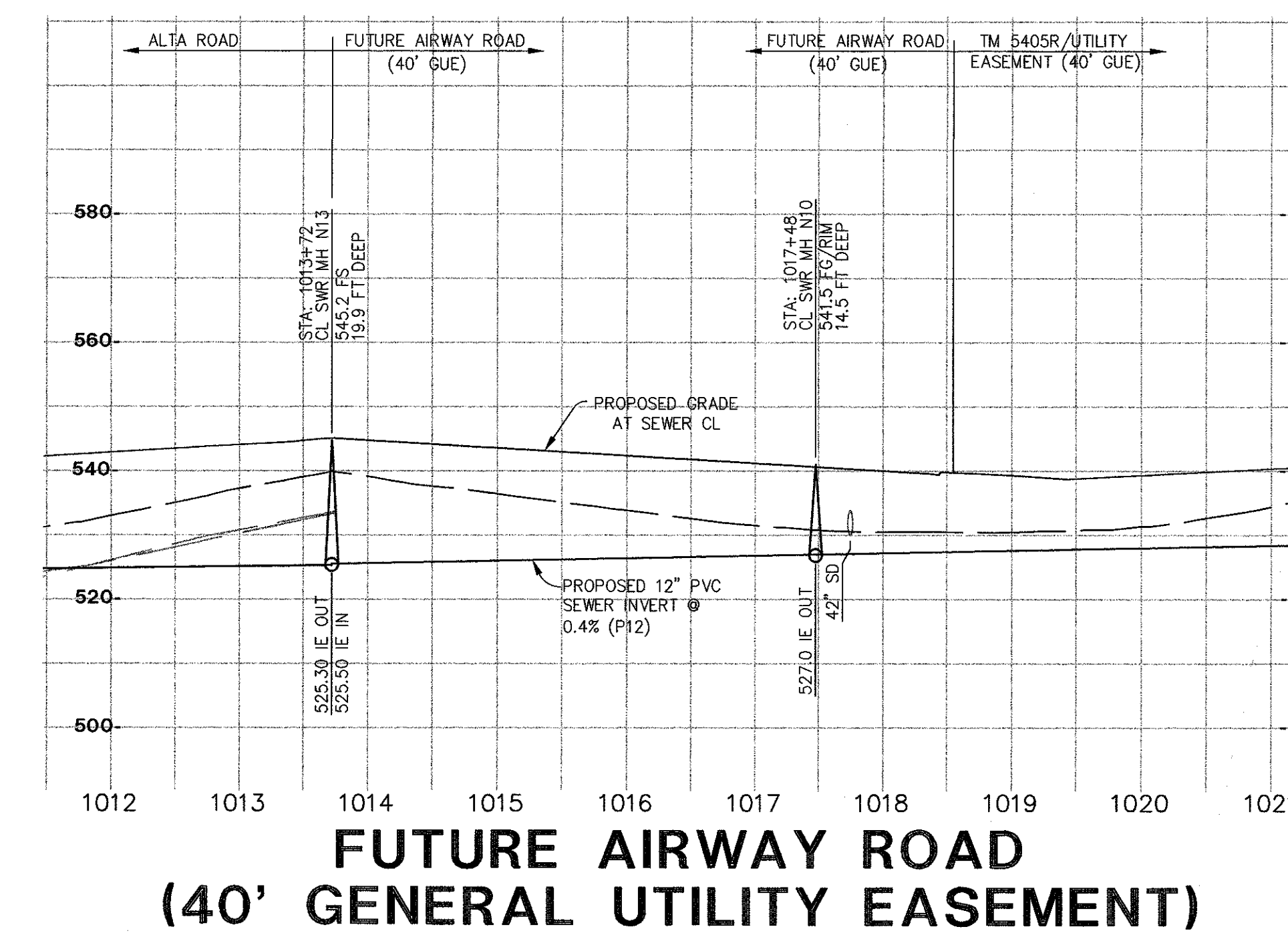
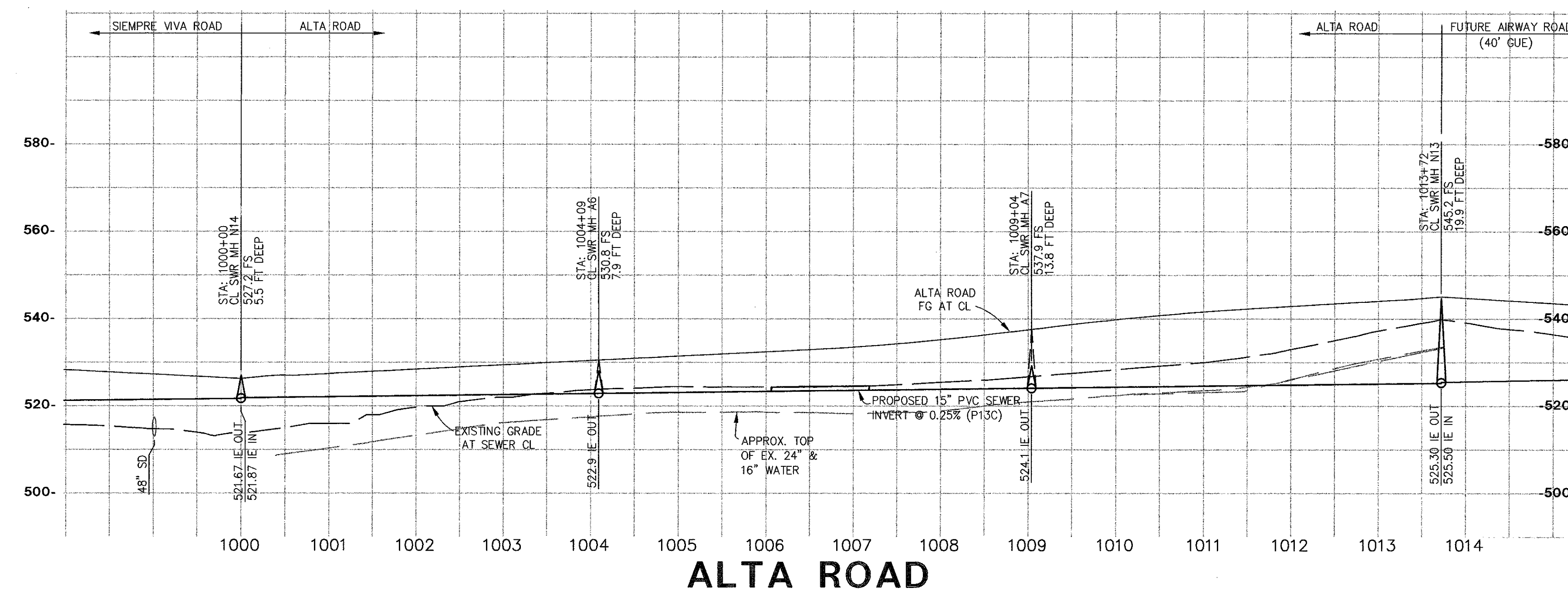
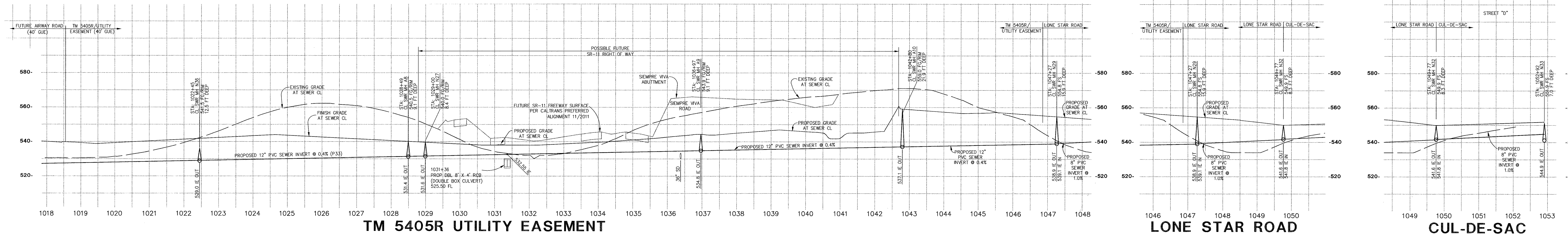


COUNTY OF SAN DIEGO TRACT 5405R

OTAY CROSSINGS COMMERCE PARK – PRELIMINARY GRADING PLAN

CONCEPTUAL SEWER DESIGN

SHEET 6 OF 7



COUNTY OF SAN DIEGO TRACT 5405R

OTAY CROSSINGS COMMERCE PARK - NO CHANNEL OPTION

PRELIMINARY GRADING PLAN

SHEET 7 OF 7

WORK TO BE DONE

- THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF SAN DIEGO.
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" (LATEST EDITION), INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT AMENDMENT.
- SAN DIEGO COUNTY GRADING ORDINANCE.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" (LATEST EDITION).
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (LATEST EDITION).

LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THRU 47
SUBDIVISION BOUNDARY	---
UNIT BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY	---
FUTURE RIGHT-OF-WAY	---
EASEMENT LINE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SLOPE 2:1	---
PROPOSED RETAINING WALL	---
PROPOSED PAVING	---
PROPOSED SEWER MAIN W/ MANHOLE	---
PROPOSED P.V.C. WATER MAIN (12" MINIMUM)	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN INLET/CATCH BASIN	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED INTERIM STORM WATER COLLECTION BASIN, STAGE, OUTLET RISER AND OVERFLOW (WHERE OCCURS)	---
PROPOSED OPEN DRAINAGE CHANNEL	---
PROPOSED STORM DRAIN HEADWALL/ENERGY DISSIPATOR	---
FLOW DIRECTION	---
PROPOSED DRIVEWAY LOCATION	---

KEY NOTES

- PROPOSED DESILTATION BASIN (WITHIN FUTURE CALTRANS RIGHT-OF-WAY)
- PROPOSED DETENTION BASIN (HYDROMODIFICATION BMP)
- EXISTING 42" RCP STORM DRAIN TO BE ABANDONED
- SEE PRELIMINARY ROAD STUDIES FOR ROADWAY ELEVATION ON CIRCULATION ELEMENT ROADWAYS.

BENCH MARK

BRASS DISK STAMPED "M 154 1986" LOCATED 3.09 MILES EAST ALONG OTAY MESA ROAD FROM INTERSECTION OF OTAY VALLEY ROAD, 0.5 SOUTH OF CENTERLINE OF OTAY MESA ROAD AND ABOUT 170' EAST OF CENTERLINE INTERSECTION OF HARVEST ROAD. STEEL FENCEPOST MARKER LIES 1' SOUTH OF DISK. RECORD FROM COUNTY OF SAN DIEGO VERTICAL CONTROL RECORD. ELEVATION: 5411.0 DATUM: U.S.C. & G.S. M.S.L.

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, TOGETHER WITH THE SOUTHWEST QUARTER OF OTAY MESA ROAD AND ABOUT 170' EAST OF CENTERLINE INTERSECTION OF HARVEST ROAD. STEEL FENCEPOST MARKER LIES 1' SOUTH OF DISK. RECORD FROM COUNTY OF SAN DIEGO VERTICAL CONTROL RECORD. ELEVATION: 5411.0 DATUM: U.S.C. & G.S. M.S.L.

OTAY SUBREGIONAL PLAN

EXISTING & PROPOSED: SPA 22 (SPA 92-04)

EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN

REGIONAL CATEGORY

VILLAGE/RURAL

PARK LAND DEDICATION

NOT REQUIRED IN INDUSTRIAL ZONE

GRADING QUANTITIES

CUT: 2,100,000 CUBIC YARDS

FILL: 2,100,000 CUBIC YARDS

EXPORT: 0

APN'S

648-070-03 AND 648-080-27

ADVISORY NOTE ON STORMWATER OBLIGATIONS:

- THE ACTIVITIES SHOWN ON THE PLANS ARE SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD AND MUST ALSO COMPLY WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY MUNICIPAL STORM WATER PERMIT. THIS INCLUDES REQUIREMENTS FOR MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON PROJECT CONSTRUCTION SITES. THE PERMITTEES OF OPERATIONS SHOWN ON THESE PLANS ARE OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE PERMITTEE SHALL ALSO KEEP A COPY OF THE SWPPP (STORM WATER POLLUTION PREVENTION PLAN) ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.
- DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ANY TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER OR AUTHORIZED AGENT IN THE EVENT OF A RAINFALL. 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 10 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.

*APPROX. LOCATION 30' COMMERCIAL D/W

NOTE: MINIMUM C/L SEPARATION FOR COMMERCIAL DRIVEWAYS: 200' SEPARATION ON NON-CIRCULATION ELEMENT ROADWAYS 300' SEPARATION ON CIRCULATION ELEMENT ROADWAYS

OPEN SPACE EXHIBIT

SEE SHEET 2

GRADING & IMPROVEMENT PLAN NOTES

SEE SHEET 3



OWNER/SUBDIVIDER

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EXISTING EASEMENT TABLE (WHERE NOTED BY SYMBOL ON PLAN)

- HIGHWAY EMBANKMENT, SLOPES ELECTRICAL AND COMMUNICATIONS FACILITIES EASEMENT TO COUNTY OF SAN DIEGO RECORDED 11/5/1987 AS FILE NO. 87-624337, O.R. AND EXTENSION AGREEMENT WITH SAN DIEGO GAS & ELECTRIC COMPANY RECORDED 6/20/1988 AS FILE NO. 88-302898, O.R.
- 20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1967 AS FILE NO. 17470, O.R.
- EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED 3/8/1900 IN BOOK 257, PAGE 500 OF DEEDS.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC, RECORDED 12/7/1987 AS INSTRUMENT NO. 87-617553 OF O.R.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL, RECORDED 12/10/1987 AS INSTRUMENT NO. 87-682038 OF O.R.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC, RECORDED 6/4/1999 AS INSTRUMENT NO. 1999-032159 OF O.R.
- 20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/15/1967 AS FILE NO. 20418, O.R.
- 20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1967 AS FILE NO. 17468, O.R.
- 20' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED 9/24/1985 AS FILE NO. 85-302896, O.R.
- 20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1967 AS FILE NO. 17470, O.R.
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- 20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1967 AS FILE NO. 17470, O.R.

GENERAL NOTES (PRELIMINARY GRADING)

- THIS "PRELIMINARY GRADING PLAN" DOES NOT CONSTITUTE A CONSTRUCTION DOCUMENT. A FINAL GRADING PLAN, PREPARED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH COUNTY GRADING ORDINANCE, SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS. APPROVAL OF THE FINAL GRADING PLAN SHALL BE REQUIRED AND GRADING PERMIT ISSUED PRIOR TO ANY WORK IN THE FIELD.
- A CONSTRUCTION, EXCAVATION OR EMBANKMENT PERMIT FROM THE DIRECTOR OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER 3 FEET IN HEIGHT SHALL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- A SOILS REPORT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING AND/OR 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 A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATIONS FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87-403 & 87-410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF DPW.
- ALL SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GRASSLAND AND EXISTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE PRELIMINARY GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJACENT PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY, WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTIES FROM SETTLING, CRACKING, EROSION, SLIDING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-6, DS-10, DS-11, D-75 UNLESS SHOWN OTHERWISE ON THESE PLANS.
- SLOPE RATIOS:
CUT: 2:1
FILL: 2:1
DEVIATING FROM THE ABOVE RATIOS WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AFTER REVIEW OR APPROVAL FROM A SOILS ENGINEER.
- EARTHWORK QUANTITIES:
CUT: 2,100,000 CY
FILL: 2,100,000 CY
IMPORT/EXPORT: 0 CY
A SEPARATE REPORT MUST BE OBTAINED FOR WASTE OR IMPORT AREA. GRADING QUANTITIES ARE APPROXIMATE AND ARE PROVIDED HEREIN FOR PERMIT PURPOSES ONLY. QUANTITIES ARE BASED ON THE DIFFERENCE BETWEEN THE EXISTING SURFACES AND PROPOSED PAD/SUBGRADE SURFACES. VARIATIONS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, UNSUITABLE MATERIAL, & REMEDIAL GRADING ARE NOT CONSIDERED. NON-PAVED AREAS FACTORED INTO THESE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES WITH THEIR OWN VOLUME CALCULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN INDEPENDENT QUANTITY AND MATERIAL TAKE OFFS AND CONSTRUCT THE DESIGN INDICATED ON THESE DRAWINGS, PROJECT TO BE BID BASED ON CONTRACTOR'S OWN ESTIMATES.
- SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY. THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT BE RECOMMENCED UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.

EROSION AND SEDIMENT CONTROL MEASURES NOTES:

- ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION, TWO GRAVEL BAGS BELOW THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPTED COUPLES.
- AFTER UTILITY TRENCHES ARE BACK FILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUND SLOTTED TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT WATER 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 END OF THE DRIVEWAY APRON OF ALL DRIVEWAYS DRAINING INTO THE STREET.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS.
- PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GEOTEXTILES, TIMBER, OR OTHER EROSION RESISTANT MATERIAL APPROVED BY THE COUNTY ENGINEER. DAMS SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.
- 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.
- 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.
- PHYSICAL STABILIZATION THROUGH USE OF GEOTEXTILES, MATS, FIBER ROLLS (SS-7 OR ES220), BOUNDED FIBER MATRIX OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES.
- VEGETATION STABILIZING USING HYDROSEED (SS-4 OR ES210) OR ACCEPTABLE LANDSCAPING MAY BE USED ONLY FROM MAY 1 TO AUGUST 1. VEGETATION PROPOSED TO STABILIZE SLOPES MUST BE INSTALLED BY AUGUST 15, WATERED AND ESTABLISHED PRIOR TO OCTOBER 1. THE PROPERTY OWNER OR AUTHORIZED AGENT SHALL SHOW ON THE PLAN A CONTINGENCY PHYSICAL BMP TO BE INSTALLED BY OCTOBER 1 IF HYDROSEED ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. IF LANDSCAPING IS PROPOSED, EROSION CONTROL MEASURES MUST BE USED TO PROTECT THE VEGETATION WHILE ESTABLISHMENT IS BEING ESTABLISHED. THERE SHALL HAVE A SUBSURFACE MAT OF INTERMEDIATE MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70 PERCENT OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.
- ALL MANUFACTURED SLOPES AND CLEARED SLOPES OF 3 TO 1 (HORIZONTAL TO VERTICAL) AND STEEPER ARE TO BE PROTECTED WITH A BMP APPROVED BY THE COUNTY OF SAN DIEGO. CLEARED SLOPES FLATTER THAN 3 TO 1 TO BE STILL BE PROTECTED FROM EROSION USING EITHER AN APPROVED BMP OR BY USING HYDROMULCH WITH A GUARD RAILER. FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH PADS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ES220), OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5). TEMPORARY SEEDING (SS-4), MULCH/WOOD CHIPS (SS-3, SS-6, SS-8), OR JUTE MATTING (SS-7). THE COUNTY MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS AND THE FOLLOWING REQUIREMENT, PROVIDED FILL SEDIMENT CONTROL IS PROVIDED THROUGH CONSTRUCTED AND MAINTAINED SEDIMENTATION BASINS (SS-2) AT ALL PROJECT DISCHARGE POINTS.
- AREAS OF GRADED PADS THAT HAVE ACTIVE STRUCTURE CONSTRUCTION UNDERWAY MAY BE PROTECTED BY ROLLED PLASTIC AS PART OF A WEATHER-TRIGGERED ACTION PLAN UNTIL THE STRUCTURE'S ROOF HAS BEEN COMPLETED. THE REMAINDER OF THE PAD AREA MUST CONTINUE TO BE PROTECTED USING EROSION CONTROL MEASURES IDENTIFIED ABOVE.
- UNPAVED ROADS ARE EXEMPT FROM THE 100% PROTECTION REQUIREMENTS BUT SHALL HAVE APPROPRIATE BMP'S INSTALLED SUCH AS GRAVEL BAG CHECKDAMS.

