



County of San Diego
Stormwater Quality Management Plan (SWQMP)
For Priority Development Projects (PDPs)

Use for all PDPs (see Storm Water Intake Form, Part 4)



Project Information	
Project Name	Otay Ranch Village 14 and Planning Areas 16 and 19
Project Address	Proctor Valley Road between Jamul and Chula Vista, San Diego, 91935
Assessor's Parcel # (APN)	598-070-07&09, 598-010-02, 598-020-04&06, 598-021-02, 597-140-05
Permit # / Record ID	SPA-19-001, TM-5616R, STP-19-029

Project Applicant / Project Proponent	
Name	GDCI Proctor Valley L.P.
Address	4364 Bonita Road, #607, Bonita California, 91902
Phone	(619) 267-4904
Email:	ljackson@jacksonpendo.com

SWQMP Preparer	
Name	Alisa S. Vialpando
Company (if applicable)	Hunsaker & Associates San Diego, Inc.
Address	9707 Waples Street San Diego, CA 92121
Phone	(858) 558-4500
Email:	avialpando@hunsakerSD.com
PE Number (if applicable)	47945

Preparer's Certification

I understand that the County of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from land development activities, as described in the County of San Diego BMP Design Manual. The BMP Design Manual is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100) requirements for storm water management.

This SWQMP is intended to comply with applicable requirements of the BMP Design Manual. I certify that it has been completed to the best of my ability and accurately reflects the project being proposed and the applicable BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the plan check review of this SWQMP by County staff is confined to a review and does not relieve me as the person in charge of overseeing the selection and design of storm water BMPs for this project, of my responsibilities for project design.

Signature <i>Alisa S. Vialpando</i>	Date December 19, 2019
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COUNTY ACCEPTED

SWQMP Approved By:

Approval Date:

*** Note* Approval does not constitute compliance with regulatory requirements.**

Submittal Record: List the dates of SWQMP and plan submittals and updates. Briefly describe key changes from previous versions. If responding to plan check comments, note this in the entry and attach the responses as applicable.

No.	Date	Summary of Changes
Preliminary Design / Planning / CEQA		
1	3/23/2017	Initial Submittal
2	8/30/2017	Addressed plan checks from initial submittal. Responses are attached.
3	12/31/2017	Revised project description. Addressed planchecks attached.
4	2/5/2018	Revised project description. Added response sheets for City of SD comments
5	12/19/2019	Proposed project amendment.
Final Design		
1	Date	Initial Submittal
2	Date	Summary of Change
3	Date	Summary of Change
4	Date	Summary of Change
No.	Date	Summary of Change
Plan Changes		
1	Date	Initial Submittal
2	Date	Summary of Change
3	Date	Summary of Change
4	Date	Summary of Change
No.	Date	Summary of Change

PDP SWQMP Submittal Checklist

SWQMP Tables: All of the eight tables below must be completed.

<input checked="" type="checkbox"/> Table 1: Scope of SWQMP Submittal	Page 2
<input checked="" type="checkbox"/> Table 2: Baseline BMPs for Existing Natural Features and Proposed Features (Groups 1, 2, and 3)	Page 3
<input checked="" type="checkbox"/> Table 3: Baseline BMPs for Pollutant-generating Sources (Group 4)	Page 4
<input checked="" type="checkbox"/> Table 4: Infeasibility Justifications for Baseline BMPs	Page 5
<input checked="" type="checkbox"/> Table 5: DMA Structural Compliance Strategies and Documentation	Page 6
<input checked="" type="checkbox"/> Table 6: Critical Coarse Sediment Yield Area (CCSYA) Requirements	Page 7
<input checked="" type="checkbox"/> Table 7: Minimum Construction Stormwater BMPs	Page 8
<input checked="" type="checkbox"/> Table 8: Infeasibility Justifications for Construction BMPs.....	Page 9

SWQMP Attachments¹: Use the checklist below to identify which attachments will be included with this submittal. Attachments with boxes already checked (☒) are required for all projects. The applicability of other attachments will be determined upon completing this form.

- ☒ Attachment 1: Storm Water Intake Form
- ☒ Attachment 2: DMA Exhibits and Construction Plan Sheets
- ☒ Attachment 3: Source Control BMP Worksheet
- ☐ Attachment 4: Previous SWQMP Submittals
- ☒ Attachment 5: Existing Site and Drainage Description
- ☒ Attachment 6: Documentation of DMAs without Structural BMPs
- ☒ Attachment 7: Documentation of DMAs with Structural Pollutant Control BMPs
- ☒ Attachment 8: Documentation of DMAs with Structural Hydromodification Management BMPs
- ☒ Attachment 9: Management of Critical Coarse Sediment Yield Areas
- ☒ Attachment 10: Installation Verification Form
- ☒ Attachment 11: BMP Maintenance Agreements and Plans
- ☐ Attachment 12: Documentation of Alternative Compliance Projects (ACPs)

After completing the remainder of this form, check the applicable SWQMP Attachment boxes to summarize your selections.

¹ All SWQMP attachments are available at www.sandiego.gov/stormwater under the Development Resources tab. Some attachments are presented out of order because they are shared between multiple SWQMP forms.

Table 1 – Scope of SWQMP Submittal

Select one option below that describes the scope of this SWQMP Submittal. Document your selection as indicated.	
SWQMP Scope	Required Documentation
<input checked="" type="checkbox"/> a. SWQMP addresses the entire project	No additional documentation.
<input type="checkbox"/> b. SWQMP implements requirements of an earlier master SWQMP submittal	Include a copy of the previous submittal as Attachment 4.
<input type="checkbox"/> c. First of multiple SWQMP submittals	Use the spaces below to identify the elements addressed in this submittal and in future submittals.
(1) Elements addressed in current submittal (streets, common areas, first project phase, etc.):	
<p>This SWQMP addresses changes in the design of the project. Residential areas, streets, sidewalks, parkway, and structural BMPs have been modified.</p>	
(2) Elements to be addressed in future submittal(s) (individual lots, future project phases, etc.):	

Table 2 – Baseline BMPs for Existing and Proposed Site Features

Site Features Select each feature that applies.	BMP Implementation Describe BMP implementation for each selected site feature.					
Group 1: Existing Natural Site Features [See BMPDM Sections 4.3.1 and 4.3.2]						
	Maintain & conserve natural features		Establish buffers for waterbodies			
	Full	Partial	Full	Partial		
<input checked="" type="checkbox"/> Natural waterbodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Natural storage reservoirs & drainage corridors	<input type="checkbox"/>	<input type="checkbox"/>				
<input checked="" type="checkbox"/> Natural areas, soils, & vegetation (incl. trees)	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Group 2: Common Impervious Outdoor Site Features [See BMPDM Sections 4.3.3 and 4.3.5]						
	Disperse impervious areas (See SD-B)		Use permeable materials (See SD-D)		Minimize impervious areas	
	Full	Partial	Full	Partial		
<input checked="" type="checkbox"/> Streets and roads	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Check here to confirm that impervious surfaces have been minimized where applicable and feasible for all outdoor impervious areas. If not, explain in Table 4.	
<input checked="" type="checkbox"/> Sidewalks & walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Parking areas & lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Patios, decks, & courtyards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Hardcourt recreation areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Add impervious feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Add impervious feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/> Add impervious feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Group 3: Other Outdoor Site Features [See BMPDM Sections 4.2.6, 4.3.4, 4.3.5, 4.3.7, and 4.3.8]						
<input checked="" type="checkbox"/> Rooftop areas	Disperse rooftop runoff (See SD-B)		Install green roofs (optional; See SD-C)		Use rain barrels to capture runoff (optional; See SD-E)	
	Full	Partial	Full	Partial	Full	Partial
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Landscaped areas	Use water-efficient landscaping (required)		Install efficient irrigation systems (required)		Minimize erosion of slopes and surfaces (required)	
	Full		Full		Full	
	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> Water features (pools, spas, etc.)	Provide a designated washing area		Drain feature to the sanitary sewer (if allowed)		Drain feature to a pervious area	
	Full	Partial	Full	Partial	Full	Partial
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: Justification is required in Table 4 for any feature not selecting at least one BMP (either full or partial implementation). For Group 2 features this means not selecting either SD-B or SD-D. Additional justifications may be required on request by County staff. Also use Table 4 to describe sources or BMPs other than those listed.

Table 3 –Baseline BMPs for Pollutant-generating Sources (Group 4)

A. Requirements for Documentation Select either or both as applicable.	Completion of Part B is <u>not</u> required because: <input type="checkbox"/> This is a Small Residential Project, OR <input type="checkbox"/> None of these sources or features is proposed.	<input type="checkbox"/> Source Control BMP Requirements Worksheet E.1-1 (SC in Appendix E of the BMP Design Manual) is included as Attachment 3 (optional unless requested by County staff).
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B. Sources and BMPs Select all proposed sources and features below. Then select the BMPs on the right to be implemented for each.		Plumb to sanitary sewer	Drain feature to a pervious area	Provide containment for spills and discharges	Prevent contact with rainfall	Isolate flows from adjacent areas	Prevent wind dispersal	Label with stencils or signs
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Common Source Areas

<input checked="" type="checkbox"/> Trash & Refuse Storage	<input type="checkbox"/>	---	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---
<input checked="" type="checkbox"/> Materials & Equipment Storage	<input type="checkbox"/>	---	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---
<input checked="" type="checkbox"/> Loading & Unloading	<input type="checkbox"/>	---	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	---
<input checked="" type="checkbox"/> Fueling	<input type="checkbox"/>	---	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	---	---
<input checked="" type="checkbox"/> Maintenance & Repair	<input type="checkbox"/>	---	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	---	---
<input checked="" type="checkbox"/> Vehicle & Equipment Cleaning	<input type="checkbox"/>	---	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	---	---
<input checked="" type="checkbox"/> Food Preparation or Service	<input type="checkbox"/>	---	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	---	---

Distributed Features

<input checked="" type="checkbox"/> Storm drain inlets & catch basins	---	---	---	---	---	---	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Interior floor drains and sumps	<input checked="" type="checkbox"/>	---	---	---	---	---	---
<input checked="" type="checkbox"/> Drain lines (air conditioning, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	---	---	---	---
<input checked="" type="checkbox"/> Fire test sprinkler discharges	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	---	---	---	---

Provide the following in Table 4: (1) justification of any source area or feature with NO BMPs selected, (2) justification of individual unselected BMPs if requested by County staff, and (3) identification of any proposed pollutant-generating sources and BMPs not listed here.

Note: Pollutant-generating sources and features may not discharge directly to the MS4. Discharging to any of the stormwater BMPs identified in Table 5 Part B is also discouraged. If doing so, however, the source or feature area must be included in applicable DCV calculations.

Table 4 – Explanations and Justifications for Table 2 and 3 Baseline BMPs

<input checked="" type="checkbox"/> Check here if no explanations or justifications for Table 2 or 3 BMPs are required.		
<ul style="list-style-type: none"> • Required Justifications: If NO BMPs are selected for a source or feature, justify why <u>all</u> BMPs are either not applicable or are infeasible. For Group 2 features NO BMPs means not selecting either SD-B or SD-D. • If Requested: Justify why individual BMPs will not be implemented or will only be partially implemented. • Additional Explanation: Describe any proposed features and/or BMPs not listed in Tables 2 or 3. 		
BMP-Feature Combination		Explanation
Feature	Feature	Explanation
BMP	BMP	
Feature	Feature	Explanation
BMP	BMP	
Feature	Feature	Explanation
BMP	BMP	
Feature	Feature	Explanation
BMP	BMP	
Feature	Feature	Explanation
BMP	BMP	
Feature	Feature	Explanation
BMP	BMP	
Feature	Feature	Explanation
BMP	BMP	

Table 5: DMA Structural Compliance Strategies and Documentation

Part A – Selection and Application Structural Performance Standards							
1. Selection of Standards (select one; see BMPDM Section 6.1)							
<input checked="" type="checkbox"/> a. Pollutant control + hydromodification <input type="checkbox"/> b. Pollutant control only (project is exempt from hydromodification requirements)							
2. Application of Structural Performance Standards (select one; see BMPDM Section 1.7)							
<input checked="" type="checkbox"/> New Development Projects: Standards apply to <u>all impervious surfaces</u> . <input type="checkbox"/> Redevelopment Projects: Complete the calculations below. Select <u>the</u> applicable scenario based on the results.							
a. Existing impervious area (ft ²)		b. Impervious area created / replaced (ft ²)		c. % Impervious created / replaced [(b/a)*100]			
<input type="checkbox"/> Scenario 1: c is 50% or more: Performance standards apply to all impervious surfaces (a + b). <input type="checkbox"/> Scenario 2: c is less than 50%: Performance standards apply only to created or replaced impervious surfaces (b only).							
Part B – Compliance Strategies and Required Attachments							
1. Complete and submit each of the applicable attachments on the right.	Att. 1	Att. 2	Att. 3	Att. 4	Att. 5		
	Storm Water Intake Form <input checked="" type="checkbox"/>	DMA Exhibits and Construction Plan Sheets <input checked="" type="checkbox"/>	Source Control BMP Worksheet (see Table 3) <input checked="" type="checkbox"/>	Previous SWQMP Submittals (see Table 1) <input type="checkbox"/>	Existing Site and Drainage Description <input checked="" type="checkbox"/>		
2. Indicate each compliance strategy below that will be used for one or more DMAs on the site.	Att. 6	Att. 7	Att. 8	Att. 9	Att. 10	Att. 11	Att. 12
	DMAs without Structural BMPs	DMAs w/ Structural Pollutant Control BMPs	DMAs w/ Structural Hydromod. BMPs	Critical Coarse Sediment Yield Areas	Installation Verification Form	Maintenance Agreements/ Plans	Alternative Compliance Projects
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Structural BMPs (select all that apply)</u>							
<input checked="" type="checkbox"/> Pollutant Control BMPs (BMPDM Section 5.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Hydromodification BMPs (BMPDM Chapter 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Alternative Compliance Project (BMPDM Section 1.8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Please check this box after you complete this list. Corresponding attachments will be automatically selected on the right.							
<ul style="list-style-type: none"> • Attachments 1, 2, and 5 are required for all projects. 							

Table 6: Critical Coarse Sediment Yield Area (CCSYA) Requirements

<ul style="list-style-type: none"> ○ Identify one applicable compliance pathway for the PDP below. ○ Document your selection in Attachment 9.
A. Hydromodification Management Exemption (BMPDM Sections 1.6 and 6.1)
<input type="checkbox"/> PDP is Exempt from Hydromodification Management Requirements Select if hydromodification management exemption was selected in Table 4 Part A.1.
B. Watershed Management Area (WMAA) Mapping (BMPDM Appendix H.1.1.2)
<input checked="" type="checkbox"/> WMAA mapping demonstrates the following: <ul style="list-style-type: none"> a. <5% of potential onsite CCYSAs will be impacted (built on or obstructed) b. All potential upstream offsite CCYSAs will be bypassed
C. Resource Protection Ordinance (RPO) Methods (BMPDM Appendix H.1.1.1)
<input type="checkbox"/> RPO Scenario 1: PDP is subject to and in compliance with RPO requirements <ul style="list-style-type: none"> a. Project requires one or more discretionary permits (RPO applicability is confirmed during discretionary review) b. Onsite AND upstream offsite CCSYAs will be avoided and/or bypassed <input type="checkbox"/> RPO Scenario 2: PDP is entirely exempt/not subject to RPO requirements ² <ul style="list-style-type: none"> a. Project does not require discretionary permits b. Project will bypass all upstream offsite CCSYAs (no requirements for onsite CCSYAs)
D. No Net Impact Analysis (BMPDM Appendix H.4)
<input type="checkbox"/> Project demonstrates no net impact to receiving waters

² Does not include PDPs utilizing exemption(s) via RPO Section 86.604(e)(2)(cc) or 86.604(e)(3).

Table 7 –Minimum Construction Stormwater BMPs

Minimum Required BMPs by Activity Type Select all applicable activities and at least one BMP for each		References Caltrans ³ County of San Diego
<input checked="" type="checkbox"/> Erosion Control for Disturbed Slopes (choose at least 1 per season)		
<input type="checkbox"/> Vegetation Stabilization Planting ⁴ (Summer)	SS-2, SS-4	
<input checked="" type="checkbox"/> Hydraulic Stabilization Hydroseeding ⁹ (Summer)	SS-4	
<input checked="" type="checkbox"/> Bonded Fiber Matrix or Stabilized Fiber Matrix ⁵ (Winter)	SS-3	
<input type="checkbox"/> Physical Stabilization Erosion Control Blanket ⁷ (Winter)	SS-7	
<input checked="" type="checkbox"/> Erosion control for disturbed flat areas (slope < 5%)		
<input type="checkbox"/> County Standard Lot Perimeter Protection Detail	SC-2	PDS 659 ⁶
<input type="checkbox"/> Use of Item A erosion control measures on flat areas	SS-3, SS-4, SS-7	
<input checked="" type="checkbox"/> County Standard Desilting Basin (must treat all site runoff)	SC-2	PDS 660 ⁷
<input type="checkbox"/> Mulch, straw, wood chips, soil application	SS-6, SS-8	
<input checked="" type="checkbox"/> Energy dissipation (required to control velocity for concentrated runoff or dewatering discharge)		
<input checked="" type="checkbox"/> Energy Dissipater Outlet Protection	SS-10	RSD D-40 ⁸
<input checked="" type="checkbox"/> Sediment control for all disturbed areas		
<input checked="" type="checkbox"/> Silt Fence	SC-1	
<input checked="" type="checkbox"/> Fiber Rolls (Straw Wattles)	SC-5	
<input checked="" type="checkbox"/> Gravel & Sand Bags	SC-6, SC-8	
<input type="checkbox"/> Dewatering Filtration	NS-2	
<input checked="" type="checkbox"/> Storm Drain Inlet Protection	SC-10	
<input checked="" type="checkbox"/> Engineered Desilting Basin (sized for 10-year flow)	SC-2	
<input checked="" type="checkbox"/> Preventing offsite tracking of sediment		
<input checked="" type="checkbox"/> Stabilized Construction Entrance	TC-1	
<input checked="" type="checkbox"/> Construction Road Stabilization	TC-2	
<input checked="" type="checkbox"/> Entrance/Exit Tire Wash	TC-3	
<input checked="" type="checkbox"/> Entrance/Exit Inspection & Cleaning Facility	TC-1	
<input checked="" type="checkbox"/> Street Sweeping and Vacuuming	SC-7	
<input checked="" type="checkbox"/> Materials Management		
<input checked="" type="checkbox"/> Material Delivery & Storage	WM-1	
<input checked="" type="checkbox"/> Spill Prevention and Control	WM-4	
<input checked="" type="checkbox"/> Waste Management ⁹		
<input checked="" type="checkbox"/> Waste Management Concrete Waste Management	WM-8	
<input checked="" type="checkbox"/> Solid Waste Management	WM-5	
<input checked="" type="checkbox"/> Sanitary Waste Management	WM-9	
<input checked="" type="checkbox"/> Hazardous Waste Management	WM-6	

³ See Caltrans 2017 Storm Water Quality Handbooks, Construction Site BMP Manual, available at: (<http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm>)

⁴ Planting or Hydroseeding may be installed between May 1st and August 15th. Slope irrigation must be in place and operable for slopes >3 feet. Vegetation must be watered and established prior to October 1st. A contingency physical BMP must be implemented by August 15th if vegetation is not established by that date. If landscaping is proposed, erosion control measures must also be used while landscaping is being established. Established vegetation must have a subsurface mat of intertwined mature roots with a uniform vegetative coverage of 70 percent of the natural vegetative coverage or more on all disturbed areas.

⁵ All slopes over three feet must have established vegetative cover prior to final permit approval.

⁶ County PDS 659. Standard Lot Perimeter Protection Design System (Bldg. Division)

⁷ County PDS 660. County Standard Desilting Basin for Disturbed Areas of 1 Acre or Less Bldg. Division

⁸ Regional Standard Drawing D-40 – Rip Rap Energy Dissipater (also acceptable for velocity reduction)

⁹ Applicants are responsible to apply appropriate BMPs for specific wastes (e.g., BMP WM-8 for concrete).

Table 8 – Explanations and Justifications for Construction Phase BMPs

<input checked="" type="checkbox"/> Check here if no explanations or justifications for Table 7 BMPs are required.		
Justifications for Table 7 Temporary Construction Phase BMPs <ul style="list-style-type: none"> • Required Justifications: Justify all construction activity types for which NO BMPs were selected. • If Requested: Justify why specific individual BMPs were not selected. • Additional Explanation: Describe any proposed features and/or BMPs not listed in Table 7. 		
Activity Type / BMP		Explanation
Activity Type	Activity Type	Explanation
BMP	BMP	
Activity Type	Activity Type	Explanation
BMP	BMP	
Activity Type	Activity Type	Explanation
BMP	BMP	
Activity Type	Activity Type	Explanation
BMP	BMP	
Activity Type	Activity Type	Explanation
BMP	BMP	
Activity Type	Activity Type	Explanation
BMP	BMP	
Activity Type	Activity Type	Explanation
BMP	BMP	



County of San Diego
Stormwater Quality Management Plan (SWQMP)
Attachment 1: Storm Water Intake Form for All Permit Applications

This form establishes Stormwater Quality Management Plan (SWQMP) requirements for Development Projects per Sections 67.809 and 67.811 of the County of San Diego Watershed Protection Ordinance (WPO). See Storm Water Intake Form Instructions for additional guidance and explanation of terms.

Part 1. Project Information			
Project Name:	Otay Ranch Village 14 and Planning Areas 16 and 19		
Record ID (Permit) No(s):	SPA-19-001, TM-5616R, STP-19-029		
Assessor's Parcel No(s):	598-070-07&09, 598-010-02, 598-020-04&06, 598-021-02, 597-140-05		
Street Address (or Intersection):	Proctor Valley Road between Jamul and Chula Vista, San Diego, 91935		
City, State, Zip:	San Diego, California, 91935		
Part 2. Applicant / Project Proponent Information			
Name:	Liz Jackson		
Company:	GDCI Proctor Valley L.P.		
Street Address:	4364 Bonita Road, #607		
City, State, Zip:	Bonita California, 91902		
Phone Number	(619) 267-4904		
Email:	ljackson@jacksonpendo.com		
Part 3. Required Information for All Development Projects			
(A)	1. Existing (pre-development) impervious surfaces (ft ²)	2. Created or replaced impervious surfaces (ft ²)	3. Total disturbed area (acres or ft ²)
	302,306	9,949,940	579 ac
(B)	<input checked="" type="checkbox"/> Check here and provide a WDID# if this project is subject to the California Construction General Permit (Order No. 2009-0009-DWQ) ¹		WDID # (if issued)

For County Use Only	Reviewed By:	Review Date:
	<input type="checkbox"/> Standard SWQMP	<input type="checkbox"/> PDP SWQMP

¹ Available at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

Part 4. Priority Classification & SWQMP Form Selection**(A) If your project is the following ... (select one)****(B) You must complete ...**☐ **Standard Project****→ Standard SWQMP Form**

- ☐ a. Project is East of the Pacific/Salton Sea Divide
- ☐ b. None of the PDP criteria below applies

☒ **Priority Development Project (PDP)****→ PDP SWQMP Form**

- ☐ 1. Project is part of an existing PDP, OR
- ☒ 2. Project does any of the following:
- ☒ a. Creates or replaces a total of 10,000 ft² or more of impervious surface
 - ☐ b. Creates or replaces a combined total of 5,000 ft² or more of impervious surface within one or more of the following uses: (1) parking lots; (2) streets, roads, highways, freeways, and/or driveways; (3) restaurants; and (4) hillsides
 - ☒ c. Creates or replaces a combined total of 5,000 ft² or more of impervious surface within one or more of the following uses: (1) automotive repair shops; and (2) retail gasoline outlets
 - ☒ d. Discharges directly to an Environmentally Sensitive Area (ESA) AND creates or replaces 2,500 ft² or more of impervious surface
 - ☐ e. Disturbs one or more acres of land (43,560 ft²) and is expected to generate pollutants post-construction
 - ☒ f. Is a redevelopment project that creates or replaces 5,000 ft² or more of impervious surface on a site already having at least 10,000 ft² of impervious surface

☐ **Green Streets PDP Exemption²****→ Green Streets PDP Exemption SWQMP Form****Part 5. Applicant Signature***I have reviewed the information in this form, and it is true and correct to the best of my knowledge.*

Applicant / Project Proponent Signature:

Elizabeth Jackson
authorized agent

Date: 12/19/2019

- **Upon completion** submit this form to the County.
- **If requested**, attach supporting documentation to justify selections made or exemptions claimed.
- **If this is a PDP that is part of a larger existing PDP**, you will be required to attach a copy of the existing SWQMP to the newer SWQMP submittal.

² **Green Streets PDP Exemption Projects** are those claiming exemption from PDP classification per WPO Section 67.811(b)(2) because they consist exclusively of *either* 1) development of new sidewalks, bike lanes, and/or trails; or 2) improvements to existing roads, sidewalks, bike lanes, and/or trails.



County of San Diego
Stormwater Quality Management Plan (SWQMP)
Attachment 2: DMA Exhibits and Construction Plans

2.0 General Requirements

- Attachment 2 consolidates exhibits and plans required for the entire project.
- Complete the table below to indicate which sub-attachments are included with the submittal. Sub-attachments that are not applicable can be excluded from the submittal.
- Unless otherwise stated, features and BMPs identified and described in each corresponding Attachment (6 through 9) must be shown on applicable DMA Exhibits and construction plans submitted for the project.

Sub-attachments	Requirement
<input checked="" type="checkbox"/> 2.1: DMA Exhibits	All PDPs
<input checked="" type="checkbox"/> 2.2: Individual Structural BMP DMA Mapbook	PDPs with structural BMPs
<input checked="" type="checkbox"/> 2.3: Construction Plan Sets	All projects

2.1 DMA Exhibits

- DMA Exhibits must show all DMAs on the project site. Exhibits must include all applicable features identified in applicable SWQMP attachments.
- Exhibits may be prepared individually for the BMPs associated with each applicable SWQMP Attachment (6, 7, 8, and/or 9) or combined into one or more consolidated exhibits.
- Use this checklist to ensure required information is included on each exhibit (copy as needed).

DMA Exhibit ID #:	
A. Features required for all exhibits	
1. Existing Site Features	
<input checked="" type="checkbox"/> Underlying hydrologic soil group (A, B, C, D)	<input checked="" type="checkbox"/> Topography and impervious areas
<input checked="" type="checkbox"/> Approximate depth to groundwater	<input checked="" type="checkbox"/> Existing drainage network, directions, and offsite connections
<input checked="" type="checkbox"/> Natural hydrologic features	
2. Drainage Management Area (DMA) Information	
<input checked="" type="checkbox"/> Proposed drainage network, directions, and offsite connections	<input checked="" type="checkbox"/> DMA boundaries, ID numbers, areas, and type (structural BMP, de minimis, etc.)
3. Proposed Site Changes, Features, and BMPs	
<input checked="" type="checkbox"/> Proposed demolition and grading	<input checked="" type="checkbox"/> Construction BMPs ²
<input checked="" type="checkbox"/> Group 1, 2, and 3 Features ¹	<input checked="" type="checkbox"/> Baseline source control BMPs
<input checked="" type="checkbox"/> Group 4 Features	<input checked="" type="checkbox"/> Baseline source control BMPs
B. Proposed Features and BMPs Specific to Individual SWQMP Attachments³	
<input type="checkbox"/> Attachment 6	<input type="checkbox"/> SSD-BMP impervious dispersion areas <input type="checkbox"/> SSD-BMP tree wells
<input checked="" type="checkbox"/> Attachment 7	<input checked="" type="checkbox"/> Structural pollutant control BMPs
<input checked="" type="checkbox"/> Attachment 8	<input checked="" type="checkbox"/> Structural hydromodification management BMPs <input checked="" type="checkbox"/> Point(s) of Compliance (POC) for hydromodification management <input checked="" type="checkbox"/> Proposed drainage boundary and drainage area to each POC
<input checked="" type="checkbox"/> Attachment 9	<input type="checkbox"/> Onsite CCSYAs <input checked="" type="checkbox"/> Bypass of onsite CCSYAs <input checked="" type="checkbox"/> Bypass of upstream offsite CCSYAs

¹ Group 1-4 features and baseline BMPs from PDP SWQMP Tables 2 and 3.

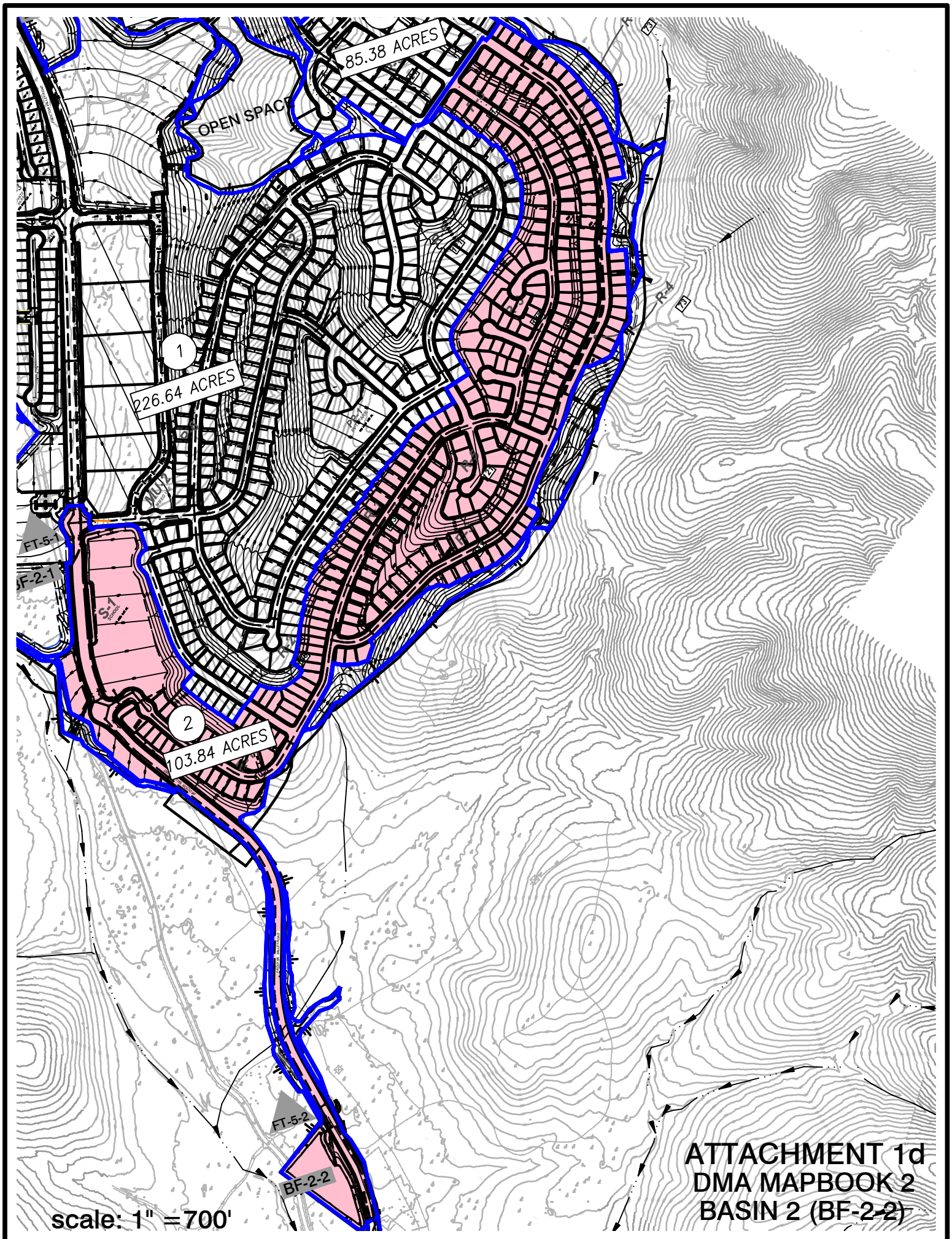
² Minimum Construction Stormwater BMPs from PDP SWQMP Table 7.

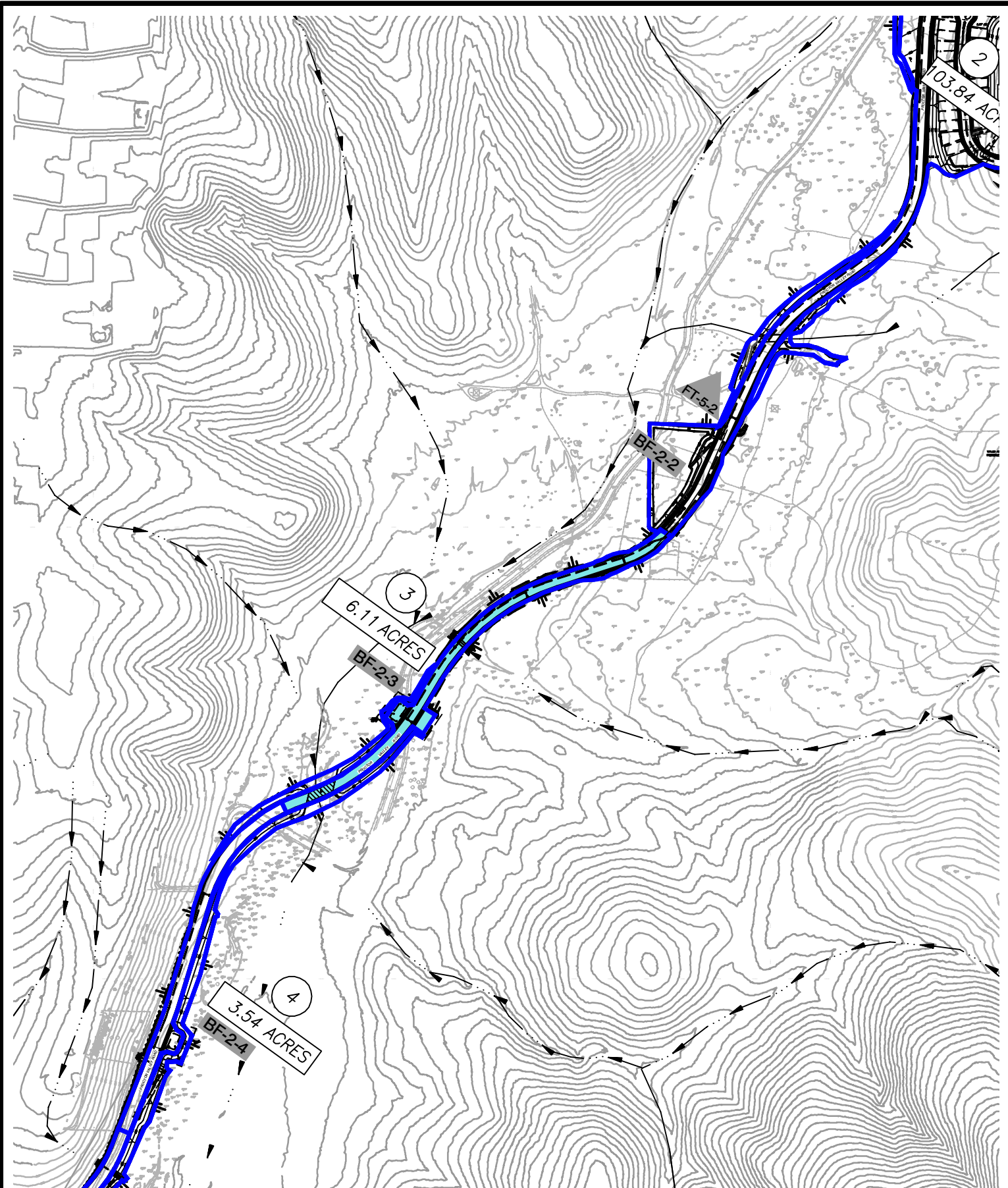
³ Identify the location, ID numbers, type, and size/detail of BMPs.

2.2 Individual Structural BMP DMA Mapbook

- Use this page as a cover sheet for the Structural DMA Mapbook.
- An individual Structural DMA Mapbook must be submitted for any project site with one or more structural BMPs. One Mapbook is required for each unique subsequent owner with responsibility for maintenance of a Structural BMP. Mapbook exhibits will be incorporated as exhibits in Stormwater Maintenance Agreements (SWMAs) and Maintenance Notifications (MNs). See Attachment 11 for additional information on maintenance agreements. If the Mapbook has been provided for each subsequent owner in Attachment 11, they are not required here.
- Place each map on 8.5"x11" paper.
- Show at a minimum the DMA, Structural BMP, Assessor's parcel boundaries with parcel numbers, and any existing hydrologic features within the DMA.

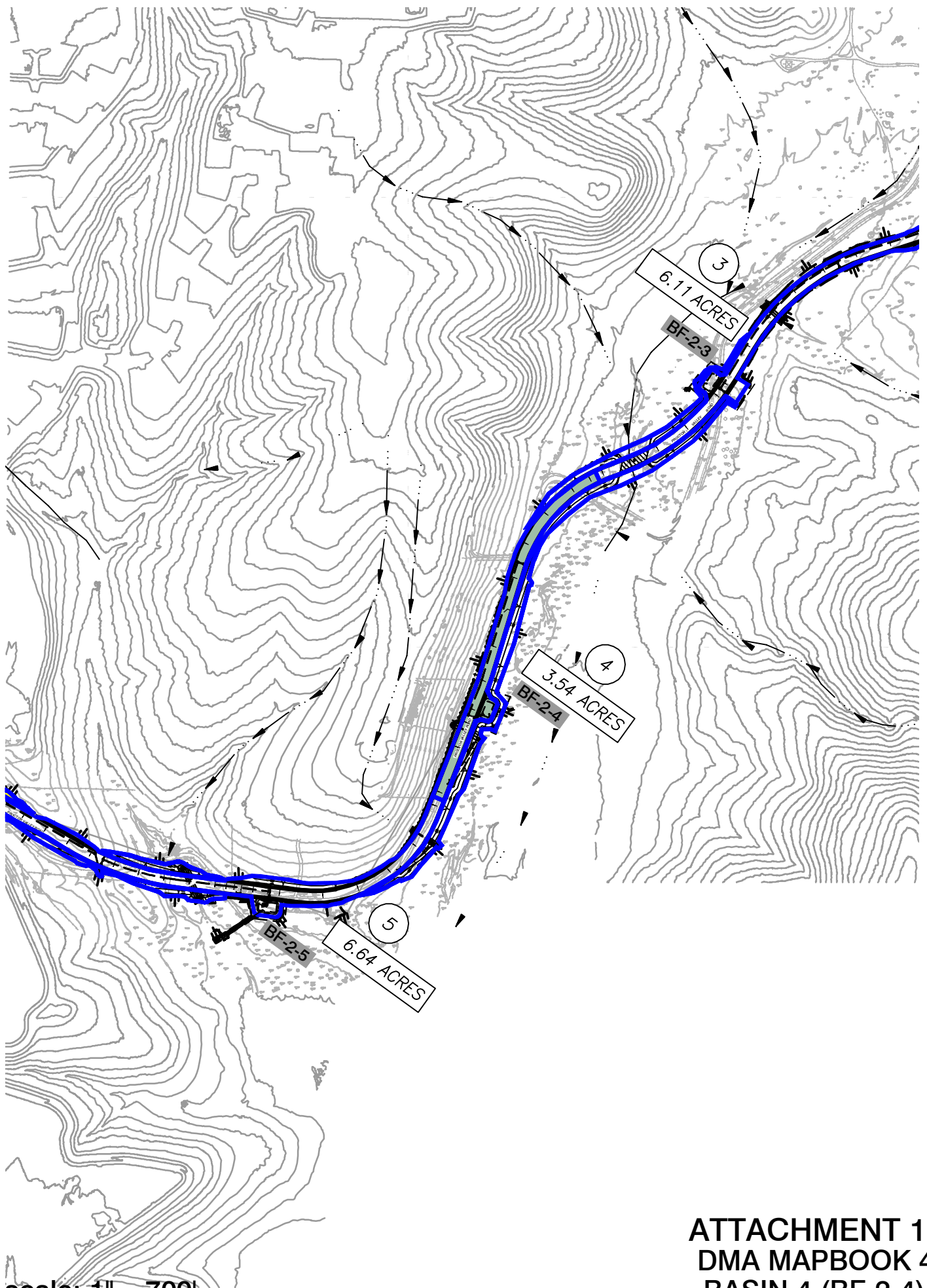
<input checked="checked" type="checkbox"/>	<u>All Mapbooks are attached</u>
<input type="checkbox"/>	<u>All Mapbooks are in Attachment 11</u>



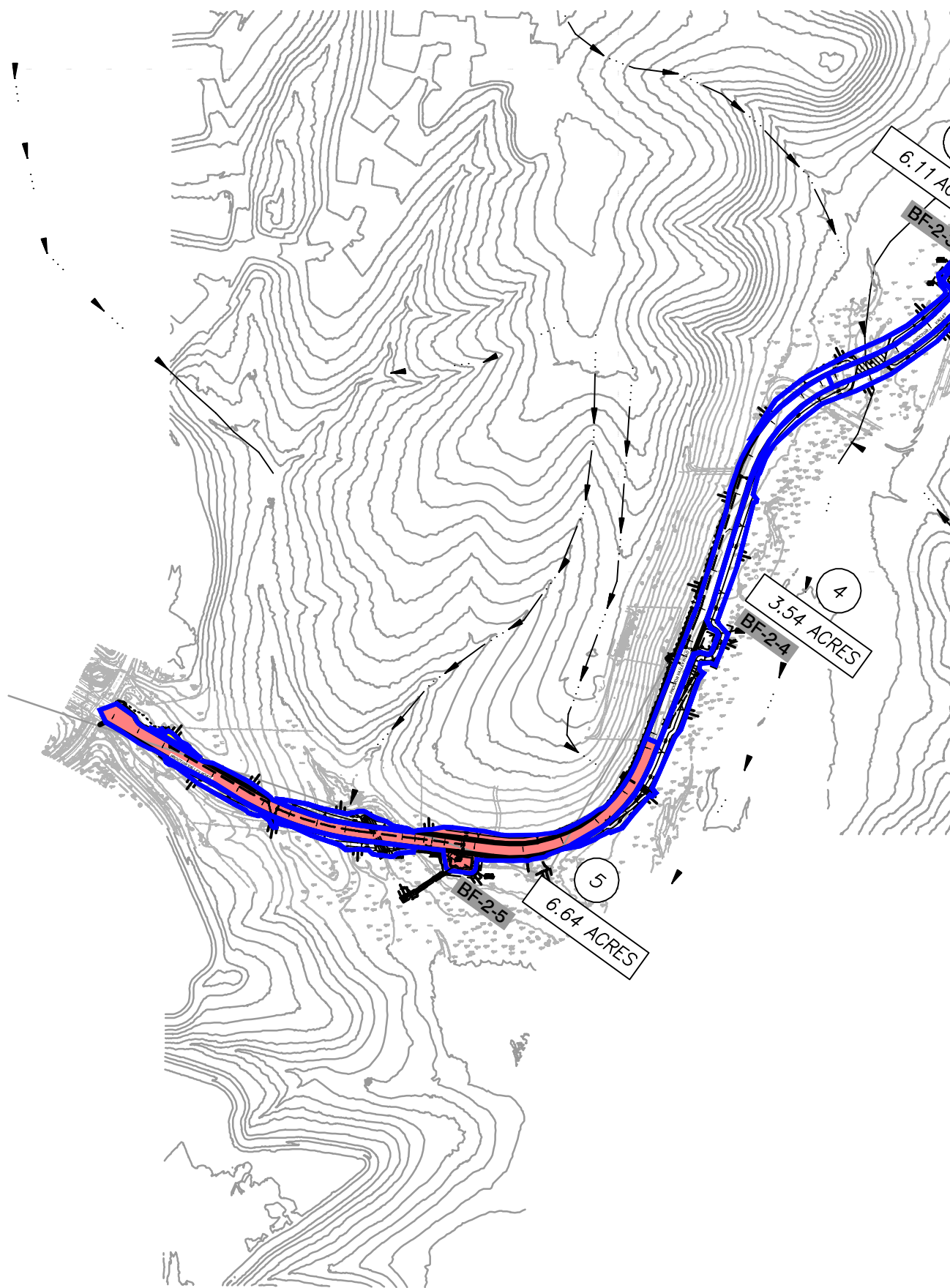


scale: 1" = 700'

**ATTACHMENT 1d
DMA MAPBOOK 3
BASIN 3 (BF-2-3)**

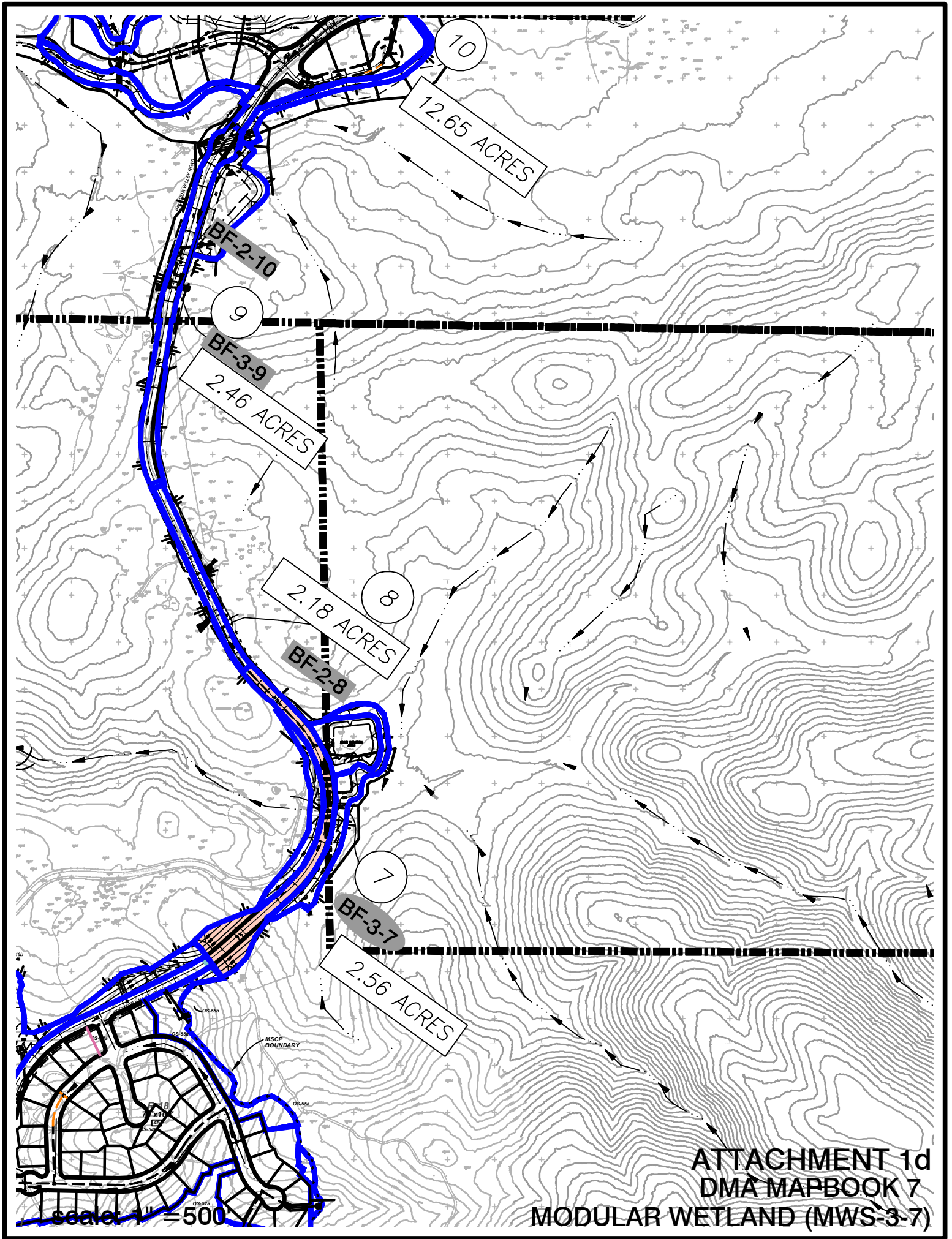


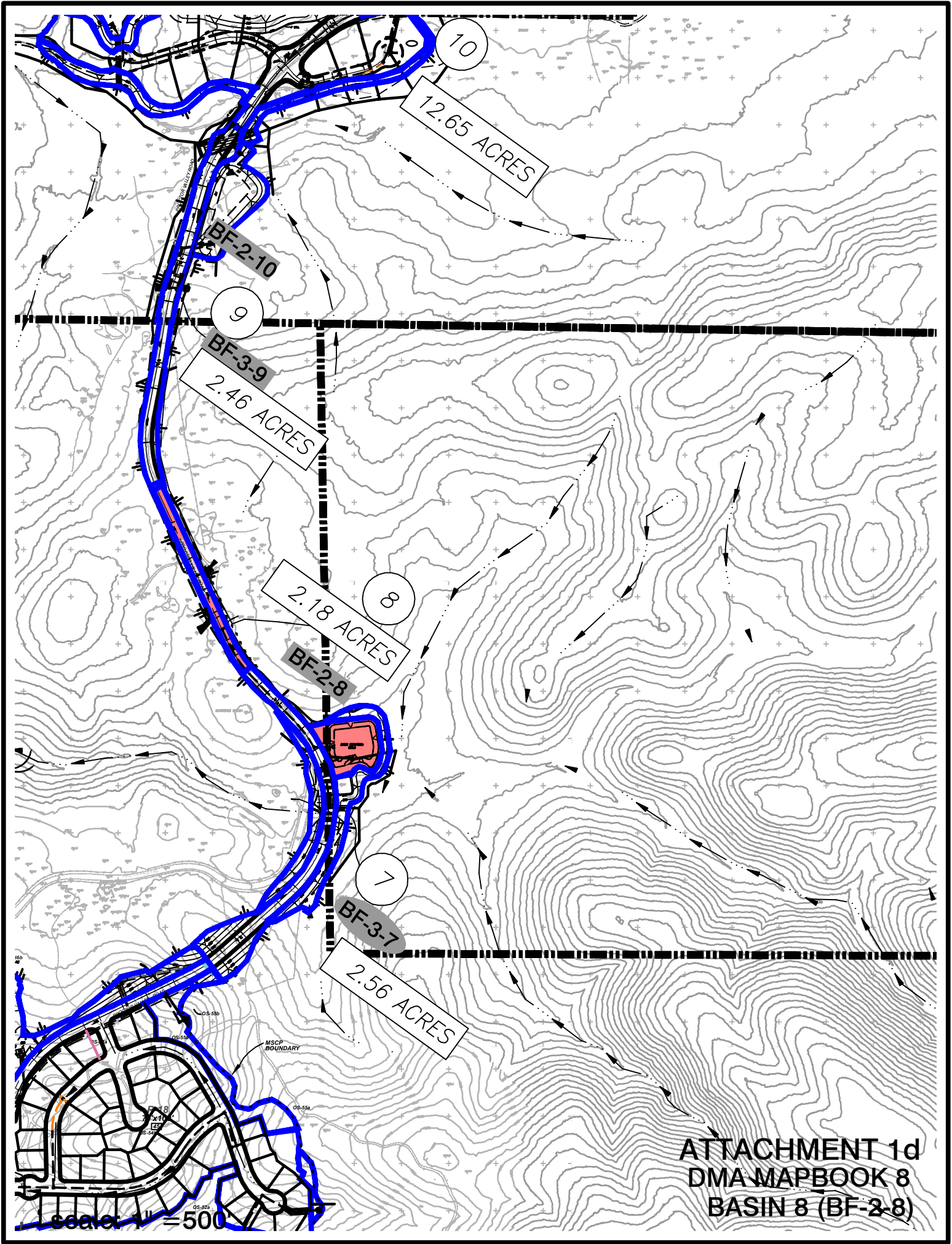
**ATTACHMENT 1d
DMA MAPBOOK 4
BASIN 4 (BF-2-4)**

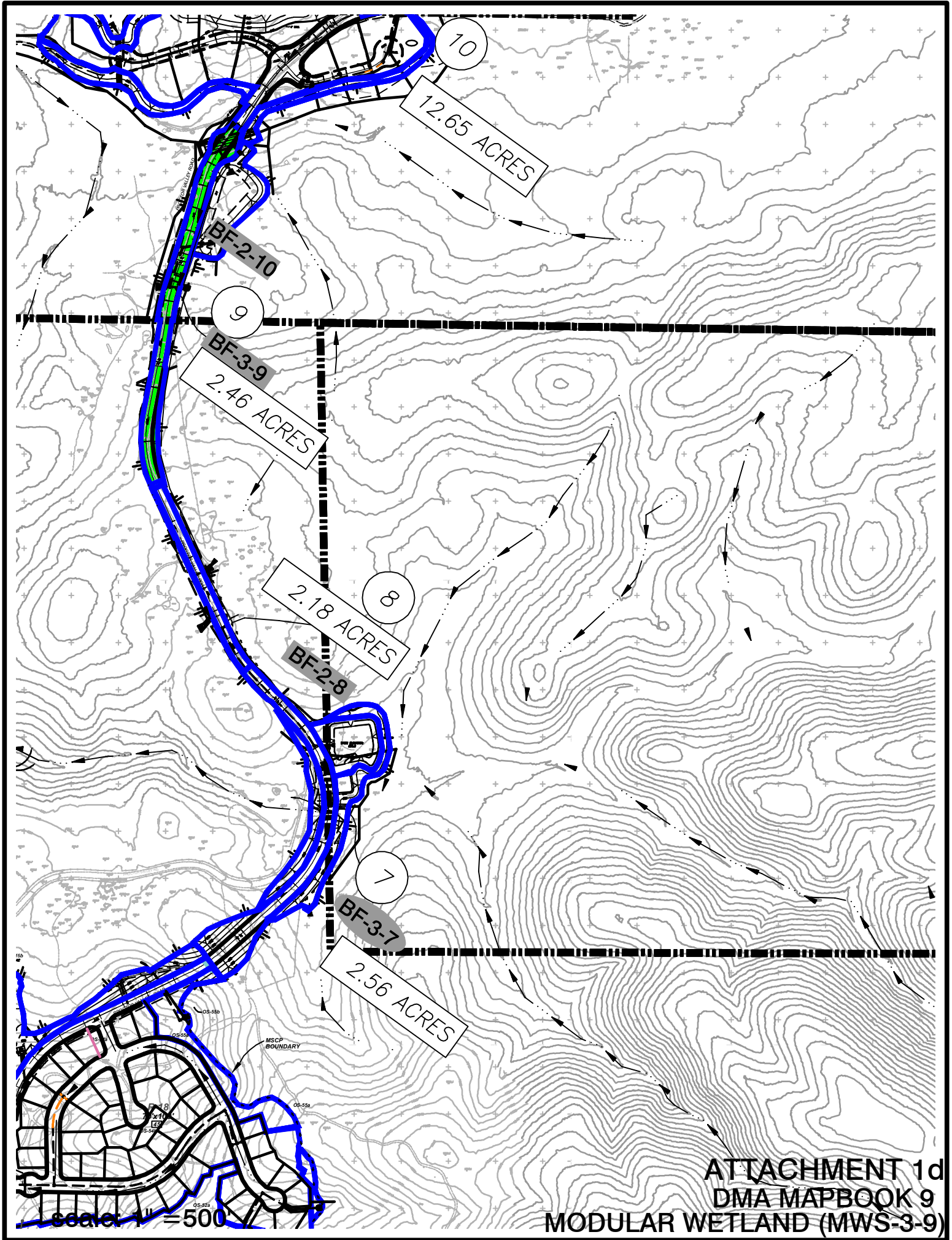


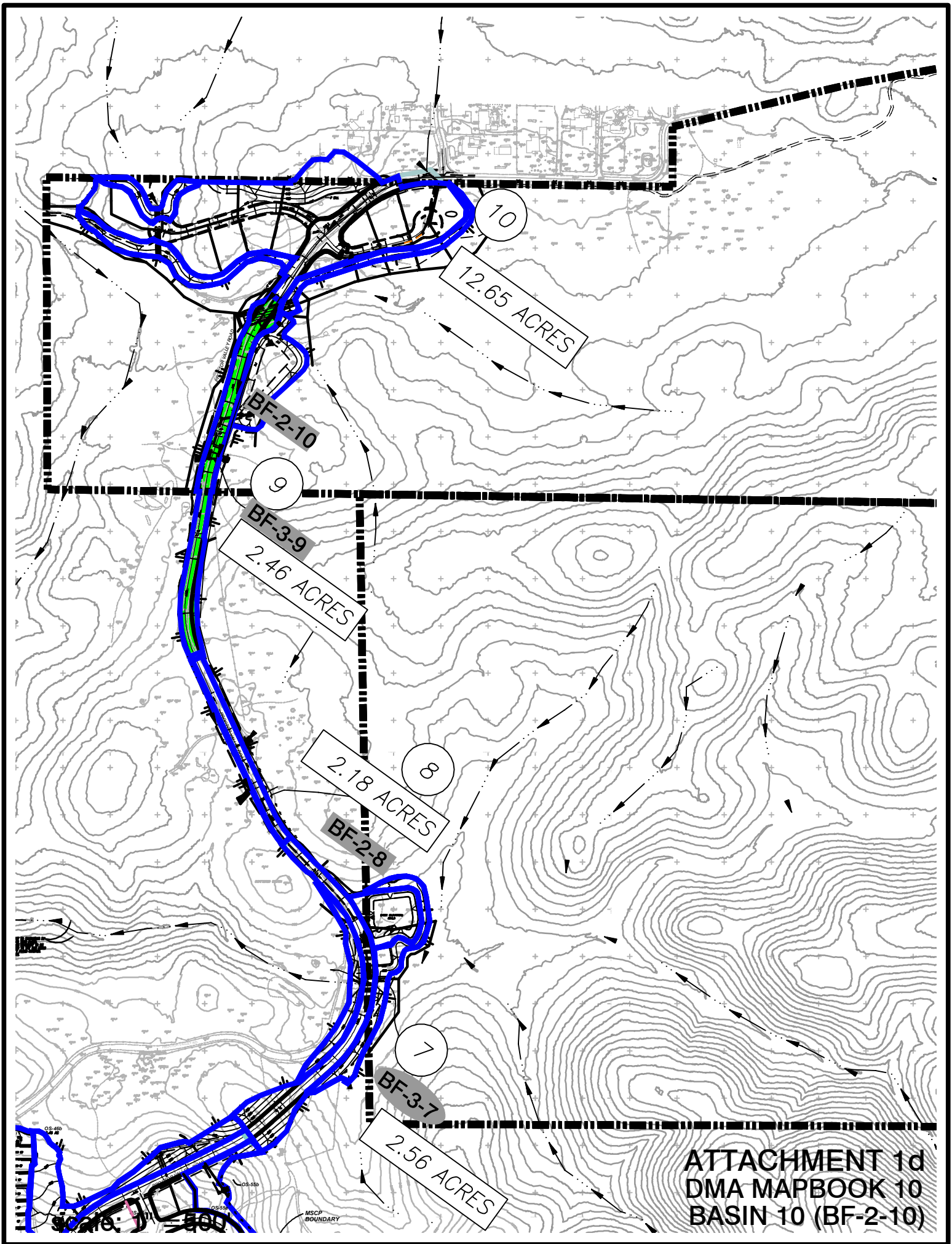
scale: 1" = 700'

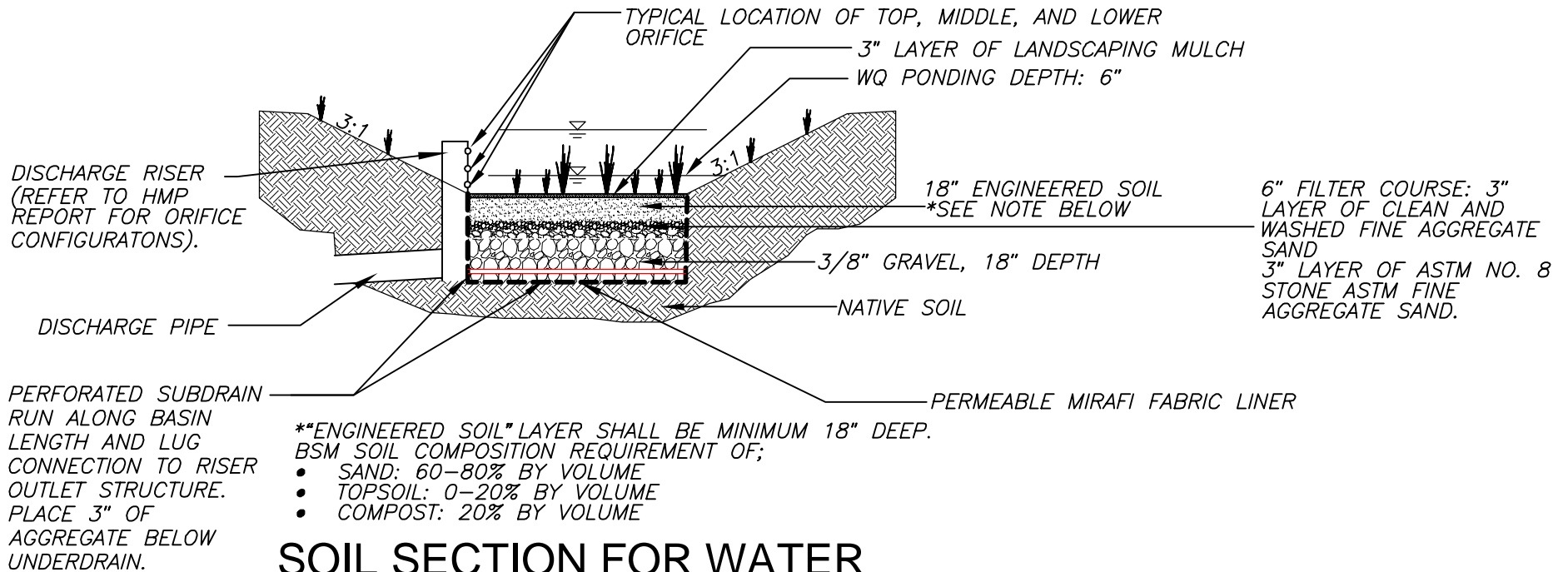
ATTACHMENT 1d
DMA MAPBOOK 5
BASIN 5 (BF-2-5)











SOIL SECTION FOR WATER QUALITY/HYDROMODIFICATION BIOFILTRATION BASIN

NOT TO SCALE

BASINS 1-6, 8, 10

SITE SPECIFIC DATA*			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
PERFORMANCE DATA			
TREATMENT VOLUME (CF)			
DRAINDOWN TIME (HR)			
TREATMENT HGL (FT)			
BYPASS FLOW RATE (CFS)			
PROJECT PARAMETERS			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
OUTLET PIPE 1			
RIM ELEVATION			
SURFACE LOADING REQUIREMENT			
FRAME & COVER	PRETREATMENT	BIOFILTRATION	DISCHARGE
WETLANDMEDIA VOLUME (CY)			
MEDIA DELIVERED			
ORIFICE SIZE (DIA)			
MAX PICK WEIGHT (LBS)			
NOTES:			
*PER ENGINEER OF RECORD			

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH).
4. INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR.
5. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
6. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.

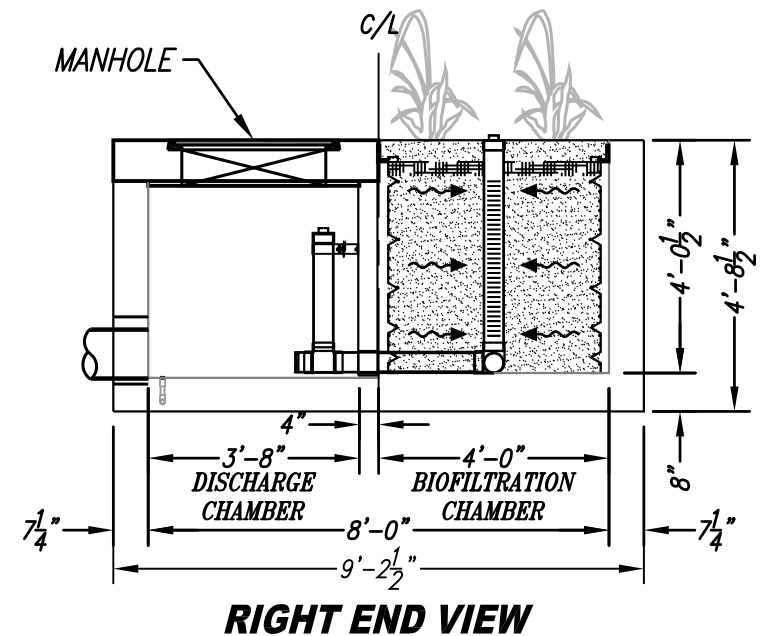
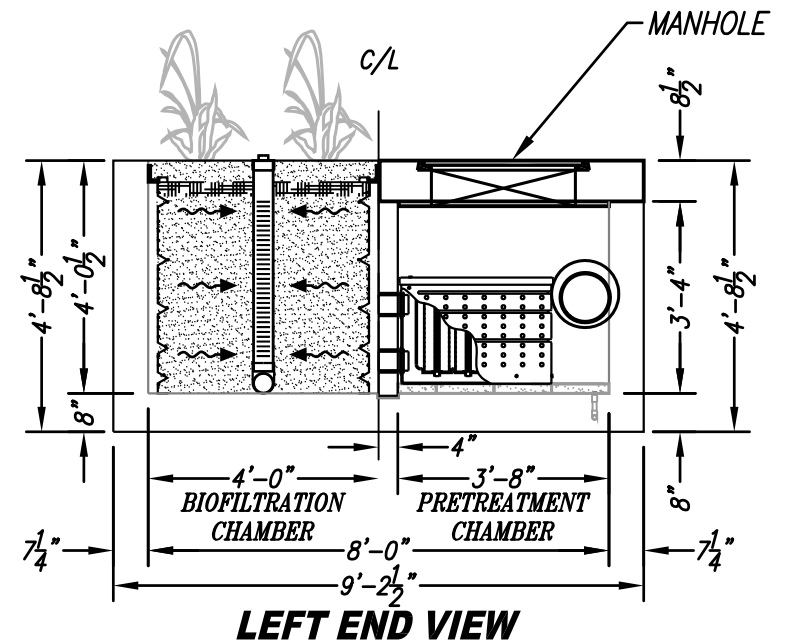
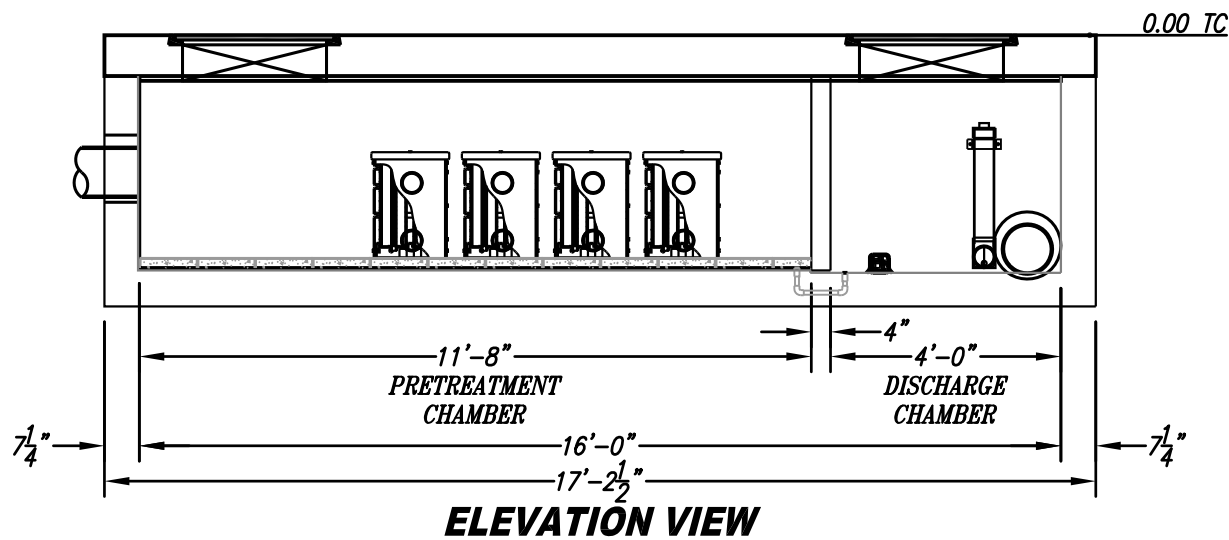
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,378; 8,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE
PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY
REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN
PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.



MWS UNIT DESIGN DATA	
TREATMENT CAPACITY (CFS)	0.462
OPERATING HEAD (FT)	3.4
PRETREATMENT SURFACE AREA (SF)	141.12
WETLAND LOADING RATE (GPM/MIN)	1.03



2.3 Construction Plan Sets

- DMAs, features, and BMPs identified and described in this attachment must also be shown on all applicable construction and landscape plans.
- As applicable, plan sheets must identify:
 - All features and BMPs identified in Sub-attachment 2.1 (DMA Exhibits).
 - The additional information listed below.
- Use this checklist to ensure required information is included on each plan (copy as needed).

Plan Type	Precise Grading Plan
Required Information ⁴	
<ul style="list-style-type: none">☑ Structural BMP(s) and Significant Site Design BMPs (if applicable) with ID numbers.☑ The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit.☑ Details and specifications for construction of Structural BMP(s) and Significant Site Design BMPs (if applicable).☑ Signage indicating the location and boundary of structural BMP(s) as required by County staff.☑ How to access the structural BMP(s) to inspect and perform maintenance.☑ Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds).☑ Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP).☑ Recommended equipment to perform maintenance.☑ When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management.☑ Include landscaping plan sheets (if available) showing vegetation requirements for vegetated structural BMP(s).☑ All BMPs must be fully dimensioned on the plans.☑ When proprietary BMPs are used, site-specific cross-section with outflow, inflow, and manufacturer model number must be provided. Photocopies of general brochures are not acceptable.☑ Include all source control and site design measures described in the SWQMP.☑ Include all construction BMPs described in the SWQMP.	

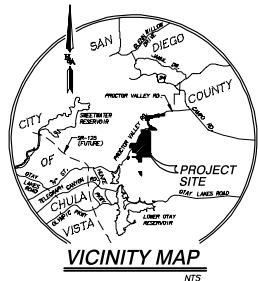
⁴ For Building Permit Applications, refer to Form PDS 272,
<https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds272.pdf>

REVISED PRELIMINARY GRADING PLAN

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California



LEGEND

SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	-----
PROPOSED NEIGHBORHOOD BOUNDARY	-----
EXISTING MAP DATA	LOT 270 1710
PROPOSED LOT NUMBER (WITH ROAD ELEVATION)	R-1 OS-1
PROPOSED RESIDENTIAL NEIGHBORHOOD	PP-1
PROPOSED OPEN SPACE	PP-1
PROPOSED PRIVATE PARK	PP-1
PROPOSED PRIVATE POCKET PARK	PP-1
PROPOSED BROW DITCH	--->---<---
PROPOSED R/PRAP (ENERGY DISSIPATER)	--->---<---
PROPOSED EASEMENT LINE	---
EXISTING EASEMENT LINE	---
TITLE REPORT ITEM NO. (SEE SHEET 16)	---
PROPOSED FILL SLOPE (2:1 MAX.)	---
PROPOSED PERCENT OF STREET GRADE	---
PROPOSED SEWAGE FORCE MAIN	---
PROPOSED SEWER MAIN WITH MANHOLE (6" PVC UNLESS OTHERWISE NOTED)	---
EXISTING WATER MAIN	---
PROPOSED WATER MAIN WITH FIRE HYDRANT (6" PVC UNLESS OTHERWISE NOTED)	---
EXISTING STORM DRAIN SYSTEM	---
PROPOSED STORM DRAIN SYSTEM A. INLET OR CATCH BASIN B. HESOMALL C. CLEANOUT D. CATCH BASIN	---
PROPOSED RETAINING WALL	---
PROPOSED STREET CENTERLINE ELEVATION	237.7
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
PROPOSED STREET LIGHT	---
PROPOSED FUEL MODIFICATION ZONE	---
PROPOSED LIMITED BUILDING ZONE	---
PROPOSED FMZ SPECIAL MANAGEMENT AREA	---
LIMITS OF PROPOSED GRADING/DAYLIGHT LINE	---
PROPOSED STREET DESIGNATION	---
PROPOSED GEOTEXTILE WALL	---
MODULAR WETLAND UNIT	MM
EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS	---
NON GRADED LDA LINE	---

EXISTING ZONING

USE REGULATIONS	S-80/588
ANIMAL REGULATIONS	-/D
DENSITY	0/2.06
LOT SIZE (MINIMUM)	-/-
MAX FLOOR AREA	-/-
FLOOR AREA RATIO	-/-
BUILDING TYPE	-/B
HEIGHT	-/C
COVERAGE	-/A
SETBACK	-/A
OPEN SPACE	-/-
SPECIAL AREA REGULATIONS	-/-

CONDOMINIUM NOTES

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE R-7 WITH 150 UNITS AND R-8 WITH 116 UNITS FOR A MAXIMUM NUMBER OF 266 DWELLING UNITS.

ABBREVIATIONS

FP	FLOOD PLAIN	S	SEWER
VC	VERTICAL CURVE	W	WATER
MM	MANHOLE	RM	RECLAIMED WATER
ROP	REINFORCED CONCRETE PIPE	IE	INVERT ELEVATION
SD	STORM DRAIN	R/W	RIGHT OF WAY
NTS	NOT TO SCALE	PL	PROSPECT LINE
ELEV	ELEVATION	GB	GRADE BREAK
FL	FLOW LINE	PI	POINT OF INTERSECTION (V.C.)
TM	TOP OF MALL	P	PAID ELEVATION
BM	BOTTOM OF MALL	SP	GROSS SQ. FT.
TF	TOP OF FOOTING	NSF	NET SQ. FT.
FS	FINISH SURFACE		

LEGAL DESCRIPTION

SEE SHEET 16

BOUNDARY & ENCUMBRANCES

SEE SHEET 16
ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

BENCHMARK

BRASS DISK MARKED "CV GPS 5081" 4.5 MI SW OF INT PROCTOR VALLEY RD & MELODY RD OR 0.5 MI N.E. FROM ELY END OF BRIDGE 25' ELY OF DIRT RD (PT # 5081 PER R.O.S. 14841) ELEVATION = 581.387' (NAVD '88)

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.
WATER	OTAY MUNICIPAL WATER DISTRICT
SEWER	COUNTY SANITATION DISTRICT/ CITY OF CHULA VISTA
POLICE	COUNTY SHERIFF'S DEPARTMENT
SCHOOLS	JAMES DULZURA UNION SCHOOL DISTRICT
	CROSSMOUNT UNION HIGH SCHOOL DISTRICT
	CHULA VISTA ELEMENTARY SCHOOL DISTRICT
	CLAYTON VALLEY UNION SCHOOL DISTRICT
FIRE	SAN DIEGO COUNTY FIRE AUTHORITY

SOURCES OF TOPOGRAPHY

V14 & PROCTOR VALLEY ROAD
SOURCE: R.J. LUND & ASSOCIATES
DATE: FEBRUARY 13, 2014
CONTOUR INTERVALS: 2'
DATUM: NAV '88
BENCHMARK: CV GPS 5081 SET 1" IP WITH 1 1/4" BRASS DISK LOCATED 4.5 MILES SOUTH WEST INTERSECTION OF PROCTOR VALLEY ROAD AND MELODY ROAD.
ELEVATION: 581.387'
PA 16/19 AND OFFSITE AREAS
SOURCE: SANGIS
DATE: FEBRUARY 2014
CONTOUR INTERVALS: 2'
DATUM: NAVD '88

WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR ALL WAIVER REQUESTS.

GENERAL NOTES

- TOTAL GROSS PROJECT SITE AREA: 913.56 ACRES (V14: 791.60 AC PA 16/19: 119.83 AC)
- TOTAL NET PROJECT SITE AREA: 519.30 ACRES (EXC. MAJOR CIRC. FOR PV & PRESERVE LOTS)
- TOTAL NUMBER OF UNITS: 1,266
SINGLE FAMILY: 1,000
COURTHOUSE: 116
MULTIFAMILY: 150
- TOTAL NO. LOTS: 1,118
IF RESIDENTIAL LOTS: 1,000 (R-1 THROUGH R-6, R-9 THROUGH R-12, R-15, R-17 AND R-18)
MULTIFAMILY RES. LOTS: 5 (R-7 THROUGH R-8)
MIXED USE LOTS: 2 (M-1 THROUGH M-2)
OPEN SPACE LOTS: 68 (SEE TBL'S SHIT 2 AND 17)
PRESERVE OS LOTS: 27 (SEE TBL'S SHIT 2 AND 22)
PUBLIC PARK LOTS: 2 (P-1 THROUGH P-2)
PRIVATE PARK LOTS: 6 (PP-1 THROUGH PP-6)
PRIVATE POCKET PARK LOTS: 11 (PPP-1 THROUGH PPP-11)
SCHOOL LOT: 1 (S-1)
PUBLIC SAFETY LOT: 1 (PS-1)
- ASSESSOR'S PARCEL NUMBERS:
VILLAGE 14: 588-070-07 & 08, 588-010-02, 588-020-04 & 06, 588-021-02, 589-140-05
PLANNING AREA 19: 589-140-04, 589-020-06 & 10, 589-190-23
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
- EXISTING ZONING: (SEE TBL'S THIS SHEET) PROPOSED ZONING: (SEE SPECIFIC PLAN)
- OVERALL GROSS PROJECT DENSITY: 1.39 D.U./AC. (1,266 D.U. / 913.56 GROSS AC.)
NET PROJECT DENSITY: 2.43 D.U./AC. (1,266 D.U. / 519.30 NET AC.)
* NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA & PV ROAD
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
- TAX RATE AREA: 63076, 73006, 73007, 63165, 59151
- THOMAS BROTHERS COORDINATES: 1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
- COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
- STANDARDS ARE PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC. DATED: SEPTEMBER 4, 2019
- IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 80465.1 OF THE SUBDIVISION MAP ACT. SEE SHEET 2 FOR CONCEPTUAL PHASING.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDED WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
- ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
- FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 SPECIFIC PLAN AMENDMENT SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 15
- LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX C
- USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN DIEGO COUNTY COUNCIL
- FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUKER & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE.
- USES WITHIN THE DISCRETE PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100, R-101, R-102, R-103, R-104, R-105, R-106, R-107, R-108, R-109, R-110, R-111, R-112, R-113, R-114, R-115, R-116, R-117, R-118, R-119, R-120, R-121, R-122, R-123, R-124, R-125, R-126, R-127, R-128, R-129, R-130, R-131, R-132, R-133, R-134, R-135, R-136, R-137, R-138, R-139, R-140, R-141, R-142, R-143, R-144, R-145, R-146, R-147, R-148, R-149, R-150, R-151, R-152, R-153, R-154, R-155, R-156, R-157, R-158, R-159, 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VILLAGE 14 SUMMARY

NEIGHBORHOOD	LANDUSE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	103	50 X 100	23.92
R-2	SF	134	60 X 100	37.58
R-3	SF	112	60 X 85	30.89
R-4	SF	73	60 X 100	18.03
R-5	SF	121	75 X 100	40.74
R-6	SF	47	60 X 85	10.87
R-7	SF	96	60 X 85	22.55
R-10	SF	31	60 X 85	7.07
R-11	SF	119	50 X 85	24.84
R-12	SF	94	50 X 100	22.25
R-13	SF	10	20 X 100	2.32
R-18	SF	45	70 X 100	16.23
RESIDENTIAL SUBTOTAL				258.41

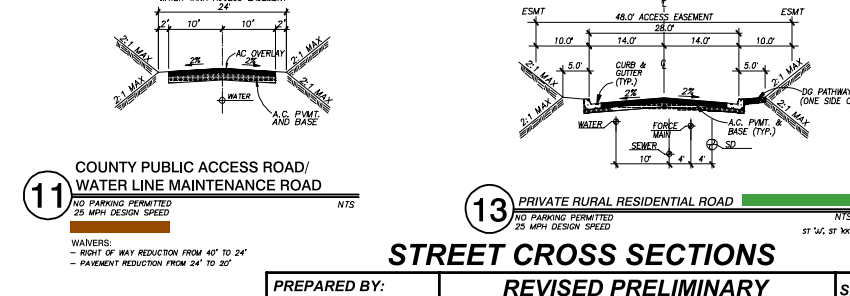
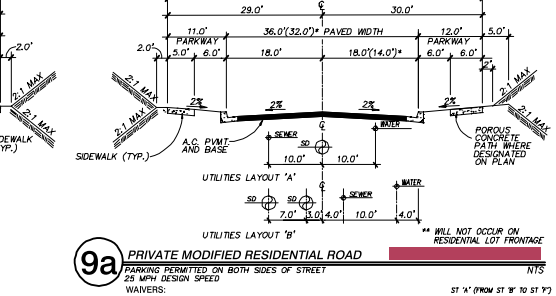
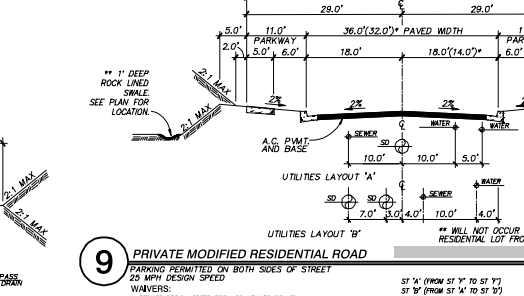
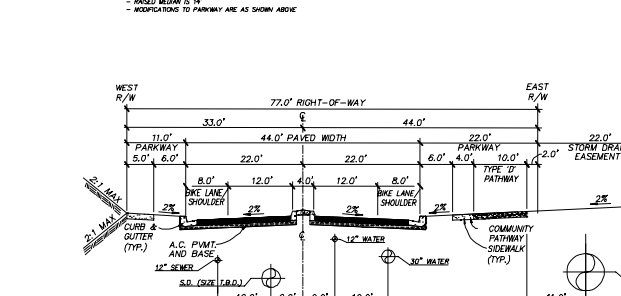
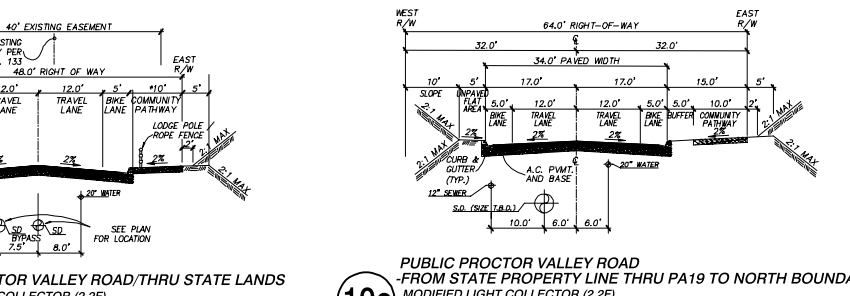
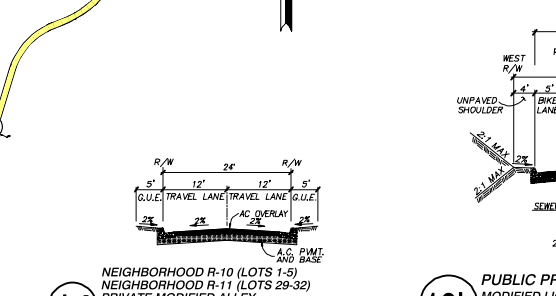
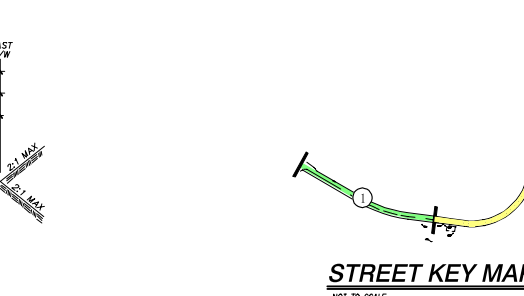
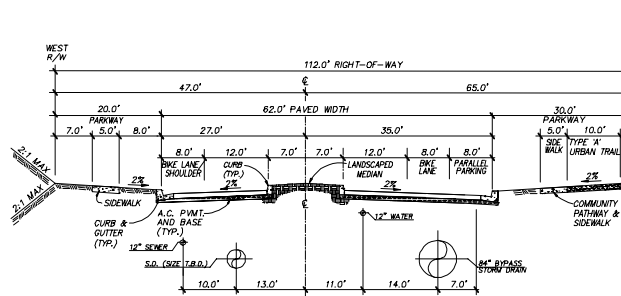
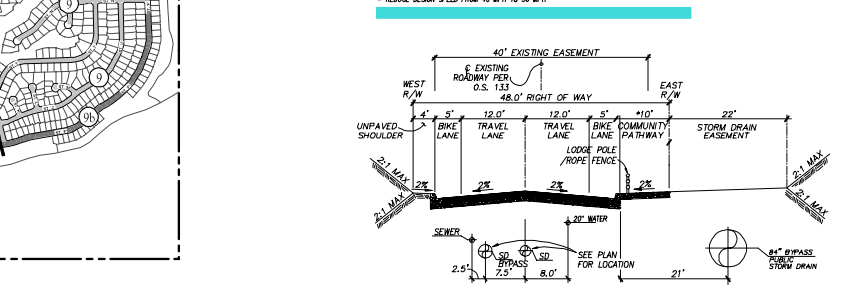
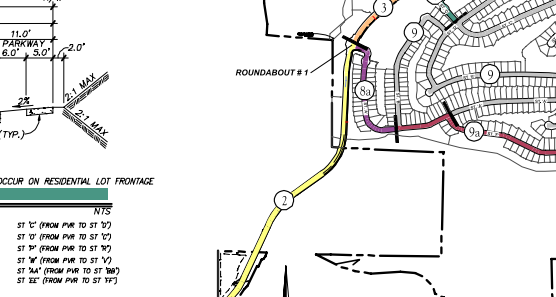
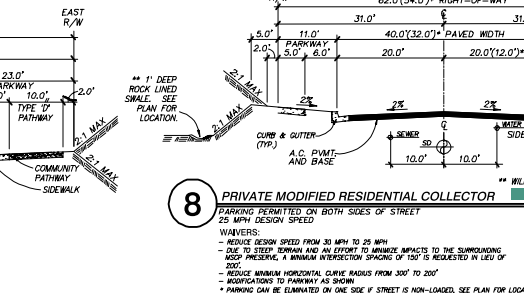
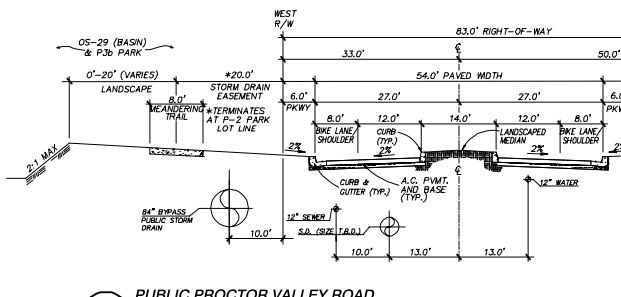
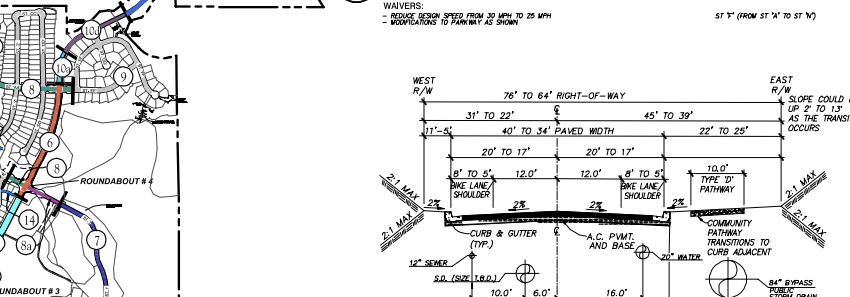
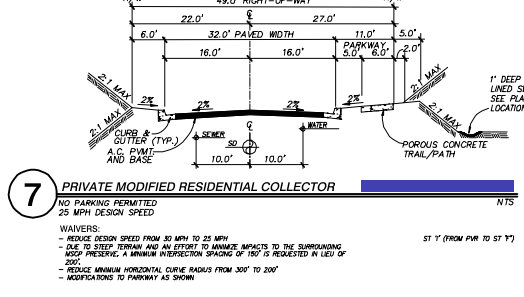
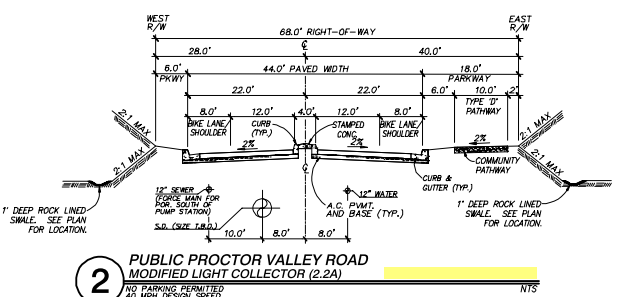
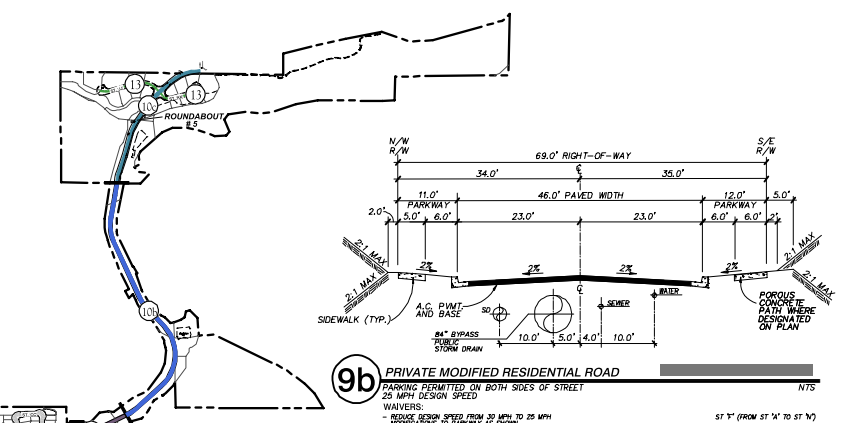
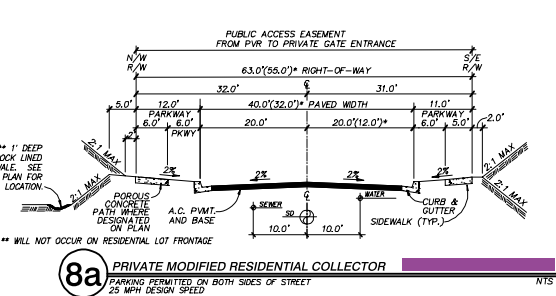
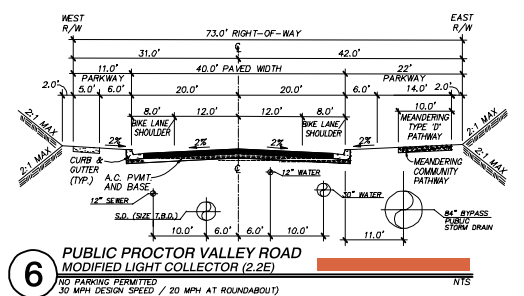
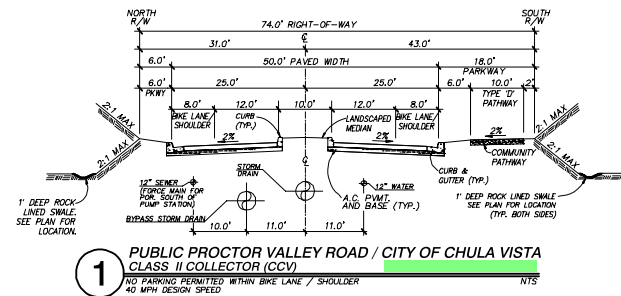
NEIGHBORHOOD	LANDUSE	DWELLING UNITS	TARGET DENSITY (DUP/AC)	GROSS NEIGHBORHOOD ACREAGE
R-7	MULTI-FAMILY	150	116	12.74
R-8	COURTYARD	116	16.74	
RESIDENTIAL SUBTOTAL				29.49

NEIGHBORHOOD	LANDUSE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
P-1	PUBLIC PARK	-	CENTRAL PARK	6.23
P-2	PUBLIC PARK	-	SCENIC PARK	3.84
PUBLIC PARK SUBTOTAL				10.17
PP-1	PRIVATE PARK	-	-	2.77
PP-2	PRIVATE PARK	-	-	2.09
PP-3	PRIVATE PARK	-	-	1.90
PP-4	PRIVATE PARK	-	-	1.53
PP-5	PRIVATE PARK	-	-	0.77
PP-6	PRIVATE PARK	-	-	0.39
PRIVATE PARK SUBTOTAL				9.46
PPP-1	PRIVATE POCKET PARK	-	-	0.29
PPP-2	PRIVATE POCKET PARK	-	-	0.22
PPP-3	PRIVATE POCKET PARK	-	-	0.17
PPP-4	PRIVATE POCKET PARK	-	-	0.20
PPP-5	PRIVATE POCKET PARK	-	-	0.22
PPP-6	PRIVATE POCKET PARK	-	-	0.22
PPP-7	PRIVATE POCKET PARK	-	-	0.16
PPP-8	PRIVATE POCKET PARK	-	-	0.17
PPP-9	PRIVATE POCKET PARK	-	-	0.17
PPP-10	PRIVATE POCKET PARK	-	-	0.16
PPP-11	PARK	-	-	0.23
PRIVATE POCKET PARK SUBTOTAL				2.14
MU-1	MIXED USE	-	COMMERCIAL	1.68
MU-2	MIXED USE	-	COMMERCIAL	1.02
MIXED USE SUBTOTAL				2.70
S-1	SCHOOL	-	SCHOOL	9.88
SCHOOL SUBTOTAL				9.88
PS-1	PUBLIC SERVICES	-	FIRE STATION	2.26
PUBLIC SERVICES SUBTOTAL				2.26

OS-1a	OPEN SPACE	-	BASIN	3.67
OS-1b	OPEN SPACE	-	HOA OS	1.11
OS-2a	OPEN SPACE	-	PRESERVE	0.25
OS-2b	OPEN SPACE	-	HOA OS	1.30
OS-3a	OPEN SPACE	-	HOA OS	4.18
OS-3b	OPEN SPACE	-	HOA OS	0.03
OS-4	OPEN SPACE	-	PRESERVE	161.56
OS-5	OPEN SPACE	-	HOA OS	4.47
OS-6	OPEN SPACE	-	HOA OS	4.78
OS-7	OPEN SPACE	-	HOA OS	8.57
OS-8a	OPEN SPACE	-	POTENTIAL PRESERVE	5.53
OS-8b	OPEN SPACE	-	HOA OS	5.13
OS-8c	OPEN SPACE	-	POTENTIAL PRESERVE	0.71
OS-9a	OPEN SPACE	-	WATER TANK	1.35
OS-9b	OPEN SPACE	-	PRESERVE	0.50
OS-10	OPEN SPACE	-	HOA OS	1.88
OS-11	OPEN SPACE	-	HOA OS	0.06
OS-12	OPEN SPACE	-	HOA OS	0.11
OS-13	OPEN SPACE	-	HOA OS	8.64
OS-14	OPEN SPACE	-	HOA OS	2.81
OS-15	OPEN SPACE	-	HOA OS	1.26
OS-16	OPEN SPACE	-	HOA OS	0.17
OS-17	OPEN SPACE	-	HOA OS	2.21
OS-18	OPEN SPACE	-	HOA OS	0.25
OS-19	OPEN SPACE	-	HOA OS	7.67
OS-20	OPEN SPACE	-	HOA OS	2.36
OS-21	OPEN SPACE	-	HOA OS	9.17
OS-22	OPEN SPACE	-	HOA OS	9.52
OS-23	OPEN SPACE	-	HOA OS	0.24
OS-24	OPEN SPACE	-	HOA OS	2.07
OS-25	OPEN SPACE	-	PRESERVE	1.85
OS-26	OPEN SPACE	-	PRESERVE	4.43
OS-27	OPEN SPACE	-	PRESERVE	2.08
OS-28a	OPEN SPACE	-	PRESERVE	5.91
OS-28b	OPEN SPACE	-	HOA OS	0.85
OS-29a	OPEN SPACE	-	HOA OS	0.18
OS-29b	OPEN SPACE	-	PRESERVE	0.25
OS-30a	OPEN SPACE	-	BASIN	3.83
OS-30b	OPEN SPACE	-	PRESERVE	0.54
OS-31	OPEN SPACE	-	HOA OS	0.37
OS-32	OPEN SPACE	-	HOA OS	1.61
OS-33	OPEN SPACE	-	HOA OS	0.13
OS-34	OPEN SPACE	-	HOA OS	2.75
OS-35	OPEN SPACE	-	HOA OS	0.14
OS-36	OPEN SPACE	-	PRESERVE	0.30
OS-37a	OPEN SPACE	-	PRESERVE	25.50
OS-37b	OPEN SPACE	-	POTENTIAL PRESERVE	1.04
OS-38	OPEN SPACE	-	BASIN	8.66
OS-39a	OPEN SPACE	-	HOA OS	5.62
OS-39b	OPEN SPACE	-	HOA OS	4.61
OS-40	OPEN SPACE	-	HOA OS	0.07
OS-41b	OPEN SPACE	-	HOA OS	0.70
OS-41b	OPEN SPACE	-	HOA OS	0.14
OS-42	OPEN SPACE	-	HOA OS	0.56
OS-43	OPEN SPACE	-	HOA OS	0.47
OS-44	OPEN SPACE	-	HOA OS	4.40
OS-45	OPEN SPACE	-	PRESERVE	5.50
OS-46a	OPEN SPACE	-	HOA OS	1.87
OS-46b	OPEN SPACE	-	HOA OS	2.45
OS-47a	OPEN SPACE	-	HOA OS	0.07
OS-47b	OPEN SPACE	-	HOA OS	0.11
OS-48	OPEN SPACE	-	HOA OS	0.53
OS-49a	OPEN SPACE	-	PRESERVE	0.83
OS-49b	OPEN SPACE	-	HOA OS	4.36
OS-50a	OPEN SPACE	-	PRESERVE	42.77
OS-50b	OPEN SPACE	-	POTENTIAL PRESERVE	6.26
OS-51	OPEN SPACE	-	POTENTIAL PRESERVE	9.44
OS-52a	OPEN SPACE	-	HOA OS	7.13
OS-52b	OPEN SPACE	-	PRESERVE	0.07
OS-53	OPEN SPACE	-	HOA OS	0.21
OS-54a	OPEN SPACE	-	HOA OS	0.11
OS-54b	OPEN SPACE	-	HOA OS	0.24
OS-55a	OPEN SPACE	-	HOA OS	3.85
OS-55b	OPEN SPACE	-	PRESERVE	0.37
OS-56a	OPEN SPACE	-	HOA OS	1.19
OS-56b	OPEN SPACE	-	PRESERVE	2.42
OS-57a	OPEN SPACE	-	PRESERVE	1.36
OS-59c	OPEN SPACE	-	HOA OS	0.39
OS-60a	OPEN SPACE	-	HOA OS	1.72
OS-60b	OPEN SPACE	-	PRESERVE	0.26
OS-61a	OPEN SPACE	-	HOA OS	1.86
OS-61b	OPEN SPACE	-	PRESERVE	0.33
OS-69	OPEN SPACE	-	PRESERVE	14.88
OPEN SPACE SUBTOTAL				442.20
ON-SITE PWR PRESERVE	STREET	-	MAJOR CIRCULATION	16.46
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	1.61
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	1.12
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	6.82
STREET SUBTOTAL				27.02
OVERALL TM TOTAL				793.72

DESIGN WAIVERS/EXCEPTIONS

THREATENED SPECIES																	
WAIVER & APPLICABLE COUNTY RULES SECTION OF DESIGN		SHEET		JUSTIFICATION		WAIVER & APPLICABLE COUNTY RULES SECTION OF DESIGN		SHEET		JUSTIFICATION		WAIVER & APPLICABLE COUNTY RULES SECTION OF DESIGN		SHEET		JUSTIFICATION	
Sheet 5		Sheet 6		Sheet 7		Sheet 8		Sheet 9		Sheet 10		Sheet 11		Sheet 12		Sheet 13	
Sheet 14		Sheet 15		Sheet 16		Sheet 17		Sheet 18		Sheet 19		Sheet 20		Sheet 21		Sheet 22	
Sheet 23		Sheet 24		Sheet 25		Sheet 26		Sheet 27		Sheet 28		Sheet 29		Sheet 30		Sheet 31	
Sheet 32		Sheet 33		Sheet 34		Sheet 35		Sheet 36		Sheet 37		Sheet 38		Sheet 39		Sheet 40	
Sheet 41		Sheet 42		Sheet 43		Sheet 44		Sheet 45		Sheet 46		Sheet 47		Sheet 48		Sheet 49	
Sheet 50		Sheet 51		Sheet 52		Sheet 53		Sheet 54		Sheet 55		Sheet 56		Sheet 57		Sheet 58	
Sheet 59		Sheet 60		Sheet 61		Sheet 62		Sheet 63		Sheet 64		Sheet 65		Sheet 66		Sheet 67	
Sheet 68		Sheet 69		Sheet 70		Sheet 71		Sheet 72		Sheet 73		Sheet 74		Sheet 75		Sheet 76	
Sheet 77		Sheet 78		Sheet 79		Sheet 80		Sheet 81		Sheet 82		Sheet 83		Sheet 84		Sheet 85	
Sheet 86		Sheet 87		Sheet 88		Sheet 89		Sheet 90		Sheet 91		Sheet 92		Sheet 93		Sheet 94	
Sheet 95		Sheet 96		Sheet 97		Sheet 98		Sheet 99		Sheet 100		Sheet 101		Sheet 102		Sheet 103	
Sheet 104		Sheet 105		Sheet 106		Sheet 107		Sheet 108		Sheet 109		Sheet 110		Sheet 111		Sheet 112	
Sheet 113		Sheet 114		Sheet 115		Sheet 116		Sheet 117		Sheet 118		Sheet 119		Sheet 120		Sheet 121	
Sheet 122		Sheet 123		Sheet 124		Sheet 125		Sheet 126		Sheet 127		Sheet 128		Sheet 129		Sheet 130	
Sheet 131		Sheet 132		Sheet 133		Sheet 134		Sheet 135		Sheet 136		Sheet 137		Sheet 138		Sheet 139	
Sheet 140		Sheet 141		Sheet 142		Sheet 143		Sheet 144		Sheet 145		Sheet 146		Sheet 147		Sheet 148	
Sheet 149		Sheet 150		Sheet 151		Sheet 152		Sheet 153		Sheet 154		Sheet 155		Sheet 156		Sheet 157	
Sheet 158		Sheet 159		Sheet 160		Sheet 161		Sheet 162		Sheet 163		Sheet 164		Sheet 165		Sheet 166	
Sheet 167		Sheet 168		Sheet 169		Sheet 170		Sheet 171		Sheet 172		Sheet 173		Sheet 174		Sheet 175	
Sheet 176		Sheet 177		Sheet 178		Sheet 179		Sheet 180		Sheet 181		Sheet 182		Sheet 183		Sheet 184	
Sheet 185		Sheet 186		Sheet 187		Sheet 188		Sheet 189		Sheet 190		Sheet 191		Sheet 192		Sheet 193	
Sheet 194		Sheet 195		Sheet 196		Sheet 197		Sheet 198		Sheet 199		Sheet 200		Sheet 201		Sheet 202	
Sheet 203		Sheet 204		Sheet 205		Sheet 206		Sheet 207		Sheet 208		Sheet 209		Sheet 210		Sheet 211	
Sheet 212		Sheet 213		Sheet 214		Sheet 215		Sheet 216		Sheet 217		Sheet 218		Sheet 219		Sheet 220	
Sheet 221		Sheet 222		Sheet 223		Sheet 224		Sheet 225		Sheet 226		Sheet 227		Sheet 228		Sheet 229	
Sheet 230		Sheet 231		Sheet 232		Sheet 233		Sheet 234		Sheet 235		Sheet 236		Sheet 237		Sheet 238	
Sheet 239		Sheet 240		Sheet 241		Sheet 242		Sheet 243		Sheet 244		Sheet 245		Sheet 246		Sheet 247	
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Sheet 257		Sheet 258		Sheet 259		Sheet 260		Sheet 261		Sheet 262		Sheet 263		Sheet 264		Sheet 265	
Sheet 266		Sheet 267		Sheet 268		Sheet 269		Sheet 270		Sheet 271		Sheet 272		Sheet 273		Sheet 274	
Sheet 275		Sheet 276		Sheet 277		Sheet 278		Sheet 279		Sheet 280		Sheet 281		Sheet 282		Sheet 283	
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Sheet 572		Sheet 573		Sheet 574		Sheet 575		Sheet 576		Sheet 577		Sheet 578		Sheet 579		Sheet 580	
Sheet 581		Sheet 582		Sheet 583		Sheet 584		Sheet 585		Sheet 586		Sheet 587		Sheet 588		Sheet 589	
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Sheet 905		Sheet 906		Sheet 907		Sheet 908		Sheet 909		Sheet 910		Sheet 911		Sheet 912		Sheet 913	
Sheet 914		Sheet 915		Sheet 916		Sheet 917		Sheet 918		Sheet 919		Sheet 920		Sheet 921		Sheet	



STREET KEY MAP

NOT TO SCALE

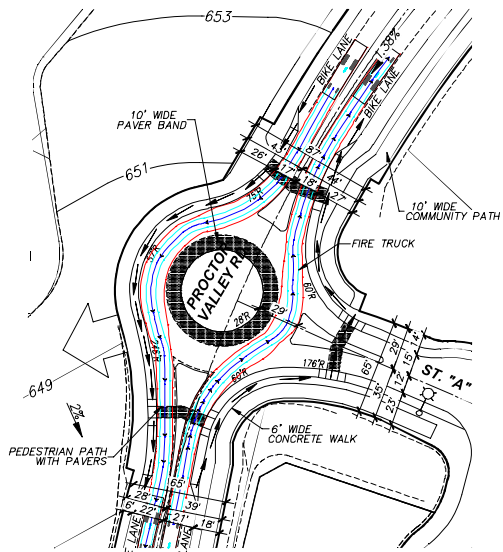
STREET CROSS SECTIONS

PREPARED BY:

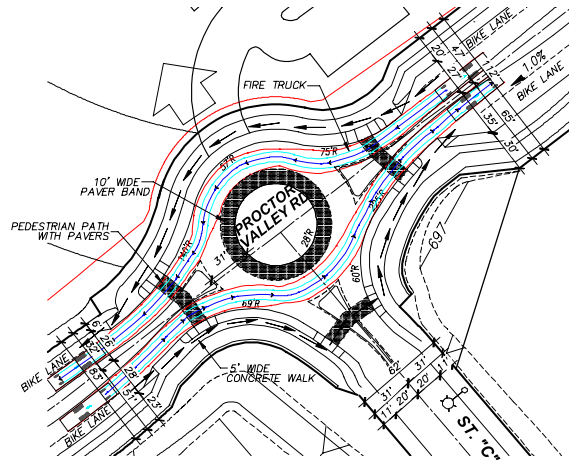
HUNSAKER & ASSOCIATES
SAN DIEGO, CA

REVISED PRELIMINARY
GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County of San Diego, California

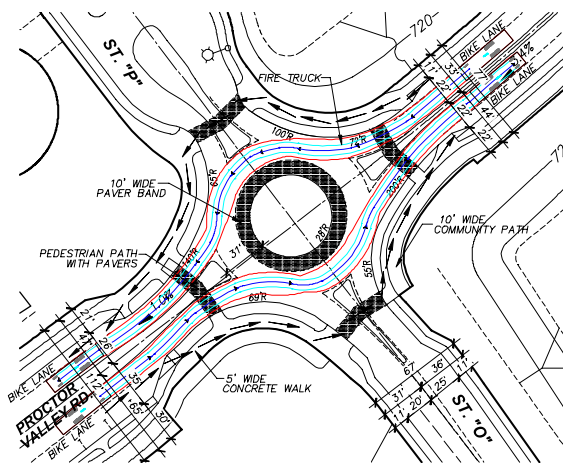
SHEET
3
OF
17



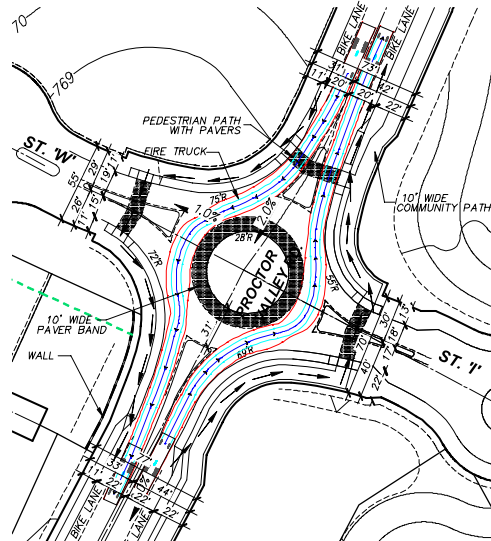
ROUNDABOUT #1
PROCTOR VALLEY RD & ST. "A"
NOT TO SCALE



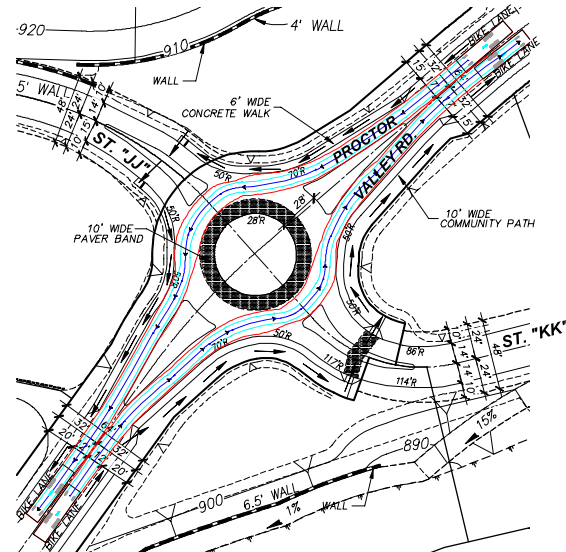
ROUNDABOUT #2
PROCTOR VALLEY RD & ST. "C"
NOT TO SCALE



ROUNDABOUT #3
PROCTOR VALLEY RD & ST. "O" & ST. "P"
NOT TO SCALE



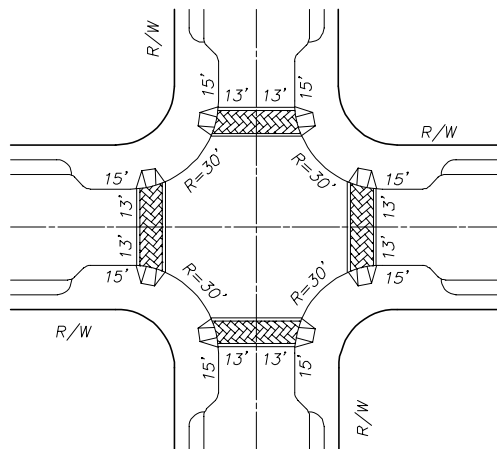
ROUNDABOUT #4
PROCTOR VALLEY RD & ST. "I" & ST. "W"
NOT TO SCALE



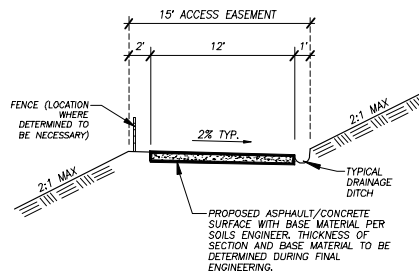
ROUNDABOUT #5
PROCTOR VALLEY RD & ST. "J" & ST. "K"
NOTE: SIGHT DISTANCE DETERMINED PER NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM REPORT 672
NOT TO SCALE

ROUNDABOUT DETAILS
SEE SHEET 2 FOR PRIMARY STREET CROSS SECTION INDEX

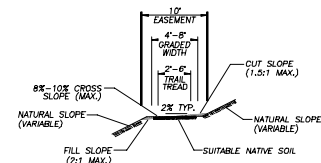
FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'



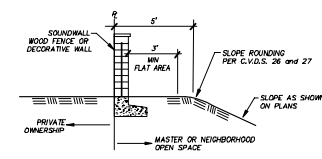
TYPICAL INTERSECTION NECKDOWN
NOT TO SCALE



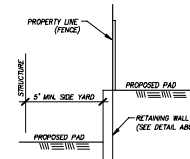
TYPICAL STORM DRAIN ACCESS ROAD
NOT TO SCALE



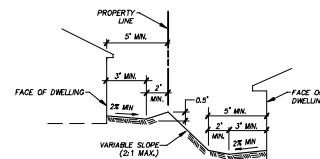
TYPE C TRAIL - PRIMITIVE TRAIL
NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN "DESIGN AND CONSTRUCTION GUIDELINES"
NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS
NOT TO SCALE



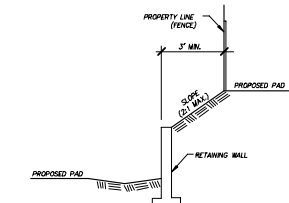
SHELF ROUNDING DETAIL
UPPER PROPERTY LINE
NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS
NOT TO SCALE



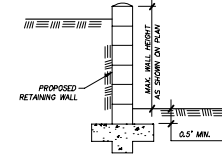
SIDE YARD DETAIL
TYPICAL PROPERTY LINE
NOT TO SCALE



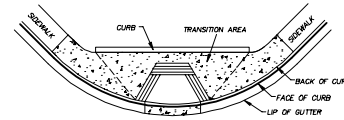
TYPICAL DRAINAGE SWALE
NOT TO SCALE



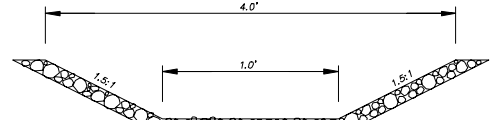
PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD
NOT TO SCALE



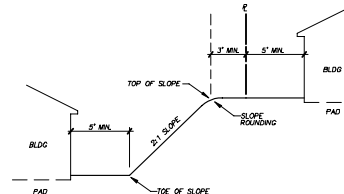
TYPICAL RETAINING WALL SECTION
NOT TO SCALE



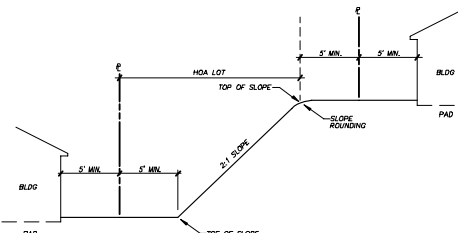
TYPICAL PEDESTRIAN RAMP DETAIL
RAMP PER ADA REQUIREMENTS
SEE LANDSCAPE PLANS
NOT TO SCALE



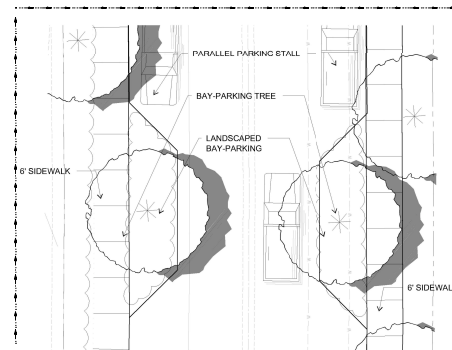
1' DEEP ROCK LINED CHANNEL DETAIL
NOT TO SCALE



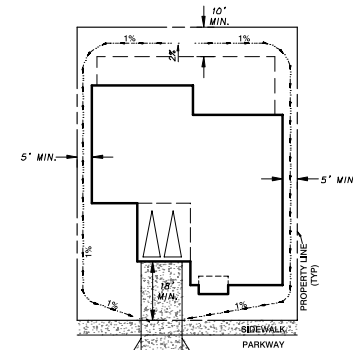
GRADING DETAIL
SLOPES UNDER 30' VERTICAL FEET
NOT TO SCALE



GRADING DETAIL
SLOPES OVER 30' VERTICAL FEET
* SEE GEOTECH LETTER RE: REMOVES
NOT TO SCALE



PARALLEL BAY PARKING WITH LANDSCAPED POP-OUTS
NOT TO SCALE



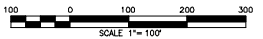
TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE

SECTION 1804.3 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, CA
PLANNING: NEW Temple Road
DESIGNING: San Diego, CA 92101
DATE: 11/15/2019

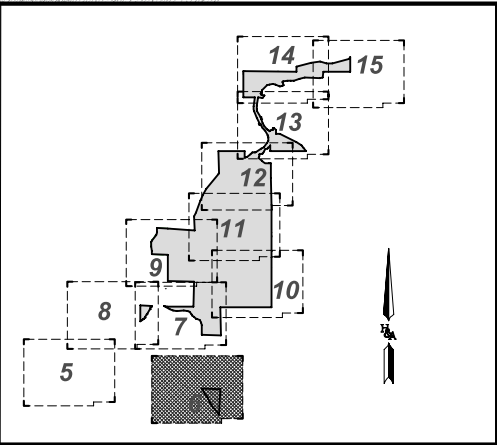
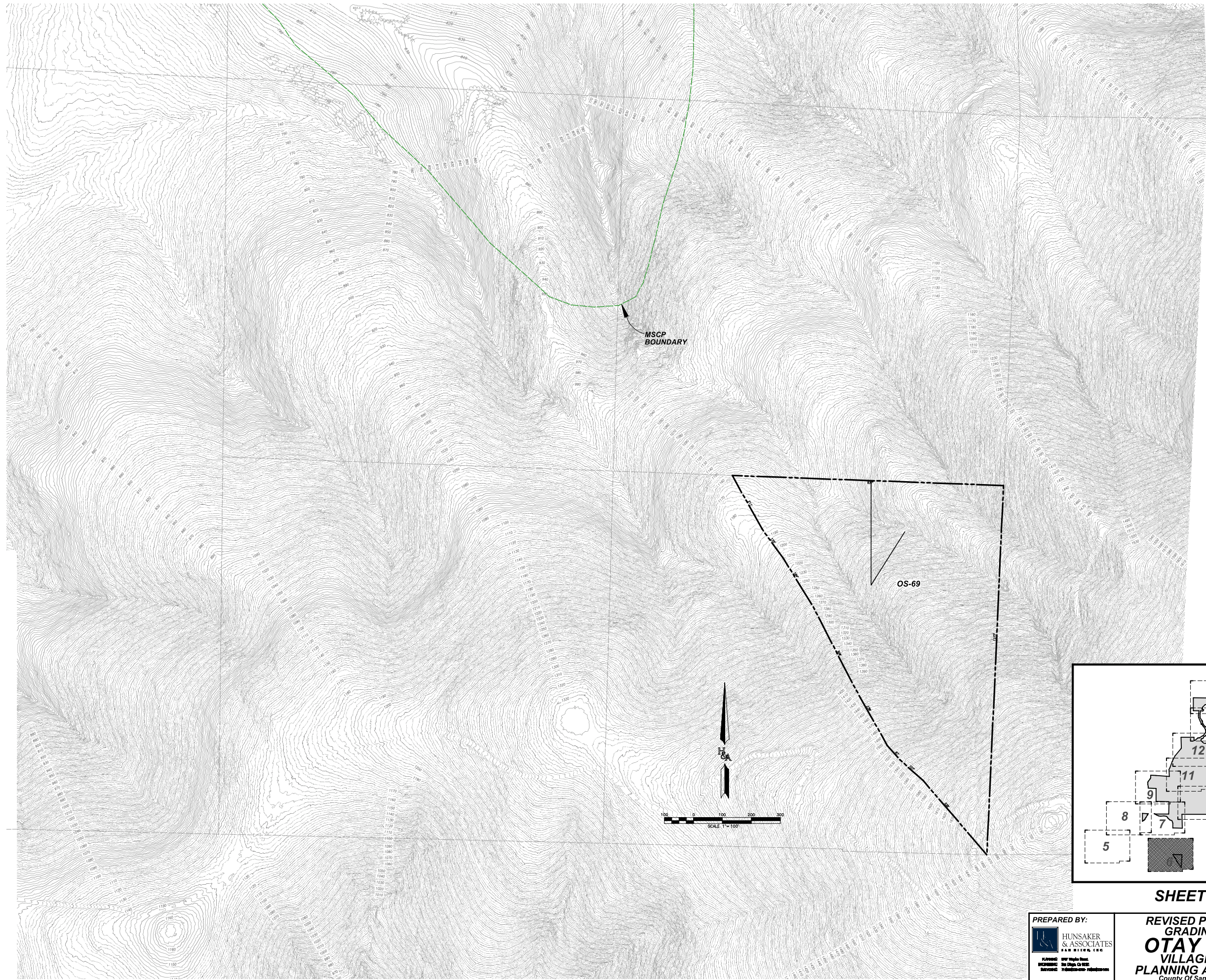
DETAILS
REVISED PRELIMINARY
GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

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**REVISED PRELIMINARY
GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19**

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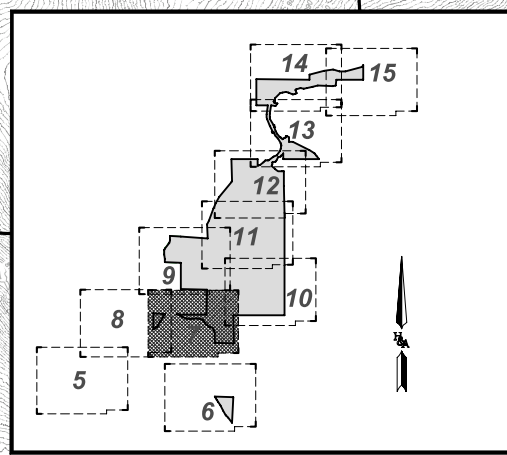
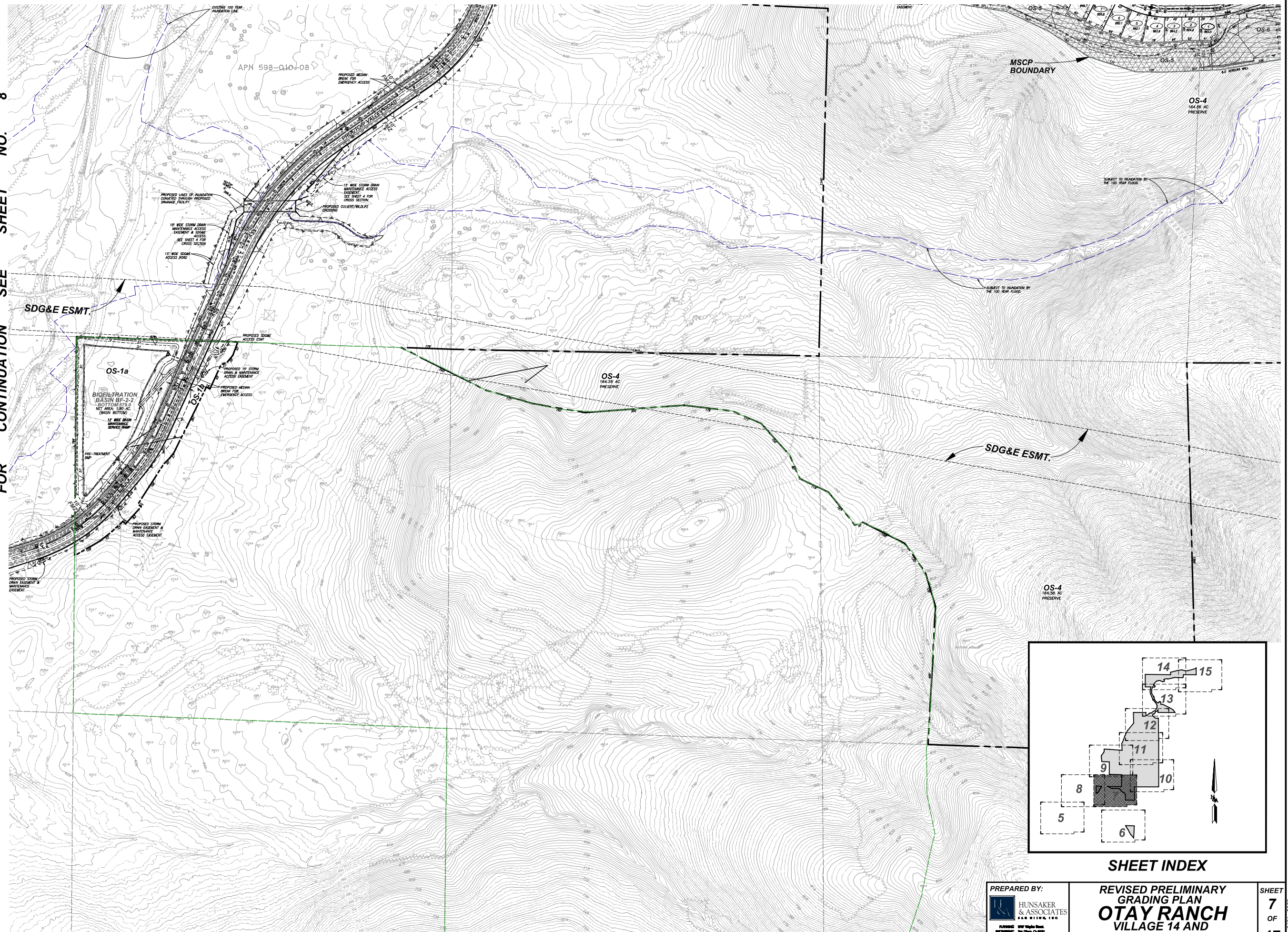


SHEET INDEX

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
SAN DIEGO, CA
PLANNING: 1000 Village Road
DESIGNING: 1000 Village Road
SAN DIEGO, CA 92108

**REVISED PRELIMINARY
GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
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County Of San Diego, California**

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PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, CA <small>PLANNING: 1000 La Jolla Village Drive, Suite 100, San Diego, CA 92161 TELEPHONE: (619) 594-1100 FAX: (619) 594-1101</small>	REVISED PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16 & 19 <small>County Of San Diego, California</small>	SHEET 7 OF 17
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