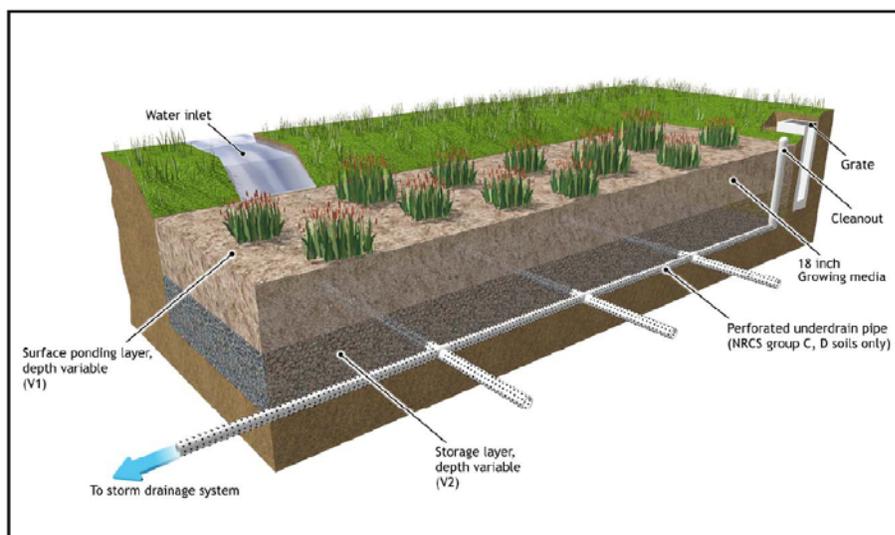

ERRATA
West Lilac TM Environmental Impact Report
3100 5276 (TM); 3910 02-02-002 (ER)
State Clearinghouse No. 2006091067

Changes have been made to the Draft Environmental Impact Report (Draft EIR) in a tracked/change format. These changes are based upon comments received during the public review period as well as minor clean up items. The following changes are identified for the West Lilac Draft EIR.

1. As a result of the analysis presented in the hydromodification study (EIR Appendix O), the project design features have been modified to include bioretention basins for the building pads and for the private roads¹. Each of the 28 building pads will contain two bioretention areas and an additional 15 bioretention basins are proposed for the private roads. These bio retention basins are depicted on Figure A and also Figure 3.1.5-1 of the EIR, attached to this Errata. The bioretention basins for the future homes will be within the footprint of the disturbance area for the buildings pads. This does not result in any new environmental impacts since the disturbed area will remain the same. The private road bioretention basins are proposed in depressed topographic areas that would receive stormwater runoff naturally. Construction of all bioretention basins would be done mechanically with the use of a bobcat (or similarly sized equipment). The bioretention basins would be excavated, as needed, and then layered with a storage layer, a growing medium layer, and then a surface ponding layer. Appropriate vegetation would be planted within the bioretention basins. Each of the bioretention areas will also have an overflow catchment for purposes of routing flows from larger storm events.

Approximately once per year, the bioretention basins will be inspected to verify that they are operating properly and to remove trash, dirt, and debris creating any blockage in the bioretention system. This periodic inspection and maintenance work will be done by an individual or individuals and will include hand-removal of trash, dirt, and debris blocking the bioretention basin. This periodic inspection and maintenance work will not result in any significant environmental impacts given its very limited time duration estimated at ten to fifteen minutes per basin and the limited work required for hand-removal of trash, dirt, and debris. A sample bioretention basin is depicted below.

¹ The need to address hydromodification and its influence on water quality is included in the San Diego Regional Water Board Order R9-2007-001, Provision D.1.g of California Regional Water Quality Control Board San Diego Region Order R9-2007-0001, which required the San Diego Stormwater Copermittees, i.e. County of San Diego, to implement a Hydromodification Management Plan (HMP). The HMP developed standards to control flows within the geomorphically-significant flow range. Supporting analyses were based on continuous hydrologic simulation modeling. The HMP for all applicable Priority Development Projects was implemented on January 14, 2011.



Typical Bioretention Basin

Implementation of these bioretention basins will reduce potential off-site flow and erosion impacts when compared to the analysis contained in the Draft EIR. Since the bioretention basins are now proposed as part of the project, the EIR better discusses how the on-site flow will be retained and, therefore, the reduction of off-site flow and erosion impacts has been clarified in the EIR. With the bioretention basins proposed as part of the project, potential hydromodification impacts associated with the project clearly have been reduced to less than significant.

2. Due to existing topography and the preference to have the bioretention facilities in topographic swales, some of the bioretention facilities for the private roads would need to be placed within the Agricultural Open Space Easement; specifically BMPs 5, 6, 9 and a portion of 7. In order to avoid a conflict between these bioretention areas and the Agricultural Open Space Easement, the Agricultural Open Space Easement has been modified, as noted on Figures B1 and B2, attached to this Errata. Areas in red shown on Figures B1 and B2 represent areas where the Agricultural Open Space Easement will be reduced (approximately 0.17 acre) and areas in green represent areas where the Agricultural Open Space Easement will be increased (approximately 0.17 acre). From an acreage perspective, the adjustments are the same size, thus the proposed Agricultural Open Space Easement will still be 22.6 acres. The revised agricultural open space easement also includes the same amount of PeC soils as shown in the Draft EIR. This results in no change to the 22.6 acre agricultural preserve area or the amount of Placentia sandy loam (PeC) soils included in the Agricultural Easement Area.
3. As discussed in Sections 2.2 of the Draft EIR, the project will result in the conversion of approximately 6.0 acres of PeC soils treated as Statewide Significant Soils. This impact to 6.0 acres of PeC soils have been mitigated to a level of insignificance by the preservation of 13.8 acres of PeC soils within the 22.6 acre Agricultural Open Space Easement as discussed in Sections 2.2.5 and 2.2.6 of the Draft EIR. The bioretention basins, now being proposed as part of the project, will not remove the PeC soils since these basins consist of a soil layer using existing soils within the area where the basins are created. This soil layer is shown on the graphic for a Typical Bioretention Basin shown above. Accordingly, implementation of the bioretention basins does not create any new impacts to PeC soils discussed in the Draft EIR. Because the

bioretention basins consist of soil and vegetation, the basins will allow for continual agricultural production on the PeC soils within the bioretention basins. As a result of minor adjustments to the Agricultural Open Space Easement, both the 22.6 acre agricultural preserve area and the 13.8 acres of PeC soils within this preserve will remain the same as described in the Draft EIR. The bioretention basins do not result in any new impacts to PeC soils and the agricultural mitigation proposed in the Draft EIR remains the same fully mitigating all agricultural impacts of the project to a level of insignificance.

4. The following figures in the EIR, which depict the Agricultural Open Space Easement, shall now assume that the easement has been revised per Figures B1 and B2. These figures include:
 - Figure 1-1: Tentative Map (1 of 2)
 - Figure 1-2: Tentative Map (2 of 2)
 - Figure 1-3: Fuel Management (1 of 2)
 - Figure 1-4: Fuel Management (2 of 2)
 - Figure 1-5: Grading Plan (1 of 2)
 - Figure 1-6: Grading Plan (2 of 2)
 - Figure 2.2-1: Agricultural Impacts
 - Figure 3.1.3-1a: Biological Resources West Parcel
 - Figure 3.1.3-1b: Biological Resources East Parcel
 - Figure 3.1.8-1: Wells and Agriculture Exhibit
 - Figure 3.5-1: Preliminary Hydromodification Plan
 - Figure 4.3-1: Reduced Farmland Impact Alternative

The conditions of the Tentative Map include a requirement to adjust the boundaries of the easement accordingly.

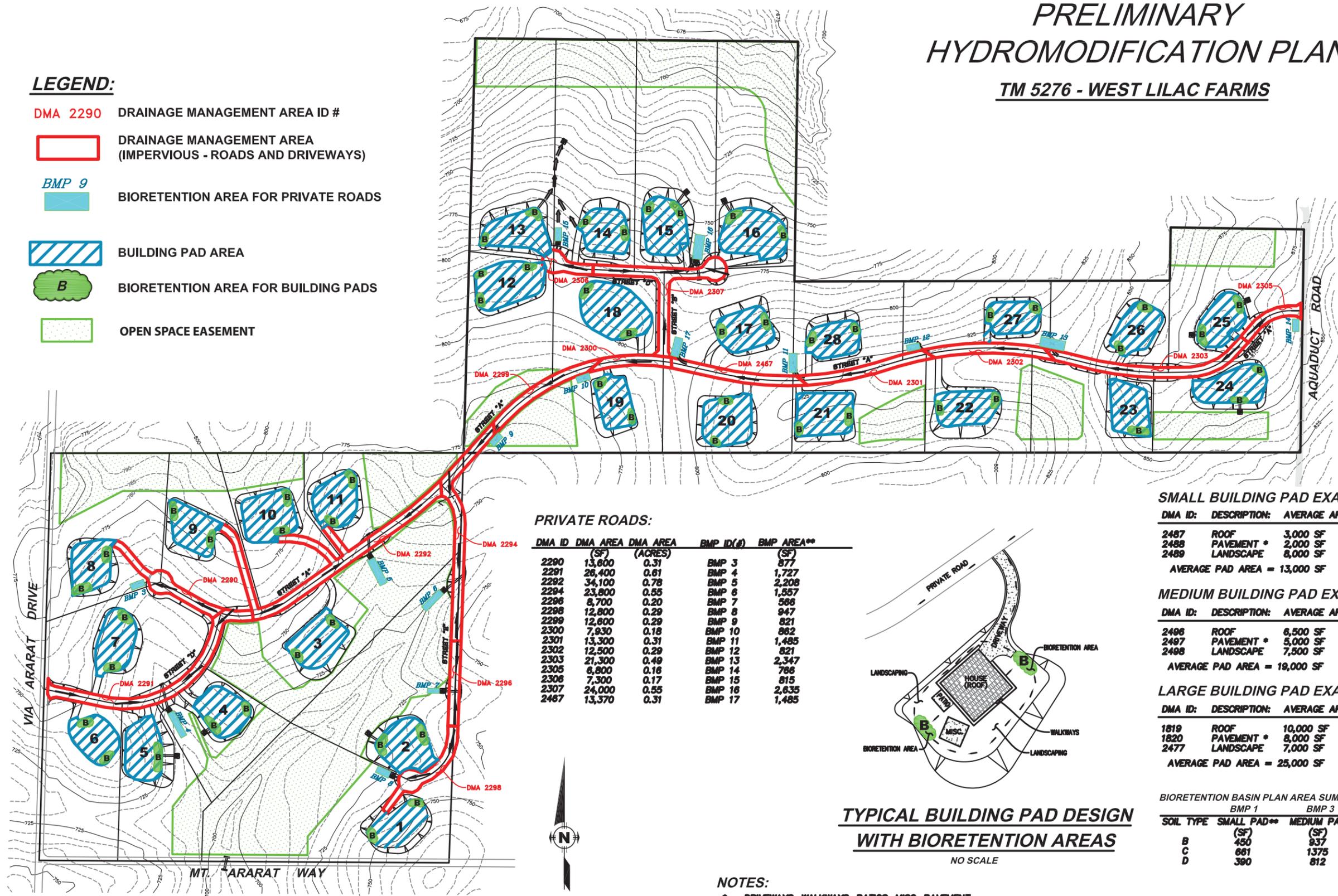
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PRELIMINARY HYDROMODIFICATION PLAN

TM 5276 - WEST LILAC FARMS

LEGEND:

- DMA 2290 DRAINAGE MANAGEMENT AREA ID #
- DRAINAGE MANAGEMENT AREA (IMPERVIOUS - ROADS AND DRIVEWAYS)
- BMP 9** BIORETENTION AREA FOR PRIVATE ROADS
- BUILDING PAD AREA
- B** BIORETENTION AREA FOR BUILDING PADS
- OPEN SPACE EASEMENT



PRIVATE ROADS:

DMA ID	DMA AREA (SF)	DMA AREA (ACRES)	BMP ID(S)	BMP AREA** (SF)
2290	13,600	0.31	BMP 3	877
2291	26,400	0.61	BMP 4	1,727
2292	34,100	0.78	BMP 5	2,208
2294	23,800	0.55	BMP 6	1,557
2296	8,700	0.20	BMP 7	586
2298	12,800	0.29	BMP 8	947
2299	12,600	0.29	BMP 9	821
2300	7,930	0.18	BMP 10	862
2301	13,300	0.31	BMP 11	1,485
2302	12,500	0.29	BMP 12	821
2303	21,300	0.49	BMP 13	2,347
2305	6,900	0.16	BMP 14	786
2306	7,300	0.17	BMP 15	815
2307	24,000	0.55	BMP 16	2,635
2487	13,370	0.31	BMP 17	1,485

SMALL BUILDING PAD EXAMPLE:

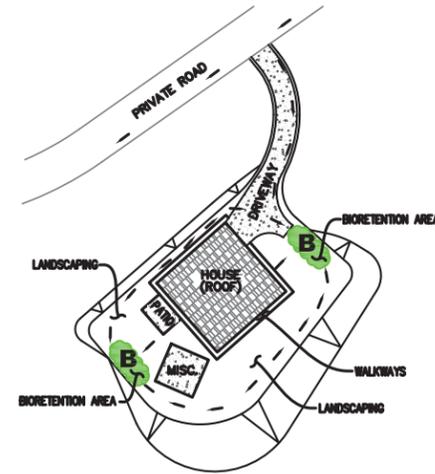
DMA ID:	DESCRIPTION:	AVERAGE AREA:
2487	ROOF	3,000 SF
2488	PAVEMENT *	2,000 SF
2489	LANDSCAPE	8,000 SF
BMP 1		
AVERAGE PAD AREA = 13,000 SF		

MEDIUM BUILDING PAD EXAMPLE:

DMA ID:	DESCRIPTION:	AVERAGE AREA:
2496	ROOF	6,500 SF
2497	PAVEMENT *	5,000 SF
2498	LANDSCAPE	7,500 SF
BMP 3		
AVERAGE PAD AREA = 19,000 SF		

LARGE BUILDING PAD EXAMPLE:

DMA ID:	DESCRIPTION:	AVERAGE AREA:
1819	ROOF	10,000 SF
1820	PAVEMENT *	8,000 SF
2477	LANDSCAPE	7,000 SF
BMP 2		
AVERAGE PAD AREA = 25,000 SF		



BIORETENTION BASIN PLAN AREA SUMMARY FOR PADS:

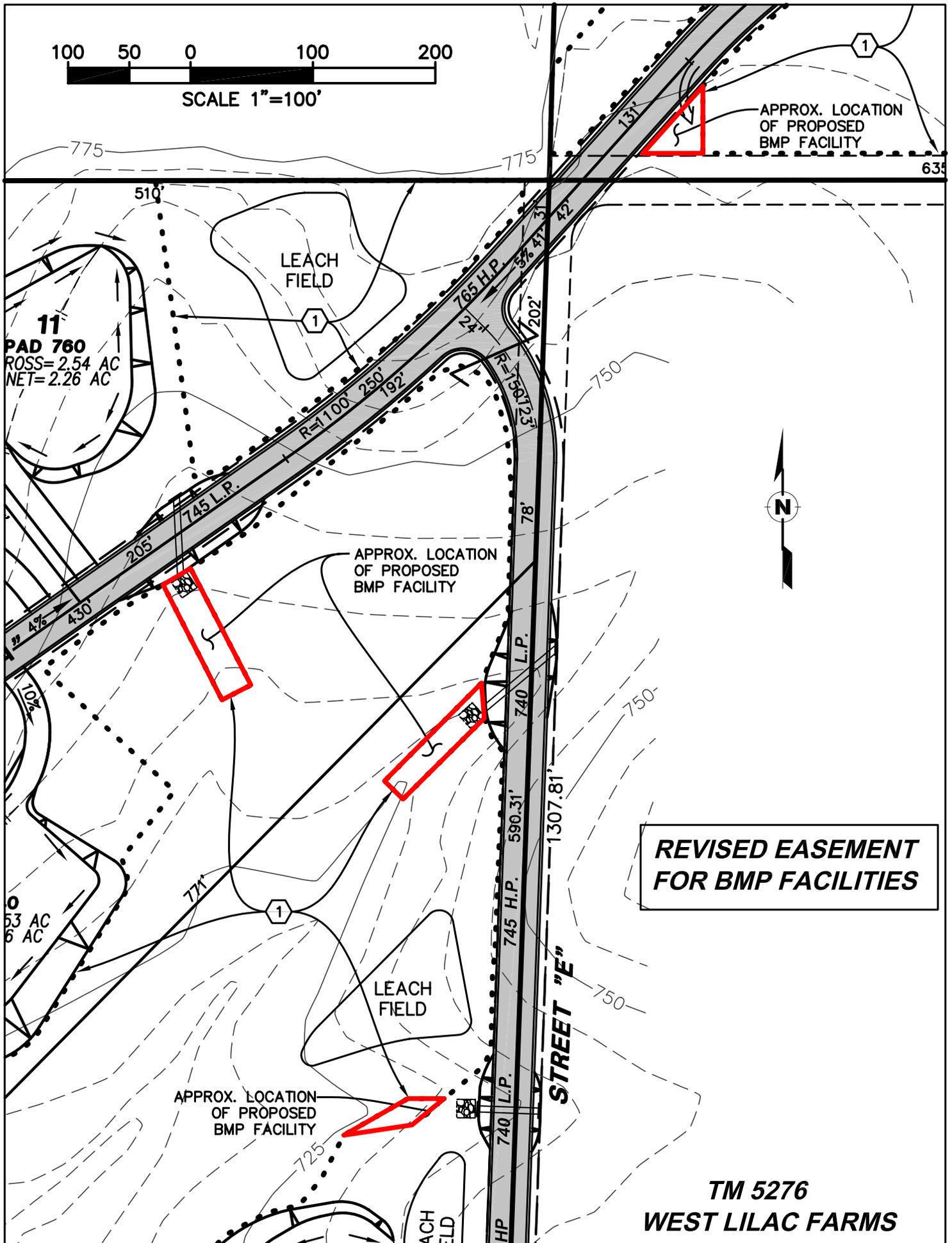
SOIL TYPE	BMP 1			BMP 3			BMP 2		
	SMALL PAD** (SF)	MEDIUM PAD** (SF)	LARGE PAD** (SF)	SMALL PAD** (SF)	MEDIUM PAD** (SF)	LARGE PAD** (SF)	SMALL PAD** (SF)	MEDIUM PAD** (SF)	LARGE PAD** (SF)
B	450	937	1206	661	1375	2041	390	812	1391
C	661	1375	2041	390	812	1391			
D	390	812	1391						

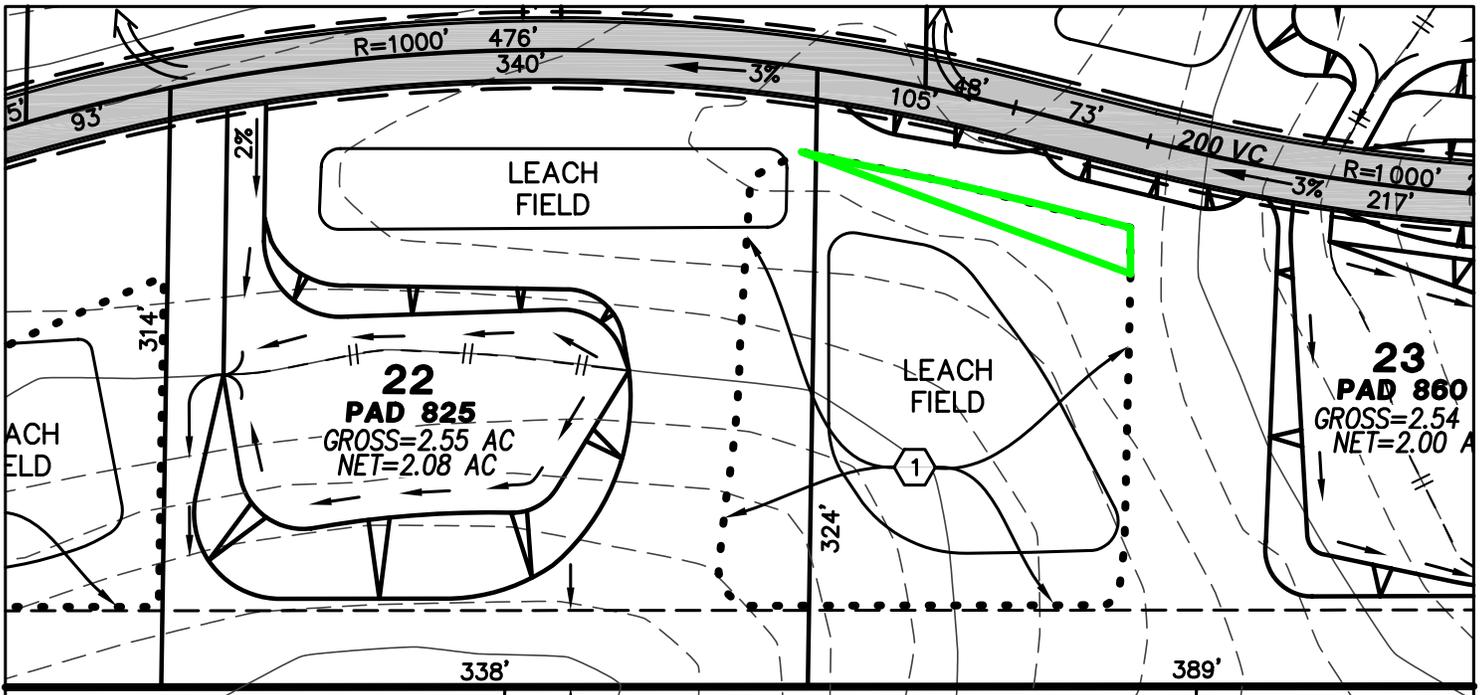
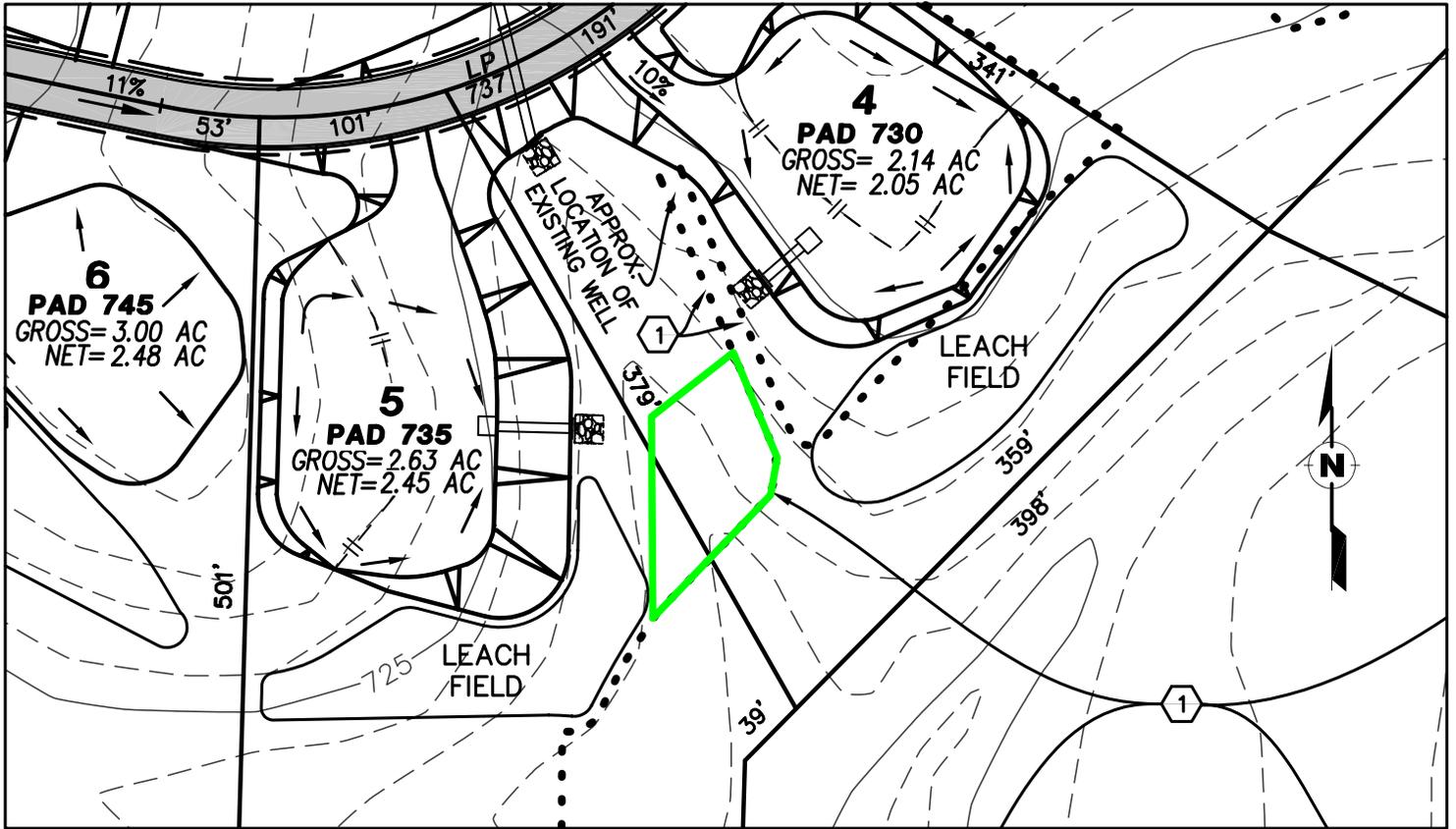
NOTES:

- * = DRIVEWAYS, WALKWAYS, PATIOS, MISC. PAVEMENT
- ** = SEE PROJECT SUMMARY FOR LID FACILITY SIZES (PLAN AREA, VOLUME V1, VOLUME V2, ORIFICE SIZE AND FLOW)



Source: Walsh Engineering & Surveying, 2011 | G:\443161 - West Lilac\Subdivision\graphics\docs\2010_hydromodification | Last Updated: 03-07-11





TM 5276 WEST LILAC FARMS



**REVISED EASEMENT
FOR BMP FACILITIES**

